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/259221589 or by telephone at +1 (669) 224-3412 and enter access code: 259-221-589.

275 Main Street, Top Floor
Watsonville, CA

Spanish language interpretation is available

Americans with Disabilities Act

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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 March 31 Santa Cruz County Health Officer Extended and Modified Shelter in Place Order and the March 17 Governor's Executive Order N-29-20, that allows attendance by members of the City Council, City staff, and the public to participate and the Council to conduct the meeting by teleconference, video conference, or both.

To reduce the spread of COVID-19, members of the public are encouraged to view the meeting from their home by video streaming at https://watsonville.legistar.com/Calendar.aspx, Channel 70 (Charter), and Channel 99 (AT&T).

The public may participate/comment during the meeting by joining the meeting from their computer, tablet or smart phone https://global.gotomeeting.com/join/259221589

The public may also comment by telephone at +1(669) 224-3412 and enter access code: 259-221-589

To submit comments in writing, please email cdd@cityofwatsonville.org and write "Public Comment" in the subject line. Include the item number and title of the item in the body of the email and your comments. All comments received by 10:00 a.m. on May 5th will be included in the Planning Commission Packet on the City's website before the meeting. Comments received after 10:00 a.m. will be added to the record of the meeting.

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 Planning Commission 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 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 MARCH 3, 2020

Attachments: March 3, 2020 Minutes

5. PUBLIC HEARINGS

A. CONSIDERATION OF MOTION RECOMMENDING CITY COUNCIL ADOPT THE CITY'S 2020-2021 CAPITAL IMPROVEMENT PROGRAM (CIP) WITH PROPOSED PUBLIC IMPROVEMENTS AND FIND THE PROJECTS ARE CONSISTENT WITH THE CITY'S GENERAL PLAN, FILED BY THE CITY OF WATSONVILLE

Attachments:
- 2020-2021 CapItal Improvement Program - Report
- 2020-2021 Capital Improvement Program - Resolution
- Exhibit A to Resolution

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)

B. AN APPLICATION FOR A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2019-374) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE BEER AND WINE (TYPE 20) ABC LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING GAS STATION WITH A 2765± SQUARE FOOT CONVENIENCE STORE AND CAR WASH (VIKHAR GAS) LOCATED AT 676 EAST LAKE AVENUE (APN 017-072-01), FILED BY ATAM PARKASH SINGH SANDHU, APPLICANT AND PROPERTY OWNER

Attachments:
- 676 East Lake Avenue - Report
- Attachment 1 - Site & Vicinty Map
- Attachment 2 - Floor & Site Plan
- Attachment 3 - Interivew Scoring Rubric
- Attachment 4 - Interior Security Camera Plan
- Attachment 5 - Exterior Security Camera Plan
- 676 East Lake Avenue - Resolution

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 MINOR DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2018-282) TO ALLOW CONSTRUCTION OF TWO DISTILLATION TOWERS OVER 35-FEET AND UPGRADE INTERNAL EQUIPMENT FOR THE AGRON BIODIESEL FACILITY LOCATED AT 860 WEST BEACH STREET (APN 018-321-01), FILED BY ROXBY HARTLEY WITH WIE-AGRON BIOENERGY, APPLICANT AND PROPERTY OWNER

Attachments:
- 860 West Beach Street - Report
- Attachment 1 - Agron Facility Plan Set
- Attachment 2 - Record of Survey
- Attachment 3 - Site and Vicinity Map
- Attachment 4 - Grant Deed
- 860 West Beach Street - Resolution

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. AN APPLICATION FOR A SPECIAL USE PERMIT WITH DESIGN REVIEW, MAJOR VARIANCE, AND ENVIRONMENTAL REVIEW (PP2018-35) TO ALLOW THE DEMOLITION OF A MCDONALDS BUILDING WITH A SINGLE DRIVE-THROUGH LANE AND RECONSTRUCTION OF A NEW MCDONALDS BUILDING WITH A SPLIT DRIVE-THROUGH LANE AND TWO MENU BOARDS ON A 1.01± ACRE SITE LOCATED AT 1598 FREEDOM BOULEVARD (APN 019-282-03), FILED BY SILVIA WYTKIND, MCDONALD'S USA, LLC, APPLICANT, ON BEHALF OF FRANCHISE REALTY INTERSTATE CORP (MCDONALDS), PROPERTY OWNER

Attachments:
- 1598 Freedom Boulevard- Report
- Attachment 1 - Site & Vicinty Map
- Attachment 2 - ALTA Survey
- Attachment 3 - Project Plans
- Attachment 4 - Photometric Plan
- Attachment 5 - Sign Program Book
- Attachment 6 - Sign Plans for Major Variance
- Attachment 7 - Post-Construction Stormwater Requirements
- Attachment 8 - Healthy Eating Options
- Attachment 9.- Other McDonalds Restaurants
- 1598 Freedom Boulevard - Resolution

1) Staff Report

2) Planning Commission Clarifying & Technical Questions

3) Applicant Presentation

4) Planning Commission Clarifying & Technical Questions

5) Public Input

6) Appropriate Motion(s)

7) Deliberation

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

E. RECOMMENDATION TO CITY COUNCIL FOR ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND APPROVAL OF A LOT LINE ADJUSTMENT, DENSITY BONUS, PLANNED DEVELOPMENT, AND SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2019-14) TO ALLOW CONSTRUCTION OF THE MILES LANE PROJECT ON A 4.7± ACRE SITE, FILED BY ELIZABETH NAHAS WILSON WITH MIDPEN HOUSING CORPORATION, APPLICANT, ON BEHALF OF MICHAEL C. MARCHISIO TRUST AND NAMVAR & SHIREEN DINYARI, PROPERTY OWNERS

Attachments:
- Miles Lane Project - Report
- Attachment 1- Site & Vicinity Map
- Attachment 2a - Project Plans (022820)
- Attachment 2b - LLA Exhibit (031920)
- Attachment 3 - Revised Planned Development Request
- Attachment 4 - Revised Density Bonus Housing Plan
- Attachment 5 - Stormwater PCR Requirements
- Attachment 6 - Preliminary Stormwater Control Plan
- Attachment 7 - Initial Study/Mitigated Negative Declaration
- Attachment 8 - Response to Comments (April 2020)
- Attachment 9 - Recirculation Memo (April 2020)
- Miles Lane Project - Resolution LLA-DB-PD-SUP-DR
- Miles Lane Project - Resolution MND
- Miles Lane Correspondence

1) Staff Report

2) Planning Commission Clarifying & Technical Questions

3) Applicant Presentation

4) Planning Commission Clarifying & Technical Questions

5) Public Input

6) Appropriate Motion(s)

7) Deliberation

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

6. REPORT OF THE SECRETARY

7. ADJOURNMENT

The next meeting is scheduled for Tuesday, June 2 at 6:00 PM, in the City Council Chambers, 275 Main Street, 4th Floor (6th level parking), Watsonville, California.

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

March 3, 2020 6:02 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 Jenni Veitch-Olson, Vice-Chair Matthew H. Jones, and Commissioners Ed Acosta, Anna Kammer, Jenna Rodriguez, Jenny T. Sarmiento, and Phillip F. Tavarez were present.

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

2. PLEDGE OF ALLEGIANCE

Chair Veitch-Olson led the Pledge of Allegiance.

3. PRESENTATIONS & ORAL COMMUNICATIONS

Commissioner Kammer invited the public to attend the South County Bicycle and Pedestrian Work Group meeting and the upcoming National Night Out event. She invited the public to participate in the Neighborhood Traffic Plan. She requested an update from staff on housing and new development, and the Housing Element.

Commissioner Sarmiento invited the public to attend the upcoming International Women's Day event at the City Plaza.

A. PRESENTATION ON SENATE BILL 743 UPDATE

Staff presentation was given by Principal Planner Justin Meek.

Principal Planner Meek answered questions from Commissioner Kammer regarding timeline for implementation of Senate Bill 743 (SB 743) and who it applied to.

In answering Vice-Chair Jones, Principal Planner Meek spoke about financial implications SB 743 would have on projects.

Commissioner Sarmiento asked how that works with the current employment support.

Principal Planner Meek answered questions from Commissioner Sarmiento regarding effects SB 743 would have on jobs and transportation. Community Development Director Merriam spoke about the Downton Specific Plan and its goals to create residential and commercial use in one area. Principal Planner Meek invited the Planning Commission to the Downtown Advisory Committee Meeting to voice their opinion.

4. CONSENT AGENDA

A. MOTION APPROVING MINUTES OF JANUARY 14 AND FEBRUARY 4, 2020 REGULAR MEETINGS

MOTION: It was moved by Commissioner Kammer, seconded by Commissioner Sarmiento, and carried by the following vote to approve the Consent Agenda:

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

.

5. NEW BUSINESS

A. NOMINATIONS AND ELECTION OF PLANNING COMMISSION CHAIRPERSON

1) Nomination Period

Community Development Director Merriam opened the nomination period for the election of Planning Commission Chairperson.

Commissioner Kammer nominated Commissioner Jones. Commissioner Sarmiento seconded the nomination.

2) Public Input

None

3) Motion Electing Chairperson (roll call vote)

Commissioner Tavarez expressed his support for Commissioner Jones becoming Chair.

MAIN MOTION: It was moved by Commissioner Kammer, seconded by Commissioner Sarmiento to appoint Commissioner Jones as Chairperson:

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

Winning majority vote, Commissioner Jones was elected Chairperson of the Planning Commission.

B. NOMINATIONS AND ELECTION OF PLANNING COMMISSION VICE-CHAIRPERSON

1) Nomination Period

Community Development Director Merriam opened the nomination period for the election of Planning Commission Vice-Chairperson.

Commissioner Sarmiento nominated Commissioner Acosta. Chair Jones seconded the nomination.

Commissioner Veitch-Olson nominated Commissioner Rodriguez.

Commissioner Tavarez nominated Commissioner Kammer. Commissioner Rodriguez seconded the nomination.

2) Public Input

None

3) Motion Electing Vice-Chairperson (roll call vote)

Commissioners Tavarez, Veitch-Olson and Rodriguez listed their reasons for supporting Commissioner Kammer becoming Vice-Chair.

At CDD Director's direction, a roll call vote was cast, in which each commissioner would call out the name of the nominee they would support as new vice chair. The votes are as follows:

Acosta:	Acosta
Kammer:	Kammer
Rodriguez:	Kammer
Sarmiento:	Acosta
Tavarez:	Kammer
Jones:	Acosta
Veitch-Olson:	Kammer

Winning majority vote, Commissioner Kammer was elected Vice-Chairperson of the Planning Commission.

Vice-Chair Kammer thanked the Commission for their support.

Chair Jones thanked the Commissioners in supporting him in becoming Chair, and thanked Commissioner Veitch-Olson for her work as Chair.

6. PUBLIC HEARING

A. AN APPLICATION FOR A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2019-301) TO ALLOW THE CONSTRUCTION OF A NEW TELECOMMUNICATIONS FACILITY AT AN EXISTING MINI WAREHOUSE STORAGE FACILITY (EXTRA SPACE STORAGE) LOCATED AT 1478 FREEDOM BOULEVARD (APN: 019-226-13), FILED BY NEW CINGULAR WIRELESS PCS, LLC DBA AT&T WIRELESS, APPLICANT, ON BEHALF OF EXTRA SPACE STORAGE 121, PROPERTY OWNER

1) Staff Report

Staff Report was given by Assistant Planner Sarah Wikle.

2) Planning Commission Clarifying & Technical Questions

In answering Chair Jones, applicant Sarah King representing AT&T, stated the proposed cell tower would not interfere with airport operations and spoke about project specifics.

Commissioner Acosta expressed concerns regarding public hearing notices not being received with much anticipation of the meeting. Community Development Director clarified that public hearing notices were sent out ten days in advance of the meeting.

3) Applicant Presentation

None

4) Planning Commission Clarifying & Technical Questions (continued)

In answering Commissioner Veitch-Olson, Ms. King explained the co-location process.

Ms. King answered questions from Vice-Chair Kammer regarding coverage stemming from the proposed tower.

5) Public Hearing

Chair Jones opened the public hearing.

Victor Marani, Watsonville Neighbors, asked for increased transparency and advanced noticing of hearings.

Hearing no further comment, Chair Jones closed the public hearing.

6) Appropriate Motion(s)

MAIN MOTION: It was moved by Commissioner Veitch-Olson, seconded by Vice-Chair Kammer, to approve the following resolution:

RESOLUTION NO. 6-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT (PP2019-301) TO ALLOW THE CONSTRUCTION OF A NEW TELECOMMUNICATIONS FACILITY AT AN EXISTING MINI WAREHOUSE STORAGE FACILITY (EXTRA SPACE STORAGE, 121 LLC) LOCATED AT 1478 FREEDOM BOULEVARD, WATSONVILLE, CALIFORNIA (APN 019-226-13)

7) Deliberation

None

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

MAIN MOTION: The above motion carried by the following vote:

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

7. REPORT OF THE SECRETARY

The report was given by Director Merriam.

8. ADJOURNMENT

Chair Jones adjourned the meeting at 7:39 PM. The next Planning Commission meeting is scheduled for Tuesday, April 7, 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: **April 25, 2020**

TO: **Planning Commission**

FROM: **Suzi Merriam, Community Development Director**
Cindy Czerwin, Administrative Services Director

SUBJECT: **RECOMMENDATION TO CITY COUNCIL TO ADOPT THE CITY'S 2020-2021 CAPITAL IMPROVEMENT PROGRAM WITH PROPOSED PUBLIC IMPROVEMENTS**

AGENDA ITEM: **May 5, 2020** **Planning Commission**

RECOMMENDATION:
Staff recommends that the Planning Commission recommend adoption of the City's 2020-2021 Capital Improvement Program (CIP), to the Council and City Manager for the proposed public improvements.

BASIC PROJECT DATA

PROJECT DESCRIPTION: Recommend Adoption of the Capital Improvement Plan.

GENERAL PLAN/ZONING: Citywide

PROPERTY OWNERS: Citywide

LEGAL AUTHORITY: The City Charter charges the Planning Commission with reviewing the proposed Capital Improvement Program, determining the appropriateness of the prioritized list of public improvements, recommending capital improvements to the City Council and informing the City Manager's annual budget message.

Section 907(b) says "The Planning Commission shall have the power and duty to: (b) List and classify annually all proposed public improvements recommended by officers, departments, boards or commissions of the City and recommend to the Council and the City Manager a coordinated program of proposed public improvements for the ensuing five (5) year period, according to a logical order of priority."

Section 1109 provides in pertinent part "the City Manager shall include a statement of pending capital projects and proposed new capital projects, relating the respective amounts proposed

to be raised therefor by appropriations in the budget, and the respective amounts, if any, proposed to be raised therefor from other sources during the budget year.

Section 1110 provides "The City Manager shall also include in the (Budget) message, or attach thereto, a program of proposed public improvements for the ensuing five (5) year period prepared by the Planning Commission in accordance with Section 907 (b), together with his (sic) comments thereon.

Process: All departments were asked to submit their capital needs to the Capital Planning Committee. Departments were encouraged to submit all their known capital needs knowing that the City may not be able to fund all projects but to inform the scope of need within the City. Several departments have recently been through Master Planning processes which informed their requests. The Committee process and funding was cut short due to the corona virus outbreak; however, we attempted to keep the process as comprehensive as possible.

PLANNING ANALYSIS:

The prioritization and decision process differed depending on funding source. For the General Fund, this year's guiding principles were:

1) To group like projects together as much as possible in order to create efficiencies by collaborating across the City;
2) To match or sync up with grant or other funding activities occurring at the same time; and
3) Projects required by changes in law or operational necessity.

General Fund departments were also able to augment their capital funding through use of some cannabis revenue. The Program has been reviewed and agreed to by all departments involved. This is a preliminary recommendation as funding availability may change before budget adoption and appropriation by the City Council.

Most projects are not General Fund and will be managed by the Public Works and Utilities Department. Both the Wastewater and Water enterprises completed comprehensive master plans this year which informed their proposals.

Wastewater Master Plan

In December 2018, staff began working on the Master Plan to identify aging infrastructure needs and develop a capital improvement program. The Master Plan scope included the following:

- Treatment Facility Condition Assessment and Hazard Vulnerability: An assessment of the condition and natural hazard vulnerability of prioritized wastewater treatment plant infrastructure including a majority of the liquid and solids treatment facilities.
- Collection System Pump Stations Condition Assessment and Flooding Vulnerability: An assessment of needs, priorities, and timing of projects at 12 storm water or sanitary sewer ? collection system pump stations that were visually assessed by City staff.
- Capital Improvement Recommendations: Development and prioritization of future project recommendations with planning-level cost estimates for consideration with the City's Capital Improvement Plan (CIP).

Water System Master Plan

In May 2019, staff began working on a Water System Master Plan to develop operational and maintenance recommendations and a capital improvement program that addresses aging infrastructure and future development needs. The Water System Master Plan scope included the following tasks:

- Condition Assessment and Hazard Vulnerability: An assessment of the condition and preliminary natural hazard vulnerability of most water infrastructure including 11 wells, 4 steel tanks, 2 distribution pump-station buildings and 2 earthen reservoirs.
- Future Water Demand Projections and Existing System Capacity: An evaluation of future water demand and related impact on existing system infrastructure capacity using a hydraulic model developed by City staff.
- Capital and Maintenance Improvement Recommendations: Development and prioritization of future project recommendations with planning-level cost estimates for consideration with the City's Capital Improvement Plan (CIP).

Transportation

Transportation projects were selected for the Capital Improvement Program due to need and available funding. Need is often based on safety. Facilities become unsafe when they wear out, grow old or become outdated. Major arterial roads have more traffic and wear out quicker than lesser-travelled roads. Sidewalks and pedestrian or bike trails grow old and break up. Streetlights, traffic lights, striping and signage must be updated to use new and more effective technology. Changing conditions, such as increased population, may require that facilities be upgraded or expanded.

Funding comes from many sources and each has its own requirements. Three of the sources, Gas Tax, Measure D, and SB1 have similar requirements and can be used on design and construction of transportation projects that include road repair and rehabilitation, traffic signals, safety improvements and bicycle and pedestrian improvements. The City also secures grant funding through the State and Federal government that is awarded on a competitive basis. These grants often focus on a area, such as safety, pedestrian facilities, bicycle facilities or reducing pollution. Another source of funding is developer fees, which are collected for specific improvements in a area and use restricted to that purpose.

General Plan Consistency

The 2005 General Plan calls for the identification of public infrastructure needs using the Capital Improvement Program to schedule improvements necessary to achieve long-term land use and community development objectives. Policy 11b in Chapter 11 Public Facilities and Services.

Projects include maintenance and repair of City facilities and Citywide street maintenance, among others. Staff believes that the prioritized list of projects meets the goals of the General Plan in funding the repair and maintenance of public infrastructure, including City facilities, roads, and parks.

Major Recommendations:

The CIP plan considers a five-year horizon. The Council will approve and appropriate FY2020-2021. A summary of recommended projects for Fiscal Year 2020-21 by departments is included in Table 1. A detailed list of each project is included in Exhibit A. For the last 4 years of this Program, fiscal years 2021-22 through 2024-25, potential projects have been identified and should be considered for planning purposes only. These projects have been identified as priorities by departments for the last four fiscal years of the five-year Capital Improvement Program.

Table 1

Department	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Airport	40,000	145,000	390,000	135,000	360,000	*1,070,000*
Community Development	30,000					*30,000*
Fire	280,000		105,000	570,000	1,500,000	*2,455,000*
Innovation and Technology	240,000	240,000	840,000	140,000	140,000	*1,600,000*
Library			10,000	40,000		*50,000*
Parks and Community Services	2,762,856	441,000	767,538	934,000	985,000	*5,890,394*
Police	356,500	175,000	175,000	175,000	175,000	*1,056,500*
Public Works: Landfill	210,000	30,000	2,500,000			*2,740,000*
Public Works: Maintenance	130,000	525,000	368,000	340,000	90,000	*1,453,000*
Public Works: Sewer	4,564,000	4,513,000	13,570,000	4,346,000	1,857,000	*28,850,000*
Public Works: Solid Waste	1,715,000	1,935,000	6,580,000	1,330,000	900,000	*12,460,000*
Public Works: Transportation	3,156,000	5,770,000	3,545,000	2,055,000	300,000	*14,826,000*
Public Works: Water	6,247,000	3,135,000	12,725,000	3,056,000	8,818,000	*33,981,000*
Risk Management	42,000	26,000	26,000	26,000		*120,000*
TOTAL	**19,773,356**	**16,935,000**	**41,601,538**	**13,147,000**	**15,125,000**	***106,581,894***

SUMMARY:

The Planning Commission's responsibility is to review the Program, ensure that the projects support and are consistent with the General Plan and provide their recommendation to the Council. The Council will review the Program as part of their larger budget deliberation process starting at their first hearing in June.

RESOLUTION NO. _____ - 20 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDATION TO THE CITY COUNCIL TO ADOPT THE CITY'S 2020-2021 CAPITAL IMPROVEMENT PROGRAM (CIP) WITH THE PROPOSED PUBLIC IMPROVEMENTS AND FIND THAT THE CIP SUPPORTS THE GENERAL PLAN

WHEREAS, subdivision (b) of City Charter § 907[1] provides that the Planning Commission has the "power and duty" to "List and classify annually all proposed public improvements recommended by officers, departments, boards or commissions of the City and recommend to the Council and the City Manager a coordinated program of proposed public improvements for the ensuing five (5) year period, according to a logical order of priority" and

WHEREAS, Section 1109 provides requires the City Manager to include a statement of pending capital projects and proposed new capital projects, relate the respective amounts proposed to be raised therefor by appropriations in the budget, and the respective amounts, if any, proposed to be raised therefor from other sources during the budget year, and

WHEREAS, Section 1110 provides "The City Manager shall also include in the (Budget) message, or attach thereto, a program of proposed public improvements for the ensuing five (5) year period prepared by the Planning Commission in accordance with Section 907 (b), together with his (sic) comments thereon, and

WHEREAS, the Planning Commission has been charged with reviewing the City's 2019-2020 Capital Improvement Plan (CIP); and

WHEREAS, the Planning Commission has reviewed the CIP and finds that it supports the General Plan; and

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

1 All section numbers are in the City Charter.

That the Planning Commission recommends the 2020-2021 Capital Improvement Program, attached as Exhibit “A”.

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 5th day of May, 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

Capital Improvement Program FY 2020-2025

City of Watsonville

State of California

Fiscal Year 2020-2025

Motto: “Opportunity Through Diversity; Unity Through Cooperation.”

Mission Statement: “Working with our community to create a positive impact through service with heart”

Mayor Rebecca Garcia
Mayor Pro Tempore Trina Coffman-Gomez
Council Member Felipe Hernandez
Council Member Lowell Hurst
Council Member Aurelio Gonzalez
Council Member Francisco Estrada
Council Member Ari Parker

City Manager Matt Huffaker
Administrative Services Director Cynthia Czerwin

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City of Watsonville, California

Capital Improvement Plan

'20/'21 thru **'24/'25**

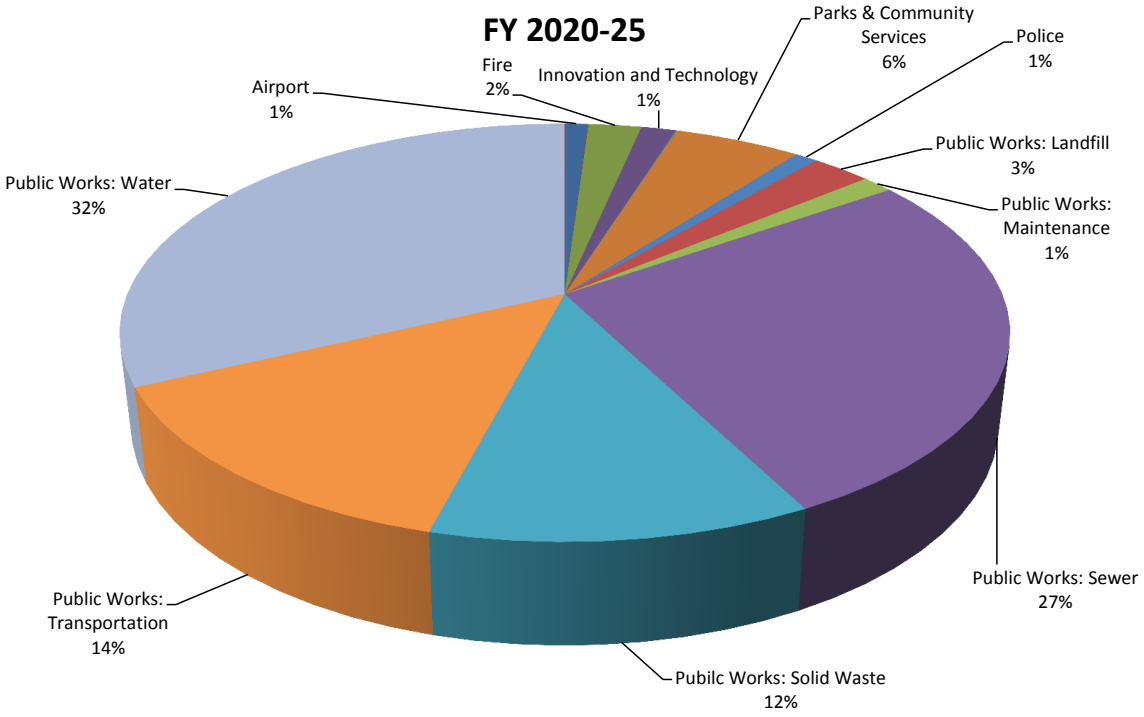
DEPARTMENT SUMMARY

Department	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Airport	40,000	145,000	390,000	135,000	360,000	*1,070,000*
Community Development	30,000					*30,000*
Fire	280,000		105,000	570,000	1,500,000	*2,455,000*
Innovation and Technology	240,000	240,000	840,000	140,000	140,000	*1,600,000*
Library			10,000	40,000		*50,000*
Parks and Community Services	2,762,856	441,000	767,538	934,000	985,000	*5,890,394*
Police	356,500	175,000	175,000	175,000	175,000	*1,056,500*
Public Works: Landfill	210,000	30,000	2,500,000			*2,740,000*
Public Works: Maintenance	130,000	525,000	368,000	340,000	90,000	*1,453,000*
Public Works: Sewer	4,564,000	4,513,000	13,570,000	4,346,000	1,857,000	*28,850,000*
Public Works: Solid Waste	1,715,000	1,935,000	6,580,000	1,330,000	900,000	*12,460,000*
Public Works: Transportation	3,156,000	5,770,000	3,545,000	2,055,000	300,000	*14,826,000*
Public Works: Water	6,247,000	3,135,000	12,725,000	3,056,000	8,818,000	*33,981,000*
Risk Management	42,000	26,000	26,000	26,000		*120,000*
TOTAL	**19,773,356**	**16,935,000**	**41,601,538**	**13,147,000**	**15,125,000**	***106,581,894***

CAPITAL IMPROVEMENT PROGRAM

Department Summary Report

Fiscal Year 2020-2025



DEPARTMENT	FY 2020-25
Airport	$ 1,070,000
Community Development	$ 30,000
Fire	$ 2,455,000
Innovation and Technology	$ 1,600,000
Library	$ 50,000
Parks & Community Services	$ 5,890,394
Police	$ 1,056,500
Public Works: Landfill	$ 2,740,000
Public Works: Maintenance	$ 1,453,000
Public Works: Sewer	$ 28,850,000
Pubilc Works: Solid Waste	$ 12,460,000
Public Works: Transportation	$ 14,826,000
Public Works: Water	$ 33,981,000
Risk Managament	$ 120,000
TOTAL	**$ 106,581,894**

City of Watsonville, California

Capital Improvement Plan

'20/'21 thru **'24/'25**

FUNDING SOURCE SUMMARY

Source	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Airport Fund	40,000	145,000	265,000	10,000		*460,000*
Bond			26,100,000			*26,100,000*
Cannabis Funding	315,000					*315,000*
CDBG Funding	400,000					*400,000*
Civic Center		160,000	35,000	300,000		*495,000*
Conservancy Grant	46,000					*46,000*
FAA Grant			125,000	125,000	360,000	*610,000*
Gas Tax	1,262,000	2,296,000	1,016,000	770,000	320,000	*5,664,000*
General Fund	598,000	740,000	808,000	1,064,000	1,055,000	*4,265,000*
Grant Funding		1,575,000	710,000	330,000		*2,615,000*
Grant or Other Source		250,000				*250,000*
In-Lieu Fees	180,000					*180,000*
IT Internal Service Fund	240,000	240,000	840,000	140,000	140,000	*1,600,000*
Landfill Fund	210,000	30,000	2,500,000			*2,740,000*
Measure D	875,000	1,035,000	955,000	900,000		*3,765,000*
Measure G	366,500	175,000	175,000	675,000	1,675,000	*3,066,500*
Park Development Funds	200,000	50,000	141,538			*391,538*
Per Capita Grant			250,000			*250,000*
PG&E Tree & Landscape	47,856					*47,856*
Private Donor	250,000					*250,000*
Risk Management	27,000	26,000	26,000	26,000		*105,000*
SB1	815,000	880,000	880,000	75,000		*2,650,000*
Sewer Fund	4,564,000	4,263,000	3,470,000	4,346,000	1,857,000	*18,500,000*
Solid Waste Fund	1,715,000	1,935,000	580,000	1,330,000	900,000	*6,460,000*
SRF Loan					5,500,000	*5,500,000*
Urban Forestry Grant	25,000					*25,000*
Urban Greening Grant	1,350,000					*1,350,000*
Water Fund	6,247,000	3,135,000	2,725,000	3,056,000	3,318,000	*18,481,000*
GRAND TOTAL	**19,773,356**	**16,935,000**	**41,601,538**	**13,147,000**	**15,125,000**	***106,581,894***

City of Watsonville, California

Capital Improvement Plan

'20/'21 thru '24/'25

PROJECTS BY DEPARTMENT

Department	Project #	Priority	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Airport								
Replace Fuel Island Dispensers	*AIRP1*	1	40,000					*40,000*
Drainage Rehabilitation East Apron, Hangars A-E	*AIRP12*	1			125,000	125,000		*250,000*
Environmental and Engineer Runway Extension 20	*AIRP13*	1					360,000	*360,000*
Rolling Stock (Admin SUV, APU and Lav Unit)	*AIRP2*	1		20,000	40,000	10,000		*70,000*
Slurry Seal and Remark Aircraft Tie Down Ramp	*AIRP3*	1		15,000	15,000			*30,000*
New Ag Water Well at the Airport Driving Range	*AIRP4*	1		5,000	10,000			*15,000*
Install Emergency Backup Generator	*AIRP5*	1		5,000				*5,000*
Construct Public Parking Lot at 125 Aviation Way	*AIRP6*	1		50,000	50,000			*100,000*
Replace Airport Emergency Backup Generator	*AIRP7*	1			100,000			*100,000*
South Aircraft Tie Down Enlargement	*AIRP8*	1		50,000	50,000			*100,000*
Airport Total			**40,000**	**145,000**	**390,000**	**135,000**	**360,000**	***1,070,000***
Community Development								
Vehicle	*CDD1*	1	30,000					*30,000*
Community Development Total			**30,000**					***30,000***
Fire								
Tiller Fire Truck Purchase	*FIRE1*	1					1,500,000	*1,500,000*
Fire Station 1 Concrete Repair	*FIRE11*	1	50,000					*50,000*
Repair Interior and Exterior Walls	*FIRE12*	1	80,000					*80,000*
Roof Repairs At Both Stations	*FIRE13*	1	150,000					*150,000*
Repair Leak Outside Kitchen	*FIRE14*	1			5,000			*5,000*
Type 3 Wildland Fire Engine	*FIRE2*	1				500,000		*500,000*
Asphalt Resurface/Repair	*FIRE3*	1			60,000			*60,000*
Ceiling Repair Above Apparatus Garage Doors	*FIRE4*	1			10,000			*10,000*
Ceiling Tile Repair/Replacement	*FIRE5*	1			10,000			*10,000*
Install Drain In Front Of Rear Apparatus	*FIRE8*	1			20,000			*20,000*
Painting Of Exterior Fire Buildings	*FIRE9*	1				70,000		*70,000*
Fire Total			**280,000**		**105,000**	**570,000**	**1,500,000**	***2,455,000***
Innovation and Technology								
Replace PBX Phone System	*14071*	1	100,000	100,000				*200,000*
City Wide IT Equipment	*14486*	1	140,000	140,000	140,000	140,000	140,000	*700,000*
Replace AV System in Council Chambers	*IT02*	1			700,000			*700,000*
Innovation and Technology Total			**240,000**	**240,000**	**840,000**	**140,000**	**140,000**	***1,600,000***
Library								
Freedom Library - Parking Lot Restripe & Resurface	*LIBR1*	1			10,000			*10,000*
Paint Interior of Library	*LIBR2*	1				10,000		*10,000*
Paint Exterior And Interior -Freedom Library	*LIBR3*	1				30,000		*30,000*
Library Total					**10,000**	**40,000**		***50,000***

Department	Project #	Priority	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Parks and Community Services								
Park Maintenance Trucks	*14478*	1				65,000	65,000	*130,000*
Additional Parks and Community Services	*14609*	1	65,000					*65,000*
Parks - Kubota Mower	*PCS1*	1		40,000				*40,000*
Ramsay Park Walkway & Access Improvements	*PCS105*	2				75,000		*75,000*
Ramsay Park Family Center New HVAC System	*PCS108*	1		150,000				*150,000*
River Park Playground Repairs & Basketball Court	*PCS110*	2					50,000	*50,000*
River Park Playground Replacement	*PCS111*	2					330,000	*330,000*
ROW Street Light Brackets	*PCS113*	1	10,000					*10,000*
ROW Street and Sidewalk Bio-Swale Maintenance	*PCS115*	1	12,000	16,000	16,000	20,000	20,000	*84,000*
Senior Center Kitchen Remodel	*PCS120*	2					80,000	*80,000*
Ramsay Park Watsonville Slough Connector Trail	*PCS125*	1	1,350,000					*1,350,000*
Callaghan Park Fiber Optic Connection	*PCS21*	1				16,000		*16,000*
City Plaza Fountain Restoration	*PCS24*	1				50,000		*50,000*
City Plaza New Waste Receptacle Equipment	*PCS26*	1				20,000		*20,000*
City Plaza Walkway & Sidewalk Improvements	*PCS28*	2				85,000		*85,000*
ROW - Riverside Median Landscape Improvement	*PCS3*	1	72,856					*72,856*
Franich Park Parking Lot Resurfacing	*PCS32*	1			30,000			*30,000*
Franich Park Rubberized Walkway Repair	*PCS34*	1	25,000					*25,000*
GH & WR Youth Center Electrical Repairs	*PCS36*	1		10,000				*10,000*
GH & WR Youth Center Misc Building Repairs	*PCS39*	2		40,000				*40,000*
Ramsay Park Accessibility and Parking Lot Improv	*PCS4*	1	400,000					*400,000*
GH & WR Youth Center HVAC System	*PCS40*	2					60,000	*60,000*
GH & WR Youth Center Painting	*PCS42*	1				60,000		*60,000*
GH & WR Youth Center Termite Mitigation	*PCS44*	1	25,000					*25,000*
Ramsay Park Accessibility Improvements	*PCS5*	1	55,000					*55,000*
Kearney Park New Playground	*PCS50*	1					345,000	*345,000*
Kearney Park Playground and Walkway Improvements	*PCS51*	1					35,000	*35,000*
Municipal Parking Lots Resurface and Restripe	*PCS54*	2			180,000			*180,000*
Muzzio Park Community Center Building Repairs	*PCS55*	2		15,000				*15,000*
PCS Office Building Repairs	*PCS56*	2		75,000				*75,000*
Parks Equipment Infield Groomer	*PCS58*	1		25,000				*25,000*
Ramsay Park Parking Lot Resurface	*PCS6*	1	88,000					*88,000*
Peace Dr Park Equipment & Walkway Improvement	*PCS61*	1				78,000		*78,000*
Ramsay Park Pedestrian Safety Improvements	*PCS7*	1	150,000					*150,000*
Pinto Lake Dock Repair	*PCS71*	1				90,000		*90,000*
Ramsay Park Resurface Basketball Court	*PCS8*	1	40,000					*40,000*
Police Acitivites League: Heating System	*PCS82*	1		5,000				*5,000*
Police Activities League: Fence and Netting System	*PCS84*	1	20,000					*20,000*
Police Activities League: Heating & Cooling System	*PCS85*	1		10,000				*10,000*
Police Activities League: Rodriguez Building Paint	*PCS86*	2				25,000		*25,000*
Police Activity League: Interior Repair Davis Site	*PCS87*	1		5,000				*5,000*
Ramsay Park Infrastructure Improvemenets	*PCS89*	1			150,000			*150,000*
Ramsay Park Master Plan BMX Pump Track	*PCS90*	1	450,000					*450,000*
Ramsay Park Master Plan Dog Park Addition	*PCS91*	1		50,000	391,538			*441,538*
Ramsay Park Playground Renovation	*PCS98*	1				350,000		*350,000*
Parks and Community Services Total			**2,762,856**	**441,000**	**767,538**	**934,000**	**985,000**	***5,890,394***
Police								
Patrol Vehicle Replacement	*14520*	1	150,000	150,000	150,000	150,000	150,000	*750,000*
Crowd Management Gas Masks	*POL1*	1	56,500					*56,500*
Temp Control System	*POL13*	2	80,000					*80,000*
Firearms Range - Berm	*POL15*	2	20,000					*20,000*
MDC Replacement	*POL3*	1	25,000	25,000	25,000	25,000	25,000	*125,000*
Cradle Replacement	*POL4*	1	25,000					*25,000*

Department	Project #	Priority	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Police Total			**356,500**	**175,000**	**175,000**	**175,000**	**175,000**	***1,056,500***
Public Works: Landfill								
Landfill Gas Wells	*14573*	1	60,000	30,000				*90,000*
Landfill Property Improvements	*14643*	1	150,000					*150,000*
Landfill Closure	*LANDF1*	1			2,500,000			*2,500,000*
Public Works: Landfill Total			**210,000**	**30,000**	**2,500,000**			***2,740,000***
Public Works: Maintenance								
Marinovich Park Community Center Electrical Panel	*PCS124*	1		20,000				*20,000*
Beach Street Parking - Paint Stairs/Handrails	*PWM1*	2		15,000				*15,000*
City Hall Miscellaneous Repairs	*PWM12*	2	10,000					*10,000*
City Hall: Patch Roof	*PWM13*	1			3,000			*3,000*
City Hall - Replace Damaged Solar Panels	*PWM14*	1	10,000					*10,000*
City Hall - Data Wiring Modification	*PWM15*	3		15,000				*15,000*
Community Development - Replace HVAC Units	*PWM17*	2		20,000				*20,000*
Civic Plaza - Paint Exterior	*PWM18*	2		125,000				*125,000*
Civic Plaza - Enlarge Diesel Storage	*PWM19*	1		10,000				*10,000*
Civic Plaza - Install Safety Railing	*PWM20*	1			25,000			*25,000*
Civic Plaza - Repaint Ledges	*PWM21*	2		25,000				*25,000*
Civic Plaza - Seal Roof	*PWM22*	1			35,000			*35,000*
Civic Plaza - MPOE Reconfiguration	*PWM23*	1	55,000					*55,000*
Civic Plaza - ADA Door Compliance	*PWM24*	1	15,000					*15,000*
Civic Plaza Parking Structure Joint Repair	*PWM25*	2			40,000			*40,000*
Civic Plaza Parking Structure Seal Floor	*PWM26*	3			25,000			*25,000*
Civic Plaza Parking:Paint Removal/Concrete Repairs	*PWM27*	1	40,000	40,000	40,000	40,000	40,000	*200,000*
Marinovich HVAC Replacement	*PWM28*	3					50,000	*50,000*
Beach Street Parking: New Striping For Parking	*PWM3*	2			50,000			*50,000*
Demolish Corralitos Police Barracks	*PWM30*	1		30,000				*30,000*
Civic Plaza - HVAC Equipment Replacement	*PWM33*	1				300,000		*300,000*
Beach Street Parking Structure Reseal Deck	*PWM4*	2			150,000			*150,000*
Beach Street Garage Elevator Replacement	*PWM5*	1		225,000				*225,000*
Public Works: Maintenance Total			**130,000**	**525,000**	**368,000**	**340,000**	**90,000**	***1,453,000***
Public Works: Sewer								
Manhole Lid Raising	*14039*	1	100,000					*100,000*
WWTP Infrastructure Repairs/Replacement	*14328*	1	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	*5,000,000*
Emergency Infrastructure Repairs	*14332*	1	60,000	100,000	100,000	100,000	100,000	*460,000*
Sanitary Sewer Main Replacement	*14409*	1	100,000	100,000	100,000	100,000	100,000	*500,000*
Replace Vactor Series 2100 Sewer Cleaning Truck	*14581*	1			500,000			*500,000*
Sanitary Sewer Lift Station Improvements	*14621*	1	100,000	100,000	100,000	600,000	100,000	*1,000,000*
Freedom Blvd Sewer Replace (Alta Vista-Green Val)	*14623*	1	600,000					*600,000*
Collection Vehicles	*14626*	1	65,000					*65,000*
CCTV Sewer Inspection Software & Services	*14628*	1	20,000	20,000	20,000	20,000	20,000	*100,000*
Freedom Blvd-Sewer Replacement-Compton	*SEWER*	1	400,000					*400,000*
Solids Thickening Process Improvements	*SEWER1*	1	651,000					*651,000*
Sub Basin 7 Sanitary Sewer-Martinelli to Beach	*SEWER11*	1			1,000,000			*1,000,000*
West Beach at Rodriguez Sewer Replacement	*SEWER13*	1		100,000				*100,000*
Nature Center Building	*SEWER14*	1	100,000	350,000				*450,000*
Levee Embankment Stabilization Project	*SEWER15*	1	200,000		550,000	800,000		*1,550,000*
Digester #1 Mixing System Replacement	*SEWER16*	1			100,000	1,389,000		*1,489,000*
Digester 1 & 2 Dome Crack Repair	*SEWER2*	1	118,000					*118,000*
Pre-Aeration & Gravity Thickeners Channel Repair	*SEWER3*	1		543,000		337,000		*880,000*
Main Switchgear and Energy Recovery Electrical	*SEWER4*	1	500,000	600,000	10,100,000			*11,200,000*

Department	Project #	Priority	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Lee Road Storm Sewer Replacement	*SEWER5*	2		500,000				*500,000*
Replace Sewer Pump Station 10 - Miles Lane	*SEWER7*	1	150,000	1,100,000				*1,250,000*
Sewer Pump Station Controls/PLC/SCADA Upgrade	*SEWER8*	1	400,000					*400,000*
WWTP Fan Replacement Project	*SEWER9*	2					537,000	*537,000*
Public Works: Sewer Total			**4,564,000**	**4,513,000**	**13,570,000**	**4,346,000**	**1,857,000**	***28,850,000***
Public Works: Solid Waste								
Collection Vehicles	*14353*	1	400,000	400,000	400,000	400,000	800,000	*2,400,000*
Street Sweeper	*14355*	1		330,000				*330,000*
Pick-Up Trucks (2) for Solid Waste	*14357*	1		120,000				*120,000*
Container Truck	*14419*	1	130,000			140,000		*270,000*
Gas Emission Monitoring System (GEMS)	*14420*	1			20,000			*20,000*
Roll-Off Truck	*14421*	1		325,000		340,000		*665,000*
Public Drop-Off Improvements	*14566*	1	100,000	200,000	100,000	200,000	100,000	*700,000*
MSC Admn & Customer Service Building	*SW01*	1			6,000,000			*6,000,000*
Vehicle Fueling Station	*SW02*	1		500,000				*500,000*
Landfill Water Truck	*SW03*	1	225,000			250,000		*475,000*
Solid Waste - Field Services Trucks	*SW04*	1	60,000	60,000	60,000			*180,000*
Organics Waste Methane Reduction - SB1383	*SW05*	1	800,000					*800,000*
Public Works: Solid Waste Total			**1,715,000**	**1,935,000**	**6,580,000**	**1,330,000**	**900,000**	***12,460,000***
Public Works: Transportation								
Citywide Signs Markings and Striping	*14017*	1	200,000	150,000	150,000	150,000	150,000	*800,000*
Signals & Lighting Replacement & Maintenance	*14018*	1	150,000	150,000	150,000	150,000	150,000	*750,000*
Road Repair	*14313*	1	430,000	530,000	530,000	200,000		*1,690,000*
Citywide Curb Ramp Program	*14314*	1		175,000		175,000		*350,000*
Downtown Revitalization	*14319*	1	50,000	50,000	50,000			*150,000*
Citywide Bicycle Facilities (Various Locations)	*14320*	1		100,000		50,000		*150,000*
Maintain and Improve Trails (Various Locations)	*14321*	1	100,000		100,000			*200,000*
Pedestrian and Traffic Safety	*14322*	1	50,000	140,000	160,000	100,000		*450,000*
Maintain Roads (Various Locations)	*14405*	1	1,625,000					*1,625,000*
Underground Utilities Lake Avenue	*14407*	1	180,000					*180,000*
Lee Rd Trail (RR Xing - Harkins Slough Rd)-Des,Env	*14522*	1	46,000			980,000		*1,026,000*
Elm St. Improvements - Marchant St to Lincoln St	*PWTR1*	1		350,000				*350,000*
Ohlone Parkway Imp. Phase 2 (UPRR to W. Beach St)	*PWTR2*	1		750,000				*750,000*
Freedom Blvd Imp. (Green Valley to Airport Blvd)	*PWTR3*	1		150,000	2,305,000			*2,455,000*
Freedom Blvd Reconst. (Alta Vista-Green Valley Rd)	*PWTR4*	1	125,000	3,025,000				*3,150,000*
Bridge Street Reconstruction - Blackburn/Beck	*PWTR5*	1	100,000	100,000				*200,000*
Pajaro Valley HS Trail (Air.Blvd-Harkins Slough)	*PWTR6*	1			100,000	250,000		*350,000*
Pennsylvania Dr Reconstruction - Clifford/Winding	*PWTR7*	1	100,000	100,000				*200,000*
Public Works: Transportation Total			**3,156,000**	**5,770,000**	**3,545,000**	**2,055,000**	**300,000**	***14,826,000***
Public Works: Water								
5/8" x 3/4" Meter Change Out	*14340*	1	150,000	150,000	75,000	75,000		*450,000*
1" Meter Change Out	*14341*	1	27,000	27,000	27,000	27,000		*108,000*
2" Meter Change Out	*14342*	1	11,000	11,000	11,000	11,000		*44,000*
1.5" Meter Change Out	*14343*	1	10,000	10,000	10,000	10,000		*40,000*
Chromium 6 Treatment Plants	*14346*	1					5,500,000	*5,500,000*
Water Operations Service Vehicle	*14349*	1	45,000					*45,000*
Road Maintenance at Reservoirs	*14416*	2	75,000					*75,000*
Electrical/Instrumentation Upgrade	*14417*	1	200,000	200,000	200,000	200,000	200,000	*1,000,000*
Airport Booster Pump Station Seismic Retrofit	*WATER1*	2	217,000					*217,000*
Airport, Hames, Amesti and Rider Tank Coating	*WATER2*	1	1,000,000	261,000	371,000	258,000		*1,890,000*
Backflow Training Equipment	*WATER3*	1		35,000				*35,000*

Department	Project #	Priority	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Master Plan Follow Up Pre-Design Studies	*WATER6*	1	190,000					*190,000*
Miscellaneous Electrical Maintenance/Repairs	*WATER7*	1	213,000	110,000		44,000	674,000	*1,041,000*
Miscellaneous Structural Repairs at Various Sites	*WATER8*	2					413,000	*413,000*
New Reservoirs at Airport Booster Station	*WATER91*	1	1,000,000		10,000,000			*11,000,000*
Poppy Hill Booster Pump Station Improvements	*WATER92*	1	543,000					*543,000*
Replace Cover for Corralitos Treatment Plant	*WATER93*	1	200,000					*200,000*
Replace Existing Covers for Freedom Reservoir	*WATER94*	2				400,000		*400,000*
Water Disinfection System Mechanical Improvements	*WATER96*	1	300,000	300,000				*600,000*
Water Main Replacement Material & Equipment	*WATER97*	1	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	*5,000,000*
Additional Water Main Replacement	*WATER98*	1	1,031,000	1,031,000	1,031,000	1,031,000	1,031,000	*5,155,000*
Water Meter Testing Equipment	*WATER99*	1	35,000					*35,000*
Public Works: Water Total			**6,247,000**	**3,135,000**	**12,725,000**	**3,056,000**	**8,818,000**	***33,981,000***
Risk Management								
Safety Mitigation Projects	*14368*	1		24,000	24,000	24,000		*72,000*
Safety Promotions	*14369*	1	2,000	2,000	2,000	2,000		*8,000*
Lactation Rooms - All Facilities	*RM01*	1	40,000					*40,000*
Risk Management Total			**42,000**	**26,000**	**26,000**	**26,000**		***120,000***
GRAND TOTAL			**19,773,356**	**16,935,000**	**41,601,538**	**13,147,000**	**15,125,000**	***106,581,894***

PROJECTS BY FUNDING SOURCE

Source	Project #	Priority	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Airport Fund								
Replace Fuel Island Dispensers	*AIRP1*	1	40,000					*40,000*
Rolling Stock (Admin SUV, APU and Lav Unit)	*AIRP2*	1		20,000	40,000	10,000		*70,000*
Slurry Seal and Remark Aircraft Tie Down Ramp	*AIRP3*	1		15,000	15,000			*30,000*
New Ag Water Well at the Airport Driving Range	*AIRP4*	1		5,000	10,000			*15,000*
Install Emergency Backup Generator	*AIRP5*	1		5,000				*5,000*
Construct Public Parking Lot at 125 Aviation Way	*AIRP6*	1		50,000	50,000			*100,000*
Replace Airport Emergency Backup Generator	*AIRP7*	1			100,000			*100,000*
South Aircraft Tie Down Enlargement	*AIRP8*	1		50,000	50,000			*100,000*
Airport Fund Total			**40,000**	**145,000**	**265,000**	**10,000**		***460,000***
Bond								
Main Switchgear and Energy Recovery Electrical	*SEWER4*	1			10,100,000			*10,100,000*
MSC Admn & Customer Service Building	*SW01*	1			6,000,000			*6,000,000*
New Reservoirs at Airport Booster Station	*WATER91*	1			10,000,000			*10,000,000*
Bond Total					**26,100,000**			***26,100,000***
Cannabis Funding								
Patrol Vehicle Replacement	*14520*	1	40,000					*40,000*
Vehicle	*CDD1*	1	30,000					*30,000*
Fire Station 1 Concrete Repair	*FIRE11*	1	50,000					*50,000*
Repair Interior and Exterior Walls	*FIRE12*	1	80,000					*80,000*
Ramsay Park Accessibility Improvements	*PCS5*	1	55,000					*55,000*
Ramsay Park Resurface Basketball Court	*PCS8*	1	40,000					*40,000*
Police Activities League: Fence and Netting System	*PCS84*	1	20,000					*20,000*
Cannabis Funding Total			**315,000**					***315,000***
CDBG Funding								
Ramsay Park Accessibility and Parking Lot Improv	*PCS4*	1	400,000					*400,000*
CDBG Funding Total			**400,000**					***400,000***
Civic Center								
Civic Plaza - Paint Exterior	*PWM18*	2		125,000				*125,000*
Civic Plaza - Enlarge Diesel Storage	*PWM19*	1		10,000				*10,000*
Civic Plaza - Repaint Ledges	*PWM21*	2		25,000				*25,000*
Civic Plaza - Seal Roof	*PWM22*	1			35,000			*35,000*
Civic Plaza - HVAC Equipment Replacement	*PWM33*	1				300,000		*300,000*
Civic Center Total				**160,000**	**35,000**	**300,000**		***495,000***

Source	Project #	Priority	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Conservancy Grant								
Lee Rd Trail (RR Xing - Harkins Slough Rd)-Des,Env	*14522*	1	46,000					*46,000*
Conservancy Grant Total			**46,000**					***46,000***
FAA Grant								
Drainage Rehabilitation East Apron, Hangars A-E	*AIRP12*	1			125,000	125,000		*250,000*
Environmental and Engineer Runway Extension 20	*AIRP13*	1					360,000	*360,000*
FAA Grant Total					**125,000**	**125,000**	**360,000**	***610,000***
Gas Tax								
Citywide Signs Markings and Striping	*14017*	1	200,000	150,000	150,000	150,000	150,000	*800,000*
Signals & Lighting Replacement & Maintenance	*14018*	1	150,000	150,000	150,000	150,000	150,000	*750,000*
Road Repair	*14313*	1	200,000	200,000	200,000	200,000		*800,000*
Citywide Curb Ramp Program	*14314*	1		175,000		175,000		*350,000*
Maintain Roads (Various Locations)	*14405*	1	700,000					*700,000*
ROW Street and Sidewalk Bio-Swale Maintenance	*PCS115*	1	12,000	16,000	16,000	20,000	20,000	*84,000*
Elm St. Improvements - Marchant St to Lincoln St	*PWTR1*	1		350,000				*350,000*
Ohlone Parkway Imp. Phase 2 (UPRR to W. Beach St)	*PWTR2*	1		750,000				*750,000*
Freedom Blvd Imp. (Green Valley to Airport Blvd)	*PWTR3*	1			500,000			*500,000*
Freedom Blvd Reconst. (Alta Vista-Green Valley Rd)	*PWTR4*	1		505,000				*505,000*
Pajaro Valley HS Trail (Air.Blvd-Harkins Slough)	*PWTR6*	1				75,000		*75,000*
Gas Tax Total			**1,262,000**	**2,296,000**	**1,016,000**	**770,000**	**320,000**	***5,664,000***
General Fund								
Park Maintenance Trucks	*14478*	1				65,000	65,000	*130,000*
Additional Parks and Community Services	*14609*	1	65,000					*65,000*
Repair Leak Outside Kitchen	*FIRE14*	1			5,000			*5,000*
Asphalt Resurface/Repair	*FIRE3*	1			60,000			*60,000*
Ceiling Repair Above Apparatus Garage Doors	*FIRE4*	1			10,000			*10,000*
Ceiling Tile Repair/Replacement	*FIRE5*	1			10,000			*10,000*
Install Drain In Front Of Rear Apparatus	*FIRE8*	1			20,000			*20,000*
Painting Of Exterior Fire Buildings	*FIRE9*	1				70,000		*70,000*
Freedom Library - Parking Lot Restripe & Resurface	*LIBR1*	1			10,000			*10,000*
Paint Interior of Library	*LIBR2*	1				10,000		*10,000*
Paint Exterior And Interior -Freedom Library	*LIBR3*	1				30,000		*30,000*
Parks - Kubota Mower	*PCS1*	1		40,000				*40,000*
Ramsay Park Walkway & Access Improvements	*PCS105*	2				75,000		*75,000*
Ramsay Park Family Center New HVAC System	*PCS108*	1		150,000				*150,000*
River Park Playground Repairs & Basketball Court	*PCS110*	2					50,000	*50,000*
River Park Playground Replacement	*PCS111*	2					330,000	*330,000*
Senior Center Kitchen Remodel	*PCS120*	2					80,000	*80,000*
Marinovich Park Community Center Electrical Panel	*PCS124*	1		20,000				*20,000*
Callaghan Park Fiber Optic Connection	*PCS21*	1				16,000		*16,000*
City Plaza Fountain Restoration	*PCS24*	1				50,000		*50,000*
City Plaza New Waste Receptacle Equipment	*PCS26*	1				20,000		*20,000*
City Plaza Walkway & Sidewalk Improvements	*PCS28*	2				85,000		*85,000*
Franich Park Parking Lot Resurfacing	*PCS32*	1			30,000			*30,000*
GH & WR Youth Center Electrical Repairs	*PCS36*	1		10,000				*10,000*
GH & WR Youth Center Misc Building Repairs	*PCS39*	2		40,000				*40,000*
GH & WR Youth Center HVAC System	*PCS40*	2					60,000	*60,000*

Source	Project #	Priority	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
GH & WR Youth Center Painting	*PCS42*	1				60,000		*60,000*
GH & WR Youth Center Termite Mitigation	*PCS44*	1	25,000					*25,000*
Kearney Park New Playground	*PCS50*	1					345,000	*345,000*
Kearney Park Playground and Walkway Improvements	*PCS51*	1					35,000	*35,000*
Municipal Parking Lots Resurface and Restripe	*PCS54*	2			180,000			*180,000*
Muzzio Park Community Center Building Repairs	*PCS55*	2		15,000				*15,000*
PCS Office Building Repairs	*PCS56*	2		75,000				*75,000*
Parks Equipment Infield Groomer	*PCS58*	1		25,000				*25,000*
Ramsay Park Parking Lot Resurface	*PCS6*	1	88,000					*88,000*
Peace Dr Park Equipment & Walkway Improvement	*PCS61*	1				78,000		*78,000*
Ramsay Park Pedestrian Safety Improvements	*PCS7*	1	150,000					*150,000*
Pinto Lake Dock Repair	*PCS71*	1				90,000		*90,000*
Police Acitivites League: Heating System	*PCS82*	1		5,000				*5,000*
Police Activities League: Heating & Cooling System	*PCS85*	1		10,000				*10,000*
Police Activities League: Rodriguez Building Paint	*PCS86*	2				25,000		*25,000*
Police Activity League: Interior Repair Davis Site	*PCS87*	1		5,000				*5,000*
Ramsay Park Infrastructure Improvemenets	*PCS89*	1			150,000			*150,000*
Ramsay Park Playground Renovation	*PCS98*	1				350,000		*350,000*
Temp Control System	*POL13*	2	80,000					*80,000*
Firearms Range - Berm	*POL15*	2	20,000					*20,000*
Beach Street Parking - Paint Stairs/Handrails	*PWM1*	2		15,000				*15,000*
City Hall Miscellaneous Repairs	*PWM12*	2	10,000					*10,000*
City Hall: Patch Roof	*PWM13*	1			3,000			*3,000*
City Hall - Replace Damaged Solar Panels	*PWM14*	1	10,000					*10,000*
City Hall - Data Wiring Modification	*PWM15*	3		15,000				*15,000*
Community Development - Replace HVAC Units	*PWM17*	2		20,000				*20,000*
Civic Plaza - Install Safety Railing	*PWM20*	1			25,000			*25,000*
Civic Plaza - MPOE Reconfiguration	*PWM23*	1	55,000					*55,000*
Civic Plaza - ADA Door Compliance	*PWM24*	1	15,000					*15,000*
Civic Plaza Parking Structure Joint Repair	*PWM25*	2			40,000			*40,000*
Civic Plaza Parking Structure Seal Floor	*PWM26*	3			25,000			*25,000*
Civic Plaza Parking:Paint Removal/Concrete Repairs	*PWM27*	1	40,000	40,000	40,000	40,000	40,000	*200,000*
Marinovich HVAC Replacement	*PWM28*	3					50,000	*50,000*
Beach Street Parking: New Striping For Parking	*PWM3*	2			50,000			*50,000*
Demolish Corralitos Police Barracks	*PWM30*	1		30,000				*30,000*
Beach Street Parking Structure Reseal Deck	*PWM4*	2			150,000			*150,000*
Beach Street Garage Elevator Replacement	*PWM5*	1		225,000				*225,000*
Lactation Rooms - All Facilities	*RM01*	1	40,000					*40,000*
General Fund Total			**598,000**	**740,000**	**808,000**	**1,064,000**	**1,055,000**	***4,265,000***
Grant Funding								
Lee Rd Trail (RR Xing - Harkins Slough Rd)-Des,Env	*14522*	1				330,000		*330,000*
Freedom Blvd Imp. (Green Valley to Airport Blvd)	*PWTR3*	1			710,000			*710,000*
Freedom Blvd Reconst. (Alta Vista-Green Valley Rd)	*PWTR4*	1		1,575,000				*1,575,000*
Grant Funding Total				**1,575,000**	**710,000**	**330,000**		***2,615,000***
Grant or Other Source								
Nature Center Building	*SEWER14*	1		250,000				*250,000*
Grant or Other Source Total				**250,000**				***250,000***
In-Lieu Fees								

Source	Project #	Priority	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Underground Utilities Lake Avenue	*14407*	1	180,000					*180,000*
In-Lieu Fees Total			**180,000**					***180,000***
IT Internal Service Fund								
Replace PBX Phone System	*14071*	1	100,000	100,000				*200,000*
City Wide IT Equipment	*14486*	1	140,000	140,000	140,000	140,000	140,000	*700,000*
Replace AV System in Council Chambers	*IT02*	1			700,000			*700,000*
IT Internal Service Fund Total			**240,000**	**240,000**	**840,000**	**140,000**	**140,000**	***1,600,000***
Landfill Fund								
Landfill Gas Wells	*14573*	1	60,000	30,000				*90,000*
Landfill Property Improvements	*14643*	1	150,000					*150,000*
Landfill Closure	*LANDF1*	1			2,500,000			*2,500,000*
Landfill Fund Total			**210,000**	**30,000**	**2,500,000**			***2,740,000***
Measure D								
Citywide Bicycle Facilities (Various Locations)	*14320*	1		100,000		50,000		*150,000*
Maintain and Improve Trails (Various Locations)	*14321*	1	100,000		100,000			*200,000*
Pedestrian and Traffic Safety	*14322*	1	50,000	140,000	160,000	100,000		*450,000*
Maintain Roads (Various Locations)	*14405*	1	400,000					*400,000*
Lee Rd Trail (RR Xing - Harkins Slough Rd)-Des,Env	*14522*	1				650,000		*650,000*
Freedom Blvd Imp. (Green Valley to Airport Blvd)	*PWTR3*	1		150,000	595,000			*745,000*
Freedom Blvd Reconst. (Alta Vista-Green Valley Rd)	*PWTR4*	1	125,000	445,000				*570,000*
Bridge Street Reconstruction - Blackburn/Beck	*PWTR5*	1	100,000	100,000				*200,000*
Pajaro Valley HS Trail (Air.Blvd-Harkins Slough)	*PWTR6*	1			100,000	100,000		*200,000*
Pennsylvania Dr Reconstruction - Clifford/Winding	*PWTR7*	1	100,000	100,000				*200,000*
Measure D Total			**875,000**	**1,035,000**	**955,000**	**900,000**		***3,765,000***
Measure G								
Patrol Vehicle Replacement	*14520*	1	110,000	150,000	150,000	150,000	150,000	*710,000*
Tiller Fire Truck Purchase	*FIRE1*	1					1,500,000	*1,500,000*
Roof Repairs At Both Stations	*FIRE13*	1	150,000					*150,000*
Type 3 Wildland Fire Engine	*FIRE2*	1				500,000		*500,000*
Crowd Management Gas Masks	*POL1*	1	56,500					*56,500*
MDC Replacement	*POL3*	1	25,000	25,000	25,000	25,000	25,000	*125,000*
Cradle Replacement	*POL4*	1	25,000					*25,000*
Measure G Total			**366,500**	**175,000**	**175,000**	**675,000**	**1,675,000**	***3,066,500***
Park Development Funds								
Ramsay Park Master Plan BMX Pump Track	*PCS90*	1	200,000					*200,000*
Ramsay Park Master Plan Dog Park Addition	*PCS91*	1		50,000	141,538			*191,538*
Park Development Funds Total			**200,000**	**50,000**	**141,538**			***391,538***
Per Capita Grant								
Ramsay Park Master Plan Dog Park Addition	*PCS91*	1			250,000			*250,000*

Source	Project #	Priority	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Per Capita Grant Total					**250,000**			***250,000***
PG&E Tree & Landscape								
ROW - Riverside Median Landscape Improvement	*PCS3*	1	47,856					*47,856*
PG&E Tree & Landscape Total			**47,856**					***47,856***
Private Donor								
Ramsay Park Master Plan BMX Pump Track	*PCS90*	1	250,000					*250,000*
Private Donor Total			**250,000**					***250,000***
Risk Management								
Safety Mitigation Projects	*14368*	1		24,000	24,000	24,000		*72,000*
Safety Promotions	*14369*	1	2,000	2,000	2,000	2,000		*8,000*
Franich Park Rubberized Walkway Repair	*PCS34*	1	25,000					*25,000*
Risk Management Total			**27,000**	**26,000**	**26,000**	**26,000**		***105,000***
SB1								
Road Repair	*14313*	1	230,000	330,000	330,000			*890,000*
Downtown Revitalization	*14319*	1	50,000	50,000	50,000			*150,000*
Maintain Roads (Various Locations)	*14405*	1	525,000					*525,000*
ROW Street Light Brackets	*PCS113*	1	10,000					*10,000*
Freedom Blvd Imp. (Green Valley to Airport Blvd)	*PWTR3*	1			500,000			*500,000*
Freedom Blvd Reconst. (Alta Vista-Green Valley Rd)	*PWTR4*	1		500,000				*500,000*
Pajaro Valley HS Trail (Air.Blvd-Harkins Slough)	*PWTR6*	1				75,000		*75,000*
SB1 Total			**815,000**	**880,000**	**880,000**	**75,000**		***2,650,000***
Sewer Fund								
Manhole Lid Raising	*14039*	1	100,000					*100,000*
WWTP Infrastructure Repairs/Replacement	*14328*	1	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	*5,000,000*
Emergency Infrastructure Repairs	*14332*	1	60,000	100,000	100,000	100,000	100,000	*460,000*
Sanitary Sewer Main Replacement	*14409*	1	100,000	100,000	100,000	100,000	100,000	*500,000*
Replace Vactor Series 2100 Sewer Cleaning Truck	*14581*	1			500,000			*500,000*
Sanitary Sewer Lift Station Improvements	*14621*	1	100,000	100,000	100,000	600,000	100,000	*1,000,000*
Freedom Blvd Sewer Replace (Alta Vista-Green Val)	*14623*	1	600,000					*600,000*
Collection Vehicles	*14626*	1	65,000					*65,000*
CCTV Sewer Inspection Software & Services	*14628*	1	20,000	20,000	20,000	20,000	20,000	*100,000*
Freedom Blvd-Sewer Replacement-Compton	*SEWER*	1	400,000					*400,000*
Solids Thickening Process Improvements	*SEWER1*	1	651,000					*651,000*
Sub Basin 7 Sanitary Sewer-Martinelli to Beach	*SEWER11*	1			1,000,000			*1,000,000*
West Beach at Rodriguez Sewer Replacement	*SEWER13*	1		100,000				*100,000*
Nature Center Building	*SEWER14*	1	100,000	100,000				*200,000*
Levee Embankment Stabilization Project	*SEWER15*	1	200,000		550,000	800,000		*1,550,000*
Digester #1 Mixing System Replacement	*SEWER16*	1			100,000	1,389,000		*1,489,000*
Digester 1 & 2 Dome Crack Repair	*SEWER2*	1	118,000					*118,000*
Pre-Aeration & Gravity Thickeners Channel Repair	*SEWER3*	1		543,000		337,000		*880,000*
Main Switchgear and Energy Recovery Electrical	*SEWER4*	1	500,000	600,000				*1,100,000*
Lee Road Storm Sewer Replacement	*SEWER5*	2		500,000				*500,000*
Replace Sewer Pump Station 10 - Miles Lane	*SEWER7*	1	150,000	1,100,000				*1,250,000*

Source	Project #	Priority	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Sewer Pump Station Controls/PLC/SCADA Upgrade	*SEWER8*	1	400,000					*400,000*
WWTP Fan Replacement Project	*SEWER9*	2					537,000	*537,000*
Sewer Fund Total			**4,564,000**	**4,263,000**	**3,470,000**	**4,346,000**	**1,857,000**	***18,500,000***
Solid Waste Fund								
Collection Vehicles	*14353*	1	400,000	400,000	400,000	400,000	800,000	*2,400,000*
Street Sweeper	*14355*	1		330,000				*330,000*
Pick-Up Trucks (2) for Solid Waste	*14357*	1		120,000				*120,000*
Container Truck	*14419*	1	130,000			140,000		*270,000*
Gas Emission Monitoring System (GEMS)	*14420*	1			20,000			*20,000*
Roll-Off Truck	*14421*	1		325,000		340,000		*665,000*
Public Drop-Off Improvements	*14566*	1	100,000	200,000	100,000	200,000	100,000	*700,000*
Vehicle Fueling Station	*SW02*	1		500,000				*500,000*
Landfill Water Truck	*SW03*	1	225,000			250,000		*475,000*
Solid Waste - Field Services Trucks	*SW04*	1	60,000	60,000	60,000			*180,000*
Organics Waste Methane Reduction - SB1383	*SW05*	1	800,000					*800,000*
Solid Waste Fund Total			**1,715,000**	**1,935,000**	**580,000**	**1,330,000**	**900,000**	***6,460,000***
SRF Loan								
Chromium 6 Treatment Plants	*14346*	1					5,500,000	*5,500,000*
SRF Loan Total							**5,500,000**	***5,500,000***
Urban Forestry Grant								
ROW - Riverside Median Landscape Improvement	*PCS3*	1	25,000					*25,000*
Urban Forestry Grant Total			**25,000**					***25,000***
Urban Greening Grant								
Ramsay Park Watsonville Slough Connector Trail	*PCS125*	1	1,350,000					*1,350,000*
Urban Greening Grant Total			**1,350,000**					***1,350,000***
Water Fund								
5/8" x 3/4" Meter Change Out	*14340*	1	150,000	150,000	75,000	75,000		*450,000*
1" Meter Change Out	*14341*	1	27,000	27,000	27,000	27,000		*108,000*
2" Meter Change Out	*14342*	1	11,000	11,000	11,000	11,000		*44,000*
1.5" Meter Change Out	*14343*	1	10,000	10,000	10,000	10,000		*40,000*
Water Operations Service Vehicle	*14349*	1	45,000					*45,000*
Road Maintenance at Reservoirs	*14416*	2	75,000					*75,000*
Electrical/Instrumentation Upgrade	*14417*	1	200,000	200,000	200,000	200,000	200,000	*1,000,000*
Airport Booster Pump Station Seismic Retrofit	*WATER1*	2	217,000					*217,000*
Airport, Hames, Amesti and Rider Tank Coating	*WATER2*	1	1,000,000	261,000	371,000	258,000		*1,890,000*
Backflow Training Equipment	*WATER3*	1		35,000				*35,000*
Master Plan Follow Up Pre-Design Studies	*WATER6*	1	190,000					*190,000*
Miscellaneous Electrical Maintenance/Repairs	*WATER7*	1	213,000	110,000		44,000	674,000	*1,041,000*
Miscellaneous Structural Repairs at Various Sites	*WATER8*	2					413,000	*413,000*
New Reservoirs at Airport Booster Station	*WATER91*	1	1,000,000					*1,000,000*
Poppy Hill Booster Pump Station Improvements	*WATER92*	1	543,000					*543,000*
Replace Cover for Corralitos Treatment Plant	*WATER93*	1	200,000					*200,000*
Replace Existing Covers for Freedom Reservoir	*WATER94*	2				400,000		*400,000*

Source	Project #	Priority	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Water Disinfection System Mechanical Improvements	*WATER96*	1	300,000	300,000				*600,000*
Water Main Replacement Material & Equipment	*WATER97*	1	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	*5,000,000*
Additional Water Main Replacement	*WATER98*	1	1,031,000	1,031,000	1,031,000	1,031,000	1,031,000	*5,155,000*
Water Meter Testing Equipment	*WATER99*	1	35,000					*35,000*
Water Fund Total			**6,247,000**	**3,135,000**	**2,725,000**	**3,056,000**	**3,318,000**	***18,481,000***
GRAND TOTAL			**19,773,356**	**16,935,000**	**41,601,538**	**13,147,000**	**15,125,000**	***106,581,894***

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Airport
Contact Robert Robertson
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # AIRP1
Project Name Replace Fuel Island Dispensers

Fund: 730
Division: 910
Object:
Project:

Total Project Cost: **$40,000**

Description

Replace worn out fuel dispensors.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	40,000					40,000
Total	**40,000**					**40,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Airport Fund	40,000					40,000
Total	**40,000**					**40,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Airport
Contact Robert Robertson
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # AIRP12
Project Name Drainage Rehabilitation East Apron, Hangars A-E

Fund: 730
Division: 910
Object:
Project:

Total Project Cost: $250,000

Description

Design, construct improved storm water drainage in and around Aircraft Hangars A-E

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			125,000	125,000		250,000
Total			**125,000**	**125,000**		**250,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
FAA Grant			125,000	125,000		250,000
Total			**125,000**	**125,000**		**250,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Airport
Contact Rayvon Williams
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # AIRP13
Project Name Environmental and Engineer Runway Extension 20

Fund: 730
Division: 910
Object:
Project:

Total Project Cost: $360,000

Description

2-20 runway extension required for safe operations of larger jet aircraft

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance					360,000	360,000
Total					**360,000**	**360,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
FAA Grant					360,000	360,000
Total					**360,000**	**360,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Airport
Contact Sam Rosas
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # **AIRP2**
Project Name **Rolling Stock (Admin SUV, APU and Lav Unit)**

Fund: 730
Division: 910
Object:
Project:

Total Project Cost: **$70,000**

Description

APU and Lav Unit (2021), Admin SUV (2022), Man lift basket(2023)

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		20,000	40,000	10,000		70,000
Total		**20,000**	**40,000**	**10,000**		**70,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Airport Fund		20,000	40,000	10,000		70,000
Total		**20,000**	**40,000**	**10,000**		**70,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Airport
Contact Robert Robertson
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # **AIRP3**
Project Name **Slurry Seal and Remark Aircraft Tie Down Ramp**

Fund: 730
Division: 910
Object:
Project:

Total Project Cost: **$30,000**

Description

Slurry seal and remark aircraft tie down ramp at Watsonville Airport Center

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		15,000	15,000			30,000
Total		**15,000**	**15,000**			**30,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Airport Fund		15,000	15,000			30,000
Total		**15,000**	**15,000**			**30,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Airport
Contact Robert Robertson
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # AIRP4
Project Name New Ag Water Well at the Airport Driving Range

Fund: 730
Division: 910
Object:
Project:

Total Project Cost: $15,000

Description

Presently using small deficient well. Requires larger volume well

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		5,000	10,000			15,000
Total		**5,000**	**10,000**			**15,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Airport Fund		5,000	10,000			15,000
Total		**5,000**	**10,000**			**15,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Airport
Contact Sam Rosas
Type Equipment
Useful Life
Category Equipment
Priority 1 High

Project # **AIRP5**
Project Name **Install Emergency Backup Generator**

Fund: 730
Division: 910
Object:
Project:

Total Project Cost: **$5,000**

Description

Airport has used generator and transfer switch. Requires concrete pad and qualified electrician

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment		5,000				5,000
Total		**5,000**				**5,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Airport Fund		5,000				5,000
Total		**5,000**				**5,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Airport
Contact Robert Robertson
Type Maintenance
Useful Life
Category Parking Lot Resurface/Repair
Priority 1 High

Project # AIRP6
Project Name Construct Public Parking Lot at 125 Aviation Way

Fund: 730
Division: 910
Object:
Project:

Total Project Cost: $100,000

Description

Additional public parking

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		50,000	50,000			100,000
Total		**50,000**	**50,000**			**100,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Airport Fund		50,000	50,000			100,000
Total		**50,000**	**50,000**			**100,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Airport
Contact Robert Robertson

Project # **AIRP7**
Project Name **Replace Airport Emergency Backup Generator**

Type Equipment
Useful Life
Category Equipment
Priority 1 High

Fund: 730
Division: 910
Object:
Project:

Total Project Cost: **$100,000**

Description

Generator currently is on a loop-hole and does not meet current clean air standards

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment			100,000			100,000
Total			**100,000**			**100,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Airport Fund			100,000			100,000
Total			**100,000**			**100,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Airport
Contact
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # AIRP8
Project Name South Aircraft Tie Down Enlargement

Fund: 730
Division: 910
Object:
Project:

Total Project Cost: $100,000

Description

Additional aircraft tie down spaces required on South Ramp

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		50,000	50,000			100,000
Total		**50,000**	**50,000**			**100,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Airport Fund		50,000	50,000			100,000
Total		**50,000**	**50,000**			**100,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Community Development
Contact

Project # CDD1
Project Name Vehicle

Type Vehicle
Useful Life
Category Vehicle
Priority 1 High

Fund: 291
Division:
Object:
Project:

Total Project Cost: $30,000

Description

Vehicle for Building Inspection

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Vehicle	30,000					30,000
Total	**30,000**					**30,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Cannabis Funding	30,000					30,000
Total	**30,000**					**30,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Fire
Contact Rudy Lopez Sr
Type Vehicle
Useful Life
Category Vehicle
Priority 1 High

Project # **FIRE1**
Project Name **Tiller Fire Truck Purchase**

Fund: 310
Division: 966
Object:
Project:

Description

Purchase Tiller fire truck.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Vehicle					1,500,000	1,500,000
Total					**1,500,000**	**1,500,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Measure G					1,500,000	1,500,000
Total					**1,500,000**	**1,500,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Fire
Contact Rudy Lopez Sr
Type Maintenance
Useful Life
Category Parking Lot Resurface/Repair
Priority 1 High

Project # FIRE11
Project Name Fire Station 1 Concrete Repair

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $50,000

Description

Repair the rear concrete apron at station 1 by the apparatus doors.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	50,000					50,000
Total	**50,000**					**50,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Cannabis Funding	50,000					50,000
Total	**50,000**					**50,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Fire
Contact Rudy Lopez Sr
Type Maintenance
Useful Life
Category Building Repair/Remodel
Priority 1 High

Project # FIRE12
Project Name Repair Interior and Exterior Walls

Fund: 291
Division:
Object:
Project:

Total Project Cost: **$80,000**

Description

Repair interior and exterior walls at Station 1 after roof repairs are completed to prevent damage from reoccuring.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	80,000					80,000
Total	**80,000**					**80,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Cannabis Funding	80,000					80,000
Total	**80,000**					**80,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Fire
Contact Rudy Lopez Sr
Type Maintenance
Useful Life
Category Roof Replacement/Repair
Priority 1 High

Project # **FIRE13**
Project Name **Roof Repairs At Both Stations**

Fund: 310
Division: 966
Object:
Project:

Total Project Cost: **$150,000**

Description

Roof repairs at both Fire stations. Add a slope to the lower level roof at Station 1.

Justification

Both fire stations have regular leaks within the apparatus bays and throughtout the stations and admin area. At Station 1, roof leaks are coming from the area where the single level connects to the second story and the leaks from roof are running down the bedroom walls of the 1st floor bedrooms as well as the interior wall of the dayroom (TV room). These leaks are causing damage to the brick walls. At Station 2 there is a leak in the parapet/light fixture area right outside the sliding doors to the station."

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	150,000					150,000
Total	**150,000**					**150,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Measure G	150,000					150,000
Total	**150,000**					**150,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Fire
Contact Rudy Lopez Sr
Type Maintenance
Useful Life
Category Plumbing
Priority 1 High

Project # FIRE14
Project Name Repair Leak Outside Kitchen

Fund: 291
Division:
Object:
Project:

Total Project Cost: $5,000

Description

Repair the leak in parapet/light fixture outside Station 2 after roof repairs are completed.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			5,000			5,000
Total			**5,000**			**5,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund			5,000			5,000
Total			**5,000**			**5,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Fire
Contact Rudy Lopez Sr
Type Vehicle
Useful Life
Category Vehicle
Priority 1 High

Project # **FIRE2**
Project Name **Type 3 Wildland Fire Engine**

Fund: 310
Division: 966
Object:
Project:

Total Project Cost: **$500,000**

Description

Replace Type 3 Wildland fire engine.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Vehicle				500,000		500,000
Total				**500,000**		**500,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Measure G				500,000		500,000
Total				**500,000**		**500,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Fire
Contact Rudy Lopez Sr
Type Maintenance
Useful Life
Category Parking Lot Resurface/Repair
Priority 1 High

Project # **FIRE3**
Project Name **Asphalt Resurface/Repair**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$60,000**

Description

Replace/repair asphalt to both parking lots and training grounds.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			60,000			60,000
Total			**60,000**			**60,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund			60,000			60,000
Total			**60,000**			**60,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Fire
Contact Rudy Lopez Sr
Type Maintenance
Useful Life
Category Building Repair/Remodel
Priority 1 High

Project # **FIRE4**
Project Name **Ceiling Repair Above Apparatus Garage Doors**

Fund: 291
Division:
Object:
Project:

Total Project Cost: **$10,000**

Description

Exterior ceiling repair above front apparatus garage doors.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			10,000			10,000
Total			**10,000**			**10,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund			10,000			10,000
Total			**10,000**			**10,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Fire
Contact Rudy Lopez Sr
Type Maintenance
Useful Life
Category Building Repair/Remodel
Priority 1 High

Project # FIRE5
Project Name Ceiling Tile Repair/Replacement

Fund: 291
Object:
Division:
Project:

Total Project Cost: **$10,000**

Description

Repair celing tiles damaged from roof leaks after roof repairs are complete.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			10,000			10,000
Total			**10,000**			**10,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund			10,000			10,000
Total			**10,000**			**10,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Fire
Contact Rudy Lopez Sr
Type Maintenance
Useful Life
Category Parking Lot Resurface/Repair
Priority 1 High

Project # FIRE8
Project Name Install Drain In Front Of Rear Apparatus

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $20,000

Description

As part of asphalt repairs or concrete work, a drain will be installed at the rear apparatus doors at Fire Station 2.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			20,000			20,000
Total			**20,000**			**20,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund			20,000			20,000
Total			**20,000**			**20,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Fire
Contact Rudy Lopez Sr
Type Maintenance
Useful Life
Category Painting
Priority 1 High

Project # FIRE9
Project Name Painting Of Exterior Fire Buildings

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$70,000**

Description

Paint the exterior of both Fires Stations.

Justification

The exterior paint at both stations and outbuildings is in need of repair and repaint. In many locations there is no paint as it has worn or peeled off. Hose tower and apparatus deck wall facing front public parking area.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance				70,000		70,000
Total				**70,000**		**70,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund				70,000		70,000
Total				**70,000**		**70,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Innovation and Technology
Contact Rex Boyes
Type Equipment
Useful Life
Category Equipment
Priority 1 High

Project # 14071
Project Name Replace PBX Phone System

Fund:
Object:
Division:
Project:

Total Project Cost: $200,000

Description

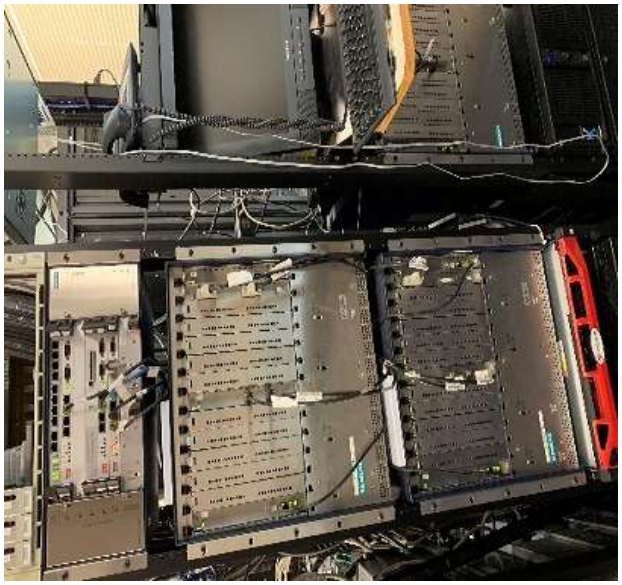
Replace the City's on premise Siemens PBX phone system.

Justification

The existing phone system is out-dated, no longer supported by Siemens without major upgrades and does not have modern features, such as unified messaging, call center management, and integrated voice response (IVR).

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment	100,000	100,000				200,000
Total	**100,000**	**100,000**				**200,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
IT Internal Service Fund	100,000	100,000				200,000
Total	**100,000**	**100,000**				**200,000**



Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Innovation and Technology
Contact Rex Boyes
Type Equipment
Useful Life
Category Equipment
Priority 1 High

Project # 14486
Project Name City Wide IT Equipment

Fund:
Division:
Object:
Project: 14486

Total Project Cost: $700,000

Description

This project will allow for the continual replacement of IT equipment as it becomes obsolete and ineffective and will include network switches and related components, network storage, server components, surveillance DVR's and wireless access points.

Justification

IT equipment becomes outdated and unsupported after just a few years.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment	140,000	140,000	140,000	140,000	140,000	700,000
Total	**140,000**	**140,000**	**140,000**	**140,000**	**140,000**	**700,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
IT Internal Service Fund	140,000	140,000	140,000	140,000	140,000	700,000
Total	**140,000**	**140,000**	**140,000**	**140,000**	**140,000**	**700,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Innovation and Technology
Contact Rex Boyes
Type Equipment
Useful Life
Category Equipment
Priority 1 High

Project # IT02
Project Name Replace AV System in Council Chambers

Fund:
Division:
Object:
Project:

Total Project Cost: $700,000

Description

Replace the City's outdated analog AV systems in the City Council Chambers and Community Rooms with a modern digital AV system.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment			700,000			700,000
Total			**700,000**			**700,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
IT Internal Service Fund			700,000			700,000
Total			**700,000**			**700,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Library
Contact Carol Heitzig
Type Maintenance
Useful Life
Category Parking Lot Resurface/Repair
Priority 1 High

Project # LIBR1
Project Name Freedom Library - Parking Lot Restripe & Resurface

Fund: 150
Division: 901
Object:
Project:

Description

Resurface and restripe parking lot at Freedom Library.

Justification

The parking lot needs to be re-slurried and re-striped to prolong the life of the parking lot and keep the accessible stalls ADA compliant.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			10,000			10,000
Total			**10,000**			**10,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund			10,000			10,000
Total			**10,000**			**10,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Library
Contact Carol Heitzig
Type Maintenance
Useful Life
Category Painting
Priority 1 High

Project # LIBR2
Project Name Paint Interior of Library

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$10,000**

Description

Maintenance of the appearance of the interior of the library promotes the use of the facility. Many organizaitons who use the rooms regularly appreciate and comment on the well-maintained building.

Justification

Regular painting ensures pride in this community resource.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance				10,000		10,000
Total				**10,000**		**10,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund				10,000		10,000
Total				**10,000**		**10,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Library
Contact Carol Heitzig
Type Maintenance
Useful Life
Category Painting
Priority 1 High

Project # LIBR3
Project Name Paint Exterior And Interior -Freedom Library

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $30,000

Description

Paint exterior and interior of Freedom Branch Library.

Justification

Building is 20 years old and needs painting to maintain facility. Exterior painting extremely important to prevent water leakage through cinder block structure which can damage interior of facility.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance				30,000		30,000
Total				**30,000**		**30,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund				30,000		30,000
Total				**30,000**		**30,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Nick Calubaquib
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # 14609
Project Name Additional Parks and Community Services

Fund: 150
Division: 901
Object: 7855
Project: 14609

Total Project Cost: $65,000

Description

FY2019- using for PCS Roof Project, and Misc park projects

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	65,000					65,000
Total	**65,000**					**65,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund	65,000					65,000
Total	**65,000**					**65,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein

Project # PCS21
Project Name Callaghan Park Fiber Optic Connection

Type New
Useful Life
Category Maintenance
Priority 1 High

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$16,000**

Description

City Staff will be able to work and create a more efficient program operations. Plus, network more efficiently with businesses and gain a secure connectivity with City network.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance				16,000		16,000
Total				**16,000**		**16,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund				16,000		16,000
Total				**16,000**		**16,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # PCS24
Project Name City Plaza Fountain Restoration

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$50,000**

Description

The City Plaza fountain is in a deteriorated condition and is not functioning properly due to a faulty wiring design. Frequent tripped wires result in ongoing repairs. An electrical redesign is needed and installation of new conduit, wiring, timers, as well as restoration of tile and submerged lighting, and cosmetic refinishing of the exterior.

Justification

The project would preserve the fountains historical features while replacing the pumping system to avoid ongoing repairs and incease reliability of the fountain which is an iconic feature of the Plaza.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance				50,000		50,000
Total				**50,000**		**50,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund				50,000		50,000
Total				**50,000**		**50,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein

Project # PCS26
Project Name City Plaza New Waste Receptacle Equipment

Type Equipment
Useful Life
Category Equipment
Priority 1 High

Fund:
Division:
Object:
Project:

Total Project Cost: $20,000

Description

In order to prevent/limit littering, new waste bins are needed throughout the park.

Justification

The City Plaza is a high traffic area.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment				20,000		20,000
Total				**20,000**		**20,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund				20,000		20,000
Total				**20,000**		**20,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Walkway and Access Improve
Priority 2 Medium

Project # PCS28
Project Name City Plaza Walkway & Sidewalk Improvements

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $85,000

Description

Asphalt walkway & side walk repair on Union & Peck St are in need of improvement. The Giant Sequoia is lifting the surrounding pavement and creating tripping hazards. In order to improve safety and health of this iconic tree, the sidewalk needs to be redesigned to accomadte the tree.

Justification

Performing thses repairs and modificaitons will prevent current damage from spreading, & preventing potentially unsafe conditions as well as improving tree health.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance				85,000		85,000
Total				**85,000**		**85,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund				85,000		85,000
Total				**85,000**		**85,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Parking Lot Resurface/Repair
Priority 1 High

Project # PCS32
Project Name Franich Park Parking Lot Resurfacing

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $30,000

Description

Restriping and reslurrying need to occur to comply with ADA laws and preserve the parking lot to Franich Parkl.

Justification

The parking lot to Franich Park has been patched in serveral problematic areas, the parking lot surface has reached its life span and is making a rough surface for our community to park.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			30,000			30,000
Total			**30,000**			**30,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund			30,000			30,000
Total			**30,000**			**30,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Walkway and Access Improve
Priority 1 High

Project # PCS34
Project Name Franich Park Rubberized Walkway Repair

Fund:
Object:
Division:
Project:

Total Project Cost: $25,000

Description

Rubberized walkway repair at Franich Park.

Justification

Franich Park needs walkway repairs in order to continue to make the walkway safe and to prevent any injuries.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	25,000					25,000
Total	**25,000**					**25,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Risk Management	25,000					25,000
Total	**25,000**					**25,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Electrical/Lighting
Priority 1 High

Project # PCS36
Project Name GH & WR Youth Center Electrical Repairs

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $10,000

Description

Electrical Repairs needed at Gene Hoularis & Waldo Rodriguez Youth Center.

Justification

Electrical Repairs needed for non-working fans, switches, lighting, Exit signs, PA system for safety and security of building

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		10,000				10,000
Total		**10,000**				**10,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund		10,000				10,000
Total		**10,000**				**10,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Building Repair/Remodel
Priority 2 Medium

Project # PCS39
Project Name GH & WR Youth Center Misc Building Repairs

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $40,000

Description

Misc Repairs needed for non-working ADA stage lift, Classroom partitions, broken ceiling tiles, damaged closet doors and shelves, storage doors and locks under stage, Men's restroom partitions, Exterior missing masonry siding.

Justification

These renovations will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		40,000				40,000
Total		**40,000**				**40,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund		40,000				40,000
Total		**40,000**				**40,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category HVAC Units
Priority 2 Medium

Project # PCS40
Project Name GH & WR Youth Center HVAC System

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$60,000**

Description

Install Heating and Cooling System in Gymnasium and Offices; more comfortable environment for the public and staff; gym and upstairs offices get hot in the summer

Justification

More comfortable environment for the public and staff; gym and upstairs offices get hot in the summer. Increased Cost of Heating and Cooling Building;

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance					60,000	60,000
Total					**60,000**	**60,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund					60,000	60,000
Total					**60,000**	**60,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Painting
Priority 1 High

Project # PCS42
Project Name GH & WR Youth Center Painting

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$60,000**

Description

Painting external and internal at Gene Hoularis & Waldo Rodriguez Youth Center.

Justification

Enhance City image and building esthetics. Currently, the internal paint is beyond touch-up maintenance. The outside paint has not been serviced since 1994 and is faded significantly.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance				60,000		60,000
Total				**60,000**		**60,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund				60,000		60,000
Total				**60,000**		**60,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Termites
Priority 1 High

Project # PCS44
Project Name GH & WR Youth Center Termite Mitigation

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $25,000

Description

Termite mitigation and damage repair at Gene Hoularis & Waldo Rodriguez Youth Center.

Justification

Termite inspection, mitgation, & dry rot. Repairs are needed to preserve the building.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	25,000					25,000
Total	**25,000**					**25,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund	25,000					25,000
Total	**25,000**					**25,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein

Project # PCS50
Project Name Kearney Park New Playground

Type New
Useful Life
Category Playground Structures
Priority 1 High

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $345,000

Description

The playground is outdated and needs a new modern apparatus that is user friendly and safe.

Justification

These renovations will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Construction					345,000	345,000
Total					**345,000**	**345,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund					345,000	345,000
Total					**345,000**	**345,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Walkway and Access Improve
Priority 1 High

Project # PCS51
Project Name Kearney Park Playground and Walkway Improvements

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $35,000

Description

Kearney Park playground needs repairs and resurfacing to be more user friendly and safer. The walkways are also in need of repairs to improve public access and aesthetics. Playground repairs - $10k, Playground Resurfacing - $15k, Walkway repairs - 10k.

Justification

These renovations will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance					35,000	35,000
Total					**35,000**	**35,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund					35,000	35,000
Total					**35,000**	**35,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Parking Lot Resurface/Repair
Priority 2 Medium

Project # PCS54
Project Name Municipal Parking Lots Resurface and Restripe

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $180,000

Description

Resurface and restripe lots 4,6,12,3,16 & River Levee Lot

Justification

These renovations will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			180,000			180,000
Total			**180,000**			**180,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund			180,000			180,000
Total			**180,000**			**180,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Building Repair/Remodel
Priority 2 Medium

Project # PCS55
Project Name Muzzio Park Community Center Building Repairs

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $15,000

Description

Repair countertops, floor panels, ceiling panels, paint interior and welcome sign.

Justification

These renovations will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		15,000				15,000
Total		**15,000**				**15,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund		15,000				15,000
Total		**15,000**				**15,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein

Project # PCS58
Project Name Parks Equipment Infield Groomer

Type Equipment
Useful Life
Category Equipment
Priority 1 High

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $25,000

Description

The softball field groomer will help any bad hops on the ground keeping the base poath smooth also preventing hazards, such as ruts and holes that could cause players to twist an ankle or get seriously injured in another way.

Justification

These renovations will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment		25,000				25,000
Total		**25,000**				**25,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund		25,000				25,000
Total		**25,000**				**25,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein

Project # PCS1
Project Name Parks - Kubota Mower

Type Equipment
Useful Life
Category Equipment
Priority 1 High

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$40,000**

Description

Replace a 24 year old mower that has been repaired numerous times and breaks down frequently in the field.

Justification

Paying to continue to repair the mower is not a good investment of City funds. A new mower will not need repair for a 3-5 year period.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment		40,000				40,000
Total		**40,000**				**40,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund		40,000				40,000
Total		**40,000**				**40,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Parks and Community Servic
Contact Ben Heistein
Type Vehicle
Useful Life
Category Vehicle
Priority 1 High

Project # **14478**
Project Name **Park Maintenance Trucks**

Fund: 150
Division: 901
Object: 7805
Project: 14478

Total Project Cost: **$130,000**

Description

Replace aging trucks.

Justification

The majority of the Parks vehicles fleet are old and miles have exceeded the recommended levels.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Vehicle				65,000	65,000	130,000
Total				**65,000**	**65,000**	**130,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund				65,000	65,000	130,000
Total				**65,000**	**65,000**	**130,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Building Repair/Remodel
Priority 2 Medium

Project # PCS56
Project Name PCS Office Building Repairs

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $75,000

Description

Upgrade windows to double pane, replace carpeting, paint interior, cubicle and office furniture replacement at Parks and Community Services.

Justification

These renovations will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		75,000				75,000
Total		**75,000**				**75,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund		75,000				75,000
Total		**75,000**				**75,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Walkway and Access Improve
Priority 1 High

Project # PCS61
Project Name Peace Dr Park Equipment & Walkway Improvement

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $78,000

Description

New waste bins throughout the park will decrease littering; new park benches for community members to sit and enjoy the outdoors -$13k.
Asphalt walkway repair -$65k

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance				78,000		78,000
Total				**78,000**		**78,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund				78,000		78,000
Total				**78,000**		**78,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Park Improvements
Priority 1 High

Project # PCS71
Project Name Pinto Lake Dock Repair

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$90,000**

Description

The dock at Pinto Lake is deteriorating and the wood is in poor condition. This posses a safety hazard for patrons who use the dock to board boats in the lake. We are currently working on expanding our boat rental program and this is a safety concerns if traffic increases. The retaining wall around the dock also needs to be repaired.

Justification

This will allow us to restore picnic areas around the lake that have been closed given the erosion issues.
An improvement to the Dock would result in great capactiy to moor rental boats and increase the overall revenue of the boating program.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance				90,000		90,000
Total				**90,000**		**90,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund				90,000		90,000
Total				**90,000**		**90,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Nick Calubaquib
Type Maintenance
Useful Life
Category HVAC Units
Priority 1 High

Project # PCS82
Project Name Police Acitivites League: Heating System

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $5,000

Description

Rodriguez site needs new heater

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		5,000				5,000
Total		**5,000**				**5,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund		5,000				5,000
Total		**5,000**				**5,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Nick Calubaquib

Project # PCS84
Project Name Police Activities League: Fence and Netting System

Type New
Useful Life
Category Fence/Gate
Priority 1 High

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $20,000

Description

Replace deteriorating fence with new fence and netting system to prevent basketballs from hitting a neighbooring house.

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	20,000					20,000
Total	**20,000**					**20,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Cannabis Funding	20,000					20,000
Total	**20,000**					**20,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Nick Calubaquib
Type Maintenance
Useful Life
Category HVAC Units
Priority 1 High

Project # PCS85
Project Name Police Activities League: Heating & Cooling System

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $10,000

Description

Replace heater and cooler at Davis site

Justification

This will make operations more efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		10,000				10,000
Total		**10,000**				**10,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund		10,000				10,000
Total		**10,000**				**10,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Nick Calubaquib
Type Maintenance
Useful Life
Category Painting
Priority 2 Medium

Project # PCS86
Project Name Police Activities League: Rodriguez Building Paint

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $25,000

Description

Interior and exterior paint for Davis site. Exterior paint for Rodriguez site

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance				25,000		25,000
Total				**25,000**		**25,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund				25,000		25,000
Total				**25,000**		**25,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Nick Calubaquib
Type Maintenance
Useful Life
Category Building Repair/Remodel
Priority 1 High

Project # PCS87
Project Name Police Activity League: Interior Repair Davis Site

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $5,000

Description

Replace carpet and repair walls at Davis site.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		5,000				5,000
Total		**5,000**				**5,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund		5,000				5,000
Total		**5,000**				**5,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Park Improvements
Priority 1 High

Project # PCS5
Project Name Ramsay Park Accessibility Improvements

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $55,000

Description

Ramsay Park - Accessibility Improvemenets (Watsonville Slough Connector Trail Project at Ramsay Park) to fufill an Urban Greening Grant Funded Project

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	55,000					55,000
Total	**55,000**					**55,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Cannabis Funding	55,000					55,000
Total	**55,000**					**55,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Parking Lot Resurface/Repair
Priority 1 High

Project # PCS4
Project Name Ramsay Park Accessibility and Parking Lot Improv

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$400,000**

Description

Use in combination with Urban Greening Project, proposing to use $100,000 YC HVAC canceled project, plus $300,000 in additional funds ($150k was former YC improvement contingency project, $150k is an existing Ramsay Parking Lot Contingency Project)

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	400,000					400,000
Total	**400,000**					**400,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
CDBG Funding	400,000					400,000
Total	**400,000**					**400,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Parking Lot Resurface/Repair
Priority 1 High

Project # PCS6
Project Name Ramsay Park Parking Lot Resurface

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $88,000

Description

Ramsay Park - Parking Lot Resurface (Watsonville Slough Connector Trail Project at Ramsay Park) to fulfill an Urban Greening Grant Funded Project

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	88,000					88,000
Total	**88,000**					**88,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund	88,000					88,000
Total	**88,000**					**88,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein

Project # PCS108
Project Name Ramsay Park Family Center New HVAC System

Type New
Useful Life
Category HVAC Units
Priority 1 High

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $150,000

Description

Install new heating and cooling system in gymnasium and offices.

Justification

Current Systems are loud, innefficient and only offer heating in some rooms. More comfortable environment for the public and staff.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		150,000				150,000
Total		**150,000**				**150,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund		150,000				150,000
Total		**150,000**				**150,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact

Project # PCS89
Project Name Ramsay Park Infrastructure Improvemenets

Type Maintenance
Useful Life
Category Park Improvements
Priority 1 High

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $150,000

Description

Park-wide Security, Lighting, and Infrastrucre Improvements.

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			150,000			150,000
Total			**150,000**			**150,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund			150,000			150,000
Total			**150,000**			**150,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type New
Useful Life
Category Park Improvements
Priority 1 High

Project # PCS90
Project Name Ramsay Park Master Plan BMX Pump Track

Fund: 260
Division: 901
Object:
Project:

Total Project Cost: $450,000

Description

Ramsay is one of our most popular parks; an enhancement of a BMX Flow track would attract more community members and provide another outdoor activity in Watsonville. SC Mountain Bikers have private funding and are partnering with the City on construction FY20-21.

Justification

City will incur some expense for site improvements, stormwater facilities, demolition, security cameras

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Construction	450,000					450,000
Total	**450,000**					**450,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Park Development Funds	200,000					200,000
Private Donor	250,000					250,000
Total	**450,000**					**450,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein

Project # PCS91
Project Name Ramsay Park Master Plan Dog Park Addition

Type New
Useful Life
Category Park Improvements
Priority 1 High

Fund: 260
Division: 901
Object:
Project:

Total Project Cost: **$441,538**

Description

The addition of a dog park at Ramsay would be an enhancement. Community members would enjoy having a designated area where their pet can play freely with others.

Justification

The demand for additional dog parks in town has been clearly demonstrated.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Planning/Design		50,000				50,000
Construction			391,538			391,538
Total		**50,000**	**391,538**			**441,538**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Park Development Funds		50,000	141,538			191,538
Per Capita Grant			250,000			250,000
Total		**50,000**	**391,538**			**441,538**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Pedestrian Improvements
Priority 1 High

Project # **PCS7**
Project Name **Ramsay Park Pedestrian Safety Improvements**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$150,000**

Description

Ramsay Park - Pedestrian Safety Improvments (Watsonville Slough Connector Trail Project) to fulfill an Urban Greening Grant Funded Project

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	150,000					150,000
Total	**150,000**					**150,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund	150,000					150,000
Total	**150,000**					**150,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Playground Resurfacing/Reno
Priority 1 High

Project # PCS98
Project Name Ramsay Park Playground Renovation

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $350,000

Description

Basic Replacement of playground equipment at two playgrounds and improve accessibility. a 2009 Playground Risk Audit recommended that these two playgrounds be renovated to comply with current safety standards.

Justification

Equipment is very old and unsafe, it is beyond repair. It needs constant maintenance and repairs. Often times playground elements are removed and not replaced; as playground continues to deteriorate it will need to be removed completely.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Construction				350,000		350,000
Total				**350,000**		**350,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund				350,000		350,000
Total				**350,000**		**350,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Sports Courts Resurfacing/Im
Priority 1 High

Project # **PCS8**
Project Name **Ramsay Park Resurface Basketball Court**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$40,000**

Description

Resurface and restripe basketball and volleyball courts as part of an Urban Greening Grant funded project that includes surrounding site improvements

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	40,000					40,000
Total	**40,000**					**40,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Cannabis Funding	40,000					40,000
Total	**40,000**					**40,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Parks and Community Servic
Contact Ben Heistein
Type New
Useful Life
Category Walkway and Access Improve
Priority 2 Medium

Project # **PCS105**
Project Name **Ramsay Park Walkway & Access Improvements**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$75,000**

Description

Improvements to the Ramsay park walkways by adding additional benches, exercise areas, and signage will provide a place for outdoor exercise, increasing health and well being.

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance				75,000		75,000
Total				**75,000**		**75,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund				75,000		75,000
Total				**75,000**		**75,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein

Project # PCS125
Project Name Ramsay Park Watsonville Slough Connector Trail

Type New
Useful Life
Category Trails
Priority 1 High

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $1,350,000

Description

Components of this project include .25 miles of pedestrian sidewalk and walkway improvements, parking lot and accessibility improvments, green infrastructure and stormwater improvments, new landscaping, slough restoration, .6 miles of Class IV bike lanes, Interpretive Signage, court improvements.

Justification

This project will need the additional requested funding to fulfill grant objectives.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	1,350,000					1,350,000
Total	**1,350,000**					**1,350,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Urban Greening Grant	1,350,000					1,350,000
Total	**1,350,000**					**1,350,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Playground Structures
Priority 2 Medium

Project # **PCS110**
Project Name **River Park Playground Repairs & Basketball Court**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$50,000**

Description

River park's playground and basketball court are outdated & need maintenance. Certain missing playground elements will be replaced and repaired. The basketball court is cracking and will be reconstucted.

Justification

These renovations will improve safety, attract families & children and promote outdoor time/play.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance					50,000	50,000
Total					**50,000**	**50,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund					50,000	50,000
Total					**50,000**	**50,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Parks and Community Servic
Contact Ben Heistein
Type New
Useful Life
Category Playground Resurfacing/Reno
Priority 2 Medium

Project # **PCS111**
Project Name **River Park Playground Replacement**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$330,000**

Description

River Park Playground is outdated and needs to be completel replaced with modern equipment and surfacing.

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Construction					330,000	330,000
Total					**330,000**	**330,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund					330,000	330,000
Total					**330,000**	**330,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Landscape Maintenance/Impr
Priority 1 High

Project # PCS3
Project Name ROW - Riverside Median Landscape Improvement

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $72,856

Description

The Riverside Drive Median landscaping needs replacement with drought resistant plants, native trees and low maintenance mulching.

Justification

This will improve aesthetics and decrease median maintenance and irrigation.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	72,856					72,856
Total	**72,856**					**72,856**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
PG&E Tree & Landscape	47,856					47,856
Urban Forestry Grant	25,000					25,000
Total	**72,856**					**72,856**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Electrical/Lighting
Priority 1 High

Project # PCS113
Project Name ROW Street Light Brackets

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$10,000**

Description

Street Pole Banners Bracket hardware needs to be replaced after years of use and damage; along with expansion of downtown banner locations for the Traffic Safety Program.

Justification

Funding from Downtown Revitalization - SB1 $10k.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	10,000					10,000
Total	**10,000**					**10,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
SB1	10,000					10,000
Total	**10,000**					**10,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Landscape Maintenance/Impr
Priority 1 High

Project # PCS115
Project Name ROW Street and Sidewalk Bio-Swale Maintenance

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$84,000**

Description

Landscape Median Maintenance for street and sidewalk improvements. Vegetated bio-swales are increasingly mandated as Stormwater Post-Construction Requirements for street and sidewalk improvements. Associated landscape maintenance costs are expected to rise incrementely as projects continue to be installed.

Justification

Overall street, sidewalk and landscape improvements align with the City Council's strategic goals.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	12,000	16,000	16,000	20,000	20,000	84,000
Total	**12,000**	**16,000**	**16,000**	**20,000**	**20,000**	**84,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Gas Tax	12,000	16,000	16,000	20,000	20,000	84,000
Total	**12,000**	**16,000**	**16,000**	**20,000**	**20,000**	**84,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Kitchen Repair/Replacement
Priority 2 Medium

Project # PCS120
Project Name Senior Center Kitchen Remodel

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $80,000

Description

Kitchen needs laminate counter repairs and storage drawers/cabinets repairs. Install a kitchen fire supression system. Replace linolium floor. Replace dishwasher and fridge.

Justification

These renovations will make kitchen use operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance					80,000	80,000
Total					**80,000**	**80,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund					80,000	80,000
Total					**80,000**	**80,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Police
Contact Assistant Chief Thomas Sims
Type Equipment
Useful Life
Category Equipment
Priority 1 High

Project # **POL4**
Project Name **Cradle Replacement**

Fund: 310
Division: 967
Object:
Project:

Total Project Cost: **$25,000**

Description

10 Cradle @ $5,000

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment	25,000					25,000
Total	**25,000**					**25,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Measure G	25,000					25,000
Total	**25,000**					**25,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Police
Contact Assistant Chief Thomas Sims

Project # POL1
Project Name Crowd Management Gas Masks

Type Equipment
Useful Life
Category Equipment
Priority 1 High

Fund: 310
Division: 967
Object:
Project:

Total Project Cost: $56,500

Description

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment	56,500					56,500
Total	**56,500**					**56,500**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Measure G	56,500					56,500
Total	**56,500**					**56,500**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Police
Contact Assistant Chief Thomas Sims
Type Maintenance
Useful Life
Category Building Improvements
Priority 2 Medium

Project # **POL15**
Project Name **Firearms Range - Berm**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$20,000**

Description

Berm repair at Firearms Range for safety and noise control

Justification

Sound control needed

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	20,000					20,000
Total	**20,000**					**20,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund	20,000					20,000
Total	**20,000**					**20,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Police
Contact Assistant Chief Thomas Sims
Type Equipment
Useful Life
Category Equipment
Priority 1 High

Project # POL3
Project Name MDC Replacement

Fund: 310
Division: 967
Object:
Project:

Total Project Cost: $125,000

Description

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment	25,000	25,000	25,000	25,000	25,000	125,000
Total	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**	**125,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Measure G	25,000	25,000	25,000	25,000	25,000	125,000
Total	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**	**125,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Police
Contact Assistant Chief Thomas Sims
Type Vehicle
Useful Life
Category Vehicle
Priority 1 High

Project # **14520**
Project Name **Patrol Vehicle Replacement**

Fund: 310
Division: 967
Object: 7805
Project: 14520

Total Project Cost: **$750,000**

Description

Due to aging fleet and safety reasons, patrol vehicles need to be replaced on an ongoing basis.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Vehicle	150,000	150,000	150,000	150,000	150,000	750,000
Total	**150,000**	**150,000**	**150,000**	**150,000**	**150,000**	**750,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Cannabis Funding	40,000					40,000
Measure G	110,000	150,000	150,000	150,000	150,000	710,000
Total	**150,000**	**150,000**	**150,000**	**150,000**	**150,000**	**750,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Police
Contact Assistant Chief Thomas Sims
Type Maintenance
Useful Life
Category HVAC Units
Priority 2 Medium

Project # POL13
Project Name Temp Control System

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $80,000

Description

Temperature Control System for the Police Station to improve heating, cooling, and temperative consistency throughout the building

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	80,000					80,000
Total	**80,000**					**80,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund	80,000					80,000
Total	**80,000**					**80,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Landfill
Contact Mike Rivera
Type Maintenance
Useful Life
Category Landfill
Priority 1 High

Project # **LANDF1**
Project Name **Landfill Closure**

Fund: 741
Division: 576
Object:
Project:

Total Project Cost: **$2,500,000**

Description

Closure of landfill.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			2,500,000			2,500,000
Total			**2,500,000**			**2,500,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Landfill Fund			2,500,000			2,500,000
Total			**2,500,000**			**2,500,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Landfill
Contact Mike Rivera
Type Maintenance
Useful Life
Category Equipment
Priority 1 High

Project # **14573**
Project Name **Landfill Gas Wells**

Fund: 741
Division: 576
Object: 7813
Project: 14573

Total Project Cost: **$90,000**

Description

Gas Wells at the City Landfill

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	60,000	30,000				90,000
Total	**60,000**	**30,000**				**90,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Landfill Fund	60,000	30,000				90,000
Total	**60,000**	**30,000**				**90,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Landfill
Contact Mike Rivera
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # 14643
Project Name Landfill Property Improvements

Fund: 741
Division: 576
Object: 7855
Project: 14643

Total Project Cost: $150,000

Description

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	150,000					150,000
Total	**150,000**					**150,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Landfill Fund	150,000					150,000
Total	**150,000**					**150,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Maintenance
Contact Robert Berry
Type Equipment
Useful Life
Category Equipment
Priority 1 High

Project # **PWM5**
Project Name **Beach Street Garage Elevator Replacement**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$225,000**

Description

Replace the two hydraulic elevators at the Beach Street parking garage with new units.

Justification

Current units are worn and have taken a lot of abuse due to vandalism. Up to date models could include additional security measures.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment		225,000				225,000
Total		**225,000**				**225,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund		225,000				225,000
Total		**225,000**				**225,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Painting
Priority 2 Medium

Project # **PWM1**
Project Name **Beach Street Parking - Paint Stairs/Handrails**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$15,000**

Description

Paint handrails and stair treads at the Beach Street Parking Structure.

Justification

Handrails and stair treads need to be repainted for maintenance and safety.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		15,000				15,000
Total		**15,000**				**15,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund		15,000				15,000
Total		**15,000**				**15,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Painting
Priority 2 Medium

Project # PWM3
Project Name Beach Street Parking: New Striping For Parking

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $50,000

Description

Striping for parking stalls at the Beach Street Parking Structure.

Justification

Striping for parking stalls is very faded, and needs to be redone.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			50,000			50,000
Total			**50,000**			**50,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund			50,000			50,000
Total			**50,000**			**50,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Maintenance
Priority 2 Medium

Project # PWM4
Project Name Beach Street Parking Structure Reseal Deck

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $150,000

Description

Reseal deck at Beach Street Parking Structure.

Justification

Entire deck of parking structure needs to be resealed to prevent water intrusion.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			150,000			150,000
Total			**150,000**			**150,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund			150,000			150,000
Total			**150,000**			**150,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Building and Facilities Maint
Priority 2 Medium

Project # **PWM12**
Project Name **City Hall Miscellaneous Repairs**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$10,000**

Description

Provide space boiler parts; paint handrails.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	10,000					10,000
Total	**10,000**					**10,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund	10,000					10,000
Total	**10,000**					**10,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Roof Replacement/Repair
Priority 1 High

Project # PWM13
Project Name City Hall: Patch Roof

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $3,000

Description

Patch roof at City Hall.

Justification

There are some minor leaks in the roof at City Hall.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			3,000			3,000
Total			**3,000**			**3,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund			3,000			3,000
Total			**3,000**			**3,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # PWM14
Project Name City Hall - Replace Damaged Solar Panels

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$10,000**

Description

Replace damaged solar panels at City Hall.

Justification

There are at least five broken panels on the roof due to vandalism.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	10,000					10,000
Total	**10,000**					**10,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund	10,000					10,000
Total	**10,000**					**10,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Maintenance
Priority 3 Low

Project # PWM15
Project Name City Hall - Data Wiring Modification

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $15,000

Description

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		15,000				15,000
Total		**15,000**				**15,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund		15,000				15,000
Total		**15,000**				**15,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Maintenance
Contact Robert Berry
Type Equipment
Useful Life
Category HVAC Units
Priority 2 Medium

Project # **PWM17**
Project Name **Community Development - Replace HVAC Units**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$20,000**

Description

Replace 3 ton package HVAC units at Community Development.

Justification

Current units are out dated and failing.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment		20,000				20,000
Total		**20,000**				**20,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund		20,000				20,000
Total		**20,000**				**20,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # **PWM24**
Project Name **Civic Plaza - ADA Door Compliance**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$15,000**

Description

Locking devices for door facing Second St at Civic Plaza.

Justification

Doors need locking devices revised to become both more ADA compliant and secure.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	15,000					15,000
Total	**15,000**					**15,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund	15,000					15,000
Total	**15,000**					**15,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # **PWM19**
Project Name **Civic Plaza - Enlarge Diesel Storage**

Fund: 246
Division: 321
Object:
Project:

Total Project Cost: **$10,000**

Description

Enlarge diesel storage for generators

Justification

Would allow the generator to run for a longer time between refills.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		10,000				10,000
Total		**10,000**				**10,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Civic Center		10,000				10,000
Total		**10,000**				**10,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category HVAC Units
Priority 1 High

Project # **PWM33**
Project Name **Civic Plaza - HVAC Equipment Replacement**

Fund: 246
Division: 321
Object:
Project:

Total Project Cost: **$300,000**

Description

Replacement HVAC Equipment at Civic Plaza.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance				300,000		300,000
Total				**300,000**		**300,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Civic Center				300,000		300,000
Total				**300,000**		**300,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # **PWM20**
Project Name **Civic Plaza - Install Safety Railing**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$25,000**

Description

Install safety railing on Civic Plaza's 4th floor.

Justification

There is concerns that people do climb out onto the ledges from the 4th floor patio.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			25,000			25,000
Total			**25,000**			**25,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund			25,000			25,000
Total			**25,000**			**25,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # PWM23
Project Name Civic Plaza - MPOE Reconfiguration

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $55,000

Description

Reconfigure MPOE at Civic Plaza.

Justification

This will provide a more secured environment for City, Courts, and leasees.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	55,000					55,000
Total	**55,000**					**55,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund	55,000					55,000
Total	**55,000**					**55,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Painting
Priority 2 Medium

Project # **PWM18**
Project Name **Civic Plaza - Paint Exterior**

Fund: 246
Division: 321
Object:
Project:

Total Project Cost: **$125,000**

Description

Paint exterior of Civic Plaza building.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		125,000				125,000
Total		**125,000**				**125,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Civic Center		125,000				125,000
Total		**125,000**				**125,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Parking Lot Resurface/Repair
Priority 1 High

Project # **PWM27**
Project Name **Civic Plaza Parking:Paint Removal/Concrete Repairs**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$200,000**

Description

This project will address the flaking of the concrete finish at top of the guardrails and on the side of the building.

Justification

Concrete patch material is wearing out due to age and exposure to weather and is detaching from the building.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	40,000	40,000	40,000	40,000	40,000	200,000
Total	**40,000**	**40,000**	**40,000**	**40,000**	**40,000**	**200,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund	40,000	40,000	40,000	40,000	40,000	200,000
Total	**40,000**	**40,000**	**40,000**	**40,000**	**40,000**	**200,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Maintenance
Priority 2 Medium

Project # **PWM25**
Project Name **Civic Plaza Parking Structure Joint Repair**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$40,000**

Description

Civic Plaza Parking Structure - Expansion Joint Repair

Justification

Compressed joint at ramp at transition to second floor needs crack repaired.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			40,000			40,000
Total			**40,000**			**40,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund			40,000			40,000
Total			**40,000**			**40,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Parking Lot Resurface/Repair
Priority 3 Low

Project # PWM26
Project Name Civic Plaza Parking Structure Seal Floor

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $25,000

Description

Seal top floor of Civic Plaza parking structure.

Justification

Top floor is exposed to the weather, and needs to be resealed for long term maintenance.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			25,000			25,000
Total			**25,000**			**25,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund			25,000			25,000
Total			**25,000**			**25,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Maintenance
Priority 2 Medium

Project # **PWM21**
Project Name **Civic Plaza - Repaint Ledges**

Fund: 246
Division: 321
Object:
Project:

Total Project Cost: **$25,000**

Description

Repaint ledges on Civic Plaza's 3rd and 4th floors

Justification

Plaster ledges are fading.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		25,000				25,000
Total		**25,000**				**25,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Civic Center		25,000				25,000
Total		**25,000**				**25,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Roof Replacement/Repair
Priority 1 High

Project # **PWM22**
Project Name **Civic Plaza - Seal Roof**

Fund: 246
Division: 321
Object:
Project:

Total Project Cost: **$35,000**

Description

Seal roof at Civic Plaza.

Justification

Roof is approaching 15 years old and is only a single layer.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			35,000			35,000
Total			**35,000**			**35,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Civic Center			35,000			35,000
Total			**35,000**			**35,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Building Improvements
Priority 1 High

Project # PWM30
Project Name Demolish Corralitos Police Barracks

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $30,000

Description

This project will address asbestos and lead paint abatement and demolition of the Corralitos barrack's building.

Justification

The Corralitos barrack's building is a hazard and needs to be torn down.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		30,000				30,000
Total		**30,000**				**30,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund		30,000				30,000
Total		**30,000**				**30,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category HVAC Units
Priority 3 Low

Project # **PWM28**
Project Name **Marinovich HVAC Replacement**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$50,000**

Description

Replace HVAC unit at Marinovich Community Center.

Justification

AC systems is not efficient and needs to be replaced.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance					50,000	50,000
Total					**50,000**	**50,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund					50,000	50,000
Total					**50,000**	**50,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Electrical/Lighting
Priority 1 High

Project # PCS124
Project Name Marinovich Park Community Center Electrical Panel

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $20,000

Description

Upgrade old electrical panel.

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		20,000				20,000
Total		**20,000**				**20,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund		20,000				20,000
Total		**20,000**				**20,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Sewer
Contact Ruben Tellez

Project # **14626**
Project Name **Collection Vehicles**

Type Vehicle
Useful Life
Category Vehicle
Priority 1 High

Fund: 710
Division: 911
Object: 7805
Project: 14626

Total Project Cost: **$65,000**

Description

Replace 1999 Dodge utility truck and 1997 Ford utility truck.

Justification

The existing 1999 Dodge utility truck and 1997 Ford utility truck utilized by the sewer collection crews in performing system operation and maintenance throughout the City are aged beyond their useful life and due for replacement.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Vehicle	65,000					65,000
Total	**65,000**					**65,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Sewer Fund	65,000					65,000
Total	**65,000**					**65,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Sewer
Contact Ruben Tellez
Type Equipment
Useful Life
Category Maintenance
Priority 1 High

Project # **14628**
Project Name **CCTV Sewer Inspection Software & Services**

Fund: 710
Division: 911
Object: 7813
Project: 14628

Total Project Cost: **$118,109**

Description

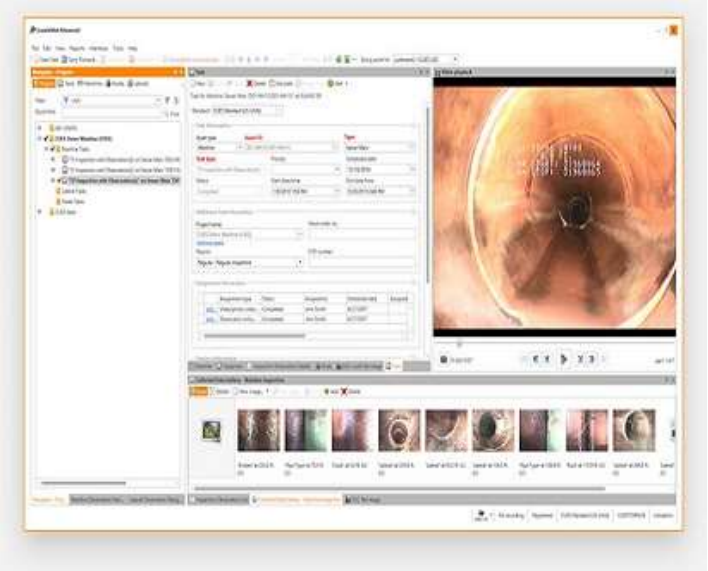
The City utilizes GraniteNet software system to collect, store, display and analyze sewer and storm sewer data of the City's collections infrastructure.

Justification

This item covers the cost of software upgrades and system maintenance needed to maintain the function of the system.

Prior	Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
18,109	Software	20,000	20,000	20,000	20,000	20,000	100,000
Total	**Total**	**20,000**	**20,000**	**20,000**	**20,000**	**20,000**	**100,000**

Prior	Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
18,109	Sewer Fund	20,000	20,000	20,000	20,000	20,000	100,000
Total	**Total**	**20,000**	**20,000**	**20,000**	**20,000**	**20,000**	**100,000**



Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Public Works: Sewer
Contact Ruben Tellez
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # 14332
Project Name Emergency Infrastructure Repairs

Fund: 710
Division: 911
Object:
Project:

Total Project Cost: $460,000

Description

Capital available for small emergency sewer repairs.

Justification

Each year, City staff determines and prioritizes minor repair projects needed to keep the City's storm sewer mains operational. This project provides budget for these smaller projects.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	60,000	100,000	100,000	100,000	100,000	460,000
Total	**60,000**	**100,000**	**100,000**	**100,000**	**100,000**	**460,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Sewer Fund	60,000	100,000	100,000	100,000	100,000	460,000
Total	**60,000**	**100,000**	**100,000**	**100,000**	**100,000**	**460,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Sewer
Contact Danielle Green
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # SEWER2
Project Name Digester 1 & 2 Dome Crack Repair

Fund: 710
Division: 911
Object:
Project:

Total Project Cost: **$118,000**

Description

This project will repair the existing cracks on the Digester #1 and 2 to protect the existing structure from further damage and extend the useful life of the digesters.

Justification

The existing Digesters #1 and 2 have cracks on the exterior of the roof dome that require repair/filling.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	118,000					118,000
Total	**118,000**					**118,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Sewer Fund	118,000					118,000
Total	**118,000**					**118,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Sewer
Contact Mike Wagoner
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # SEWER16
Project Name Digester #1 Mixing System Replacement

Fund: 710 **Object:** 7813
Division: 911 **Project:**

Total Project Cost: **$1,489,000**

Description

This project will replace the existing equipment to match Digester #2 which was modified over 10 years ago with a new, more efficient liquid mixing system that will also be compatible with future FOG receiving upgrades.

Justification

Digester #1 mixing system is still run on an inefficient gas mixing system which is nearing the end of its useful life

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Planning/Design			100,000			100,000
Construction				1,389,000		1,389,000
Total			**100,000**	**1,389,000**		**1,489,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Sewer Fund			100,000	1,389,000		1,489,000
Total			**100,000**	**1,389,000**		**1,489,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Sewer
Contact Danielle Green
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # **14623**
Project Name **Freedom Blvd Sewer Replace (Alta Vista-Green Val)**

Fund: 710 **Object:** 7835
Division: 911 **Project:** 14623

Total Project Cost: **$600,000**

Description

The City is planning a road improvement project beginning in 2022 to improve the roadway on Freedom Boulevard between Green Valley Road and Alta Vista. The City will address the underground sewer repairs and rehabilitations currently needed within this corridor.

Justification

This project has been prioritized in timing to avoid digging through the new roadway improvements in the near future.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	600,000					600,000
Total	**600,000**					**600,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Sewer Fund	600,000					600,000
Total	**600,000**					**600,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Sewer
Contact Danielle Green
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # SEWER
Project Name Freedom Blvd-Sewer Replacement-Compton

Fund: 710
Division: 911
Object: 7835
Project:

Total Project Cost: **$400,000**

Description

Replace the existing 6 inch sanitary sewer within City limits on Freedom Boulevard between Burchell Avenue and Compton Terrace.

Justification

The existing 6 inch sanitary sewer is in poor condition requiring replacement.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	400,000					400,000
Total	**400,000**					**400,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Sewer Fund	400,000					400,000
Total	**400,000**					**400,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Public Works: Sewer
Contact Danielle Green
Type Maintenance
Useful Life
Category Maintenance
Priority 2 Medium

Project # SEWER5
Project Name Lee Road Storm Sewer Replacement

Fund: 710
Division: 911
Object:
Project:

Total Project Cost: $500,000

Description

This project will rehabilitate and replace existing storm sewer infrastructure in the vicinity of Lee and Beach Road.

Justification

The existing storm sewer infrastructure in the vicinity of Lee and Beach Road which is in need of repair.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		500,000				500,000
Total		**500,000**				**500,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Sewer Fund		500,000				500,000
Total		**500,000**				**500,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Sewer
Contact Danielle Green
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # SEWER15
Project Name Levee Embankment Stabilization Project

Fund: 710
Division: 911
Object:
Project:

Total Project Cost: **$1,550,000**

Description

This project will install sheet piles in the Pajaro River Levee section that borders the Wastewater Treatment Plant to help stabilize the levee and reduce seepage. This project also includes estimated costs for relocating the WWTP electrical service which is currently located on the levee.

Justification

This will help to stabilize the levee to ensure that one of the City's most valuable assets is protected in the case of Pajaro River flooding.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	200,000		550,000	800,000		1,550,000
Total	**200,000**		**550,000**	**800,000**		**1,550,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Sewer Fund	200,000		550,000	800,000		1,550,000
Total	**200,000**		**550,000**	**800,000**		**1,550,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Sewer
Contact Danielle Green
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # SEWER4
Project Name Main Switchgear and Energy Recovery Electrical

Fund: 710
Division: 911
Object:
Project:

Total Project Cost: **$11,200,000**

Description

This project will replace the main electrical switchgear and backup generation system and mitigate the potential for future flood damage.

Justification

The main electrical switchgear and backup generation system that provides power and emergency backup power to all equipment in the wastewater treatment plant is over 35 years old which is nearing the end of its useful life. This critical equipment is also located at an elevation that could be susceptible to flood damage should the Pajaro River Levee providing protection to the treatment plant fail.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	500,000	600,000	10,100,000			11,200,000
Total	**500,000**	**600,000**	**10,100,000**			**11,200,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Bond			10,100,000			10,100,000
Sewer Fund	500,000	600,000				1,100,000
Total	**500,000**	**600,000**	**10,100,000**			**11,200,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Sewer
Contact Ruben Tellez
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # **14039**
Project Name **Manhole Lid Raising**

Fund: 710
Division: 911
Object: 7855
Project: 14039

Total Project Cost: **$100,000**

Description

This project will repair the manholes determined by staff to be a priority

Justification

Throughout the City there are manhole lids that are lower than the existing grade and/or the concrete collars have deteriorated creating a hazard for roadway travel.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	100,000					100,000
Total	**100,000**					**100,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Sewer Fund	100,000					100,000
Total	**100,000**					**100,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Sewer
Contact Cristy Cassel-Shimabukuro

Project # **SEWER14**
Project Name **Nature Center Building**

Type New
Useful Life
Category New Building
Priority 1 High

Fund: 710
Division: 911
Object:
Project:

Total Project Cost: **$450,000**

Description

Purchasing a new portable trailer for the Nature Center.

Justification

We have invested funds in patching the building, but inspections found that the inside of the walls and roof only have 3-5 years before it starts falling apart. This is a safety issue for visitors and staff as we serve up to 5,000 visitors a year. This help us meet a lot of our state mandated outreach requirements.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	100,000	350,000				450,000
Total	**100,000**	**350,000**				**450,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Grant or Other Source		250,000				250,000
Sewer Fund	100,000	100,000				200,000
Total	**100,000**	**350,000**				**450,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Sewer
Contact Danielle Green
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # SEWER3
Project Name Pre-Aeration & Gravity Thickeners Channel Repair

Fund: 710
Division: 911
Object:
Project:

Total Project Cost: $880,000

Description

This project will provide a protective coating for the pre-aeration channel at the two gravity thickeners to extend their useful life.

Justification

The pre-aeration channel and exposed overflow channels at the two gravity thickeners are not currently coated. These structures have visible signs of corrosion which are not yet beyond repair.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		543,000		337,000		880,000
Total		**543,000**		**337,000**		**880,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Sewer Fund		543,000		337,000		880,000
Total		**543,000**		**337,000**		**880,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Sewer
Contact Danielle Green
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # SEWER7
Project Name Replace Sewer Pump Station 10 - Miles Lane

Fund: 710
Division: 911
Object:
Project:

Total Project Cost: **$1,250,000**

Description

This project will replace and upgrade the pump station No. 10 located on Miles Lane.

Justification

Existing Sanitary Sewer Pump Station No. 10 is undersized for existing flows and the pumps, controls, and equipment is beyond its anticipated useful lifespan.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	150,000	1,100,000				1,250,000
Total	**150,000**	**1,100,000**				**1,250,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Sewer Fund	150,000	1,100,000				1,250,000
Total	**150,000**	**1,100,000**				**1,250,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Sewer
Contact Ruben Tellez
Type Vehicle
Useful Life
Category Vehicle
Priority 1 High

Project # **14581**
Project Name **Replace Vactor Series 2100 Sewer Cleaning Truck**

Fund: 710
Division: 911
Object: 7805
Project: 14624

Total Project Cost: **$500,000**

Description

Replace both cleaning trucks allowing the City to provide consistent sewer collection system maintenance and emergency response.

Justification

The City currently has two sewer cleaning trucks that are over 20 years old, well beyond their expected useful life.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Vehicle			500,000			500,000
Total			**500,000**			**500,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Sewer Fund			500,000			500,000
Total			**500,000**			**500,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Sewer
Contact Ruben Tellez
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # **14621**
Project Name **Sanitary Sewer Lift Station Improvements**

Fund: 710
Division: 911
Object: 7835
Project: 14621

Total Project Cost: **$1,000,000**

Description

The City operates and maintains 13 sanitary sewer pump stations throughout the City. This fund will be for repair, rehabilitation and maintenance of outdated and aging sewer lift station equipment and infrastructure. The budget for FY23/24 includes a $500,000 wet well lining project.

Justification

This fund will be for upgrades to outdated and aging sewer lift station equipment.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	100,000	100,000	100,000	600,000	100,000	1,000,000
Total	**100,000**	**100,000**	**100,000**	**600,000**	**100,000**	**1,000,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Sewer Fund	100,000	100,000	100,000	600,000	100,000	1,000,000
Total	**100,000**	**100,000**	**100,000**	**600,000**	**100,000**	**1,000,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Sewer
Contact Ruben Tellez
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # SEWER8
Project Name Sewer Pump Station Controls/PLC/SCADA Upgrade

Fund: 710
Division: 911
Object:
Project:

Total Project Cost: $400,000

Description

This project will upgrade the controls at the pump stations which will be linked to the sewer collections SCADA system.

Justification

The City operates and maintains 13 sanitary sewer pump stations, the majority of which have outdated and unreliable controls that operate the pump station equipment.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	400,000					400,000
Total	**400,000**					**400,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Sewer Fund	400,000					400,000
Total	**400,000**					**400,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Sewer
Contact Mike Wagoner
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # SEWER1
Project Name Solids Thickening Process Improvements

Fund: 710
Division: 911
Object:
Project:

Total Project Cost: $651,000

Description

This project will improve the solids thickening process to help maintain the WWTP's permit compliance for solids handling.

Justification

Although the overall designed average annual flow capacity of the plant is higher than actual annual flow rates the wastewater treatment plant receives, the loading on the solids thickening process is currently near capacity.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	651,000					651,000
Total	**651,000**					**651,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Sewer Fund	651,000					651,000
Total	**651,000**					**651,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Sewer
Contact Danielle Green
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # SEWER11
Project Name Sub Basin 7 Sanitary Sewer-Martinelli to Beach

Fund: 710
Division: 911
Object:
Project:

Total Project Cost: **$1,000,000**

Description

Staff will study the area to evaluate and prioritize projects within Sub Basin 7. This fund will replace and rehabilitate the assessed areas in this Basin.

Justification

The City's sewer collection system is divided into 13 sub basins based on drainage routing. Collections staff maintains a list of the sewer lines within the City that require the most frequent maintenance due to breaks, grease buildup, and/or being undersized. Sub Basin 7 contains approximately a third of the locations on this maintenance list.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			1,000,000			1,000,000
Total			**1,000,000**			**1,000,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Sewer Fund			1,000,000			1,000,000
Total			**1,000,000**			**1,000,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Sewer
Contact Ruben Tellez
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # 14409
Project Name Sanitary Sewer Main Replacement

Fund: 710
Division: 911
Object: 7855
Project: 14409

Total Project Cost: $500,000

Description

Replace sanitary sewer mains.

Justification

Each year, City staff determines and prioritizes minor repair projects needed to keep the City's sewer mains operational. This project provides budget for these smaller projects.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	100,000	100,000	100,000	100,000	100,000	500,000
Total	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**500,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Sewer Fund	100,000	100,000	100,000	100,000	100,000	500,000
Total	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**500,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Sewer
Contact Ruben Tellez
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # **SEWER13**
Project Name **West Beach at Rodriguez Sewer Replacement**

Fund: 710
Division: 911
Object:
Project:

Total Project Cost: **$100,000**

Description

This project will replace approximately 240 linear feet of existing 6 inch sewer near West Beach and Rodriguez Streets.

Justification

Existing 6 inch sewer near West Beach and Rodriguez Streets is in poor condition.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		100,000				100,000
Total		**100,000**				**100,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Sewer Fund		100,000				100,000
Total		**100,000**				**100,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Sewer
Contact Mike Wagoner
Type Maintenance
Useful Life
Category Maintenance
Priority 2 Medium

Project # SEWER9
Project Name WWTP Fan Replacement Project

Fund: 710
Division: 911
Object:
Project:

Total Project Cost: **$537,000**

Description

This project will replace the exhaust fans located at the Wastewater Treatment plant to restore and/or improve on the designed ventilation needs throughout the plant.

Justification

Various locations throughout the wastewater treatment plant contain outdated or undersized exhaust fans which provide necessary ventilation in various process structures throughout the plant.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance					537,000	537,000
Total					**537,000**	**537,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Sewer Fund					537,000	537,000
Total					**537,000**	**537,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Sewer
Contact Mike Wagoner
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # 14328
Project Name WWTP Infrastructure Repairs/Replacement

Fund: 710
Division: 911
Object: 7855
Project: 14328

Total Project Cost: $5,000,000

Description

On an annual basis, City staff with review and prioritize smaller equipment replacement and infrastructure repair projects needed to maintain operation of the wastewater treatment plant.

Justification

The majority of equipment in operation at the wastewater treatment plant is over 35 years old, and in some cases more than 50 years old.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Total	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	**5,000,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Sewer Fund	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Total	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	**5,000,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Solid Waste
Contact Enrique Vasquez

Project # **14353**
Project Name **Collection Vehicles**

Type Vehicle
Useful Life
Category Vehicle
Priority 1 High

Fund: 740
Division: 912
Object: 7805
Project: 14353

Total Project Cost: **$2,400,000**

Description

Purchase two new collection vehicles.

Justification

We will be replacing older vehicles with newer and more efficient vehicles thus reducing maintenance costs.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Vehicle	400,000	400,000	400,000	400,000	800,000	2,400,000
Total	**400,000**	**400,000**	**400,000**	**400,000**	**800,000**	**2,400,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Solid Waste Fund	400,000	400,000	400,000	400,000	800,000	2,400,000
Total	**400,000**	**400,000**	**400,000**	**400,000**	**800,000**	**2,400,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Solid Waste
Contact Enrique Vasquez

Project # **14355**
Project Name **Street Sweeper**

Type Vehicle
Useful Life
Category Vehicle
Priority 1 High

Fund: 740
Division: 912
Object: 7805
Project: 14355

Total Project Cost: **$330,000**

Description

Purchase new street sweeper.

Justification

We will be replacing older vehicles with newer and more efficient vehicles thus reducing maintenance costs.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Vehicle		330,000				330,000
Total		**330,000**				**330,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Solid Waste Fund		330,000				330,000
Total		**330,000**				**330,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Solid Waste
Contact Enrique Vasquez

Project # 14357
Project Name Pick-Up Trucks (2) for Solid Waste

Type Vehicle
Useful Life
Category Vehicle
Priority 1 High

Fund: 740
Division: 912
Object: 7813
Project: 14357

Total Project Cost: $120,000

Description

Two new pickup trucks for Solid Waste.

Justification

We will be replacing older vehicles with newer and more efficient vehicles thus reducing maintenance costs.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Vehicle		120,000				120,000
Total		**120,000**				**120,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Solid Waste Fund		120,000				120,000
Total		**120,000**				**120,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Solid Waste
Contact Enrique Vasquez

Project # **14419**
Project Name **Container Truck**

Type Vehicle
Useful Life
Category Vehicle
Priority 1 High

Fund: 740
Object: 7805
Division: 912
Project: 14419

Total Project Cost: **$270,000**

Description

New container truck

Justification

We will be replacing older vehicles with newer and more efficient vehicles thus reducing maintenance costs.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Vehicle	130,000			140,000		270,000
Total	**130,000**			**140,000**		**270,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Solid Waste Fund	130,000			140,000		270,000
Total	**130,000**			**140,000**		**270,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Solid Waste
Contact Ray Martin
Type Maintenance
Useful Life
Category Computer Sofware
Priority 1 High

Project # **14420**
Project Name **Gas Emission Monitoring System (GEMS)**

Fund: 740
Division: 912
Object: 7815
Project: 14420

Total Project Cost: **$20,000**

Description

Purchase a new monitoring system for gas emissions at the landfill

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Software			20,000			20,000
Total			**20,000**			**20,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Solid Waste Fund			20,000			20,000
Total			**20,000**			**20,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Solid Waste
Contact Enrique Vasquez

Project # **14421**
Project Name **Roll-Off Truck**

Type Vehicle
Useful Life
Category Vehicle
Priority 1 High

Fund: 740 **Object:** 7805
Division: 912 **Project:** 14421

Total Project Cost: **$665,000**

Description

New roll-off truck

Justification

We will be replacing older vehicles with newer and more efficient vehicles thus reducing maintenance costs.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Vehicle		325,000		340,000		665,000
Total		**325,000**		**340,000**		**665,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Solid Waste Fund		325,000		340,000		665,000
Total		**325,000**		**340,000**		**665,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Solid Waste
Contact Mike Rivera
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # **14566**
Project Name **Public Drop-Off Improvements**

Fund: 740
Division: 912
Object: 7855
Project: 14566

Total Project Cost: **$700,000**

Description

Improve existing Public Drop-off facility

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	100,000	200,000	100,000	200,000	100,000	700,000
Total	**100,000**	**200,000**	**100,000**	**200,000**	**100,000**	**700,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Solid Waste Fund	100,000	200,000	100,000	200,000	100,000	700,000
Total	**100,000**	**200,000**	**100,000**	**200,000**	**100,000**	**700,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Solid Waste
Contact Gabriel Gordo
Type New
Useful Life
Category New Building
Priority 1 High

Project # SW01
Project Name MSC Admn & Customer Service Building

Fund: 740
Division: 912
Object:
Project:

Total Project Cost: **$6,000,000**

Description

Redesign of Municipal Service building

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Construction			6,000,000			6,000,000
Total			**6,000,000**			**6,000,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Bond			6,000,000			6,000,000
Total			**6,000,000**			**6,000,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Solid Waste
Contact Gabriel Gordo
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # SW02
Project Name Vehicle Fueling Station

Fund: 740
Division: 912
Object:
Project:

Total Project Cost: $500,000

Description

New vehicle fueling station to upgrade fuel pumps

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		500,000				500,000
Total		**500,000**				**500,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Solid Waste Fund		500,000				500,000
Total		**500,000**				**500,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Solid Waste
Contact Ray Martin

Project # **SW03**
Project Name **Landfill Water Truck**

Type Vehicle
Useful Life
Category Vehicle
Priority 1 High

Fund: 740
Division: 912
Object:
Project:

Total Project Cost: **$475,000**

Description

Purchase a new water truck for the landfill to transport leachate tha is produced by the landfill to the Waste Water Treatment facility to be treated per State regulations

Justification

We will be replacing older vehicles with newer and more efficient vehicles thus reducing maintenance costs.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Vehicle	225,000			250,000		475,000
Total	**225,000**			**250,000**		**475,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Solid Waste Fund	225,000			250,000		475,000
Total	**225,000**			**250,000**		**475,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Solid Waste
Contact Enrique Vasquez

Project # SW04
Project Name Solid Waste - Field Services Trucks

Type Vehicle
Useful Life
Category Vehicle
Priority 1 High

Fund: 740
Division: 912
Object:
Project:

Total Project Cost: $180,000

Description

Purchase trucks for Solid Waste Field Services staff.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Vehicle	60,000	60,000	60,000			180,000
Total	**60,000**	**60,000**	**60,000**			**180,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Solid Waste Fund	60,000	60,000	60,000			180,000
Total	**60,000**	**60,000**	**60,000**			**180,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Solid Waste
Contact Mike Rivera
Type Maintenance
Useful Life
Category Organics Program
Priority 1 High

Project # **SW05**
Project Name **Organics Waste Methane Reduction - SB1383**

Fund: 740
Division: 912
Object:
Project:

Total Project Cost: **$800,000**

Description

Provide organic waste collection to all organic waste generators, including residents' businesses, City facilities, and large events and venues.

Justification

In September 2016, Governor Brown signed into law Senate Bill 1383, the most significant waste reduction mandate to be adopted in California in the last 30 years.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Organics Program	800,000					800,000
Total	**800,000**					**800,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Solid Waste Fund	800,000					800,000
Total	**800,000**					**800,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Transportation
Contact Adolfo Gonzalez
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # 14017
Project Name Citywide Signs Markings and Striping

Fund: 305
Division: 923
Object: 7837
Project: 14017

Description

Maintenance and installation of signs, curb painting, roadway striping, and markings to maintain reflectivity and visibility for traffic operations and safety.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	200,000	150,000	150,000	150,000	150,000	800,000
Total	**200,000**	**150,000**	**150,000**	**150,000**	**150,000**	**800,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Gas Tax	200,000	150,000	150,000	150,000	150,000	800,000
Total	**200,000**	**150,000**	**150,000**	**150,000**	**150,000**	**800,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Transportation
Contact Adolfo Gonzalez

Project # 14018
Project Name Signals & Lighting Replacement & Maintenance

Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Fund: 305
Division: 923
Object: 7839
Project: 14018

Total Project Cost: $750,000

Description

Ongoing maintenance of traffic signal systems and street lighting necessary for traffic safety on the City's roadways.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	150,000	150,000	150,000	150,000	150,000	750,000
Total	**150,000**	**150,000**	**150,000**	**150,000**	**150,000**	**750,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Gas Tax	150,000	150,000	150,000	150,000	150,000	750,000
Total	**150,000**	**150,000**	**150,000**	**150,000**	**150,000**	**750,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Transportation
Contact Patrice Theriot
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # **14313**
Project Name **Road Repair**

Fund: 306
Division: 924
Object: 7837
Project: 14313

Total Project Cost: **$1,690,000**

Description

Miscellaneous road repair of potholes, patching, etc. at locations Citywide.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	430,000	530,000	530,000	200,000		1,690,000
Total	**430,000**	**530,000**	**530,000**	**200,000**		**1,690,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Gas Tax	200,000	200,000	200,000	200,000		800,000
SB1	230,000	330,000	330,000			890,000
Total	**430,000**	**530,000**	**530,000**	**200,000**		**1,690,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Transportation
Contact Rosemarie Dow
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # **14314**
Project Name **Citywide Curb Ramp Program**

Fund: 305
Division: 923
Object: 7837
Project: 14314

Total Project Cost: **$350,000**

Description

Replacement and /or installation of curb ramps street crossings to comply with current disability act standards.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		175,000		175,000		350,000
Total		**175,000**		**175,000**		**350,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Gas Tax		175,000		175,000		350,000
Total		**175,000**		**175,000**		**350,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Transportation
Contact Maria Esther Rodriguez

Project # 14319
Project Name Downtown Revitalization

Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Fund: 306
Division: 924
Object: 7837
Project: 14319

Description

Upgraded pedestrian, lighting, traffic calming, etc in downtown area that would enhance safety of all transportation modes,allow for more pedestrian and bicycle friendly amenities, landscaping to provide functional beautification, directional and way finding signage...all improvements to enhace and revitalize the downtown area.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	50,000	50,000	50,000			150,000
Total	**50,000**	**50,000**	**50,000**			**150,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
SB1	50,000	50,000	50,000			150,000
Total	**50,000**	**50,000**	**50,000**			**150,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Transportation
Contact Adolfo Gonzalez
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # **14320**
Project Name **Citywide Bicycle Facilities (Various Locations)**

Fund: 312
Division: 972
Object: 7837
Project: 14320

Description

Install bicycle improvements - such as bicycle lanes, signs, lockers or racks - to facilitate and improve bicycle as a tranpsortation mode and the accompanying facilities/amenities at various locations within the City

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		100,000		50,000		150,000
Total		**100,000**		**50,000**		**150,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Measure D		100,000		50,000		150,000
Total		**100,000**		**50,000**		**150,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Transportation
Contact Murray Fontes
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # 14321
Project Name Maintain and Improve Trails (Various Locations)

Fund: 312 **Object:** 7837
Division: 972 **Project:** 14321

Total Project Cost: $200,000

Description

Maintain and enhance existing pedestrian and bicycle trails

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	100,000		100,000			200,000
Total	**100,000**		**100,000**			**200,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Measure D	100,000		100,000			200,000
Total	**100,000**		**100,000**			**200,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Transportation
Contact Adolfo Gonzalez
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # **14322**
Project Name **Pedestrian and Traffic Safety**

Fund: 312
Division: 972
Object: 7837
Project: 14322

Total Project Cost: **$450,000**

Description

Install pedestrian and traffic safety improvements at various locations within the City. This also includes installation of traffic calming measures in coordination with neighborhood groups established with a Neighborhood Traffic Plan.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	50,000	140,000	160,000	100,000		450,000
Total	**50,000**	**140,000**	**160,000**	**100,000**		**450,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Measure D	50,000	140,000	160,000	100,000		450,000
Total	**50,000**	**140,000**	**160,000**	**100,000**		**450,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Transportation
Contact Patrice Theriot
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # 14405
Project Name Maintain Roads (Various Locations)

Fund: 305 **Object:** 7837
Division: 923 **Project:** 14405

Total Project Cost: $1,625,000

Description

Perform road maintenance including overlay or placement of three-layer coating system on road surface to extend useful life of roadway integrity.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	1,625,000					1,625,000
Total	**1,625,000**					**1,625,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Gas Tax	700,000					700,000
Measure D	400,000					400,000
SB1	525,000					525,000
Total	**1,625,000**					**1,625,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Transportation
Contact Murray Fontes
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # 14407
Project Name Underground Utilities Lake Avenue

Fund: 349
Object: 7837
Division: 947
Project: 14407

Total Project Cost: $180,000

Description

Underground existing overhead utilities, remove utility poles, install street lighting, replace curb, gutter and sidewalk.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	180,000					180,000
Total	**180,000**					**180,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
In-Lieu Fees	180,000					180,000
Total	**180,000**					**180,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Transportation
Contact Murray Fontes
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # 14522
Project Name Lee Rd Trail (RR Xing - Harkins Slough Rd)-Des,Env

Fund: 312
Division: 972
Object: 7837
Project: 14522

Total Project Cost: **$1,026,000**

Description

Prepare plans and environmental documents for trail segment that would accommodate pedestrians and cyclists on Lee Road, across Struve Slough. $330K Coastal Conservancy grant

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Planning/Design	46,000					46,000
Construction				980,000		980,000
Total	**46,000**			**980,000**		**1,026,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Conservancy Grant	46,000					46,000
Grant Funding				330,000		330,000
Measure D				650,000		650,000
Total	**46,000**			**980,000**		**1,026,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Transportation
Contact Maria Esther Rodriguez
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # **PWTR1**
Project Name **Elm St. Improvements - Marchant St to Lincoln St**

Fund: 305
Division: 923
Object:
Project:

Total Project Cost: **$350,000**

Description

Reconstruction of roadway andreview and possible upgrade or new installation of storm drainage system to address high crown street and periodice flooding in area.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		350,000				350,000
Total		**350,000**				**350,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Gas Tax		350,000				350,000
Total		**350,000**				**350,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Transportation
Contact Maria Esther Rodriguez

Project # PWTR2
Project Name Ohlone Parkway Imp. Phase 2 (UPRR to W. Beach St)

Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Fund: 305
Division: 923
Object:
Project:

Total Project Cost: $750,000

Description

Repair or reconstruct roadway, install pedestrian & bicycle facilities; replace & upgrade signage

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		750,000				750,000
Total		**750,000**				**750,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Gas Tax		750,000				750,000
Total		**750,000**				**750,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Transportation
Contact Patrice Theriot
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # **PWTR3**
Project Name **Freedom Blvd Imp. (Green Valley to Airport Blvd)**

Fund: 305
Division: 923
Object:
Project:

Total Project Cost: **$2,455,000**

Description

Design & construct improvements to the roadway including paving,striping and roadway markings; installation of bicycle facitilites; construction of sidewalks and curb ramps; installation of street lighting, as appropriate; construction of concrete bus pads and or pull outs - where possible.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		150,000	2,305,000			2,455,000
Total		**150,000**	**2,305,000**			**2,455,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Gas Tax			500,000			500,000
Grant Funding			710,000			710,000
Measure D		150,000	595,000			745,000
SB1			500,000			500,000
Total		**150,000**	**2,305,000**			**2,455,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Transportation
Contact Patrice Theriot
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # PWTR4
Project Name Freedom Blvd Reconst. (Alta Vista-Green Valley Rd)

Fund: 305
Division: 923
Object:
Project:

Total Project Cost: $3,150,000

Description

Reconstruction of the roadway, including striping, pavement markings and signs; provisions for accessible sidewalks and installation of curb ramps. Installation of traffic signal at intersection of Freedom Boulevard and Sydney Avenue.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Planning/Design	125,000					125,000
Construction		3,025,000				3,025,000
Total	**125,000**	**3,025,000**				**3,150,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Gas Tax		505,000				505,000
Grant Funding		1,575,000				1,575,000
Measure D	125,000	445,000				570,000
SB1		500,000				500,000
Total	**125,000**	**3,025,000**				**3,150,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Transportation
Contact Robert Schneider
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # **PWTR5**
Project Name **Bridge Street Reconstruction - Blackburn/Beck**

Fund: 312
Division: 972
Object:
Project:

Total Project Cost: **$200,000**

Description

Repair and resurface damaged roadway. Address sidewalk and corner ramp deficiencies. Includes design, environmental documentation and construction. Additional $550,000 in funding for construction TBD.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	100,000	100,000				200,000
Total	**100,000**	**100,000**				**200,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Measure D	100,000	100,000				200,000
Total	**100,000**	**100,000**				**200,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Transportation
Contact Murray Fontes
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # PWTR6
Project Name Pajaro Valley HS Trail (Air.Blvd-Harkins Slough)

Fund: 305
Division: 923
Object:
Project:

Total Project Cost: $350,000

Description

Design and construct 8' wide pedestrian and bike trail. Need additional $400K. Additional funding Gas Tax $75 K, SB1 $75 K, Measure D $200 K, GRANT under Gas Tax)

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			100,000	250,000		350,000
Total			**100,000**	**250,000**		**350,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Gas Tax				75,000		75,000
Measure D			100,000	100,000		200,000
SB1				75,000		75,000
Total			**100,000**	**250,000**		**350,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Transportation
Contact Robert Schneider
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # **PWTR7**
Project Name **Pennsylvania Dr Reconstruction - Clifford/Winding**

Fund: 312
Division: 972
Object:
Project:

Total Project Cost: **$200,000**

Description

Reconstruct roadway, bike lanes and pedestrian pathway to address failing shoulder areasadjacent to slough. Includes design, environmental documentation. Additional $1.3M to be identified for construction

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	100,000	100,000				200,000
Total	**100,000**	**100,000**				**200,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Measure D	100,000	100,000				200,000
Total	**100,000**	**100,000**				**200,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Water
Contact Max Brandenburg

Project # **14340**
Project Name **5/8" x 3/4" Meter Change Out**

Type Equipment
Useful Life
Category Equipment
Priority 1 High

Fund: 720
Division: 913
Object: 7833
Project: 14340

Total Project Cost: **$450,000**

Description

Replace 5/8" and 3/4" water meters

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment	150,000	150,000	75,000	75,000		450,000
Total	**150,000**	**150,000**	**75,000**	**75,000**		**450,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Water Fund	150,000	150,000	75,000	75,000		450,000
Total	**150,000**	**150,000**	**75,000**	**75,000**		**450,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Water
Contact Max Brandenburg

Project # 14341
Project Name 1" Meter Change Out

Type Equipment
Useful Life
Category Equipment
Priority 1 High

Fund: 720
Division: 913
Object: 7833
Project: 14341

Total Project Cost: $108,000

Description

Replace 1" water meters

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment	27,000	27,000	27,000	27,000		108,000
Total	**27,000**	**27,000**	**27,000**	**27,000**		**108,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Water Fund	27,000	27,000	27,000	27,000		108,000
Total	**27,000**	**27,000**	**27,000**	**27,000**		**108,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Water
Contact Max Brandenburg
Type Equipment
Useful Life
Category Equipment
Priority 1 High

Project # **14342**
Project Name **2" Meter Change Out**

Fund: 720
Object: 7833
Division: 913
Project: 14342

Total Project Cost: **$44,000**

Description

Replace 2" water meters

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment	11,000	11,000	11,000	11,000		44,000
Total	**11,000**	**11,000**	**11,000**	**11,000**		**44,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Water Fund	11,000	11,000	11,000	11,000		44,000
Total	**11,000**	**11,000**	**11,000**	**11,000**		**44,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Water
Contact Max Brandenburg
Type Equipment
Useful Life
Category Equipment
Priority 1 High

Project # **14343**
Project Name **1.5" Meter Change Out**

Fund: 720
Division: 913
Object: 7833
Project: 14343

Total Project Cost: **$40,000**

Description

Replace 1.5" water meters

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment	10,000	10,000	10,000	10,000		40,000
Total	**10,000**	**10,000**	**10,000**	**10,000**		**40,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Water Fund	10,000	10,000	10,000	10,000		40,000
Total	**10,000**	**10,000**	**10,000**	**10,000**		**40,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Water
Contact Beau Kayser
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # **14346**
Project Name **Chromium 6 Treatment Plants**

Fund: 720
Division: 913
Object: 7855
Project: 14346

Total Project Cost: **$5,500,000**

Description

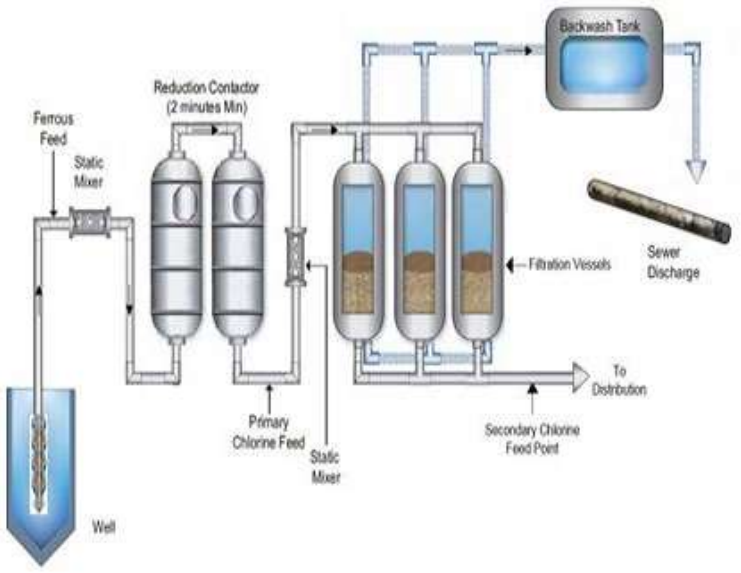
This project will provide Chromium-6 treatment technology at wells 2,3,7,14,17 &18 to meet regulatory compliance.

Justification

The State is in the process of updating the regulation limits for Chromium-6. Depending on the final regulation limit issued by the State, several of the City's existing well sites may require additional treatment to meet these new regulatory limits.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance					5,500,000	5,500,000
Total					**5,500,000**	**5,500,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
SRF Loan					5,500,000	5,500,000
Total					**5,500,000**	**5,500,000**



Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Water
Contact Beau Kayser
Type Vehicle
Useful Life
Category Vehicle
Priority 1 High

Project # **14349**
Project Name **Water Operations Service Vehicle**

Fund: 720
Division: 913
Object: 7805
Project: 14349

Total Project Cost: **$45,000**

Description

Repllace 10 year old water operations vehicle

Justification

This vehicle is beyond its anticipated useful life.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Vehicle	45,000					45,000
Total	**45,000**					**45,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Water Fund	45,000					45,000
Total	**45,000**					**45,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Water
Contact Beau Kayser
Type Maintenance
Useful Life
Category Maintenance
Priority 2 Medium

Project # 14416
Project Name Road Maintenance at Reservoirs

Fund: 720
Division: 913
Object: 7837
Project: 14416

Total Project Cost: $75,000

Description

The project will repair the existing road leading to the Pajaro reservoir.

Justification

The existing road leading to the Pajaro reservoir is cracked and in need of repair in order to maintain access for Water operations and maintenance crews.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	75,000					75,000
Total	**75,000**					**75,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Water Fund	75,000					75,000
Total	**75,000**					**75,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Water
Contact Beau Kayser

Project # 14417
Project Name Electrical/Instrumentation Upgrade

Type Equipment
Useful Life
Category Equipment
Priority 1 High

Fund: 720
Division: 913
Object: 7813
Project: 14417

Total Project Cost: $1,000,000

Description

This project will improve the overall reliability of the water system by modernizing and upgrading the radio and SCADA communication system for each site as prioritized by City staff on an annual basis.

Justification

Operation of the City's well, pump station, and reservoir infrastructure is currently managed with outdated instrumentation and controls that are beyond their anticipated useful life. This project will improve the overall reliability of the water system by modernizing and upgrading the radio and SCADA communication system for each site as prioritized by City staff on an annual basis.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment	200,000	200,000	200,000	200,000	200,000	1,000,000
Total	**200,000**	**200,000**	**200,000**	**200,000**	**200,000**	**1,000,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Water Fund	200,000	200,000	200,000	200,000	200,000	1,000,000
Total	**200,000**	**200,000**	**200,000**	**200,000**	**200,000**	**1,000,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Water
Contact Beau Kayser
Type Maintenance
Useful Life
Category Maintenance
Priority 2 Medium

Project # WATER1
Project Name Airport Booster Pump Station Seismic Retrofit

Fund: 720
Division: 913
Object:
Project:

Total Project Cost: $217,000

Description

This project will retrofit the existing building at the Airport Booster Pump Station to improve the seismic reliability of the structure and extend its useful lifespan.

Justification

In the master plan condition assessment, the Airport Booster Pump Station building was determined to have minor potential seismic deficiencies.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	217,000					217,000
Total	**217,000**					**217,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Water Fund	217,000					217,000
Total	**217,000**					**217,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Water
Contact Beau Kayser
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # WATER2
Project Name Airport, Hames, Amesti and Rider Tank Coating

Fund: 720
Division: 913
Object:
Project:

Total Project Cost: **$1,890,000**

Description

Interior coating of the existing reservoirs Airport, Hames, Amesti and Rider tanks.

Justification

The interior of the existing reservoirs Airport, Hames, Amesti and Rider tank coatings were inspected in 2019. The inspection determined that the listed tank interiors be coated within the next three to five years. It is anticipated that one tank will be completed annually, as prioritized by City staff.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	1,000,000	261,000	371,000	258,000		1,890,000
Total	**1,000,000**	**261,000**	**371,000**	**258,000**		**1,890,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Water Fund	1,000,000	261,000	371,000	258,000		1,890,000
Total	**1,000,000**	**261,000**	**371,000**	**258,000**		**1,890,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Water
Contact Max Brandenburg

Project # **WATER3**
Project Name **Backflow Training Equipment**

Type Equipment
Useful Life
Category Equipment
Priority 1 High

Fund: 720
Division: 913
Object:
Project:

Total Project Cost: **$35,000**

Description

Acquire equipment to support staff with continued training with operating and trouble-shooting of backflow prevention devices

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment		35,000				35,000
Total		**35,000**				**35,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Water Fund		35,000				35,000
Total		**35,000**				**35,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Water
Contact Beau Kayser

Project # WATER6
Project Name Master Plan Follow Up Pre-Design Studies

Type New
Useful Life
Category New
Priority 1 High

Fund: 720
Division: 913
Object:
Project:

Total Project Cost: **$190,000**

Description

This is a pre-design geotechnical and seismic study to further investigate the sites identified in the master plan as having a potential seismic risk.

Justification

The sites selected for the study will be prioritized by City staff.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Other	190,000					190,000
Total	**190,000**					**190,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Water Fund	190,000					190,000
Total	**190,000**					**190,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Water
Contact Beau Kayser
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # WATER7
Project Name Miscellaneous Electrical Maintenance/Repairs

Fund: 720
Division: 913
Object:
Project:

Total Project Cost: $1,041,000

Description

These projects are at a variety of well/pump station and reservoir sites owned and operated by the City which include transformer replacement, relocation of MCC control switches, relocation/replacement of PLCs, and instrumentation upgrades. Prioritization of projects will be determined by City staff.

Justification

In the master plan condition assessment, several minor electrical and instrumentation related repairs and/or upgrades were identified.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	213,000	110,000		44,000	674,000	1,041,000
Total	**213,000**	**110,000**		**44,000**	**674,000**	**1,041,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Water Fund	213,000	11,000		44,000	674,000	942,000
Total	**213,000**	**11,000**		**44,000**	**674,000**	**942,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Water
Contact Beau Kayser
Type Maintenance
Useful Life
Category Maintenance
Priority 2 Medium

Project # **WATER8**
Project Name **Miscellaneous Structural Repairs at Various Sites**

Fund: 720
Division: 913
Object:
Project:

Total Project Cost: **$413,000**

Description

This project will repair/replace various minor structural projects at the City's well, pump station and reservoir sites

Justification

In the master plan condition assessment, various minor structural repair/replacement/coating projects were identified at each of the City's well, pump station, and reservoir sites. Prioritization of projects will be determined by City staff.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance					413,000	413,000
Total					**413,000**	**413,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Water Fund					413,000	413,000
Total					**413,000**	**413,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Water
Contact Beau Kayser

Project # WATER91
Project Name New Reservoirs at Airport Booster Station

Type New
Useful Life
Category New
Priority 1 High

Fund: 720
Division: 913
Object:
Project:

Total Project Cost: **$11,000,000**

Description

Construct a new 0.5 MG reservoir to partner with Airport Reservoir and install additional Airport Booster Station pump

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Planning/Design	1,000,000					1,000,000
Construction			10,000,000			10,000,000
Total	**1,000,000**		**10,000,000**			**11,000,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Bond			10,000,000			10,000,000
Water Fund	1,000,000					1,000,000
Total	**1,000,000**		**10,000,000**			**11,000,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Water
Contact Beau Kayser
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # **WATER92**
Project Name **Poppy Hill Booster Pump Station Improvements**

Fund: 710
Division: 913
Object:
Project:

Total Project Cost: **$543,000**

Description

This project will improve the capacity of the Poppy Hill Booster Pump Station

Justification

The Poppy Hill Booster Pump Station is undersized for current needs.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	543,000					543,000
Total	**543,000**					**543,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Water Fund	543,000					543,000
Total	**543,000**					**543,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Water
Contact Beau Kayser
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # WATER93
Project Name Replace Cover for Corralitos Treatment Plant

Fund: 720
Division: 913
Object:
Project:

Total Project Cost: $200,000

Description

The project will replace the wood cover/decking on the filter structure at the Corralitos Water Treatment Filter Plant.

Justification

The wood cover/decking on the filter structure at the Corralitos Water Treatment Filter Plant is in need of repair and replacement.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	200,000					200,000
Total	**200,000**					**200,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Water Fund	200,000					200,000
Total	**200,000**					**200,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Water
Contact Beau Kayser
Type Maintenance
Useful Life
Category Maintenance
Priority 2 Medium

Project # WATER94
Project Name Replace Existing Covers for Freedom Reservoir

Fund: 720
Division: 913
Object:
Project:

Total Project Cost: $400,000

Description

This project will replace the floating covers for Freedom Reservoir needed to maintain water quality.

Justification

The existing floating covers for Freedom Reservoir are beyond their anticipated useful lifespan and are showing visible signs of wear.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance				400,000		400,000
Total				**400,000**		**400,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Water Fund				400,000		400,000
Total				**400,000**		**400,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Public Works: Water
Contact Beau Kayser
Type Maintenance
Useful Life
Category Maintenance
Priority 1 High

Project # WATER96
Project Name Water Disinfection System Mechanical Improvements

Fund: 720
Division: 913
Object:
Project:

Total Project Cost: **$600,000**

Description

Mechanical upgrades to several of the City's reservoir sites that utilize chlorine disinfection

Justification

Several of the City's reservoir sites that utilize chlorine disinfection are in need of mechanical upgrades to ensure safe operation of the facility. Prioritization of project location and sequence will be determined by City staff.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	300,000	300,000				600,000
Total	**300,000**	**300,000**				**600,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Water Fund	300,000	300,000				600,000
Total	**300,000**	**300,000**				**600,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Water
Contact Steve Hernandez
Type Maintenance
Useful Life
Category Water Distribution
Priority 1 High

Project # **WATER97**
Project Name **Water Main Replacement Material & Equipment**

Fund: 720
Division: 913
Object:
Project:

Total Project Cost: **$5,000,000**

Description

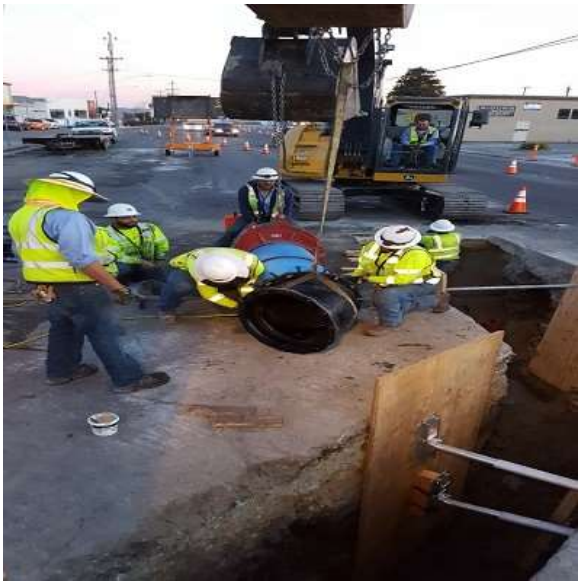
The City's water services crews replace approximately 1.75 miles of existing water main per year. This is the annual material and equipment cost. Labor and overhead costs are tracked under the operation and maintenance budget account.

Justification

In order to address the City's most critical main replacement needs and maintain an industry standard water main lifespan replacement rate of 90-100 years, a total of 2.65 miles per year are needed to be replaced.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Total	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	**5,000,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Water Fund	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Total	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	**5,000,000**



Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Water
Contact Steve Hernandez
Type Maintenance
Useful Life
Category Water Distribution
Priority 1 High

Project # WATER98
Project Name Additional Water Main Replacement

Fund: 720
Division: 913
Object:
Project:

Total Project Cost: $5,155,000

Description

This project will bid and contract out an additional 0.5 miles per year of water main replacements under the CIP to get the City closer to this target replacement rate. Prioritization of project will be determined by City staff.

Justification

In order to address the City's most critical main replacement needs and maintain an industry standard water main lifespan replacement rate of 90-100 years, a total of 2.65 miles per year are needed to be replaced.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	1,031,000	1,031,000	1,031,000	1,031,000	1,031,000	5,155,000
Total	**1,031,000**	**1,031,000**	**1,031,000**	**1,031,000**	**1,031,000**	**5,155,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Water Fund	1,031,000	1,031,000	1,031,000	1,031,000	1,031,000	5,155,000
Total	**1,031,000**	**1,031,000**	**1,031,000**	**1,031,000**	**1,031,000**	**5,155,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Water
Contact Max Brandenburg

Project # WATER99
Project Name Water Meter Testing Equipment

Type Equipment
Useful Life
Category Equipment
Priority 1 High

Fund: 720
Division: 913
Object:
Project:

Total Project Cost: $35,000

Description

Acquire modern meter testing equipment in order to verify the accuracy and efficiency of meters within water meter reading system

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment	35,000					35,000
Total	**35,000**					**35,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Water Fund	35,000					35,000
Total	**35,000**					**35,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Risk Management
Contact City Manager
Type Improvement
Useful Life
Category Maintenance
Priority 1 High

Project # 14368
Project Name Safety Mitigation Projects

Fund: 780
Division: 971
Object: 7813
Project: 14638

Description

Projects to reduce risks and claims

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		24,000	24,000	24,000		72,000
Total		**24,000**	**24,000**	**24,000**		**72,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Risk Management		24,000	24,000	24,000		72,000
Total		**24,000**	**24,000**	**24,000**		**72,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Risk Management
Contact City Manager
Type Improvement
Useful Life
Category Maintenance
Priority 1 High

Project # **14369**
Project Name **Safety Promotions**

Fund: 780
Division: 971
Object: 7813
Project: 14369

Total Project Cost: **$8,000**

Description

Projects to reduce risks and claims.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	2,000	2,000	2,000	2,000		8,000
Total	**2,000**	**2,000**	**2,000**	**2,000**		**8,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Risk Management	2,000	2,000	2,000	2,000		8,000
Total	**2,000**	**2,000**	**2,000**	**2,000**		**8,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Risk Management
Contact Tamara Vides
Type Maintenance
Useful Life
Category Building Repair/Remodel
Priority 1 High

Project # RM01
Project Name Lactation Rooms - All Facilities

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $40,000

Description

Law compliance

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	40,000					40,000
Total	**40,000**					**40,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
General Fund	40,000					40,000
Total	**40,000**					**40,000**

City of Watsonville, California

Capital Improvement Plan

'20/'21 thru '24/'25

PROJECTS BY DEPARTMENT

Department	Project #	Priority	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Fire								
Paging System Upgrade	*FIRE10*	1	250,000	250,000				*500,000*
Concrete Repairs at Station 1 and 2	*FIRE17*	2			500,000			*500,000*
Window Replacement At Both Stations	*FIRE18*	1	50,000					*50,000*
Upgrade Generator At Station 2	*FIRE19*	1		90,000				*90,000*
Extractor (Washer) For PPE	*FIRE20*	2		15,000				*15,000*
Relocate Netcom Radio Equipment	*FIRE21*	2		60,000				*60,000*
Turnout And PPE Drying Rack	*FIRE22*	2		20,000				*20,000*
Fence & Gate Relocation At Station 2	*FIRE23*	1			20,000			*20,000*
Extend the Wall - Apparatus & Living Quarters	*FIRE25*	1	120,000					*120,000*
Replace 25 year Old Carpet In Both Stations.	*FIRE27*	1	20,000					*20,000*
Upgrade Rollup Doors For Apparatus	*FIRE28*	2		170,000				*170,000*
Gas tank Upgrade And Surfacing	*FIRE31*	2		20,000				*20,000*
Install Locking Doors - Apparatus/Living Quarters	*FIRE32*	2		3,000				*3,000*
Storage Container for Equipment At Station 1	*FIRE33*	2	10,000					*10,000*
Turnout Lockers With Ventilation System	*FIRE34*	2			100,000			*100,000*
Security Cameras To Outside Areas	*FIRE35*	2	50,000					*50,000*
Key Card Door Access	*FIRE36*	3				30,000		*30,000*
Restroom Remodel/Upgrade	*FIRE42*	1		500,000				*500,000*
Gate At The Entrance To the Training Center	*FIRE7*	1			20,000			*20,000*
Fire Total			**500,000**	**1,128,000**	**640,000**	**30,000**		***2,298,000***
Innovation and Technology								
IT Training Room	*IT03*	1	50,000					*50,000*
Innovation and Technology Total			**50,000**					***50,000***
Library								
Freedom Library - Replace Picnic Tables	*LIBR5*	2			10,000			*10,000*
Library Total					**10,000**			***10,000***
Parks and Community Services								
Ramsay Park Picnic Area Improvements	*PCS100*	2			65,000			*65,000*
Ramsay Park Sofball /Soccer Multi-Sport Field	*PCS101*	2				3,656,983		*3,656,983*
Ramsay Park Softball Field Renovation	*PCS102*	1				260,000		*260,000*
Ramsay Park Softball Field Snack Building Repairs	*PCS103*	1	35,000					*35,000*
Ramsay Park Tennis Court Improvements	*PCS104*	2					45,000	*45,000*
Ramsay Park Family Center Classroom Renovation	*PCS106*	2	215,000					*215,000*
Ramsay Park Family Center Kichen Remodel	*PCS107*	3					100,000	*100,000*
River Park Amenities Improvements	*PCS109*	2					79,000	*79,000*
General Parks: Sport Court and Asphalt Maintenance	*PCS11*	1	35,000	35,000	25,000	25,000	20,000	*140,000*
ROW HWY 152 Median Landscape Improvement	*PCS112*	2		85,000				*85,000*
ROW Street Tree Lighting	*PCS114*	1	5,000	40,000	5,000	5,000	5,000	*60,000*
Seaview Ranch Park Landscape Restoration	*PCS116*	2		12,000				*12,000*
Seaview Ranch Park Replace Shade Sails	*PCS117*	2			70,000			*70,000*

Department	Project #	Priority	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Senior Center New Floors	*PCS118*	2			65,000			*65,000*
Senior Center Window Replacement	*PCS119*	2		120,000				*120,000*
General Parks: Tree Restorative Pruning	*PCS13*	1	50,000	50,000	50,000	50,000	50,000	*250,000*
General Parks: Playground Surfacing Restoration	*PCS14*	1	50,000	150,000	100,000	20,000	20,000	*340,000*
General Parks: Signage Replacement	*PCS15*	1	15,000	80,000	40,000	5,000	5,000	*145,000*
ROW: Landscape Median Maintenance	*PCS16*	1	60,000	60,000	60,000	70,000	70,000	*320,000*
Arista Park - Playground And Site Repairs	*PCS17*	2				50,000		*50,000*
Arista Park - Playground Renovation	*PCS18*	2				575,000		*575,000*
Atri Park Walkway And Picnic Area Improvement	*PCS19*	3			35,000			*35,000*
Pinto Lake - Restrooms Remodel	*PCS2*	1			800,000			*800,000*
Bronte Park Walkway And Picnic Area Improvement	*PCS20*	2			50,000			*50,000*
Callaghan Park Picnic Area Enhancement	*PCS22*	3			40,000			*40,000*
City Plaza Master Plan Renovation	*PCS25*	2	503,651	3,357,675				*3,861,326*
City Plaza Tree Pruning & Bollard Fencing	*PCS27*	1	52,000					*52,000*
Emmett Courts - Improvements	*PCS29*	2			50,000			*50,000*
Franich Park Gazebo	*PCS30*	3	375,000					*375,000*
Franich Park Irrigation Controller Electrical	*PCS31*	1		15,000				*15,000*
Franich Park Restroom Repairs & Park Entrance Sign	*PCS33*	1		27,000				*27,000*
GH & WR Youth Center - Basketball Court Net	*PCS35*	2			15,000			*15,000*
GH & WR Youth Center Lobby & Restroom Floors	*PCS37*	2		80,000				*80,000*
GH & WR Youth Center Kitchen Renovation	*PCS38*	3					70,000	*70,000*
GH & WR Youth Center New Scoreboard	*PCS41*	3		15,000				*15,000*
GH & WR Youth Center Doors and Windows Repair	*PCS43*	1		35,000				*35,000*
GH & WR Youth Center New Front Desk	*PCS45*	2	15,000					*15,000*
Hazelwood Park New Amenities	*PCS46*	3		35,000				*35,000*
Hope Dr Park New Equipment & Trail Access	*PCS47*	2			53,000			*53,000*
Joyce Mckenzie Volleyball Area Improvement	*PCS48*	2					140,000	*140,000*
Joyce Mckenzie Walkway & Bocce Ball Court	*PCS49*	2			190,000			*190,000*
Ramsay Park Accessibility & Parking- Nature Center	*PCS4A*	1	200,000					*200,000*
Las Brisas Park New Picnic Tables	*PCS52*	2		6,000				*6,000*
Marinovich Park Flagpole Replacement	*PCS53*	1		10,000				*10,000*
PCS Office Security Improvements	*PCS57*	2		50,000				*50,000*
Parks Vehicles 4wd ATV x 2	*PCS59*	2	40,000					*40,000*
Parks Vehicles Flat Bed Dump TrucK	*PCS60*	2	65,000					*65,000*
Peace Dr Park Green Valley Access Expansion	*PCS62*	3			260,000			*260,000*
Peace Dr Park New Playground	*PCS63*	2				575,000		*575,000*
Peace Dr Park Stormwater Improvement	*PCS64*	1		20,000				*20,000*
Pinto Lake Access and Grounds Improvements_	*PCS65*	2		20,000	150,000			*170,000*
Pinto Lake Automatic Gate and Fencing Improvements	*PCS66*	2			50,000			*50,000*
Pinto Lake Baseball Field Access and Improvements	*PCS67*	2			200,000			*200,000*
Pinto Lake Baseball Field Lights	*PCS68*	2		20,000	400,000			*420,000*
Pinto Lake Baseball Field Renovation	*PCS69*	2				345,000		*345,000*
Pinto Lake Campground Facility Site Work	*PCS70*	2					345,000	*345,000*
Pinto Lake Parking Lot, Sidewalk Improvements	*PCS72*	2				320,000		*320,000*
Pinto Lake Pavillion Addition	*PCS73*	2	345,000					*345,000*
Pinto Lake Pavillion Repairs	*PCS74*	2	35,000					*35,000*
Pinto Lake Playground Structure Replacement	*PCS75*	2				575,000		*575,000*
Pinto Lake Retaining Wall Repairs	*PCS76*	1	230,000					*230,000*
Pinto Lake Rinse Down Station for Boats	*PCS77*	2					10,000	*10,000*
Pinto Lake Snack Shack Renovation	*PCS78*	2	175,000					*175,000*
Pinto Lake Sports Court Improvement	*PCS79*	2			58,000			*58,000*
Pinto Lake Wifi Installation	*PCS80*	2		25,000				*25,000*
Pinto Lake Picnic Area Upgrade	*PCS81*	2				100,000		*100,000*
Police Activities League: Basketball Resurfacing	*PCS83*	2			45,000			*45,000*
Police Activity League: New Transport Van	*PCS88*	1	25,000					*25,000*
Ramsay Park Family Center Building Expansion	*PCS92*	2	6,411,947					*6,411,947*
Ramsay Park Master Plan North Parking Lot	*PCS93*	2				200,000	1,643,840	*1,843,840*

Department	Project #	Priority	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Ramsay Park Master Plan Nature Center Area	*PCS94*	2				235,000	2,118,604	*2,353,604*
Ramsay Park Master Plan Basketball Court	*PCS95*	2				40,000	342,855	*382,855*
Ramsay Park Master Plan Main Parking Lot	*PCS96*	2				90,000	787,077	*877,077*
Ramsay Park Master Plan Playground Renovation	*PCS97*	1			250,000	2,285,689		*2,535,689*
Ramsay Park Master Plan Natural Turf Soccer Field	*PCS99*	1					4,291,345	*4,291,345*
Parks and Community Services Total			**8,937,598**	**4,347,675**	**3,126,000**	**9,482,672**	**10,142,721**	***36,036,666***
Police								
Window Blinds Replacement	*POL10*	3	40,000					*40,000*
Gas Masks	*POL12*	1	60,000					*60,000*
In-Car Cameras	*POL5*	3	300,000					*300,000*
Update And Add Security Cameras	*POL6*	2	10,000					*10,000*
Firearms Range - Overhead Structure	*POL7*	2	150,000					*150,000*
Entry/Exit Vehicle Gates - Motor Replacement	*POL9*	2	30,000					*30,000*
Police Total			**590,000**					***590,000***
Public Works: Maintenance								
City Hall: Convert Old Council Chambers In Offices	*PWM10*	3	300,000					*300,000*
City Hall: New Doors and Windows Installation	*PWM11*	3		75,000				*75,000*
Beach Street Parking - Reseal and Repaint Dome	*PWM2*	3		150,000				*150,000*
Marinovich Kitchen Repair/Replacement	*PWM29*	3					35,000	*35,000*
Improve Signage Around City	*PWM31*	2			300,000			*300,000*
Beach Street Pay Parking	*PWM32*	2		300,000				*300,000*
Beach Street Roll Up Security Door Motor	*PWM6*	1		8,000				*8,000*
City Hall - Seal Exterior	*PWM7*	3	35,000					*35,000*
City Hall - Convert Conference Rooms Into Offices	*PWM9*	3	60,000					*60,000*
Public Works: Maintenance Total			**395,000**	**533,000**	**300,000**		**35,000**	***1,263,000***
GRAND TOTAL			**10,472,598**	**6,008,675**	**4,076,000**	**9,512,672**	**10,177,721**	***40,247,666***

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Fire
Contact Rudy Lopez Sr
Type Equipment
Useful Life
Category Equipment
Priority 1 High

Project # FIRE10
Project Name Paging System Upgrade

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $500,000

Description

Upgrade paging system and speakers throughout stations. Create truck tones and dual controls in each bedroom.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment	250,000	250,000				500,000
Total	**250,000**	**250,000**				**500,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	250,000	250,000				500,000
Total	**250,000**	**250,000**				**500,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Fire
Contact Rudy Lopez Sr
Type Maintenance
Useful Life
Category Parking Lot Resurface/Repair
Priority 2 Medium

Project # FIRE17
Project Name Concrete Repairs at Station 1 and 2

Fund:
Object:
Division:
Project:

Total Project Cost: $500,000

Description

Recommend concrete surfaces behind apparatus deck, training surface, and gate entrance similar to MSC concrete work that was done.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			500,000			500,000
Total			**500,000**			**500,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			500,000			500,000
Total			**500,000**			**500,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Fire
Contact Rudy Lopez Sr
Type Maintenance
Useful Life
Category Windows/Doors Replacement
Priority 1 High

Project # FIRE18
Project Name Window Replacement At Both Stations

Fund:
Object:
Division:
Project:

Total Project Cost: $50,000

Description

Replace all windows in the stations.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	50,000					50,000
Total	**50,000**					**50,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	50,000					50,000
Total	**50,000**					**50,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Fire
Contact Rudy Lopez Sr
Type Equipment
Useful Life
Category Equipment
Priority 1 High

Project # FIRE19
Project Name Upgrade Generator At Station 2

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $90,000

Description

Replace/upgrade current generator at Fire Station 2

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment		90,000				90,000
Total		**90,000**				**90,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		90,000				90,000
Total		**90,000**				**90,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Fire
Contact Rudy Lopez Sr
Type Equipment
Useful Life
Category Equipment
Priority 2 Medium

Project # FIRE20
Project Name Extractor (Washer) For PPE

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $15,000

Description

Purchase and install an extractor for station 2personnel and for WTS academy recruits

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment		15,000				15,000
Total		**15,000**				**15,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		15,000				15,000
Total		**15,000**				**15,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Fire
Contact Rudy Lopez Sr
Type Equipment
Useful Life
Category Equipment
Priority 2 Medium

Project # **FIRE21**
Project Name **Relocate Netcom Radio Equipment**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$15,000**

Description

Relocate Netcom radio equipment in the shop at Station 2 Santa Cruz County.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment		60,000				60,000
Total		**60,000**				**60,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		60,000				60,000
Total		**60,000**				**60,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Fire
Contact Rudy Lopez Sr
Type Equipment
Useful Life
Category Equipment
Priority 2 Medium

Project # FIRE22
Project Name Turnout And PPE Drying Rack

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $20,000

Description

Purchase and install a drying rack for turnouts.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment		20,000				20,000
Total		**20,000**				**20,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		20,000				20,000
Total		**20,000**				**20,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Fire
Contact Rudy Lopez Sr
Type Maintenance
Useful Life
Category Fence/Gate
Priority 1 High

Project # **FIRE23**
Project Name **Fence & Gate Relocation At Station 2**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$20,000**

Description

Move rear fence and gate to incorporte fuel tank area

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			20,000			20,000
Total			**20,000**			**20,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			20,000			20,000
Total			**20,000**			**20,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Fire
Contact Rudy Lopez Sr
Type Maintenance
Useful Life
Category Building Repair/Remodel
Priority 1 High

Project # FIRE25
Project Name Extend the Wall - Apparatus & Living Quarters

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $120,000

Description

Extend the wall that seperates the firefighter living quarters from the apparatus bay to the ceiling and install insulation.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	120,000					120,000
Total	**120,000**					**120,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	120,000					120,000
Total	**120,000**					**120,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Fire
Contact Rudy Lopez Sr
Type Maintenance
Useful Life
Category Carpeting/Flooring
Priority 1 High

Project # FIRE27
Project Name Replace 25 year Old Carpet In Both Stations.

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $20,000

Description

Remove existing carpet and replace with new cleanable surfaces.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	20,000					20,000
Total	**20,000**					**20,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	20,000					20,000
Total	**20,000**					**20,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Fire
Contact Rudy Lopez Sr
Type Maintenance
Useful Life
Category Windows/Doors Replacement
Priority 2 Medium

Project # FIRE28
Project Name Upgrade Rollup Doors For Apparatus

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $170,000

Description

Upgrade rollup doors at both stations so that they will close correctly.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		170,000				170,000
Total		**170,000**				**170,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		170,000				170,000
Total		**170,000**				**170,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Fire
Contact Rudy Lopez Sr
Type Equipment
Useful Life
Category Equipment
Priority 2 Medium

Project # FIRE31
Project Name Gas tank Upgrade And Surfacing

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $20,000

Description

Station 1 fuel tank needs upgrade

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment		20,000				20,000
Total		**20,000**				**20,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		20,000				20,000
Total		**20,000**				**20,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Fire
Contact Rudy Lopez Sr
Type Maintenance
Useful Life
Category Windows/Doors Replacement
Priority 2 Medium

Project # FIRE32
Project Name Install Locking Doors - Apparatus/Living Quarters

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $3,000

Description

Install locking doors between the apparatus deck and living quarters that can be secured when crews are out of quarters.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		3,000				3,000
Total		**3,000**				**3,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		3,000				3,000
Total		**3,000**				**3,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Fire
Contact Rudy Lopez Sr
Type Equipment
Useful Life
Category Equipment
Priority 2 Medium

Project # FIRE33
Project Name Storage Container for Equipment At Station 1

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $10,000

Description

Replace storage container for surplus equipment.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment	10,000					10,000
Total	**10,000**					**10,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	10,000					10,000
Total	**10,000**					**10,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Fire
Contact Rudy Lopez Sr
Type Equipment
Useful Life
Category Equipment
Priority 2 Medium

Project # FIRE34
Project Name Turnout Lockers With Ventilation System

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $100,000

Description

Make room or install a large closet designated for firefighter turnouts. This room or closet should be equipt with a ventilation system.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment			100,000			100,000
Total			**100,000**			**100,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			10,000			10,000
Total			**10,000**			**10,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Fire
Contact Rudy Lopez Sr
Type Equipment
Useful Life
Category Equipment
Priority 2 Medium

Project # FIRE35
Project Name Security Cameras To Outside Areas

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $50,000

Description

Purchase and install security cameras to outside of buildings.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment	50,000					50,000
Total	**50,000**					**50,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	50,000					50,000
Total	**50,000**					**50,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Fire
Contact Rudy Lopez Sr
Type Equipment
Useful Life
Category Equipment
Priority 3 Low

Project # FIRE36
Project Name Key Card Door Access

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $30,000

Description

Key cards to be installed on identified exterior doors for entry

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment				30,000		30,000
Total				**30,000**		**30,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded				30,000		30,000
Total				**30,000**		**30,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Fire
Contact Rudy Lopez Sr
Type Maintenance
Useful Life
Category Restroom Remodel/Improvem
Priority 1 High

Project # FIRE42
Project Name Restroom Remodel/Upgrade

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $500,000

Description

Remodel Station 1 restrooms to accomodate personnel of any gender. Improve water flow devices as well. Provide a window or opening skylight to provide improved ventilation

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		500,000				500,000
Total		**500,000**				**500,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		500,000				500,000
Total		**500,000**				**500,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Fire
Contact Rudy Lopez Sr
Type New
Useful Life
Category Fence/Gate
Priority 1 High

Project # FIRE7
Project Name Gate At The Entrance To the Training Center

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $20,000

Description

Install a gate at the station 2 training ground to prohibit entry into the training yard. Provide for permanent fencing or gate between the training grounds and Tin Can Alley buildings.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			20,000			20,000
Total			**20,000**			**20,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			20,000			20,000
Total			**20,000**			**20,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Innovation and Technology
Contact Rex Boyes
Type Equipment
Useful Life
Category Equipment
Priority 1 High

Project # IT03
Project Name IT Training Room

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $50,000

Description

Create a shared training room and conference room in the Parks and Community Services building at 231 Union St. Cost includes: door security system, burglar alarm, funiture, AV system, wireless access points and upgraded switches.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment	50,000					50,000
Total	**50,000**					**50,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	50,000					50,000
Total	**50,000**					**50,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Library
Contact Carol Heitzig
Type Maintenance
Useful Life
Category Furniture and Fixtures
Priority 2 Medium

Project # LIBR5
Project Name Freedom Library - Replace Picnic Tables

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $10,000

Description

The picnic tables are heavily used by the general public, are deteriorating and will need to be replaced to maintain usability and safety for the public.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			10,000			10,000
Total			**10,000**			**10,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			10,000			10,000
Total			**10,000**			**10,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Park Improvements
Priority 2 Medium

Project # PCS100
Project Name Ramsay Park Picnic Area Improvements

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $65,000

Description

Replacement of Picnic Tables, resurfacing concrete pads, renovations to BBQ pits that are prone to misuse; dumpster relocation.

Justification

Project to result in improved aesthetics and increased use.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			65,000			65,000
Total			**65,000**			**65,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			65,000			65,000
Total			**65,000**			**65,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type New
Useful Life
Category Field Renovation
Priority 2 Medium

Project # PCS101
Project Name Ramsay Park Sofball /Soccer Multi-Sport Field

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $3,656,983

Description

Parking Areas, Nature Center, Family Center Expansion, synthetic softball/multi use soccer field

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Construction				3,656,983		3,656,983
Total				**3,656,983**		**3,656,983**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded				3,656,983		3,656,983
Total				**3,656,983**		**3,656,983**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Field Renovation
Priority 1 High

Project # PCS102
Project Name Ramsay Park Softball Field Renovation

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $260,000

Description

Basic replacement of turf and infield skin. Upgrade irrigation system.

Justification

Project would result in better playability safety, and prolong the life of the facility. Not needed if Master Plan version funded.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance				260,000		260,000
Total				**260,000**		**260,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded				260,000		260,000
Total				**260,000**		**260,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Building Repair/Remodel
Priority 1 High

Project # PCS103
Project Name Ramsay Park Softball Field Snack Building Repairs

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $35,000

Description

Softball field snack building needs repair to walls and stairwell inside building, along with repair to exterior from vandalism.

Justification

Current snack location has deterioted throught the years and no longer passes building inspecations for safety. Current use is scorekeepers booth and storage.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	35,000					35,000
Total	**35,000**					**35,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	35,000					35,000
Total	**35,000**					**35,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Sports Courts Resurfacing/Im
Priority 2 Medium

Project # PCS104
Project Name Ramsay Park Tennis Court Improvements

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $45,000

Description

Ramsay park tennis courts are in need of maintenance; lighting & shade structure, safety padding - $35k. Drinking fountain - $10k

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance					45,000	45,000
Total					**45,000**	**45,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded					45,000	45,000
Total					**45,000**	**45,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type New
Useful Life
Category Building Repair/Remodel
Priority 2 Medium

Project # PCS106
Project Name Ramsay Park Family Center Classroom Renovation

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $215,000

Description

Renovate space to create classrooms.

Justification

This will increase capacity for programming and facility rentals.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	215,000					215,000
Total	**215,000**					**215,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	215,000					215,000
Total	**215,000**					**215,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type New
Useful Life
Category Kitchen Repair/Replacement
Priority 3 Low

Project # PCS107
Project Name Ramsay Park Family Center Kichen Remodel

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $100,000

Description

Replace appliances with commercial units, replace countertops, floors, refinish cabinets, upgrade windows.

Justification

This will make operations more efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance					100,000	100,000
Total					**100,000**	**100,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded					100,000	100,000
Total					**100,000**	**100,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Park Improvements
Priority 2 Medium

Project # PCS109
Project Name River Park Amenities Improvements

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $79,000

Description

River park is in need of new benches - $16k, trash cans - $8k, retaining wall - $15k, & picnic area improvements - $40k.

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance					79,000	79,000
Total					**79,000**	**79,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded					79,000	79,000
Total					**79,000**	**79,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Sports Courts Resurfacing/Im
Priority 1 High

Project # **PCS11**
Project Name **General Parks: Sport Court and Asphalt Maintenance**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$140,000**

Description

Resurface and renovate various sport courts and asphalt pathways system-wide and restripe basketball and tennis courts at Callaghan, Crestview, River and Ramsay parks.

Justification

This funding is needed to address deffered maintenance projects in various park and recreation facilities, resulting in increased usability and long-term care of park amenities.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	35,000	35,000	25,000	25,000	20,000	140,000
Total	**35,000**	**35,000**	**25,000**	**25,000**	**20,000**	**140,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	35,000	35,000	25,000	25,000	20,000	140,000
Total	**35,000**	**35,000**	**25,000**	**25,000**	**20,000**	**140,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Landscape Maintenance/Impr
Priority 2 Medium

Project # PCS112
Project Name ROW HWY 152 Median Landscape Improvement

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $85,000

Description

The HWY 152 Median landscaping needs replacement with drought resistant plants, native trees and low maintenance mulching.

Justification

This will improve aesthetics and decrease median maintenance and irrigation.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		85,000				85,000
Total		**85,000**				**85,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		85,000				85,000
Total		**85,000**				**85,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Electrical/Lighting
Priority 1 High

Project # PCS114
Project Name ROW Street Tree Lighting

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$60,000**

Description

Street Tree Lighting on Main needs to be repaired and eventually replaced. Typical lifespan of lighting is 5 years, however issues related to vandalism, lights getting damaged by trucks, for example can increase maintenance costs and shorten the lifespan of the lights. The existing lighting was installed in 2016 and is nearing the end of its lifespan. Additional, electrical infrastructure work needs to occur to increase reliability of the lighting. Project would replace lighting and then do ongoing repairs and replacements as needed.

Justification

Lighting promotes economic development and downtown revitalization.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	5,000	40,000	5,000	5,000	5,000	60,000
Total	**5,000**	**40,000**	**5,000**	**5,000**	**5,000**	**60,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	5,000	40,000	5,000	5,000	5,000	60,000
Total	**5,000**	**40,000**	**5,000**	**5,000**	**5,000**	**60,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Landscape Maintenance/Impr
Priority 2 Medium

Project # PCS116
Project Name Seaview Ranch Park Landscape Restoration

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $12,000

Description

Landscape restoration at Seaview Ranch Park.

Justification

The landscape restoration will help the view of the integrity of the park along with providing drout resistant plants and landscape.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		12,000				12,000
Total		**12,000**				**12,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		12,000				12,000
Total		**12,000**				**12,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Park Improvements
Priority 2 Medium

Project # PCS117
Project Name Seaview Ranch Park Replace Shade Sails

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $70,000

Description

Shade Sails at Seaview Ranch Park are two low and frequently get vandalised/burned. Replacing the shade structure with a new structure that is 18' high will eliminate this problem.

Justification

This will result in greater enjoyment for picnic goers and increased picnic reservations. This will also decrease complaints about the condition of the sails.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			70,000			70,000
Total			**70,000**			**70,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			70,000			70,000
Total			**70,000**			**70,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Carpeting/Flooring
Priority 2 Medium

Project # **PCS118**
Project Name **Senior Center New Floors**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$65,000**

Description

Replace aging floors and carpeting in the center.

Justification

This will enhance public use and appearance of the facility.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			65,000			65,000
Total			**65,000**			**65,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			65,000			65,000
Total			**65,000**			**65,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Windows/Doors Replacement
Priority 2 Medium

Project # PCS119
Project Name Senior Center Window Replacement

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $120,000

Description

Replace existing inefficient single-pane windows to commercial double-glaze windows, install tinting and interior sound panels.

Justification

Improvements will make the Center more energy efficient and acoustically sound.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		120,000				120,000
Total		**120,000**				**120,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		120,000				120,000
Total		**120,000**				**120,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Tree Maintenance
Priority 1 High

Project # PCS13
Project Name General Parks: Tree Restorative Pruning

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $250,000

Description

Budget encompasses assessment and remedial pruning of trees at 26 City Parks, city-wide green-belt right-of-way corridors and various public grounds and municipal parking lots.

Justification

Many park trees need restorative pruning after users of under-pruning to prevent hazardous situations from developing, thereby reducing incidents of property damage and injury. Also enhances aesthetics.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	50,000	50,000	50,000	50,000	50,000	250,000
Total	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**250,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	50,000	50,000	50,000	50,000	50,000	250,000
Total	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**250,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Playground Resurfacing/Reno
Priority 1 High

Project # PCS14
Project Name General Parks: Playground Surfacing Restoration

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $340,000

Description

Replace 3 playgrounds sands for Fiber. 3 sand playgrounds will be resufaced with fiber. Sand is no longer used in Playgrounds because it harbor diseases and is an animal waste attractant. Replace rubberized surfacing and sub-base at most playgrounds.

Justification

This will make for cleaner and sfaer playgrounds. Existing surfacing is near the end of its 10-15 year lifespan and starting to deteriorate which can pose a risk to playground users

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	50,000	150,000	100,000	20,000	20,000	340,000
Total	**50,000**	**150,000**	**100,000**	**20,000**	**20,000**	**340,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	50,000	150,000	100,000	20,000	20,000	340,000
Total	**50,000**	**150,000**	**100,000**	**20,000**	**20,000**	**340,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Signage
Priority 1 High

Project # **PCS15**
Project Name **General Parks: Signage Replacement**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$145,000**

Description

This project would allow for the design, planning and installation of the majority of park rules signage in 3 years

Justification

Park rules and regulations are not up to date, or they don't exist. Consistency in park rule signage and identification of parks by name is needed with 21 of the 26 City Parks. Updated and current Park rules and reg will provide park users clear and visible guidance of what is expected of them at the parks. Dilpadated and congestion of signage contributes to sign pollution and urban blight

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	15,000	80,000	40,000	5,000	5,000	145,000
Total	**15,000**	**80,000**	**40,000**	**5,000**	**5,000**	**145,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	15,000	80,000	40,000	5,000	5,000	145,000
Total	**15,000**	**80,000**	**40,000**	**5,000**	**5,000**	**145,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Landscape Maintenance/Impr
Priority 1 High

Project # **PCS16**
Project Name **ROW: Landscape Median Maintenance**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$320,000**

Description

Maintenance and renovation of city-wide landscaped street medians at an adequate level to sustain investments in the city's greenbelts such as Highway 152, 129, Airport Blvd., Downtown, and numerous streetscapes.

Justification

This will enhances safety, economic development, beautifcation efforts, and the preservation of existing infrastructure that minimizes renovation costs in the future.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	60,000	60,000	60,000	70,000	70,000	320,000
Total	**60,000**	**60,000**	**60,000**	**70,000**	**70,000**	**320,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	60,000	60,000	60,000	70,000	70,000	320,000
Total	**60,000**	**60,000**	**60,000**	**70,000**	**70,000**	**320,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Playground Resurfacing/Reno
Priority 2 Medium

Project # PCS17
Project Name Arista Park - Playground And Site Repairs

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$50,000**

Description

Arista Park playground needs resurfacing and repairs that will make it a safe aparatus. The fencing is also in need of repairs to improve aesthetics of the park. Playground resurfacing - $15k, Playground repairs - $15k., Accessibility improvements - $20k.

Justification

This project is necessary to replace aging equipment and keep children safe.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance				50,000		50,000
Total				**50,000**		**50,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded				50,000		50,000
Total				**50,000**		**50,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein

Project # PCS18
Project Name Arista Park - Playground Renovation

Type New
Useful Life
Category Playground Structures
Priority 2 Medium

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $575,000

Description

The Arista Park playground needs a complete re-design, expanded footprint, and installation of modernized equipment with inclusive and innovative features in order to function as a community asset.

Justification

The current use of the site is underutilized and residents have asked for improvements.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment				575,000		575,000
Total				**575,000**		**575,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded				575,000		575,000
Total				**575,000**		**575,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Walkway and Access Improve
Priority 3 Low

Project # PCS19
Project Name Atri Park Walkway And Picnic Area Improvement

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $35,000

Description

The Park walkway and Picnic Area are in need of improvements that will create more public access and improve aesthetics.

Justification

The picnic areas can also be included in the facility rental program creating a revenue stream to offset and recover costs for improvements.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			35,000			35,000
Total			**35,000**			**35,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			35,000			35,000
Total			**35,000**			**35,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Restroom Remodel/Improvem
Priority 1 High

Project # PCS2
Project Name Pinto Lake - Restrooms Remodel

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $800,000

Description

Remodel existing Pinto Lake Park Restrooms to modernize and make ADA compliant. Install Campground Wash features. Enhances park use and revenue generation capacity.

Justification

The two Pinto Lake restroom facilities are old and deteriorating. Pinto Lake is heavily utilized by local residents and campground users. Improving the restrooms is necessary for the public to have safe, hygenic, and handicap accessible restroom facilities.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Construction			800,000			800,000
Total			**800,000**			**800,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			800,000			800,000
Total			**800,000**			**800,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Walkway and Access Improve
Priority 2 Medium

Project # PCS20
Project Name Bronte Park Walkway And Picnic Area Improvement

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $50,000

Description

The Park walkway and Picnic Area are in need of improvements that will create more public access and improve aesthetics.

Justification

The picnic areas can also be included in the facility rental program creating a revenue stream to offset and recover costs for improvements.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			50,000			50,000
Total			**50,000**			**50,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			50,000			50,000
Total			**50,000**			**50,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Park Improvements
Priority 3 Low

Project # **PCS22**
Project Name **Callaghan Park Picnic Area Enhancement**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$40,000**

Description

Callaghan Park is also in need of a Picnic & BBQ area expansion. As throught the years the usage of callaghan park has increased.

Justification

Callaghan needs more BBQpits and seating to accomadte the heavy use of the park. This will result in increased revenue through facility rental fees.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			40,000			40,000
Total			**40,000**			**40,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			40,000			40,000
Total			**40,000**			**40,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Park Renovation
Priority 2 Medium

Project # PCS25
Project Name City Plaza Master Plan Renovation

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $3,861,326

Description

The City Plaza bandstand is a historical landmark in severe need of restoration. This project would also include park wide improvments to walkways, historic features, the addition of a permanent stage and enhance the park's gathering spaces and overall aesthetic.

Justification

Restoring the bandstand will allow the city to utilize it for a number of special events, modernizing it to fit the community's needs, while still maintaining it's historical integrity.
This project is pending SPP Grant Award Notification.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	503,651	3,357,675				3,861,326
Total	**503,651**	**3,357,675**				**3,861,326**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Pending SPP Grant	503,651	3,357,675				3,861,326
Total	**503,651**	**3,357,675**				**3,861,326**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Tree Maintenance
Priority 1 High

Project # PCS27
Project Name City Plaza Tree Pruning & Bollard Fencing

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $52,000

Description

Tree pruning at City Plaza and bollard fencing repair.

Justification

Tree pruning $ 40k will create more visibility for park maintenance workers as well as pedestrians and drivers, which will enhance safety in this high traffic area. Bollard fencing repair - $12k`

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	52,000					52,000
Total	**52,000**					**52,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	52,000					52,000
Total	**52,000**					**52,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Sports Courts Resurfacing/Im
Priority 2 Medium

Project # PCS29
Project Name Emmett Courts - Improvements

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $50,000

Description

The court is in need of resurfacing and repainting.

Justification

This will improve aesthetics for programs and rentals.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			50,000			50,000
Total			**50,000**			**50,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			50,000			50,000
Total			**50,000**			**50,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Parks and Community Servic
Contact Ben Heistein
Type New
Useful Life
Category Park Improvements
Priority 3 Low

Project # **PCS30**
Project Name **Franich Park Gazebo**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$375,000**

Description

Plan and install 2 Gazebo structures at Franich Park. A plan for the new gazebos would first be developed by an architectural firm and construction would commence in the following year.

Justification

Franich Park is a popular destination to have a party, however limited infrastructure exists to support this activity. As a result, park patrons are illegally setting up structures and holding events for larger groups. This is not safe and in violation of Watsonville Muni Code. We recognize the need to improve the infrastructure so parties can legally be held, albeit in a regulated manner that generates revenue for the city to support services.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Construction	375,000					375,000
Total	**375,000**					**375,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	375,000					375,000
Total	**375,000**					**375,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Electrical/Lighting
Priority 1 High

Project # PCS31
Project Name Franich Park Irrigation Controller Electrical

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $15,000

Description

Re-routing of wiring is needed to install breakers in the park maintenance shed at the park for the irrigation controller.

Justification

Current irrigation controller electrical breakers are in a leasehold building making access by park maintenance workers very difficult. To avoid issues with accessing the electrical panel, a re-routing of wiring is needed to install breakers in the park maintenance shed at the park. .

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		15,000				15,000
Total		**15,000**				**15,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		15,000				15,000
Total		**15,000**				**15,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Restroom Remodel/Improvem
Priority 1 High

Project # PCS33
Project Name Franich Park Restroom Repairs & Park Entrance Sign

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $27,000

Description

Franich Park Restrooms need Maintenance repairs on the restroom skylight, siding repairs of the restroom structure and painting.

Justification

The Parking lot to Franich Park also needs to be a new sign to identify where the park is located for the community to access.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		27,000				27,000
Total		**27,000**				**27,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		27,000				27,000
Total		**27,000**				**27,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Parks and Community Servic
Contact Ben Heistein
Type Equipment
Useful Life
Category Sports Courts Resurfacing/Im
Priority 2 Medium

Project # **PCS35**
Project Name **GH & WR Youth Center - Basketball Court Net**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$15,000**

Description

Install net in Basketball Court Area at Gene Hoularis & Waldo Rodriguez Youth Center.

Justification

This will keep balls from going in the parking lot, to reduce risk of injury to pedestrians and property

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment			15,000			15,000
Total			**15,000**			**15,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			15,000			15,000
Total			**15,000**			**15,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Carpeting/Flooring
Priority 2 Medium

Project # PCS37
Project Name GH & WR Youth Center Lobby & Restroom Floors

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$80,000**

Description

Replace all tile and linolium floors, trim and baseboards, replace floors, carpeting in offices upstairs and downstairs,restrooms and repair sub-floor damage around toilets.

Justification

These renovations will make use operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		80,000				80,000
Total		**80,000**				**80,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		80,000				80,000
Total		**80,000**				**80,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Kitchen Repair/Replacement
Priority 3 Low

Project # PCS38
Project Name GH & WR Youth Center Kitchen Renovation

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$70,000**

Description

Kitchen needs laminate counter repairs and storage drawers/cabinets repairs. Install a kitchen fire supression system. Remove commercial floor grease trap (unessential; no grease being collected and only creates foul odors). Replace linolium floor. Replace dishwasher and fridge.

Justification

These renovations will make kitchen use operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance					70,000	70,000
Total					**70,000**	**70,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded					70,000	70,000
Total					**70,000**	**70,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type Equipment
Useful Life
Category Equipment
Priority 3 Low

Project # PCS41
Project Name GH & WR Youth Center New Scoreboard

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $15,000

Description

New Scoreboard needed at the Gene Hoularis & Waldo Rodriguez Youth Center.

Justification

Current scoreboard is old; does not work correctly.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment		15,000				15,000
Total		**15,000**				**15,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		15,000				15,000
Total		**15,000**				**15,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Windows/Doors Replacement
Priority 1 High

Project # PCS43
Project Name GH & WR Youth Center Doors and Windows Repair

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $35,000

Description

Repair and Replace Doors, thresholds, that are not functioning and need maintenance to hardware, seals, locks, and closing mechanisms.

Justification

Current condition poses safety risk to staff and participants and is not energy efficient.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		35,000				35,000
Total		**35,000**				**35,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		35,000				35,000
Total		**35,000**				**35,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Building Repair/Remodel
Priority 2 Medium

Project # PCS45
Project Name GH & WR Youth Center New Front Desk

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $15,000

Description

Construct new front desk for increased safety and operational efficiency

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	15,000					15,000
Total	**15,000**					**15,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	15,000					15,000
Total	**15,000**					**15,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact

Project # PCS46
Project Name Hazelwood Park New Amenities

Type Maintenance
Useful Life
Category Park Improvements
Priority 3 Low

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $35,000

Description

New drinking fountain - $10k, Stormwater basin cover - $25k

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		35,000				35,000
Total		**35,000**				**35,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		35,000				35,000
Total		**35,000**				**35,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Trails
Priority 2 Medium

Project # PCS47
Project Name Hope Dr Park New Equipment & Trail Access

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $53,000

Description

In order to prevent/limit littering, new waste bins are needed throughout the park - $8k. Concrete site work & trail access - $45k.

Justification

These renovations will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			53,000			53,000
Total			**53,000**			**53,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			53,000			53,000
Total			**53,000**			**53,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Sports Courts Resurfacing/Im
Priority 2 Medium

Project # PCS48
Project Name Joyce Mckenzie Volleyball Area Improvement

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $140,000

Description

The volleyball exercise area is in need of improvements to improve aesthetics and public access.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance					140,000	140,000
Total					**140,000**	**140,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded					140,000	140,000
Total					**140,000**	**140,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Sports Courts Resurfacing/Im
Priority 2 Medium

Project # PCS49
Project Name Joyce Mckenzie Walkway & Bocce Ball Court

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $190,000

Description

The park's walkways and access points improvements are needed for improved aesthetics and public access. The bocce ball court needs repairs to improve court conditions and safety. Walkway and Access Improvements - $150k, Bocce Ball Court repairs - $15k.

Justification

These renovations will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			190,000			190,000
Total			**190,000**			**190,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			190,000			190,000
Total			**190,000**			**190,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Parking Lot Resurface/Repair
Priority 1 High

Project # PCS4A
Project Name Ramsay Park Accessibility & Parking- Nature Center

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $200,000

Description

Additional funds for completion of Parking Lot Resrufacing, Pedestrian Access improvements at parking lot and along slough trail.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	200,000					200,000
Total	**200,000**					**200,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	200,000					200,000
Total	**200,000**					**200,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Park Improvements
Priority 2 Medium

Project # **PCS52**
Project Name **Las Brisas Park New Picnic Tables**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$6,000**

Description

New picnic tables are neededed at Las Brisas Park as they have reached their life expectancy.

Justification

Picnic tables will help provide the communty a place to sit for a while, relax and enjoy the park. Very little maintenance is required.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		6,000				6,000
Total		**6,000**				**6,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		6,000				6,000
Total		**6,000**				**6,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Equipment
Priority 1 High

Project # PCS53
Project Name Marinovich Park Flagpole Replacement

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $10,000

Description

The current flagpole at Marinovich is not properly installed and requires a permanent anchor.

Justification

These renovations will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		10,000				10,000
Total		**10,000**				**10,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		10,000				10,000
Total		**10,000**				**10,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Maintenance
Priority 2 Medium

Project # PCS57
Project Name PCS Office Security Improvements

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $50,000

Description

Install security cameras and card readers at the Parks and Community Services Office.

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		50,000				50,000
Total		**50,000**				**50,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		50,000				50,000
Total		**50,000**				**50,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein

Project # PCS59
Project Name Parks Vehicles 4wd ATV x 2

Type Vehicle
Useful Life
Category Vehicle
Priority 2 Medium

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $40,000

Description

4wd ATV's are needed for performing maintenance tasks at Ramsay Park and Pinto Lake City Park.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Vehicle	40,000					40,000
Total	**40,000**					**40,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	40,000					40,000
Total	**40,000**					**40,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein

Project # PCS60
Project Name Parks Vehicles Flat Bed Dump TrucK

Type Vehicle
Useful Life
Category Vehicle
Priority 2 Medium

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $65,000

Description

A flat bed dump truck is needed for hauling and transporting large equipment and items.

Justification

This purchase will make operations more efficient.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Vehicle	65,000					65,000
Total	**65,000**					**65,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	65,000					65,000
Total	**65,000**					**65,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type New
Useful Life
Category Pedestrian Improvements
Priority 3 Low

Project # PCS62
Project Name Peace Dr Park Green Valley Access Expansion

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $260,000

Description

Expanding access to Green Valley road will allow pedestrians & cyclists to easily access the park.

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Construction			260,000			260,000
Total			**260,000**			**260,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			260,000			260,000
Total			**260,000**			**260,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein

Project # PCS63
Project Name Peace Dr Park New Playground

Type New
Useful Life
Category Playground Structures
Priority 2 Medium

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $575,000

Description

Replacement of playground equipment.

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance				575,000		575,000
Total				**575,000**		**575,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded				575,000		575,000
Total				**575,000**		**575,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Storm Sewer Maintenance/Im
Priority 1 High

Project # PCS64
Project Name Peace Dr Park Stormwater Improvement

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $20,000

Description

Current stormwater drainage is in need of improvement to reduce potential flooding, pollution, & other harmful effects.

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		20,000				20,000
Total		**20,000**				**20,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		20,000				20,000
Total		**20,000**				**20,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Walkway and Access Improve
Priority 2 Medium

Project # **PCS65**
Project Name **Pinto Lake Access and Grounds Improvements_**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$170,000**

Description

Pinto Lake Park needs improvements to the walkways through out the park.

Justification

This will make it ADA compliant and create more public access. Improvements to the park grounds will enhance aesthetics.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		20,000	150,000			170,000
Total		**20,000**	**150,000**			**170,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		20,000	150,000			170,000
Total		**20,000**	**150,000**			**170,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein

Project # PCS66
Project Name Pinto Lake Automatic Gate and Fencing Improvements

Type New
Useful Life
Category Fence/Gate
Priority 2 Medium

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $50,000

Description

The Pinto Lake City Park perimeter fencing needs repairs to limit access to park grounds during offline hours.

Justification

An automatic front gate is needed for opening/closing the park and reduces need for personnel to perform this task.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			50,000			50,000
Total			**50,000**			**50,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			50,000			50,000
Total			**50,000**			**50,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein

Project # PCS67
Project Name Pinto Lake Baseball Field Access and Improvements

Type New
Useful Life
Category Sports Courts Resurfacing/Im
Priority 2 Medium

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $200,000

Description

Baseball field access is outdated and needs a better way for the community to have a safe way to access to softball field. Site improvements around the entrance area will also help with a safer way to access the field.

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Construction			200,000			200,000
Total			**200,000**			**200,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			200,000			200,000
Total			**200,000**			**200,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein

Project # PCS68
Project Name Pinto Lake Baseball Field Lights

Type New
Useful Life
Category Electrical/Lighting
Priority 2 Medium

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $420,000

Description

Baseball Fields lights will help with safety at the the park along with allowing for the community to host more sports activities.

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Planning/Design		20,000				20,000
Construction			400,000			400,000
Total		**20,000**	**400,000**			**420,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		20,000	400,000			420,000
Total		**20,000**	**400,000**			**420,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Sports Courts Resurfacing/Im
Priority 2 Medium

Project # PCS69
Project Name Pinto Lake Baseball Field Renovation

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $345,000

Description

The field will benefit by updating the surface and leveling the field so that the water can drain off the field properly, help instal new bleachers, dug outs,and fencing around the ball field.

Justification

Baseball field has not been renovated for many years and is outdated.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Construction				345,000		345,000
Total				**345,000**		**345,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded				345,000		345,000
Total				**345,000**		**345,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Parks and Community Servic
Contact Ben Heistein
Type New
Useful Life
Category Park Improvements
Priority 2 Medium

Project # **PCS70**
Project Name **Pinto Lake Campground Facility Site Work**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$345,000**

Description

Campgrounds at pinto lake need various upgrades as no major upgrades have been made to the site over various years.

Justification

Facility site work would benefit the park to allow a more competitive amenities for a renter thus allowing for more revenue to be collected.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Construction					345,000	345,000
Total					**345,000**	**345,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded					345,000	345,000
Total					**345,000**	**345,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Parking Lot Resurface/Repair
Priority 2 Medium

Project # PCS72
Project Name Pinto Lake Parking Lot, Sidewalk Improvements

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $320,000

Description

Parking Lot needs to be improvements as it has been years and the parking lot is developing cracks and pot holes. The sidewalk and curbs also need improvements as they also are developing cracks that are becoming unsafe for pedestrians to walk on.

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Construction				320,000		320,000
Total				**320,000**		**320,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded				320,000		320,000
Total				**320,000**		**320,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type New
Useful Life
Category Building Improvements
Priority 2 Medium

Project # PCS73
Project Name Pinto Lake Pavillion Addition

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $345,000

Description

Pinto Lake park Pavillion requires upgrades and a new roof as the pavillion has met its life expectancy and can become as safety issue to community users.

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Construction	345,000					345,000
Total	**345,000**					**345,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	345,000					345,000
Total	**345,000**					**345,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Building Repair/Remodel
Priority 2 Medium

Project # PCS74
Project Name Pinto Lake Pavillion Repairs

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $35,000

Description

Pinto Lake park Pavillion requires upgrades and a new roof as the pavillion has met its life expectancy and can become as safety issue to community users.

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	35,000					35,000
Total	**35,000**					**35,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	35,000					35,000
Total	**35,000**					**35,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type New
Useful Life
Category Playground Structures
Priority 2 Medium

Project # PCS75
Project Name Pinto Lake Playground Structure Replacement

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $575,000

Description

Locate site in the Park. Replacement of old outdated unsafe play structure that was recently removed. New playground structure will not need repair for 5 to 7 years. Just routine maintenance and services.

Justification

A new playground will address requests from park users and attract more people and campers to the park.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Construction				575,000		575,000
Total				**575,000**		**575,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded				575,000		575,000
Total				**575,000**		**575,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Park Improvements
Priority 1 High

Project # PCS76
Project Name Pinto Lake Retaining Wall Repairs

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $230,000

Description

A retaning wall is needed to prevent the soild and debris from constantly spilling down into the parks landscape.

Justification

This has been problematic during rainstorms that causes runoff that is weekening the soil on the side of the park area and can cause the slope to slide down.Causing a larger financial inpact to the department.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Construction	230,000					230,000
Total	**230,000**					**230,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	230,000					230,000
Total	**230,000**					**230,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type New
Useful Life
Category Building Improvements
Priority 2 Medium

Project # PCS77
Project Name Pinto Lake Rinse Down Station for Boats

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $10,000

Description

A rinse down station is needed to help with the maintenance of the department boat fleet and will assist with vessel inspections.

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance					10,000	10,000
Total					**10,000**	**10,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded					10,000	10,000
Total					**10,000**	**10,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Building Repair/Remodel
Priority 2 Medium

Project # PCS78
Project Name Pinto Lake Snack Shack Renovation

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $175,000

Description

The Snack Shack would be gutted, modernized, and brought up to code.

Justification

The Snack Shack has termite, water damage, and does not meet building codes.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	175,000					175,000
Total	**175,000**					**175,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	175,000					175,000
Total	**175,000**					**175,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Sports Courts Resurfacing/Im
Priority 2 Medium

Project # PCS79
Project Name Pinto Lake Sports Court Improvement

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $58,000

Description

The Pinto Lake Sports Court is outdated and not functional for use. Enhancements to a multi-use court will increase public use and will be an addition to the amenities available.

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			58,000			58,000
Total			**58,000**			**58,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			58,000			58,000
Total			**58,000**			**58,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type Equipment
Useful Life
Category Information & Technology Eq
Priority 2 Medium

Project # PCS80
Project Name Pinto Lake Wifi Installation

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $25,000

Description

The Pinto Lake park location will benefit from Wifi as it is an extra amenity to offer RV renters.

Justification

This will make operations more efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment		25,000				25,000
Total		**25,000**				**25,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		25,000				25,000
Total		**25,000**				**25,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type Maintenance
Useful Life
Category Park Improvements
Priority 2 Medium

Project # PCS81
Project Name Pinto Lake Picnic Area Upgrade

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $100,000

Description

Pinto Lake will benefit to upgrade picnic area, play structures and various amenities for the RV park.

Justification

This will help the commuity connect with the natural habitat that exists at the park.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance				100,000		100,000
Total				**100,000**		**100,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded				100,000		100,000
Total				**100,000**		**100,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Nick Calubaquib
Type Maintenance
Useful Life
Category Sports Courts Resurfacing/Im
Priority 2 Medium

Project # PCS83
Project Name Police Activities League: Basketball Resurfacing

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $45,000

Description

Resurface basketball court at Davis site.

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			45,000			45,000
Total			**45,000**			**45,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			45,000			45,000
Total			**45,000**			**45,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Nick Calubaquib

Project # PCS88
Project Name Police Activity League: New Transport Van

Type Vehicle
Useful Life
Category Vehicle
Priority 1 High

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $25,000

Description

To replace aging current transport van.

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Vehicle	25,000					25,000
Total	**25,000**					**25,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	25,000					25,000
Total	**25,000**					**25,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type New
Useful Life
Category Building Repair/Remodel
Priority 2 Medium

Project # PCS92
Project Name Ramsay Park Family Center Building Expansion

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $6,411,947

Description

Expanding the Ramsay Family Center would allow for increased Office, Classroom, Rental, and Recreation Space. The building would include an indoor gymnasium.

Justification

This would increase the Department's program offerings and revenue from rentals and use of the facility.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Construction	6,411,947					6,411,947
Total	**6,411,947**					**6,411,947**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	6,411,947					6,411,947
Total	**6,411,947**					**6,411,947**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type New
Useful Life
Category Parking Lot Resurface/Repair
Priority 2 Medium

Project # PCS93
Project Name Ramsay Park Master Plan North Parking Lot

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$1,843,840**

Description

There is un-utilized space off Main St. that could be converted to additional parking for Ramsay Park.

Justification

Current parking capacity is not adequate and use of the park is expected to increase in future years.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Planning/Design				200,000		200,000
Construction					1,643,840	1,643,840
Total				**200,000**	**1,643,840**	**1,843,840**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded				200,000	1,643,840	1,843,840
Total				**200,000**	**1,643,840**	**1,843,840**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Parks and Community Servic
Contact Ben Heistein
Type New
Useful Life
Category New Building
Priority 2 Medium

Project # **PCS94**
Project Name **Ramsay Park Master Plan Nature Center Area**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$2,353,604**

Description

The Nature Center Modular Trailer is deteriorating and needs to be replaced. This project would implement the Master Plan Conceptual Plan of building a New Nature Center within the Park core and out of the flood zone.

Justification

It would provide additional programming opportunities and exhibit space.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Planning/Design				235,000		235,000
Construction					2,118,604	2,118,604
Total				**235,000**	**2,118,604**	**2,353,604**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded				235,000	2,118,604	2,353,604
Total				**235,000**	**2,118,604**	**2,353,604**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein

Project # PCS95
Project Name Ramsay Park Master Plan Basketball Court

Type New
Useful Life
Category Sports Courts Resurfacing/Im
Priority 2 Medium

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $382,855

Description

Relocate outdoor Basketball Court when Family Center Building Renovation Occurs.

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Planning/Design				40,000		40,000
Construction					342,855	342,855
Total				**40,000**	**342,855**	**382,855**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded				40,000	342,855	382,855
Total				**40,000**	**342,855**	**382,855**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein
Type New
Useful Life
Category Parking Lot Resurface/Repair
Priority 2 Medium

Project # PCS96
Project Name Ramsay Park Master Plan Main Parking Lot

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $877,077

Description

Re-construct Ramsay Park Main Parking Lot with Landscaping features and a layout that works with the re-design of the soccer field and softball field.

Justification

This will make operations more safe and efficient for City programs and public patrons.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Planning/Design				90,000		90,000
Construction					787,077	787,077
Total				**90,000**	**787,077**	**877,077**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded				90,000	787,077	877,077
Total				**90,000**	**787,077**	**877,077**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Parks and Community Servic
Contact Ben Heistein

Project # PCS97
Project Name Ramsay Park Master Plan Playground Renovation

Type New
Useful Life
Category Playground Resurfacing/Reno
Priority 1 High

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $2,535,689

Description

Construction of New Playground per Ramsay Park Master Plan that would replace an aging playground that will eventually need to be removed for safety reasons.

Justification

If this is funded than renovation of the existing playground is not needed.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Planning/Design			250,000			250,000
Construction				2,285,689		2,285,689
Total			**250,000**	**2,285,689**		**2,535,689**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			250,000	2,285,689		2,535,689
Total			**250,000**	**2,285,689**		**2,535,689**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Parks and Community Servic
Contact Ben Heistein
Type New
Useful Life
Category Field Renovation
Priority 1 High

Project # PCS99
Project Name Ramsay Park Master Plan Natural Turf Soccer Field

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $4,291,345

Description

Renovate Ramsay Park Soccer Field by installing a drainage system, new turf, spectator seating, lighting and other facility improvements.

Justification

This will increase playability and useable hours for the community and program participants. Will result in increased revenue.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Construction					4,291,345	4,291,345
Total					**4,291,345**	**4,291,345**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded					4,219,345	4,219,345
Total					**4,219,345**	**4,219,345**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Police
Contact Assistant Chief Thomas Sims
Type Maintenance
Useful Life
Category Maintenance
Priority 3 Low

Project # POL10
Project Name Window Blinds Replacement

Fund:
Division:
Object:
Project:

Total Project Cost: **$40,000**

Description

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	40,000					40,000
Total	**40,000**					**40,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	40,000					40,000
Total	**40,000**					**40,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Police
Contact Assistant Chief Thomas Sims
Type Equipment
Useful Life
Category Equipment
Priority 1 High

Project # **POL12**
Project Name **Gas Masks**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$60,000**

Description

Purchase gas masks.

Justification

State mandated.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment	60,000					60,000
Total	**60,000**					**60,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	60,000					60,000
Total	**60,000**					**60,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Police
Contact Assistant Chief Thomas Sims
Type Equipment
Useful Life
Category Equipment
Priority 3 Low

Project # POL5
Project Name In-Car Cameras

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $300,000

Description

5 year lease with service

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment	300,000					300,000
Total	**300,000**					**300,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	300,000					300,000
Total	**300,000**					**300,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Police
Contact Assistant Chief Thomas Sims

Project # POL6
Project Name Update And Add Security Cameras

Type Equipment
Useful Life
Category Equipment
Priority 2 Medium

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $10,000

Description

Update and add security cammeras for exterior street side of the building.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment	10,000					10,000
Total	**10,000**					**10,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	10,000					10,000
Total	**10,000**					**10,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Police
Contact Assistant Chief Thomas Sims
Type Maintenance
Useful Life
Category Building Improvements
Priority 2 Medium

Project # POL7
Project Name Firearms Range - Overhead Structure

Fund:
Object:
Division:
Project:

Total Project Cost: $150,000

Description

Overhead structure at Firearms Range for safety FAA

Justification

Bullet fragment protection.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	150,000					150,000
Total	**150,000**					**150,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	150,000					150,000
Total	**150,000**					**150,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Police
Contact Assistant Chief Thomas Sims
Type Equipment
Useful Life
Category Equipment
Priority 2 Medium

Project # POL9
Project Name Entry/Exit Vehicle Gates - Motor Replacement

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $30,000

Description

Consistent failure

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment	30,000					30,000
Total	**30,000**					**30,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	30,000					30,000
Total	**30,000**					**30,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* '24/'25

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Building Improvements
Priority 3 Low

Project # PWM10
Project Name City Hall: Convert Old Council Chambers In Offices

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $300,000

Description

Construct extensive improvements to the Old Council Chambers at City Hall.

Justification

Space is drastically unused. Work would include new meeting and training rooms with state of the art AV systems and office space.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	300,000					300,000
Total	**300,000**					**300,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	300,000					300,000
Total	**300,000**					**300,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Windows/Doors Replacement
Priority 3 Low

Project # PWM11
Project Name City Hall: New Doors and Windows Installation

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $75,000

Description

Doors and windows at City Hall lobby need to be replaced with doors with proper ADA and hardware that can be outfitted to meet the current City demands for security.

Justification

The doors at the main lobby continue to have maintenance problems, cannot be outfitted with proper security measures and are outdated.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		75,000				75,000
Total		**75,000**				**75,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		75,000				75,000
Total		**75,000**				**75,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Painting
Priority 3 Low

Project # **PWM2**
Project Name **Beach Street Parking - Reseal and Repaint Dome**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$150,000**

Description

Resealing dome and painting of dome at Beach Street Parking Structure.

Justification

Resealing dome can be done one year, repainting can be done the next.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance		150,000				150,000
Total		**150,000**				**150,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		150,000				150,000
Total		**150,000**				**150,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Kitchen Repair/Replacement
Priority 3 Low

Project # PWM29
Project Name Marinovich Kitchen Repair/Replacement

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $35,000

Description

Repair and Replace kitchen at Marinovich Community Center Multi Purpose room.

Justification

Kitchen needs to be upgraded if we are to offer this space as rentals.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance					35,000	35,000
Total					**35,000**	**35,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded					35,000	35,000
Total					**35,000**	**35,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Signage
Priority 2 Medium

Project # PWM31
Project Name Improve Signage Around City

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: $300,000

Description

Improve signage around city, city entry, points or interest, major points of interest.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance			300,000			300,000
Total			**300,000**			**300,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded			300,000			300,000
Total			**300,000**			**300,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Maintenance
Contact Robert Berry

Project # PWM32
Project Name Beach Street Pay Parking

Type Equipment
Useful Life
Category Equipment
Priority 2 Medium

Fund: 246
Division: 901
Object:
Project:

Total Project Cost: $300,000

Description

Beach Street pay parking and arm. (would also require electricity)

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment		300,000				300,000
Total		**300,000**				**300,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		300,000				300,000
Total		**300,000**				**300,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Maintenance
Contact Grant Adams
Type Equipment
Useful Life
Category Equipment
Priority 1 High

Project # **PWM6**
Project Name **Beach Street Roll Up Security Door Motor**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$8,000**

Description

Replace roll up doors for the Beach Street parking structure.

Justification

These doors keep out vandalism to the building and cars.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Equipment		8,000				8,000
Total		**8,000**				**8,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded		8,000				8,000
Total		**8,000**				**8,000**

Capital Improvement Plan

City of Watsonville, California

'20/'21 *thru* **'24/'25**

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Maintenance
Priority 3 Low

Project # **PWM7**
Project Name **City Hall - Seal Exterior**

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$35,000**

Description

Exterior brick at City Hall needs to be sealed.

Justification

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	35,000					35,000
Total	**35,000**					**35,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	35,000					35,000
Total	**35,000**					**35,000**

Capital Improvement Plan

'20/'21 *thru* '24/'25

City of Watsonville, California

Department Public Works: Maintenance
Contact Robert Berry
Type Maintenance
Useful Life
Category Building Improvements
Priority 3 Low

Project # PWM9
Project Name City Hall - Convert Conference Rooms Into Offices

Fund: 150
Division: 901
Object:
Project:

Total Project Cost: **$60,000**

Description

Convert conference rooms A & B into offices. Work will include relocating the employee entrance door to the front of the hallway next to the One Stop entrance.

Justification

If meeting rooms are constructed in the old council chambers, current meeting rooms A & B can be converted into office space. Office space is always needed in City Hall.

Expenditures	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Maintenance	60,000					60,000
Total	**60,000**					**60,000**

Funding Sources	'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	Total
Unfunded	60,000					60,000
Total	**60,000**					**60,000**

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

DATE: March 24, 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 (PP2019-374) to establish an existing Type 20 ABC License under new ownership for an existing gas station with convenience store and car wash, Vikhar Gas (Valero Corner Store), located at 676 East Lake Avenue (APN: 017-072-01) .

AGENDA ITEM: May 5, 2020 **Planning Commission**

RECOMMENDATION:
Staff recommends that the Planning Commission adopt a Resolution approving a Special Use Permit to establish an existing Type 20 ABC License[1] under new ownership for an existing gas station with convenience store and car wash, Vikhar Gas (Valero Corner Store), located at 676 East Lake Avenue (APN: 017-072-01).

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

BASIC PROJECT DATA

APPLICATION NO.: PP2019-374 **APN:** 017-072-01
LOCATION: 676 East Lake Avenue **LOT SIZE:** 19,035± square feet

PROJECT DESCRIPTION: Special Use Permit Application to establish an existing Type 20 ABC License under new ownership for a gas station with convenience store and car wash with off-sale beer and wine sales, Vikhar Gas, located at 676 East Lake Avenue.

GENERAL PLAN: General Commercial (GC)
ZONING: Neighborhood Commercial (CN)

[1] ABC Type 20 Off-Sale General (Package Store) authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises.

SURROUNDING GENERAL PLAN/ZONING: Residential Low Density in the Single Family Residential – Low Density (R-1) Zoning District (east), and General Commercial in the CN Zoning District (north, west, and south)

EXISTING USE: Gas station with convenience store with beer and wine sales and car wash

PROPOSED USE: Gas station with convenience store with beer and wine sales and car wash

SURROUNDING USES: Single family residential towards the rear of the site along Manor Avenue and Hushbeck Avenue; various commercial uses across along East Lake Avenue

FLOOD ZONE: X

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: Atam Parkash Singh Sandhu, 1800 Silverwings Court, Morgan Hill, CA 95014

PARCEL OWNER: Atam Parkash Singh Sandhu, 1800 Silverwings Court, Morgan Hill, CA 95014

BACKGROUND

Original Permit Approval

The Union 76 gas station has been in existence for several decades at 676 East Lake Avenue.

On June 5, 2007, the Planning Commission of the City of Watsonville approved Special Use Permit with Design Review and Environmental Review (PP2006-351) to allow the remodeling of the existing gas station to include the new construction of a hand-car wash structure and convenience store located at 676 East Lake Avenue. The convenience store included deli service.

On November 9, 2010, the City Council of the City of Watsonville adopted Ordinance No. 1272-10 (CM), approving a text amendment to the Alcohol Ordinance that allowed an exemption to the separation requirements for service stations with convenience stores greater than 1,000 square-feet and not in high crime areas or in any area of overconcentration of alcohol.

On November 9, 2010, the City Council of the City of Watsonville adopted Resolution No. 177-10 (CM) on November 9, 2010, approving a Special Use Permit (PP2010-125) to operate an existing service station with a convenience store over 1,000 square-feet with beer and wine sales (Type 20 license) located at 676 East Lake Avenue. This approval was contingent upon approval of the aforementioned text amendment to the Alcohol Ordinance.

On March 24, 2015, the City Council of the City of Watsonville adopted Ordinance No. 1315-15 (CM) to allow an exception to the separation requirements for service stations with convenience stores over 1,000 square-feet to obtain a Special Use Permit for the sale of beer and wine in areas of overconcentration if an existing license in the over concentrated tract is obtained.

On January 6, 2017, the Planning Commission approved Special Use Permit with Environmental Review (PP2016-178) to allow the establishment of a convenience store over 1,000 square feet with beer and wine sales (Type 20 License) under new ownership.

On July 11, 2019, the City Council of the City of Watsonville adopted Ordinance Nos. 1384-19 and 1385-19 (CM), to amend WMC Chapters 14-18 Definitions and 14-25 on Alcohol Related Uses. The amendment included relaxing separation requirements in the Commercial Core Area (CCA) Zoning District and Shopping Centers. It included provisions to conduct administrative interviews with all alcohol related uses applicants and developed an alcohol related uses application. Additionally, this adoption rescinded Ordinance No. 1272-10 and Ordinance No. 1315-15, reinstating separation requirements for gas stations with convenience stores greater than 1,000 square feet that are not in high crime areas or in any area of overconcentration of alcohol.

The existing convenience store with a Type 20 ABC License is exempt from separation requirements provided that the only change in more or character is a change in ownership. WMC §14-25.050(a).

The previous business owner, Richard Magana, obtained a Special Use Permit (PP2017-178) from Planning Commission on January 6, 2017. The applicant, Atam Parkash Singh Sandhu, is requesting the Special Use Permit with Environmental Review (PP2019-374) to transfer the existing Type 20 ABC License to new business ownership (Vikhar Gas).

Proposal

On October 22, 2019, business owner and property owner, Atam Parkash Singh Sandhu submitted an application for a Special Use Permit with Environmental Review (PP2019-374) to establish an existing Type 20 Off-Sale Beer and Wine ABC License under new ownership at 676 East Lake Avenue. The parcel has an existing gas station with convenience store and car wash. No interior or exterior modifications are proposed.

PROCESS

Special Use Permit

The Special Use Permit application to establish an existing off-sale general license under new ownership for an existing convenience store was submitted after the adoption of the recently modified Alcohol Ordinance (Ordinance No. 1384-19 and No.1385-19) and, therefore, will be reviewed based on the new Alcohol Ordinance provisions, as set forth in Chapter 14-25 of the Watsonville Municipal Code (WMC).

Various types of food retail places are allowed uses for land designated General Commercial in the City's General Plan. A gas station with convenience store and car

wash located in the CN Zoning District with no beer and wine sales is a conditionally permitted use. WMC § 14-16.1303(b). The establishment of a gas station with convenience store and car wash with beer and wine sales in the CN Zoning District is also subject to approval of a Special Use Permit by Planning Commission. WMC § 14-16.1303(b).

A substantial change of mode or character of operation of such property requires approval by means of a conditional use permit. WMC §14-16.1303(c). WMC Section 14-16.1303(d) defines a "substantial change of mode or character of operation" shall include, but not be limited to the following: a transfer of ownership of any type of regulatory license required specifically for that use. Therefore, the following application is being processed as a Special Use Permit.

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 for an alcohol sales establishment, City staff (consisting of the Police Chief, Fire Chief, Community Development Director, Finance Director, City Manager or their designees) shall review the application, and interview applicant(s) within 60 days. WMC § 14-25.012. After the applicant is interviewed, successful applications shall receive a score of at least 80 percent of all available points on the rubric. If an application fails, a new application for an alcohol sales permit may be submitted after 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 findings required in WMC § 14-12.513 and each of the following findings pertaining to alcohol-related uses, as follows:

- 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 Watsonville Municipal Code, 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 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

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]

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

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

[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.

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 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 0.43± acre subject site (APN 017-072-01) is developed with a gas station with a 2,675± square foot single story convenience store and car wash. Parking is located towards the side yard property line adjacent to Hushbeck Avenue. The parcel can be accessed from four different driveway approaches along Hushbeck Avenue, East Lake Avenue, and Manor Avenue. The front of the parcel along East Lake Avenue is fully paved with one driveway approach that is approximately 30± feet. The first driveway approach along Hushbeck Avenue measures approximately 25± feet and the second driveway approach that exists from the car wash on to Hushbeck Avenue is approximately 15± feet. There is a fourth driveway approach along Manor Avenue is approximately 30± feet. The adjoining and nearby adjacent parcels consist of a single family residential development and various commercial development. Across the street of the subject site is Berkshire Hathaway Real Estate Services.

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

Floor Plan

The convenience store is 1,950± square feet in area. To the rear of the convenience store, is a 915± square-foot mechanical car wash.

To the left of the front entrance of the floor plan is the register area. Behind the register area is the office area. To the left and rear or the register area are restroom facilities. The center of the convenience store floor area is the merchandise. The beer cooler and electrical room is located along the rear wall of the convenience store. The soda cooler is located to the right of the front entrance. See Attachment 2 for the existing and proposed floor plan.

Hours of Operation

The proposed hours of operation for the convenience store are as follows:

- Daily, 5:00 AM to 10:00 PM

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 that alcohol license holders are in compliance with ABC regulations.

Police Department Review indicates that the business is not located within a high crime or over concentrated area of ABC Licenses.

Existing facilities with an off-sale beer and wine license (Type 20 ABC license) are not subject to the discretionary powers[3] of the Local Governing Body. The proposed use has been conditioned with standard conditions regarding facilities with off-sale beer and wine sales to ensure that it will be in conformity with applicable regulations and not have any negative impacts on the neighborhood.

Type 20 Alcohol Licenses

ABC issues various licenses for the sale of alcohol for different types of establishments. The Type 20 (Off-Sale Beer and Wine) license allows the sale of beer and wine sales off the premises where sold. Minors may be allowed on the premises. Malt beverage and fortified wine shall not be sold in containers with a volume exceeding 16 ounces. The sale of individual containers of malt beverage or fortified wine is prohibited.

LEAD Training

A condition of approval requires all service staff, managers and owners attend Licensee Education on Alcohol and Drugs (LEAD) training within 90 days of approval of this Use

[3] 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).

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 establishments selling alcoholic beverages in relation to one another 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 Vikhar Gas (Valero Corner Store):

- The hours of operation will stay as the previous owner was doing Monday to Sunday from 5 AM to 10 PM.
- The staff at this business will remain the same but will be fully re-trained to accomplish the day-to-day duties in a very professional manner.
- There will be one cashier in the morning shift to operate the cash register to sell the gas and drinks and snacks.
- The store will also comply with the ABC Department and the City not to sell alcohol before or after the restricted hours.

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

- The whole facility will go through a LED lighting upgrade with the state of the art lighting both inside and outside.
- The business will start keeping more healthy items and food inside the store and will fulfill the neighborhood demand on a convenient level.
- More state of the art security cameras will be installed in and around the building and on the canopy above the gas dispensers.
- There will be more garbage cans placed on the property as needed to keep the premises clean.
- The staff will be trained to report the crime immediately. In this case, I may request or get help from the police department to demonstrate myself and the staff on how to respond to a crime situation in a timely and safe manner.
- The staff will also be re-trained on how to card minors for beer, cigarettes and lotto/lottery. I will go quiz the staff on the age limits and false ID verification.

Additionally, the applicant provided the following information for their Safety and Security Plan:

- As mentioned in the neighborhood compatibility plan, the business will go through a complete overhaul of any existing plans in place, mainly dealing with the lighting.
- The applicant submitted a Security Camera Plan (Attachments 4 & 5).

In accordance with WMC Sections 14-25.021 and 14-25.023, all operational standards applicable to an off-sale beer and wine sale ABC License are incorporated as Conditions of Approval.

Interview Scoring

The application was initially reviewed in November 2019 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 (150 points), business plan (275 points), neighborhood compatibility plan (375 points), and a safety and security plan (225 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 off-sale alcohol related use application is 1,025, excluding the bonus points. An applicant must receive a minimum score of 820 points (80%) to be approved.

On December 20, 2019, the business owner, Atam Parkash Singh Sandhu, was interviewed by City staff and received a score of 940. A summary related to the interview scoring follows each interview category can be found in Attachment 3.

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 940, exceeding the minimum score of 820 points.

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

The subject site is developed with a single-story gas station with convenience store and car wash where parking exists along the side yard property line along Hushbeck Avenue. The applicant has indicated that signage will be posted at 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 made plans to install 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, 14-25.023, 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 the transfer of an existing Type 20 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 20) under new ownership and involves no expansion of the existing use. The project will not involve any interior or exterior modifications.

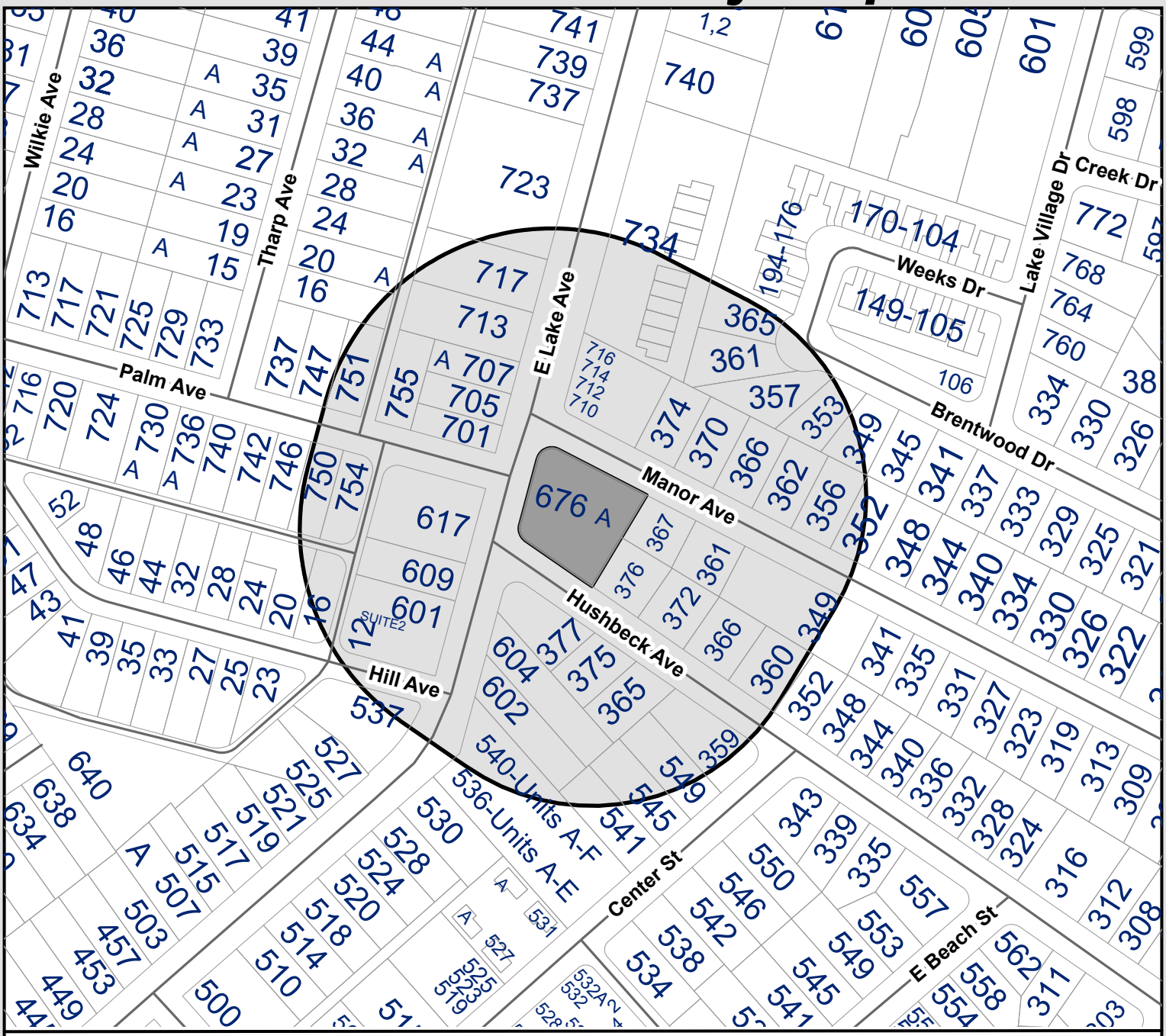
CONCLUSION

The proposal to establish an existing convenience store to sell off-sale beer and wine (Type 20 ABC License) under new ownership located at 676 East Lake Avenue 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. Plan Set (dated and received on 10/22/19)
3. Alcohol Related Uses – Interview Scoring Rubric (interview conducted 12/20/19)
4. Security Camera Plan – Interior
5. Security Camera Plan – Exterior

Site and Vicinity Map



PROJECT: PP2019-374
APPLICANT: Atam Parkash Singh Sandhu
APN#s: 017-072-01
LOCATION OF PROJECT: 676 E Lake Ave

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E
S

LICENSED PREMISES DIAGRAM (RETAIL)

FLOOR PLAN

State of California
Gavin Newsom, Governor

1. APPLICANT NAME (If individual: Last, first, middle)
SANDHU, ATAM PARKASH SINGH

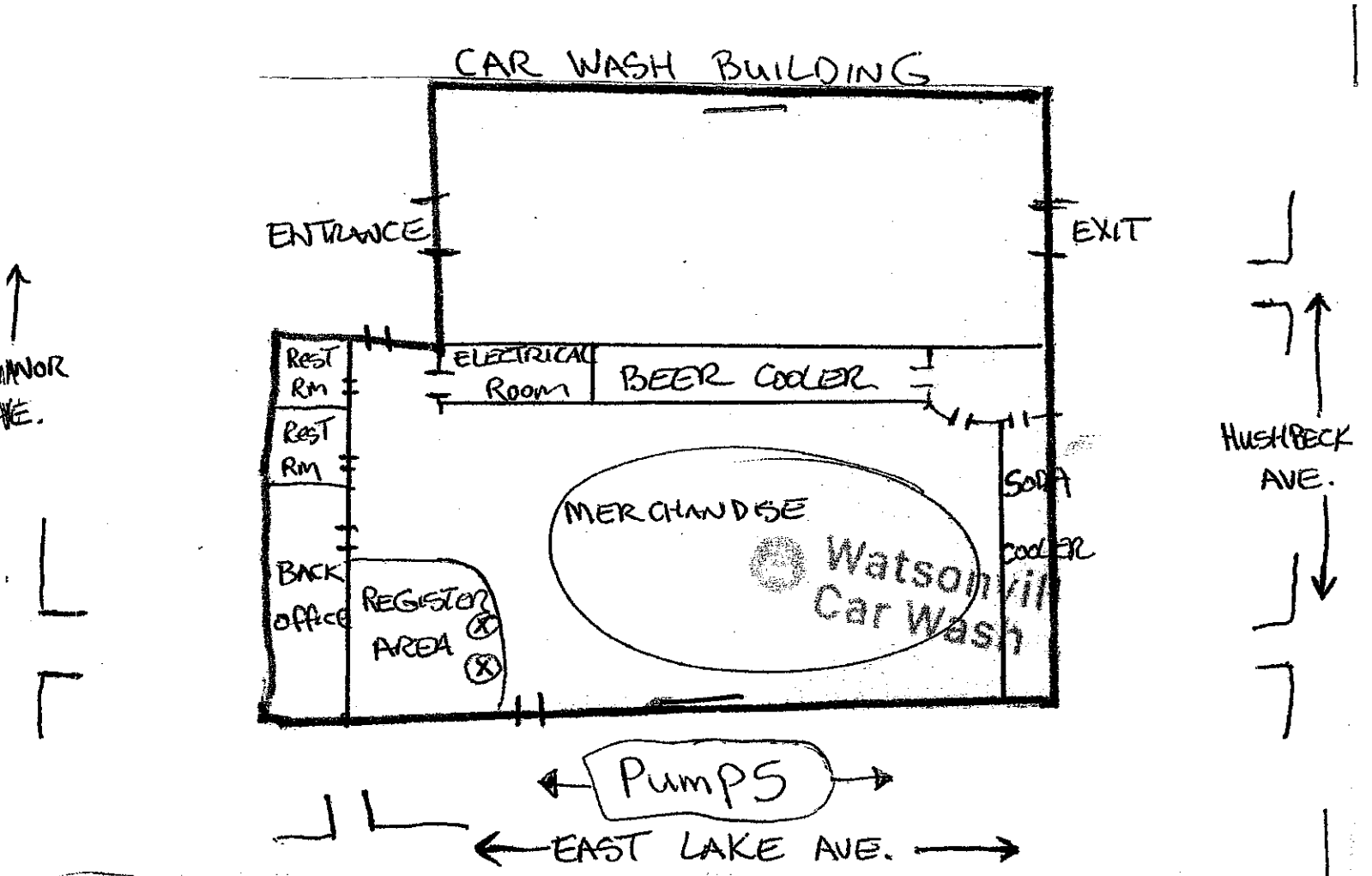
2. LICENSE TYPE
20 - Off-Sale Beer and Wine

3. PREMISES ADDRESS (Street number and name, city, zip code)
676 W. Lake Ave., Watsonville, CA 95076

4. NEAREST CROSS STREET
MANOR AVE/HUSHBECK AVE

The diagram below is a true and correct description of the entrances, exits, interior walls and exterior boundaries of the premises to be licensed, *including dimensions and identification of each room (i.e., "storeroom", "office", etc.).*

DIAGRAM



It is hereby declared that the above-described premises and character of premises, as indicated on the reverse side, will not be changed in accordance with Rule 64.2 of the California Code of Regulations without first notifying and securing approval of the Department of Alcoholic Beverage Control. Substantial changes to the premises may require an application fee in accordance with Section 24072 of the Business and Professions Code. I declare under penalty of perjury that the foregoing is true and correct.

APPLICANT SIGNATURE (Only one signature required)	DATE SIGNED

FOR ABC USE ONLY

CERTIFIED CORRECT (Signature)	PRINTED NAME	INSPECTION DATE

ABC-257 (07/19)

RECEIVED
SEP 24 2019
City of Watsonville
Community Development Dept

Department of Alcoholic Beverage Control

SUPPLEMENTAL DIAGRAM

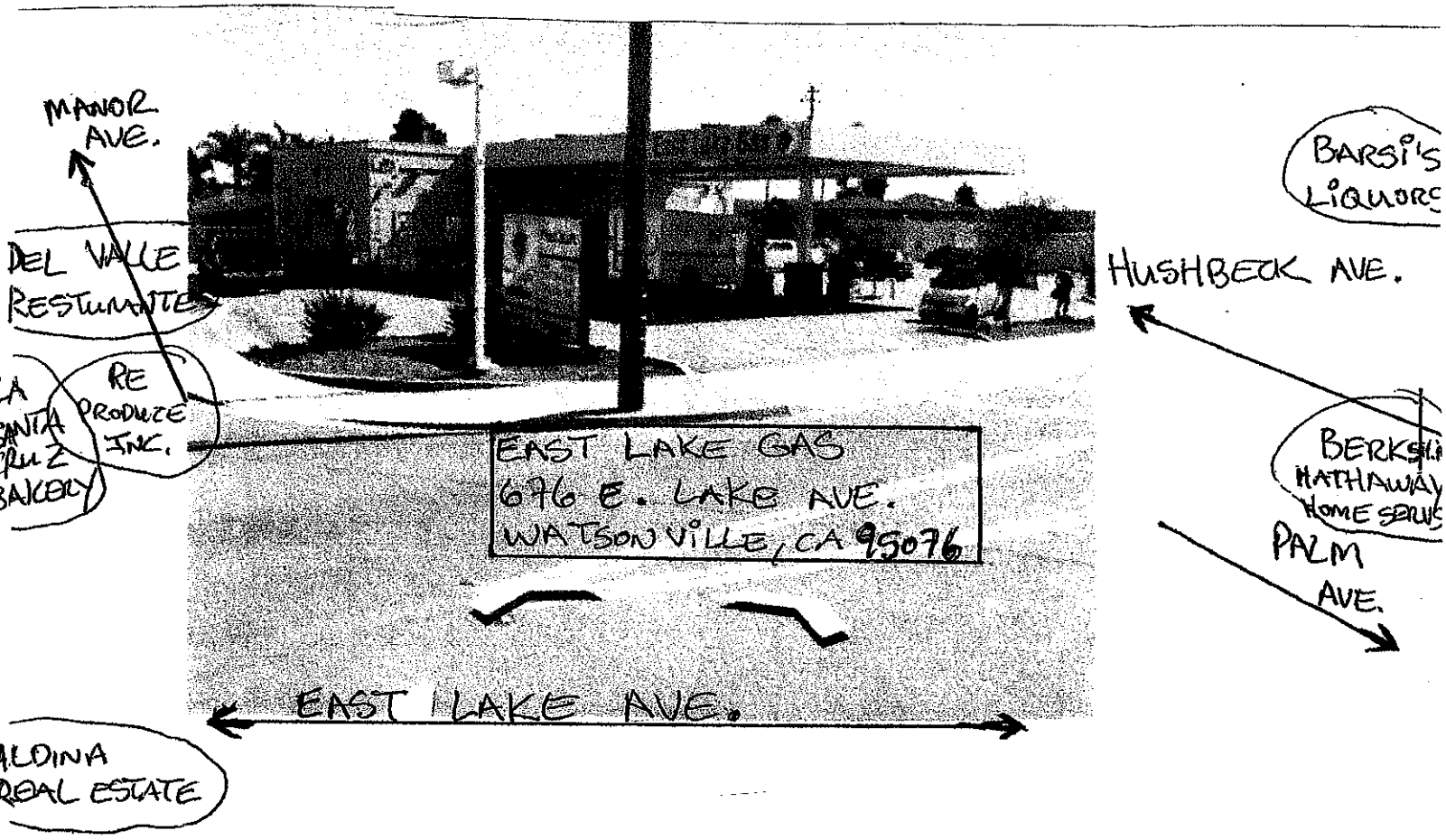
SITE PLAN

State of California
Gavin Newsom, Governor

Instructions to Applicant:
Draw a sketch of the area on which the licensed premises is or will be located Show adjacent structures and nearest cross streets. *If this is an event for a daily license, catering authorization, event authorization or miscellaneous use, show the area where sales and consumption of alcoholic beverages will occur. Post a copy of this diagram with Daily License, Catering Authorization or Event Authorization where the event is held. Sales and consumption of alcoholic beverages must be confined to the area designated in the diagram and supervised to prevent violations of the Alcoholic Beverage Control Act.*

1. APPLICANT NAME (Last, first, middle)	2. LICENSE TYPE
SANDHU, ATAM PARKASH SINGH	20 - Off-Sale Beer and Wine
3. PREMISES ADDRESS (Street number and name, city, zip code)	**4. NEAREST CROSS STREET**
676 W. Lake Ave., Watsonville, CA 95076	MANOR AVE / HUSHBECK AVE

DIAGRAM



I have read the above instructions and I declare under penalty of perjury that the above diagram is true and correct.

APPLICANT SIGNATURE	DATE SIGNED

FOR ABC USE ONLY

CERTIFIED CORRECT (Signature)	PRINTED NAME	INSPECTION DATE

ABC-253 (rev. 07/19)

RECEIVED
SEP 24 2019
City of Watsonville
Community Development Dept

LOCATION

Score	Max Score	Questions	Answers
0	25	Detailed description of proposed location.	Applicant did not provided a detailed description of proposed location
25	25	List of surrounding uses within 100 feet.	Applicant provided a list of surrounding uses within 100 feet
50	50	No existing sensitive uses within 300 feet.	No sensitive uses located within 300 feet
25	25	Is the business located in a census tract with high crime per ABC regulations? (points earned if no)	The business is not 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)	The business is not located within an over concentrated census tract
125	150	TOTAL	

BUSINESS PLAN

Score	Max Score	Questions	Answers
25	75	A detailed description of daily operations (staffing plan, menu, staff training and procedures).	Applicant provided a brief description of daily operations
50	50	Proposed operating hours (Does it comply with standard hours of operation per Ordinance?)	Proposed business hours are 5 AM to 10 PM. Operating hours comply with Ordinance.
50	75	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs, and other operation costs.	Since business is existing, budget description was brief..
25	25	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, letters of credit or other equivalent assets.	Applicant provided proof of capitalization
50	50	Three professional letters of reference (1- Character and 2- Business experience)	Applicant provided three professional letters of reference
200	275	TOTAL	

NEIGHBORHOOD COMPATIBILITY PLAN

Score	Max Score	Description	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	Management plan includes discussion of monitoring alcohol sales, litter control, and details plans to install new lighting..
50	50	Procedures to monitor areas adjacent to business to include litter clean up on a regular basis	Applicant plans to monitor litter on property and proposes to add more garbage cans to the site.
50	50	Signage posted near exit doors altering patrons to any residential neighbors	Signage does not exist but will be proposed on site.
50	50	Procedures to prevent nuisances, loitering in parking lot, and any other requirements to prevent conflicts with adjacent residences/businesses.	Management plan discusses measures for reporting crime and installation of new security cameras.
0	25	Bike racks provided	No bike racks are provided on site
350	375	TOTAL	

SAFETY AND SECURITY PLAN

Score	Max Score	Description	Answers
100	100	Does business have well thought out security plan? • Security camera plan detailing location and retention schedule of footage • Lighting schedule detailing appropriate lighting inside and outside of business. Lighting does not create spillover onto adjacent properties. • Window coverage – up to 25 percent of windows can be covered. Plans indicate that windows will allow adequate visibility.	Applicant has safety and security plan that discusses instillation of lights and security cameras on exterior of premise. Security. Cameras will be updated and meet 30 day retention requirements. Applicant will be updating the branding to include new lighting, paint, and signage.
0	25	Plans indicate maximum occupancy of the facility	Maximum occupancy not indicated on plans
50	50	Site and floor plans showing existing floor plan and a proposed floor plan, if changes are to be made.	Site and floor plans provided. No major modifications at this time.
50	50	Planned LEAD training of owners, managers, and staff.	Planned LEAD training will be required for employees. Applicant provided proof of online LEAD modules completed.
200	225	TOTAL	

COMMUNITY BENEFITS (Bonus Points)

Score	Max Score	Questions	Answers
0	25	A description of how the facility will benefit the community.	
15	25	Community events and/or entertainment open to all ages.	Discussed wanting to hold fundraising events at location.
15	50	TOTAL	

LABOR AND EMPLOYMENT (Bonus Points)

Score	Max Score	Questions	Answers
25	25	Local hiring policy	Plans to retain current and locally based employees who live in Watsonville.
25	25	TOTAL	

LOCAL ENTERPRISE/QUALIFICATIONS OF PRINCIPALS (Bonus Points)

Score	Max Score	Questions	Answers
0	25	Business owner or main partners live within City of Watsonville.	Business owner lives outside the city of Watsonville.
0	25	Business owner or main partners live within Santa Cruz County.	Business owner lives outside of Santa Cruz County.
25	25	Business owner or main partners have previously owned a similar alcohol-serving business in good standing.	Business owner has prior experience with alcohol related uses. Business owner owns a gas station with convenience store with a Tyoe 20 ABC license in Campbell.
25	75	TOTAL	

OVISS LABS INC

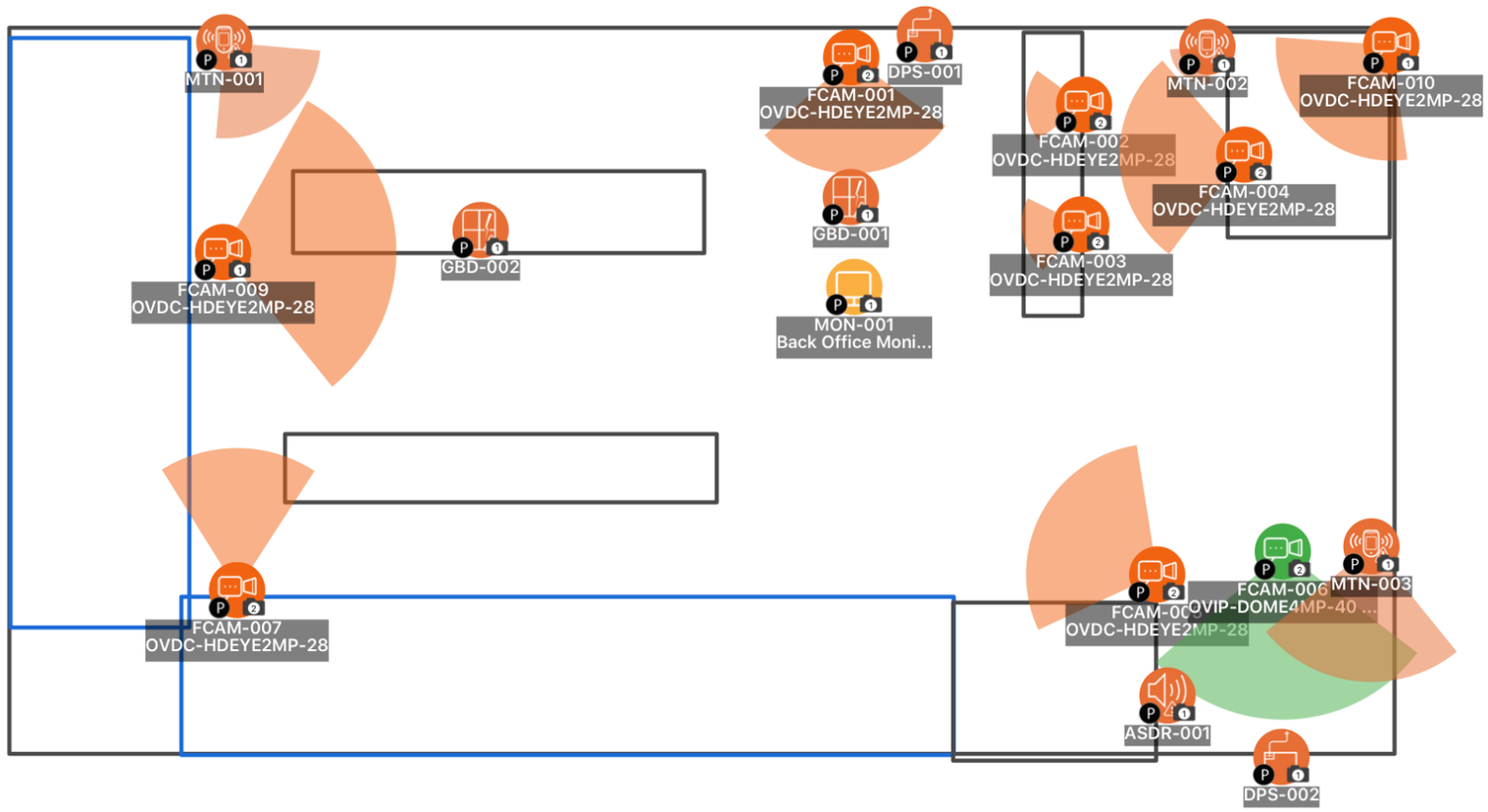
Mandeep Kahlon

December 17, 2019

Site: East Lake Gas
Watsonville, Ca

Survey: Quick Start

Survey Overview



Element Photos

FCAM-001
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FCAM-001
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FCAM-002
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FCAM-003
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FCAM-004
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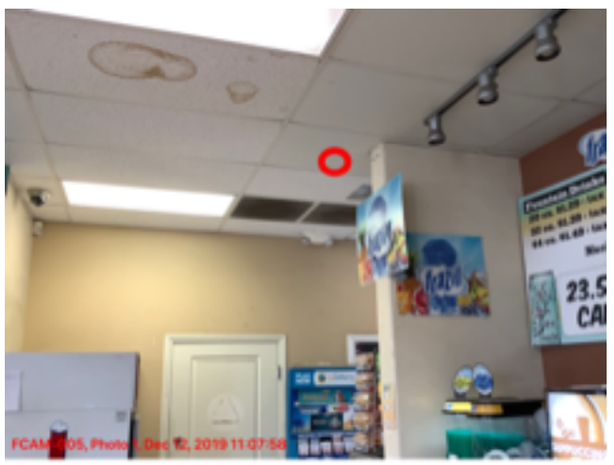

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FCAM-007
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FCAM-007
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FCAM-009
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FCAM-010
1

DPS-001
1

MTN-001
1

MTN-002
1

GBD-001
1

MTN-003
1

DPS-002
1

ASDR-001
1

GBD-002
1

MON-001
1

OVISS LABS INC

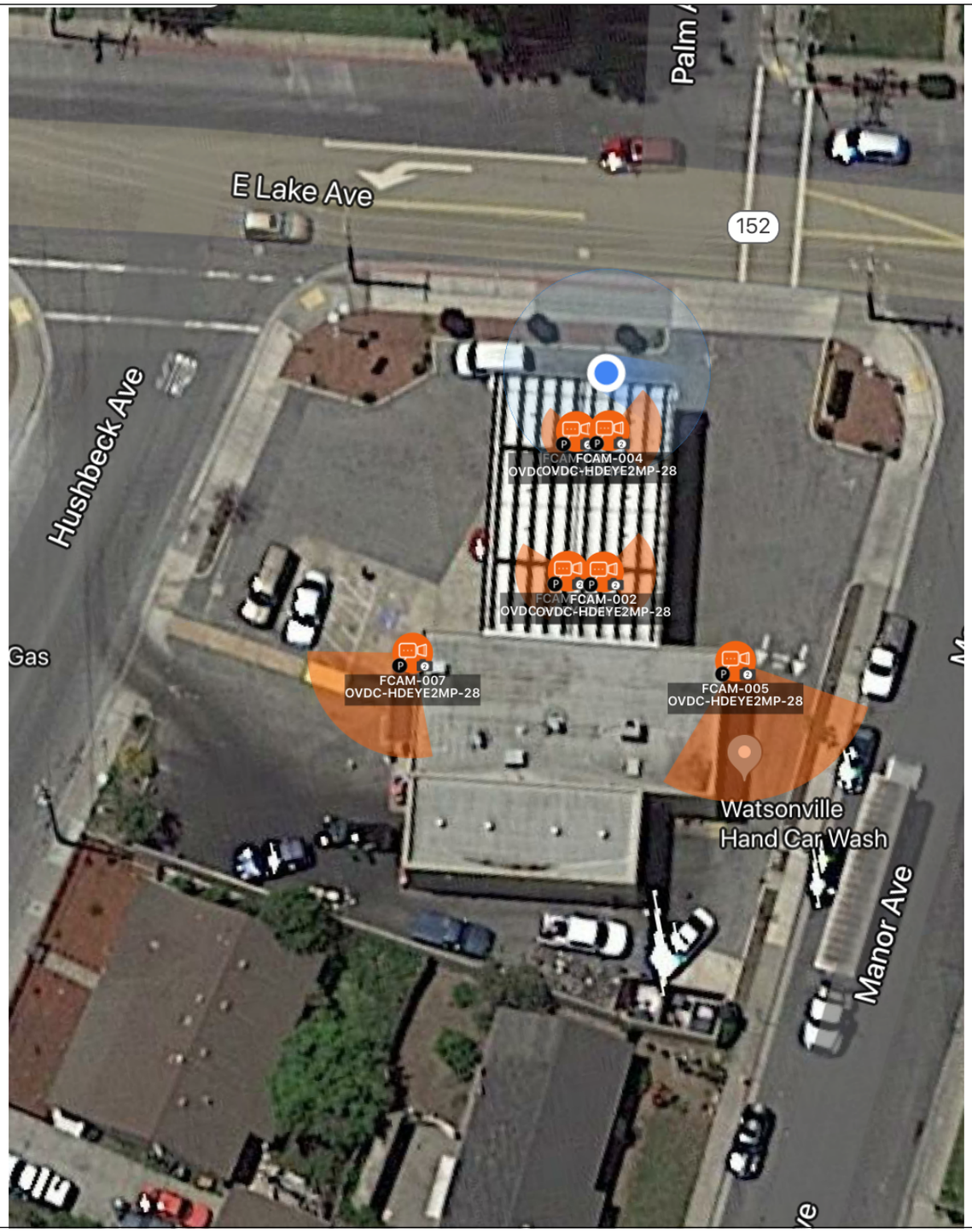
Mandeep Kahlon

December 17, 2019

Site: East Lake Gas
Watsonville, Ca

Survey: East lake exterior

Survey Overview



Element Photos

FCAM-001
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FCAM-001
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FCAM-002
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FCAM-002
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FCAM-003
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FCAM-003
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FCAM-004
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FCAM-004
2

FCAM-005
1

FCAM-005
2

FCAM-007
1

FCAM-007
2

RESOLUTION NO. _____ - 20 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2019-374) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE BEER AND WINE (TYPE 20) ABC LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING GAS STATION WITH A 2,765± SQUARE FOOT CONVENIENCE STORE AND CAR WASH (VIKHAR GAS) LOCATED AT 676 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA (APN 017-072-01)

Project: Atam Parkash Singh Sandhu for Vikhar Gas (Valero Corner Store)
APN: 017-072-01

WHEREAS, on October 22, 2019, an application for a Special Use Permit (PP2019-374) to allow an existing 2675 square foot gas station with convenience store and gas station to transfer a Type 20 ABC License to sell beer and wine for off-site consumption to new ownership at 676 East Lake Avenue, Watsonville, California, was filed by Atam Parkash Singh Sandhu, applicant and property owner; and

WHEREAS, the project site is designated General Commercial on the General Plan Land Use Map and is within the Neighborhood Commercial (CN) Zoning District; and

WHEREAS, pursuant to Sections 14-16.1303(b) of the Watsonville Municipal Code (WMC), a convenience store with beer and wine sales (DLU 541) is allowed conditionally in the CN Zoning District with issuance of a Special Use Permit; 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 June 5, 2007, the Planning Commission of the City of Watsonville approved Special Use Permit with Design Review and Environmental Review (PP2006-351) to allow the remodeling of the existing gas station to include the

new construction of a hand-car wash structure and convenience store located at 676 East Lake Avenue. The convenience store included deli service; and

WHEREAS, On November 9, 2010, the City Council of the City of Watsonville adopted Ordinance No. 1272-10 (CM), approving a text amendment to the Alcohol Ordinance that allowed an exemption to the separation requirements for service stations with convenience stores greater than 1,000 square-feet and not in high crime areas or in any area of overconcentration of alcohol; and

WHEREAS, On November 9, 2010, the City Council of the City of Watsonville adopted Resolution No. 177-10 (CM) on November 9, 2010, approving a Special Use Permit (PP2010-125) to operate an existing service station with a convenience store over 1,000 square-feet with beer and wine sales (Type 20 license) located at 676 East Lake Avenue. This approval was contingent upon approval of the aforementioned text amendment to the Alcohol Ordinance; and

WHEREAS, On March 24, 2015, the City Council of the City of Watsonville adopted Ordinance No. 1315-15 (CM) to allow an exception to the separation requirements for service stations with convenience stores over 1,000 square-feet to obtain a Special Use Permit for the sale of beer and wine in areas of overconcentration if an existing license in the over concentrated tract is obtained; and

WHEREAS, On January 6, 2017 Planning Commission approved Special Use Permit with Environmental Review (PP2016-178) to allow the establishment of a convenience store over 1,000 square-feet with beer and wine sales (Type 20 License) under new ownership; and

WHEREAS, WMC Chapter 14-25, established through Ordinance No. 1135-02 (CM) and recently modified by Ordinance No. 1384-19 and No. 1385-19 (CM), a Special Use Permit is required for a transfer of ownership of an existing Type 20 ABC License

located in the CN Zone. Ordinance No. 1385-19 also repealed Ordinance No. 1272-10, reinstating separation requirements for gas stations with convenience stores greater than 1,000 square-feet that are not in high crime areas or in any area of overconcentration of alcohol; and

WHEREAS, the subject site is exempt from separation requirements pursuant to WMC Section 14-25.050(a), which states that separation requirements shall not apply to an existing alcohol establishment where the only substantial change in mode or character of an operation is a change in ownership. WMC Section 14-25.050(b) states that separation requirements will be enforced if there is an intensification of use at the site requiring a Conditional Use Permit; and

WHEREAS, notice of time and place of the hearing to consider Special Use Permit (PP2019-374) 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 (PP2019-374) to allow the establishment of an off-sale beer and wine license under new ownership for an existing ±2675 square foot gas station with convenience store and car wash located at 676 East Lake Avenue, Watsonville (APN 017-072-01).

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 (PP2019-374), attached hereto and marked as Exhibit "C," subject to the Conditions attached hereto and marked

as Exhibit “B,” to allow the establishment of an off-sale beer, wine, and distilled spirits license under new ownership for an existing ±2,765 square foot gas station with convenience store and car wash located at 676 East Lake Avenue, Watsonville (APN 017-072-01).

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 5th day of May, 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: PP2019-374
APN: 017-071-01
Applicant: Atam Parkash Singh Sandhu
Hearing Date: May 5, 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 and wine 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 convenience stores 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 gas station with a car wash and convenience store with off sale beer and wine sales is allowed as a conditional use in various commercial zoning districts with the approval of a Special Use Permit. The existing convenience store is located in the CN Zoning District. The existing gas station with a car wash and convenience store with off sale beer and wine sales may continue in operation, pursuant to Chapter 14-25 of the Watsonville Municipal Code (WMC). The requested Special Use Permit for the establishment of off sale beer and wine sales under new ownership at an existing gas station with a car wash and convenience store 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 14-25.050(a), a lawfully established alcohol related use that is nonconforming in terms of separation requirements may continue in operation as long as the only substantial change in mode or character of operation is a change in ownership. As such, this use is allowed to continue in operation. Establishing an existing Type 20 ABC License under new ownership is allowed with approval of a Special Use Permit. 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 14-25.023. These conditions ensure the gas

station with a convenience store and car wash 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 does not represent a change or intensification of use for the existing convenience store. The Special Use Permit to establish off sale beer and wine sales in an existing convenience store 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 off sale beer and wine sales under new ownership at an existing gas station with a convenience store and car wash. 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 14-25.023. These conditions ensure the convenience store will continue to be compatible with the neighborhood.

Establishing an existing convenience store with a Type 21 ABC License under new ownership 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 gas station with convenience store and car wash with off sale beer and wine sales, which prohibits the individual sale of malt beverage or fortified wine nor allows malt beverages and fortified wine to be sold in

containers with a volume exceeding sixteen (16) ounces. The gas station with convenience store and car wash 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 existing gas station with convenience store and car wash with off sale beer and wine sales would continue to complement the existing commercial uses in the vicinity. As conditioned, the gas station with convenience store and car wash with off sale beer and wine sales will continue to be required to comply with all requirements of an establishment with off sale beer and wine sales. As conditioned, the establishment of an existing gas station with convenience store and car wash with off sale beer and wine sales under new ownership 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 a serious public health or safety problem to future patrons of the gas station with convenience store and car wash.

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 940 points, exceeding the minimum score of 820 points.

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

   Supportive Evidence
   The subject site is developed with a single-story gas station with convenience store where parking exists along the side yard property line along Hushbeck Avenue. The applicant has indicated that signage will be posted at the existing business, altering patrons to keep noise to a minimum while on the premises. The applicant has plans to update the 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, 14-25.023, 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: PP2019-374
APNs: 017-072-01
Applicant: Atam Parkash Singh Sandhu
Hearing Date: May 5, 2020

SPECIAL USE PERMIT
CONDITIONS OF APPROVAL

General Conditions:

1. **Approval.** This approval applies to the application submitted on October 22, 2019, by Atam Parkash Singh Sandhu, and identified as "Special Use Permit" for the establishment of off sale beer, wine and distilled spirits sales under new ownership at an existing convenience store, date stamped by the Community Development Department on October 22, 2019. (CDD-P)

2. **Conditional Approval Timeframe.** This Special Use Permit (PP2019-374) 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:

    - The whole facility will go through a LED lighting upgrade with the state of the art lighting both inside and outside.
    - The business will start keeping more healthy items and food inside the store and will fulfill the neighborhood demand on a convenient level.
    - More state of the art security cameras will be installed in and around the building and on the canopy above the gas dispensers.
    - There will be more garbage cans placed on the property as needed to keep the premises clean.
    - The staff will be trained to report the crime immediately. In this case, I may request or get help from the police department to demonstrate myself and the staff on how to respond to a crime situation in a timely and safe manner.
    - The staff will also be re-trained on how to card minors for beer, cigarettes and lotto/lottery. I will go quiz the staff on the age limits and false ID verification (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. **Hours of Operation.** Permitted hours of operation for the convenience store shall be 5:00 AM to 10:00 PM daily. (CDD-P, WPD)

13. **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)

14. **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)

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

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

17. **Malt Beverage Sales.** The sale of individual containers of malt beverage or fortified wine is prohibited. (CDD-P)

18. **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)

19. **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.

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

21. **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)

22. **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)

23. **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)

24. **Security Cameras.** 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. (WPD)

25. **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)

26. **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:

27. **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:

28. **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 (PP2019-374), 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

PLANNING COMMISSION

Application No: PP2019-374
APNs: 017-072-01
Applicant: Atam Parkash Singh Sandhu
Hearing Date: May 5, 2020

Applicant:	Atam Parkash Singh Sandhu, Vikhar Gas (Valero Corner Store)
Address:	1800 Silverwings Court, Morgan Hill, CA 95014
Project:	Special Use Permit
Location:	676 East Lake Avenue, Watsonville, CA 95076
Purpose:	Allow an existing ±2,675 square foot gas station with convenience store and car wash to establish off-sale beer and wine license under new ownership
Property Owner:	Atam Parkash Singh Sandhu
Address:	1800 Silverwings Court, Morgan Hill, CA 95014

A Special Use Permit (PP2019-374) to allow the establishment of an off-sale beer and wine license under new ownership for an existing ±2,675 square foot gas station with convenience store and car wash located at 676 East Lake Avenue, Watsonville (APN 017-072-01), was reviewed by the Planning Commission at a public hearing on May 5, 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: April 9, 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 Minor Design Review, and Environmental Review (PP2018-282) to allow reconstruction of a 65-foot distillation tower and construction of a new 60-foot distillation tower on a 1.56± acre site located at 860 West Beach Street (APN 018-321-01).

Item: May 5, 2020 Planning Commission

RECOMMENDATION:
Staff recommends that the Planning Commission adopt a Resolution approving the Special Use Permit with Minor Design Review, and Environmental Review (PP2018-282), to allow reconstruction of a 65-foot distillation tower and construction of a new 60-foot distillation tower on a 1.56± acre site located at 860 West Beach Street (APN 018-321-01) subject to the recommended findings and conditions of approval.

BASIC PROJECT DATA

APPLICATION NO. PP2018-282 **APN:** 018-321-01 & -02

PROJECT LOCATION: 860 West Beach Street

LOT SIZE: 1.56± acre (66,989 square feet)

PROJECT DESCRIPTION: Special Use Permit with Minor Design Review Permit, and Environmental Review to allow reconstruction of a 65-foot distillation tower and construction of a new 60-foot distillation tower with machinery and equipment upgrades.

GENERAL PLAN: I (Industrial)
ZONING: IG (General Industrial)
SURROUNDING USES: I (Industrial) uses

FLOOD ZONE: Flood Zone AE, Panel 06087C0394D

EXISTING LAND USE: Bio diesel processing facility
PROPOSED LAND USE: Bio diesel processing facility

PROPERTY OWNER: WIE – AGRON Bioenergy LLC, an Iowa limited liability company
APPLICANT: Roxby Hartley, Agron Bioenergy, LLC, 860 West Beach Street, Watsonville, CA 95076

BACKGROUND:
This project involves two Santa Cruz County Tax Assessors parcels: numbers 018-321-01 & 018-321-02 located across from Martinelli's at 860 West Beach.

According to the Santa Cruz County Property Tax Assessors Office, the existing 19,924± square foot industrial building on a 1.56± acre site was constructed in 1959 and used by Granite Construction as a heavy equipment repair shop.

On April 3, 2012, the Planning Commission approved a Special Use Permit with Design Review and Environmental Review (PP2012-67) to allow conversion of the existing 19,924± square foot industrial building for a bio diesel manufacturing operator including a 65-foot tall distillation tower for a new company by the name of Northstar Biofuels. The building was converted to a bio diesel processing facility in 2013.

On November 8, 2017, a City business license indicated Agron Bionergy, LLC purchased the facility from Northstar Fuels with the intent to improve the biodiesel process. The current owners are WIE-Agron Bioenergy, LLC, of Wall Lake, Iowa. A series of tests were completed in September of 2018 indicating a need for construction of two distillation towers over 35-feet.

On November 8, 2018, an application for Special Use Permit with Minor Design Review, and Environmental Review (PP2018-282) was submitted to request reconstruction of a 65-foot distillation tower to be increased to 73-feet tall and construction of a second 90-foot tall distillation tower with interior upgrades to existing equipment and machinery.

On November 22, 2019, the proposed project was revised to lower the distillation tower heights to 65-feet and 60-feet, respectively.

PROCESS
Special Use Permit
These two parcels are in the City's General Industrial Zoning District regulated by Partr 6 of Title 16 of title 14. Pursuant to Section 14-16.603(c) "any building with a height over three (3) stories or thirty-five (35') feet requires 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.

Minor 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 purposes are subject to approval of a Design Review permit per WMC § 14-12.400.

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

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

STANDARD OF REVIEW AND APPEAL PROCESS

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]

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 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

[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.

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 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'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 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 look to 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

The existing 1.56± acre site contains two parcels at 860 West Beach Street and is developed with an existing 19,924± square foot industrial bio diesel facility. According to the County Assessor's office, the industrial building was constructed in 1959. The site is set back off West Beach Street where a 40-foot right-of-way easement between Apple Growers Cold Storage and a vacant industrial building provides access to the processing facility. As shown on figure 1, the site is surrounded by heavy industrial uses. The configuration of this site is optimal for the bio diesel facility because of its access to rail facilities and the existing structures can accommodate the production and distribution of bio diesel. The applicants have a Special Use Permit to produce approximately 65,000 gallons of bio diesel a day and have one distillation tower permitted at 65-feet.

The process improvements to produce the biofuel require upgrades to the processing facility and are fully contained in a sealed system which requires an additional oil heater and air permit to operate. Water use will increase from the original design to 112,000 gallons per day. This water is used as cooling water and will not be sent to the City's sewer system. The process begins with the delivery of fully processed animal fats and oils in three sealed railroad tanker cars per day that are off-loaded into three 100,000 gallon storage tanks located in the existing tank farm. The materials are piped to the building where the animal fats begin the process of conversion to biofuels inside the processing facility.

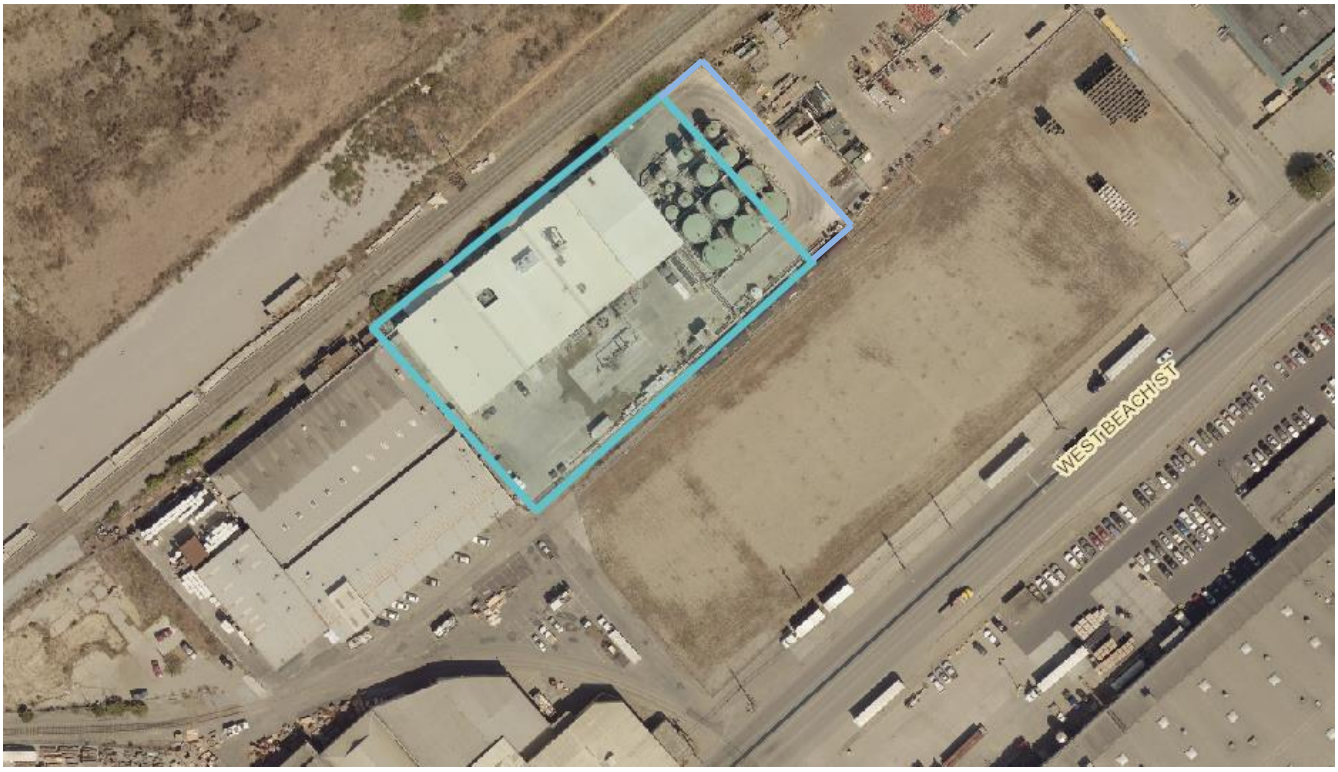


FIGURE 1 Aerial view of the project site and surrounding area
Source: Santa Cruz County GIS, 2018

Proposed Project

The proposed project seeks to improve the processing of biodiesel by reconstructing the existing distillation tower to 65-feet and construction of a second 60-foot distillation tower. Other improvements call for upgrading existing internal machinery and equipment consisting of the following:

- Improve vacuum system safety and reliability
  - The current vacuum pumps are unreliable, hard to maintain, and located in inaccessible locations. The pumps will be made to serve a single vacuum system rather than being distributed by moving them into their own rack space. The pumps will be easy to access and have a redundancy system to allow preventative maintenance. This upgrade will achieve the following:
    - Improve uptime
    - Remove multiple single points of failure
    - Lower maintenance costs
    - Improve safety
- Replace high shear reactors with critical phase reactors
  - The current high shear reactors are in an inaccessible location and require moderate temperatures and pressures to achieve reaction. The new critical phase reactor will provide the following:
    - Improve Reaction, adding feedstock flexibility
    - Reduce system complexity and maintenance

    - Reduce catalyst surge
    - Requires increased natural gas usage and an additional oil heater

- Replace three centrifuges with one decanter
    - Decanters allow for clean separation without the maintenance headache of centrifuges. Decanters require no maintenance and little quality control and will achieve the following:

        - Improves purity of intermediate product leading to higher yields and lower distillation energy usage
        - Reduces system quality control. Centrifuges consume large amounts of quality control time as they must be continually monitored
        - Reduces energy costs and lower water usage
        - Lowers maintenance cost
        - Improves safety as the centrifuges are extremely heavy and cumbersome for repairs.

- Replace methanol dryer
    - The existing methanol dryer is inadequate for the task volumes at hand. The methanol dryer will use the 65-foot distillation tower and achieves the following:

        - Improves material use and efficiency as wet methanol can be reused
        - Reduces truck traffic as wet methanol does not have to be hauled off-site
        - Improves plant efficiency as the methanol is dry using less soap if formed through hydrolysis of fats
        - Remove water created from the process. This water is distilled with 200 ppm methanol and is planned on discharging into the city sewer after testing. The plant will produce up to 720 gallons per day

- Re-engineering of Biodiesel and Glycerol flash towers
    - The Glycerol and biodiesel flash towers engineering use heat exchangers and tower volumes to improve efficiency and separation. Secondary overhead exchangers can be removed as required to increase simplicity and energy efficiency, achieving the following:

        - More efficient distillation leading to higher yields and cleaner end products with higher prices for glycerol
        - Lower energy usage
        - Increased safety and reliability as running temperatures are lowered
        - Simplify system to reduce maintenance

General Plan

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

- Wholesale sales, storage, heavy commercial, transportation services,
- Warehousing
- Construction, fabrication, and trade shop,
- General manufacturing
- Food processing, and
- Related services, business and uses

General Plan Consistency

The proposed project is consistent with the following 2005 General Plan goals and policies concerning industrial land use, modernization, and land use suitability.

Chapter 4. Land Use

Goals for Land Use and Community Development

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

The maximum building intensity allowed for Industrial land may be up to a Floor Area Ration (FAR) of 1.50. The sites current FAR is .28. The replacement of an existing 65-foot tall methanol tower and construction of a new 60-foot distillation tower would not increase the site's current FAR since no increase in building area is proposed. Therefore, the proposed project would not result in an intensification of use or exceed the City's maximum FAR.

The existing 19,924± square foot building has an attached 5,000± square foot steel canopy served by existing utilities. 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 existing bio-diesel fuel plant is not a regionally significant employer providing 18 full time jobs and the project would not result in any additional

employees. Therefore, the project would not result in any growth inducing impacts.

In summary, the proposed project is 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 2005 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 industrial land use, modernization and land use suitability.

Zoning

The Zoning Ordinance implements the General Plan, regulates the future growth of the City, and promotes the orderly community development. It includes the Zoning Map, which sets forth the designation, locations and boundaries of zoning districts. The purpose of the IG Zoning District is to establish regulatory controls to protect the environment which encourages sound industrial development. The IG zoning regulations 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 from fire, explosions, fumes, radiation, and other hazards. WMC § 14-16.600.

Conformity with District Regulations

The proposed project use is consistent with the IG Zoning District.

Setbacks: As shown in the Plan Set (attachment 1, sheet 4) all new development is proposed within the existing building footprint. Setbacks are not affected or applied to the project since the existing 19,924± square foot industrial building footprint will not change.

Building Height: As shown in the plan set (attachment 1, sheet 9), the proposed project entails reconstruction of a distillation tower at a height of 65-feet and a new distillation tower at a height of 60-feet within the existing building footprint. Structures exceeding the IG District development standard of 35-feet require approval of a Special Use Permit. All other development is within the existing industrial building footprint consisting of upgrading machinery and equipment.

Flood Plain Management and Development: The subject property is located in the special flood hazard area and is subject to a one percent or greater chance of flooding in any given year. The project is subject to Chapter 9-2 Flood Plain Management of the WMC. Flood depth at this site is predicted to be 5-feet above the existing grade. The project is required to submit a substantial improvement evaluation where improvements equaling or exceeding 50 percent of the market value of the structure before improvements, requires elevating or flood proofing all electrical and mechanical equipment one foot above the base flood elevation. As a project condition of approval, a flood elevation certificate is required prior to issuance of a building permit. Also, a spill prevention control plan (SPCC plan) is required by issuance from the Santa Cruz County Environmental Health Services documenting the impact of this facility to water quality treatment in the event of a flood.

Trash Enclosure: The project is conditioned to meet WMC Section 6-3.610[1] requiring any development to include adequate, accessible, and convenience areas for collecting, storing, and loading solid waste or recyclable materials. The trash enclosure is designed and constructed under current City Public Improvement Standards.

Parking and Access: The site is accessed by a 40-foot wide right-of-way easement between Apple Growers Cold Storage and a vacant industrial building off of West Beach Street. Tanker trucks will circulate on the site as shown on the Site Plan (attachment 1, sheet 4). The applicants currently use trucks on site as part of the existing business operations. Trucks are loaded at the fuel docking station under the existing canopy and tank cars are loaded at the side car facility.

The site includes 1,184± square feet of office use and 18,740± square feet of manufacturing area. Pursuant to WMC Section 14-17.501(j) 29 parking spaces are required. The proposed project anticipates a maximum of 18 full time employees over four rotating shifts. Prior to issuance of a building permit, the site plan (attachment 1, sheet 4) shall be revised to demonstrate the required 29 parking spaces per WMC Section 14-17.501(j)[2].

Lighting and Visual Impact: Nighttime illumination has the potential to change ambient lighting conditions that creates 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") has the potential to 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 proposed project increases ambient lighting conditions beyond its property line and project lighting routinely spills over into adjacent light-sensitive land use areas.

There are no standards or development requirements for lighting in the IG Zoning District; however, in order to make the finding that the project would not create a visual nuisance or hazard, proposed lighting must be designed for specific tasks (e.g., illuminating parking, paths, and entries). The project has been conditioned to submit a Site Photometric Plan to show the location of proposed lighting and the amount of light, measured in foot-candles (fc), on the ground surface. Proposed lighting may take the form of pole or wall-mounted fixtures and shall be installed at intervals and heights to ensure adequate lighting of the parking lot and building entry. The Site Photometric Plan shall also demonstrate that proposed lighting will not create a significant source of spillover light onto adjacent properties or a glare nuisance to motorists on public streets.

[1] Article 6. Solid Waste and Recycling Services of Chapter 3 City Utilities of Title 6 Sanitation and Health of the WMC

[2] Number of Off-Street Parking Spaces Required, Article 5. Manufacturing Parking Requirements of Chapter 17. Parking and Loading Facilities of Title 14. Zoning

Erosion Control: The proposed project is not creating any new impervious surface but is required to submit an erosion control plan to implement Best Management Practices during construction. As a project condition of approval, prior to issuance of a building permit, an erosion control plan shall be submitted to the Community Development Department for review and approval.

Monterey Bay Air Resources District Permit: The project is proposing to construct a new oil heater and requires an air permit from the Monterey Bay Air Resources District (MBARD). MBARD requires permits for equipment associated with the oil and gas industry. Regulated pollutants can be emitted directly from combustion-type equipment such as steam generators and oil heaters. Non-combustion equipment such as separators and tank systems, as well as fugitive emissions (leaks) from components at sites can also be sources of VOC emission and are subject to the California Air Resources Board (CARB) review. As a project condition of approval, prior to issuance of a building permit, the applicant is required to receive an Oil and Gas Air Disturbance permit from the Monterey Bay Air Resources District.

Lot Consolidation: As shown on the survey map (attachment 2), two existing parcels make up the project site. The site plan shows the existing two parcels and property boundaries (attachment 1, sheet 4) where the replacement of a new oil heater is proposed, cutting across an existing property boundaries necessitating a lot consolidation – i.e. merging the two contiguous parcels into one parcel. As shown in attachment 4, the recorded grant deed demonstrates that the two parcels are under common ownership by WIE – Agron, LLC. As a condition of approval, prior to issuance of a building permit, the project plans requires a revision to show the relocation of the new oil heater on APN 018-321-01 away from the property lines to satisfy all building and fire code setbacks from property lines. If the project plans are not revised, the location of the oil heater over an existing property line will require a lot consolidation.

Environmental Review

Categorical Exemption: A Categorical Exemption has been prepared for the construction of two distillation towers over 35-feet on a 1.56± acre developed lot. The lot is developed with a 19,924± square foot industrial bio diesel facility 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 and exterior alterations by improving and upgrading its bio diesel facilities to be more efficient, sustainable, and environmentally friendly.

SUMMARY/ RECOMMENDATION:

The proposed construction of two distillation towers over 35-feet for the existing bio fuel manufacturing facility provides the City a unique business that has cutting edge production process that will limit any potential impacts to the surrounding area. The project is consistent with the Special Use Permit requirements of the General Industrial Zoning district. Therefore, Staff recommends that the Planning Commission approve the project, based on the attached findings and conditions.

ACTION:

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

ATTACHMENTS:

1. Project Plans
2. Record of Survey
3. Site and Vicinity Map
4. Recorded Grant Deed

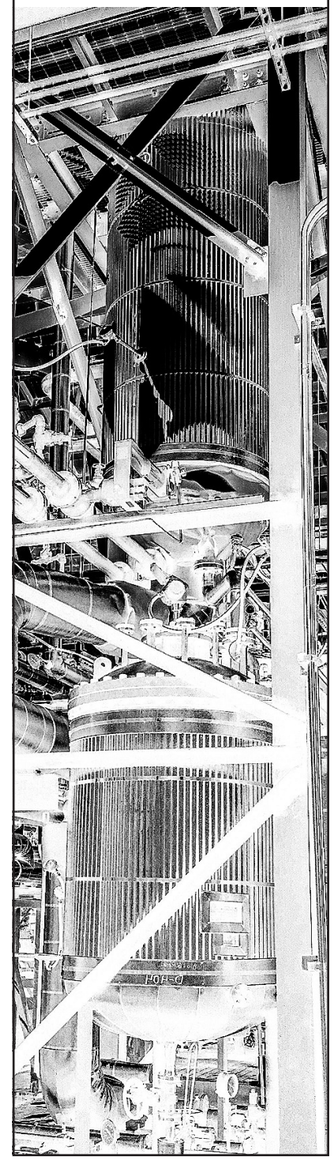
Required Permits and/or Approvals	Yes	No
Construction Permit	X	
Special Use Permit:	X	
Wetlands Permit required:		X
Coastal Zone:		X
Design Review:	X	
Planning Commission:	X	
Historical Site Archaeological Sensitivity:		X
Environmental Review:	X	
FEMA Flood Zone:	X	
Fire Hazard Zone:		X
Wildland Area:		X
<.5 miles from Zayante Fault Zone:		X
Seismic Hazard Zone: To be determined from geotech		
Liquefaction: To be determined from geotech		

Zoning Requirements	Required	Existing	Proposed
Lot Area (Acres / Sq Ft):	5,000 square feet	66,989 sq ft, 1.564 acres	existing to remain
Frontage / Lot Width (Feet):	n/a	existing to remain	existing to remain
Front of structure setback	0	existing to remain	existing to remain
Side (interior) setback	0	varies	existing to remain
Side (street) setback	0	n/a	existing to remain
Rear setback	0	existing to remain	existing to remain
Distance between buildings on the same lot	As allowed by Uniform Building Code	n/a	n/a
Max Height (Stories / Feet):	35 feet exception by Special Use Permit	26’ roof 65’ existing tower	New 60’ & 65’ towers
Construction type:	TBD	V	V or II B
Floor Area (Square Feet):	100% max no min	18,881	existing to remain
Ground Floor Area (Square Feet):	100% max no min	18,881	existing to remain
Floor Area Ratio:	1.5 max no min	.28	existing to remain
Lot Coverage:	100% max no min	28%	existing to remain
Fire Suppression / Sprinkler System required:	yes	yes	yes

November 22, 2019
Planning application amendment
Project Name: Agron Facility Expansion
Owner: Agron
Contact: Roxby Hartley PhD
Operations Director
Cell (831) 383-9535
Project Address: 860 West Beach Street, Watsonville, CA 95076
APN: 018-321-01
County of: Santa Cruz
Authorizing Town / City: Watsonville
County Zone District: IG

Project Description:
An amendment to the planning application is submitted for planning to review the proposed towers for the project, which does not increase the building area. The existing tower was previously approved and constructed under separate permits in an existing biofuel plant. The re-engineering of the existing tower and the proposed tower require a special use permit because the towers exceed the height limit. The existing floor plans were revised to reflect the relocation of machinery in the plant and the addition of a tower. Improvements along the railroad are proposed with the intent to improve the existing pedestrian experience. Proposed site improvements are limited to parking striping with no additional building area. The re-engineered and proposed towers will involve limited removal of the existing roof to accommodate the towers.

SCA
SPECTOR CORBETT
ARCHITECTS INC
54 PENNY LANE
WATSONVILLE, CA 95076
(831) 319-4045



PARKING CALCULATIONS

SQ FT	USE	REQUIRED PARKING SPACES	ACCESSIBLE CAR SPACES REQUIRED	ACCESSIBLE VAN SPACES REQUIRED	EV CHARGING SPACES	BICYCLE PARKING
20347	ENCLOSED BIOFUEL PLANT	21 SPACES	0	1	TBD	TBD

	SUMMARY OF PARKING CALCULATIONS		
21	TOTAL REQUIRED PARKING SPACES: 1 SPACE PER EACH EMPLOYEE, PLUS 1 SPACE PER EACH 2,000 SQUARE FEET OF GROSS BUILDING FLOOR AREA. INDUSTRIAL AND COMMERCIAL FLOOR SPACE MAY BE CALCULATED AT EIGHTY-FIVE (85%) PERCENT OF THE GROSS FLOOR SPACE FOR THE PURPOSES OF DETERMINING THE NUMBER OF PARKING SPACES. NUMBER OF EMPLOYEES: 12 OPERATORS, 1 PLANT MANAGER, 2 MAINTENANCE, 2 LAB PERSONAL, 1 FRONT OFFICE, 1 EHS = 19 EMPLOYEES TOTAL, WORKING IN 4 SHIFTS. 9 EMPLOYEES IN THE HIGHEST STAFFED SHIFT. 12 EMPLOYEES MAXIMUM DURING A $\frac{1}{2}$ HOUR SHIFT CHANGE. (20,347 SQ FT*.85 REDUCTION) / 2,000 SQ FT = 8.6 SPACES. 8.6 SPACES + 1 SPACE PER EMPLOYEE = 21 SPACES	21	TOTAL PROVIDED PARKING SPACES
1	REQUIRED ACCESSIBLE PARKING SPACES	1	PROVIDED ACCESSIBLE VAN PARKING SPACES
		20	PROVIDED ACCESSIBLE STANDARD PARKING SPACES
2	REQUIRED BICYCLE PARKING	2	PROVIDED SHORT-TERM BICYCLE PARKING (INDOORS)
		2	PROVIDED LONG-TERM BICYCLE PARKING (INDOORS)
1	REQUIRED DESIGNATED PARKING FOR ANY COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN POOL VEHIVLES	1	PROVIDED DESIGNATED PARKING
1	REQUIRED EV CHARGING SPACES:	1	PROVIDED EV CHARGING SPACES:
TBD	- REQUIRED VAN ACCESSIBLE EV CHARGING SPACES	TBD	- PROVIDED VAN ACCESSIBLE EV CHARGING SPACES
TBD	- REQUIRED STANDARD ACCESSIBLE EV CHARGING SPACES	TBD	- PROVIDED STANDARD ACCESSIBLE EV CHARGING SPACES
TBD	- REQUIRED AMBULATORY EV CHARGING SPACES	TBD	- PROVIDED REQUIRED AMBULATORY EV CHARGING SPACES

SCA

CODE ANALYSIS

Plot Date Nov 21 19

Spector Corbett Architects
54-c Penny Lane
Watsonville, CA 95076
831.319.4045
brians@spectorcorbett.com

Agron Facility Expansion

CE
).

SITE PLAN

Plot Date Nov 21 19

SCA

Agron Facility Expansion

Spector Corbett Architects
54-c Penny Lane
Watsonville, CA 95076
831.319.4045
brHans@spectorcorbett.com

SCALE: 1/32" = 1'-0"

ENLARGED SITE PLAN

Plot Date Nov 21 19

Spector Corbett Architects
54-c Penny Lane
Watsonville, CA 95076
831.319.4045
brians@spectorcorbett.com

Agron Facility Expansion

EXISTING 1 STORY AGRON BUILDING
TYPE V-B SPRINKLED
OCCUPANCY: F-1
(BIODIESEL PRODUCTION PROCESS), L (LABORATORY)

EXISTING TANKS

Color Ramp
27'-0"
25'-0"
23'-0"
21'-0"
19'-0"
17'-0"
15'-0"

0 16' 32' 64'

SCALE: 1/32" = 1'-0"

EXISTING GRADES

Plot Date Nov 21 19

SCA

Agron Facility Expansion

Spector Corbett Architects
54-c Penny Lane
Watsonville, CA 95076
831.319.4045
brians@spectorcorbett.com

240'-2"

21'-3" | 44'-1½" | 52'-10" | 60'-0" | 61'-11½"

RE-ENGINEERING OF BIODIESEL AND GLYCEROL FLASH TOWERS

COMPR | COMPR | DR

507 SQ FT
F-1 MECHANICAL 300 2

(E) SUMP

690 SQ FT SHOP
SHOP
F-1 INDUSTRIAL 100 7

11'-6"

19'-8⅝"

ELEC / MCC ROOM
F-1 MECHANICAL 503 SQ FT 300 2

NEW GLYCEROL ACIDULATION

NEW NEW WATER CLEAN-UP SYSTEM

T POLE RACK 15' C-C

PUMP SKID

OIL HEATER

PIPING TIE-IN

16,498 SQ FT
F-1 INDUSTRIAL 100 165

IMPROVE VACCUM SYSTEM SAFETY AND RELIABILITY

RELOCATE

NEW LOCATION OF REPLACEMENT METHANOL TOWER

EXISTING LOCATION OF METHANOL DRYER

CANOPY AREA

100'-2"

NEW FAME TOWER

REPLACE CENTRIFUGE WITH NEW DECANTER

REPLACE HIGH SHEAR REACTORS WITH LOW SHEAR REACTORS

REPLACE 2 CENTRIFUGES WITH NEW DECANTERS

366 SQ FT
A ASSEMBLY 15 25
BREAKROOM

SHWR | JAN / UTIL | WOM | MEN

198 SQ FT
B BUSINESS 100 2
ENTRY / RECEPT.

CONFERENCE
340 SQ FT
A ASSEMBLY 15 23

OFFICE
214 SQ FT
B BUSINESS 100 3

477 SQ FT
B BUSINESS 100 5
LAB

268 SQ FT FROM MEZZANINE
B BUSINESS 100 3

UP

TACTILE EGRESS SIGN 48" - 60" AFF

16'-7"

17'-1¼"

20'-0" | 12'-5" | 28'-10"

188'-6"

51'-8"

240'-2"

EXISTING CHILLER

EXISTING COOLING TOWER

TRUCK LOADOUT

0 4' 8' 16'

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

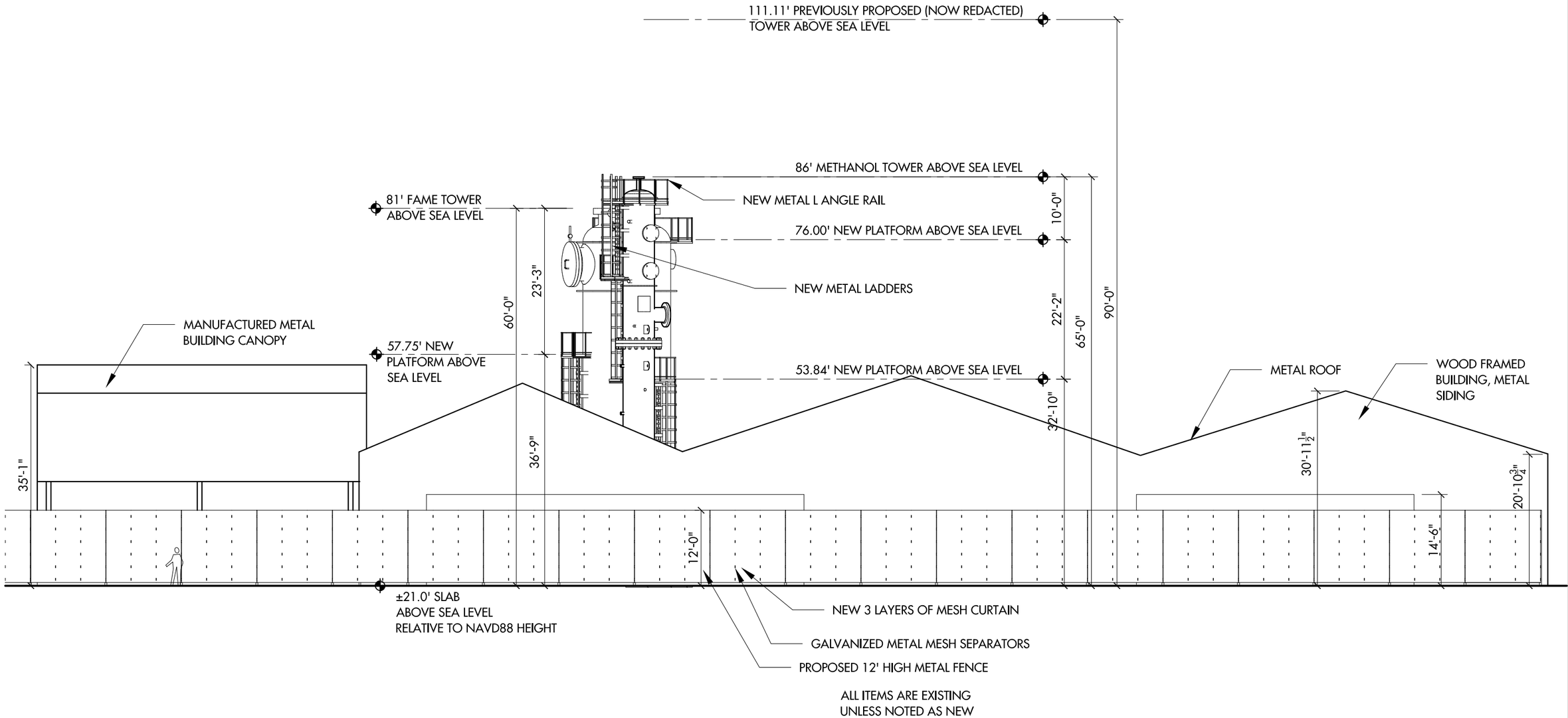
THE EXISTING BUILDING WAS COMPLETED UNDER SEPARATE PERMIT. ALL ITEMS ARE EXISTING UNLESS NOTED OTHERWISE

FIRST FLOOR PLAN

Plot Date Nov 21 19

SCA
Spector Corbett Architects
54-c Penny Lane
Watsonville, CA 95076
831.319.4045
brians@spectorcorbett.com

Agron Facility Expansion



0 8' 16' 32'

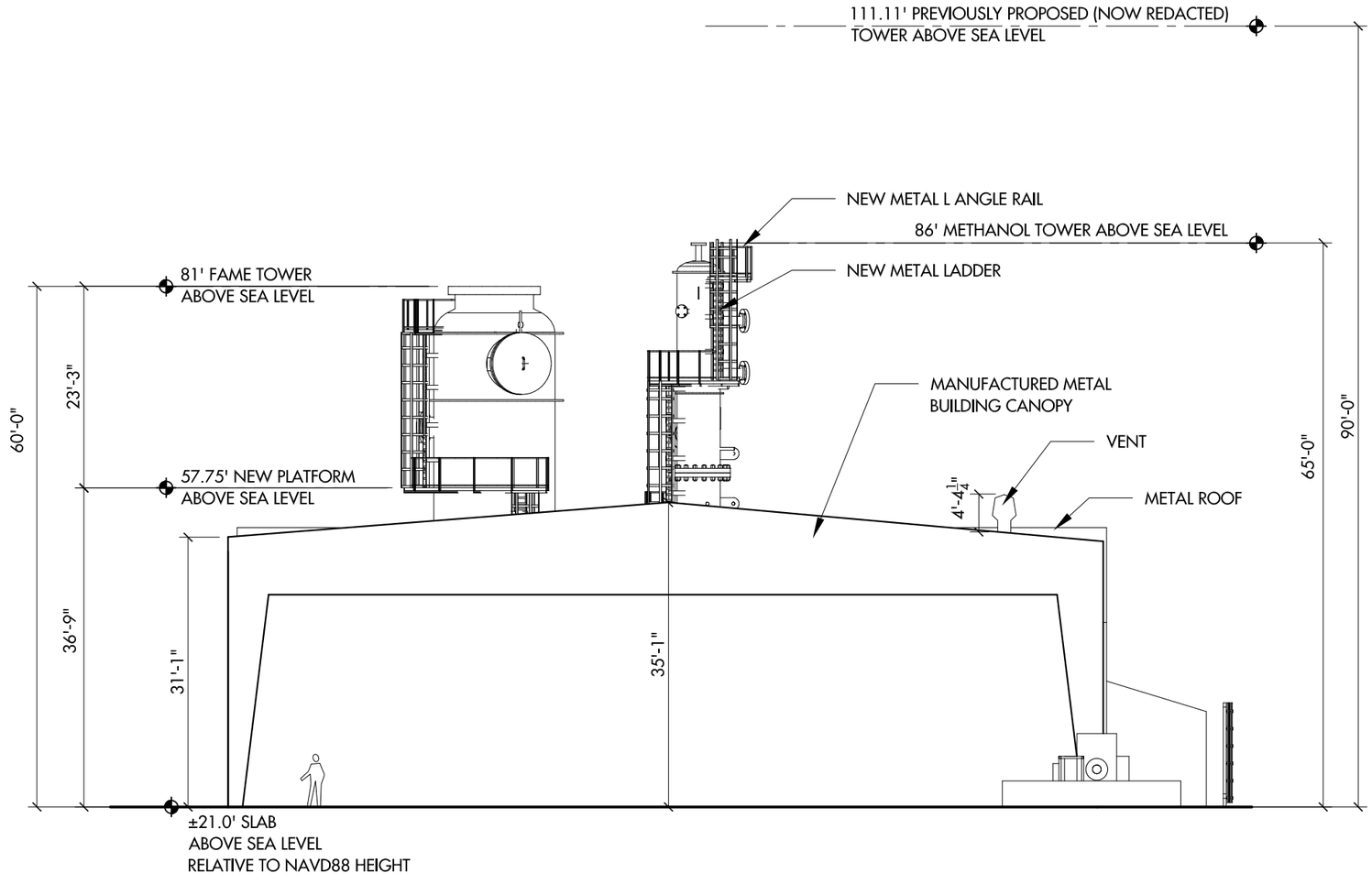
SCALE: 1/16" = 1'-0"

NORTH ELEVATION

Plot Date Nov 21 19

Spector Corbett Architects
54-c Penny Lane
Watsonville, CA 95076
831.319.4045
brtams@spectorcorbett.com

Agron Facility Expansion



ALL ITEMS ARE EXISTING
UNLESS NOTED AS NEW

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

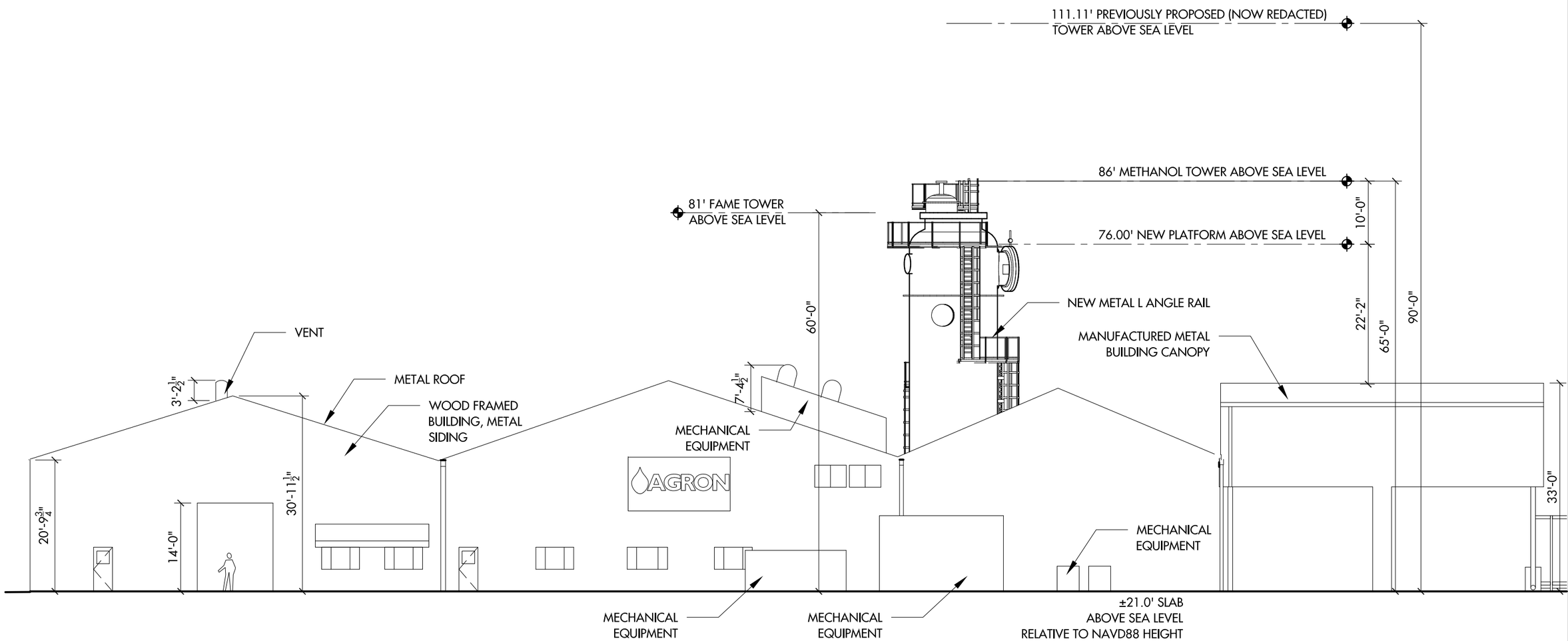
EAST ELEVATION

Plot Date Nov 21 19

SCA

Agron Facility Expansion

Spector Corbett Architects
54-c Penny Lane
Watsonville, CA 95076
831.319.4045
brians@spectorcorbett.com



ALL ITEMS ARE EXISTING
UNLESS NOTED AS NEW

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

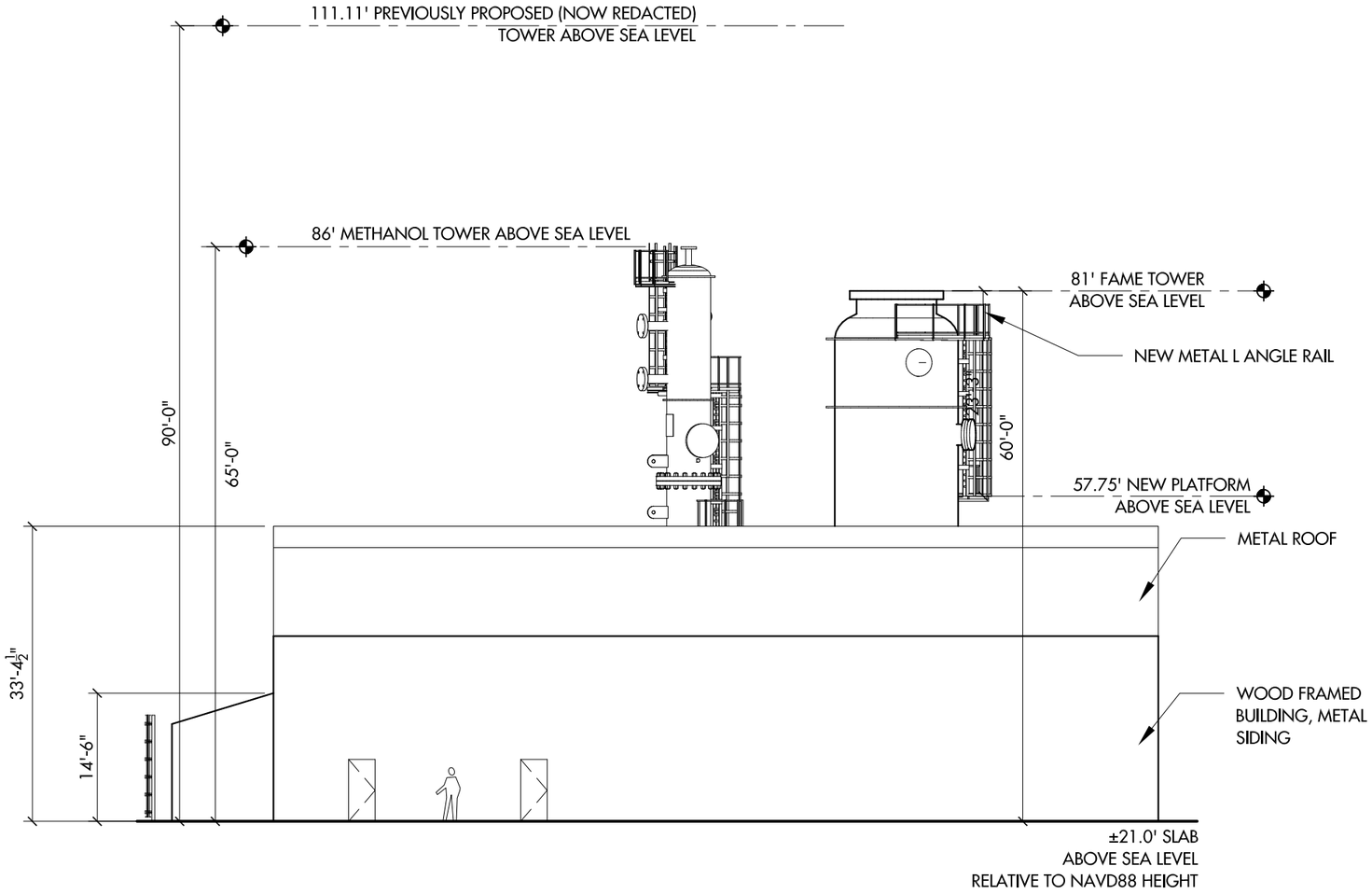
SOUTH ELEVATION

Plot Date Nov 21 19

SCA

Spector Corbett Architects
54-c Penny Lane
Watsonville, CA 95076
831.319.4045
brians@spectorcorbett.com

Agron Facility Expansion



ALL ITEMS ARE EXISTING
UNLESS NOTED AS NEW

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

WEST ELEVATION

Plot Date Nov 21 19

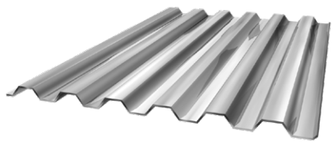
SCA

Agron Facility Expansion

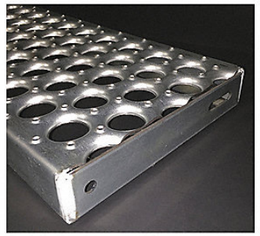
Spector Corbett Architects
54-c Penny Lane
Watsonville, CA 95076
831.319.4045
brians@spectorcorbett.com

THE DEVELOPMENT OF THE RAIL TRAIL IS UNCERTAIN. THE METAL CURTAIN ALONG THE TRAIL IS PROPOSED TO ELEVATE THE PEDESTRIAN EXPERIENCE, HOWEVER IT IS CONTINGENT ON THE COMMUNITY PLAN FOR THE TRAIL WHICH AT THIS POINT IS UNKNOWN. AGRON PARTICIPATES IN THE COMMUNITY MEETINGS AND IS INTERESTED IN PROVIDING ENHANCEMENTS ALONG THE TRAIL IF THIS IS A REQUIREMENT FOR PLANNING APPROVAL.

DECKING ALTERNATE
SERRATED CARBON
STEEL BAR GRATING



DECKING ALTERNATE
METAL DECKING



LADDER TREADS

METAL MESH CURTAIN WITH SPACERS

STEEL L ANGLE RAIL

STEEL WIDE FLANGE

MATERIAL SAMPLE CARD

FROM WEST BEACH STREET

FROM 200’ SOUTHWEST

FROM 200’ NORTHWEST

SITE PHOTOGRAPHS OF THE EXISTING CONDITIONS

FROM 200’ NORTHEAST

FROM THE TRAIL

FROM 200’ NORTHEAST

RENDERING FROM STREET

Plot Date Nov 21 19

SCA

Agron Facility Expansion

Spector Corbett Architects
54-c Penny Lane
Watsonville, CA 95076
831.319.4045
brfams@spectorcorbett.com

RENDERING FROM RAILROAD

Plot Date Nov 21 19

SCA

Agron Facility Expansion

Spector Corbett Architects
54-c Penny Lane
Watsonville, CA 95076
831.319.4045
brians@spectorcorbett.com

BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF INDUSTRIAL ROAD AS SHOWN ON 89 M 26 AND ESTABLISHED FROM MONUMENTS FOUND AS SHOWN = N 23°03' W.

UNION PACIFIC RAILROAD

SOUTHERN PACIFIC RAILROAD CO. 144 OR 4, PARCEL 1

N 50°23'12" E 1077.32 (N 50°24'40" E 1077.38, 72 M 17)

N 50°23'12" E 659.28

AGREEMENT SPRR & J.C. MELLO, ET AL. 141 OR 176, PCL. 1

RAYMOND L. TRAVERS REVOCABLE TRUST DATED JANUARY 17, 1991, 4799 OR 90

VENTURE OIL COMPANY 5430 OR 705

WALKER ST. PALLETS, LLC 2005-0042518

AGREEMENT 141 OR 176, PARCEL 2

AGREEMENT 141 OR 176, PARCEL 3

℄ 30' R/W TO BEACH ROAD 215 OR 100 & 215 OR 102

RAYMOND L. TRAVERS 1213 OR 41, PCL. FIVE

RAYMOND L. TRAVERS 1213 OR 41, PCL. SIX

RAYMOND L. TRAVERS 1182 OR 312

MATCH LINE

TOTAL GROSS AREA: 137139 S.F., 3.12 AC.

AGREEMENT 141 OR 176 PARCEL 4

ONE PARCEL

SOUTHERN PACIFIC RAILROAD CO. 183 OR 139

SOUTHERN PACIFIC RAILROAD COMPANY 144 OR 4, PARCEL 2

SOUTHERN PACIFIC RAILROAD CO. AGREEMENT 141 OR 176, PARCEL 2

PARCEL FOUR

R/W FOR RAILROAD TRACK HENRY J. MELLO, ET AL. 1605 OR 467

PROSSER 2004-0060921

SEE DETAIL "A" SHEET 2

15' R/W 180 OR 384

APPLE GROWERS COLD STORAGE, CO 151 OR 261, PARCEL ONE

15' EASEMENT P.G.&E. 1910 OR 616

ERRINGTON ROAD (A CITY STREET) 64 M 67

RANCHO CORRALITOS 79 M 63

APPLE GROWERS ICE & COLD STORAGE CO. 266 OR 57

PARCEL TWO

20' R/W FOR RAILROAD PURPOSES PYBRUM 1473 OR 638

PARCEL THREE 4799 OR 99 15' R/W

TOTAL GROSS AREA: 91635 S.F., 2.11 AC.

RAYMOND L. TRAVERS REVOCABLE TRUST 2004-0005742

9'x9' WELL LOT

APPLE GROWERS COLD STORAGE 759 OR 459

SEE SHEET 2

ORIGINAL CENTERLINE

(A CITY STREET)

WEST BEACH STREET

N 77°53'3" E 334.69 (TIE)

INDUSTRIAL ROAD

BEARING BASE N 23°03' W 637.72

SOUTHERN PACIFIC COMPANY 89 M 26

APN: 018-321-01,02

APN: 018-331-07,08,15

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

COUNTY RECORDER OF SANTA CRUZ COUNTY CALIFORNIA

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
STANLEY O. NIELSEN P.L.S. 3233
LICENSE RENEWAL DATE: 6-30-06

DATED: 11-03-05

LEGEND

- o 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

THOMAS L. BOLICH, COUNTY SURVEYOR
R.C.E. NO. 26862
LICENSE RENEWAL: 3-31-2007

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
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) C

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)

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

15' 18' 15'

18.00 15.00

L=85.29 Δ=39°53'48"

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

29.14 266.14

N 42°37'53" W 237.00

15' 15'

E

N 19°34'41" W (R)

L=48.07 R=486.68 5.51 (N 55°26'08" E)

N 55°33'15" E 68.98

R=486.68 L=128.64 (L=339.77)

N 55°33'15" E 69.28

S 47°22'07" W 170.00

N 42°34'36" W (R)

Δ=22°59'55" L=188.13

L=338.89

N 55°10'50" E 35.32 9.74 63.58

Δ=8°26'20" L=71.68

N 47°25'24" E

Δ=1°19'35" R=501.68 L=11.61

15' 18' 15'

13.42 S 76°00'56" W 39.86

N 55°04'47" E 44.16

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=347.34 Δ=47°26'35" (Δ=46°58'09") L=287.61 (L=284.81)

R=327.34 Δ=48°43'51" L=278.41

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

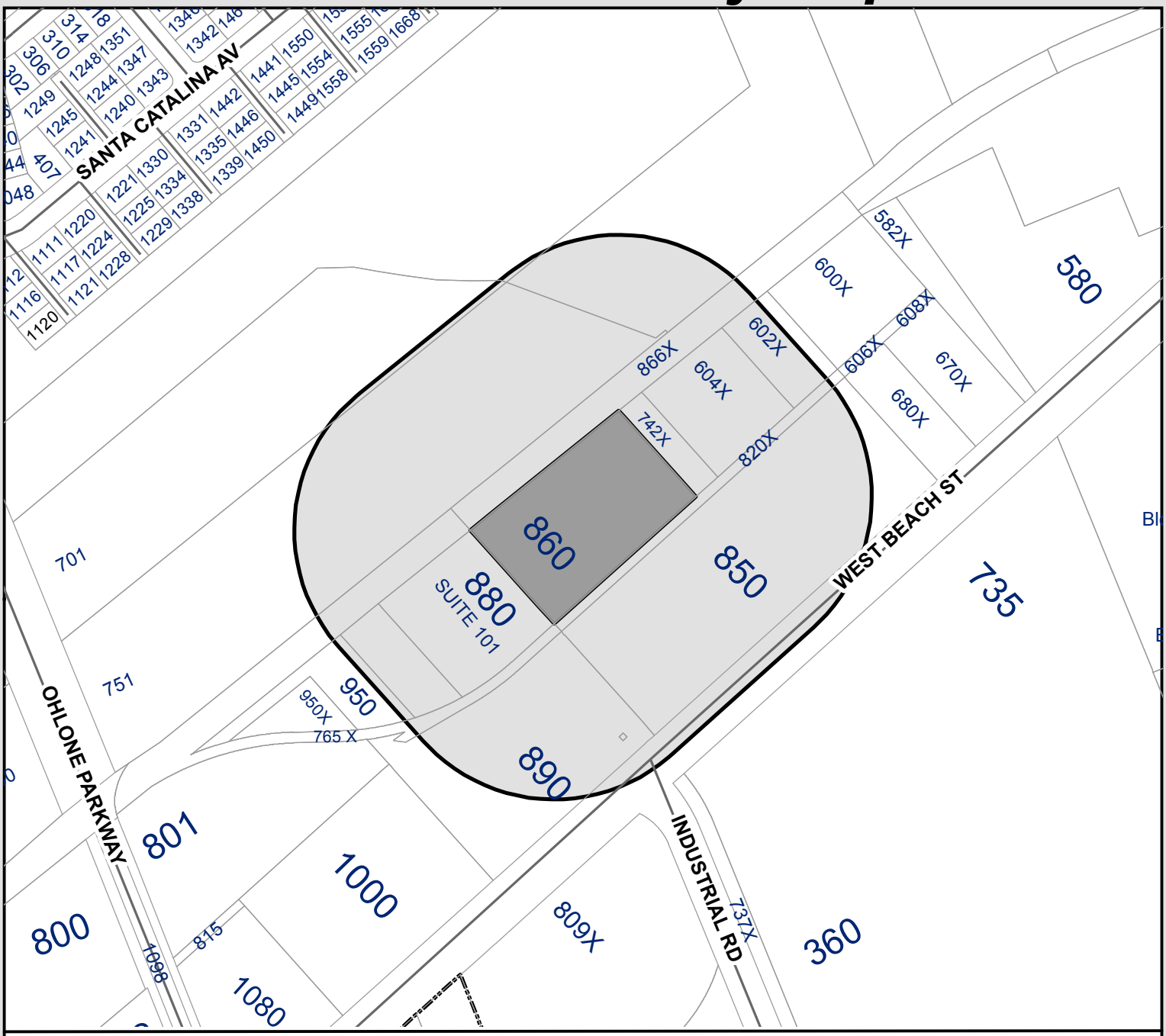
STANLEY O. NIELSEN P.L.S. 3233 RENEWAL: 6-30-06

SCALE: AS SHOWN AUGUST, 2005

SHEET 2 OF 2 JOB NO. 02181

BM12A

Site and Vicinity Map



PROJECT: PP2018-282
APPLICANT: Agron Bioenergy
APN#s: 018-321-01
LOCATION OF PROJECT: 860 West Beach St

N
W
E
S

Prepared by Watsonville GIS Center 11/19/2018 (CODD1857).

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

2019-0029344 9/27/2019 7:51 AM
OFFICIAL RECORDS OF Santa Cruz County
Sean Saldavia Recorder
RECORDING FEE: $48.00
COUNTY TAX: $3,080.00
CITY TAX: $3,080.00
401 ER FATC SALINAS-SPL DEED
Electronically Recorded 9 PGS
RCD157

RECORDING REQUESTED BY:
First American Title Company

MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:
WIE-AGRON Bioenergy LLC
1220 S. Center St., P.O. Box 399
Wall Lake, IA 51466

Space Above This Line for Recorder's Use Only

A.P.N.: 018-321-01 & 02 and 018-331-07 & 08

File No.: 4408-5991002 (SO)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX $**6,160.00**; CITY TRANSFER TAX $;
SURVEY MONUMENT FEE $
[x] computed on the consideration or full value of property conveyed, OR
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[ ] unincorporated area; [x] City of **Watsonville**, and
EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **890 WEST BEACH STREET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY and CMEL PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**

hereby GRANTS to **WIE-AGRON Bioenergy LLC, an Iowa limited liability company**

the following described property in the City of **Watsonville**, County of **Santa Cruz**, State of **California**:

TRACT ONE:

PARCEL ONE: (APN: 018-321-01)

BEING A TRACT OF LAND DESCRIBED AS BEING A PART OF THE RANCHO BOLSA DEL PAJARO AND BEGINNING AT A STATION FROM WHICH THE MOST SOUTHERN CORNER OF THE LANDS DESCRIBED IN THE DEED DATED NOVEMBER 28, 1927 IN VOLUME 122, PAGE 54, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, COVERED BY JOHN C. MELLO, TO GRANITE CONSTRUCTION COMPANY, BEARS THE FOLLOWING COURSES AND DISTANCES: SOUTH 42° 45' EAST 285.00 FEET AND NORTH 47° 15' EAST 524.50 FEET AND RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHWESTERN SIDE OF AN 18 FOOT STRIP OF LAND CONVEYED TO C. J. RODGERS, ET AL., BY DEED DATED JUNE 27, 1928 AND BEING THE TRACT OF LAND "3RD" DESCRIBED IN SAID DEED, SOUTH 47° 15' WEST 325 FEET; THENCE NORTH 42° 15' WEST 214.32 FEET TO THE LINE OF THE LAND "2ND" DESCRIBED IN SAID DEED OF JUNE 27, 1928; THENCE ALONG SAID LAST NAMED LINE NORTH 50° 19' EAST 325 FEET; AND THENCE LEAVING SAID LAST NAMED LANDS SOUTHEASTERLY TO THE PLACE OF BEGINNING.

PARCEL TWO: (APN: 018-321-02)

BEING A PART OF THE RANCHO BOLSA DEL MARC) AND BEING ALSO A PART OF THE LANDS CONVEYED BY JOHN C. MELLO, TO L.N. KUSALICH, BY DEED DATED JUNE 29, 1928 AND

Mail Tax Statements To: **SAME AS ABOVE**

RECORDED JUNE 30, 1928 IN VOLUME 137, PAGE 29, OFFICIAL RECORDS OF SANTA CRUZ COUNTY AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THE LANDS CONVEYED BY L.N. KUSALICH, ET UX., TO WYPOYLE, INC., BY DEED DATED SEPTEMBER 20, 1957 AND RECORDED SEPTEMBER 24, 1957 IN VOLUME 1150, PAGE 216, OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE FROM SAID POINT OF BEGINNING AND RUNNING ALONG THE SOUTHEAST BOUNDARY OF (PARCEL SECOND) OF THE LANDS CONVEYED BY JOHN C. MELLO, ET UX., TO C.J. RODGERS, ET AL, BY DEED DATED JUNE 27, 1928 AND RECORDED JUNE 30, 1928 IN VOLUME 137, PAGE 27 OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THIS LINE BEING SHOWN ON RECORD AS NORTH 50° 19' EAST, NORTH 50° 21' 30" EAST 50.00 FEET TO A 1 ½ INCH PIPE; THENCE LEAVING SAID BOUNDARY AND RUNNING SOUTH 42° 48' EAST 194.50 FEET TO A 1 ½ INCH PIPE SET ON THE NORTHWEST BOUNDARY OF THAT CERTAIN 18 FOOT WIDE STRIP DESIGNATED (PARCEL THIRD) IN THE AFORESAID DEED FROM MELLO TO C. J. RODGERS, ET AL., THENCE RUNNING ALONG SAID LAST MENTIONED BOUNDARY, THIS LINE BEING SHOWN OF RECORD AS SOUTH 47° 15' WEST, SOUTH 47° 17' WEST 50 FEET TO THE MOST EASTERLY CORNER OF THE AFOREMENTIONED LANDS OF WYPOYLE, INC., THENCE RUNNING ALONG SAID BOUNDARY (NORTHEAST BOUNDARY) OF SAID LANDS NORTH 42° 47' WEST 197.18 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

A RIGHT OF WAY, APPURTENANT TO PARCELS ONE AND TWO, TO PASS AND REPASS ON FOOT AND WITH ALL MANNER OF VEHICLES AND TO CONSTRUCT, MAINTAIN, AND USE A POLE LINE FOR THE TRANSMISSION OF ELECTRIC ENERGY, AND A PIPE LINE FOR CARRYING WATER, OVER AND UPON TWO CERTAIN STRIPS OF LAND, ONE 40 FEET IN WIDTH THROUGHOUT AND ONE 24 FEET IN WIDTH THROUGHOUT AND DESCRIBED AS FOLLOWS:

A. A STRIP OF LAND 40 FEET IN WIDTH THROUGHOUT, HAVING AS ITS NORTHEASTERN BOUNDARY THE SOUTHWESTERN LINE OF SAID LAND OF GRANITE CONSTRUCTION COMPANY AS ITS SOUTHEASTERN BOUNDARY, THE NORTHWESTERN LINE OF A STRIP OF LAND 18 FEET IN WIDTH, CONVEYED IN THE DEED FROM JOHN C. MELLO, ET UX., TO C.J. RODGERS, ET AL., RECORDED JUNE 30, 1928 IN VOLUME 137, PAGE 27, OFFICIAL RECORDS OF SANTA CRUZ COUNTY AND BEING THE 18 FOOT STRIP OF LAND "3RD" DESCRIBED IN SAID DEED AND AS ITS SOUTHWESTERN BOUNDARY THE NORTHEASTERN LINE OF THE TRACT OF LAND DESCRIBED HEREIN AS PARCEL ONE.

B. A STRIP OF LAND 24 FEET IN WIDTH THROUGHOUT, BOUNDED ON THE NORTHWESTERN SIDE BY THE SOUTHEASTERN LINE OF THE 40 FOOT STRIP 1ST ABOVE DESCRIBED AND SAID LINE PRODUCED NORTHEASTERLY ON THE SOUTHEASTERN SIDE BY THE NORTHWESTERN LINE OF THE COUNTY ROAD LEADING FROM WATSONVILLE TO MONTEREY AND KNOWN AS THE BEACH ROAD AND LYING 16 FEET ON THE NORTHEASTERN SIDE 8 FEET ON THE SOUTHWESTERN SIDE OF THE SOUTHWESTERN LINE OF SAID LAND OF GRANITE CONSTRUCTION COMPANY.

SAID RIGHT OF WAY TO BE FREE, OPEN AND UNOBSTRUCTED, SAID POLE LINE AND PIPE LINE TO BE CONSTRUCTED AND MAINTAINED WITHIN 6 FEET OF THE SOUTHEASTERN LINE OF SAID 40 FOOT STRIP AND ALONG THE SOUTHWESTERN LINE OF SAID 24 FOOT STRIP AND SAID PIPE LINE IS TO BE LAID AT LEAST 18 INCHES BELOW THE SURFACE OF THE GROUND. SAID RIGHT OF WAY TO BE MAINTAINED IN CONDITION SUITABLE FOR TRAVEL AT THE JOINT EXPENSE OF L.N. KUSALICH AND SUCH OTHER PERSONS AS MAY HAVE A RIGHT OF WAY THEREOVER.

PARCEL FOUR:

A RIGHT OF WAY, APPURTENANT TO PARCELS ONE AND TWO, TO A WELL FOR PIPELINES UNDER THE TERMS AND CONDITIONS OF THAT CERTAIN AGREEMENT DATED SEPTEMBER 12, 1949 AND RECORDED FEBRUARY 21, 1950 IN VOLUME 759, PAGE 461, OFFICIAL RECORDS OF SANTA CRUZ COUNTY; ENTERED INTO BY AND BETWEEN APPLE GROWERS ICE & COLD STORAGE CO., THE PARTY OF THE FIRST PARTY; MANUEL A. TRAVERS AND RAYMOND L TRAVERS, THE PARTIES OF THE SECOND PARTY; L.N. KUSALICH, THE PARTY OF THE THIRD PART AND JOHN C. MELLO, THE PARTY OF THE FOURTH PART.

PARCEL FIVE:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, AS DESCRIBED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT AND EASEMENT AGREEMENT" RECORDED FEBRUARY 14, 2017 AS INSTRUMENT NO. 2017-0005581, OF OFFICIAL RECORDS.

PARCEL SIX:

A NON-EXCLUSIVE EASEMENT FOR UNRESTRICTED ACCESS, INGRESS, EGRESS AND PASSAGE BY BOTH PEDESTRIANS AND MOTOR VEHICLES, AS DESCRIBED IN THE DOCUMENT ENTITLED "EASEMENT DEED" RECORDED FEBRUARY 14, 2017 AS INSTRUMENT NO. 2017-0005583, OF OFFICIAL RECORDS.

TRACT TWO:

PARCEL ONE: (PORTION OF APN: 018-331-07)

BEING A PART OF THE RANCHO BOLSA DEL PAJARO AND BEING ALSO A PORTION OF THE LANDS CONVEYED BY CLARENCE E. GILMORE, ET AL, TO SIGNAL OIL AND GAS COMPANY BY DEED RECORDED IN VOLUME 262, AT PAGE 437, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A ¾" PIPE SET ON THE NORTHERN BOUNDARY OF SAID LAST NAMED LANDS, AND ON THE SOUTHERN BOUNDARY OF THE 2ND PARCEL OF LAND DESCRIBED IN THE DEED FROM JOHN C. MELLO, ET UX, TO C.J. RODGERS, L.N. JUSALICH, JASPER SIMUNOVICH, MITCHELL RESETAR AND M. A. TRAVERS, BY DEED RECORDED IN VOLUME 144, AT PAGE 2, OFFICIAL RECORDS OF SANTA CRUZ COUNTY FROM WHICH A STEEL BAR AT THE NORTHWESTERN CORNER OF THE LANDS CONVEYED BY JOHN C MELLO, ET UX, TO MANUEL A. TRAVERS BY DEED RECORDED JUNE 30, 1928 IN VOLUME 137, PAGE 30, OFFICIAL RECORDS OF SANTA CRUZ COUNTY BEARS NORTH 50° 19' EAST 84.12 FEET DISTANT; RUNNING THENCE FROM SAID POINT OF BEGINNING SOUTH 42° 45' EAST, AT 75.00 FEET A ½" PIPE, AT 150.00 FEET A ½" PIPE, 191.49 FEET TO A ½" PIPE SET ON THE NORTHERN BOUNDARY OF THE 3RD PARCEL OF LAND DESCRIBED IN THE AFORESAID DEED JOHN C. MELLO, ET UX, TO C.J. RODGERS, ET AL, AS AFORESAID, SAID LAST NAMED STATION BEING A STATION ON A CURVE THE RADIAL BEARING NORTH 19' 38' 52" WEST; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 468.683 FEET, THROUGH A CENTRAL ANGLE OF 4° 26' 59"AN ARC DISTANCE OF 36.40 FEET; TO THE SOUTH CORNER OF THE LAND CONVEYED BY L. M. KUSALICH, ET UX, TO RAYMOND L. TRAVERS, ET UX, BY DEED RECORDED OCTOBER 14, 1954, IN VOLUME 987, PAGE 34 OF OFFICIAL RECORDS, SANTA CRUZ COUNTY; THENCE ALONG THE SOUTHWEST BOUNDARY OF LAST MENTIONED LANDS NORTH 42° 45' WEST 202.65 FEET TO THE NORTHERN BOUNDARY OF THE AFORESAID LANDS CONVEYED BY GILMORE TO SIGNAL OIL AND GAS COMPANY, AS AFORESAID, AND THENCE ALONG SAID LAST NAMED BOUNDARY SOUTH 50° 19' WEST 34.05 FEET TO THE PLACE OF BEGINNING.

PARCEL TWO:

A RIGHT OF WAY FOR INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN EASEMENT GRANT DEED FROM GCJ ASSOCIATES, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY TO RAYMOND L. TRAVERS, TRUSTEE, RECORDED AUGUST 31, 2005, INSTRUMENT NO. 2005-61441, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

PARCEL THREE: (PORTION OF APN: 018-331-07)

BEING A PART OF THE RANCHO BOLSA DEL PAJARO AND BEING ALSO A PORTION OF THE LANDS CONVEYED BY CLARENCE E. GILMORE, ET AL, TO SIGNAL OIL AND GAS COMPANY BY DEED RECORDED IN VOLUME 262, AT PAGE 437, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE STANDING AT THE MOST WESTERLY CORNER OF LANDS OF M. A. TRAVERS AS DESCRIBED IN VOL. 137, PAGE 30 OF OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND RUNNING THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LANDS SOUTH 42° 45' EAST 213.78 FEET TO THE NORTHERLY SIDE OF A STRIP OF LAND 18 FEET IN WIDTH, AS DESCRIBED IN PARCEL 3 IN VOL. 144 AT PAGE 2 OF OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE WESTERLY ALONG THE SAID 18 FOOT STRIP CURVING TO THE RIGHT WITH A RADIUS OF 468.683 FEET FOR A DISTANCE OF 51.91 FEET TO A PIPE THAT IS 50 FEET SOUTHWESTERLY AT RIGHT ANGLES FROM THE SOUTHWESTERLY BOUNDARY OF THE FIRST ABOVE MENTIONED LANDS OF TRAVERS; THENCE PARALLEL WITH AND 50 FEET DISTANT SOUTHWESTERLY AT RIGHT ANGLES FROM SAID ABOVE MENTIONED BOUNDARY NORTH 42° 45' WEST 202.62 FEET TO A PIPE STANDING ON THE SOUTHEASTERLY BOUNDARY OF LANDS DESCRIBED IN PARCEL 2 OF LANDS OF RODGERS, AS DESCRIBED IN VO. 137, PAGE 27 OF OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE ALONG SAID BOUNDARY NORTH 50° 19' EAST 50.07 FEET TO THE PLACE OF BEGINNING.

PARCEL FOUR:

A RIGHT OF WAY FOR INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN EASEMENT GRANT DEED FROM GCJ ASSOCIATES, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY TO RAYMOND L. TRAVERS, TRUSTEE, RECORDED AUGUST 31, 2005, INSTRUMENT NO. 2005-61441, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

PARCEL FIVE: (APN: 018-331-08)

BEING A PART OF THE RANCHO BOLSA DEL PAJARO, DESCRIBED AS FOLLOWS:

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 20 FEET DISTANT; AND RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE CENTERLINE OF SAID BEACH ROAD SOUTH 47° 15' 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, ET UX, 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.

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) RECORDED JUNE 30, 1928, IN VOLUME 137, PAGE 27, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

FURTHER EXCEPTING THEREFROM, ALL THAT PORTION THEREOF DESCRIBED AS 'PARCEL THREE' CONVEYED TO GCJ ASSOCIATES, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY BY GRANT DEED RECORDED AUGUST 31, 2005, INSTRUMENT NO. 2005-61439, SANTA CRUZ COUNTY RECORDS. ALSO DESCRIBED IN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 5, 2003, INSTRUMENT NO. 2003-11251 OF OFFICIAL RECORDS.

PARCEL SIX:

A RIGHT OF WAY OVER THE 18 FOOT STRIP OF LAND "3RD" DESCRIBED IN THE DEED FROM JOHN C. MELLO ET UX, TO C M. RODGERS ET AL., RECORDED JUNE 30, 1928, IN VOLUME 137, PAGE 27, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

PARCEL SEVEN:

A RIGHT OF WAY FOR INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN EASEMENT GRANT DEED FROM GCJ ASSOCIATES, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY TO RAYMOND L. TRAVERS, TRUSTEE, RECORDED AUGUST 31, 2005, INSTRUMENT NO. 2005-61441, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

PARCEL EIGHT:

A RIGHT OF WAY 15 FEET IN WIDTH FOR INGRESS AND EGRESS OVER PARCEL ONE, PARCEL TWO AND PARCEL FOUR OF THE LANDS CONVEYED TO THE RAYMOND L. TRAVERS REVOCABLE TRUST, DATED JANUARY 17, 1991 AND RECORDED IN VOLUME 4799 OF OFFICIAL RECORDS, AT PAGE 99, SANTA CRUZ COUNTY RECORDS AND THE LANDS CONVEYED TO THE SOUTHERN PACIFIC RAILROAD COMPANY BY DEED RECORDED IN VOLUME 144 OF OFFICIAL RECORDS, AT PAGE 4, SANTA CRUZ COUNTY RECORDS, THE SOUTHWESTERN AND NORTHWESTERN BOUNDARIES OF SAID 15' RIGHT OF WAY ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL BAR ON THE NORTHWESTERN BOUNDARY OF WEST BEACH STREET (A CITY STREET 60 FEET WIDE) AT THE MOST SOUTHERN CORNER OF THE ABOVE-MENTIONED PARCEL TWO; THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHWESTERN BOUNDARY OF SAID PARCEL TWO AND PARCEL FOUR

1. NORTH 42° 37' 53" WEST 266.14 FEET TO A ½ INCH PIPE "L.S. 3233"; THENCE ALONG THE NORTHWESTERN BOUNDARY OF SAID PARCEL FOUR

2. NORTHEASTERLY CURVING TO THE RIGHT, FROM A TANGENT BEARING NORTH 47° 22' 07" EAST, WITH A RADIUS OF 468.68 FEET, THROUGH A CENTRAL ANGLE OF 8° 11' 08", AN ARC DISTANCE OF 66.96 FEET TO A ½ INCH PIPE "L.S. 3233"; THENCE

3. NORTH 55° 33' 15" EAST 68.98 FEET TO A ½ INCH PIPE "L.S. 3233"; THENCE

4. NORTH 55° 10' 50" EAST 63.58 FEET (AT 35.32 FEET THE MOST NORTHERN CORNER OF THE ABOVE-MENTIONED PARCEL FOUR) TO A ½ INCH PIPE "L.S. 3233" ON THE SOUTHEASTERN BOUNDARY AN 18' STRIP OF LAND DESCRIBED IN PARCEL 2 OF THE LANDS CONVEYED TO THE SOUTHERN PACIFIC RAILROAD BY DEED RECORDED IN VOLUME 144 OF OFFICIAL RECORDS, AT PAGE 4, SANTA CRUZ COUNTY RECORDS; THENCE LEAVING SAID SOUTHEASTERN BOUNDARY CROSSING SAID 18' STRIP

5. NORTH 9° 46' 17" EAST 25.45 FEET TO THE NORTHWESTERN BOUNDARY OF SAID 18'

STRIP.

THE SIDELINES OF THE ABOVE-DESCRIBED RIGHT OF WAY SHALL BE LENGTHENED OR SHORTENED TO CLOSE ON ADJACENT PROPERTY LINES.

PARCEL NINE:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, AS DESCRIBED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT AND EASEMENT AGREEMENT" RECORDED FEBRUARY 14, 2017 AS INSTRUMENT NO. 2017-0005581, OF OFFICIAL RECORDS.

PARCEL TEN:

A NON-EXCLUSIVE EASEMENT FOR UNRESTRICTED ACCESS, INGRESS, EGRESS AND PASSAGE BY BOTH PEDESTRIANS AND MOTOR VEHICLES, AS DESCRIBED IN THE DOCUMENT ENTITLED "EASEMENT DEED" RECORDED FEBRUARY 14, 2017 AS INSTRUMENT NO. 2017-0005583, OF OFFICIAL RECORDS.

Date: **09/23/2019**

A.P.N.: 018-321-01 & 02 and 018-331-07 & 08

File No.: 4408-5991002 (SO)

Dated: September 23, 2019

890 WEST BEACH STREET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

By:_____
Name: Joseph W. Appenrodt
Title: Manager

CMEL PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

By: The Christopher Robert Shoemaker and Molly Elizabeth Shoemaker Revocable Trust dated October 29, 2015, its Manager

By:_____
Name: Christopher Robert Shoemaker
Title: Co-Trustee

By:_____
Name: Molly Elizabeth Shoemaker
Title: Co-Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF **CALIFORNIA**)SS
COUNTY OF **SANTA CRUZ**)

On **September 23, 2019**, before me, **Sharon Oster**, Notary Public, personally appeared **Joseph W. Appenrodt**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

This area for official notarial seal

SHARON OSTER
Comm. #2166942
Notary Public - California
Santa Cruz County
Comm. expires Oct. 7, 2020

Notary Signature

Sharon Oster, Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)SS

COUNTY OF SANTA CRUZ)

On September 26, 2019 before me, Sharon Oster , Notary Public, personally appeared

Christopher Robert Shoemaker

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Sharon Oster, Notary Public

This area for official notarial seal.

SHARON OSTER
Comm. #2166942
Notary Public - California
Santa Cruz County
Comm. expires Oct. 7, 2020

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)SS

COUNTY OF SANTA CRUZ)

On September 26, 2019 before me, Sharon Oster , Notary Public, personally appeared

Molly Elizabeth Shoemaker

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Sharon Oster, Notary Public

This area for official notarial seal.

SHARON OSTER
Comm. #2166942
Notary Public - California
Santa Cruz County
Comm. expires Oct. 7, 2020

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 (PP2018-282) TO ALLOW RECONSTRUCTION OF A 65-FOOT TALL DISTILLATION TOWER AND CONSTRUCTION OF A NEW 60-FOOT DISTILLATION TOWER ON A 1.56± ACRE SITE LOCATED AT 860 WEST BEACH STREET (APN 018-321-01)

Project: Agron Bioenergy Facility Project
APN: 018-321-01

WHEREAS, on site is developed with a 19,924± square-foot industrial building, which, according to the County Assessor's Office, was constructed in 1959; and

WHEREAS, in 2012, a Special Use Permit with Design Review and Environmental Review (PP2012-67) was approved by the Planning Commission to allow reuse of an existing 19,924± square-foot industrial building located at 860 West Beach Street for a bio diesel manufacturing facility including a 65-foot tall distillation tower and

WHEREAS, on November 8, 2018, Spector Corbett Architects, Inc., on behalf of Agron Bioenergy, LLC., applicant, and property owner, applied for a Special Use Permit with Minor Design Review, and Environmental Review (PP2018-282) to allow reconstruction of a 65-foot tall distillation tower to be extended to 73-feet tall and construction of a new 90-foot tall distillation tower for an existing bio diesel processing facility; and

WHEREAS, subsequently, the applicant revised the plans to lower the height of the distillation tower to be 65-feet tall and lowered the second distillation tower to be 60-feet tall and resubmitted the application on November 22, 2019; 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) are allowed conditionally in the IG Zoning District with issuance of a Special Use Permit and proposed development exceeding 35 feet is allowed with issuance of a Special Use Permit; and

WHEREAS, pursuant to WMC Section 14-12.400, development subject to Minor 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 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 with Minor Design Review, and Environmental Review (PP2018-282) 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 Minor Design Review, and Environmental Review (PP2018-282) to allow reconstruction

of a 65-foot tall distillation tower and construction of a new 60-foot tall distillation tower on a 1.56± acre site located at 860 West Beach Street, Watsonville, California (APN 018-321-01).

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 Minor Design Review, and Environmental Review (PP2018-282), attached hereto and marked as Exhibit "C," subject to the Conditions attached hereto and marked as Exhibit "B," to allow reconstruction of a 65-foot tall distillation tower and construction of a new 60-foot tall distillation tower on a 1.56± 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 5th day of May, 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: PP2018-282
APN: 018-321-01
Applicant: Agron Bioenergy, LLC.
Hearing Date: May 5, 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 Industrial on the General Plan Land Use Diagram. The intent of the Industrial land use category is to serve the industrial needs of the community. General categories of allowed uses include:
   - wholesale sales, storage, heavy commercial, transportation services, warehousing;
   - construction, fabrication, and trade shops;
   - general manufacturing;
   - food processing; and
   - related services, businesses and uses.

   The maximum building intensity allowed for Industrial land may be up to a Floor Area Ration (FAR) of 1.50. The sites current FAR is .28. The replacement of an existing 65-foot tall methanol tower and construction of a new 60-foot distillation tower would not increase the sites current FAR since no increase in building area is proposed. Therefore, the proposed project would not result in an intensification of use or exceed the City's maximum FAR. The project also adheres to the General Plan goals and policies concerning industrial land use, modernization, and land use suitability.

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

   - **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.

The site is currently developed with an existing 19,924± square foot building with an attached 5,000± square foot steel canopy served by existing utilities. 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 existing bio-diesel fuel plant is not a regionally significant employer providing 18 full time jobs and the project would not result in any additional employees. 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 industrial land use, modernization and land use suitability.

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 a lot coverage of 28 percent and Floor Area Ratio (FAR) of .28 that adheres to the development standards of the IG (General Industrial) Zoning District. The proposed project consists of replacing an existing 65-foot tall distillation tower and constructing a new 60-foot tall distillation tower within the existing building footprint. The project also entails replacement of heavy equipment. The subject sites nearby uses consist of intense industrial development such as Sambrailo Packaging and Pacific Agpak. Traffic impacts

will be similar to the existing use as rail cars are used to load and unload bio-fuels. 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 a replacement of an existing 65-foot tall distillation tower and construction of a new 60-foot distillation tower. As the project is proposed within the existing building footprint, no pedestrian or vehicular traffic is anticipated. Use of the rail line will reduce traffic impacts in the vicinity, therefore, no pedestrian or vehicular traffic impacts are anticipated as a result of the project.

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 conditioned, the bio fuel production facility uses the existing facility where eight exterior tanks hold raw materials. The rail line is used for delivery of processed animal fats and oils in three sealed railroad tankers a day that will be off-loaded into three 100,000 gallon storage tanks in the existing tank farm. The materials are piped to the building to begin the process of conversion to bio fuels inside the processing facility. As the existing rail line is used as part of the business operations, the proposed project will not require additional roadway improvements, traffic control devices, or access restrictions to address traffic and pedestrian impacts on the site.

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 proposes to reconstruct an existing distillation tower to be 65-feet tall and construct a new 60-foot tall distillation tower, as well as interior upgrades to existing machinery. The project is conditioned to have most production facilities conducted inside the building. Eight storage tanks exist in the processing facility to allow storage of raw materials before processing. Finished materials are piped and stored inside three existing 100,000 gallon tanks that will be offloaded to rail cars and tank trucks during business operations. As the distillation towers are constructed within the existing building footprint, the project, as conditioned, will not have any adverse effects such as noise or visual impact 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
   A bio diesel processing facility is conditionally approved in the IG (General Industrial) Zoning District. Any development proposing to exceed the maximum height standards of 35-feet for the IG Zoning District is required to obtain a special use permit pursuant to WMC Section 14-16.604(c). The project is also conditioned to adhere to all building, fire, and air disturbance requirements prior to issuance of a building permit.

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 bio diesel facility is located in an established IG (General Industrial) Zoning District. The bio diesel production will not generate odors because the process is within a closed system. Trucks and rail cars service the facility and are consistent with the adjacent industrial uses. The project has been designed and conditioned so that it will not be detrimental to the public health, safety, convenience or welfare, and will not constitute a nuisance to the adjacent properties.

MINOR DESIGN REVIEW FINDINGS (WMC Section 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 is designated Industrial on the General Plan Land Use Diagram. The intent of the Industrial land use category is to serve the industrial needs of the community. General categories of allowed uses include:
   - wholesale sales, storage, heavy commercial, transportation services, warehousing;
   - construction, fabrication, and trade shops;
   - general manufacturing;
   - food processing; and
   - related services, businesses and uses.

   The maximum building intensity allowed for Industrial land may be up to a Floor

Area Ration (FAR) of 1.50. The sites current FAR is .28. The replacement of an existing 65-foot tall methanol tower and construction of a new 60-foot distillation tower would not increase the sites current FAR since no increase in building area is proposed. Therefore, the proposed project would not result in an intensification of use or exceed the City's maximum FAR. The project also adheres to the General Plan goals and policies involving industrial land use, modernization, and land use suitability.

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

- **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.

The site is currently developed with an existing 19,924± square foot building with an attached 5,000± square foot steel canopy served by existing utilities. 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 existing bio-diesel fuel plant is not a regionally significant employer providing 18 full time jobs and the project would not result in any additional employees. 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 industrial land use, modernization and land use suitability.

2. **The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvement or modifications either on-site or with-in 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 the addition of landscaping, walls, or both.**

   Supportive Evidence
   The subject sites current development has a lot coverage of 28 percent and Floor Area Ratio (FAR) of .28 that adheres to the development standards of the IG (General Industrial) Zoning District. The proposed project consists of replacing an existing 65-foot tall distillation tower and constructing a new 60-foot tall distillation tower within the existing building footprint. The project also entails replacement of heavy equipment. The subject sites nearby uses consist of intense industrial development such as Sambrailo Packaging and Pacific Agpak. Traffic impacts will be similar to the existing use as rail cars are used to load and unload bio-fuels. The project, as conditioned, will not cause an adverse impact to the adjacent properties or neighborhood.

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 proposes a replacement of an existing 65-foot tall distillation tower and construction of a new 60-foot distillation tower. As the project is proposed within the existing building footprint, no pedestrian or vehicular traffic is anticipated. Use of the rail line will reduce traffic impacts in the vicinity, therefore, no pedestrian or vehicular traffic impacts are anticipated as a result of the project.

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
   As conditioned, the bio fuel production facility uses the existing facility where eight exterior tanks hold raw materials. The rail line is used for delivery of processed animal fats and oils in three sealed railroad tankers a day that will be

off-loaded into three 100,000 gallon storage tanks in the existing tank farm. The materials are piped to the building to begin the process of conversion to bio fuels inside the processing facility. As the existing rail line is used as part of the business operations, the proposed project will not require additional roadway improvements, traffic control devices, or access restrictions to address traffic and pedestrian impacts on the site.

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 proposes to reconstruct an existing distillation tower to be 65-feet tall and construct a new 60-foot tall distillation tower, as well as interior upgrades to existing machinery. The project is conditioned to have most production facilities conducted inside the building. Eight storage tanks exist in the processing facility to allow storage of raw materials before processing. Finished materials are piped and stored inside three existing 100,000 gallon tanks that will be offloaded to rail cars and tank trucks during business operations. As the distillation towers are constructed within the existing building footprint, the project, as conditioned, will not have any adverse effects such as noise or visual impact on adjacent properties

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

A bio diesel processing facility is conditionally approved in the IG (General Industrial) Zoning District. Any development proposing to exceed the maximum height standards of 35-feet for the IG Zoning District is required to obtain a special use permit pursuant to WMC Section 14-16.604(c). The project is also conditioned to adhere to all building, fire, and air disturbance requirements prior to issuance of a building permit.

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 bio diesel facility is located in an established IG (General Industrial) Zoning District. The bio diesel production will not generate odors because the process is within a closed system. Trucks and rail cars service the facility and are consistent with the adjacent industrial uses. The project has been designed and conditioned so that it will not be detrimental to the public health, safety, convenience or welfare, and will not constitute a nuisance to the adjacent properties.

CITY OF CITY OF WATSONVILLE PLANNING COMMISSION

EXHIBIT B

Application No.: PP2018-282
APN: 018-321-01
Applicant: Agron Bionenery, LLC.
Hearing Date: May 5, 2020

SPECIAL USE PERMIT WITH DESIGN REVIEW PERMIT CONDITIONS OF APPROVAL

General Conditions

1. **Approval.** This approval applies to the application identified as "Agron Facility Expansion," received by the Community Development Department on November 22, 2019, and filed by Spector Corbett Architects, Inc., on behalf of Agron Bioenergy, LLC.. (CDD-P)

2. **Conditional Approval Timeframe.** This Special Use Permit with Design Review Permit (PP2018-282) 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

<u>Building and Fire-related Conditions:</u>

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

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

12. **Fire Code.** Project construction shall comply with California Fire Code as adopted by the City. This project will require the applicant to enlist the services of a licensed fire protection engineer versed in providing and protecting facilities such as this (oil refineries) as found in the bay area. When submitting for permits, a comprehensive fire protection plan shall be included. Additionally, the fire

protection plan shall also include provisions for containment of any and all projected fire suppression water/foam. **THIS WILL NOT BE ALLOWED TO BE TREATED AS A DEFERRED SUBMITTAL**. (WFD)

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. **Oil Heater Location Revisions:** Prior to issuance of a building, the project plans shall be revised to show removal of the oil heater off the existing property line and compliant with building and fire separation setbacks from property lines. If the oil heater is not relocated from proposed location, a lot consolidation will be required. (CDD-B,P, & WFD)

15. **Parking.** Prior to issuance of a building permit, the site plan shall be revised to demonstrate the required 29 parking spaces measuring 18-feet in depth by 9-feet wide. (CDD-P, E)

16. **MBARD Air Permit.** Prior to issuance of a building permit, the applicant shall receive a Gas and Oil Air Disturbance Permit from the Monterey Bay Air Resources District for the new oil heater proposed. Evidence of the MBARD Air Permit shall be submitted to the Community Development Department for review and approval. (CDD-P, E)

17. **Photometric Lighting Plan.** Prior to issuance of a building permit, the applicant shall submit a photometric lighting plan for review and approval by the Community Development Department. The photometric lighting plan shall show the location of proposed lighting and the amount of light, measured in foot-candles (fc) on the ground surface. Proposed lighting may take the form of pole or wall-mounted fixtures and shall be installed in intervals and heights to ensure adequate lighting of the parking lot and building entry. The photometric plan shall also demonstrate that proposed lighting will not create a significant source of spillover light onto adjacent properties or glare nuisance to motorist on public streets. (CDD-P)

18. **Storm Drain System/BMP Maintenance Agreement**. Prior to issuance of a building permit, the project applicant shall execute an agreement in the standard form providing for the maintenance, and monitoring and reporting of storm drain best management practice measures to the City of Watsonville. (CDD-E)

19. **Waste Water Discharge Permit**. The Applicant shall provide enough support material that indicates no significant waste discharge shall be put in system otherwise applicant shall apply for a waste water discharge permit.

(CDD-E)

20. **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)

21. **Erosion Control Plan**. Prior to issuance of a building permit, the building permit plans shall include and erosion control plan meeting city of Watsonville Best Management Practices. (CDD-E)

22. **Trash Enclosure.** The trash enclosure shall conform with City of Watsonville Public Improvement Standard No. S-602, and is subject to review and approval by the Community Development Department. (CDD-P-E, PW)

23. **Loading Docks**. Truck loading docks shall be covered or shall be designed with a drainage system to minimize run-on and runoff of storm water. Direct connections to storm drains from truck docks are prohibited. Design loading dock drainage systems to capture all washwater, leaks and spills. Connect the drains to a sump for collection and (as necessary) offsite disposal as hazardous waste. (CDD-E)

24. **Backflow Prevention.** Water services will require City-approved backflow prevention devices. Backflow prevention devices shall be located within 5 feet of the water meters and shall be adequately screened. (CDD-E, P)

25. **FEMA Preliminary Building Elevation Information**. The proposed project is located in a FEMA Special Flood Hazard zone. A “Preliminary Building Elevation Information” table is required to be filled out and included on the site plan. Refer to FEMA Floodproofing Certificate or Elevation Certificate for instructions. (CDD-E)

26. **FEMA Elevation Certificate/Commercial.** The proposed development is located in a FEMA Special Flood Hazard Area. The lowest habitable floor is required to either be elevated 1-foot above the base flood elevation or be flood proofed 1-foot above the base flood elevation with all electrical and mechanical equipment elevated 1-foot above the base flood elevation. A FEMA Flood Elevation Certificate is required to verify that the building meets this requirement. The elevation certificate shall be prepared by a licensed surveyor or civil engineer and submitted to the City after construction is finished. (CDD-E)

27. **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)

28. **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)

29. **Seismic Anchorage**. Prior to issuance of a building permit, provide calculations for seismic anchorage of tanks, equipment, piping and racks, for the proposed project. (CDD-B)

29. **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)

30. **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)

31. **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)

32. **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)

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

Source Control Related Conditions:

34. **Water Discharges.** All discharges from the manufacturing room floor drains are prohibited from entering the City sanitary sewer without obtaining permission from City of Watsonville Source Control. (CDD-PW)

35. **Cooling Towers.** The cooling towers will require influent and effluent metering to quantify the volume of wastewater being inputted into the city sewer from this process. (CDD-PW)

36. **Wastewater.** Prior to issuance of the building permit, the Agron process improvement must clarify the additional 720 gallons of wastewater with 200 ppm methanol of wastewater being created. (CDD-PW)

37. **Wastewater Measurement.** Prior to issuance of a building permit, the proposed project must calculate the measurement of wastewater discharged to the City sanitary sewer in order to determine accurate sewer billing.

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

38. **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)

39. **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:

40. **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)

41. **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)

42. **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)

43. **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)

44. **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:

45. **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)

46. **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)

47. **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:

48. **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)

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

50. **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)

51. **Spill Prevention Control.** Prior to Final building approval and certificate of occupancy, the facility will need a Spill Prevention Control and Countermeasure

SPCC plan. The SPCC plans are shall be approved through the Santa Cruz County Environmental Health Services. (CDD-PW)

Ongoing Conditions:

52. **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)

53. **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)

54. **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)

55. **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)

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

Future Fence Permit:

57. **Fence Permit**. Any new or proposed changes to existing fencing for the premises shall require a fence permit through the Community Development Department. (CDD-P-B)

Indemnity Provision:

58. **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

CITY OF WATSONVILLE
PLANNING COMMISSION

EXHIBIT C

Application No: PP2018-282
APN: 018-321-01
Applicant: Agron Bioenergy, LLC.
Hearing Date: May 5, 2020

Applicant:	WIE - Agron Bioenergy, LLC.
Property Owner:	WIE – Agron Bioenergy, LLC.
Address:	860 West Beach Street, Watsonville, CA 95076
Project:	Special Use Permit with Minor Design Review, and Environmental Review
Location:	860 West Beach Street, Watsonville, CA. 95076
Purpose:	Allow the reconstruction of a distillation tower to be 65-feet tall and construct a new 60-foot tall distillation tower with interior upgrades to equipment and machinery.

A Special Use Permit with Minor Design Review, and Environmental Review (PP2018-282) to allow the reconstruction of a 65-foot distillation tower and construction of a new 60-foot distillation tower with interior upgrades to equipment and machinery on a 1.56± acre site located at 860 West Beach Street, Watsonville, California (APN 018-321-01), was reviewed by the Planning Commission at a public hearing on May 5, 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: April 28, 2020

TO: Planning Commission

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

SUBJECT: Public Hearing to consider approval of a Special Use Permit with Design Review, Major Variance, and Environmental Review (PP2018-35) to allow the demolition of a McDonald's building with a single drive-through lane and reconstruction of a new McDonald's building with a split drive-through lane and two menu boards on a 1.01± acre site located at 1598 Freedom Boulevard (APN 019-282-03).

AGENDA ITEM: May 5, 2020 **Planning Commission**

RECOMMENDATION:
Staff recommends that the Planning Commission adopt a Resolution approving a Special Use Permit with Design Review, Major Variance, and Environmental Review (PP2018-35) to allow the demolition of a McDonald's building with a single drive-through lane and reconstruction of a new McDonald's building with a split drive-through lane and two menu boards on a 1.01± acre site located at 1598 Freedom Boulevard (APN 019-282-03).

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

BASIC PROJECT DATA

APPLICATION NO.: PP2018-35
APN: 019-282-03
LOCATION: 1598 Freedom Boulevard
LOT SIZE: 1.01± acre (43,999 square feet)

PROJECT DESCRIPTION: The project proposes to demolish the existing 4,269± square-foot McDonald's restaurant with PlayPlace and construct a new 5,241± square-foot building with PlayPlace. The new layout for this building includes a split, side-by-side drive-through lane to enhance the efficiency of accommodating patrons in vehicles. Development of this project also involves installing new onsite circulation and parking layout, stormwater facilities, landscaping and trash enclosure. Project entitlements consist of a Special Use Permit with Design Review, Major Variance, and Environmental Review.

GENERAL PLAN: General Commercial
ZONING: CNS (Neighborhood Shopping Center)
SURROUNDING GENERAL PLAN/ZONING: General Commercial in the CNS Zoning District (north, east and south) and General Commercial in the CT Zoning District (west)

EXISTING USE: Commercial (fast-food restaurant with drive-through facilities)
PROPOSED USE: Commercial (fast-food restaurant with drive-through facilities)
SURROUNDING USES: Various commercial use along Freedom Boulevard with residential dwellings in nearby neighborhoods

FLOOD ZONE: Flood Zone "X" (i.e., outside the 500 year floodplain)

CEQA REVIEW: This project qualifies for Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA), pursuant to Sections 15302 and 15303 of the State CEQA Guidelines.

APPLICANT: Silvia Wytkind, McDonald's USA, LLC, 2999 Oak Road, Walnut Creek, CA 94597
PROPERTY OWNER: Franchise Realty Interstate Corp., 717 E Lake Ave., Watsonville, CA 95076

BACKGROUND

The 1.01 +/- acre site is developed with a 4,269± square-foot McDonald's building.

In 2017, a Pre-Application letter (PP2014-181) was prepared at the request of PM Design Group, Inc., on behalf of McDonald's USA, LLC, to address major design issues concerning the proposed demolition of the existing McDonald's restaurant and construction of a new McDonald's restaurant at the subject site. This letter also provided direction on the required applications for processing the proposed project.

On February 7, 2018, PM Design Group, Inc., on behalf of McDonald's USA, LLC, applicant, and Franchise Realty Interstate Corp. (aka McDonald's Corporation), property owner, applied for a Special Use Permit with Design Review, Lot Line Adjustment, and Environmental Review (PP2018-35) to allow the redevelopment of the subject site.

Subsequently, the applicant revised the plans to eliminate the need for a Lot Line Adjustment, and formally withdrew said application on February 25, 2019.

On September 25, 2019, the applicant amended the project application further to include a request for a Major Variance from the strict application of the one menu board restriction to allow a split drive-through lane (i.e., side-by-side drive-through lanes) with two menu boards.

PROCESS

Special Use Permit

Pursuant to Sections 14-16.1403(b) and 14-41.101 of the Watsonville Municipal Code (WMC), eating and drinking places with drive-through facilities (DLU 581) are allowed conditionally in the CNS 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 and subject to being able to 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 are subject to approval of a Design Review permit per 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 substantially similar to those required for Special Use Permits, except for the finding set forth in WMC Section 14-12.403(e), which requires that additional design elements be addressed.

Variance

A variance is a limited waiver of development standards. It may only be granted in special cases where the strict application of a City's regulations would deprive a property of the uses enjoyed by nearby lands in the same zone and when approving the variance would not constitute a grant of special privilege.

The City of Watsonville provides for variances in Part 6 of WMC Chapter 14-12. The Watsonville Municipal Code divides variances into two categories: minor and major.

- **Minor Variances.** Minor Variances are applications for changes in minimum building setbacks, open space requirements, and off-street parking requirements where the applicant requests a variance to the requirements of the base zoning district which is 20 percent or less of the required building setback requirements,

or 10 percent or less of off-street parking or open space requirements. Minor Variances may be approved by the Zoning Administrator. WMC § 14-12.600(a).

- **Major Variances.** All other applications for variances, including those related to Sign Permits, are Major Variances and must be reviewed and approved by the Planning Commission. WMC §14-12.600(b).

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

STANDARD OF REVIEW & APPEAL PROCESS

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.

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 and Major Variance—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 Planning Commission's action. In order for the Planning Commission's decision to be overturned on appeal, the City Council must find that the action taken by the Planning Commission 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's decision. A reviewing court will consider whether an adjudicative/quasi-judicial decision by the Council was supported by adequate

[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 stablished by the land use ordinance.

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 look to 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

The existing site is developed as a 4,269± square-foot McDonald's restaurant with PlayPlace on a 1.01± acre property (Figure 1). According to the County Assessor's office, the building was constructed in 1976. The site borders the principal arterial[2] Freedom Boulevard and three driveways provide vehicle access. Located approximately mid-block along Freedom Boulevard between Blanca Lane and Davis Avenue, the site is also across Freedom Boulevard from the terminus of Sydney Avenue. As shown on Figure 2, the site borders several nearby commercial establishments on Freedom Boulevard, such as a KFC fast-food restaurant to the northwest and a self-serve carwash to the southeast. Across the street is a Valero gas station and convenience store. The Meadows Manor mobile home park is approximately 150 feet northeast beyond a vacant commercial lot at the rear of the site.

Patrons of the existing McDonalds have the option to park and enter the building or use the drive-through. As shown on the ALTA Survey[3] prepared for the project (Attachment 2), vehicles entering the site via the middle and southern driveways may enter the drive-through lane, which wraps around the rear of the building and exits directly onto Freedom Boulevard via the northern driveway.

[2] The U.S. Federal Highway Administration (FHWA) classifies urban and rural roadways by road function. Each function class is based on the type of service the road provides to the motoring public, and the designation is used for data and planning purposes. "Principal arterials" serve major centers of metropolitan areas and are characterized as corridors with the highest traffic volumes that interconnect urban areas, including between a central business district and outlying residential areas. A "principal arterial" is equivalent to the a "major arterial," which, as defined in the City's General Plan, is a relatively high speed, long distance surface street designed to move large volumes of traffic across the urbanized area (Watsonville 2005 General Plan, Chapter 10 Transportation and Circulation, p. 130).

[3] An ALTA Survey is a detailed survey performed by a registered licensed surveyor, prepared in accordance with the standards specified by the American Land Title Association (ALTA) and the American Congress of Surveying and Mapping (ACSM). An ALTA Survey will show not only the location of property boundaries and existing site improvements (e.g., structures, fences, roads, etc.) but also easements and utilities, if any.

FIGURE 1 View of existing McDonald's building
Source: Google Street View (Image capture, August 2018)

FIGURE 2 Aerial view of the project site and surrounding area
Source: Pictometry, 2016

The ALTA Survey shows the location of all other site improvements, including surface parking, landscaping, and an underground utility line that traverses the northwest corner of the site and connects to an existing aboveground electrical transformer (Attachment 2).

Proposed Project

The proposed project would redevelop the site with a new 5,241± square-foot building with drive-through. The proposed building would be located to the middle of the site with vehicle circulation and parking surrounding it. The new layout for the drive-through would include a split lane configuration to allow more efficient circulation. After merging again, the drive-through lane would wrap around the building to the rear before exiting back into the internal circulation before vehicles leave the site on a public street (Attachment 3, Site Plan, sheet SP1).

Direct access to and from the project site would continue to be provided from Freedom Boulevard. In accordance with direction provided by staff, the project would reduce the number of driveways from three to two, shift the main driveway entry to be in line with Sydney Avenue, and reduce the remaining driveway width from 30± feet to 20± feet (Attachment 3, Site Plan, sheet SP1).

The proposed building has two different heights. The restaurant portion of the building is 18'-9.5" in height; whereas, the PlayPlace at the northern end of the building is three feet taller at 21'-7" in height. Use of different materials and design elements, such as two tiers of windows for the PlayPlace and the vertical aluminum battens, help distinguish the PlayPlace from the restaurant portion of the building. In addition, as shown on the building elevations, the proposed parapet walls would screen roof-mounted equipment from view (Attachment 3, sheets A1.3, A2.0 & A2.1).

The interior of the proposed building is shown on the Exiting Plan and Floor Plan (Attachment 3, sheets CVR3, A1.0, & A1.1). As shown on these plans, the new building provides 24 tables to accommodate up to 93 occupants dining at McDonald's.

In front of the building is a concrete pad approximately 16 feet deep and 120 feet wide. This provides a potential usable area of 1,920± square feet for outdoor seating and other purposes. As shown on the Site Plan (Attachment 3, sheet SP1), two tables are proposed at the northern end next to the planter with the proposed flag pole. The project also includes a single bicycle rack next to the front entrance that can accommodate two bicycles.

Other project components include:

- New landscaping totaling 8,826± square feet in area (or 20 percent of the site) and including a mix of trees, shrubs, groundcovers, and vines (Attachment 3, sheets SP1 & L1);
- New drainage facilities, including three stormwater treatment basins and underground storage chambers (Attachment 3, sheets C500 & C600);

- New lighting, consisting of recessed downcast light fixtures, wall sconces, and pole-mounted parking lot lighting (Attachment 3, sheets SP1, A2.0 & A2.1);
- New signs, including wall-mounted signs and a free-standing monument sign (Attachment 5); and
- A new trash enclosure (Attachment 3, sheets SP1 & SD1).

The project would not encroach upon existing underground utilities traversing the site.

General Plan

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

- retail sales;
- personal, professional, financial, business and medical offices and services;
- entertainment;
- lodging; and
- restaurants and automobile sales intended to serve the needs of the community and the surrounding region.

General Plan Consistency

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

- ***Goal 4.3 Commercial Land Use*** *– Revitalize the central business district and provide adequate neighborhood commercial services.*

- ***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.C Commercial Development*** *– The City shall plan for revitalization of the central business district along with the distribution of convenient neighborhood commercial centers.*

- ***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.*

- ***Goal 5.1 Visual Resources*** *– Preserve and enhance the built and natural visual resources within Watsonville.*

- ***Goal 5.2 Community Appearance*** *– Blend new development and recognized values of community appearance and scenic qualities, and ensure that new development enhances, rather than detracts from its surroundings.*

- ***Goal 5.6 Urban Design*** *– Achieve high standards of street, site and building design that are both efficient, and aesthetically pleasing.*

- ***Policy 5.A Project Design Review*** *– The preservation of visual resources shall be accomplished through the design review process.*

- ***Policy 5.B Design Consistency*** *– The City shall review new development proposals to encourage high standards of urban design and to ensure that elements of architectural design and site orientation do not degrade or conflict with the appearance of existing structures.*

- ***Policy 5.F Design Factors*** *– The design review process shall combine elements of aesthetics with considerations for project efficiency.*

The proposed project would replace an existing McDonald's restaurant with PlayPlace with a new building of similar size on land designated for commercial use. The proposed building design has a modern appearance that is well composed, articulated and consistent on each façade, and new landscaping would improve the appearance of the site. The McDonald's restaurant with PlayPlace would continue to provide a convenient location for residents to patronize and is compatible with existing nearby commercial development. The site abuts existing utilities that can continue to serve the project. The project is not anticipated to induce population growth, as it does not include residential development or involve any extension of roadways or other public infrastructure. The project would not be a regionally significant employer and existing McDonald employees live from within Watsonville and nearby communities. Furthermore, the project is consistent with development regulations for the CNS Zoning District and with those concerning the design and location of drive-through facilities.

As conditioned, the proposed project is also consistent with the General Plan goals and policies concerning pedestrian and bicycle circulation and facilities, as follows:

- ***Goal 10.4 Bicycle Circulation*** *– Plan for and provide a safe, convenient network of bicycle facilities.*

- ***Goal 10.5 Pedestrian Circulation*** *– Recognize the importance of pedestrian travel, alone, or in combination with other travel modes, and to encourage walking.*

- ***Policy 10.K Bicycle Facilities Development*** *– The City shall plan for, and implement a comprehensive network of bicycle facilities in order to promote the bicycle as an alternative to the private automobile.*

- ***Policy 10.M Bicycle Support Facilities*** *– The City shall encourage bicycle facilities in new developments, as a commute alternative.*

- ***Policy 10.N Pedestrian Travel*** *– The City shall plan for, and implement a comprehensive network of safe pedestrian facilities in order to promote pedestrian travel.*

- ***Policy 10.O Walkway Aesthetics and Safety*** *– Pedestrian walkways should be designed to promote walking by providing a safe and aesthetically pleasing path of travel.*

- ***Policy 10.P Pedestrian Access*** *– Access for pedestrian travel shall be maintained where it already exists and provided where it does not, in order to prevent or eliminate barriers to pedestrian travel.*

The proposed project includes reducing the number of driveways and their length, which in turn enhances pedestrian safety by reducing potential conflict points and the crossing distance. To further promote walking and enhance pedestrian safety, a condition of approval requires the applicant to enhance the visibility of the pedestrian pathway leading into the site from the sidewalk as well as the outside seating area. While the proposed project provides a single bike rack that could accommodate the short-term parking of two bicycles, to better accommodate bicyclists working at and patronizing McDonald's, a condition of approval requires providing (a) additional bike racks to increase the total bicycle parking count from two to eight for short-term visitors and (b) secure bicycle parking facilities for employee use that accommodates a minimum of two bicycles.

In summary, the proposed project, with implementation of conditions of approval, would be 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, the proposed project is in harmony with the overall intent of the City's General Plan goals and policies, including those pertaining to commercial land uses, land use compatibility, design, site improvement, and pedestrian/bicycle circulation and facilities. It is within the Planning Commission's purview to decide if the proposed project is consistent or inconsistent with any applicable City goals or policies. Based on the analysis presented above, however, the project meets the intent of 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.[4] It includes the Zoning Map, which sets forth the designations, locations and boundaries of zoning districts. The purpose of the CNS Zoning District is to establish regulatory controls on commercial shopping

[4] 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.

centers located outside the central business district of the City; and to provide predominantly commercial retail with limited service and amusement uses on a common parcel, or a combination of adjacent parcels with common access for the public to be located on major streets and arterials. WMC § 14-16.1400.

The proposed project is consistent with the list of allowable uses for and general purpose of the CNS Zoning District, in that the project would redevelop an existing commercial property for the continuance of a fast-food restaurant with drive-through facilities—a conditionally permitted use—along an existing arterial. As discussed further below, its design complies with the City's drive-through facility restrictions, as set forth in WMC Chapter 14-41.

Conformity with Zoning District Regulations

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

TABLE 1 Proposed project conformity with development regulations

Regulation	Standard	Proposed Project
Maximum Development Intensity (FAR)[1]	0.45	0.12[2]
Maximum Building Height (feet)[3]	35	≤22
Minimum Building Setbacks (feet)		
Front (abutting public street)[4]	15	96[5]
Side/Rear (abutting commercial property)[6]	0	≥55
Side/Rear (abutting residential property)[6]	10	n/a[7]

Notes:

1. The intensity of use of land for commercial development is described as a floor area ratio (FAR). FAR is defined as the total floor area of a building (or buildings) on a lot divided by the total area of the lot. For land with a General Commercial designation, and where building heights are permitted up to 35 feet or three stories, the maximum FAR is 0.45.
2. FAR calculation: building floor area ÷ site area = 5,241 sf ÷ 43,999 sf = 0.12.
3. The maximum building height permitted within the CNS Zoning District is 35 feet, pursuant to the City's Neighborhood Shopping Center Development Standards (Resolution No. 329-80).
4. The minimum front yard setback requirement for buildings within the CNS Zoning District is 15 feet from an abutting public street, pursuant to the City's Neighborhood Shopping Center Development Standards (Resolution No. 329-80).
5. The proposed building is set back 96± feet from Freedom Boulevard at the front property line (Attachment 3, Site Plan, sheet SP1).
6. There are no required side or rear yard setbacks, unless when the property abuts directly a residential zoning district, in which case a commercial building must maintain a distance of 10 feet from the adjoining residential property.
7. No residential properties directly abut the subject site (Attachment 3, Site Plan, sheet SP1). The nearest residences—the Meadows Manor mobile home park—is approximately 150 feet northeast of the site beyond a vacant commercial lot at the rear of the site.

Vehicle Access/Circulation

The project site is located along Freedom Boulevard, which is a principal arterial intended to move large volumes of traffic within the City to and from residential areas to areas of employment or business. Existing vehicle access to the project site is provided currently from three driveways, each approximately 30 feet in width and spaced 35± to 65± feet apart from one another. The main driveway in the middle of the site is partially in line with

Sydney Avenue. As previously mentioned, the project includes reducing the number of driveways from three to two, shifting the main driveway entry to be in line with Sydney Avenue, and reducing the remaining driveway width from 30± feet to 20± feet.

Bicycle and Pedestrian Safety

Bicycling and walking are basic, fundamental forms of transportation that have been overlooked in the past. Yet these human-powered transportation modes are important to the success of the transportation system as a whole. All travelers are pedestrians at some point during their trip—even if it is between their parking space and their final destination (e.g., office building, retail shop, residence). According to the 1990 Nationwide Personal Transportation Survey, one in ten households do not own a vehicle and therefore must rely on alternative forms of transportation.[5] Add to this the number of people who are either too old or too young to drive, and one realizes that for quite a sizable number of U.S. citizens, the ability to walk or bicycle to a destination is critical to their freedom of mobility. Transportation planners and engineers therefore have the same level of responsibility to provide for the safety of bicyclists and pedestrians as they do for motorists.

Bicycle and pedestrian safety is a growing concern for many communities. In 1996, 82,000 pedestrians were injured and over 5,400 were killed in the United States. On average, a pedestrian is injured in a traffic crash every six minutes in this country. Children and seniors are at great risk—one-third of pedestrian injuries and fatalities in 1996 were children under the age of 16.[6]

Recent studies in Watsonville indicate a large number of collisions among bicyclists, pedestrians and vehicles.[7] This analysis determined that the City of Watsonville ranks number one for injuries and fatalities among pedestrians under the age 15 years old and the 4th worst for pedestrians overall when compared with 105 California cities of similar size. In January 2018, the City Council adopted a Vision Zero policy, which includes strategies to eliminate all traffic facilities and severe injuries, while increasing safe, healthy, and equitable mobility options for all (Resolution No. 7-18). In February of this year, the City Council adopted an action plan for implementing Vision Zero (Resolution No. 21-20).

According to the City Engineer, turning movements into and out of the project site have resulted in turning conflicts and traffic accidents at and near the intersection of Freedom Boulevard and Sydney Avenue. As shown in Figure 3, delineators have not been an effective deterrence to illegal and unsafe left turns in front of the project site.

[5] The actual figure is probably higher than this, since low-income households have a higher nonresponse bias to surveys (Jennifer L. Toole, AICP and Bettina Zimny, AICP, *ITE Transportation Planning Handbook: Chapter 16 Bicycle and Pedestrian Facilities*, p. 599).

[6] Ibid., p. 600.

[7] In 2018, the City of Watsonville hired Traffic Engineer Jeff Waller to conduct an analysis of existing crash data collected through the Statewide Integrated Traffic Records Systems (SWITRS) from 2011-2017.

FIGURE 3 View of delineators to deter illegal and unsafe left-turn movements
Source: Google Street View (Image capture, May 2019)

Roadway modifications can help address traffic safety concerns. As shown on the project plans, the driveway near the self-serve carwash would be removed and the driveway near the KFC fast-food restaurant would be reduced in width to 20 feet. In addition, the main driveway in the middle of the site would be realigned with Sydney Avenue. By reducing the number of driveways and their length, this will enhance pedestrian safety by reducing potential conflict points. In addition, as noted previously, the project is required to install colored concrete to enhance the visibility of the pedestrian pathway leading into the site from the sidewalk.

To better control ingress and egress movements, a condition of approval requires the applicant to pay a fair-share contribution towards the planned installation of a signal at the intersection of Freedom Boulevard and Sydney Avenue. The signal will help control traffic turning left into and out of the site to and from Freedom Boulevard. Furthermore, a condition of approval requires the applicant to provide high-visibility striping across Freedom Boulevard for enhanced pedestrian safety.

Parking Requirements

The project provides a greater number of parking spaces than the City's parking requirement. The minimum parking requirement for a new McDonald's with PlayPlace totaling 5,241± square feet is 45 parking spaces.[8,9] Since up to 25 percent of the required

[8] Calculation: 5,241 sf x 85% = 4,454 sf ÷ 100 per sf = 44.54 stalls (or 45 stalls)

[9] The parking analysis is based on the City's parking standard for eating places of one space for each 100 square-feet of gross leasable area and includes a 15 percent reduction per WMC Section 14-17.108(b),

parking for the proposed McDonald's may be counted in the drive-through lane (for a total of up to 11 spaces), and the drive-through lane can accommodate nine (9) cars, the remaining minimum number of required spaces in the parking lot is 36 stalls.[10]

The project would provide eight (8) more parking spaces than required. As shown on the Site Plan, a total of 44 parking stalls are proposed to the front, side and rear of the building (Attachment 3, sheet SP1). These 44 parking stalls consist of 7 standard, 9 compact, 26 angled, and 2 accessible spaces.

Bicycle Parking

The City requires bicycle parking facilities, in addition to automobile parking space, equivalent to five percent of the automobile parking requirement. WMC § 14-17.113. The proposed project provides a single bike rack that could accommodate the short-term parking of two bicycles, in accordance with this requirement. As shown on Figure 4, the proposed location is next to the building entrance in front of the building and near a proposed seating area.

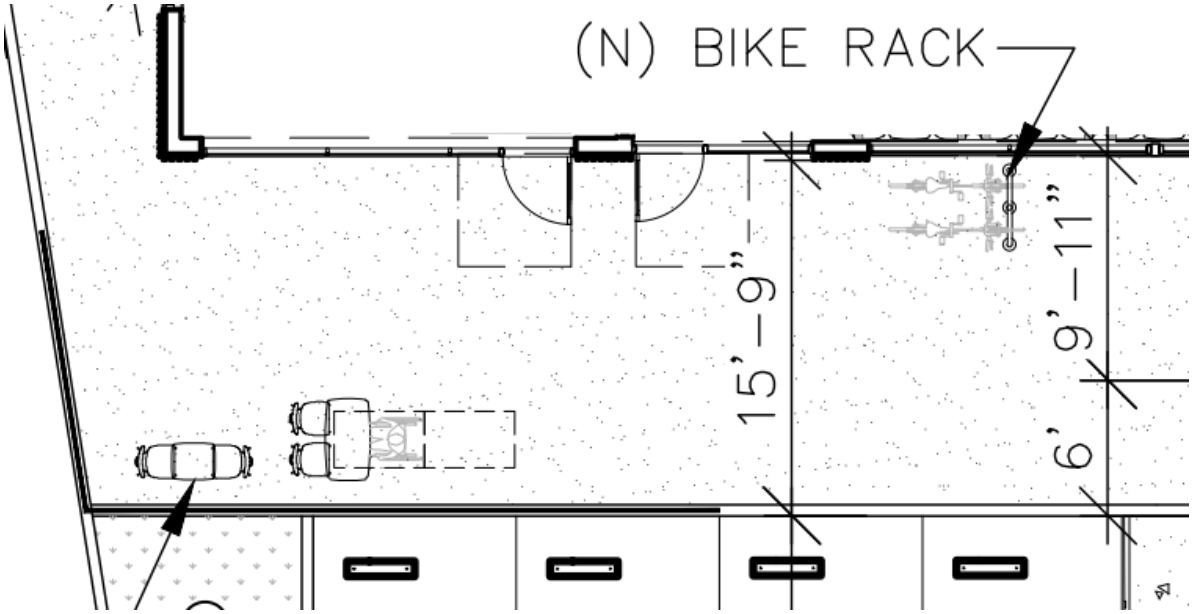


FIGURE 4 Proposed bike rack location and outdoor seating area
Source: PM Design, Site Plan, Sheet SP1 (02/21/20)

To better accommodate bicyclists working at and patronizing McDonald's, in accordance with General Plan Goal 10.5, Policy 10.K, and Policy 10.M, a condition of approval requires providing (a) additional bike racks to increase the total bicycle parking count from two to eight for short-term visitors and (b) secure bicycle parking facilities for employee use that accommodates a minimum of two bicycles. Acceptable employee parking facilities include:

which allows using only 85 percent of the gross floor area for the purpose of determining required parking spaces.

[10] In accordance with Resolution No. 329-80, up to 25 percent of required parking may be accounted for in stacking lanes of drive-through facilities.

- Lockable bicycle rooms with permanently anchored racks;
- Lockable, permanently anchored bicycle lockers; and
- Covered, lockable enclosures with permanently anchored racks for bicycles.

Architectural Design

The project involves redeveloping the site with a new McDonald's with PlayPlace building. Attachment 3 provides building elevations along with proposed colors and materials, which are summarized in Table 2.

TABLE 2 Proposed materials and colors

Symbol	Material	Color
AL	Aluminum batten system	Wood grain, backrail unfinished
AP	Alpolic metal panel	Charcoal
BM	Break metal panel (for "C1")	Gold
BM	Break metal panel (for "C2")	Umber/olive grey (RAL 7022)
C1	Aluminum canopy system w/ fascia	White
C2	Aluminum canopy system	Umber/olive grey (RAL 7022)
C3	Aluminum canopy system	Umber/olive grey (RAL 7022)
E	Exterior insulation finish system	Umber/olive grey (RAL 7022)
FL	Fiber cement lap siding	Aged pewter
FT	Fiber cement trim	Aged pewter
MF	Metal fascia (for "C1")	Weathered zinc
MF	Metal fascia (for "C2")	Umber/olive grey (RAL 7022)
TL	Tile (at base of "AL")	Black
UN	Metal underscore	Gold
W1	Exterior window assembly	Extra dark bronze
W2	Drive-thru window	Deep bronze

The overall building design has a modern appearance that reflects a current design for a McDonald's restaurant and similar to other buildings in nearby cities (Attachment 9). As shown on the proposed Elevations (Attachment 3, sheets A2.0 & A2.1), the building consists of a mix of materials and design elements. Prominent elements for the façade facing the street include the main entrance framed by vertical aluminum battens, windows (for both the restaurant and PlayPlace areas), and horizontal fiber cement lap siding. Proposed accents and other finishes include a metal fascia along the roof edge, accent lighting, and an aluminum canopy over the main entrance and between two rows of windows for the PlayPlace area.

The proposed building form is well composed and does not include long, unbroken wall planes. While the building has a simple rectangular shape, the roof heights for the restaurant and PlayPlace portions of the building vary by approximately three feet from one another. In addition, the proposed materials of horizontal siding, vertical metal panels, and windows break up the wall planes, which are further articulated with metal canopies over doors and windows.

Usable Outside Area

The concrete pad in front of the building creates a potential usable area of 1,920± square feet for outdoor seating and other purposes. Outdoor seating takes advantage of Watsonville's warm climate. On average, there are 256 sunny days per year in Watsonville and only 63 days per year with some form of precipitation.[11] As shown on Figure 4, only two tables with a total of four seats would be installed at the northern end of this area next to the planter with the proposed flag pole. This area has adequate space for additional outdoor seating and other complimentary amenities that would enhance the dining experience and appearance of the site. For instance, additional landscaping in planters could help frame outdoor tables, which in turn would create visual interest and make for an inviting, outside dining experience. In addition, landscape planters along the front of the building could further improve the appearance of the site and provide the added benefit of reducing impervious surface area. Conditions of approval require the project to provide additional seating and landscaping.

Landscaping

The project involves installing new landscaping throughout the site. The preliminary Landscape Plan (Attachment 3, sheet L1) shows the location of new landscape plantings. The project would provide landscaping along the front, side and rear of the site in a manner that frames the two driveways and provides shade to adjacent parking spaces. In addition, two planters next to the walk at either end of the building would frame the proposed building and, as mentioned previously, planters along the split drive-through lanes would help screen the drive-through lanes from view and minimize the visual impact of the menu board and directional signs.

The preliminary Landscape Plan also lists the variety of plants and plant types to be provided throughout the site, such as in the parking lot, along the perimeter, and within stormwater treatment areas ("bioswales"). Proposed plantings include three coast live oak trees (*Quercus agrifolia*), eight drake elm trees (*Ulmus parvifolia "Drake"*), seven speciosa saucer magnolia trees (*Magnolia x soulangiana "Speciosa"*), six eastern redbud trees (*Cercis canadensis*), and a mix of grasses, groundcovers, shrubs, and espaliers.

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.

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-

[11] Best Places website, https://www.bestplaces.net/climate/city/california/watsonville (visited on March 23, 2020).

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") has the potential to 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 proposed project increases ambient lighting conditions beyond its property line and project lighting routinely spills over into adjacent light-sensitive land use areas.

The project would provide lighting on the building and in the parking lot. Proposed building lighting consists of recessed downcast light fixtures under the metal canopy to the main entrance and wall sconces over service doors and along the exterior of the building (Attachment 3, Elevations, sheets A2.0 & A2.1). As shown on the Site Plan (Attachment 3, sheet SP1) and Photometric Plan (Attachment 4), five downcast pole-mounted LED lighting fixtures are proposed in the parking lot and along drive aisles.

The photometric analysis provides the anticipated exterior light intensity (Attachment 4). As shown on this plan, the proposed lighting would provide an average illumination of 3.7 footcandles (fc) with higher intensities directly below the fixtures and a fairly even distribution of light at moderate to low levels of intensity throughout. These light levels would provide adequate light to illuminate the site, consistent with lighting for commercial buildings in an urban setting.

The photometric analysis also demonstrates that anticipated light intensities would not result in a visual nuisance. Proposed lighting would create predominately low light levels along the site's perimeter (on average 0.8 fc). Any potential spillover light would be further obscured from view by landscape plantings. Therefore, the project is not anticipated to create a glare nuisance.

Trash Enclosure

A new trash enclosure is proposed in the southeastern corner of the site. Proposed materials consist of metal doors and concrete block walls with a cement plaster finish, painted the same color as the proposed building (Attachment 3, Trash Enclosure Elevations, sheet SD1). Public Works and Utilities, Solid Waste Division staff have reviewed the plans and confirmed that the enclosure meets City's standards, including the requirement for a floor drain and solid roof cover (City of Watsonville Public Improvement Standard No. S-602). As shown on Figure 5, new landscaping would also help screen the enclosure from view and prevent graffiti.

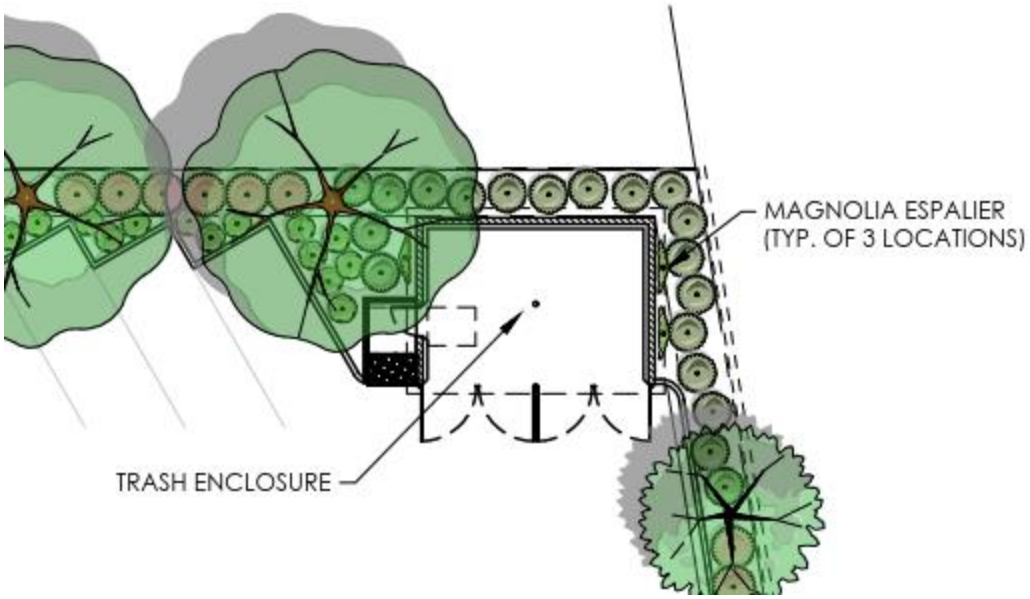


FIGURE 5 Proposed trash enclosure and nearby landscaping
Source: PM Design, Landscape Plan, Sheet L1 (02/04/20)

Signs

The project includes new McDonald's signage. The proposed Elevations (Attachment 3, sheets A2.0 & A2.1) show the locations of new signs, and a separate Sign Program Book (Attachment 5) provides further details, including colors and dimensions. Table 3 provides a summary of all proposed signs and their total aggregate area.

A commercial building is permitted to have signage with a total aggregate area of two square feet for each one foot of street frontage. WMC § 8-6.120(a)(1). The side of the proposed building facing Freedom Boulevard is 116.25 feet, which equates to a maximum permitted sign area of 232.5 square feet.

A condition of approval requires the applicant to obtain a Sign Permit at the time of project construction.

TABLE 3 Total aggregate area of proposed signs

Sign	Area (sf)	Qty.	Total Area (sf)
42" Wall Arch (WA)	14	2	28
24" Wordmark (WM)	33	2	66
22" PlayPlace Letters (PLP)	28	1	28
Monument Sign (MS)	50	1	50
TOTAL		**6**	**212**

Source: McDonalds 1598 Freedom Blvd, Watsonville, CA - Sign Program Book (2/10/20)

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 7 provides a summary of these PCR tiers and their associated performance requirements for stormwater management and treatment.

The proposed project is a PCR tier 4 type project, as it would create and/or replace more than 22,500 square feet of impervious surfaces to the project site, and therefore is subject to compliance with the performance requirements of PCR tier 1, 2, 3 and 4. The project plans include a preliminary Grading Plan and preliminary Water Quality Management Plan (Attachment 3, sheets C300 & C500). As shown on these plans, proposed drainage facilities and post-construction features include dividing the site into four drainage management areas (DMAs), directing runoff from impervious surfaces (e.g., roof, hardscape, parking areas) to bioretention basins, and providing an underground storage facility. These drainage management features are intended to control the flow rate and pollutant load to pre-project levels.

A condition of approval requires the applicant to submit a Stormwater Control Plan based on these plans prior to issuance of a building permit, in compliance with WMC Section 6-3.535.

Conformity with Drive-Through Facility Restrictions

The Drive-Through Facility Restrictions Ordinance, codified in WMC Chapter 14-41, established in 2000 regulations concerning location and design of drive-through facilities in the City (Attachment 6). The project conforms with the locational limitations set forth in WMC Section 14-41.100, in that the project site is not near a “gateway” intersection and is over 200 feet away from the two nearest signalized intersections of Freedom Boulevard and Davis Avenue and Freedom Boulevard and Clifford/Gardner Avenue. In addition, no drive-through lane, speakers, menu boards and/or take out windows are proposed to be located within 150 feet from any property zoned residential.

The project also conforms with the design standards set forth in WMC Section 14-41.102, as follows:

- The pedestrian walkway from the sidewalk to the front of the building does not intersect the drive-through vehicle lanes, and the pedestrian walkway is emphasized by striping and landscaping;

- The split, side-by-side drive-through lanes provide sufficient vehicle stacking area behind the menu boards to accommodate four cars;
- No drive-through lanes exit directly onto a public right-of-way;
- Landscaping in planters along the split drive-through lanes and along the perimeter of the site would help screen the drive-through lanes from the public right-of-way and minimize the visual impact of the menu board and directional signs;
- The drive-through lanes would be constructed of concrete; and
- The drive-through lanes is set back more than 20 feet from the face of the curb of Freedom Boulevard.

In addition, to further emphasize the walkway into the site and enhance pedestrian safety, staff has conditioned the project to provide colored concrete or similar enriched paving material for the pedestrian pathway. The purpose of this condition is to enhance the pedestrian walkway's visibility to motorists and reduce the risk of conflicts with motor vehicles.

Major Variance from Menu Board Limitations (per the Drive-Through Ordinance)

The City's Drive-Through Facility Restrictions Ordinance limits the number and size of menu boards, as follows:

> Only *one menu board* may be permitted and shall be a maximum of 30 square feet in the area of the sign face, with a maximum height of seven feet and shall face away from the street (emphasis added). WMC § 14-41.102(l)

To accommodate split, side-by-side drive-through lanes similar to the lane configuration for the McDonald's located at 190 Main Street, the applicant has requested a Major Variance from the strict application of the one menu board restriction. As shown on Sign Plans for this variance request, each drive-through lane would have a menu board with a sign area of 10 square feet (Attachment 6, sheets SP1 and MB-1). In addition, the display for confirming a patron's order includes a screen 9-inches high by 12-inches wide (Attachment 5, sheets SP1 and COD). The combined area of these menu-type boards and displays are 21.50 square feet. The application does not include any additional signs, such as a pre-menu board. Altogether, the two menu boards and associated order screens do not exceed the limit of 30 square feet.

Precedence has already been set to allow multiple menu boards. The City Council allowed McDonald's at 190 Main Street to have a split drive-through lane with two menu boards—one facing each drive-through lane. Therefore, staff recommends that the Planning Commission grant the Major Variance request to allow McDonald's to have more than one menu-type board at 1598 Freedom Boulevard.

Healthy Eating Options

In 2010, the City adopted its Healthy Eating Options Ordinance to promote healthy eating options in new and remodeled restaurants (Ordinance No. 1266-10). The purpose of these regulations is to encourage existing restaurants to have healthy eating options on their menu (as a way to provide options for their patrons to eat healthy) and require new

(or modeled) restaurants to include a minimum of healthy eating options, as set forth in Table 2 of Chapter 14-29. WMC § 14-29.020.

The ordinance established a point system for evaluating various healthy eating options. Existing restaurants that request approval of a new or remodeled building must meet the minimum point requirement of six points in order to obtain a building permit. The proposed project meets this requirement, in that McDonald's restaurants offer eating options that result in a score of 9 points and therefore are consistent with the City's Healthy Eating Options Ordinance (Attachment 8).

Environmental Review

This project is eligible for a Categorical Exemption per Sections 15302 and 15303 of the State CEQA Guidelines as it involves the removal of an existing 4,296± square-foot McDonald's building and construction of a new 5,241± square-foot McDonald's building on an existing 1.01± acre site. The project does not involve new construction of a commercial building exceeding 10,000 square feet, and the replacement McDonald's building is of similar size to the original and would continue to provide the same fast-food service to restaurant patrons. The project is also located in an urbanized area, where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

CONCLUSION

Approval of the Special Use Permit with Design Review, Major Variance and Environmental Review (PP2018-248) would allow the demolition of a McDonald's building with a single drive-through lane and reconstruction of a new McDonald's building with a split drive-through lane and two menu boards on a 1.01± acre site located at 1598 Freedom Boulevard (APN 019-282-03).

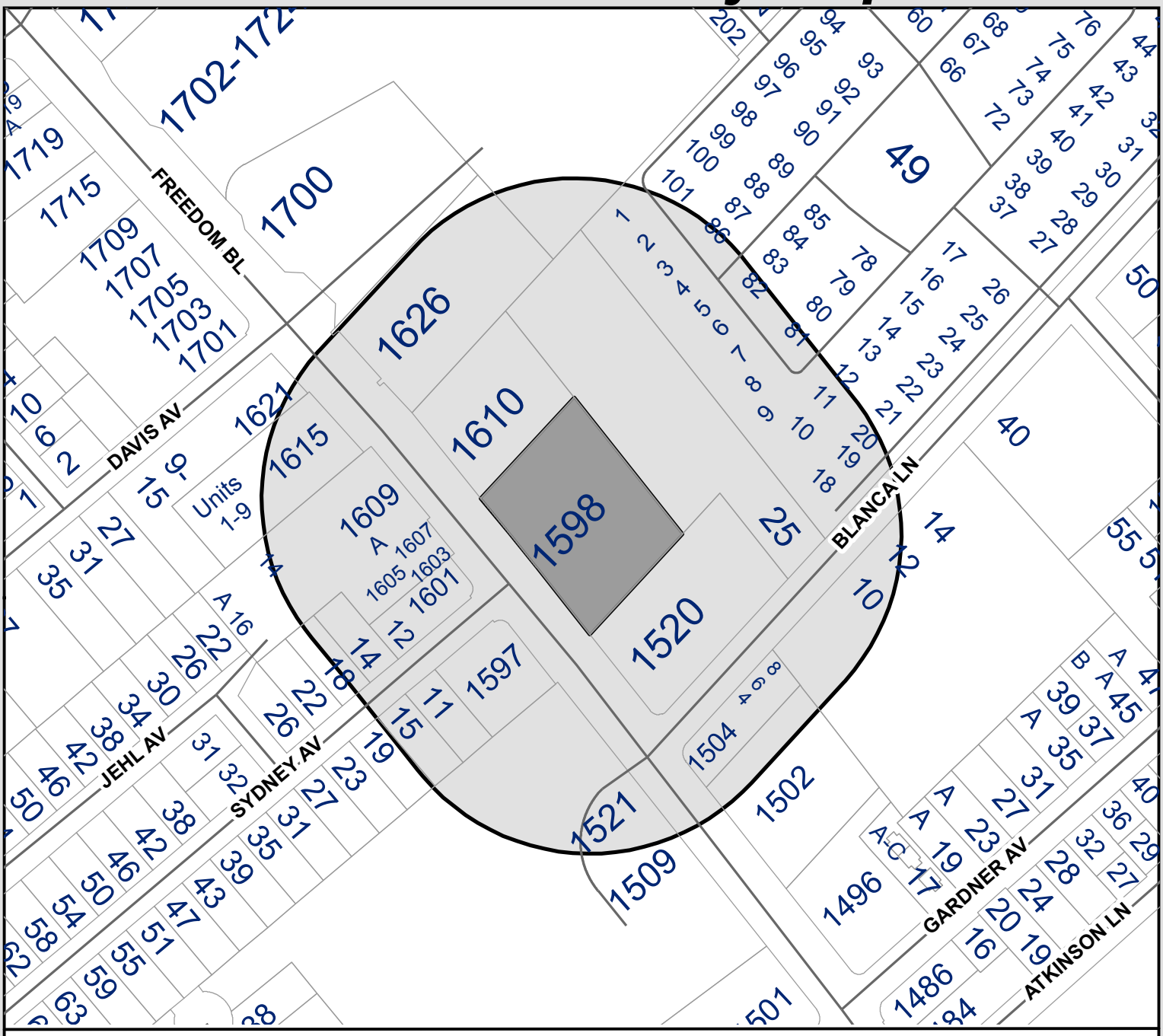
Staff has provided findings that the project is consistent with the General Plan and Zoning Ordinance, in that a restaurant is an allowed use for land designated General Commercial and the proposed restaurant with drive-through facilities is a type of commercial use conditionally permitted in the CNS Zoning District. The proposed project is compatible with existing nearby commercial development, and the project design is consistent with the City's design standards for a project with drive-through facilities.

ATTACHMENTS

1. Site and Vicinity Map
2. ALTA Survey (August 19, 2014)
3. Plan Set
4. Photometric Plan
5. Sign Program Book
6. Sign Plans for Major Variance
7. Post-construction Stormwater Requirements Summary
8. Healthy Eating Options and Scoring
9. Other McDonald's Restaurants

Electronic copies of the above attachments for the new McDonald's project at 1598 Freedom Boulevard are available on the City's website at:
https://www.cityofwatsonville.org/DocumentCenter/Index/157

Site and Vicinity Map



Legend

- Street
- Watsonville City Limit
- Parcel
- Project Site
- 300' Buffer Zone

PROJECT: PP2018-35
APPLICANT: Silvia Wytkind on behalf of McDonald's USA LLC
APN#s: 019-282-03
LOCATION OF PROJECT: 1598 Freedom Blvd

N
W E
S

Prepared by Watsonville GIS Center 2/12/2018 (CODD1807).

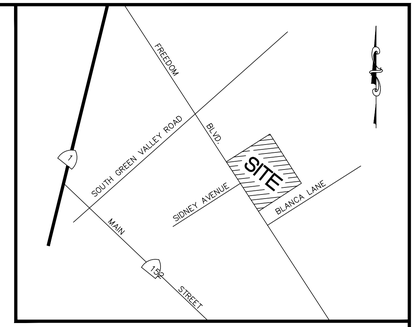
This Document is a graphic representation only of best available sources.
The City of Watsonville assumes no responsibility for any errors.

ABBREVIATIONS:

AC – ASPHALT CONCRETE
BFP – BACKFLOW PREVENTOR
CA – CABLE
CB – CATCH BASIN
C.I. – CURB INLET
CL – CENTER LINE
CLF – CHAIN LINK FENCE
CONC – CONCRETE
D.I. – DROP INLET
DWY – DRIVEWAY
E – ELECTRIC LINE
EB – ELECTRIC BOX
EM – ELECTRIC METER
EV – ELECTRIC VAULT
FC – FACE OF CURB
FDC – FIRE DEPT. CONNECTION
FH – FIRE HYDRANT
FL – FLOWLINE
G – GAS LINE
GM – GAS METER
GP – GUARD POST
GV – GAS VALVE
HCR – HANDICAP RAMP
IRR – IRRIGATION
JP – JOINT POLE
JT – JOINT TRENCH
MW – MONITORING WELL
OH – OVERHEAD UTILITY
PIV – POST INDICATOR VALVE
PG&E – PACIFIC GAS & ELECTRIC
PL – PROPERTY LINE
PLNTR – PLANTER
PP – POWER POLE
PUE – PUBLIC UTILITY EASEMENT
R/W – RIGHT OF WAY
SD – STORM DRAIN LINE
SL – STREET LIGHT
SMT – SURFACE MOUNTED TRANSFORMER
SS – SANITARY SEWER LINE
SSCO – SANITARY SEWER CLEANOUT
SW – SIDEWALK
T – TELEPHONE LINE
TEL – TELEPHONE BOX
TC – TOP OF CURB
TP – TELEPHONE POLE
TS – TRAFFIC SIGNAL
TSB – TRAFFIC SIGNAL CONTROL BOX
UG – UNDERGROUND UTILITY
VG – VALLEY GUTTER
W – WATER MAIN
WM – WATER METER
WV – WATER VALVE
YL – YARD LIGHT

SYMBOLS:

◉ – MONUMENT (AS NOTED)
o – FD. PROPERTY CORNER (AS NOTED)
—o—o— – CHAIN LINK FENCE
– FIRE HYDRANT
Ⓓ – STORM DRAIN MANHOLE
Ⓜ – MANHOLE
Ⓢ – SANITARY SEWER MANHOLE
Ⓣ – TELEPHONE MANHOLE
– TREE
☼ – YARD LIGHT



VICINITY MAP N.T.S.

LEGAL DESCRIPTION:

ALL THAT PROPERTY SITUATED IN THE CITY OF WATSONVILLE, COUNTY OF SANTA CRUZ , STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

TRACT ONE:

BEING PARCEL "B" AS THE SAME IS DESIGNATED AND DELINEATED ON THAT CERTAIN PARCEL MAP, BEING A PART OF CORRALITOS RANCHO AND BEING A PART OF LANDS DESCRIBED IN VOLUME 2011, PAGE 597, AND VOLUME 2082, PAGE 708, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, CITY OF WATSONVILLE, COUNTY OF SANTA CRUZ, CALIFORNIA, RECORDED FEBRUARY 13, 1975, IN BOOK 17 OF PARCEL MAPS, PAGE 64 IN THE COUNTY RECORDER'S OFFICE OF SAID COUNTY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT THE MOST EASTERLY CORNER OF THE LANDS CONVEYED BY GEORGE A. COVELL, ET AL, TO MCKELL DRUG INC., BY DEED RECORDED JULY 9, 1964, IN VOLUME 1629, PAGE 573, OFFICIAL RECORDS OF SANTA CRUZ COUNTY AND THE NORTHWESTERLY LINE OF BLANCA LANE SAID POINT BEING ALSO THE MOST SOUTHERLY CORNER OF SAID PARCEL B; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LANDS, NORTH 38°50' 40" WEST 150.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LANDS; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LANDS, SOUTH 42°05' 30" WEST 76.42 FEET; THENCE LEAVING SAID LINE, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL B, NORTH 38°50' 40" WEST 389.31 TO THE NORTHWESTERLY LINE OF SAID PARCEL B; THENCE ALONG SAID LINE, NORTH 42°11' 20" EAST 151.38 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL B; THENCE ALONG SAID LINE, SOUTH 38°50' 40" EAST 539.05 FEET TO SAID NORTHWESTERLY LINE OF BLANCA LANE; THENCE ALONG SAID LINE, SOUTH 42°05' 30" WEST 75.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TRACT TWO:

PARCEL ONE:

BEING PARCEL "A" AS THE SAME IS DESIGNATED AND DELINEATED ON THAT CERTAIN PARCEL MAP, BEING A PART OF CORRALITOS RANCHO AND BEING A PART OF LANDS DESCRIBED IN VOLUME 2011, PAGE 597, AND VOLUME 2082, PAGE 708, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, CITY OF WATSONVILLE, COUNTY OF SANTA CRUZ, CALIFORNIA, RECORDED FEBRUARY 13, 1975, IN BOOK 17 OF PARCEL MAPS, PAGE 64 IN THE COUNTY RECORDER'S OFFICE OF SAID COUNTY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY LINE OF SAID PARCEL "A", SAID POINT BEING ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF FREEDOM BOULEVARD; THENCE FROM SAID POINT OF BEGINNING, NORTH 38°50' 40" WEST 115.49 FEET, TO A POINT ON A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5042 FEET; THENCE, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°23' 56", AND AN ARC LENGTH OF 123.10 FEET; THENCE, LEAVING SAID RIGHT OF WAY, NORTH 42°11' 20" EAST 187.90 FEET; THENCE, SOUTH 38° 50' 40" EAST 238.50 FEET; THENCE, SOUTH 42°05' 30" WEST 186.43 FEET TO SAID RIGHT OF WAY OF FREEDOM BOULEVARD AND THE POINT OF BEGINNING.

PARCEL TWO:

A NON-EXCLUSIVE INGRESS EGRESS EASEMENT 25.00 FEET IN WIDTH, WITH THE RIGHT TO CONSTRUCT AND MAINTAIN A ROADWAY OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND IN THE CITY OF WATSONVILLE, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA;

BEGINNING AT THE MOST EASTERLY CORNER OF THE LANDS CONVEYED BY GEORGE A. COVELL, ET AL, TO MCKELL DRUG INC., BY DEED RECORDED JULY 9, 1964, IN VOLUME 1629, PAGE 573, OFFICIAL RECORDS OF SANTA CRUZ COUNTY AND THE NORTHWESTERLY LINE OF BLANCA LANE; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LANDS NORTH 38°50' 40" WEST 150.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LANDS AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 99°03' 50", A RADIUS OF 17.00 FEET, THROUGH AN ARC LENGTH OF 34.58 FEET; THENCE SOUTH 42°05' 30" WEST 56.50 FEET; THENCE NORTH 38°50' 40" WEST 25.32 FEET; THENCE NORTH 42°05' 30" EAST 52.51 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 99°03' 50", A RADIUS OF 42.00 FEET, THROUGH AN ARC LENGTH OF 72.61 FEET; THENCE SOUTH 38°50' 40" EAST 146.01 FEET TO THE NORTHWESTERLY LINE OF BLANCA LANE; THENCE ALONG SAID LINE SOUTH 42°05' 30" WEST 25.32 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS:

THE NORTHEASTERLY LINE OF FREEDOM BOULEVARD, AS SHOWN ON THE PARCEL MAP FILED FOR RECORD IN BOOK 17 AT PAGE 64, TAKEN AS NORTH 38°50'40" WEST, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK:

BRONZE CAP IN TOP OF CONCRETE CURB NEAR NORTHEASTERLY CORNER OF THE INTERSECTION OF GREEN VALLEY ROAD AND FREEDOM BOULEVARD.

ELEVATION = 121.16 FEET (CITY DATUM)

REFERENCES:

1. FIRST AMERICAN TITLE COMPANY, ORDER NO. LCO40463, DATED JANUARY 2, 2015.
2. PARCEL MAP, BOOK 17 AT PAGE 64, SANTA CRUZ COUNTY.

EXCEPTIONS PER REF. #1:

1. TAXES.
2. LIEN OF SUPPLEMENTAL TAXES.
3. CONVEYANCE OF WATER RIGHTS (1265 O.R. 116) NON SURVEY RELATED AND NOT PLOTTED.
4. SANITARY SEWER EASEMENT (1348 O.R. 289) AFFECTS THE NORTHWESTERLY 5' OF TRACT ONE AND IS PLOTTED HEREON.
5. AN EASEMENT FOR INGRESS AND EGRESS (2479 O.R. 564) AFFECTS THE SOUTHEASTERLY PORTION OF TRACT ONE AND IS PLOTTED HEREON.
6. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE WATSONVILLE 2000 REDEVELOPMENT PROJECT AREA (INST. NO. 2007-0063478 O.R.)
7. ITEM DELETED.
8. ANY LIEN FOR STATE OR FEDERAL ESTATE TAX ARISING FROM THE DEATH OF JOHN H. ADAMS AND LAURA M. ADAMS.
9. ITEM HAS BEEN DELETED
10. WATER RIGHTS OR CLAIMS TO WATER
11. RIGHTS OF PARTIES IN POSSESSION
12. PUBLIC UTILITY EASEMENT (2535 O.R. 403) AFFECTS THE NORTHWESTERLY CORNER OF TRACT TWO AND IS PLOTTED HEREON
13. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE WATSONVILLE 2000 REDEVELOPMENT PROJECT AREA (INST. NO. 2007-0063478 O.R.).
14. DETAILS NECESSARY FOR FRANCHISE REALTY INTERSTATE CORPORATION.
15. RIGHTS OF PARTIES IN POSSESSION.
16. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT.
17. ANY REQUIREMENT REGARDING ORDER CONFIRMING TRUSTEE.

NOTES:

1. PROPERTY IS LOCATED IN FLOOD ZONE 'X' (OUTSIDE THE 500 YEAR FLOOD PLAIN) PER FEMA FLOOD RATE INSURANCE MAP NO. 06087C0392D, DATED MARCH 2, 2006.
2. ZONING CODE PER PLANNING DEPARTMENT IS 'CNS' (NEIGHBORHOOD SHOPPING CENTER).
3. BUILDING SETBACK AND HEIGHT RESTRICTIONS (PER CITY MUNICIPAL CODE):

   FRONT: 15'
   SIDE: 0'
   REAR: 0'
   HEIGHT: 35'

4. PARKING REQUIREMENTS:
   1 PARKING SPACE PER 100 SQ. FT.
5. TRACT ONE AND TWO ARE CONTIGUOUS PARCELS AND TOGETHER CONTAIN 113,302 SQ. FT. OR 2.60 ACRES.

SURVEYOR'S CERTIFICATE:

TO: McDONALD'S CORPORATION
McDONALD'S U.S.A., LLC
McDONALD'S REAL ESTATE COMPANY
FIRST AMERICAN TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, MADE ON THE GROUND ON DECEMBER 31, 2013 AND VERIFIED ON MARCH 22, 2015, WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND THAT IT COMPLIES WITH THE REQUIREMENTS PROVIDED BY McDONALD'S CORPORATION.

TRACT ONE AND TWO ARE ALSO CONTIGUOUS PARCELS WITHOUT GAPS OR OVERLAPS.

DATE: MARCH 22, 2015

SIGNED: _____
STEVEN R. OURADA, LS# 6389

LICENSED LAND SURVEYOR
Steven R. Ourada
EXP. 12-31-16
L.S. #6389
STATE OF CALIFORNIA

L/C: 004-0463

UTILITY NOTE

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
	7/25/14	ORIGINAL	SRO
1	8/19/2014	TRACT ONE METES AND BOUNDS	SRO
2	3/22/2015	UPDATE TO NEW TITLE	SRO

A.L.T.A. SURVEY
1598 FREEDOM BLVD.
APN: 019-282-03
CITY OF WATSONVILLE COUNTY OF SANTA CRUZ STATE OF CALIFORNIA

Prepared for McDONALD'S CORPORATION

OURADA ENGINEERING
5805 FLEET COURT
ROCKLIN, CALIFORNIA 95765
PHONE: (916) 624-1221

JOB NO. MC1574
SHEET 1 OF 2
DRAWN BY: SRO
REVISED: 03/22/2015
DRAWING: MC1574.DWG

TRACT ONE

APN: 019-282-01
ZONED: CNS
AREA = 69,303 SQ.FT.
OR 1.59 ACRES

PARCEL B
(17 PM 64)

TRACT TWO-PARCEL ONE

PARCEL A
(17 PM 64)

McDONALD'S
2-STORY BLD.
FF=110.25±
HEIGHT = 19.0'±
GRND. AREA=4269
SQ. FT.

43,999 sq.ft.
1.01 acres

APN: 019-282-03
ZONED: CNS
AREA = 43,999 SQ.FT.
OR 1.01 ACRES

PARCEL TWO
INGRESS/EGRESS EASEMENT
(2479 O.R. 564)

2
4,512. sq.ft.
0.10 acres

P.O.B.
TRACT ONE &
PARCEL TWO
TRACT TWO

P.O.B.
PARCEL ONE
TRACT TWO

BASIS OF BEARINGS

APN: 019-282-01
ZONED: CNS

APN: 019-282-04
ZONED: CNS

APN: 019-282-07
ZONED: CNS

LANDS OF
STURDY OIL CO.
(2003 O.R. 331)

LANDS OF
MCKEIL DRUG, INC.
(1629 O.R. 573
& 1611 O.R. 461)

APN: 019-282-02
ZONED: CNS

BLANCA LANE
(50' PUBLIC R/W)

FREEDOM BLVD. (72' PUBLIC R/W)

S38°50'40"E 539.05'
N 38°50'40" W 389.31'
S38°50'40"E 146.01'
S42°05'30"W 75.00'
N38°50'40"W 150.00'
S42°05'30"W 76.42'
N42°05'30"E 52.51'
S42°05'30"W 56.50'
S42°05'30"W 186.43'
N38°50'40"W 115.49'
N42°11'20"E 151.38'
N42°11'20"E 187.90'
S38°50'40"E 238.50'
150.81'
25.32'
19.93'
25.32'

R=42.00
Δ =99°03'50"
L=72.62 (72.61')

R=17.00
Δ =99°03'50"
L=29.39 (34.58')

R=5042.00
Δ =1°23'56"
L=123.10'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

L/C: 004-0463

UTILITY NOTE

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

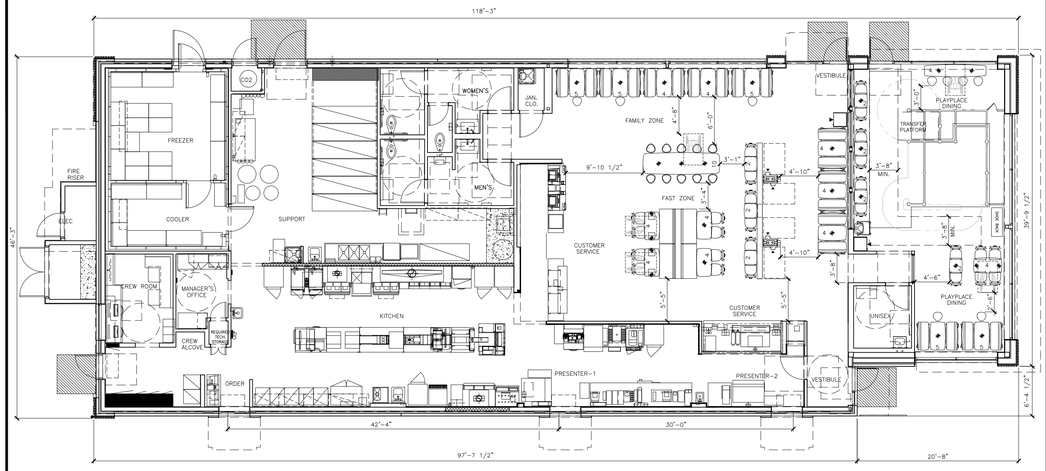
A.L.T.A. SURVEY

1598 FREEDOM BLVD.
APN: 019-282-01 & 03
CITY OF WATSONVILLE COUNTY OF SANTA CRUZ STATE OF CALIFORNIA

Prepared for McDONALD'S CORPORATION

OURADA ENGINEERING
5805 FLEET COURT
ROCKLIN, CALIFORNIA 95765
PHONE: (916) 624-1221

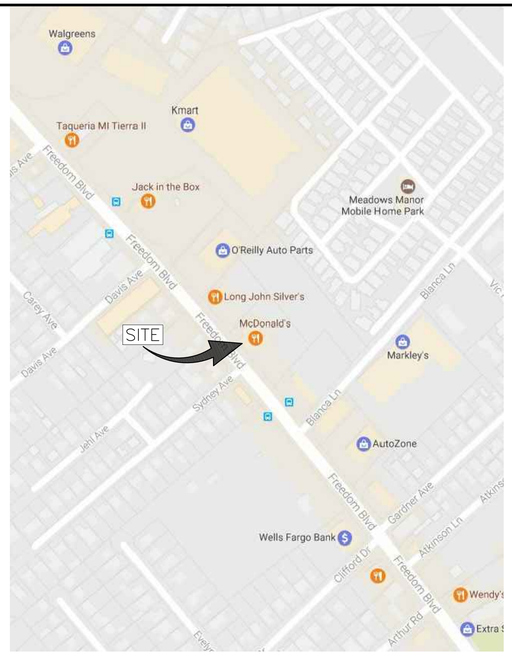
JOB NO. MC1574
SHEET 2 OF 2
DRAWN BY: SRO
REVISED: 08/19/2014
DRAWING: MC1574.DWG



4597-WW PLAYPLACE PLAN

93 SEATS (5 ACCESSIBLE SEATS)

THIS DRAWING IS
FOR REFERENCE ONLY
NOT FOR CONSTRUCTION



SYMBOL LEGEND:

6 / A4.0 — SECTION TAG

5 / A6.0 — DETAIL TAG

T/ SLAB ELEV. 0'-0" — ELEVATION TAG

4 — DOOR TAG

DINING ROOM 103 — ROOM NAME & NUMBER

A — PARTITION TAG

6 / A4.0 DETAIL 1 1/2"=1'-0" — DETAIL NUMBER, DRAWING TITLE

2018 4597-WW PLAYPLACE BB20
PACIFIC SIERRA REGION

BUILDING INFORMATION:

ADDRESS:

STATE SITE CODE: 004-0463
STREET ADDRESS: 1598 FREEDOM BLVD.
CITY: WATSONVILLE
COUNTY: SANTA CRUZ
STATE: CALIFORNIA

STRUCTURE:

WOOD LOAD BEARING WALLS, WOOD ROOF FRAMING

UTILITIES:

ELECTRIC GRILLS & ELECTRIC FRYERS
GAS HVAC & GAS WATER HEATER

BUILDING CODE:

BUILDING CODE EDITION:	2016 CALIFORNIA BUILDING CODE
MECHANICAL CODE EDITION:	2016 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE EDITION:	2016 CALIFORNIA ELECTRICAL CODE
PLUMBING CODE EDITION:	2016 CALIFORNIA PLUMBING CODE
ADDITIONAL CODE EDITION:	2016 CALIFORNIA ENERGY CODE
FIRE CODE EDITION:	2016 CALIFORNIA FIRE CODE
GREEN CODE:	2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

BUILDING DATA:

OCCUPANCY: USE GROUP A2
CONSTRUCTION TYPE: VB
NUMBER OF STORIES: 1
BUILDING HEIGHT: 20'-9 1/2" (MAIN BLDG. PARAPET)
21'-7" (PLAYPLACE)

GROSS BUILDING AREA:

BASE BUILDING:	4,414 GROSS S.F.
PLAYPLACE:	827 GROSS S.F.
TOTAL:	5,241 GROSS S.F.
	4,853 NET S.F.

SITE DATA:

ZONING: CNS-NEIGHBORHOOD SHOPPING CENTER
AREA: 43,999 S.F. (1.01 AC)
A.P.N.: 019-282-03

LIFE SAFETY SYSTEM:

EMERGENCY LIGHTING:	X YES	___ NO
EXIT SIGNS:	X YES	___ NO
FIRE ALARM:	X YES	___ NO
DUCT SMOKE DETECTORS W/ AUDIBLE/VISIBLE DEVICE:	X YES	___ NO
FIRE SPRINKLERS:	X YES	___ NO
SPRINKLER FLOW/TAMPER SWITCH W/ AUDIBLE/VISIBLE DEVICE:	X YES	___ NO
CO2 DETECTION SYSTEM W/ AUDIBLE/VISIBLE DEVICE:	X YES	___ NO
PANIC HARDWARE:	X YES	___ NO

DESIGNER OF RECORD:

DISCIPLINE:	NAME:	ADDRESS		PHONE #:
ARCHITECT:	HALA IBRAHIM HIBRAHIM@pmdginc.com	PM DESIGN GROUP INC.	3680 BROADWAY STREET, AMERICAN CANYON, CA 94503	(925) 222-1673
CIVIL:	KYLE FLAMING kflaming@jmcivileng.com	JM CIVIL ENGINEERING	2455 BENNETT VALLEY ROAD, SUITE A 212, SANTA ROSA, CA 95404	(760) 583-3388
SURVEY:	STEVEN OURADA steve@ourada.net	OURADA ENGINEERING	5805 FLEET COURT ROCKLIN, CA 95765	(916) 624-1221
LANDSCAPE:	RODNEY SCACCALOSI rscac@sbcglobal.net	OLIVE STREET LANDSCAPE	P.O. BOX 2083, SANTA ROSA, CA 94952	(707) 280-8890

CONSTRUCTION PROJECT MANAGER:

	NAME:	ADDRESS		PHONE #:
MANAGER:	SILVIA WYTKIND Silvia.Wytkind@us.mcd.com	McDONALD'S USA, LLC	2999 OAK RD., WALNUT CREEK, CA 94597	(916) 586-0946

REVISIONS

DRAWING INDEX

CVR	COVER SHEET
CVR2	OCCUPANCY PLAN
CVR3	EXITING PLAN
1of2	ALTA SURVEY
2of2	ALTA SURVEY
C 300	PRELIMINARY GRADING PLAN
C 500	PRELIMINARY WATER QUALITY MANAGEMENT PLAN
C 600	PRELIMINARY UTILITY PLAN
SP1	PRELIMINARY SITE PLAN
SD1	TRASH ENCLOSURE
L1	PRELIMINARY LANDSCAPE PLAN
L1	PRELIMINARY LANDSCAPE PLAN COLOR
A1.0	PARTIAL FLOOR PLAN
A1.1	PARTIAL FLOOR PLAN
A1.3	ROOF PLAN
A2.0	BUILDING ELEVATIONS
A2.1	BUILDING ELEVATIONS
1 OF 1	SITE PHOTOMETRIC

SCOPE OF WORK:

BUILD A NEW 5,241 S.F. RESTAURANT WITH PLAYPLACE
TRASH ENCLOSURE
SIDE BY SIDE DRIVE THRU LAYOUT
ACCESSIBLE PATH OF TRAVEL TO SIDEWALK
PARKING & CIRCULATION
SITE BRANDING
LANDSCAPING
SIGNAGE

REV	DATE	DESCRIPTION	BY
	02/12/20	ISSUED FOR PLANNING REVIEW	HII

Professional of Record:

PM DESIGN
Architectural Solutions Group
2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA. 95404

STATE OF CALIFORNIA
KENNETH MCCRACKEN
C-32095
Renewal: 6/30/19
LICENSED ARCHITECT
Seal

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PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	STD ISSUE	DATE
–	–	

REVIEWED BY: HII
DATE ISSUED: 02/12/20

TITLE: McDONALDS #3413 - BB20 4597 PP
WATSONVILLE FREEDOM

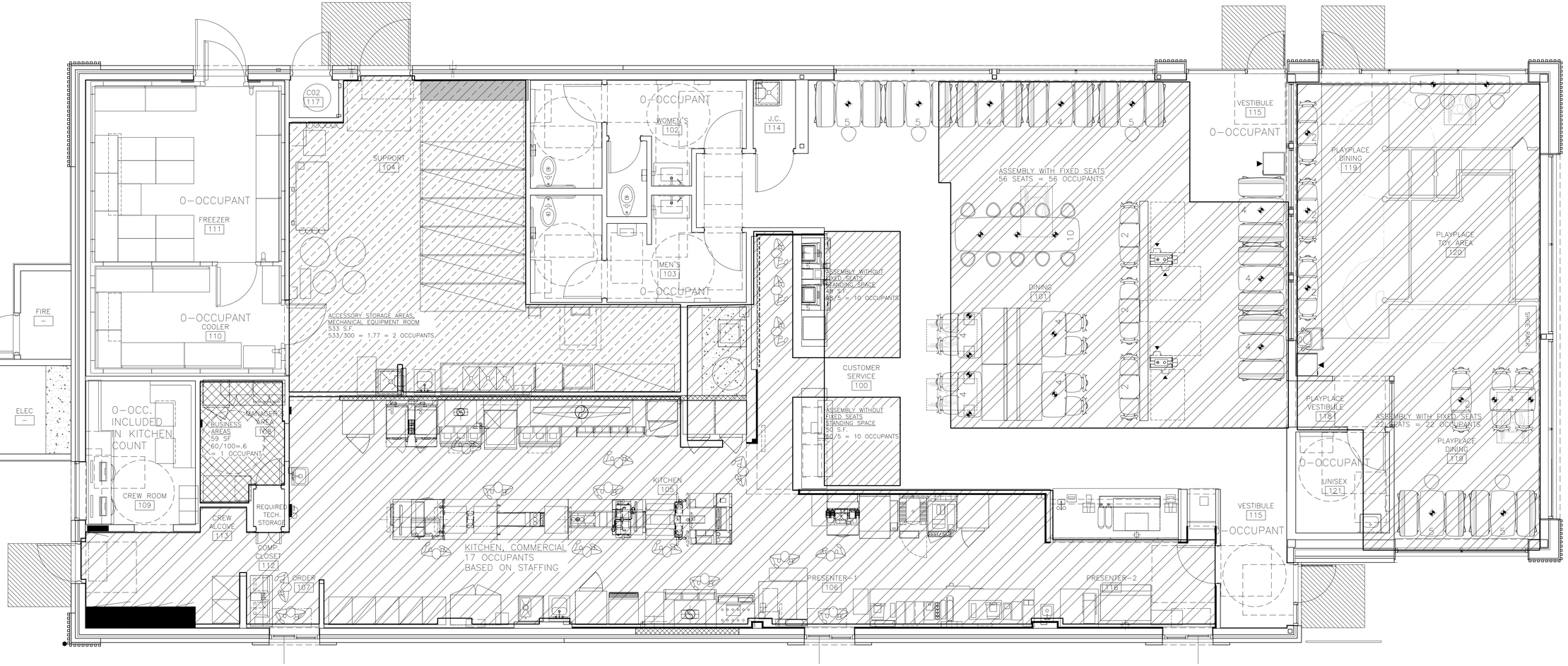
DESCRIPTION: RELOCATION
WOOD BEARING WALLS AND WOOD ROOF FRAMING
STUCCO/BATTEN/METAL PANEL FINISHES

SITE ID: HII
SITE ADDRESS: 1598 FREEDOM BLVD., WATSONVILLE, CA 95076

SHEET NO. CVR
COVER SHEET

MCD16037.0 PLANNING

M:\MCDONALD'S___MCD 2017\MCD16037.0 - WATSONVILLE-FREEDOM\01-DRAWINGS CURRENT\01-ARCHITECTURAL\02-PLANNING\00-16037-CVR.DWG 2/12/2020 11:09 AM CEDRIC BROOKS



1 — OCCUPANY COUNT PLAN
1/4"=1'-0"

OCCUPANCY ALLOWANCE:

CALIFORNIA BUILDING CODE 2016

TABLE 1004.1.2
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	ALLOWANCE	AREA	OCCUPANTS	
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS	575 SF	2	
ASSEMBLY WITH FIXED SEATS	SEE PLAN	–	93	
ASSEMBLY W/OUT FIXED SEATS STANDING SPACE	5 NET	173 SF	35	
BUSINESS AREAS	100 GROSS	60 SF	1	
KITCHENS, COMMERCIAL (BASED ON FULL KITCHEN STAFF)	200 GROSS	–	17	
TOTAL OCCUPANCY ALLOWANCE			148	

PLUMBING FIXTURE CALCULATION

OCCUPANCY TYPE: RESTAURANT
OCCUPANCY:

DINING – AREA:	1,202 SF,	FACTOR:	30 =	41
PLAYPLACE DINING:	377 SF.	FACTOR:	30 =	13
KITCHEN – AREA:	1,308 SF,	FACTOR:	200 =	7
STORAGE – AREA:	575 SF,	FACTOR:	200 =	3
OFFICE – AREA:	60 SF,	FACTOR:	200 =	1
				65

NUMBER OF OCCUPANTS: 65 > 32 MEN / 33 WOMEN

BASED ON 2016 CPC TABLE 422.1

FIXTURE DESCRIPTION	REQUIRED	PROVIDED
WATER CLOSET–FLUSH VALVE	1 FOR MEN / 2 FOR WOMEN	1 FOR MEN / 2 FOR WOMEN
LAVATORY	1 FOR MEN / 1 FOR WOMEN	1 FOR MEN / 1 FOR WOMEN
URINAL	1 FOR MEN	1 FOR MEN

REV	DATE	DESCRIPTION	BY
	02/12/20	ISSUED FOR PLANNING REVIEW	HII

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PM DESIGN
Architectural Solutions Group
2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA. 95404

STATE OF CALIFORNIA
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Seal

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY: –
STD ISSUE DATE: –
REVIEWED BY: HII
DATE ISSUED: 02/12/20

TITLE: McDONALDS #3413 – BB20 4597 PP
WATSONVILLE FREEDOM

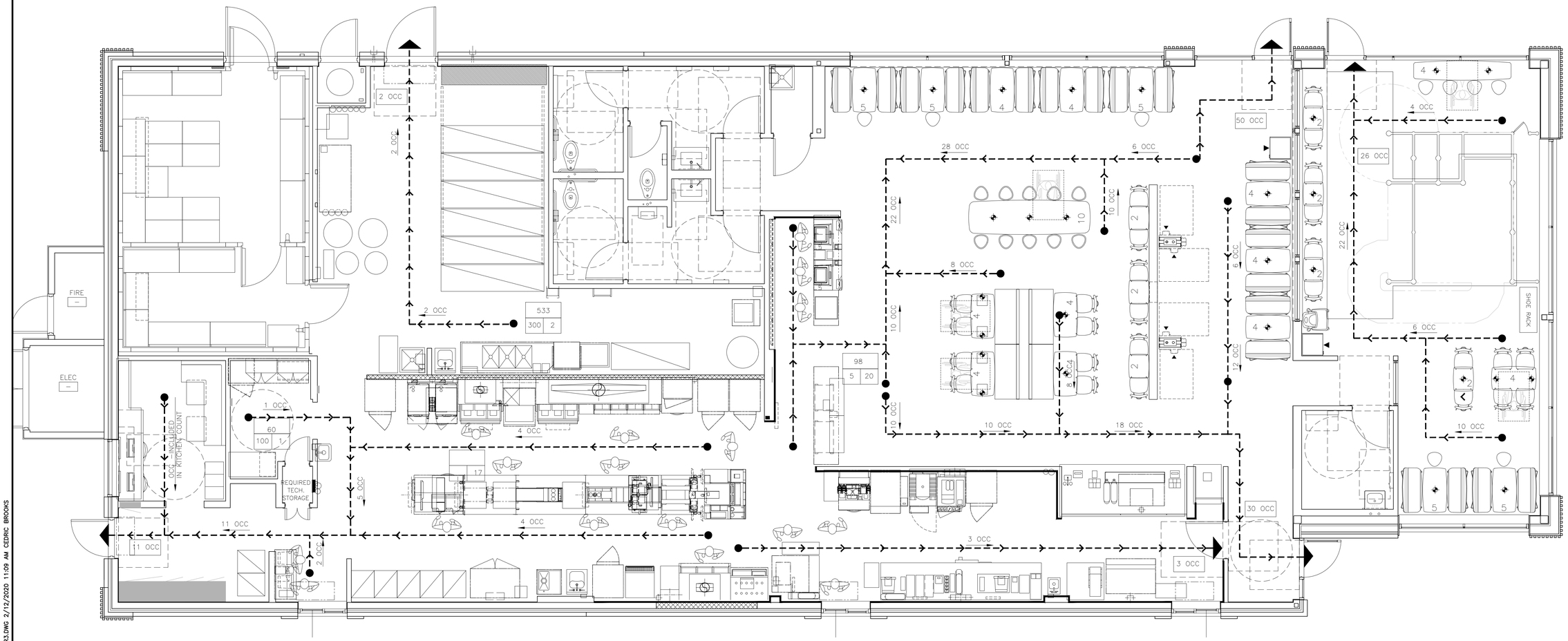
DESCRIPTION: RELOCATION
WOOD BEARING WALLS AND WOOD ROOF FRAMING
STUCCO/BATTEN/METAL PANEL FINISHES

SITE ID: HII
SITE ADDRESS: 1598 FREEDOM BLVD., WATSONVILLE, CA 95076

SHEET NO.: CVR2
OCCUPANCY PLAN

MCD16037.0 PLANNING

M:\MCDONALD'S_MCD 2017\MCD16037.0 – WATSONVILLE–FREEDOM\01–DRAWINGS CURRENT\01–ARCHITECTURAL\02–PLANNING\00–16037–CVR2.DWG 2/12/2020 11:09 AM CEDRIC BROOKS



1 CVR3 EXITING PLAN
1/4"=1'-0"

OCCUPANCY ALLOWANCE:

CALIFORNIA BUILDING CODE 2016

TABLE 1004.1.2
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

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REV	DATE	DESCRIPTION	BY
	02/12/20	ISSUED FOR PLANNING REVIEW	HII

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Seal

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DRAWN BY –
STD ISSUE DATE –
REVIEWED BY HII
DATE ISSUED 02/12/20

TITLE
McDONALDS #3413 – BB20 4597 PP
WATSONVILLE FREEDOM

DESCRIPTION
RELOCATION
WOOD BEARING WALLS AND WOOD ROOF FRAMING
STUCCO/BATTEN/METAL PANEL FINISHES

SITE ID HII
SITE ADDRESS 1598 FREEDOM BLVD, WATSONVILLE, CA 95076

SHEET NO. CVR3
EXITING PLAN

MCD16037.0 PLANNING

M:\MCDONALD'S___MCD 2017\MCD16037.0 – WATSONVILLE-FREEDOM\01-DRAWINGS CURRENT\01-ARCHITECTURAL\02-PLANNING\00-16037-CVR3.DWG 2/12/2020 11:09 AM CEDRIC BROOKS

CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

BENCHMARKS

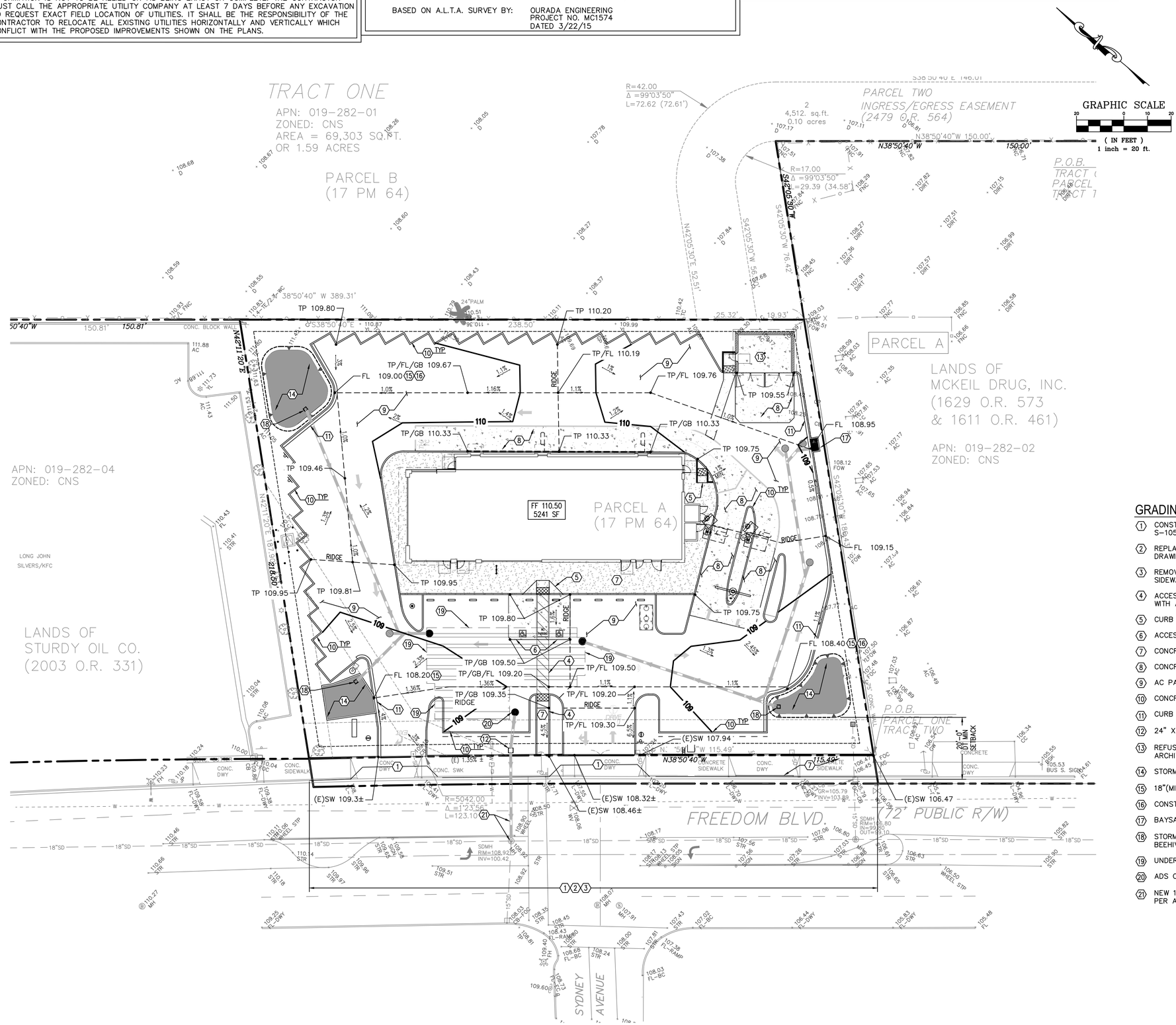
BRONZE CAP IN TOP OF CONCRETE CURB NEAR NORTHEASTERLY CORNER OF THE INTERSECTION OF GREEN VALLEY ROAD AND FREEDOM BOULEVARD.

ELEVATION = 121.16 FEET (CITY DATUM)

BASED ON A.L.T.A. SURVEY BY: OURADA ENGINEERING
PROJECT NO. MC1574
DATED 3/22/15

FLOODNOTE

PROPERTY IS LOCATED IN FLOOD ZONE 'X' (OUTSIDE THE 500 YEAR FLOOD PLAIN) PER FEMA FLOOD RATE INSURANCE MAP NO. 06087C0392D, DATED MARCH 2, 2006.



LEGEND:

- PROPERTY LINE
- PROPOSED CURB, & OR CURB & GUTTER
- XXX PROPOSED CONTOUR
- BOLLARD
- TRAFFIC/HANDICAP SIGN
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- RAMP
- WM WATER METER
- DETECATBLE WARNING/ TRUNCATED DOMES
- GRADE BREAK
- LIGHT POLE
- CURB CUT
- GREASE TRAP
- DRAINAGE SLOPE AND DIRECTION
- BAYSAFER STORMFILTER
- OVERFLOW STRUCTURE OR DRAIN STRUCTURE AS NOTED ON PLAN
- 107.00 XXX EXISTING FEATURE OR ELEVATION
- TP TOP OF PAVEMENT ELEVATION
- TC TOP OF CURB
- FL/GT FLOW LINE
- FF FINISH FLOOR
- GB/VG VALLEY GUTTER, GRADE BREAK OR RIDGE
- SW SIDEWALK
- TYP TYPICAL
- BIORETENTION BASIN WITH WALLS
- BIORETENTION BASIN WITH SIDE SLOPES
- UNDERGROUND STORMWATER STORAGE CHAMBERS OUTLINE
- STORM DRAIN LINE (SDR-35, SLOPE PER PLAN)
- HEAVY DUTY CONCRETE PAVEMENT

GRADING KEY NOTES:

1. CONSTRUCT NEW DRIVE APPROACH PER CITY OF WATSONVILLE STANDARD DRAWING S-105.
2. REPLACEMENT SECTIONS OF CURB GUTTER AND SIDEWALK TO BE PER STANDARD DRAWING S-101.
3. REMOVE EXISTING DRIVE APPROACHES AND PORTION OF EXISTING CURB, GUTTER & SIDEWALK AS REQUIRED FOR NEW WORK.
4. ACCESSIBLE PATH OF TRAVEL. 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL WITH A 2% MAXIMUM CROSS SLOPE.
5. CURB RAMP. 8.33% MAXIMUM SLOPE. 2% MAXIMUM CROSS SLOPE.
6. ACCESSIBLE PARKING STALLS. 2% MAXIMUM SLOPE IN ANY DIRECTION.
7. CONCRETE SIDEWALK. 2% MAXIMUM CROSS SLOPE.
8. CONCRETE PAVEMENT.
9. AC PAVEMENT.
10. CONCRETE CURB.
11. CURB AND GUTTER.
12. 24" X 24" ID STORM DRAIN JUNCTION STRUCTURE.
13. REFUSE ENCLOSURE (PER STANDARD DRAWING S-602A & S-602B) REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
14. STORM WATER TREATMENT BASIN.
15. 18"(MIN.) CURB CUT (OPENING).
16. CONSTRUCTION COBBLE SWALE TO DIRECT FLOW INTO BASIN.
17. BAYSAVER STORMFILTER, SEE UTILITY PLAN.
18. STORM WATER TREATMENT OVERFLOW STRUCTURE WITH "NO DUMPING" STENCIL AND BEEHIVE GRATE. BEEHIVE GRATE PER STANDARD DRAWING LID-003.
19. UNDER GROUND STORAGE CHAMBERS, SEE DETAILS IN DRAINAGE REPORT.
20. ADS OUTLET STRUCTURE, SEE DRAINAGE REPORT.
21. NEW 12" STORM DRAIN LATERAL TO SITE. CONNECT TO EXISTING SDMH IN STREET PER AGENCY STANDARDS.

Know what's **below.**
Call before you dig.

PM DESIGN
Civil Engineering
2455 Bennett Valley Rd.
Suite A102
Santa Rosa, CA 95404
Ph. 760-583-3388
Kyle Flaming PE
Civil Engineer

REGISTERED PROFESSIONAL ENGINEER
KYLE W. FLAMING
No. 76432
EXP. 12/31/20
CIVIL
STATE OF CALIFORNIA

REGISTRATION SEAL
Seal JANUARY 27, 2019

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McDONALDS
1598 FREEDOM BOULEVARD
WATSONVILLE, CA 95076
McDONALDS #3413 - BB20 4597 PP

REV	DATE	DESCRIPTION	NAME
A	XX/XX/18	INITIAL SUBMITTAL	YOU?
B			
C			
D			

PROJECT NO: MCD16037.0
DRAWN BY: CB
CHECKED BY: JMCE
ISSUE DATE: XX/XX/20

GRADING PLAN

C 300

J:\MCDONALD'S\JM-MCD16037 - WATSONVILLE, CA_CURRENT DRAWINGS\MCDONALDS - WATSONVILLE - 24X36 MASTER.DWG 1/27/2020 4:19 PM GILBERT BEAN

CAUTION NOTICE TO CONTRACTOR

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BENCHMARKS

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ELEVATION = 121.16 FEET (CITY DATUM)

BASED ON A.L.T.A. SURVEY BY: OURADA ENGINEERING
PROJECT NO. MC1574
DATED 3/22/15

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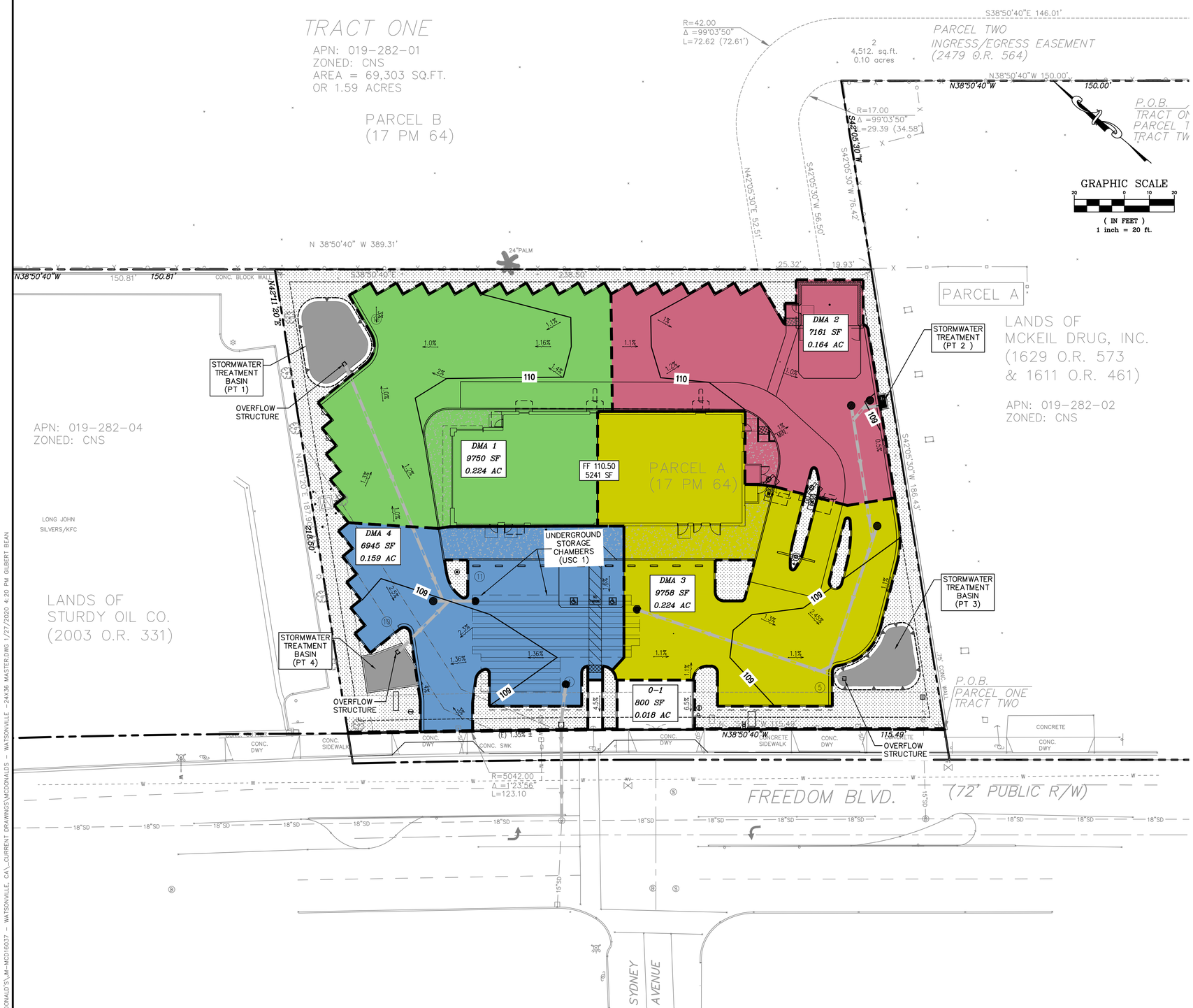
PROPERTY IS LOCATED IN FLOOD ZONE 'X' (OUTSIDE THE 500 YEAR FLOOD PLAIN) PER FEMA FLOOD RATE INSURANCE MAP NO. 06087C0392D, DATED MARCH 2, 2006.



LEGEND:

- PROPERTY LINE
- STORM DRAIN LINE (SDR-35, SLOPE PER PLAN)
- OVERFLOW OR DRAIN STRUCTURE AS NOTED ON PLAN
- DRAINAGE SLOPE AND DIRECTION
- CLEAN-OUT
- DOUBLE CLEAN-OUT

POST DEVELOPMENT DRAINAGE AREA KEY:

X
X SF
X.XX AC

- DMA
- Area Square Feet
- Acreage

BMP LEGEND

- WATERSHED BOUNDARY
- IMPERVIOUS AREA (COLOR PER WATERSHED)
- LANDSCAPED AREA/SELF-TREATING
- BIORETENTION BASIN WITH WALLS
- BIORETENTION BASIN WITH SIDE SLOPES
- UNDERGROUND STORMWATER STORAGE CHAMBERS OUTLINE

NOTE:

BIORETENTION AREAS (PT 1, PT 3, AND PT 4) SHALL BE PROTECTED DURING CONSTRUCTION FROM SEDIMENT AND EROSION. HEAVY MACHINERY WILL NOT COMPACT SOILS IN AREAS OF INFILTRATION. IF ANY SEDIMENT DISCHARGES INTO THESE FACILITIES, CONTRACTOR SHALL RESTORE TO PERFORMANCE DESIGN SPECIFICATIONS AS VERIFIED BY CIVIL ENGINEER. CONTRACTOR SHALL NOTIFY GRADING OR BUILDING INSPECTOR 24-HOURS PRIOR TO INSTALLATION OF GRAVEL AND BIORETENTION SOIL TO VERIFY MATERIAL QUALITY.

Know what's **below.**
Call before you dig.

PM DESIGN
Civil Engineering
2455 Bennett Valley Rd.
Suite A102
Santa Rosa, CA 95404
Ph. 760-583-3388
Kyle Flaming PE
Civil Engineer

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REGISTRATION SEAL
Seal JANUARY 27, 2019

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McDONALDS
1598 FREEDOM BOULEVARD
WATSONVILLE, CA 95076

McDONALDS #3413 - BB20 4597 PP

REV	DATE	DESCRIPTION	NAME
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B			
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D			

PROJECT NO: MCD16037.0
DRAWN BY: CB
CHECKED BY: JMCE
ISSUE DATE: XX/XX/20

WATER QUALITY MANAGEMENT PLAN

C 500

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CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

BENCHMARKS

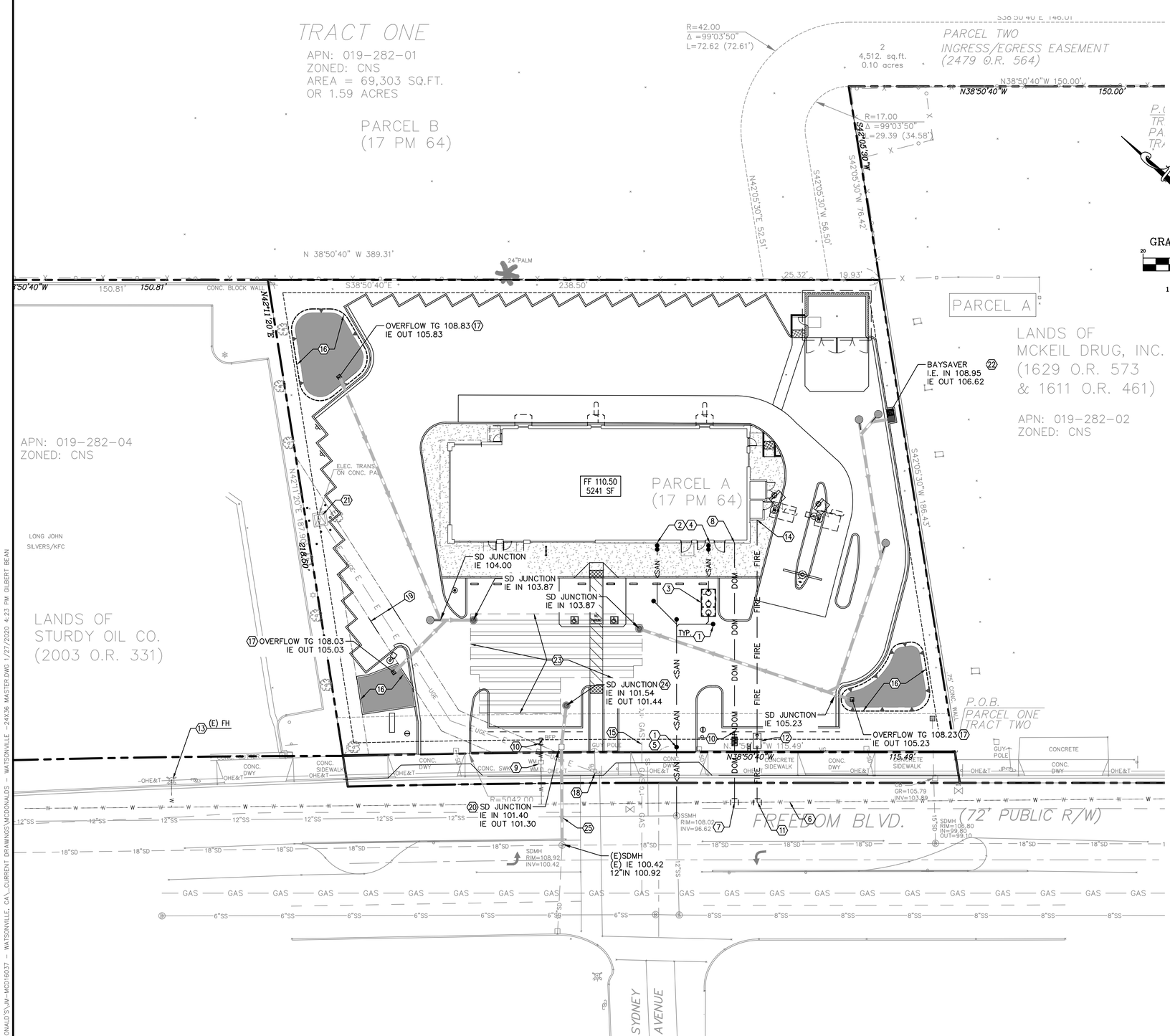
BRONZE CAP IN TOP OF CONCRETE CURB NEAR NORTHEASTERLY CORNER OF THE INTERSECTION OF GREEN VALLEY ROAD AND FREEDOM BOULEVARD.

ELEVATION = 121.16 FEET (CITY DATUM)

BASED ON A.L.T.A. SURVEY BY: OURADA ENGINEERING
PROJECT NO. MC1574
DATED 3/22/15

FLOODNOTE

PROPERTY IS LOCATED IN FLOOD ZONE 'X' (OUTSIDE THE 500 YEAR FLOOD PLAIN) PER FEMA FLOOD RATE INSURANCE MAP NO. 06087C0392D, DATED MARCH 2, 2006.



GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

LEGEND:

- PROPERTY LINE
- PROPOSED CURB, & OR CURB & GUTTER
- GAS — EXISTING GAS LINE(APPROX).
- FIRE — FIRE LINE
- STORM DRAIN LINE (SDR-35, SLOPE PER PLAN)
- SAN> — SANITARY SEWER LINE (SDR26-PVC)
- DOM — DOMESTIC WATER LINE
- BOLLARD
- TRAFFIC/HANDICAP SIGN
- GREASE TRAP
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- DRAINAGE SLOPE AND DIRECTION
- WM — WATER METER
- FIRE BACKFLOW SERVICE WITH FDC
- OVERFLOW OR DRAIN STRUCTURE AS NOTED ON PLAN
- BIORETENTION BASIN WITH WALLS
- BIORETENTION BASIN WITH SIDE SLOPES
- UNDERGROUND STORMWATER STORAGE CHAMBER OUTLINE

UTILITY KEY NOTES:

1. SANITARY SEWER CLEAN-OUT.
2. SANITARY SEWER DOUBLE CLEAN-OUT.
3. GREASE INTERCEPTOR. (PER ARCH./MEP PLANS)
4. SANITARY SEWER POINT OF ENTRY TO BUILDING. (PER MEP PLANS)
5. NEW 6" SANITARY SEWER SERVICE TO SITE. CONNECT TO EXISTING SSMH.
6. EXISTING WATER MAIN.
7. NEW 2" DOMESTIC WATER SERVICE AND METER.
8. DOMESTIC WATER POINT OF CONNECTION TO BUILDING. (PER MEP PLANS)
9. EXISTING WATER METER TO BE DEDICATED FOR IRRIGATION. (PER LANDSCAPE PLANS)
10. REDUCED PRESSURE BACKFLOW DEVICE.
11. FIRE SERVICE POINT OF CONNECTION TO MAIN.
12. FIRE BACKFLOW SERVICE WITH FDC.
13. EXISTING FIRE HYDRANT.
14. FIRE LINE POINT OF ENTRY TO BUILDING. PER MEP PLANS.
15. EXISTING 1" GAS SERVICE TO SITE. GAS COMPANY TO DETERMINE GAS LINE CONFIGURATION.
16. STORM WATER TREATMENT BASIN.
17. STORM WATER TREATMENT OVERFLOW STRUCTURE.
18. POWER POLE TO REMAIN, PROTECT FROM HARM.
19. EXISTING ELECTRICAL EASEMENT.
20. 24" X 24" ID STORM DRAIN JUNCTION STRUCTURE.
21. EXISTING TRANSFORMER.
22. BAYSAVER STORMFILTER – MODEL CBF-3, BY ADS, INC., WITH FLEXSTORM INLET FILTER CATCH-IT LITE.
23. UNDERGROUND STORAGE CHAMBERS BY ADS, INC.
24. ADS OUTLET STRUCTURE, SEE DRAINAGE REPORT.
25. NEW 12" STORM DRAIN LATERAL TO SITE. CONNECT TO EXISTING SDMH IN STREET PER AGENCY STANDARDS.

Know what's below. Call before you dig.

PM DESIGN
Civil Engineering
2455 Bennett Valley Rd.
Suite A102
Santa Rosa, CA 95404
Ph. 760-583-3388
Kyle Flaming PE
Civil Engineer

REGISTERED PROFESSIONAL ENGINEER
KYLE W. FLAMING
No. 76432
EXP. 12/31/20
CIVIL
STATE OF CALIFORNIA

REGISTRATION SEAL

Seal JANUARY 27, 2019

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PREPARED FOR: McDonald's USA, LLC

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B			
C			
D			

McDONALDS
1598 FREEDOM BOULEVARD
WATSONVILLE, CA 95076

McDONALDS #3413 - BB20 4597 PP

PROJECT NO: MCD16037.0
DRAWN BY: CB
CHECKED BY: JMCE
ISSUE DATE: XX/XX/20

UTILITY PLAN

C 600

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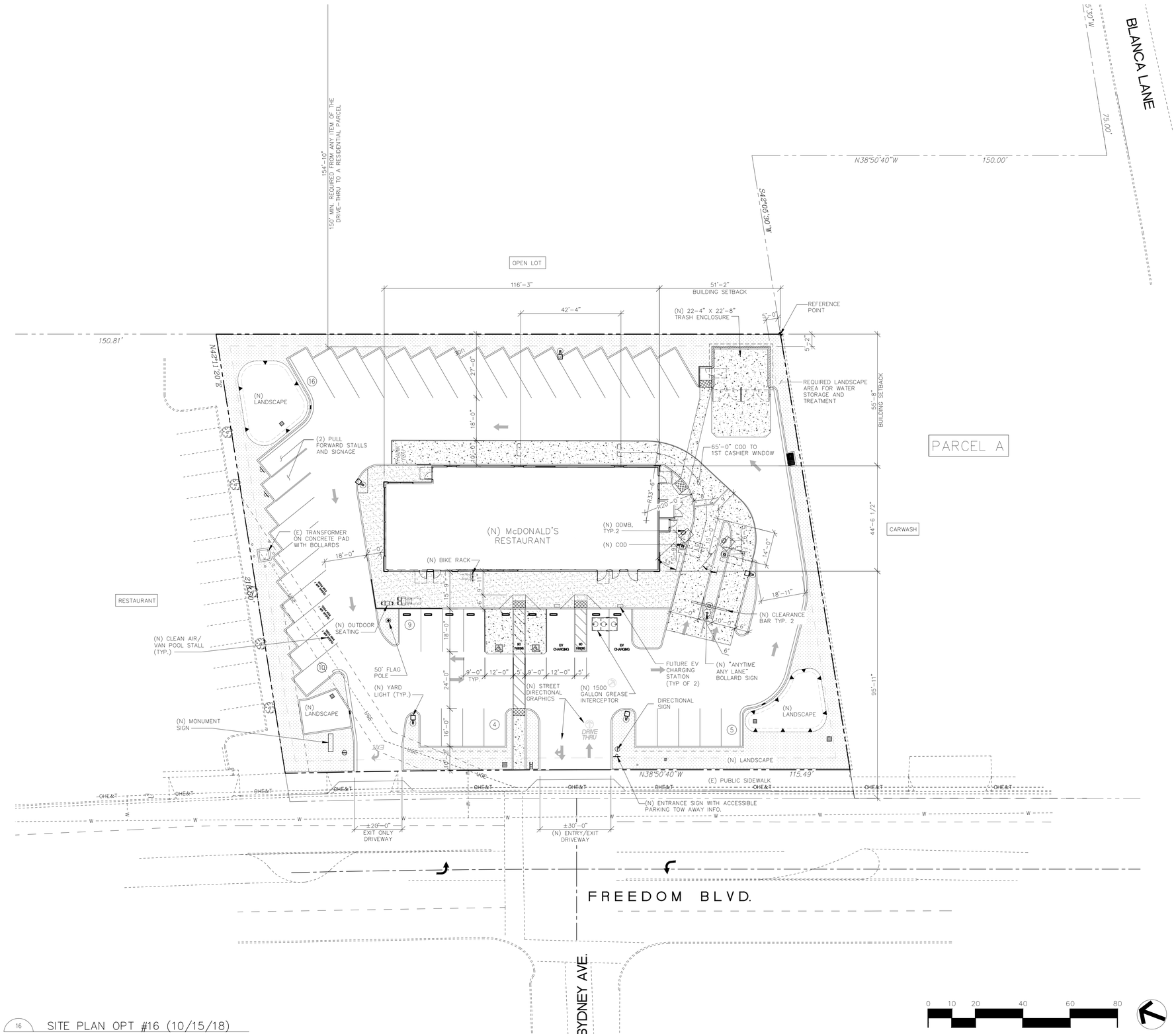

16 / SP1 SITE PLAN OPT #16 (10/15/18)
1" = 20'-0"

SITE AND BUILDING DATA

EXISTING PARCEL "A" AREA:	43,999 SF. (1.01 AC)
LANDSCAPING AREA:	8,826 SF. (0.20 AC)
ZONING:	CNS-NEIGHBORHOOD SHOPPING CENTER
APN:	019-282-03
BUILDING AREA: (BUILDING/PLAYPLACE)	5,241 SF.
TRASH ENCLOSURE AREA:	344 SF.
FAR	0.13%

SITE ACCESSIBILITY ENTRANCE SIGNS

AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDINGS ENTRANCES AND FACILITIES.

PARKING INFORMATION (PROPOSED)

TOTAL SPACES			
44	ACCESSIBLE	2 SPACES	9' X 19' @ 90°
	STANDARD	16 SPACES	9' X 19' @ 90°
	ANGLED	26 SPACES	8' X 16' @ 60°

PARKING INFORMATION (REQUIRED)

1 STALL PER 100 SF OF GROSS FLOOR AREA.
5,240 X 85% = 4,452 / 100 = 44.52 OR 44 STALLS

FOR DRIVE-THRU'S YOU ARE ALLOWED TO COUNT 25% OF THE STACKING TOWARDS THE PARKING CALCULATION.
9 CARS X 25% = 2.25 OR 3 CARS

30% OF THE PARKING CAN ALSO BE COMPACT PARKING

PLAN LEGEND

℄	= CENTER LINE	P.O.C.	= POINT OF CURVATURE
COL.	= COLUMN	R	= RADIUS
(E)	= EXISTING	R.O.W.	= RIGHT OF WAY
EQ.	= EQUAL	SHT.	= SHEET
F.O.C.	= FACE OF CURB	SIM.	= SIMILAR
F.O.S.	= FACE OF STUD	TYP.	= TYPICAL
F.O.F.	= FACE OF FOUNDATION	FSE	= FINISH SLAB ELEVATION
(N)	= NEW		

(E) CONCRETE CURB
PROPERTY LINE
ACCESSIBLE PATH OF TRAVEL
(N) CONCRETE CURB
(N) CONCRETE SIDEWALK
(N) CONCRETE PAVING
(N) PAVEMENT ARROWS (PAINTED WHITE)
DRIVE THRU
(N) DRIVE THRU STRIPING (PAINTED YELLOW)

REV	DATE	DESCRIPTION	BY
	02/12/20	ISSUED FOR PLANNING REVIEW	HII

Professional of Record:

PM DESIGN
Architectural Solutions Group
2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA. 95404

Seal

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	–
STD ISSUE DATE	–
REVIEWED BY	HII
DATE ISSUED	02/12/20

TITLE: McDONALDS #3413 – BB20 4597 PP
WATSONVILLE FREEDOM

DESCRIPTION
RELOCATION
WOOD BEARING WALLS AND WOOD ROOF FRAMING
STUCCO/BATTEN/METAL PANEL FINISHES

SITE ID: HII
SITE ADDRESS: 1598 FREEDOM BLVD., WATSONVILLE, CA 95076

SHEET NO. SP1
SITE PLAN

MCD16037.0 PLANNING

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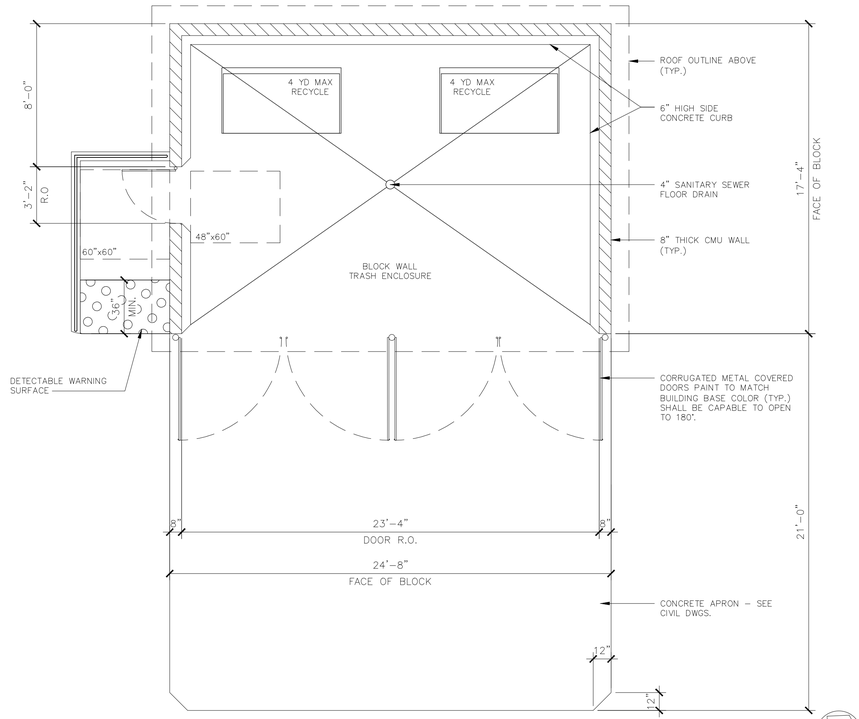
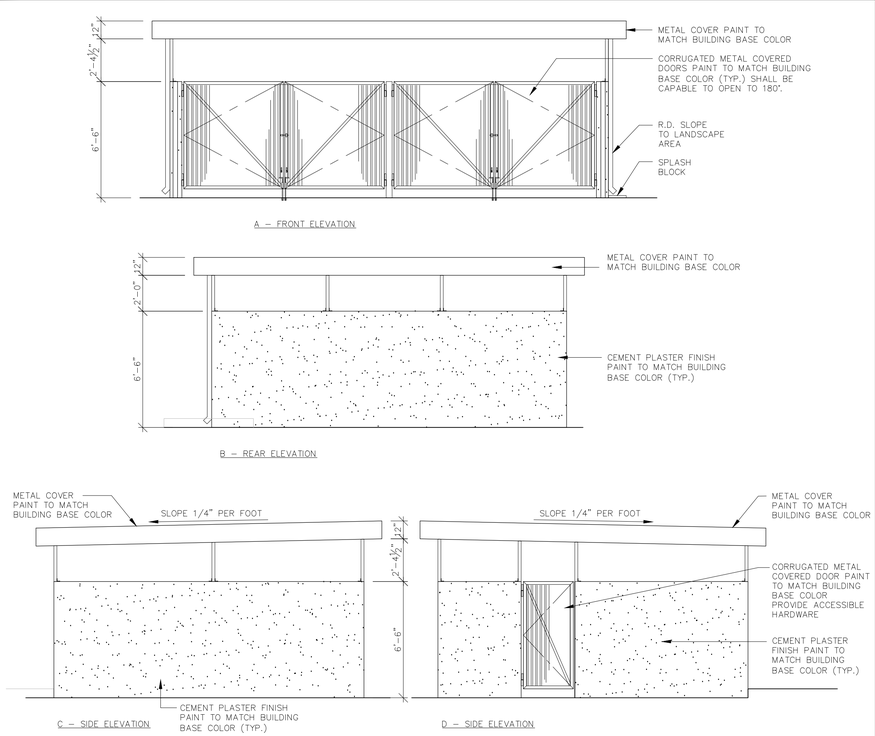


2 / SD1 ENLARGED TRASH ENCLOSURE

1/4" = 1'-0"



4 / SD1 TRASH ENCLOSURE ELEVATIONS

1/4" = 1'-0"

REV	DATE	DESCRIPTION	BY
	02/12/20	ISSUED FOR PLANNING REVIEW	HII

Professional of Record:

PM DESIGN
Architectural Solutions Group

2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA. 95404

STATE OF CALIFORNIA
KENNETH MCCRACKEN
C-32095
Renewal: 6/30/19
LICENSED ARCHITECT

Seal

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PREPARED FOR: McDonald's USA, LLC

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REVIEWED BY	DATE ISSUED
HII	02/12/20

TITLE: McDONALDS #3413 - BB20 4597 PP
WATSONVILLE FREEDOM

DESCRIPTION: RELOCATION
WOOD BEARING WALLS AND WOOD ROOF FRAMING
STUCCO/BATTEN/METAL PANEL FINISHES

SITE ID: HII

SITE ADDRESS: 1598 FREEDOM BLVD., WATSONVILLE, CA 95076

SHEET NO. SD1
SITE DETAILS

MCD16037.0 PLANNING

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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
	6	Cercis canadensis	Eastern Redbud	24"box	Low
	7	Magnolia x soulangiana `Speciosa`	Speciosa Saucer Magnolia	15 gal.	Moderate
	3	Quercus agrifolia	Coast Live Oak	24"box	Low
	8	Ulmus parvifolia `Drake`	Drake Elm	15 gal	Moderate

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
	154	Callistemon viminalis `Little John`	Dwarf Weeping Bottlebrush	5 gal	Low
	10	Cornus stolonifera `Baileyi`	Bailey Red Twigged Dogwood	5 gal	Low
	52	Dietes x `Lemon Drop`	Fortnight Lily	5 gal.	Low
	76	Leucadendron x `Jester`	Jester Conebush	5 gal	Low
	35	Phormium tenax `Maori Queen`	New Zealand Flax	5 gal	Low
	60	Rhamnus californica `Mound San Bruno`	California Coffeeberry	5 gal	Low
	82	Yucca x `Bright Star`	Variegated Spanish Dagger	5 gal	Low

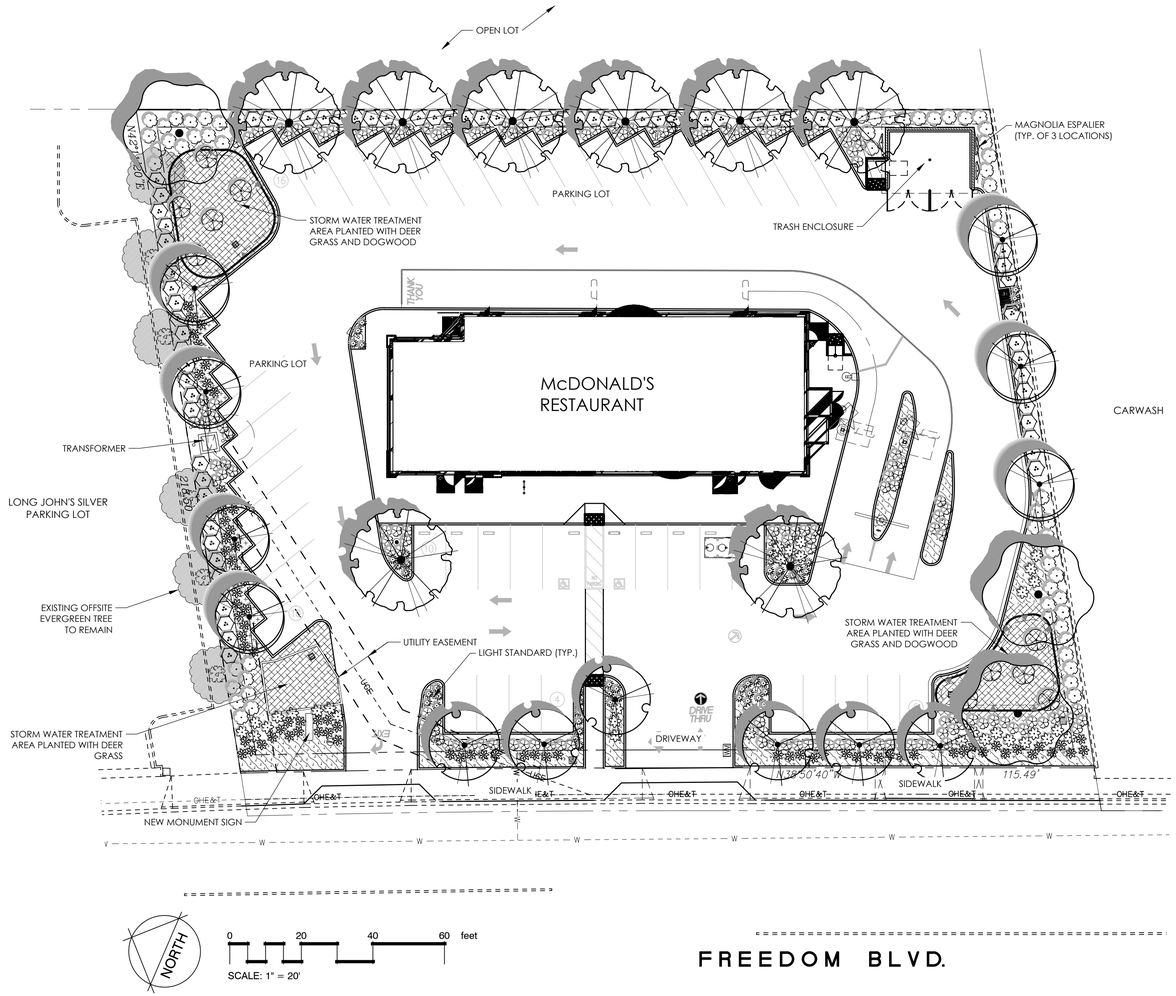
VINE/ESPALIER	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
	3	Magnolia grandiflora `Little Gem` Espallier	Dwarf Southern Magnolia	5 gal	moderate

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	SPACING
	36	Arctostaphylos uva-ursi `Emerald Carpet`	Emerald Carpet Manzanita	1 gal	Low	42" o.c.
	130	Rosa x `Popcorn Drift`	Yellow Drift Rose	2 gal.	Moderate	30" o.c.
	49	Senecio serpens	Blue Chalksticks	1 gal.	Low	30" o.c.

BIO-RETENTION BASIN	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	SPACING
	249	Muhlenbergia rigens	Deer Grass	1 gal.	Low	36" o.c.

30" TREE TO REMAIN (TYP.)

TREE TO TO BE REMOVED (TYP.)



GENERAL NOTES

1. All Planting and Irrigation shall conform to City of Watsonville Landscape regulations and guidelines.
2. All landscape planting areas shall receive a minimum 3" layer of organic mulch top dressing. Shredded mulch (Gorilla hair) or other flammable barks are not to be used.
3. All plant material shall be irrigated with drip irrigation and a smart controller.

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE PLANTS	.3	DRIP	.81	.37	7,539	2,789	65,191 GAL.
MEDIUM WATER USE PLANTS	.5	DRIP	.81	.62	1,287	798	18,652 GAL.
				TOTALS	(A) 8,826	(B) 3,587	
						ETWU Total	83,843 GAL.

Maximum Applied Water Allowance (MAWA). MAWA= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
(37.7) (.62) (.45 x 8,826) + (1-.45) X 0) = 92,835 GALLONS

Estimated Total Water use (ETWU). ETWU= (ETo)) (Conversion factor) ((ETAF) (Area))
(37.7) (.62) (3,587) = 83,843 GALLONS

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B) 3,587
Total Area	(A) 8,826
Average ETAF	(B / A) .41

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

REV	DATE	DESCRIPTION	BY
	02/4/20	ISSUED FOR PLANNING REVIEW	RLS

Professional of Record:

PM DESIGN
Architectural Solutions Group
2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA. 95404

ROD SCACCALOSI
LANDSCAPE ARCHITECT
PO Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

REGISTERED LANDSCAPE ARCHITECT
Rodney L. Scaccalosi
No. 4452
Exp. 05/31/20
STATE OF CALIFORNIA
Seal

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PREPARED FOR: McDonald's USA, LLC

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JMR	03/14/19
REVIEWED BY	DATE ISSUED
RMF	03/14/19

TITLE: McDONALDS #3413 – BB20 4597 PP
WATSONVILLE FREEDOM

DESCRIPTION
RELOCATION
WOOD BEARING WALLS AND WOOD ROOF FRAMING
STUCCO/BATTEN/METAL PANEL FINISHES

SITE ID: 004-0463
SITE ADDRESS: 1598 FREEDOM BLVD., WATSONVILLE, CA 95076

SHEET NO. L1
LANDSCAPE PLAN

MCD16037.0 PLANNING

C:\USERS\RSCACOCOUMENTS\BUSINESS\PROJECTS\PM DESIGN GROUP\MCDONALDS\WATSONVILLE-FREEDOM BLVD\DWGS\L-PRELIM LANDSCAPE PLAN 1-30-20.DWG 2/8/2020 11:21 AM ROD SCACCALOSI

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
	6	Cercis canadensis	Eastern Redbud	24"box	Low
	7	Magnolia x soulangiana `Speciosa`	Speciosa Saucer Magnolia	15 gal.	Moderate
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TREE TO TO BE REMOVED (TYP.)

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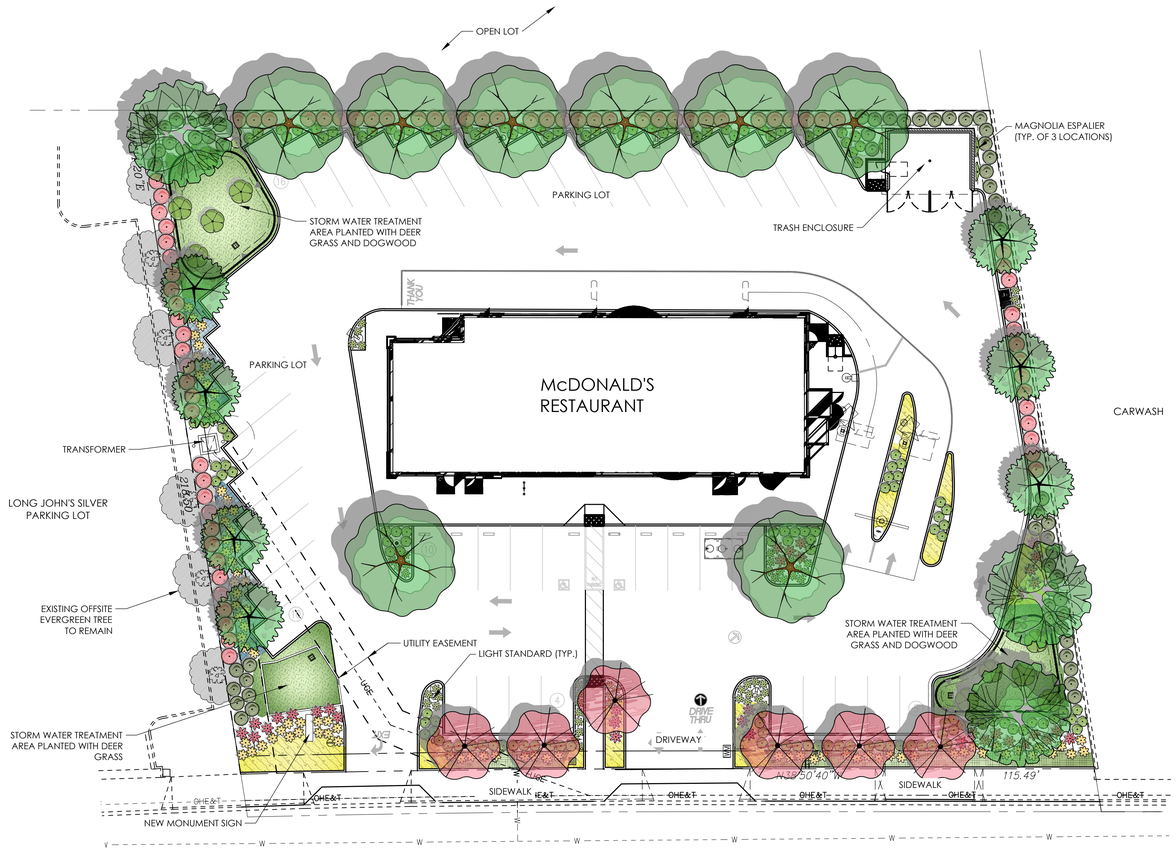

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						ETWU Total	83,843 GAL.

Maximum Applied Water Allowance (MAWA). MAWA= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
(37.7) (.62) (.45 x 8,826) + (1-.45) X 0) = 92,835 GALLONS

Estimated Total Water use (ETWU). ETWU= (ETo)) (Conversion factor) ((ETAF) (Area))
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ETAF Calculations

Regular Landscape Areas

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Total Area	(A) 8,826
Average ETAF	(B / A) .41

Note:
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	02/4/20	ISSUED FOR PLANNING REVIEW	RLS

Professional of Record:

PM DESIGN
Architectural Solutions Group
2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA. 95404

ROD SCACCALOSI
LANDSCAPE ARCHITECT
PO Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

REGISTERED LANDSCAPE ARCHITECT
Rodney L. Scaccalosi
No. 4452
Exp. 05/31/20
STATE OF CALIFORNIA
Seal

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PREPARED FOR: McDonald's USA, LLC

DRAWN BY: JMR
STD ISSUE DATE: 03/14/19
REVIEWED BY: RMF
DATE ISSUED: 03/14/19

TITLE: McDONALDS #3413 – BB20 4597 PP
WATSONVILLE FREEDOM

DESCRIPTION
RELOCATION
WOOD BEARING WALLS AND WOOD ROOF FRAMING
STUCCO/BATTEN/METAL PANEL FINISHES

SITE ID: 004-0463
SITE ADDRESS: 1598 FREEDOM BLVD., WATSONVILLE, CA 95076

SHEET NO. L1
LANDSCAPE PLAN

MCD16037.0 PLANNING

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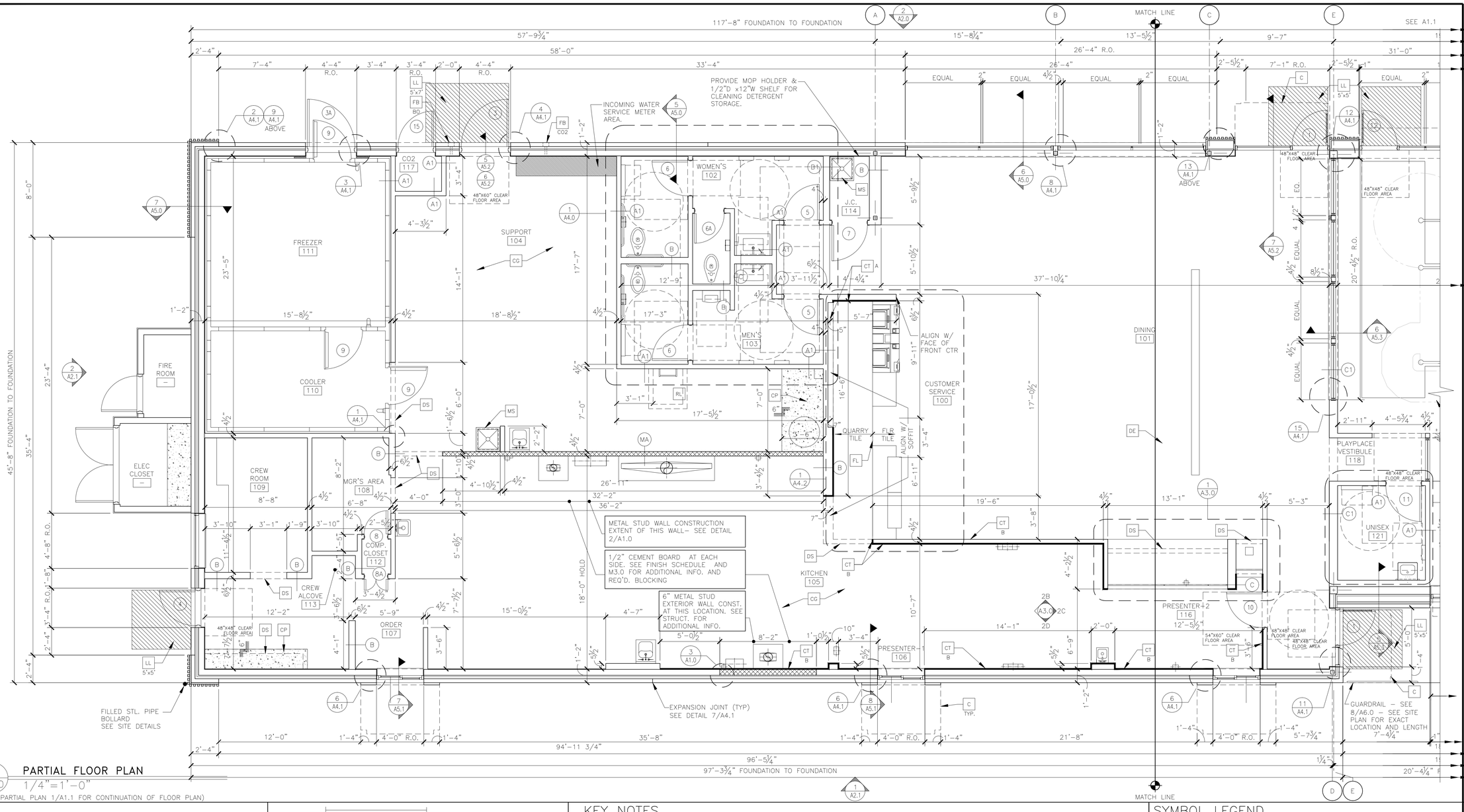
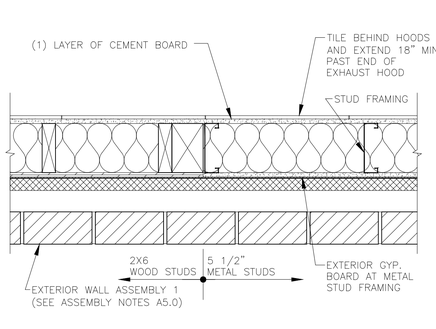
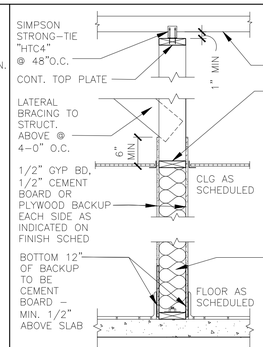


1 A1.0 **PARTIAL FLOOR PLAN** 1/4"=1'-0"

(SEE PARTIAL PLAN 1/A1.1 FOR CONTINUATION OF FLOOR PLAN)



3 A1.0 **TRANSITON DETAIL** 1 1/2"=1'-0"



2 A1.0 **INTERIOR PARTITION** 3/4"=1'-0"

KEY NOTES

- C – ALUMINUM CANOPY SYSTEM ABOVE – SEE 4/A5.0 FOR NOTES – SEE ROOF PLAN FOR DIMENSIONS, SEE ELEVATION FOR COLORS AND FASCIA LOCATIONS
- CG – G.C. TO PROVIDE 4"x4"x5'-0" HIGH STAINLESS STEEL CORNER GUARDS AT ALL EXPOSED LOCATIONS IN KITCHEN/SUPPORT AREA. CORNER GUARDS TO START AT FINISH FLOOR. ATTACH WITH WOOD SCREWS INTO WOOD BLOCKING – BULLNOSE COVE BASE WHERE TILE MEETS STAINLESS STEEL CORNER
- CP – CONCRETE EQMT PAD – SEE STRUCTURAL
- CT A – WALL TILE: EUROWEST – LANDSTONE COLLECTION COLOR: COAL NATURALE. SIZE 4"x12", PATTERN: STACK BOND GROUT: MAPEI 47 CHARCOAL – JOINT TO BE 1/16" MAX. COORDINATE WITH THE McDONALD'S AREA CONSTRUCTION MANAGER
- CT B – WALL TILE: CROSSVILLE – COLOR BY NUMBERS COLOR: SIXTH SENSE. SIZE 4"x12", PATTERN: RUNNING BOND GROUT: MAPEI 02 PEWTER – JOINT TO BE 1/16" MAX. COORDINATE WITH THE McDONALD'S AREA CONSTRUCTION MANAGER
- DE – DECOR ELEMENT– VERIFY SIZE AND PLACEMENT WITH DECOR PLANS
- DS – DROPPED SOFFIT ABOVE – SEE REFLECTED CEILING PLAN
- FB CO2 – CO2 FILL BOX (EQUIPMENT SCHEDULE ITEM 49.00)
- FB BO – OPTIONAL BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) CONFIRM USE WITH McDONALD'S AREA CONSTRUCTION MANAGER
- FL
- LL 5'x5' – LEVEL LANDING @ EXT. DOOR W/ MAX. 2% RUNNING/CROSS SLOPE AWAY FROM BUILDING – SIZE OF LANDING
- MS – MOP SINK – SEE DETAIL 8/A6.1 AND PLUMBING DRAWINGS.
- RL – ROOF ACCESS LADDER W/HATCH ABOVE SEE STRUCTURAL FRAMING PLAN FOR LOCATING DIMENSIONS

SYMBOL LEGEND

- (A) – PARTITION TYPE TAG SEE 2/A1.0
- (7) – DOOR TAG – SEE DOOR SCHEDULE ON A6.0
- (X) – KEY NOTE

GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO COLUMN REFERENCE LINES AND EXTERIOR FACE OF MASONRY UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO FACE OF INTERIOR WALL BOARD
2. SEE 4/A5.0 FOR EXTERIOR WALL ASSEMBLY TYPES. SEE 2/A1.0 FOR INTERIOR PARTITION TYPES. INTERIOR PARTITIONS ARE TYPE 'A' UNLESS NOTED OTHERWISE.
3. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES
4. SEE SHEET A6.0 FOR DOOR AND ROOM FINISH SCHEDULES
5. SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
6. GC TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FORREST PERMA-SIGN 1-800-214-8765 9292 1ST ST., BOX 588 www.forrestpermasigns.com NEW ROCHELLE, NY 10802
7. MAXIMUM OCCUPANCY SIGN TO BE POSTED PER LOCAL CODE. SIGN FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
8. ALL HANDSINK LOCATIONS SHALL HAVE CEMENT BOARD BACKING 48" IN HEIGHT A.F.F.
9. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, ETC. FOR PROPER INSTALLATION HEIGHTS.
10. KNOX BOX TO BE INSTALLED PER LOCAL CODE AS REQUIRED. MODEL AND LOCATION TO BE COORDINATED WITH FIRE MARSHALL.

REV	DATE	DESCRIPTION	BY
	02/12/20	ISSUED FOR PLANNING REVIEW	HII

Professional of Record:

PM DESIGN
Architectural Solutions Group
2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA. 95404

Seal

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—	–	HII	02/12/20

TITLE: McDONALDS #3413 – BB20 4597 PP
WATSONVILLE FREEDOM

DESCRIPTION	SITE ID
RELOCATION	HII
WOOD BEARING WALLS AND WOOD ROOF FRAMING	SITE ADDRESS
STUCCO/BATTEN/METAL PANEL FINISHES	1598 FREEDOM BLVD., WATSONVILLE, CA 95076

SHEET NO: **A1.0** FLOOR PLAN

MCD16037.0 PLANNING

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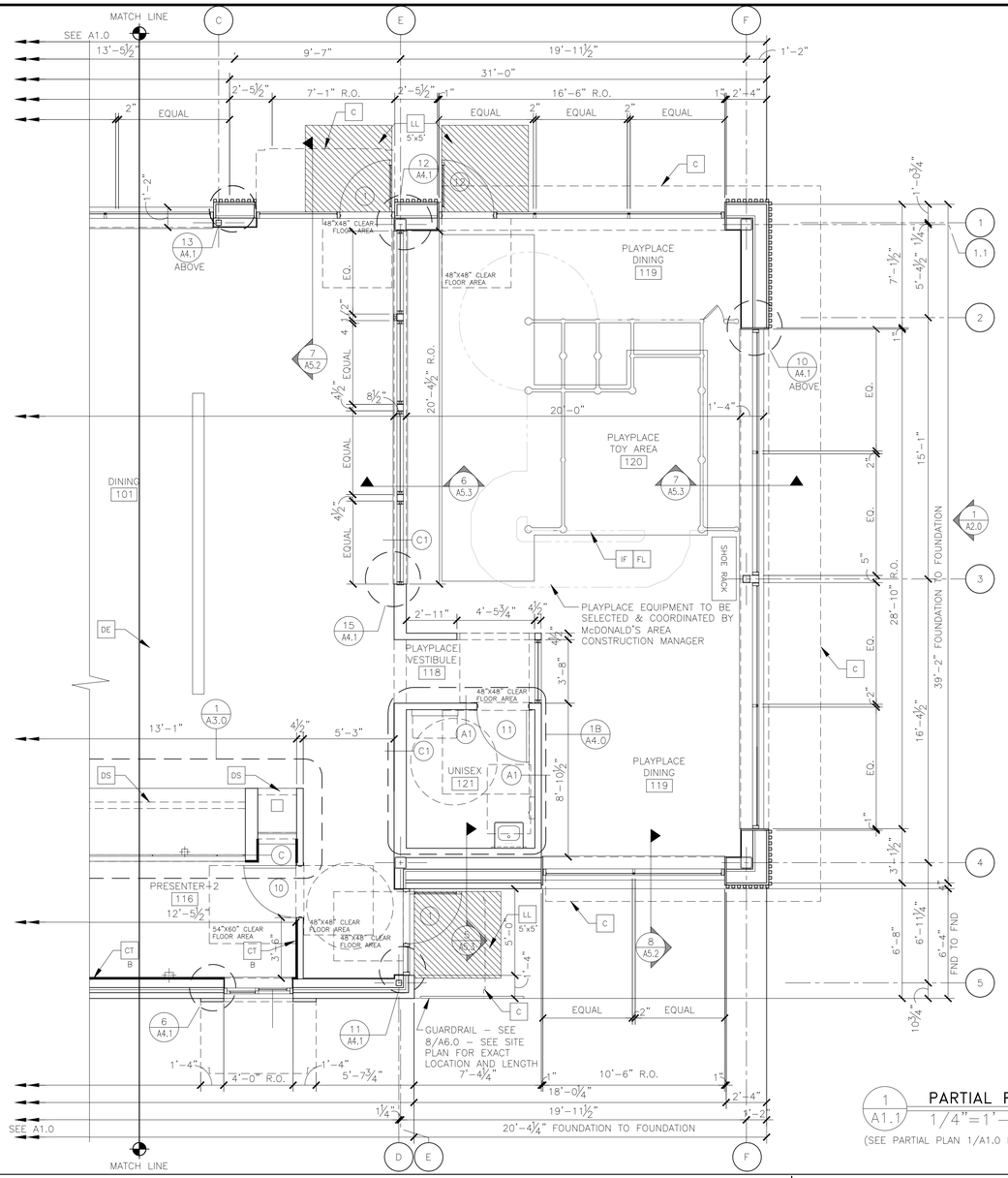

1 / A1.1 — PARTIAL FLOOR PLAN
1/4"=1'-0"
(SEE PARTIAL PLAN 1/A1.0 FOR CONTINUATION OF FLOOR PLAN)

KEY NOTES

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- MS — MOP SINK – SEE DETAIL 8/A6.1 AND PLUMBING DRAWINGS.
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SYMBOL LEGEND

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- (7) — DOOR TAG – SEE DOOR SCHEDULE ON A6.0
- X — KEY NOTE

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10. KNOX BOX TO BE INSTALLED PER LOCAL CODE AS REQUIRED. MODEL AND LOCATION TO BE COORDINATED WITH FIRE MARSHALL.

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REVIEWED BY	DATE ISSUED
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TITLE: McDONALDS #3413 – BB20 4597 PP
WATSONVILLE FREEDOM

DESCRIPTION: RELOCATION
WOOD BEARING WALLS AND WOOD ROOF FRAMING
STUCCO/BATTEN/METAL PANEL FINISHES

SITE ID: HII
SITE ADDRESS: 1598 FREEDOM BLVD., WATSONVILLE, CA 95076

SHEET NO. A1.1
FLOOR PLAN

MCD16037.0 PLANNING

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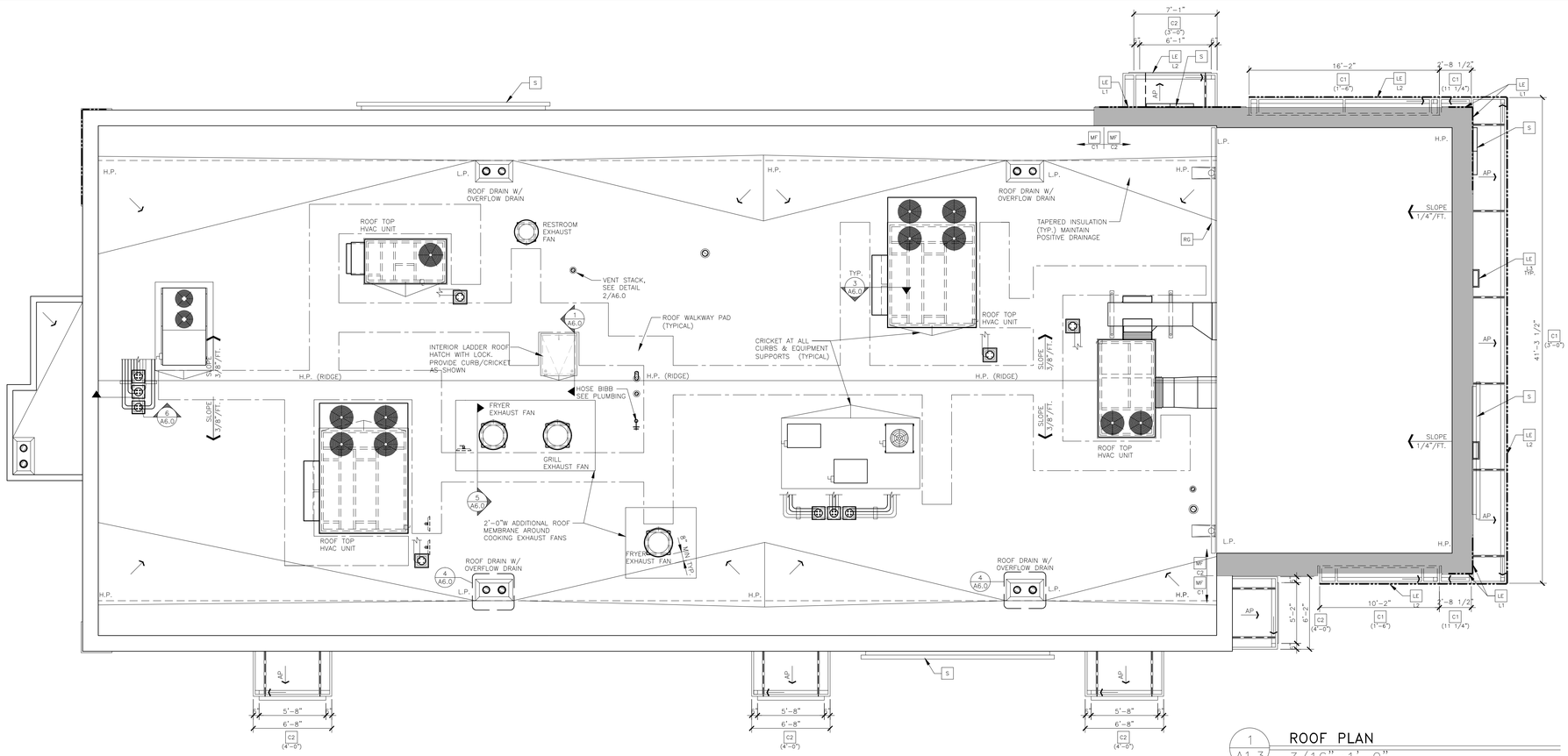


1 A1.3 ROOF PLAN
3/16"=1'-0"

LEGEND

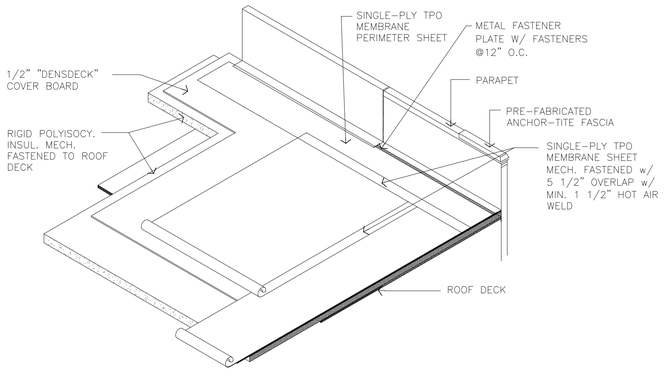
L.P.	LOW POINT
H.P.	HIGH POINT
⟨	DIRECTION OF DRAINAGE
⟨ AP	TRELLIS SYSTEM WITH ALUMINUM INFILL PANELS. SLOPE TO EDGE @1/4"PER FT.

KEY NOTES

- C1 ALUMINUM CANOPY SYSTEM W/ FASCIA (COLOR: SEE ELEVATIONS)
- C2 ALUMINUM CANOPY SYSTEM (COLOR: SEE ELEVATIONS)
- LE ACCENT LIGHTING – SEE ELEVATIONS & ELECTRICAL
  - L1 — LED LIGHT:
    - L1 = SLIM LED (DOWN ONLY)
    - L2 = INTEGRAL CANOPY FIXTURE
    - L3 = UP ONLY FLOOD FIXTURE
- MF METAL FASCIA
  - C1 — COLOR:
    - C1 = WEATHERED ZINC
    - C2 = MATCH BM-2134-30 IRON MOUNTAIN BY BENJAMIN MOORE
- RG CONTINUOUS RAIN GUTTERS AT RAISED ROOF. SLOPE TOWARDS AND DRAIN ONTO FLAT ROOF SPLASH BLOCKS– SEE SECTIONS
- S McDONALD'S SIGNAGE BY OTHERS UNDER SEPARATE PERMIT (SEE ELEVATIONS)

ROOFING NOTES

1. SINGLE–PLY ROOFING SYSTEM WITH BASE FLASHING SHEET EXTENDING UP PARAPET AND TERMINATED UNDER COPING HOT WELDED TO SEALING STRIP SECURED TO WOOD BLOCKING
2. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PER DETAIL 2 OF THIS SHEET.
3. PROVIDE PREFABRICATED METAL CURBS. COORDINATE SIZE, LOCATION AND INSTALLATION REQUIREMENTS W/ M, E, P & S SHEETS. PROVIDE SHIMS TO LEVEL CURB AREAS WHERE ROOF DECK IS PITCHED.
4. FOR EXACT LOCATION OF EXHAUST FANS, HVAC UNITS, AND ROOF HATCH. REFER TO STRUCTURAL DRAWINGS.
5. CRICKETS MUST BE INSTALLED AT ALL ROOF CURBS & EQUIPMENT PLATFORMS BY GENERALCONTRACTOR.



2 A1.3 ROOFING SYSTEM
N.T.S.

ROOFING SYSTEM

1. MANUFACTURERS AND PRODUCTS:
   - A. JOHNS MANVILLE
     JM–TPO

   NO SUBSTITUTIONS ALLOWED
2. SPECIFIED ROOFING SYSTEMS (AS SHOWN):

   HEAT–WELDABLE SINGLE–PLY 60 MIL TPO ROOFING SYSTEM, INSTALLED OVER RIGID INSULATION ON WOOD ROOF DECK HAVING A SLOPE OF 3/8"/FT. MATERIALS SHALL BE AS FOLLOWS:
   - A. TPO ROOFING SYSTEM AS MANUFACTURED BY MANUFACTOR LISTED ABOVE TO COMPLY WITH ASTM E 108 OR UL 790, ASTM D–6878, AND FMG I–90 FOR WIND UPLIFT.
   - B. FASTENERS: METAL FASTENERS AND PLATES AS PER MANUFACTURER.
   - C. ACCESSORIES: PRE–FABRICATED CURBS, FLASHING, CORNERS, TERMINATION BARS, PIPE FLASHING, VENT FLASHING ETC. AS PER MANUFACTURER.
3. WALKWAYS:
   - A. 30" WIDE WALKWAY ROLL, HOT AIR WELDED TO MEMBRANE.
   - B. PROVIDE WALKWAY FROM ROOF LADDER EXIT TO ALL ROOF TOP EQUIPMENT AS PER ROOF PLAN ABOVE.
   - C. INSTALL WALKWAY ACCORDING TO WALKWAY PAD MANUFACTURER'S WRITTEN INSTRUCTION.
4. RIGID INSULATION:

   PROVIDE REQUIRED LAYERS OF POLYISOCYANURATE INSULATION W/ 1/2" "DENSDECK" COVER BOARD TO MEET A MINIMUM CONTINUOUS **R–30** VALUE – THICKNESS AS REQUIRED. PROVIDE POSITIVE SLOPE TO ALL ROOF DRAINS. SEE ROOF PLAN. PROVIDE TOP LAYER PROTECTION MATERIAL AS PER MANUFACTURERS RECOMMENDATIONS. BOTTOM LAYER OF INSULATION TO HAVE INTEGRAL THERMAL BARRIER OR APPROVED ROOFING MANUFACTURER'S THERMAL UNDERLAYMENT SHEET. ASSEMBLY SHALL COMPLY WITH UL 1256 OR FMG 4450 AND ASTM C 1289, TYPE I OR II.
5. TAPERED INSULATION:

   PROVIDE TAPERED INSULATION AS REQUIRED FOR POSITIVE DRAINAGE TO ROOF DRAINS AS INDICATED PER ROOF PLAN ABOVE. ¼" PER FOOT MIN. REQUIRED.
6. EXHAUST FANS:

   PROVIDE ADDITIONAL LAYER OF ROOF MEMBRANE AROUND EXHAUST FANS AS INDICATED PER ROOF PLAN ABOVE.

3 A1.3 DETAIL NOT USED
–

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WATSONVILLE FREEDOM

DESCRIPTION: RELOCATION
WOOD BEARING WALLS AND WOOD ROOF FRAMING
STUCCO/BATTEN/METAL PANEL FINISHES

SITE ID: HII
SITE ADDRESS: 1598 FREEDOM BLVD., WATSONVILLE, CA 95076

SHEET NO. A1.3
ROOF PLAN

MCD16037.0 PLANNING

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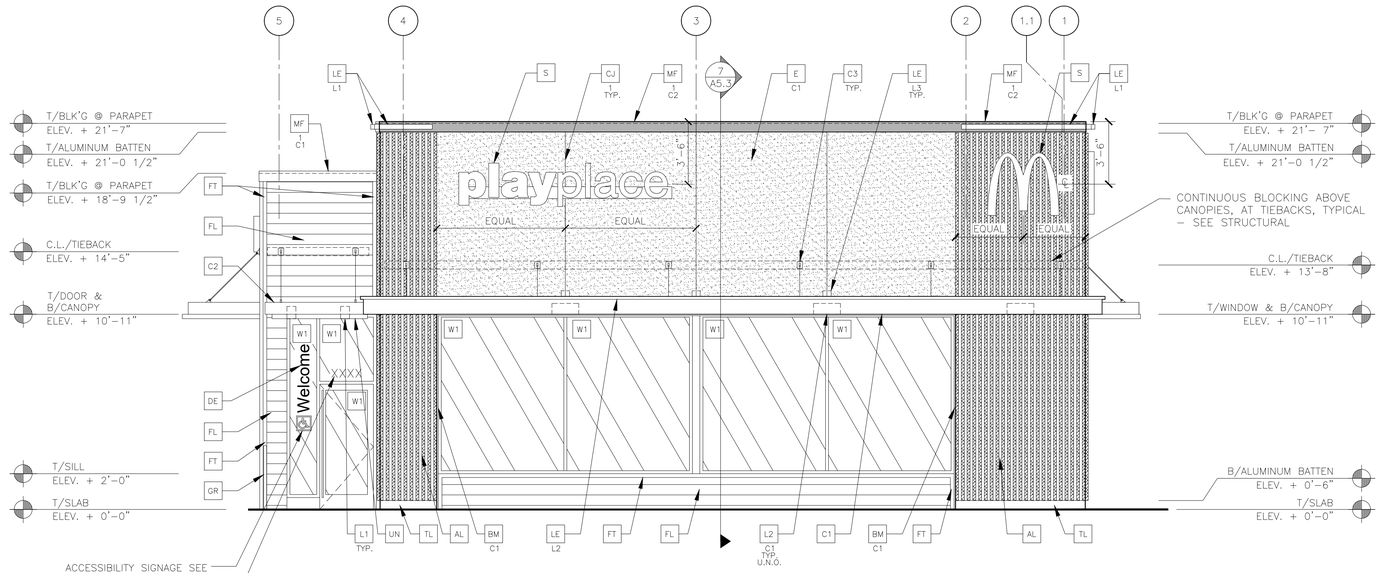
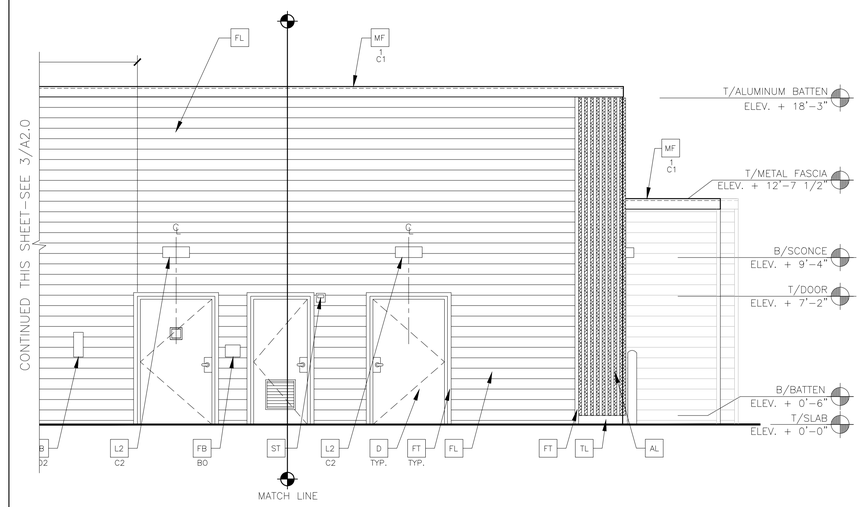
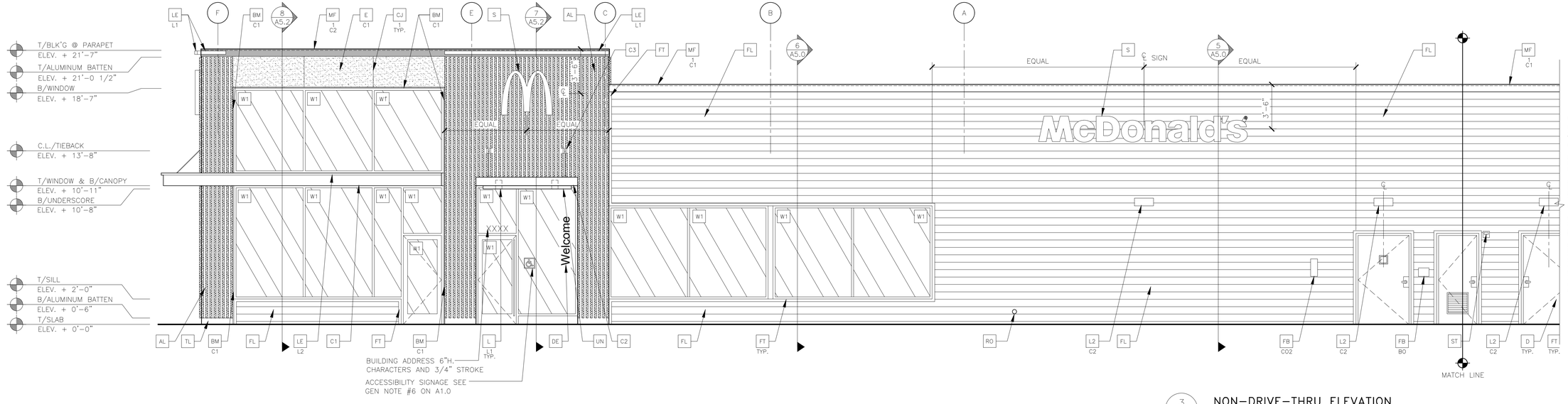


1 A2.0 FRONT ELEVATION
1/4" = 1'-0"



2 A2.0 NON–DRIVE–THRU ELEVATION
1/4" = 1'-0"



3 A2.0 NON–DRIVE–THRU ELEVATION
1/4" = 1'-0"

KEY NOTES:

- AL — ALUMINUM BATTEN SYSTEM
  MFR: AWNEX
  SIZE: 2"X2" PROFILE
  COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
  SUBSTRATE: 1/2" LP SMARTBOARD
  SUBSTRATE COLOR: RAL 7022
- AP — ALPOLIC METAL PANEL (COLOR: CNC CHARCOAL)
- BM — BREAK METAL PANEL
  C1 — COLOR:
  C1= GOLD PANTONE 123C
  C2= RAL 7022
- C1 — ALUMINUM CANOPY SYSTEM W/FASCIA
  COLOR: WHITE
- C2 — ALUMINUM CANOPY SYSTEM
  COLOR: RAL 7022
- C3 — ALUMINUM CANOPY TIEBACK
  COLOR: RAL 7022
- CJ — CONTROL JOINT
  1 — TYPE: 1 = EIFS
- D — HOLLOW METAL DOOR
  PAINT: "AMHURST GRAY" BM–HC–167 BY BENJAMIN MOORE
- DE — DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
  (SUPPLIER VARIES PER REGION. VERIFY WITH ACM)
  SUPPLIERS:
  VOMELA (865) 330–7337, ann.bowen@vomela.com
  GFX INTERNATIONAL (847) 543–4600, mcdonaldsdecor@gfxi.com
- E — EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)
  C1 — COLOR:
  C1 = RAL 7022
- EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB — FILL BOX
  CO2 — CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
  BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- FL — FIBER CEMENT LAP SIDING: HARDIEPLANK LAP SIDING, BEADED SMOOTH, 8 1/4" WIDTH, 7" EXPOSURE, HZ5, COLOR: AGED PEWTER
- FT — FIBER CEMENT TRIM: HARDIETRIM BOARDS, 4/4 SMOOTH, 1 5/8" & 3 1/2" WIDTH, 3/4" THICK, HZ5, COLOR: AGED PEWTER (CHECK 1 5/8" PRE–PAINT AVAILIBILITY)
- GR — GUARD RAIL –SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
  PAINT: RAL 7022
- L1 — RECESSED DOWN LIGHT FIXTURE – SEE ELECTRICAL
  COLOR: GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE – SEE ELECTRICAL
  C1 — COLOR:
  C1= WHITE
  C2= PLATINUM SILVER
- LE — ACCENT LIGHTING – SEE ELECTRICAL
  L1 — LED LIGHT:
  L1 = SLIM LED (DOWN ONLY)
  L2 = INTEGRAL CANOPY FIXTURE
  L3 = UP ONLY FLOOD FIXTURE
- MF — METAL FASCIA
  1 — TYPE:
  C1 — 1 = PRE–FAB ANCHOR–TITE FASCIA
  2 = BOTTOM TRIM AT METAL REVEAL PANEL
  3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
  COLOR:
  C1= WEATHERED ZINC
  C2= RAL 7022
- PB — PIPE BOLLARD – PAINTED YELLOW
- PT — (RMHC) COIN COLLECTOR
  MODEL: #WPT STD
  CALL 1–888–743–7435 TO ORDER
- RG — CONTINUOUS RAIN GUTTER AT PLAYPLACE ROOF
  COLOR: WEATHERED ZINC
- RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT.
- ST — CO2 STROBE/ALARM, SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- TL — TILE (@ BASE OF BATTEN SYSTEM)
  EUROWEST: DELUXE COLLECTION
  COLOR: ABSOLUTE BLACK, SIZE: 6"X24"
  WATERPROOFING SETTING MATERIAL AND GROUT: BY MAPEI
  GROUT COLOR: ULTRA COLOR PLUS – 47 CHARCOAL
  GROUT WIDTH: 1/8" TO 3/16"
  CONTACT: JAN DETER, (714) 937–7500
- UN — METAL UNDERSCORE
  COLOR: GOLD
- W1 — EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS
  COLOR: EXTRA DARK BRONZE
- W2 — DRIVE–THRU WINDOW BY READY ACCESS
  XX — MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
  COLOR: DEEP BRONZE
  SLIDE DIRECTION: RL = RIGHT TO LEFT
  LR = LEFT TO RIGHT

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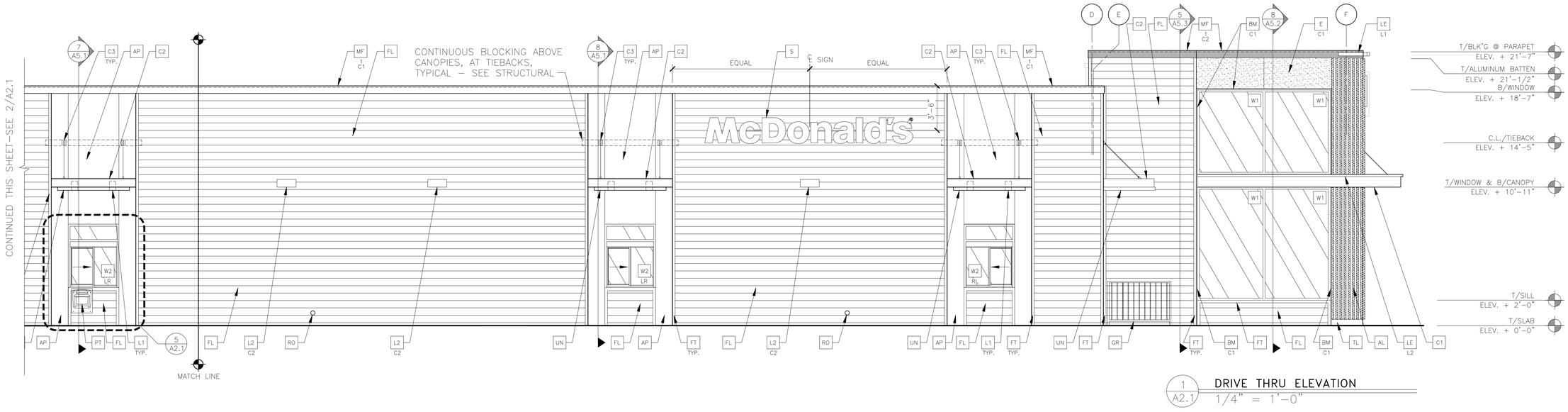
STUCCO/BATTEN/METAL PANEL FINISHES

SITE ID: HII
SITE ADDRESS: 1598 FREEDOM BLVD., WATSONVILLE, CA 95076

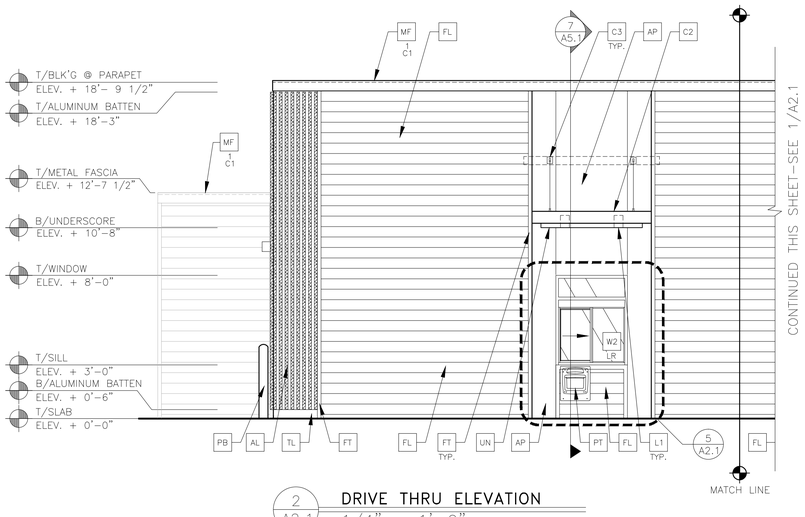
SHEET NO: A2.0
ELEVATIONS

MCD16037.0 PLANNING

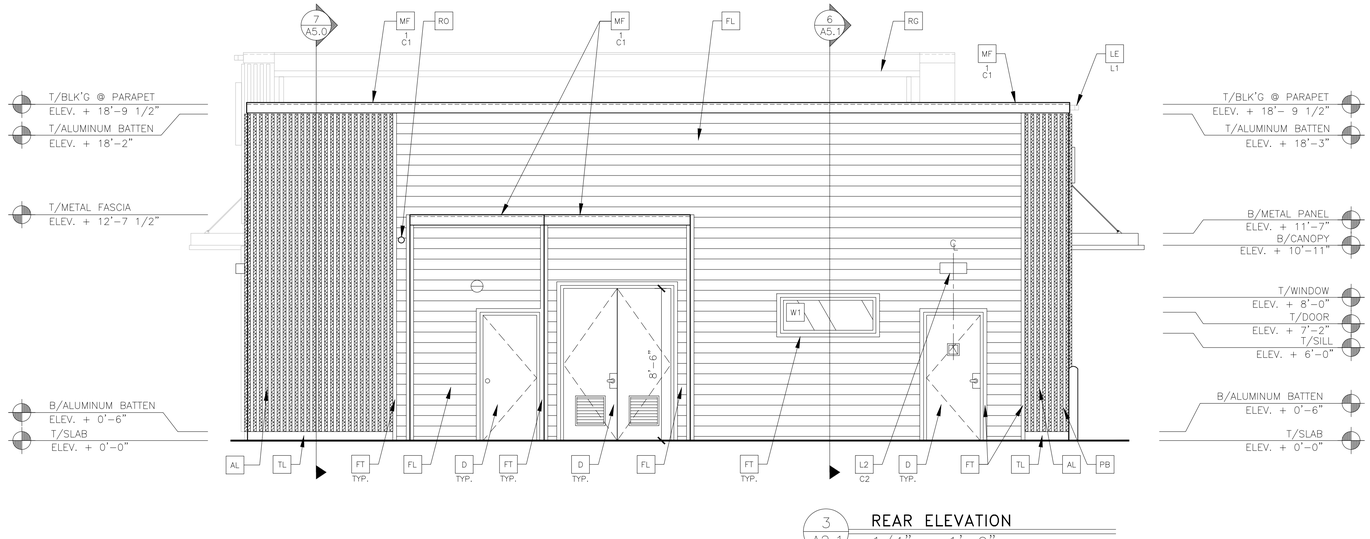
M:\MCDONALDS_MCD 2017\MCD16037.0 - WATSONVILLE-FREEDOM\01-DRAWINGS CURRENT\01-ARCHITECTURAL\02-PLANNING\04-16037-A-ELEV.DWG 2/12/2020 11:10 AM CEDRIC BROOKS



1 A2.1 DRIVE THRU ELEVATION
1/4" = 1'–0"



2 A2.1 DRIVE THRU ELEVATION
1/4" = 1'–0"



3 A2.1 REAR ELEVATION
1/4" = 1'–0"

KEY NOTES:

- AL — ALUMINUM BATTEN SYSTEM
  MFR: AWNEX
  SIZE: 2"X2" PROFILE
  COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
  SUBSTRATE: 1/2" LP SMARTBOARD
  SUBSTRATE COLOR: RAL 7022
- AP — ALPOLIC METAL PANEL (COLOR: CNC CHARCOAL)
- BM — BREAK METAL PANEL
  C1 — COLOR:
  C1= GOLD PANTONE 123C
  C2= RAL 7022
- C1 — ALUMINUM CANOPY SYSTEM W/FASCIA
  COLOR: WHITE
- C2 — ALUMINUM CANOPY SYSTEM
  COLOR: RAL 7022
- C3 — ALUMINUM CANOPY TIEBACK
  COLOR: RAL 7022
- CJ — CONTROL JOINT
  1 — TYPE: 1 = EIFS
- D — HOLLOW METAL DOOR
  PAINT: "AMHURST GRAY" BM–HC–167 BY BENJAMIN MOORE
- DE — DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
  (SUPPLIER VARIES PER REGION. VERIFY WITH ACM)
  SUPPLIERS:
  VOMELA (865) 330–7337, ann.bowen@vomela.com
  GFX INTERNATIONAL (847) 543–4600, mcdonaldsdecor@gfxi.com
- E — EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)
  C1 — COLOR:
  C1 = RAL 7022
- EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB — FILL BOX
  CO2 — CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
  BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- FL — FIBER CEMENT LAP SIDING: HARDIEPLANK LAP SIDING, BEADED SMOOTH, 8 1/4" WIDTH, 7" EXPOSURE, HZ5, COLOR: AGED PEWTER
- FT — FIBER CEMENT TRIM: HARDIETRIM BOARDS, 4/4 SMOOTH, 1 5/8" & 3 1/2" WIDTH, 3/4" THICK, HZ5, COLOR: AGED PEWTER (CHECK 1 5/8" PRE–PAINT AVAILIBILITY)
- GR — GUARD RAIL –SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
  PAINT: RAL 7022
- L1 — RECESSED DOWN LIGHT FIXTURE – SEE ELECTRICAL
  COLOR: GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE – SEE ELECTRICAL
  C1 — COLOR:
  C1= WHITE
  C2= PLATINUM SILVER
- LE — ACCENT LIGHTING – SEE ELECTRICAL
  L1 — LED LIGHT:
  L1 = SLIM LED (DOWN ONLY)
  L2 = INTEGRAL CANOPY FIXTURE
  L3 = UP ONLY FLOOD FIXTURE
- MF — METAL FASCIA
  1 — TYPE:
  C1 — 1 = PRE–FAB ANCHOR–TITE FASCIA
  2 = BOTTOM TRIM AT METAL REVEAL PANEL
  3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
  COLOR:
  C1= WEATHERED ZINC
  C2= RAL 7022
- PB — PIPE BOLLARD – PAINTED YELLOW
- PT — (RMHC) COIN COLLECTOR
  MODEL: #WPT STD
  CALL 1–888–743–7435 TO ORDER
- RG — CONTINUOUS RAIN GUTTER AT PLAYPLACE ROOF
  COLOR: WEATHERED ZINC
- RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT.
- ST — CO2 STROBE/ALARM, SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- TL — TILE (@ BASE OF BATTEN SYSTEM)
  EUROWEST: DELUXE COLLECTION
  COLOR: ABSOLUTE BLACK, SIZE: 6"X24"
  WATERPROOFING SETTING MATERIAL AND GROUT: BY MAPEI
  GROUT COLOR: ULTRA COLOR PLUS – 47 CHARCOAL
  GROUT WIDTH: 1/8" TO 3/16"
  CONTACT: JAN DETER, (714) 937–7500
- UN — METAL UNDERSCORE
  COLOR: GOLD
- W1 — EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS
  COLOR: EXTRA DARK BRONZE
- W2 — DRIVE–THRU WINDOW BY READY ACCESS
  MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
  XX — COLOR: DEEP BRONZE
  SLIDE DIRECTION: RL = RIGHT TO LEFT
  LR = LEFT TO RIGHT

REV	DATE	DESCRIPTION	BY
			HII
	02/12/20	ISSUED FOR PLANNING REVIEW	

Professional of Record:

PM DESIGN
Architectural Solutions Group
2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA. 95404

Seal

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PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	STD ISSUE DATE
—	–
REVIEWED BY	DATE ISSUED
HII	02/12/20

TITLE: McDONALDS #3413 – BB20 4597 PP
WATSONVILLE FREEDOM

DESCRIPTION: RELOCATION
WOOD BEARING WALLS AND WOOD ROOF FRAMING
STUCCO/BATTEN/METAL PANEL FINISHES

SITE ADDRESS: 1598 FREEDOM BLVD., WATSONVILLE, CA 95076

SITE ID: HII

SHEET NO. A2.1
ELEVATIONS

MCD16037.0 PLANNING

M:\MCDONALDS_MCD 2017\MCD16037.0 - WATSONVILLE-FREEDOM\01-DRAWINGS CURRENT\01-ARCHITECTURAL\02-PLANNING\04-16037-A-ELEV DWG 2/12/2020 11:10 AM CEDRIC BROOKS

FRONT ELEVATION

MATERIAL LEGEND:

PM DESIGN
Architectural Solutions Group

#10235 OAKLAND/14th&64th MCDONALDS

6300 INTERNATIONAL BLVD. OAKLAND, CA.94526

FRONT ELEVATION

MATERIAL LEGEND:

GOLD	WEATHERED ZINC	WOOD GRAIN SUBSTRATE - RAL 7022
RAL 7022	PLATINUM SILVER	WHITE

PM DESIGN Architectural Solutions Group

#10235 OAKLAND/14th&64th MCDONALDS

6300 INTERNATIONAL BLVD. OAKLAND, CA.94526

FRONT ELEVATION

MATERIAL LEGEND:

PM DESIGN Architectural Solutions Group

#10235 OAKLAND/14th&64th MCDONALDS

6300 INTERNATIONAL BLVD. OAKLAND, CA.94526

FRONT ELEVATION

MATERIAL LEGEND:

GOLD

WEATHERED ZINC

WOOD GRAIN SUBSTRATE - RAL 7022

RAL 7022

PLATINUM SILVER

WHITE

PM DESIGN Architectural Solutions Group

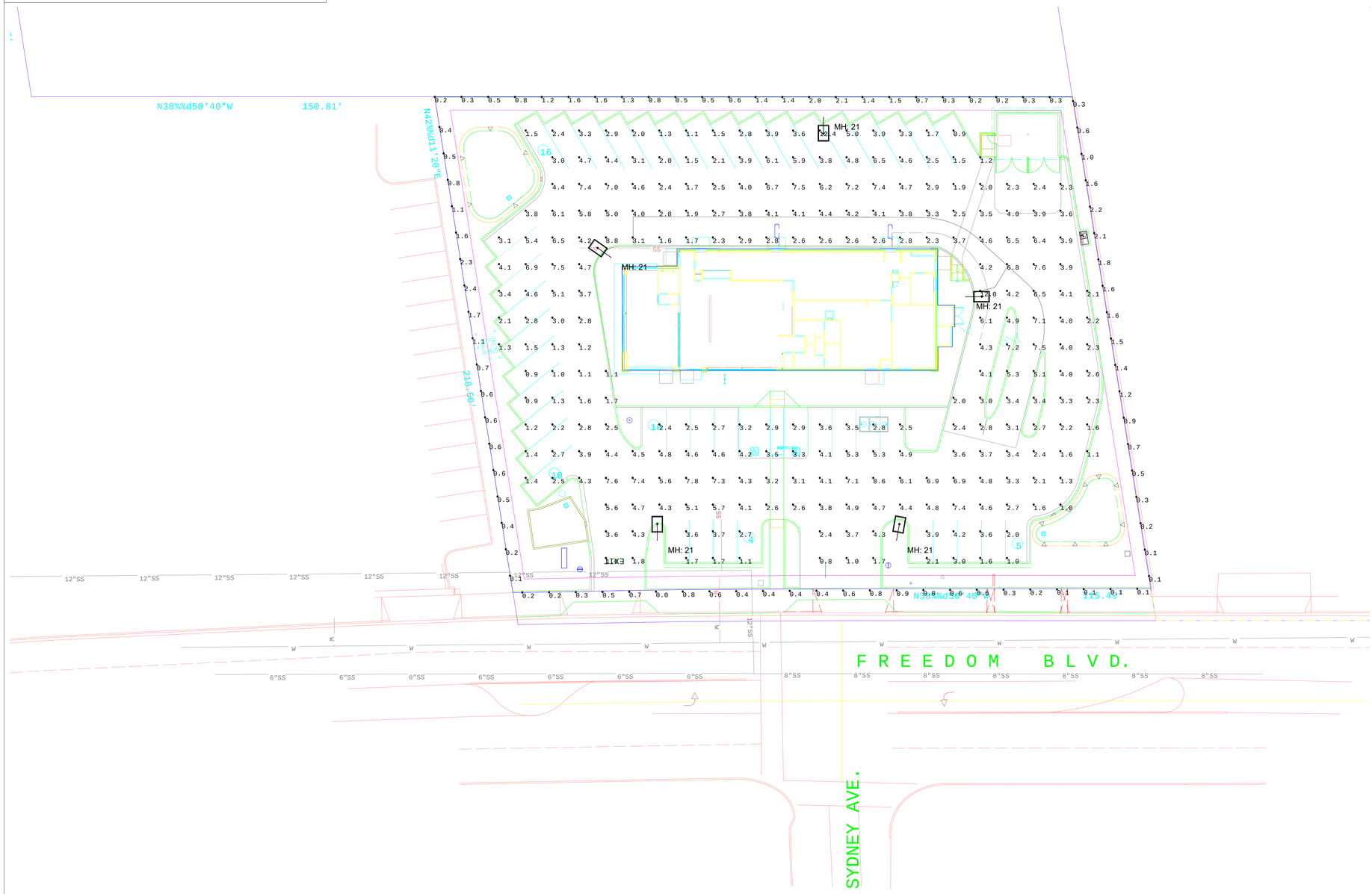
#10235 OAKLAND/14th&64th MCDONALDS

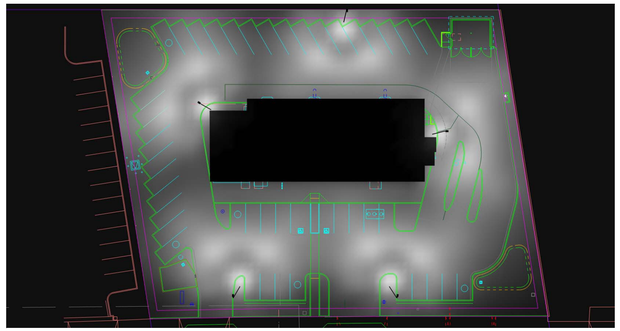
6300 INTERNATIONAL BLVD. OAKLAND, CA.94526

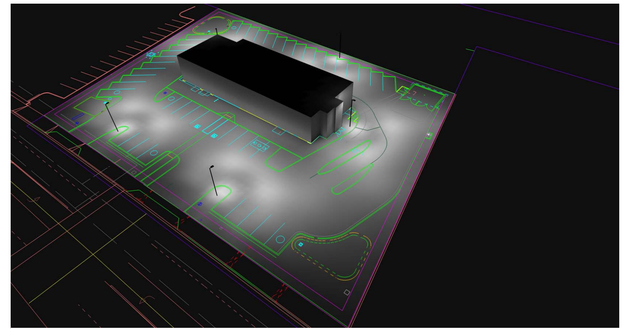
NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.

2. DISTANCE BETWEEN READINGS 10'







Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	3.70	12.4	0.8	4.63	15.50
PROPERTY LINE READINGS	Illuminance	Fc	0.80	2.4	0.0	N.A.	N.A.

** - SPECIFY COLOR

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
	5	VPL-96L-280-5K7-4W	SINGLE	0.900	VPL-96L-280-5K7-4W-SCP/40F	276.7	1	21	SES-18-40-1-GL-TA-xx (4")

* PROJECT WIND LOAD CRITERIA BASED ON: ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH) 50 YEAR MEAN RECURRENCE INTERVAL

Allowed EPA 7.2 @
Wind Load 90MPH

THIS DRAWING MEETS OR EXCEEDS McDONALDS CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

Regional Drawing
004-0463

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO E COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

SECURITY LIGHTING™
2100 Golf Road, Suite 460, Rolling Meadows, IL 60008
1-800-544-4848

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE 1"=20' 0"

DRAWN BY BV

POINT-BY-POINT FOOTCANDLE PLOT FOR
MCDONALDS
1598 FREEDOM BLVD
WATSONVILLE, CA

NATIONAL STORE NUMBER
3413

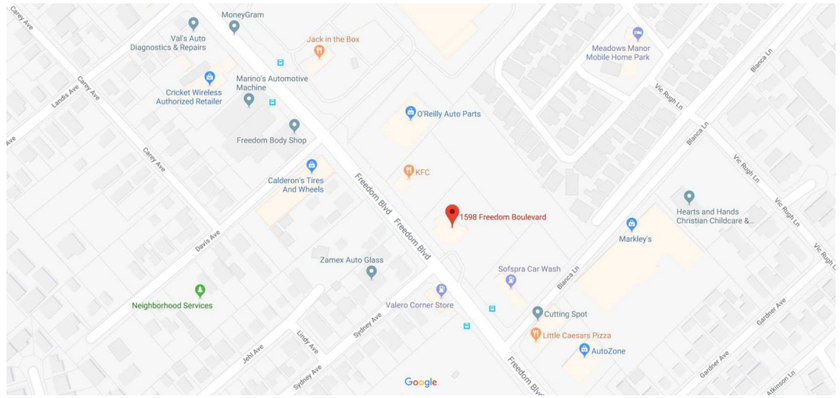
DATE 2/7/2020

DRAWING NUMBER SL2002014.AGI

McDonald's

1598 FREEDOM BLVD - WATSONVILLE, CA

SIGN PROGRAM BOOK



VICINITY MAP
NTS

Customer: **MCDONALD'S**	Date: **02/10/20**	Prepared By: **AT/KH**	Eng: **-**	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: **WATSONVILLE, CA**	File Name: **164426 - R6 - 1598 FREEDOM BLVD - WATSONVILLE, CA**			

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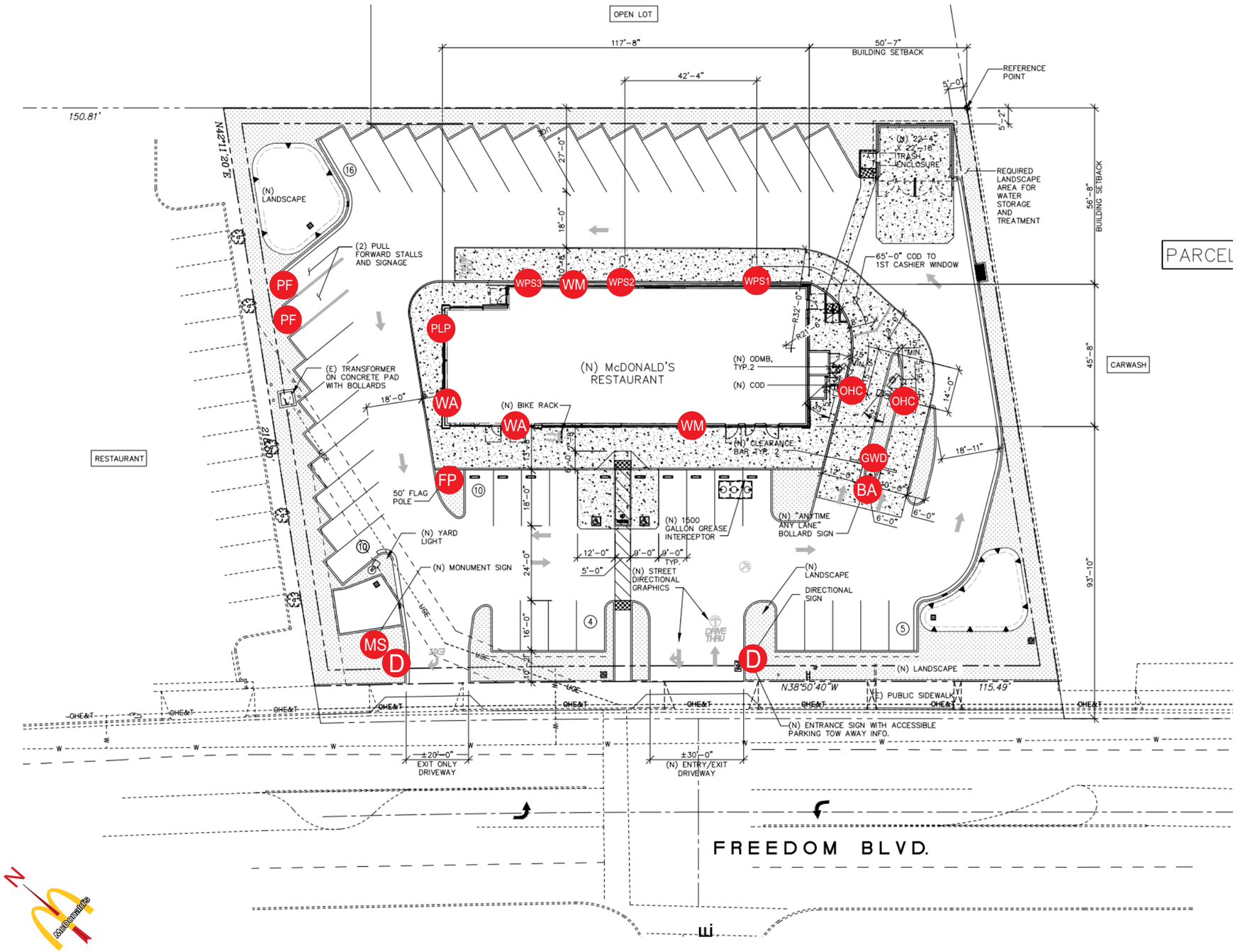

- BA ···· ANY LANE BOLLARD
- GWD ···· DOUBLE ARM GATEWAY
- OHC ···· ORDER HERE CANOPY (QTY 2)
- WPS1 ···· WINDOW POSITION SIGN 1
- WPS2 ···· WINDOW POSITION SIGN 2
- WPS3 ···· WINDOW POSITION SIGN 3
- PLP ···· 22" PLAYPLACE LETTERS
- PF ···· PULL FORWARD SIGN (QTY 2)
- WA ···· WALL ARCH (QTY 2)
- WM ···· 24" WORDMARK (QTY 2)
- D ···· DIRECTIONAL (QTY 2)
- MS ···· MONUMENT SIGN
- FP ···· FLAG POLE

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:	Date:	Prepared By:	Eng:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
MCDONALD'S	02/10/20	KH	-	
Location: WATSONVILLE, CA	File Name: 164426 - R6 - 1598 FREEDOM BLVD - WATSONVILLE, CA			

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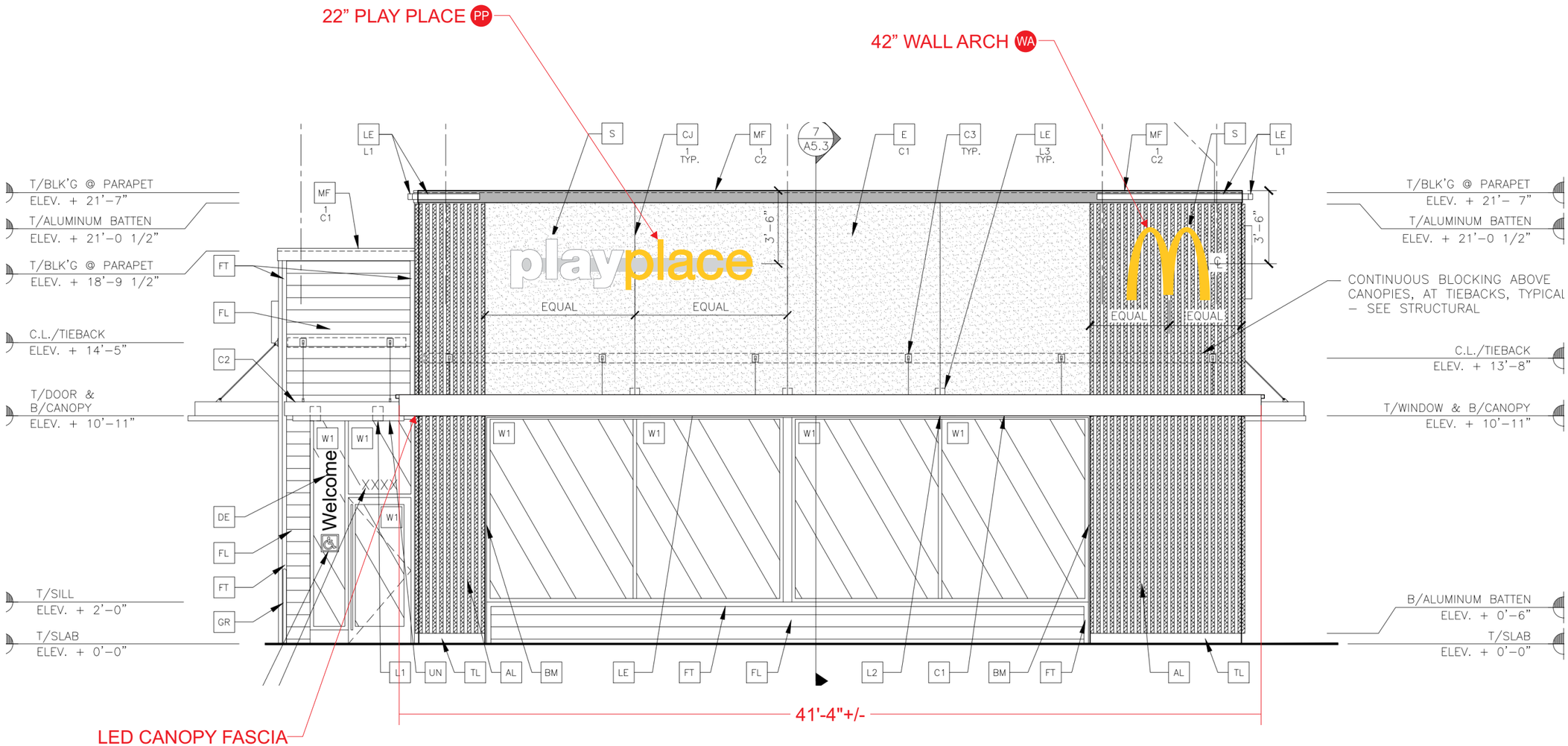
NORTHWEST (FRONT) ELEVATION

SCALE: 3/16" = 1'-0"



APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:	Date:	Prepared By:	Eng:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
MCDONALD'S	02/10/20	KH	-	
Location: WATSONVILLE, CA	File Name: 164426 - R6 - 1598 FREEDOM BLVD - WATSONVILLE, CA			

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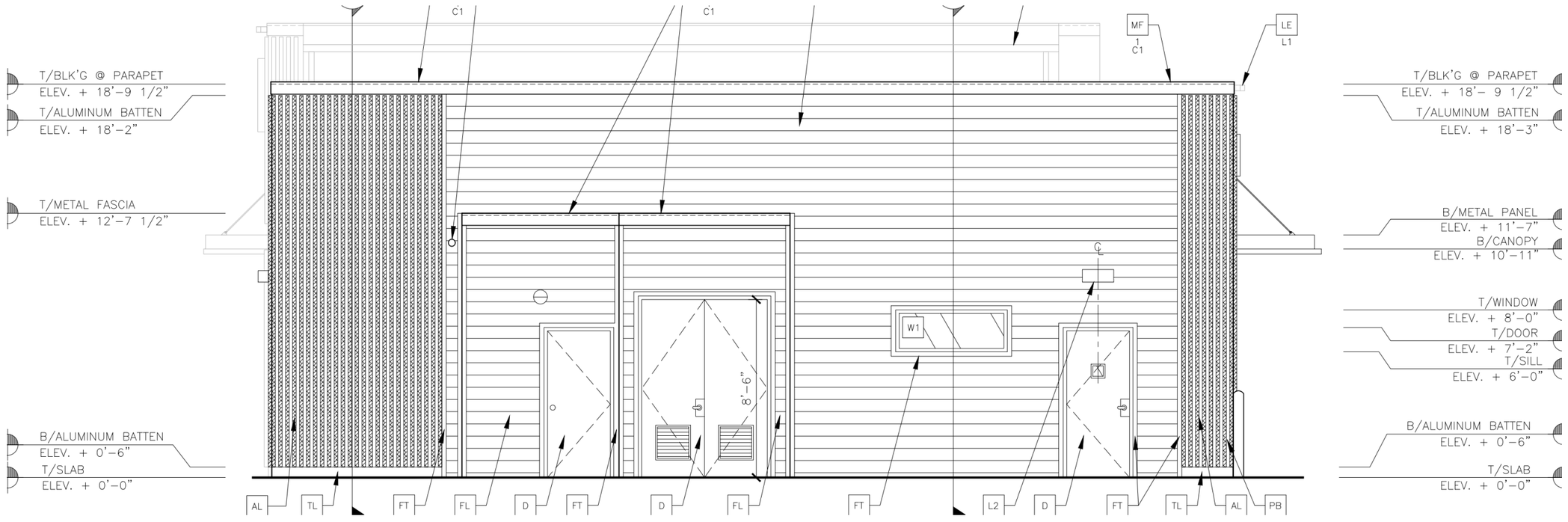
SOUTHEAST (REAR) ELEVATION

SCALE: 3/16" = 1'-0"



APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:	Date:	Prepared By:	Eng:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
MCDONALD'S	**02/10/20**	**KH**	**-**	
Location:	File Name:			
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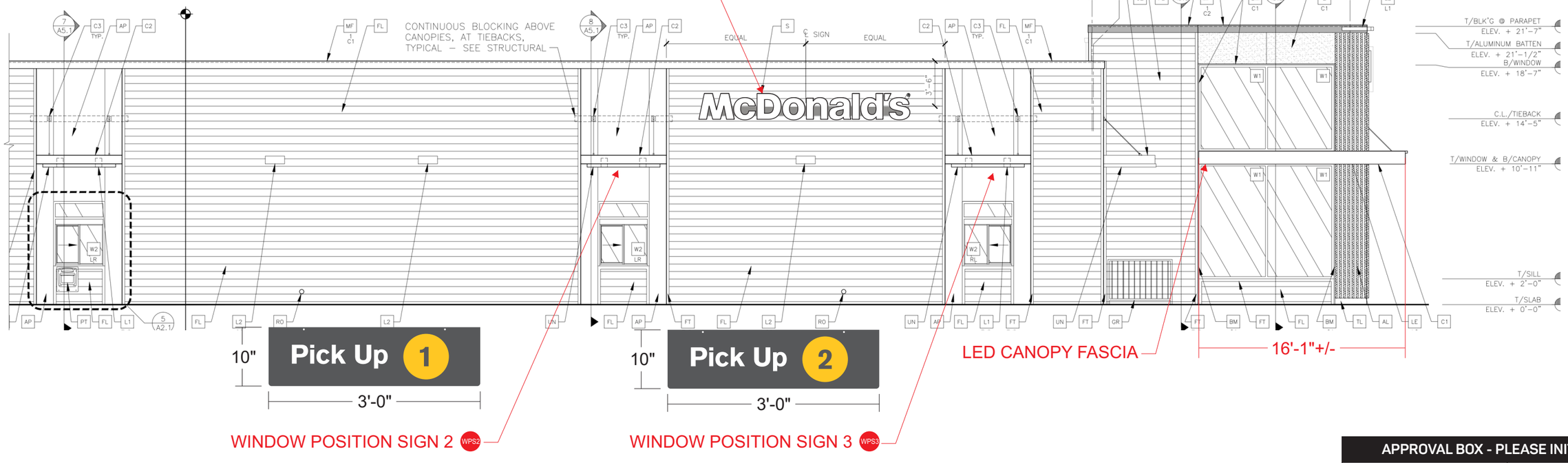
NORTHEAST (DRIVE-THRU) ELEVATION

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



APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:	Date:	Prepared By:	Eng:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
MCDONALD'S	02/10/20	KH	-	
Location: WATSONVILLE, CA	File Name: 164426 - R6 - 1598 FREEDOM BLVD - WATSONVILLE, CA			

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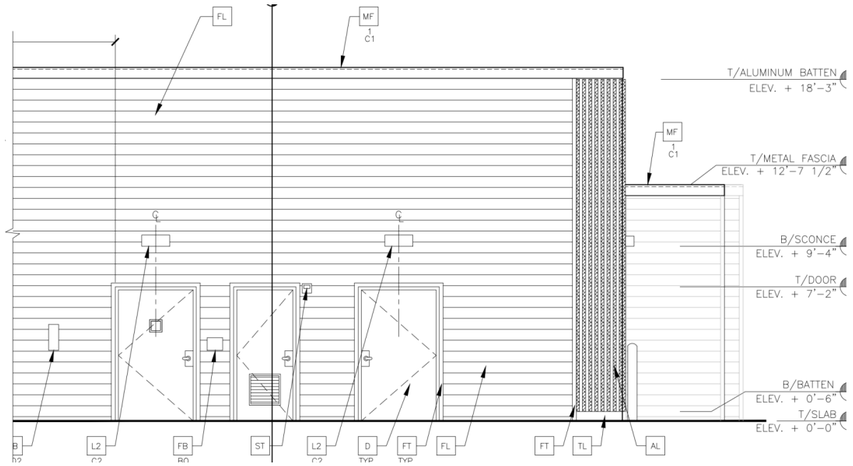
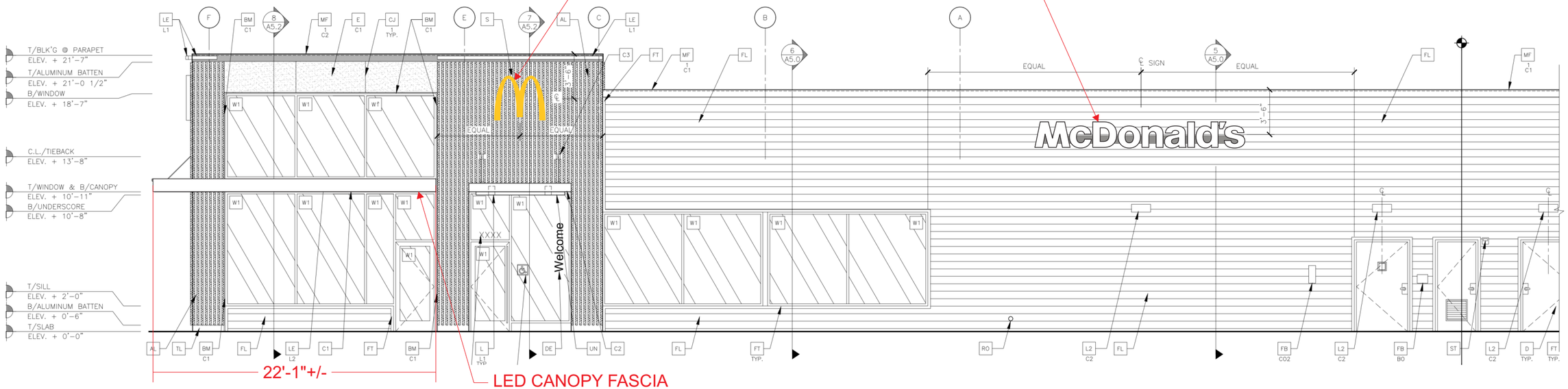
SOUTHWEST (NON DRIVE-THRU) ELEVATION
SCALE: 1/8” = 1’-0”





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CUSTOMER APPROVAL		Date

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Customer:	Date:	Prepared By:	Eng:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
MCDONALD’S	**02/10/20**	**KH**	**-**	
Location:	File Name:			
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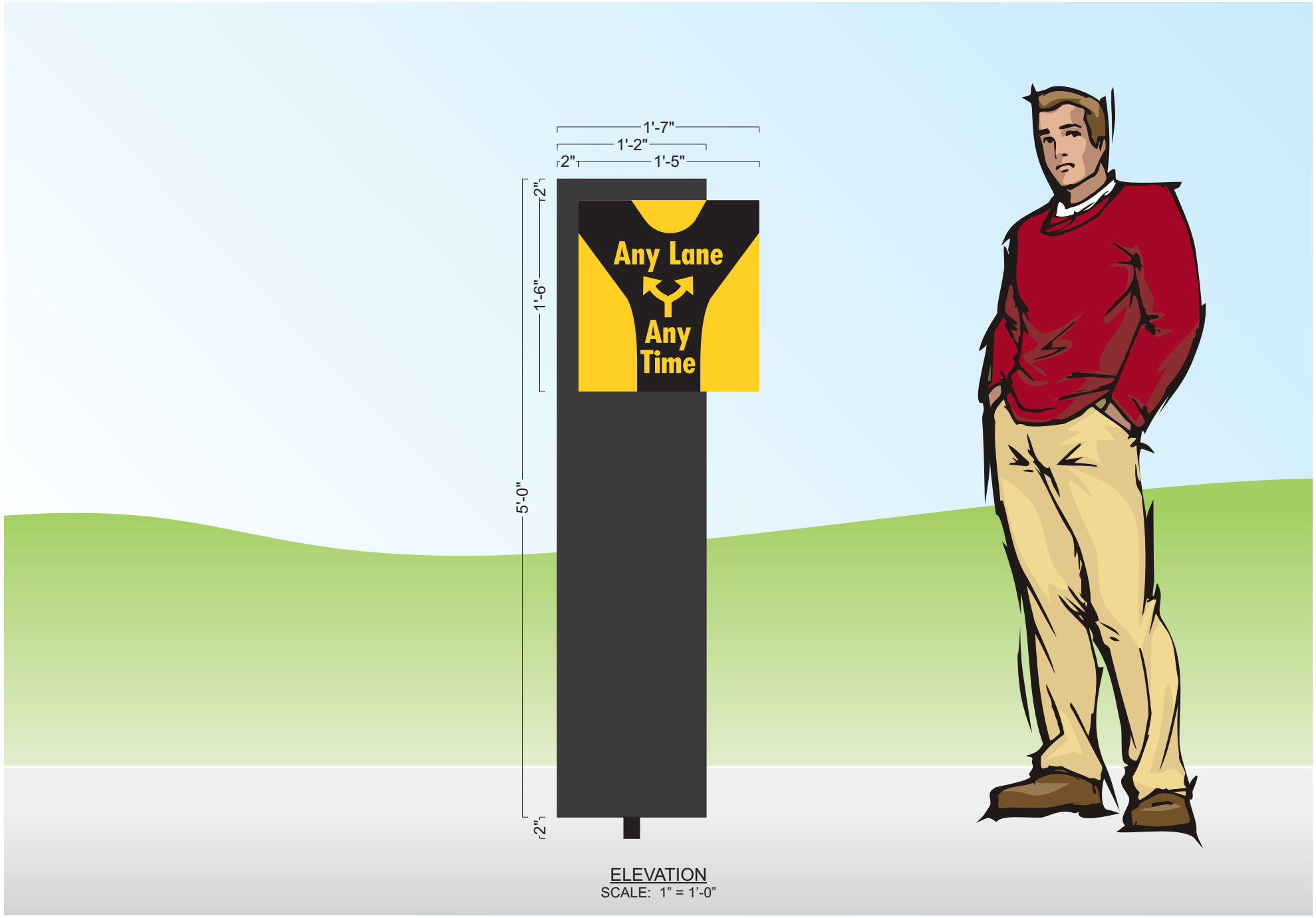
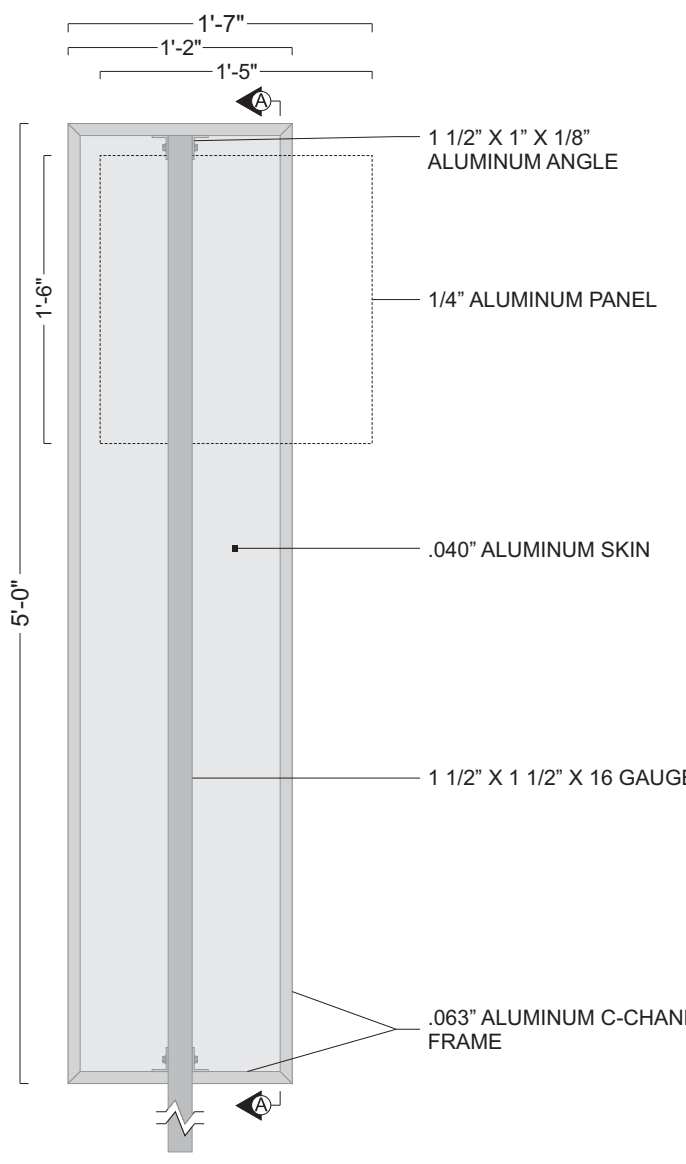
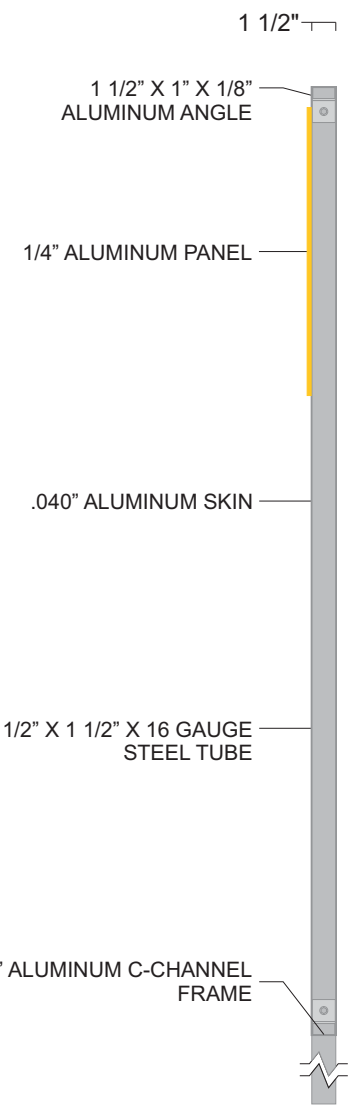
BA



ELEVATION
SCALE: 1" = 1'-0"



FRAME DETAIL
SCALE: 1" = 1'-0"



CROSS SECTION A-A
SCALE: 1" = 1'-0"

GRAPHIC DETAIL
SCALE: 1" = 1'-0"

FRAME DETAIL
DESIGN FACTOR: TBD
1 1/2" X 3/4" X .063" ALUMINUM C-CHANNEL FRAME
.040" ALUMINUM SKINS
EXTERIOR FINISH: PAINT TO MATCH CHARCOAL ACM
SQUARE FOOTAGE: BOXED = 7.92, ACTUAL = 6.46

FACE DETAIL
1/4" ALUMINUM PANEL W/ 1ST SURFACE PAINT & VINYL DECO.:
MATCH PMS 123 GOLD - BACK-GROUND, COPY & ARROW
3630-22 BLACK - LANES

Customer: MCDONALD'S	Date: 02/10/20	Prepared By: KH	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	
Location: WATSONVILLE, CA	File Name: 164426 - R6 - 1598 FREEDOM BLVD - WATSONVILLE, CA			Eng: -

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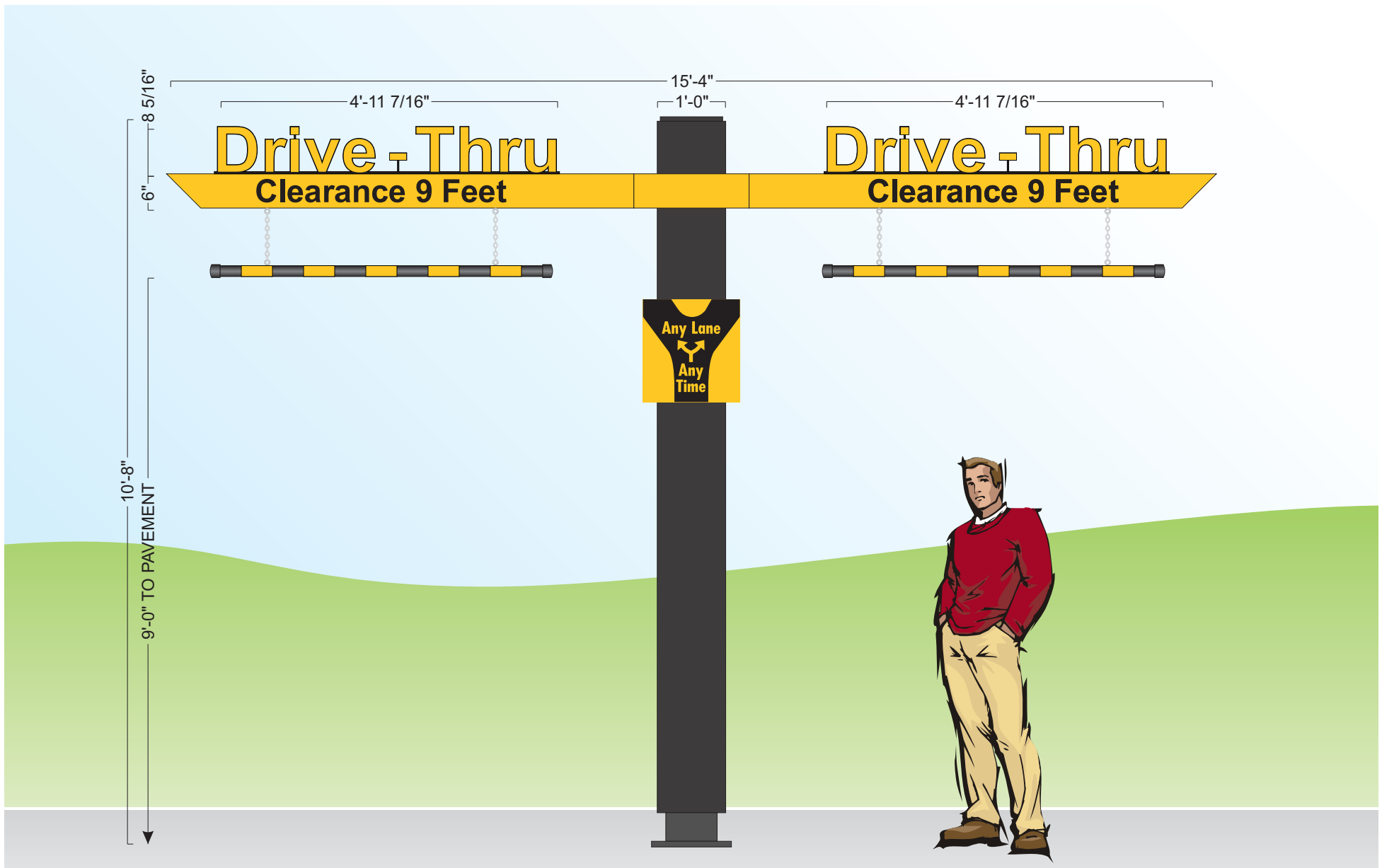
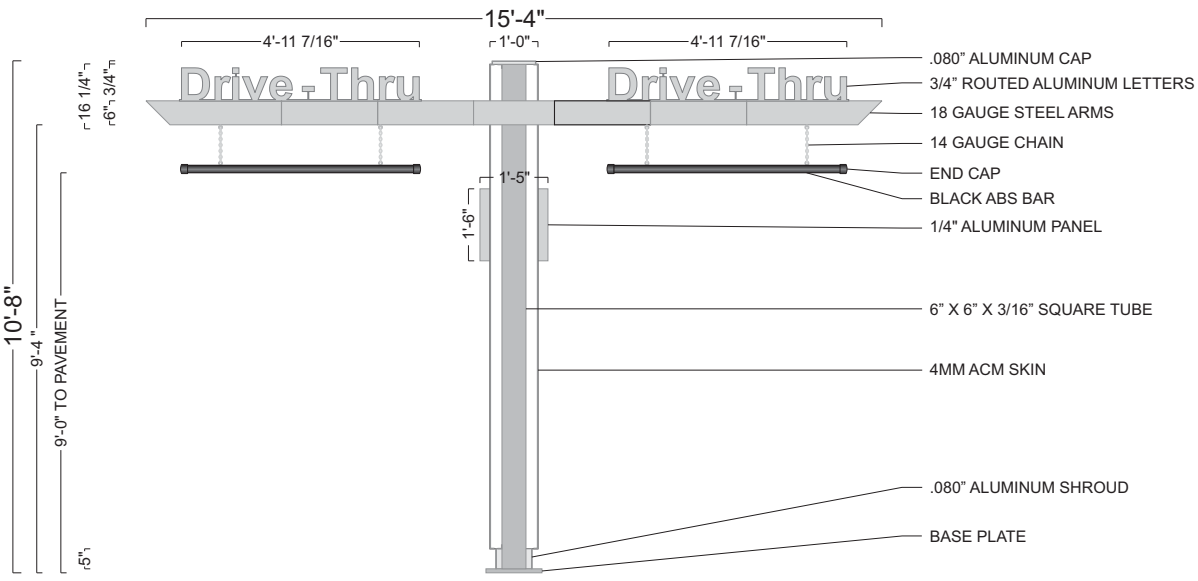
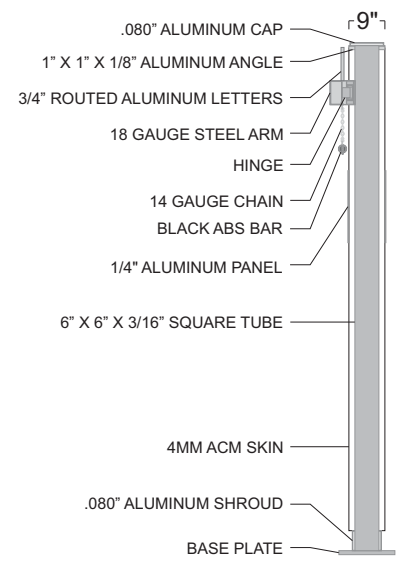
GWD



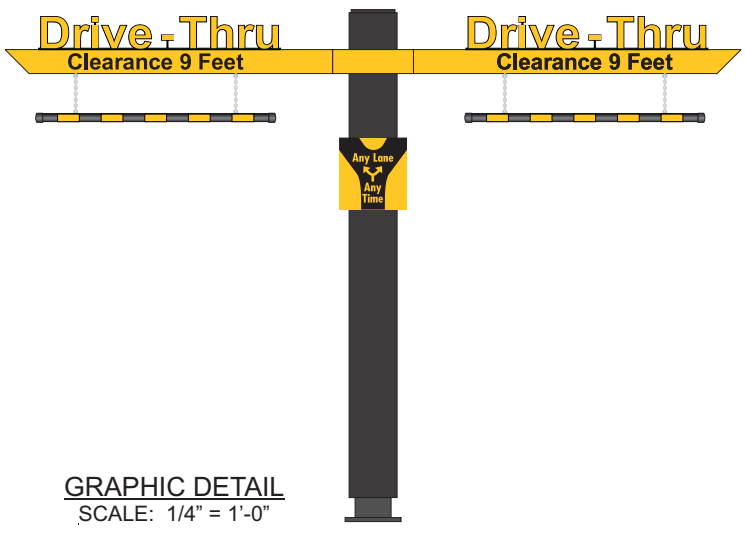
ELEVATION
SCALE: ½" = 1'-0"



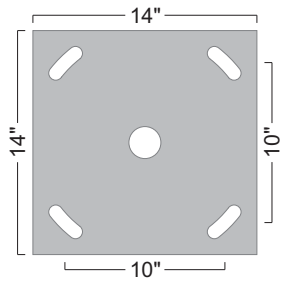
FRONT VIEW
SCALE: 1/4" = 1'-0"



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



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



1" X 14" X 14" PLATE
7/8" HOLES
2" CENTER HOLE
3/4" ANCHOR BOLTS

BASE PLATE DETAIL
SCALE: 1" = 1'-0"

POLE COVER DETAIL
DESIGN FACTOR: TBD
4MM CHARCOAL ACM POLE COVER
.080" ALUMINUM CAP AND SHROUD
EXTERIOR FINISH:
POLE COVER - PRE-FINISHED CHARCOAL
SHROUD AND BASE PLATE - MATCH B.M. 1631 MIDNIGHT OIL

CLEARANCE BAR DETAIL
BLACK ACM PIPE W/ 180-25 GOLD
VINYL STRIPES APPLIED 1ST SURFACE

SQUARE FEET: BOXED = 163.56
ACTUAL = 20.22

PANEL DETAIL
1/4" ALUMINUM PANEL W/ 1ST SURFACE PAINT & VINYL DECO.:
MATCH PMS 123 C GOLD - BACK-GROUND, COPY & ARROW
3630-22 BLACK - LANES

SWING ARM DETAIL
DESIGN FACTOR: TBD
18 GAUGE STEEL ARM WITH HINGE W/ 1ST SURFACE PAINT AND VINYL DECORATION:
MATCH PMS 123 C GOLD - SWING ARM
7725-12 BLACK - "CLEARANCE 9 FEET" COPY

"DRIVE-THRU" LETTER DETAIL
3/4" ROUTED ALUMINUM LETTERS W/ 1ST SURFACE VINYL DECORATION:
180-25 GOLD - "DRIVE-THRU" COPY
BLACK - COPY OUTLINE

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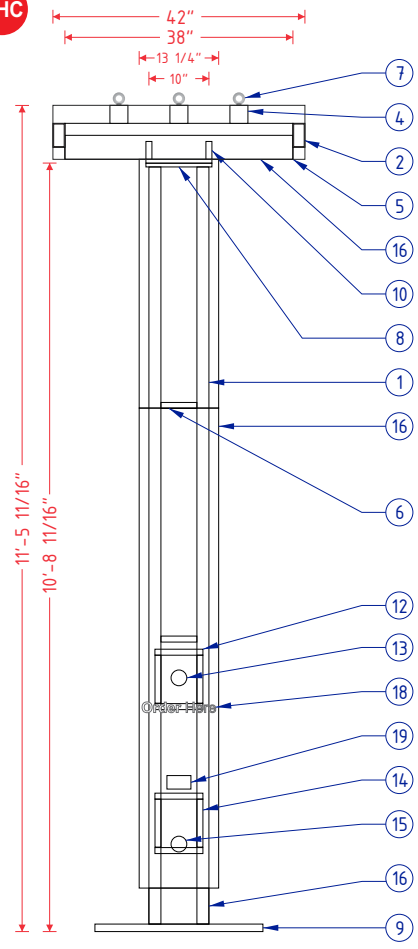
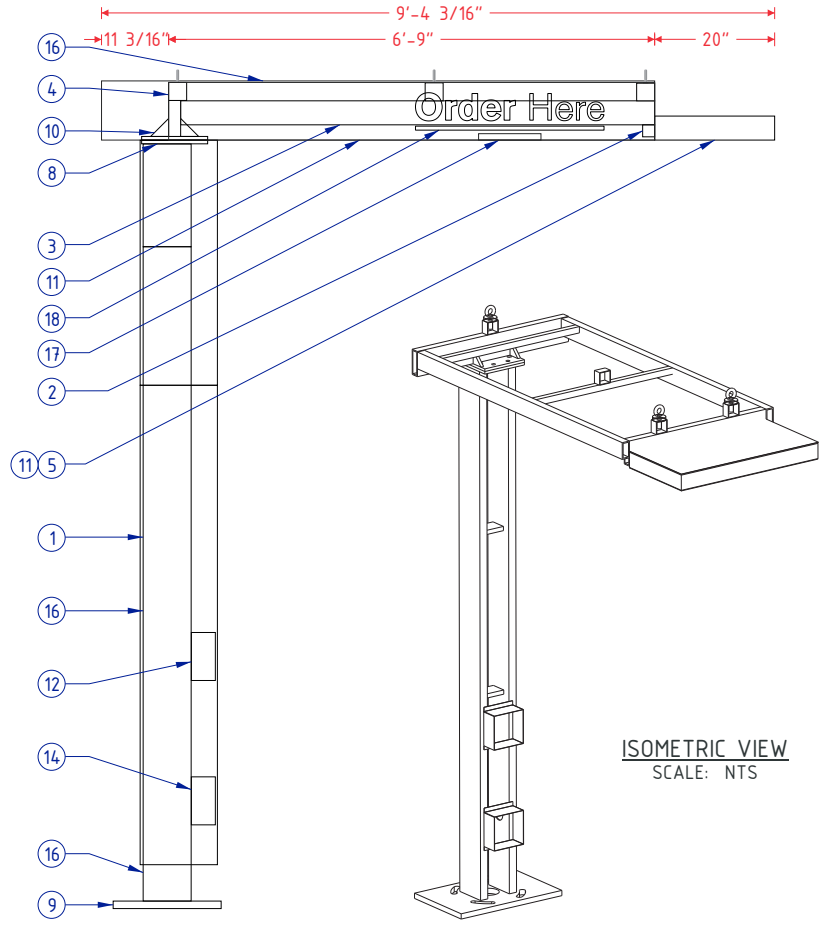


FRAME & LAMP DETAIL
SCALE: 3/8" = 1'-0"



CROSS SECTION A-A
SCALE: 3/8" = 1'-0"

ISOMETRIC VIEW
SCALE: NTS

MCDONALD'S SPRINGBOARD OHC SPECIFICATIONS	
NO.	PART/DESCRIPTION
1	2" X 8" X 3/16" RECTANGULAR TUBE
2	2" X 6" X 1/4" RECTANGULAR TUBE
3	2" X 4" X 1/4" RECTANGULAR TUBE
4	3" X 3" X 3/16" SQUARE TUBE
5	1" X 4" X 1/8" RECTANGULAR TUBE
6	C4 ALUMINUM C-CHANNEL
7	1/2" EYEBOLTS (3)
8	11" X 11" X 5/8" TOP PLATES (2) (SEE PLATE DETAILS)
9	18" X 28" X 1 1/4" BASE PLATE (SEE PLATE DETAILS)
10	3" X 3" X 3/4" GUSSETS
11	.063" ALUMINUM SKIN
12	.063" ALUMINUM BENT SP10 SPEAKER BOX HOLDER
13	SPEAKER OPENING
14	.063" ALUMINUM BENT DM 4/DM 5 MICROPHONE BOX HOLDER
15	MICROPHONE OPENING
16	ACM CLADDING
17	SLOAN LED LIGHT WITH POWER SUPPLY
18	REFLECTIVE WHITE 680-10 VINYL
19	ADA STICKER

NOTES:

- DESIGN FACTOR: TO BE DETERMINED
- 2" X 8" X 3/16 RECTANGULAR TUBE FRAME
- ACM AND .063" ALUMINUM SKIN
- EXTERIOR FINISH:
  - BASE PLATE - PAINT BM 1631 MIDNIGHT OIL
  - TUBE AND TOP ACM - PAINT CHARCOAL
  - SPRINGBOARD TIP AND UNDERSIDE - PAINT PMS 123 C GOLD
- ACM/SKIN REMOVABLE FOR SERVICE
- U.L. LISTED
- ELECTRICAL: 0.64 AMPS/120 VOLTS

18" X 28" X 1 1/4" PLATE
1 3/8" SLOTTED HOLES
1" BOLTS

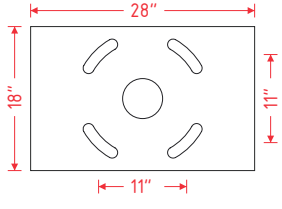


PLATE DETAIL
SCALE: 1/2 = 1'-0"

11" X 11" X 5/8" PLATE
3/4" HOLES
5/8" BOLTS

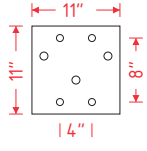
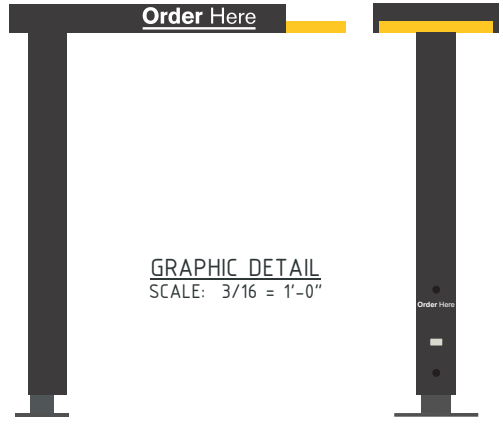


PLATE DETAIL
SCALE: 1/2 = 1'-0"



GRAPHIC DETAIL
SCALE: 3/16 = 1'-0"

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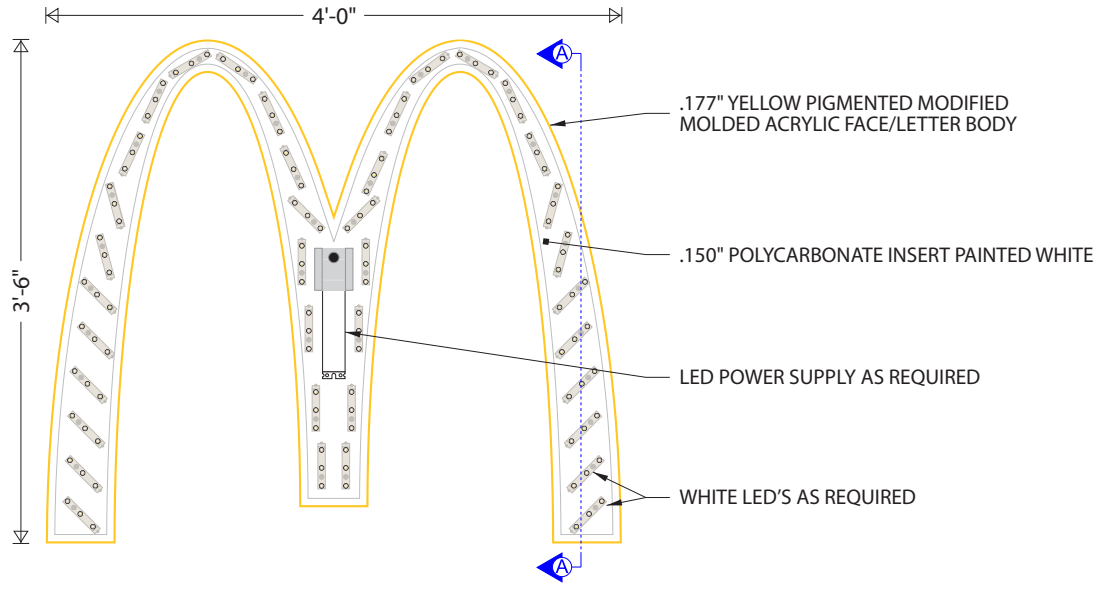
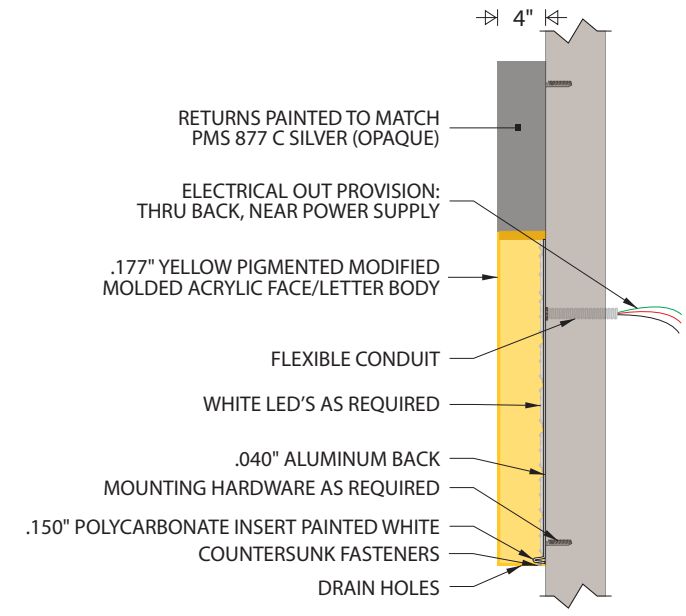


FRAME & LAMP DETAIL
SCALE: 3/4" = 1'-0"

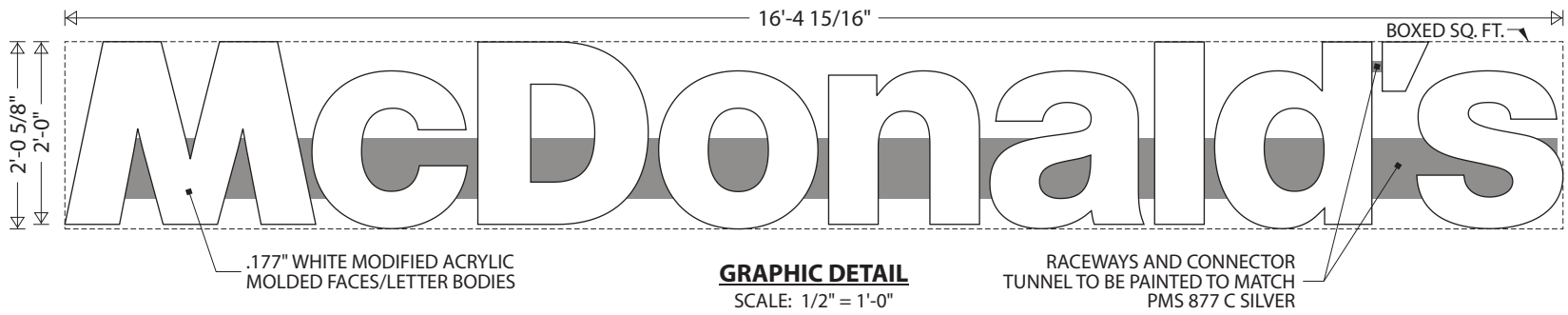


CROSS SECTION A-A
SCALE: 3/4" = 1'-0"

GRAPHIC DETAIL
SCALE: 3/4" = 1'-0"

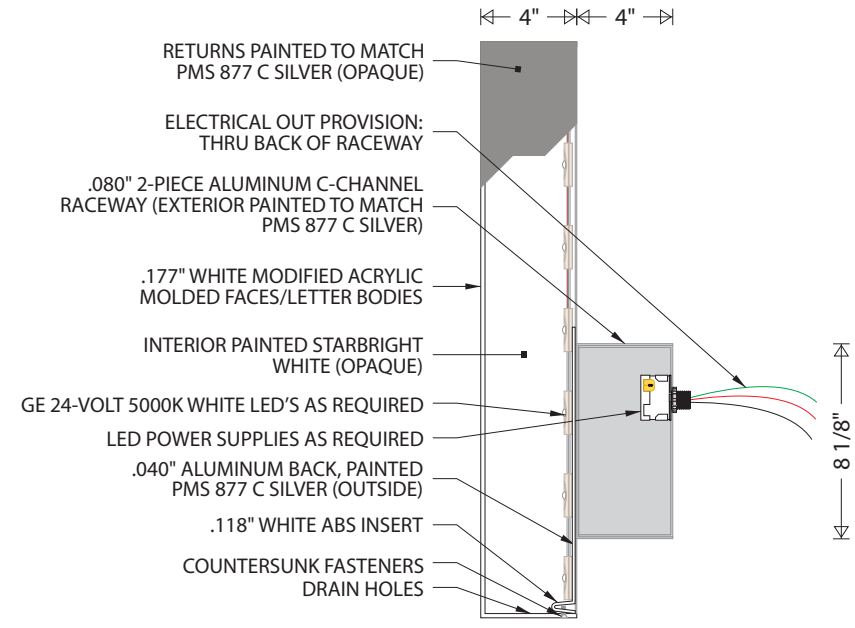
FRAME DETAIL:
DESIGN FACTOR: TBD
.177" FORMED YELLOW PIGMENTED (PMS 123 C) MODIFIED ACRYLIC FACE/LETTER BODY
EXTERIOR FINISH: PAINTED TO MATCH PMS 877 C SILVER (OPAQUE)
INTERIOR FINISH: PAINTED STARBRIGHT WHITE (OPAQUE)
.150" POLYCARBONATE INSERT PAINTED STAR-BRIGHTWHITE
.040" ALUMINUM BACK
LETTER BODY REMOVABLE FOR SERVICE ACCESS
U.L. APPROVED
ELECTRICAL: 0.85 AMPS, 120 VOLTS
SQUARE FOOTAGE:
BOXED = 14.00
ACTUAL = 4.90

WM



GRAPHIC DETAIL
SCALE: 1/2" = 1'-0"

NOTES:
.177" MOLDED WHITE MODIFIED ACRYLIC LETTER BODIES INSTALLED ON ALUMINUM BACKS
.118" WHITE ABS INSERTS
EXTERIOR FINISH: MATCH PMS 877 C SILVER (OPAQUE); BACKS PAINTED PMS 877 C SILVER
INTERIOR FINISH: STAR-BRIGHT WHITE (OPAQUE)
LETTER BODIES REMOVABLE FOR SERVICE ACCESS
ACCESS PANEL BEHIND LETTER "n" FOR RACEWAY ACCESS
U.L. APPROVED
ELECTRICAL: 1.10 AMPS, 120 VOLTS
SQUARE FOOTAGE:
BOXED = 33.38
ACTUAL = 19.53



LETTER PROFILE
SCALE: 1 1/2" = 1'-0"

Customer:	Date:	Prepared By:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
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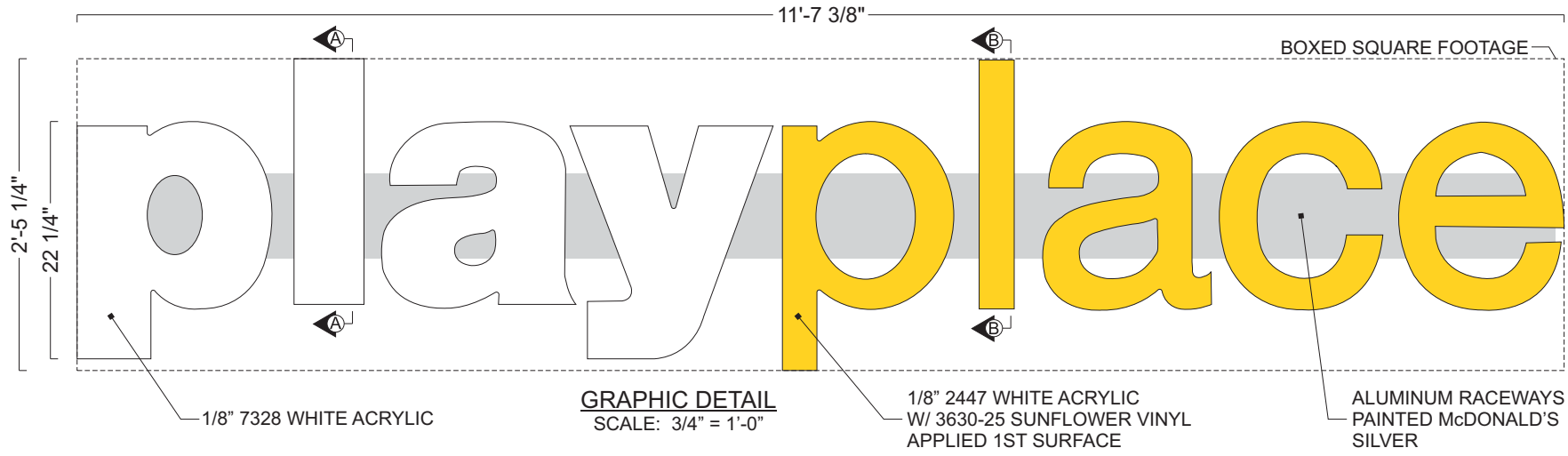
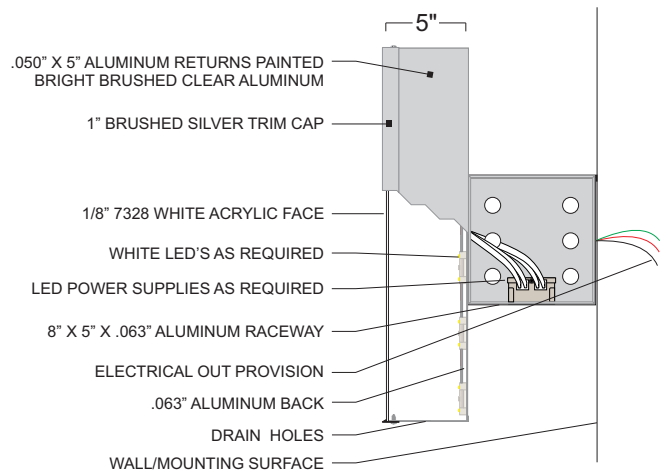
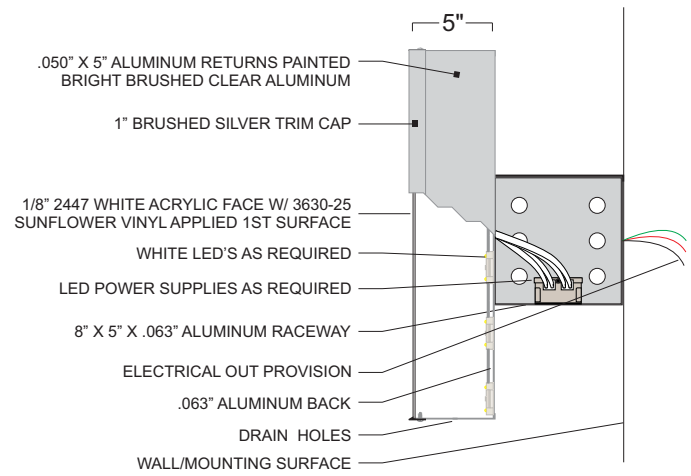


GRAPHIC DETAIL
SCALE: 3/4" = 1'-0"



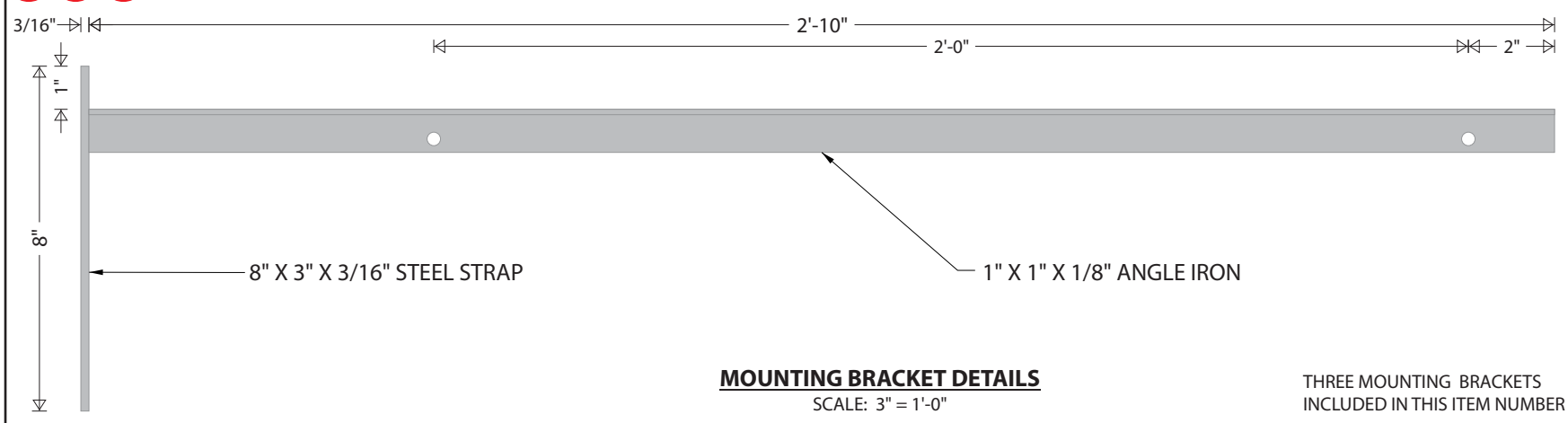
CROSS SECTION A-A
SCALE: 1" = 1'-0"



CROSS SECTION B-B
SCALE: 1" = 1'-0"

NOTES:
U.L. LISTED
ELECTRICAL: (1) 20A/120V CIRCUIT
INTERIOR FINISHED REFLECTIVE WHITE
DISCONNECT SWITCH ON RIGHT HAND END OF RACEWAY
SQUARE FOOTAGE: BOXED = 28.31
ACTUAL = 11.31

WPS1 WPS2 WPS3



MOUNTING BRACKET DETAILS
SCALE: 3" = 1'-0"

THREE MOUNTING BRACKETS
INCLUDED IN THIS ITEM NUMBER

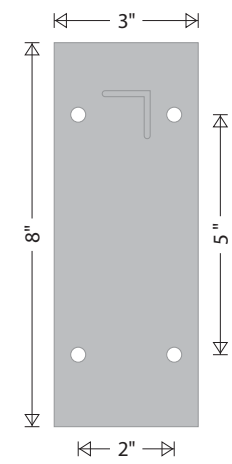
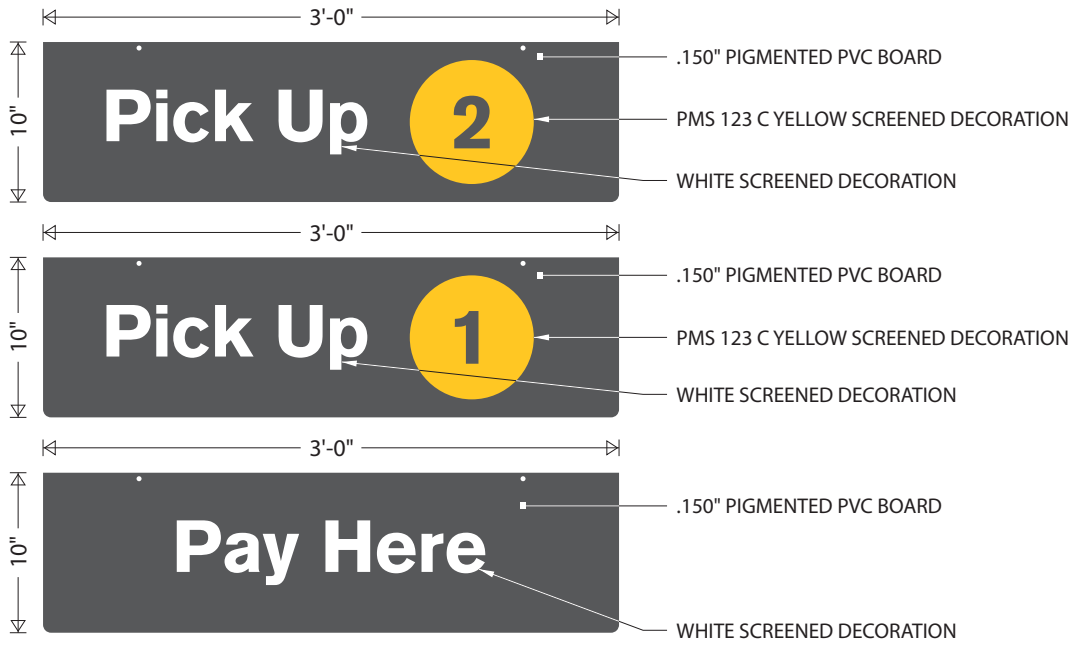


PLATE DETAILS
SCALE: 3" = 1'-0"



WINDOW POSITION SIGN DETAILS
SCALE: 1" = 1'-0"

BRACKET DETAILS
DESIGN FACTOR: TBD
3/16" X 3" STEEL STRAP
1" X 1" X 1/8" ANGLE IRON ARM
EXTERIOR FINISH: PAINTED PMS
877 C SILVER
5/16" HOLES PUNCHED IN ANGLE
AND PLATE FOR MOUNTING

WINDOW POSITION SIGNS DETAIL
DESIGN FACTOR: TBD
.150" PIGMENTED PVC BOARD TO
MATCH GREY FORD - MED DK
PLATINUM
WHITE SCREENED COPY 1ST SURFACE
PMS 123 C YELLOW - NUMERAL BACKGROUND
2.50 SQUARE FEET
* ALL THREE WINDOW POSITION SIGNS
ARE INCLUDED IN THIS ITEM.

Customer: MCDONALD'S	Date: 02/10/20	Prepared By: KH	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	persona SIGNS | LIGHTING | IMAGE
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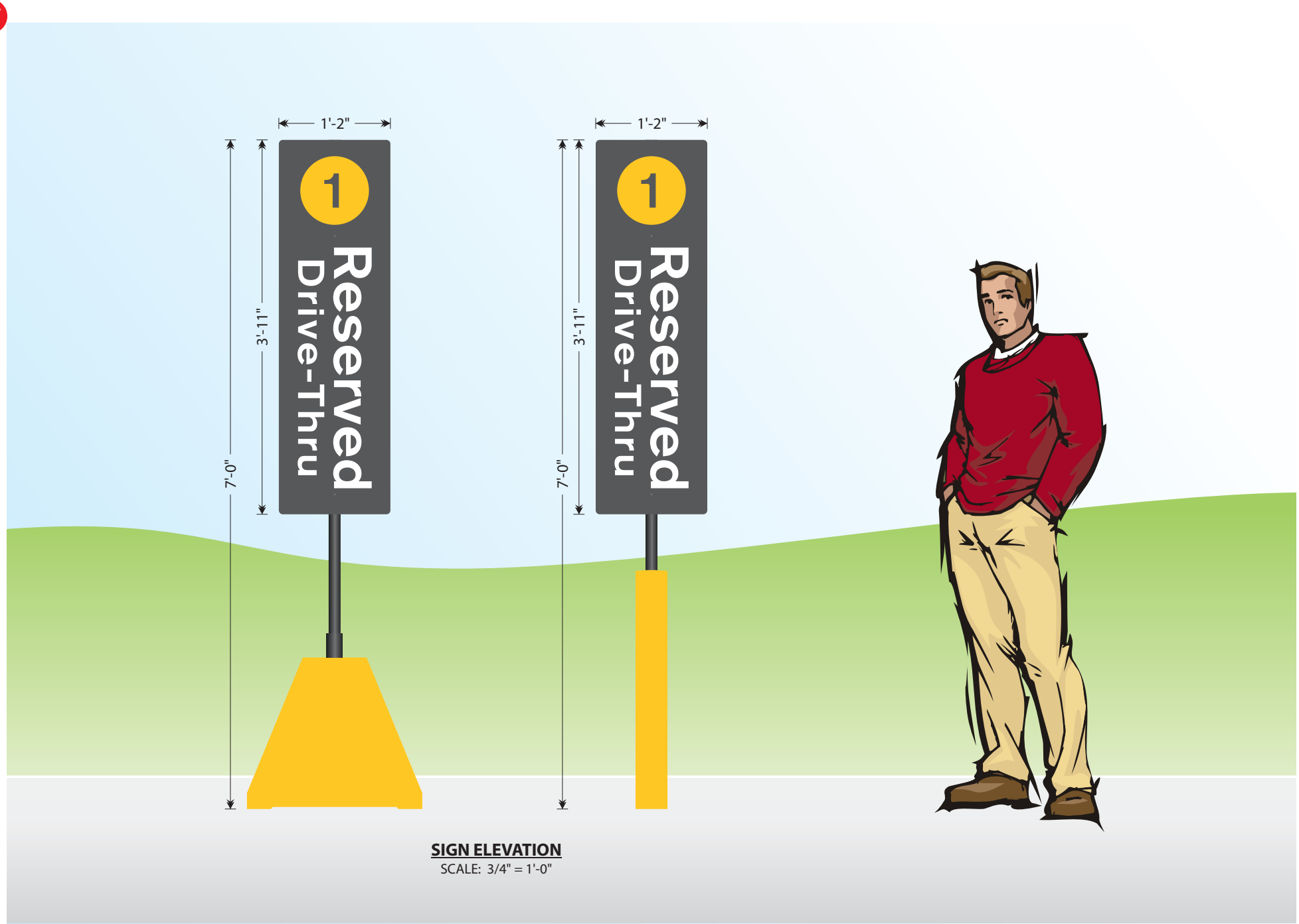
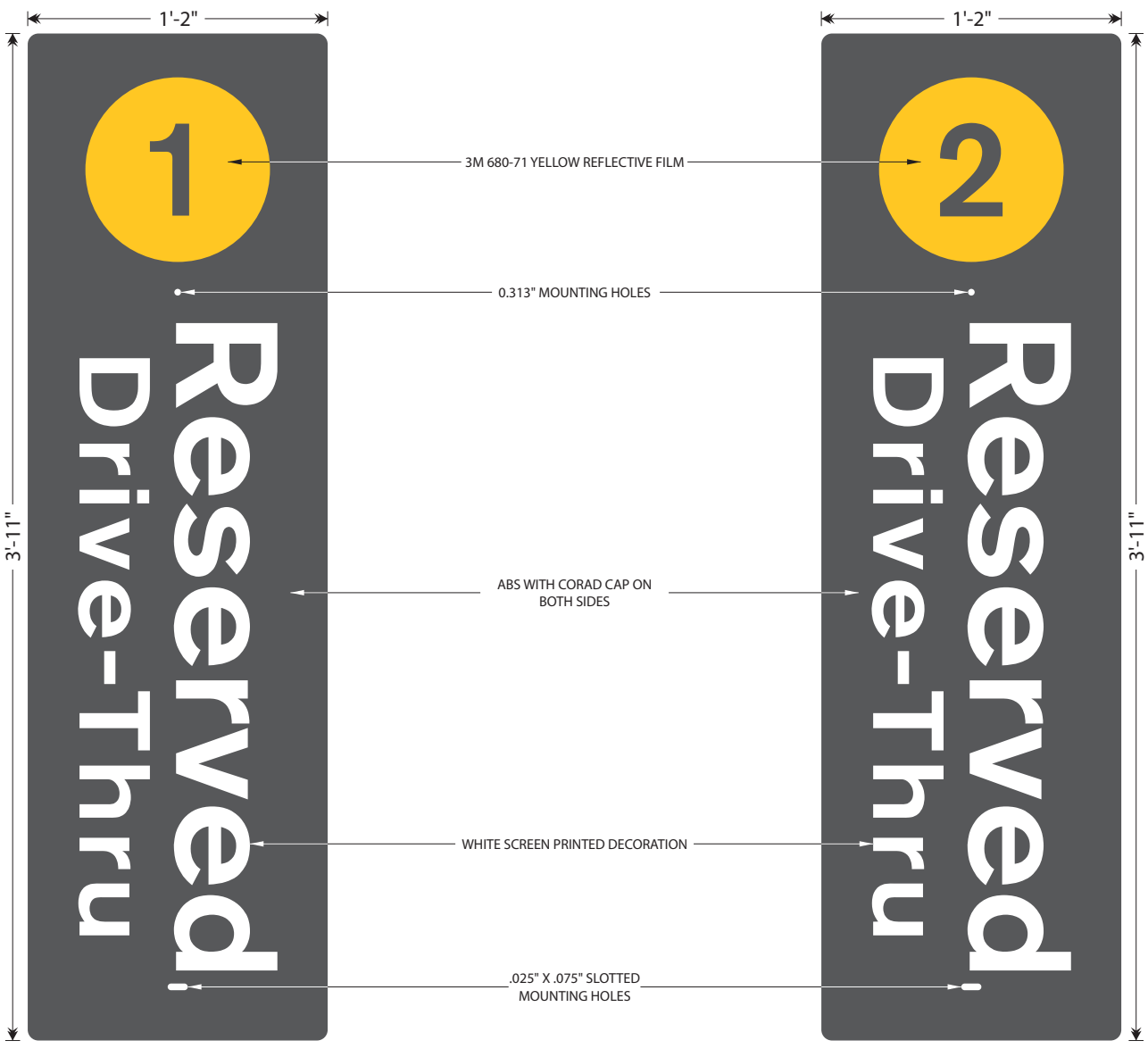


SIGN ELEVATION
SCALE: 3/4" = 1'-0"



PULL FORWARD SIGN DETAIL
DESIGN FACTOR: TBD
.150" PIGMENTED ABS CORAD CAPPED
BOTH SIDES
MATCH GREY FORD - MED DK
PLATINUM
WHITE SCREENED COPY 1ST SURFACE
3M 680-71 REFLECTIVE YELLOW - NUMERAL
BACKGROUND
4.57 SQUARE FEET

Customer:	Date:	Prepared By:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	
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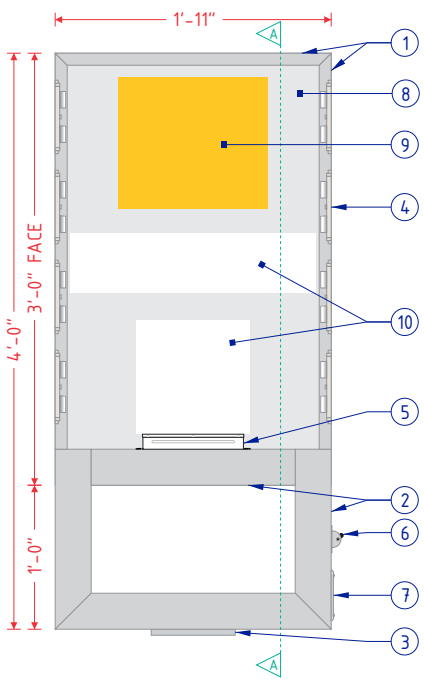
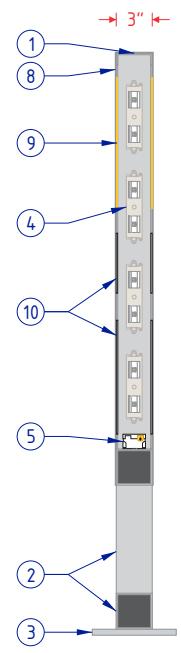
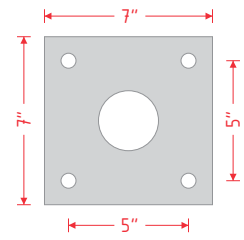
DIRECTIONAL ELEVATION
SCALE: 1" = 1'-0"



FRAME & LAMP DETAIL
SCALE: 3/4" = 1'-0"



CROSS SECTION A-A
SCALE: 3/4" = 1'-0"



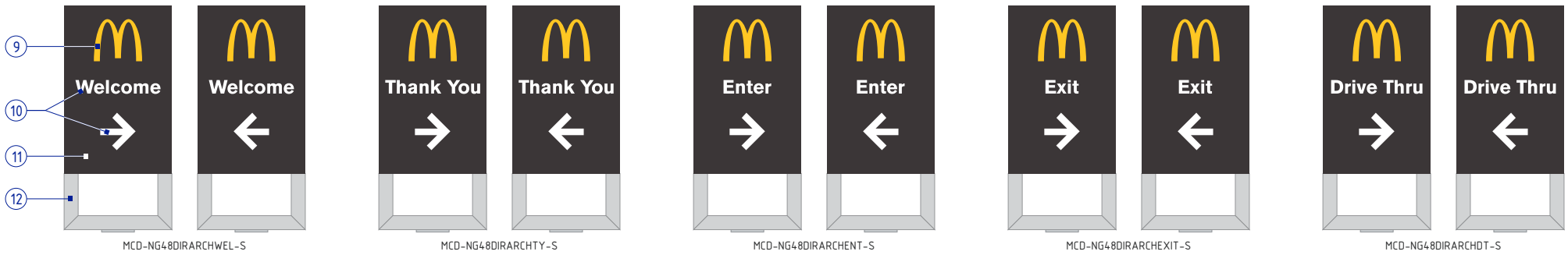
1/2" X 7" X 7" ALUMINUM PLATE
5/8" BOLT HOLES
2 1/2" CENTER HOLE

PLATE DETAIL
SCALE: 1 1/2" = 1'-0"

MCDONALD'S 48" NEXT GEN DIRECTIONAL SPECIFICATIONS	
NO.	PART/DESRIPTION
1	3" X 1" X 1/8" ALUMINUM C-CHANNEL
2	3" X 3" X 1/8" ALUMINUM TUBE
3	MOUNTING PLATE (SEE PLATE DETAIL)
4	WHITE LED'S AS REQUIRED
5	LED POWER SUPPLIES AS REQUIRED
6	DISCONNECT SWITCH
7	ELECTRICAL CONNECTION ACCESS THROUGH COVER
8	.080" ROUTED ALUMINUM SHOEBOX FACES
9	.118" NG YELLOW SOLAR GRADE POLYCARBONATE BACKER PANEL
10	.118" NG WHITE SOLAR GRADE POLYCARBONATE BACKER PANEL
11	POWDERCOAT HENTZEN #P90353APC (OR PAINT TO MATCH)
12	PAINT TO MATCH SILVER OR METALLIC GRAY

NOTES:

- DESIGN FACTOR: TO BE DETERMINED
- 3" X 1/8" ALUMINUM C-CHANNEL FRAME
- ROUTED ALUMINUM SHOTEBOX FACES
- EXTERIOR FINISH:
  FACES - POWDERCOAT HENTZEN #P90353APC (OR PAINT TO MATCH)
  TUBES AND PLATE - PAINT SILVER OR METALLIC GRAY
- INTERIOR FINISH: PAINT REFLECTIVE WHITE
- FACES REMOVABLE FOR SERVICE ACCESS
- U.L. LISTED
- ELECTRICAL: 1.10 AMPS/120 VOLTS
- SQUARE FOOTAGE:
  FACE = 5.75
  DISPLAY = 7.67



MCD-NG48DIRARCHWEL-S | MCD-NG48DIRARCHTY-S | MCD-NG48DIRARCHENT-S | MCD-NG48DIRARCHEXIT-S | MCD-NG48DIRARCHDT-S

GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"

Customer: MCDONALD'S	Date: 02/10/20	Prepared By: KH	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	
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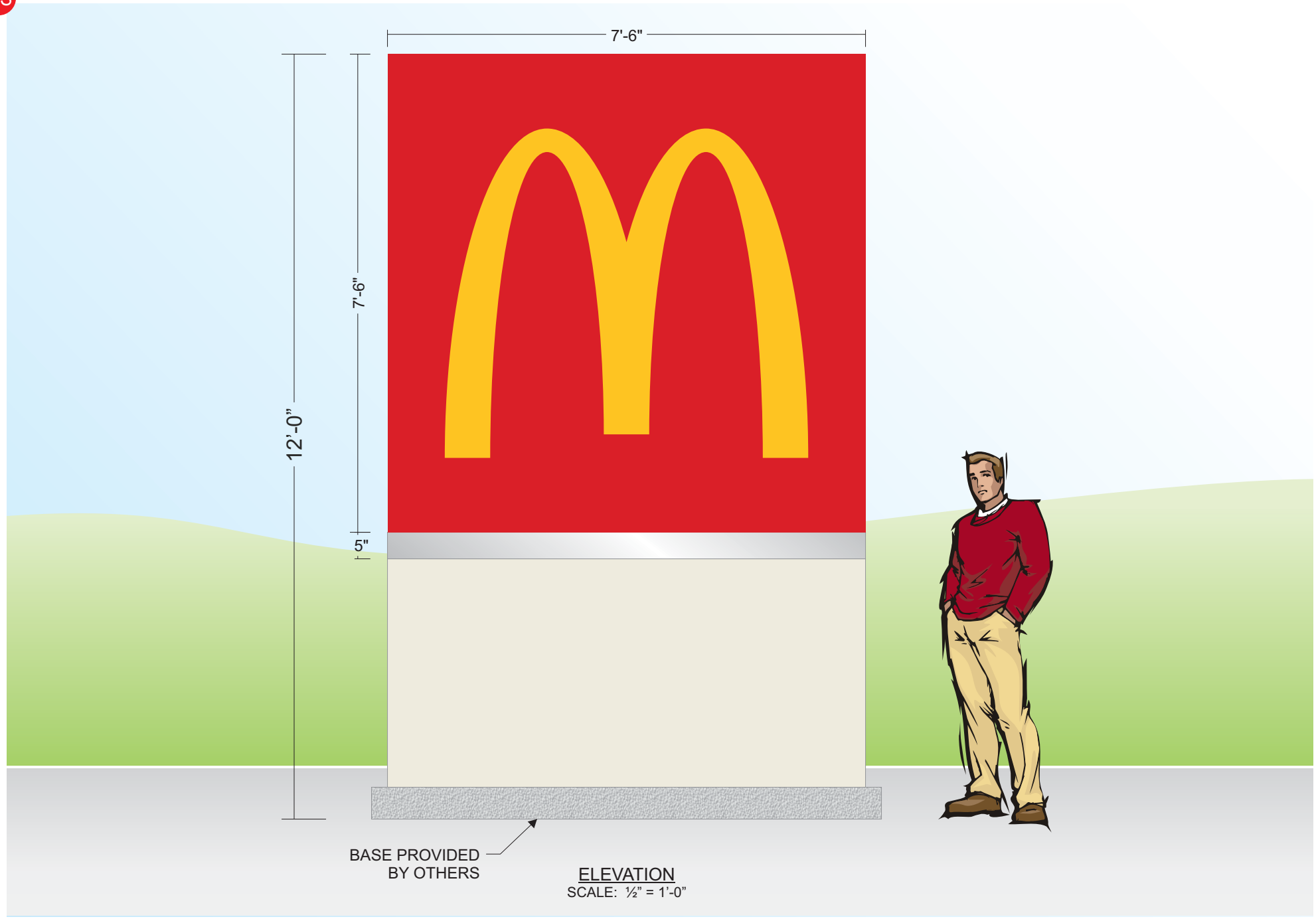

ELEVATION
SCALE: ½" = 1'-0"

Customer: MCDONALD'S	Date: 02/10/20	Prepared By: PKE/KH	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	
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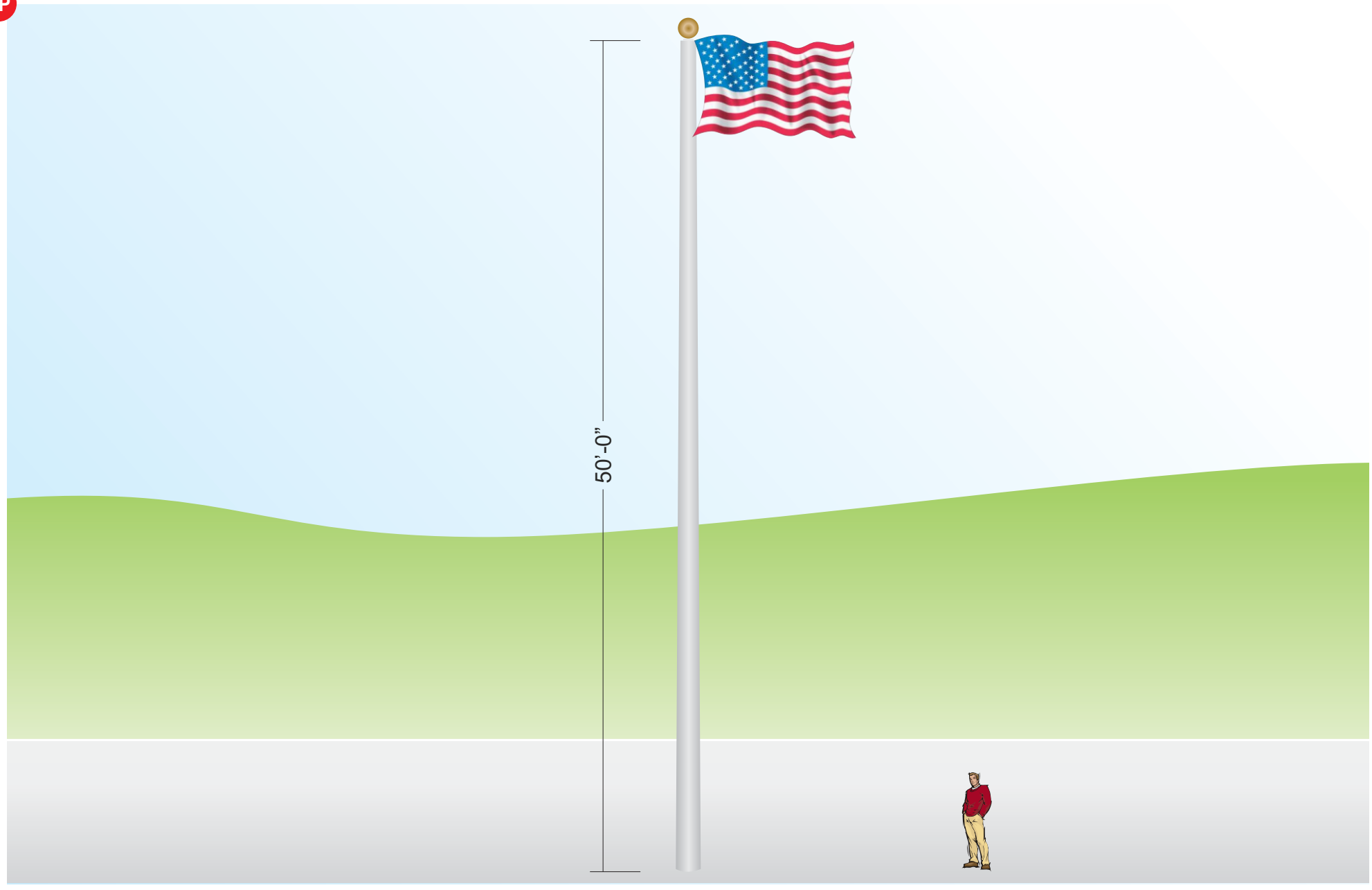

ELEVATION
SCALE: 1/8" = 1'-0"

Customer: MCDONALD'S	Date: 02/10/20	Prepared By: PKE/KH	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	
Location: WATSONVILLE, CA	File Name: 164426 - R6 - 1598 FREEDOM BLVD - WATSONVILLE, CA			Eng: -

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DIGITAL MENUBOARDS

DRAWING INDEX

CVR	COVER SHEET
1of2	ALTA SURVEY
2of2	ALTA SURVEY
VMAP	VICINITY MAP
SP1	PRELIMINARY SITE PLAN
MB–1	DIGITAL MENUBOARD
COD	CUSTOMER ORDER DISPLAY DETAILS
–	MONUMENT SIGN
–	50 FOOT FLAG POLE

McDONALD'S REBUILD

PROJECT INFORMATION:

ADDRESS:

STATE SITE CODE: 004–0463
STREET ADDRESS: 1598 FREEDOM BLVD.
CITY: WATSONVILLE
COUNTY: SANTA CRUZ
STATE: CALIFORNIA

SITE DATA:

ZONING: CNS–NEIGHBORHOOD SHOPPING CENTER
AREA: 43,999 S.F. (1.01 AC)
A.P.N.: 019–282–03

BUILDING DATA:

OCCUPANCY: USE GROUP A2
CONSTRUCTION TYPE: VB
NUMBER OF STORIES: 1
BUILDING HEIGHT: 20'–9 1/2" (MAIN BLDG. PARAPET)
21'–7" (PLAYPLACE)

GROSS BUILDING AREA:

BASE BUILDING:	4,414 GROSS S.F.
PLAYPLACE:	827 GROSS S.F.
TOTAL:	5,241 GROSS S.F.
	4,853 NET S.F.

DESIGNER OF RECORD:

DISCIPLINE:	NAME:		ADDRESS	PHONE #:
ARCHITECT:	HALA IBRAHIM hibrahim@pmdginc.com	PM DESIGN GROUP INC.	2455 BENNETT VALLEY ROAD, SUITE A–102, SANTA ROSA, CA 95404	(925) 222–1673
SURVEY:	STEVEN OURADA steve@ourada.net	OURADA ENGINEERING	5805 FLEET COURT ROCKLIN, CA 95765	(916) 624–1221

CONSTRUCTION PROJECT MANAGER:

	NAME:		ADDRESS	PHONE #:
MANAGER:	SILVIA WYTKIND Silvia.Wytkind@us.mcd.com	McDONALD'S USA, LLC	2999 OAK RD., WALNUT CREEK, CA 94597	(916) 586–0946

SCOPE OF WORK FOR MAJOR VARIANCE:

ADDITION OF 2ND DRIVE–THRU MENUBOARD

REV	DATE	DESCRIPTION	BY
	02/12/20	ISSUED FOR PLANNING REVIEW	HII

Professional of Record:

PM DESIGN
Architectural Solutions Group
2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA. 95404

Seal

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	STD ISSUE DATE
–	–
REVIEWED BY	DATE ISSUED
HII	02/12/20

TITLE: McDONALDS #3413 – BB20 4597 PP
WATSONVILLE FREEDOM

DESCRIPTION	SITE ADDRESS
RELOCATION	
WOOD BEARING WALLS AND WOOD ROOF FRAMING	
STUCCO/BATTEN/METAL PANEL FINISHES	
SITE ID: HII	1598 FREEDOM BLVD., WATSONVILLE, CA 95076

SHEET NO.: CVR
COVER SHEET

MCD16037.0 PLANNING

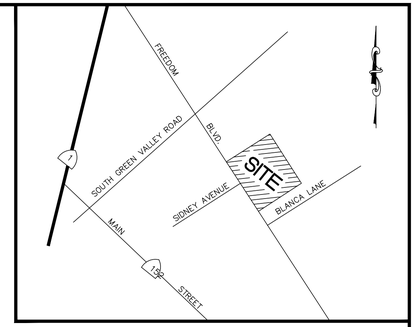
M:\MCDONALD'S___MCD 2017\MCD16037.0 – WATSONVILLE–FREEDOM\01–DRAWINGS CURRENT\01–ARCHITECTURAL\02–PLANNING_VARIANCE\09_16037_CVR – COVER.DWG 2/11/2020 3:14 PM CEDRIC BROOKS

ABBREVIATIONS:

AC – ASPHALT CONCRETE
BFP – BACKFLOW PREVENTOR
CA – CABLE
CB – CATCH BASIN
C.I. – CURB INLET
CL – CENTER LINE
CLF – CHAIN LINK FENCE
CONC – CONCRETE
D.I. – DROP INLET
DWY – DRIVEWAY
E – ELECTRIC LINE
EB – ELECTRIC BOX
EM – ELECTRIC METER
EV – ELECTRIC VAULT
FC – FACE OF CURB
FDC – FIRE DEPT. CONNECTION
FH – FIRE HYDRANT
FL – FLOWLINE
G – GAS LINE
GM – GAS METER
GP – GUARD POST
GV – GAS VALVE
HCR – HANDICAP RAMP
IRR – IRRIGATION
JP – JOINT POLE
JT – JOINT TRENCH
MW – MONITORING WELL
OH – OVERHEAD UTILITY
PIV – POST INDICATOR VALVE
PG&E – PACIFIC GAS & ELECTRIC
PL – PROPERTY LINE
PLNTR – PLANTER
PP – POWER POLE
PUE – PUBLIC UTILITY EASEMENT
R/W – RIGHT OF WAY
SD – STORM DRAIN LINE
SL – STREET LIGHT
SMT – SURFACE MOUNTED TRANSFORMER
SS – SANITARY SEWER LINE
SSCO – SANITARY SEWER CLEANOUT
SW – SIDEWALK
T – TELEPHONE LINE
TEL – TELEPHONE BOX
TC – TOP OF CURB
TP – TELEPHONE POLE
TS – TRAFFIC SIGNAL
TSB – TRAFFIC SIGNAL CONTROL BOX
UG – UNDERGROUND UTILITY
VG – VALLEY GUTTER
W – WATER MAIN
WM – WATER METER
WV – WATER VALVE
YL – YARD LIGHT

SYMBOLS:

◉ – MONUMENT (AS NOTED)
o – FD. PROPERTY CORNER (AS NOTED)
—o—o— – CHAIN LINK FENCE
– FIRE HYDRANT
Ⓓ – STORM DRAIN MANHOLE
Ⓜ – MANHOLE
Ⓢ – SANITARY SEWER MANHOLE
Ⓣ – TELEPHONE MANHOLE
– TREE
☼ – YARD LIGHT



VICINITY MAP N.T.S.

LEGAL DESCRIPTION:

ALL THAT PROPERTY SITUATED IN THE CITY OF WATSONVILLE, COUNTY OF SANTA CRUZ , STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

TRACT ONE:

BEING PARCEL "B" AS THE SAME IS DESIGNATED AND DELINEATED ON THAT CERTAIN PARCEL MAP, BEING A PART OF CORRALITOS RANCHO AND BEING A PART OF LANDS DESCRIBED IN VOLUME 2011, PAGE 597, AND VOLUME 2082, PAGE 708, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, CITY OF WATSONVILLE, COUNTY OF SANTA CRUZ, CALIFORNIA, RECORDED FEBRUARY 13, 1975, IN BOOK 17 OF PARCEL MAPS, PAGE 64 IN THE COUNTY RECORDER'S OFFICE OF SAID COUNTY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT THE MOST EASTERLY CORNER OF THE LANDS CONVEYED BY GEORGE A. COVELL, ET AL, TO MCKELL DRUG INC., BY DEED RECORDED JULY 9, 1964, IN VOLUME 1629, PAGE 573, OFFICIAL RECORDS OF SANTA CRUZ COUNTY AND THE NORTHWESTERLY LINE OF BLANCA LANE SAID POINT BEING ALSO THE MOST SOUTHERLY CORNER OF SAID PARCEL B; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LANDS, NORTH 38°50' 40" WEST 150.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LANDS; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LANDS, SOUTH 42°05' 30" WEST 76.42 FEET; THENCE LEAVING SAID LINE, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL B, NORTH 38°50' 40" WEST 389.31 TO THE NORTHWESTERLY LINE OF SAID PARCEL B; THENCE ALONG SAID LINE, NORTH 42°11' 20" EAST 151.38 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL B; THENCE ALONG SAID LINE, SOUTH 38°50' 40" EAST 539.05 FEET TO SAID NORTHWESTERLY LINE OF BLANCA LANE; THENCE ALONG SAID LINE, SOUTH 42°05' 30" WEST 75.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TRACT TWO:

PARCEL ONE:

BEING PARCEL "A" AS THE SAME IS DESIGNATED AND DELINEATED ON THAT CERTAIN PARCEL MAP, BEING A PART OF CORRALITOS RANCHO AND BEING A PART OF LANDS DESCRIBED IN VOLUME 2011, PAGE 597, AND VOLUME 2082, PAGE 708, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, CITY OF WATSONVILLE, COUNTY OF SANTA CRUZ, CALIFORNIA, RECORDED FEBRUARY 13, 1975, IN BOOK 17 OF PARCEL MAPS, PAGE 64 IN THE COUNTY RECORDER'S OFFICE OF SAID COUNTY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY LINE OF SAID PARCEL "A", SAID POINT BEING ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF FREEDOM BOULEVARD; THENCE FROM SAID POINT OF BEGINNING, NORTH 38°50' 40" WEST 115.49 FEET, TO A POINT ON A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5042 FEET; THENCE, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°23' 56", AND AN ARC LENGTH OF 123.10 FEET; THENCE, LEAVING SAID RIGHT OF WAY, NORTH 42°11' 20" EAST 187.90 FEET; THENCE, SOUTH 38° 50' 40" EAST 238.50 FEET; THENCE, SOUTH 42°05' 30" WEST 186.43 FEET TO SAID RIGHT OF WAY OF FREEDOM BOULEVARD AND THE POINT OF BEGINNING.

PARCEL TWO:

A NON-EXCLUSIVE INGRESS EGRESS EASEMENT 25.00 FEET IN WIDTH, WITH THE RIGHT TO CONSTRUCT AND MAINTAIN A ROADWAY OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND IN THE CITY OF WATSONVILLE, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA;

BEGINNING AT THE MOST EASTERLY CORNER OF THE LANDS CONVEYED BY GEORGE A. COVELL, ET AL, TO MCKELL DRUG INC., BY DEED RECORDED JULY 9, 1964, IN VOLUME 1629, PAGE 573, OFFICIAL RECORDS OF SANTA CRUZ COUNTY AND THE NORTHWESTERLY LINE OF BLANCA LANE; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LANDS NORTH 38°50' 40" WEST 150.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LANDS AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 99°03' 50", A RADIUS OF 17.00 FEET, THROUGH AN ARC LENGTH OF 34.58 FEET; THENCE SOUTH 42°05' 30" WEST 56.50 FEET; THENCE NORTH 38°50' 40" WEST 25.32 FEET; THENCE NORTH 42°05' 30" EAST 52.51 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 99°03' 50", A RADIUS OF 42.00 FEET, THROUGH AN ARC LENGTH OF 72.61 FEET; THENCE SOUTH 38°50' 40" EAST 146.01 FEET TO THE NORTHWESTERLY LINE OF BLANCA LANE; THENCE ALONG SAID LINE SOUTH 42°05' 30" WEST 25.32 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS:

THE NORTHEASTERLY LINE OF FREEDOM BOULEVARD, AS SHOWN ON THE PARCEL MAP FILED FOR RECORD IN BOOK 17 AT PAGE 64, TAKEN AS NORTH 38°50'40" WEST, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK:

BRONZE CAP IN TOP OF CONCRETE CURB NEAR NORTHEASTERLY CORNER OF THE INTERSECTION OF GREEN VALLEY ROAD AND FREEDOM BOULEVARD.

ELEVATION = 121.16 FEET (CITY DATUM)

REFERENCES:

1. FIRST AMERICAN TITLE COMPANY, ORDER NO. LCO40463, DATED JANUARY 2, 2015.
2. PARCEL MAP, BOOK 17 AT PAGE 64, SANTA CRUZ COUNTY.

EXCEPTIONS PER REF. #1:

1. TAXES.
2. LIEN OF SUPPLEMENTAL TAXES.
3. CONVEYANCE OF WATER RIGHTS (1265 O.R. 116) NON SURVEY RELATED AND NOT PLOTTED.
4. SANITARY SEWER EASEMENT (1348 O.R. 289) AFFECTS THE NORTHWESTERLY 5' OF TRACT ONE AND IS PLOTTED HEREON.
5. AN EASEMENT FOR INGRESS AND EGRESS (2479 O.R. 564) AFFECTS THE SOUTHEASTERLY PORTION OF TRACT ONE AND IS PLOTTED HEREON.
6. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE WATSONVILLE 2000 REDEVELOPMENT PROJECT AREA (INST. NO. 2007-0063478 O.R.)
7. ITEM DELETED.
8. ANY LIEN FOR STATE OR FEDERAL ESTATE TAX ARISING FROM THE DEATH OF JOHN H. ADAMS AND LAURA M. ADAMS.
9. ITEM HAS BEEN DELETED
10. WATER RIGHTS OR CLAIMS TO WATER
11. RIGHTS OF PARTIES IN POSSESSION
12. PUBLIC UTILITY EASEMENT (2535 O.R. 403) AFFECTS THE NORTHWESTERLY CORNER OF TRACT TWO AND IS PLOTTED HEREON
13. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE WATSONVILLE 2000 REDEVELOPMENT PROJECT AREA (INST. NO. 2007-0063478 O.R.).
14. DETAILS NECESSARY FOR FRANCHISE REALTY INTERSTATE CORPORATION.
15. RIGHTS OF PARTIES IN POSSESSION.
16. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT.
17. ANY REQUIREMENT REGARDING ORDER CONFIRMING TRUSTEE.

NOTES:

1. PROPERTY IS LOCATED IN FLOOD ZONE 'X' (OUTSIDE THE 500 YEAR FLOOD PLAIN) PER FEMA FLOOD RATE INSURANCE MAP NO. 06087C0392D, DATED MARCH 2, 2006.
2. ZONING CODE PER PLANNING DEPARTMENT IS 'CNS' (NEIGHBORHOOD SHOPPING CENTER).
3. BUILDING SETBACK AND HEIGHT RESTRICTIONS (PER CITY MUNICIPAL CODE):

   FRONT: 15'
   SIDE: 0'
   REAR: 0'
   HEIGHT: 35'

4. PARKING REQUIREMENTS:
   1 PARKING SPACE PER 100 SQ. FT.
5. TRACT ONE AND TWO ARE CONTIGUOUS PARCELS AND TOGETHER CONTAIN 113,302 SQ. FT. OR 2.60 ACRES.

SURVEYOR'S CERTIFICATE:

TO: McDONALD'S CORPORATION
McDONALD'S U.S.A., LLC
McDONALD'S REAL ESTATE COMPANY
FIRST AMERICAN TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, MADE ON THE GROUND ON DECEMBER 31, 2013 AND VERIFIED ON MARCH 22, 2015, WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND THAT IT COMPLIES WITH THE REQUIREMENTS PROVIDED BY McDONALD'S CORPORATION.

TRACT ONE AND TWO ARE ALSO CONTIGUOUS PARCELS WITHOUT GAPS OR OVERLAPS.

DATE: MARCH 22, 2015

SIGNED: _____
STEVEN R. OURADA, LS# 6389

LICENSED LAND SURVEYOR
Steven R. Ourada
EXP. 12-31-16
L.S. #6389
STATE OF CALIFORNIA

L/C: 004-0463

UTILITY NOTE

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
	7/25/14	ORIGINAL	SRO
1	8/19/2014	TRACT ONE METES AND BOUNDS	SRO
2	3/22/2015	UPDATE TO NEW TITLE	SRO

A.L.T.A. SURVEY
1598 FREEDOM BLVD.
APN: 019-282-03
CITY OF WATSONVILLE COUNTY OF SANTA CRUZ STATE OF CALIFORNIA

Prepared for McDONALD'S CORPORATION

OURADA ENGINEERING
5805 FLEET COURT
ROCKLIN, CALIFORNIA 95765
PHONE: (916) 624-1221

JOB NO. MC1574
SHEET 1 OF 2
DRAWN BY: SRO
REVISED: 03/22/2015
DRAWING: MC1574.DWG

TRACT ONE

APN: 019-282-01
ZONED: CNS
AREA = 69,303 SQ.FT.
OR 1.59 ACRES

PARCEL B
(17 PM 64)

TRACT TWO-PARCEL ONE

PARCEL A
(17 PM 64)

McDONALD'S
2-STORY BLD.
FF=110.25±
HEIGHT = 19.0'±
GRND. AREA=4269
SQ. FT.

43,999 sq.ft.
1.01 acres

APN: 019-282-03
ZONED: CNS
AREA = 43,999 SQ.FT.
OR 1.01 ACRES

PARCEL TWO
INGRESS/EGRESS EASEMENT
(2479 O.R. 564)

2
4,512. sq.ft.
0.10 acres

P.O.B.
TRACT ONE &
PARCEL TWO
TRACT TWO

P.O.B.
PARCEL ONE
TRACT TWO

BASIS OF BEARINGS

APN: 019-282-01
ZONED: CNS

APN: 019-282-04
ZONED: CNS

APN: 019-282-07
ZONED: CNS

LANDS OF
STURDY OIL CO.
(2003 O.R. 331)

LANDS OF
MCKEIL DRUG, INC.
(1629 O.R. 573
& 1611 O.R. 461)

APN: 019-282-02
ZONED: CNS

BLANCA LANE
(50' PUBLIC R/W)

FREEDOM BLVD. (72' PUBLIC R/W)

S38°50'40"E 539.05'
N 38°50'40" W 389.31'
S38°50'40"E 146.01'
S42°05'30"W 75.00'
N38°50'40"W 150.00'
S42°05'30"W 76.42'
N42°05'30"E 52.51'
S42°05'30"W 56.50'
S42°05'30"W 186.43'
N38°50'40"W 115.49'
N42°11'20"E 151.38'
N42°11'20"E 187.90'
S38°50'40"E 238.50'
150.81'
25.32'
19.93'
25.32'

R=42.00
Δ =99°03'50"
L=72.62 (72.61')

R=17.00
Δ =99°03'50"
L=29.39 (34.58')

R=5042.00
Δ =1°23'56"
L=123.10'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

L/C: 004-0463

UTILITY NOTE

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

A.L.T.A. SURVEY

1598 FREEDOM BLVD.
APN: 019-282-01 & 03
CITY OF WATSONVILLE COUNTY OF SANTA CRUZ STATE OF CALIFORNIA

Prepared for McDONALD'S CORPORATION

OURADA ENGINEERING
5805 FLEET COURT
ROCKLIN, CALIFORNIA 95765
PHONE: (916) 624-1221

JOB NO. MC1574
SHEET 2 OF 2
DRAWN BY: SRO
REVISED: 08/19/2014
DRAWING: MC1574.DWG

1 VMAP

VICINITY MAP

NORTH

REV	DATE	DESCRIPTION	BY
	02/12/20	ISSUED FOR PLANNING REVIEW	RMF

Professional of Record:

PM DESIGN
Architectural Solutions Group
2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA. 95404

Seal

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	JMR
STD ISSUE DATE	03/14/19
REVIEWED BY	RMF
DATE ISSUED	02/12/20

TITLE: McDONALDS #3413 - BB20 4597 PP
WATSONVILLE FREEDOM

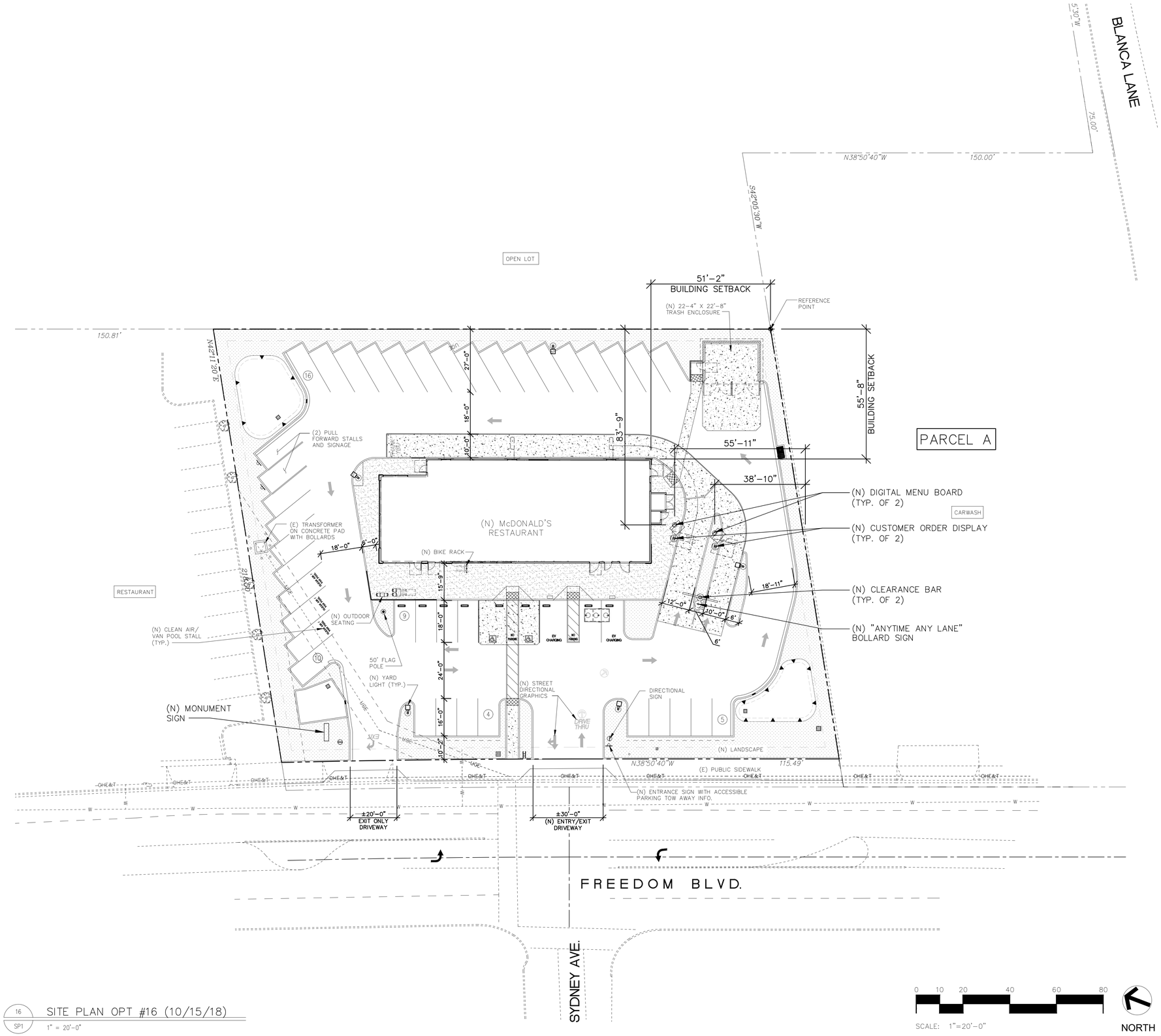
DESCRIPTION
RELOCATION
WOOD BEARING WALLS AND WOOD ROOF FRAMING
STUCCO/BATTEN/METAL PANEL FINISHES

SITE ID: 004-0463
SITE ADDRESS: 1598 FREEDOM BLVD., WATSONVILLE, CA 95076

SHEET NO: VMAP
VICINITY MAP

MCD16037.0 PLANNING

M:\MCDONALD'S__MCD 2017\MCD16037.0 - WATSONVILLE-FREEDOM\01-DRAWINGS CURRENT\01-ARCHITECTURAL\02-PLANNING_VARIANCE\V00_16037_VMAP - VICINITY MAP.DWG 2/11/2020 3:14 PM CEDRIC BROOKS



16 / SP1 SITE PLAN OPT #16 (10/15/18)

1" = 20'-0"

SITE AND BUILDING DATA

EXISTING PARCEL "A" AREA:	43,999 SF. (1.01 AC)
LANDSCAPING AREA:	8,826 SF. (0.20 AC)
ZONING:	CNS-NEIGHBORHOOD SHOPPING CENTER
APN:	019-282-03
BUILDING AREA: (BUILDING/PLAYPLACE)	5,241 SF.
TRASH ENCLOSURE AREA:	344 SF.
FAR	0.13%

SITE ACCESSIBILITY ENTRANCE SIGNS

AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDINGS ENTRANCES AND FACILITIES.

PARKING INFORMATION (PROPOSED)

TOTAL SPACES			
44	ACCESSIBLE	2 SPACES	9' X 19' @ 90°
	STANDARD	16 SPACES	9' X 19' @ 90°
	ANGLED	26 SPACES	8' X 16' @ 60°

PARKING INFORMATION (REQUIRED)

1 STALL PER 100 SF OF GROSS FLOOR AREA.
5,240 X 85% = 4,452 / 100 = 44.52 OR 44 STALLS

FOR DRIVE-THRU'S YOU ARE ALLOWED TO COUNT 25% OF THE STACKING TOWARDS THE PARKING CALCULATION.
9 CARS X 25% = 2.25 OR 3 CARS

30% OF THE PARKING CAN ALSO BE COMPACT PARKING

PLAN LEGEND

℄	= CENTER LINE	P.O.C.	= POINT OF CURVATURE
COL.	= COLUMN	R	= RADIUS
(E)	= EXISTING	R.O.W.	= RIGHT OF WAY
EQ.	= EQUAL	SHT.	= SHEET
F.O.C.	= FACE OF CURB	SIM.	= SIMILAR
F.O.S.	= FACE OF STUD	TYP.	= TYPICAL
F.O.F.	= FACE OF FOUNDATION	FSE	= FINISH SLAB ELEVATION
(N)	= NEW		

(E) CONCRETE CURB

PROPERTY LINE

ACCESSIBLE PATH OF TRAVEL

(N) CONCRETE CURB

(N) CONCRETE SIDEWALK

(N) CONCRETE PAVING

(N) PAVEMENT ARROWS (PAINTED WHITE)

(N) DRIVE THRU STRIPING (PAINTED YELLOW)

REV	DATE	DESCRIPTION	BY
	02/12/20	ISSUED FOR PLANNING REVIEW	RMF

Professional of Record:

PM DESIGN
Architectural Solutions Group

2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA. 95404

Seal

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PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY: JMR
STD ISSUE DATE: 03/14/19
REVIEWED BY: RMF
DATE ISSUED: 02/12/20

TITLE: McDONALDS #3413 - BB20 4597 PP
WATSONVILLE FREEDOM

DESCRIPTION: RELOCATION
WOOD BEARING WALLS AND WOOD ROOF FRAMING
STUCCO/BATTEN/METAL PANEL FINISHES

SITE ID: 004-0463
SITE ADDRESS: 1598 FREEDOM BLVD., WATSONVILLE, CA 95076

SHEET NO. SP1
SITE PLAN

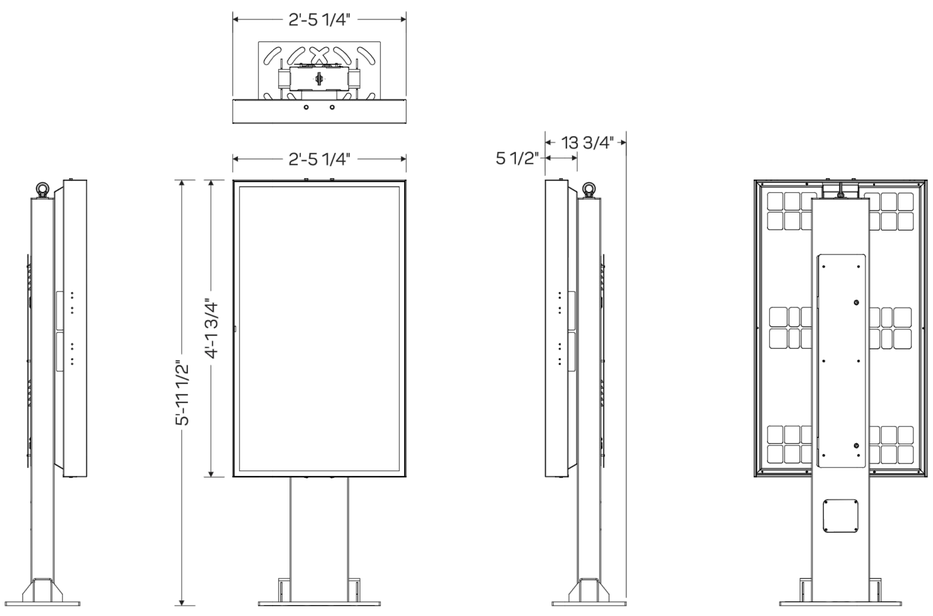
MCD16037.0 PLANNING

M:\MCDONALD'S_MCD 2017\MCD16037.0 - WATSONVILLE-FREEDOM\01-DRAWINGS CURRENT\01-ARCHITECTURAL\02-PLANNING_VARIANCE\01_16037_SP1.DWG 2/11/2020 3:44 PM CEDRIC BROOKS

Frame	**Hot dip galvanized + anti-graffiti powder coated steel**
Brackets	**Hot dip galvanized**
Panels	**Aluminium + anti-graffiti powdercoat**
Access fasteners	**Security Torx**
Media player access	**Dual camlock**
Eyebolt	**Stainless crane on**
Baseplate	**McDonalds spec triple mounting pattern option**

ODMB 02 SINGLE

Displays	**Samsung OH55F**
Hardware	**Stratacache Spectra NG**
Heating/Cooling	**Watlow 100W Heater Sunon 120mm AC Fan**
Power Supply Units	**60W DC Media Player Power Supply**
Power Cables	**1 x IEC Power Cable**
Electrical Components	**Isolated Ground 2 x IG Receptacles 20A Circuit Breaker**
Communication Cables	**2 x HDMI 1 x RS232**
Certification	**UL Certified**



SCALE: 1/2" = 1'-0"

AREA: 10 SF. (TYP. OF 2)
TOTAL = 20 SF.

GRAPHIC DETAIL
NOT TO SCALE

NEW DIGITAL MENU BOARD
SINGLE UNIT

M:\MCDONALD'S___MCD 2017\MCD16037.0 - WATSONVILLE-FREEDOM\01-DRAWINGS CURRENT\01-ARCHITECTURAL\02-PLANNING_VARIANCE\02_16037_MB-1 - MENU BOARD.DWG 2/11/2020 3:44 PM CEDRIC BROOKS

REV	DATE	DESCRIPTION	BY
	02/12/20	ISSUED FOR PLANNING REVIEW	RMF

Professional of Record:

PM DESIGN
Architectural Solutions Group
2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA. 95404

Seal

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PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	JMR
STO ISSUE DATE	03/14/19
REVIEWED BY	RMF
DATE ISSUED	02/12/20

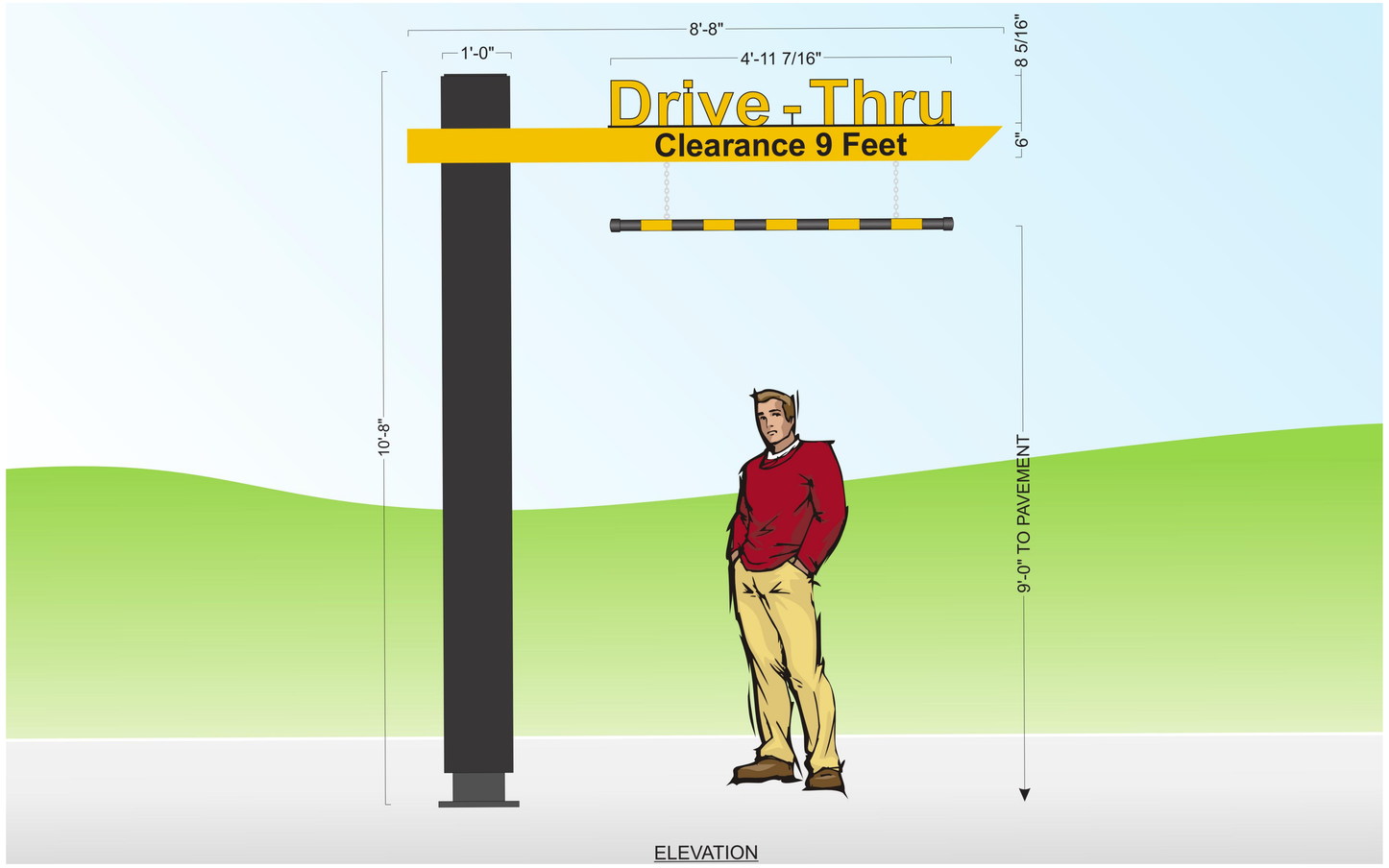
TITLE
McDONALDS #3413 - BB20 4597 PP
WATSONVILLE FREEDOM

DESCRIPTION
RELOCATION
WOOD BEARING WALLS AND WOOD ROOF FRAMING
STUCCO/BATTEN/METAL PANEL FINISHES

SITE ID: 004-0463
SITE ADDRESS: 1598 FREEDOM BLVD., WATSONVILLE, CA 95076

SHEET NO: MB-1
MENU BOARD

MCD16037.0 PLANNING



ELEVATION

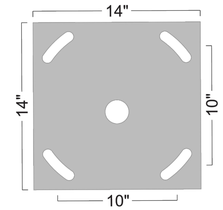
POLE COVER DETAIL
DESIGN FACTOR: TBD
4MM CHARCOAL ACM POLE COVER
.080" ALUMINUM CAP AND SHROUD
EXTERIOR FINISH:
POLE COVER - PRE-FINISHED CHARCOAL
SHROUD AND BASE PLATE - MATCH B.M. 1631 MIDNIGHT OIL

CLEARANCE BAR DETAIL
BLACK ACM PIPE W/ 180-25 GOLD VINYL STRIPES APPLIED TO 1ST SURFACE

SQUARE FEET: BOXED = 92.44
ACTUAL = 15.68

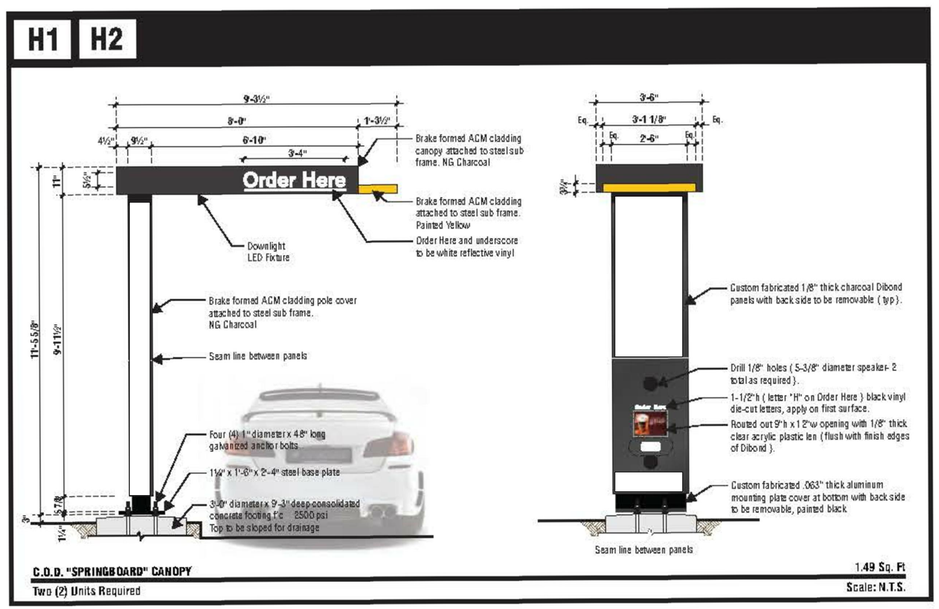
SWING ARM DETAIL
DESIGN FACTOR: TBD
18 GAUGE STEEL ARM WITH HINGE W/ 1ST SURFACE PAINT AND VINYL DECORATION:
MATCH PMS 123 C YELLOW - SWING ARM
7725-12 BLACK - "CLEARANCE 9 FEET" COPY

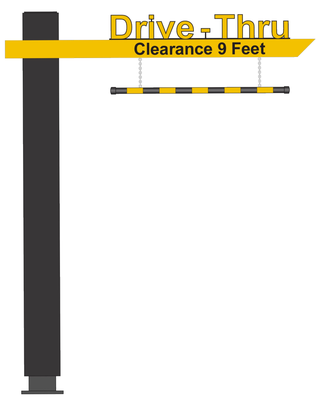
"DRIVE-THRU" LETTER DETAIL
3/4" ROUTED ALUMINUM LETTERS W/ 1ST SURFACE VINYL DECORATION:
180-25 GOLD - "DRIVE-THRU" COPY
BLACK - COPY OUTLINE



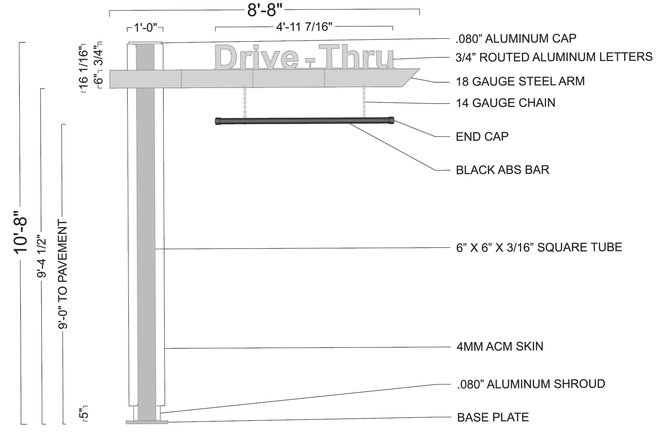
1" X 14" X 14" PLATE
7/8" SLOTTED HOLES
2" CENTER HOLE
3/4" ANCHOR BOLTS

BASE PLATE DETAIL

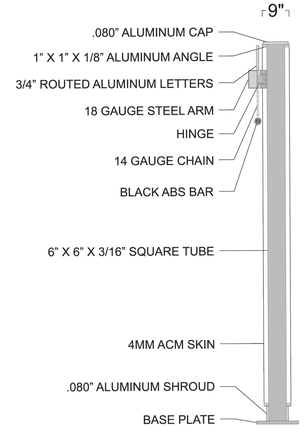




GRAPHIC DETAIL



FRONT VIEW



END VIEW

REV	DATE	DESCRIPTION	BY
	02/12/20	ISSUED FOR PLANNING REVIEW	RMF

Professional of Record:

PM DESIGN
Architectural Solutions Group
2455 Bennett Valley Rd.
Suite C-102
Santa Rosa, CA. 95404

STATE OF CALIFORNIA
KENNETH MCCRACKEN
C-32095
Renewal: 8/30/19
LICENSED ARCHITECT
Seal

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PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	STD ISSUE DATE
JMR	03/14/19
REVIEWED BY	DATE ISSUED
RMF	02/12/20

TITLE: McDONALDS #3413 - BB20 4597 PP
WATSONVILLE FREEDOM

DESCRIPTION
RELOCATION
WOOD BEARING WALLS AND WOOD ROOF FRAMING
STUCCO/BATTEN/METAL PANEL FINISHES

SITE ID: 004-0463
SITE ADDRESS: 1598 FREEDOM BLVD., WATSONVILLE, CA 95076

SHEET NO.
COD
CUSTOMER ORDER DISPLAY

MCD16037.0 PLANNING

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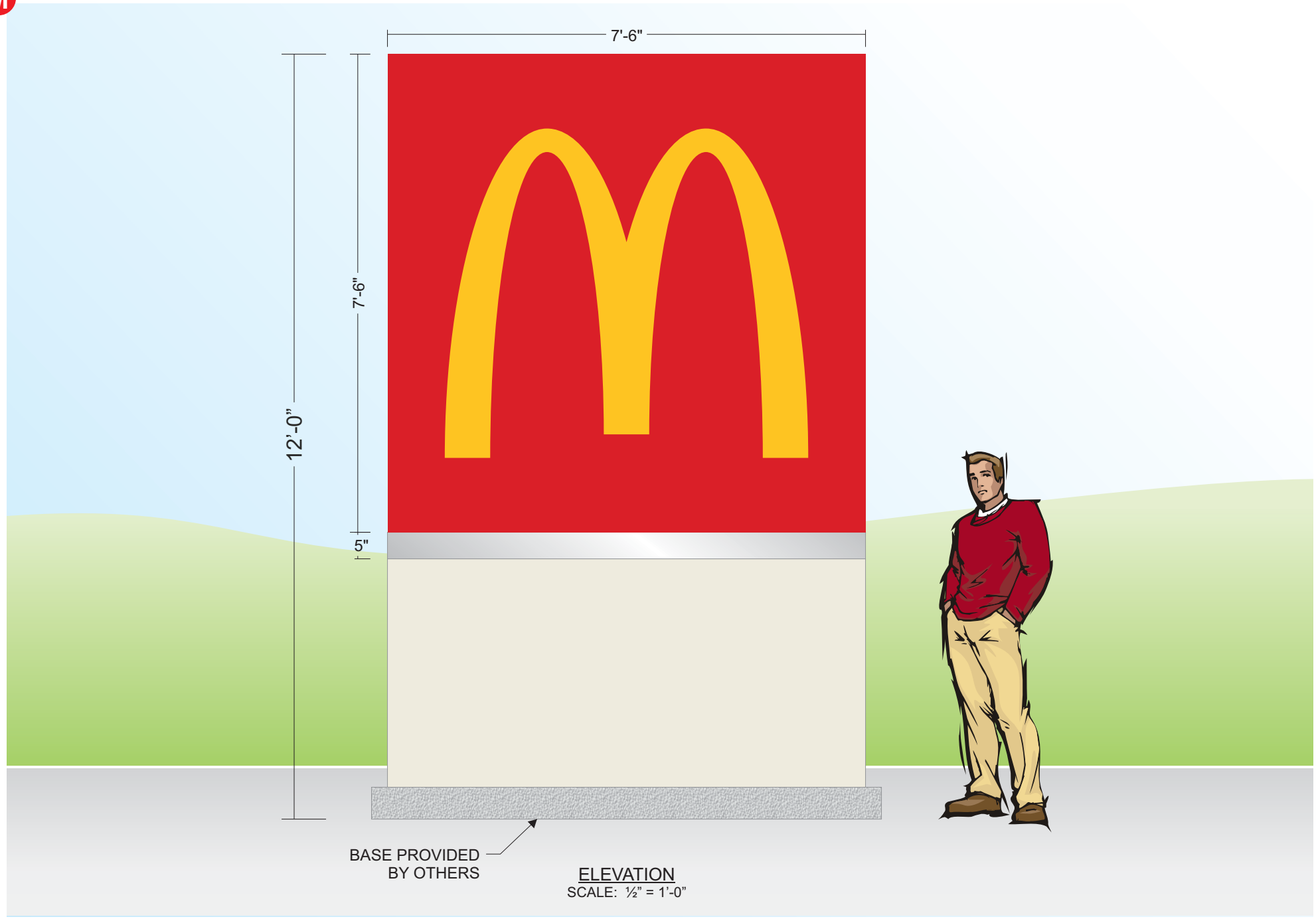

ELEVATION
SCALE: ½" = 1'-0"

Customer: MCDONALD'S	Date: 06/12/18	Prepared By: PKE	Eng: -	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: WATSONVILLE, CA	File Name: 164426 - R5 - 1598 FREEDOM BLVD - WATSONVILLE, CA			

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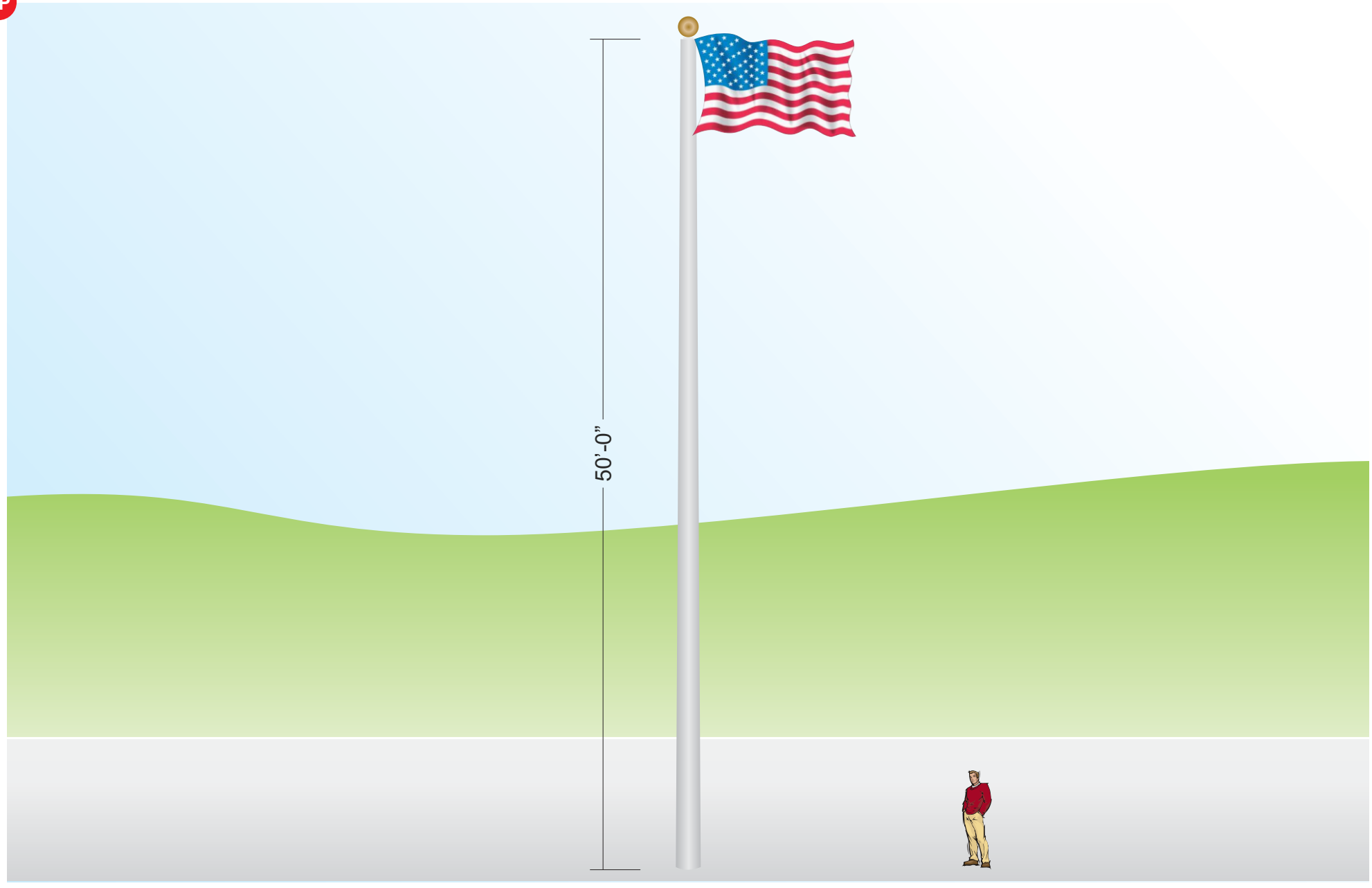

ELEVATION
SCALE: 1/8" = 1'-0"

Customer: MCDONALD'S	Date: 10/10/18	Prepared By: PKE	Eng: -	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: WATSONVILLE, CA	File Name: 164426 - R5 - 1598 FREEDOM BLVD - WATSONVILLE, CA			

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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).

McDonald's Menu

Salads

Bacon Ranch Salad with Buttermilk Crispy Chicken

Bacon Ranch Grilled Chicken Salad

Southwest Buttermilk Crispy Chicken Salad

Southwest Grilled Chicken Salad

Side Salad

Source: https://www.mcdonalds.com/us/en-us/full-menu/salads.html (visited March 13, 2020)

Southwest Grilled Chicken Salad

470 Cal.

Artisan grilled chicken made with all white meat chicken fillet with no artificial preservatives, flavors or colors – grilled and seasoned to perfection with ingredients like salt, garlic powder and parsley. Layered with savory black beans, roasted corn and tomatoes, and poblano peppers. Sprinkled with cheddar and jack cheeses, chili-lime tortilla strips and cilantro. All atop crisp chopped romaine, baby spinach, baby kale, red leaf lettuce and ribbon cut carrots and served with Newman's Own® Southwest Dressing.

Nutritional Information

View Nutrition Summary

470Cal.	23g	34g	34g
Calories	Total Fat (29% DV)	Total Carbs (12% DV)	Protein (69% DV)

Saturated Fat:	6g (30% DV)	Total Sugars:	12g	Potassium:	(2% DV)
Dietary Fiber:	7g (23% DV)	Iron:	(15% DV)	Sodium:	1380mg (60% DV)
Calcium:	(15% DV)	Cholesterol:	115mg (39% DV)		
Trans Fat:	0g	Vitamin D:	(66% DV)		

*Percent Daily Values (DV) are based on a 2,000 calorie diet

Source: https://www.mcdonalds.com/us/en-us/product/premium-southwest-salad-with-grilled-chicken.html#collapseOne (visited March 13, 2020)

Snacks & Sides

Small World Famous Fries®

Apple Slices

Yoplait® GO-GURT® Low Fat Strawberry Yogurt

Fruit 'N Yogurt Parfait

Side Salad

12 Piece Donut Sticks

Source: https://www.mcdonalds.com/us/en-us/full-menu/snacks-and-sides.html (visited March 13, 2020)

Side Salad

160 Cal.

Freshly prepared side salad with crisp chopped romaine, baby spinach, baby kale, red leaf lettuce, ribbon cut carrots, tasty grape tomatoes and served with your choice of Newman's Own® Dressing.

Source: https://www.mcdonalds.com/us/en-us/product/side-salad.html#collapseOne (visited March 13, 2020)

Beverages

Fat Free Chocolate Milk Jug

1% Low Fat Milk Jug

DASANI® Water

Source: https://www.mcdonalds.com/us/en-us/full-menu/drinks.html (visited March 13, 2020)

TABLE 1 City Criteria and McDonald's Score

#	Menu Food Options	Points	Total
1.	Offer at least 4 choices of fruits or vegetables prepared in a low-fat way (e.g., green salad, baked potato, stir-fried, or steamed vegetables).	2	2
2.	Offer fruits or vegetables as a substitute for less healthy side dishes, such as French fries.	1	1
3.	Offer at least one fat-free or low-fat salad dressing.	1	1
4.	Include skim milk or 1% milk on menu if milk product is served.	1	1
5.	Offer water and make it accessible to customers free of charge.	2	1
6.	Offer whole grain bread as an option instead of white bread, or a no bread option (lettuce wrap).	1	-
7.	Offer at least one healthier dessert option (i.e., fresh fruit).	1	-
8.	Prepare meat, fish, poultry or meat alternative in a low-fat way such as broiling, baking, poaching, roasting, steaming or stir frying. Visible fat removed from any meat or poultry before cooking.	2	-
9.	Offer at least one low-fat vegetarian dish (i.e., not exceeding 500 calories).	1	1
10.	Provide option to serve butter, margarine, sour cream, salad dressing, or mayonnaise on the side or not at all.	1	-
11.	Offer a menu with smaller portions or half portion meals at a lower cost. Allow customer to split a meal.	1	-
12.	Provide training for staff members about knowing the menu thoroughly. This includes knowing portion sizes, understanding ingredients and chef preparation.	1	-
13.	Provide calorie information visible at the point of purchase or provide healthier option stickers on the menu.	2	2
14.	Offer corn tortillas instead of flour tortillas.	1	-
15.	Offer whole beans instead of refried beans.	1	-
	Total	**19**	**9**

McDonald's at 190 Main Street, Watsonville

McDonald's at 1421 Mission Street, Santa Cruz

McDonald's at 1365 N Main Street, Salinas

RESOLUTION NO. _____ - 20 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH DESIGN REVIEW, MAJOR VARIANCE, AND ENVIRONMENTAL REVIEW (PP2018-35) TO ALLOW THE DEMOLITION OF A MCDONALD'S BUILDING WITH A SINGLE DRIVE-THROUGH LANE AND RECONSTRUCTION OF A NEW MCDONALD'S BUILDING WITH A SPLIT DRIVE-THROUGH LANE AND TWO MENU BOARDS ON A 1.01± ACRE SITE LOCATED AT 1598 FREEDOM BOULEVARD (APN 019-282-03)

Project: McDonalds Rebuild Project
APN: 019-282-03

WHEREAS, on site is developed with a 4,269± square-foot McDonald's building, which, according to the County Assessor's Office, was constructed in 1976; and

WHEREAS, in 2017, a Pre-application letter (PP2014-181) was prepared at the request of PM Design Group, Inc., on behalf of McDonald's USA, LLC, to address major design issues concerning the proposed demolition of the existing McDonald's restaurant and construction of a new McDonald's restaurant at the subject site. This letter also provided direction on the required applications for processing the proposed project; and

WHEREAS, on February 7, 2018, PM Design Group, Inc., on behalf of McDonald's USA, LLC, applicant, and Franchise Realty Interstate Corp. (aka McDonald's Corporation), property owner, applied for a Special Use Permit with Design Review, Lot Line Adjustment, and Environmental Review (PP2018-35) to allow the redevelopment of the subject site. PM Design Group, Inc., has experience designing similar projects from quick-serve to sit-down restaurants; and

WHEREAS, subsequently, the applicant revised the plans to not necessitate a Lot Line Adjustment, and formally withdrew said application on February 25, 2019; and

WHEREAS, on September 25, 2019, the applicant amended the project application further to include a Major Variance from the strict application of the one menu board restriction to allow a split drive-through lane (i.e., side-by-side drive-through lanes) with two menu boards; and

WHEREAS, the project site is designated General Commercial on the General Plan Land Use Diagram and is within the Neighborhood Shopping Center (CNS) Zoning District; and

WHEREAS, pursuant to Sections 14-16.1403(b) and 14-41.101 of the Watsonville Municipal Code (WMC), eating and drinking places with drive-through facilities (DLU 581) are allowed conditionally in the CNS 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 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA), pursuant to Sections 15302 and 15303 of the State CEQA Guidelines; and

WHEREAS, notice of time and place of the hearing to consider Special Use Permit with Design Review, Major Variance, and Environmental Review (PP2018-248) 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, Major Variance, and Environmental Review (PP2018-35) to allow the demolition of a McDonald’s building with a single drive-through lane and reconstruction of a new McDonald’s building with a split drive-through lane and two menu boards on a 1.01± acre site located at 1598 Freedom Boulevard, Watsonville, California (APN 019-282-03).

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, Major Variance, and Environmental Review (PP2018-35), attached hereto and marked as Exhibit “C,” subject to the Conditions attached hereto and marked as Exhibit “B,” to allow the demolition of a McDonald’s building with a single drive-through lane and reconstruction of a new McDonald’s building with a split drive-through lane and two menu boards on a 1.01± 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 5th day of May, 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: PP2018-35
APN: 019-282-03
Applicant: McDonald's USA, LLC
Hearing Date: May 5, 2020

SPECIAL USE PERMIT FINDINGS (WMC § 14-12.513)

The proposed restaurant and retail uses are permitted by right. The purpose of the Special Use Permit is to allow the establishment of two drive-through facilities onsite, pursuant to WMC Sections 14-16.1403(b) and 14-41.101.

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 General Commercial on the General Plan Land Use Diagram and is within the Neighborhood Shopping Center (CNS) Zoning District. The purpose of the General Commercial designation is to allow various types of commercial uses, including restaurants that serve the needs of the community and the surrounding region.

The proposed project is consistent with the following General Plan goals, policies, and implementation measures concerning commercial land uses, land use compatibility, design, and site improvement:

- **Goal 4.3 Commercial Land Use** – Revitalize the central business district and provide adequate neighborhood commercial services.

- **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.C Commercial Development** – The City shall plan for revitalization of the central business district along with the distribution of convenient neighborhood commercial centers.

- **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.

- **Goal 5.1 Visual Resources** – Preserve and enhance the built and natural visual resources within Watsonville.

- **Goal 5.2 Community Appearance** – Blend new development and recognized values of community appearance and scenic qualities, and ensure that new development enhances, rather than detracts from its surroundings.

- **Goal 5.6 Urban Design** – Achieve high standards of street, site and building design that are both efficient, and aesthetically pleasing.

- **Policy 5.A Project Design Review** – The preservation of visual resources shall be accomplished through the design review process.

- **Policy 5.B Design Consistency** – The City shall review new development proposals to encourage high standards of urban design and to ensure that elements of architectural design and site orientation do not degrade or conflict with the appearance of existing structures.

- **Policy 5.F** – The design review process shall combine elements of aesthetics with considerations for project efficiency.

The proposed project would replace an existing McDonald's restaurant with PlayPlace with a new building of similar size on land designated for commercial use. The proposed building design has a modern appearance that is well composed, articulated and consistent on each façade, and new landscaping would improve the appearance of the site. The McDonald's restaurant with PlayPlace would continue to provide a convenient location for residents to patronize and is compatible with existing nearby commercial development. The site abuts existing utilities that can continue to serve the project. The project is not anticipated to induce population growth, as it does not include residential development or involve any extension of roadways or other public infrastructure. The project would not be a regionally significant employer and existing McDonald employees live from within Watsonville and nearby communities.

As conditioned, the proposed project is also consistent with the General Plan goals and policies concerning pedestrian and bicycle circulation and facilities, as follows:

- **Goal 10.4 Bicycle Circulation** – Plan for and provide a safe, convenient network of bicycle facilities.

- **Goal 10.5 Pedestrian Circulation** – Recognize the importance of pedestrian travel, alone, or in combination with other travel modes, and to encourage walking.

- **Policy 10.K Bicycle Facilities Development** – The City shall plan for, and implement a comprehensive network of bicycle facilities in order to promote the bicycle as an alternative to the private automobile.

- **Policy 10.M Bicycle Support Facilities** – The City shall encourage bicycle facilities in new developments, as a commute alternative.

- **Policy 10.N Pedestrian Travel** – The City shall plan for, and implement a comprehensive network of safe pedestrian facilities in order to promote pedestrian travel.

- **Policy 10.O Walkway Aesthetics and Safety** – Pedestrian walkways should be designed to promote walking by providing a safe and aesthetically pleasing path of travel.

- **Policy 10.P Pedestrian Access** – Access for pedestrian travel shall be maintained where it already exists and provided where it does not, in order to prevent or eliminate barriers to pedestrian travel.

The proposed project includes reducing the number of driveways and their length, which in turn enhances pedestrian safety by reducing potential conflict points and the crossing distance. To further promote walking and enhance pedestrian safety, a condition of approval requires the applicant to enhance the visibility of the pedestrian pathway leading into the site from the sidewalk as well as the outside seating area. While the proposed project provides a single bike rack that could accommodate the short-term parking of two bicycles, to better accommodate bicyclists working at and patronizing McDonald's, a condition of approval requires providing (a) additional bike racks to increase the total bicycle parking count from two to eight for short-term visitors and (b) secure bicycle parking facilities for employee use that accommodates a minimum of two bicycles.

The proposed project is consistent with the list of allowable uses for and general purpose of the CNS Zoning District, in that the project would redevelop an existing commercial property for the continuance of a fast-food restaurant with drive-through facilities—a conditionally permitted use—along an existing arterial. The project is consistent with all development regulations for the CNS Zoning District and with those concerning the design and location of drive-through facilities, as set forth in WMC Chapter 14-41.

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 redevelop the site with a new building and landscaping that would improve the appearance of the site. The proposed building design has a modern appearance that is well composed, articulated and consistent on each façade.

Direct access to and from the project site would continue to be provided from Freedom Boulevard. However, the project would reduce the number of driveways from three to two, shift the main driveway entry to be in line with Sydney Avenue, and reduce the remaining driveway width from 30± feet to 20± feet. By reducing the number of driveways and their length, this will enhance pedestrian safety by reducing potential conflict points. In addition, the project is required to install colored concrete to enhance the visibility of the pedestrian pathway leading into the site, provide high-visibility striping across Freedom Boulevard, and make a fair-share contribution towards the planned installation of a signal at the intersection of Freedom Boulevard. These measures would better control ingress and egress movements and enhance pedestrian safety.

With approval of the requested Major Variance concerning menu board limitations, the project is consistent with all regulations concerning the design and location of drive-through facilities set forth in WMC Chapter 14-41.

Nighttime illumination has the potential to change ambient lighting conditions and create a visual nuisance or hazard. The project would provide lighting on the building and in the parking lot. As shown on the photometric analysis, the proposed lighting would provide an average illumination of 3.7 footcandles (fc) with higher directly below the fixtures and a fairly even distribution of light at moderate to low levels of intensity throughout. These light levels would provide adequate light to illuminate the site, consistent with lighting for commercial buildings in an urban setting. The photometric analysis also demonstrates that anticipated light intensities would not result in a visual nuisance. Proposed lighting would create predominately low light levels along the site's perimeter (on average 0.8 fc). Any potential spillover light would be further obscured from view by landscape plantings. Therefore, the project is not anticipated to create a glare nuisance.

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 redeveloping an existing commercial property designated for commercial use and is not anticipated to generate a significant number of new trips. The project site is located along Freedom Boulevard, which is a principal arterial intended to move large volumes of traffic within the City to and from residential areas to areas of employment or business.

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

Direct access to and from the project site would continue to be provided from Freedom Boulevard. However, the project would reduce the number of driveways from three to two, shift the main driveway entry to be in line with Sydney Avenue, and reduce the remaining driveway width from 30± feet to 20± feet. By reducing the number of driveways and their length, this will enhance pedestrian safety by reducing potential conflict points. In addition, the project is required to install colored concrete to enhance the visibility of the pedestrian pathway leading into the site, provide high-visibility striping across Freedom Boulevard, and make a fair-share contribution towards the planned installation of a signal at the intersection of Freedom Boulevard. These measures would better control ingress and egress movements and enhance pedestrian safety.

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 would replace an existing McDonald's restaurant with PlayPlace with a new building of similar size on land designated for commercial use. The proposed building design has a modern appearance that is well composed, articulated and consistent on each façade, and new landscaping would improve the appearance of the site. The McDonald's restaurant with PlayPlace would continue to provide a convenient location for residents to patronize and is compatible with existing nearby commercial development.

The proposed drive-through facility design is consistent with the City's requirements, including that landscaping shall screen drive-through lanes from the public right-of-way and shall minimize the visual impact of the menu board and directional signs.

The project would not create a visual impact from new light sources. Proposed lighting is downcast and according to the photometric analysis would provide an average illumination of 3.7 fc with higher directly below the fixtures and a fairly even distribution of light at moderate to low levels of intensity throughout. These light levels would provide adequate light to illuminate the site, consistent with lighting for commercial buildings in an urban setting.

The photometric analysis also demonstrates that anticipated light intensities would not result in a visual nuisance to surrounding properties or adjoining public right-of-ways. Proposed lighting would create predominately low light levels along the site's perimeter (on average 0.8 fc). Any potential spillover light would be further obscured from view by landscape plantings. Therefore, the project is not anticipated to create a visual impact from glare.

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

WMC Chapter 14-41 sets forth regulations concerning the design and location of drive-through facilities in the City. Drive-through facilities are permitted in commercial zones with issuance of a Special Use Permit, provided that the project can meet certain conditions. Drive-throughs cannot be located within 150 feet of a residential parcel or 300 feet of a designated "gateway" intersection. For all other signalized intersections in commercial zones, no more than one drive-through may be within 200 feet of the nearest portion of the intersection. The project site is not near to one of the "gateway" intersections listed in WMC Section 14-41.100(a)(3) and is over 200 feet away from the two nearest signalized intersections of Freedom Boulevard and Davis Avenue and Freedom Boulevard and Clifford/Gardner Avenue.

Drive-through facilities must also be designed and situated consistent with design standards listed in WMC Section 14-41.102. With approval of the requested Major Variance concerning menu board limitations, the project is consistent with all regulations concerning the design of the proposed drive-through facilities.

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 redeveloping an existing commercial property designated for commercial use. The proposed project would replace an existing McDonald's restaurant with PlayPlace with a new building of similar size. The proposed building design has a modern appearance that is well composed, articulated and consistent on each façade, and new landscaping would improve the appearance of the site. Therefore, the project would not materially damage or prejudice 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 a serious public health or safety problem to patrons of the McDonald's restaurant and with PlayPlace.

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 General Commercial on the General Plan Land Use Diagram and is within the Neighborhood Shopping Center (CNS) Zoning District. The purpose of the General Commercial designation is to allow various types of commercial uses, including restaurants that serve the needs of the community and the surrounding region.

The proposed project is consistent with the following General Plan goals, policies, and implementation measures concerning commercial land uses, land use compatibility, design, and site improvement:

- **Goal 4.3 Commercial Land Use** – Revitalize the central business district and provide adequate neighborhood commercial services.

- **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.C Commercial Development** – The City shall plan for revitalization of the central business district along with the distribution of convenient neighborhood commercial centers.

- **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.

- **Goal 5.1 Visual Resources** – Preserve and enhance the built and natural visual resources within Watsonville.

- **Goal 5.2 Community Appearance** – Blend new development and recognized values of community appearance and scenic qualities, and ensure that new development enhances, rather than detracts from its surroundings.

- **Goal 5.6 Urban Design** – Achieve high standards of street, site and building design that are both efficient, and aesthetically pleasing.

- **Policy 5.A Project Design Review** – The preservation of visual resources shall be accomplished through the design review process.

- **Policy 5.B Design Consistency** – The City shall review new development proposals to encourage high standards of urban design and to ensure that elements of architectural design and site orientation do not degrade or conflict with the appearance of existing structures.

- **Policy 5.F** – The design review process shall combine elements of aesthetics with considerations for project efficiency.

The proposed project would replace an existing McDonald's restaurant with PlayPlace with a new building of similar size on land designated for commercial use. The proposed building design has a modern appearance that is well composed, articulated and consistent on each façade, and new landscaping would improve the appearance of the site. The McDonald's restaurant with PlayPlace would continue to provide a convenient location for residents to patronize and is compatible with existing nearby commercial development. The site abuts existing utilities that can continue to serve the project. The project is not anticipated to induce population growth, as it does not include residential development or involve any extension of roadways or other public infrastructure. The project would not be a regionally significant employer and existing McDonald employees live from within Watsonville and nearby communities.

As conditioned, the proposed project is also consistent with the General Plan goals and policies concerning pedestrian and bicycle circulation and facilities, as follows:

- **Goal 10.4 Bicycle Circulation** – Plan for and provide a safe, convenient network of bicycle facilities.

- **Goal 10.5 Pedestrian Circulation** – Recognize the importance of pedestrian travel, alone, or in combination with other travel modes, and to encourage walking.

- **Policy 10.K Bicycle Facilities Development** – The City shall plan for, and implement a comprehensive network of bicycle facilities in order to promote the bicycle as an alternative to the private automobile.

- **Policy 10.M Bicycle Support Facilities** – The City shall encourage bicycle facilities in new developments, as a commute alternative.

- **Policy 10.N Pedestrian Travel** – The City shall plan for, and implement a comprehensive network of safe pedestrian facilities in order to promote pedestrian travel.

- **Policy 10.O Walkway Aesthetics and Safety** – Pedestrian walkways should be designed to promote walking by providing a safe and aesthetically pleasing path of travel.

- **Policy 10.P Pedestrian Access** – Access for pedestrian travel shall be maintained where it already exists and provided where it does not, in order to prevent or eliminate barriers to pedestrian travel.

The proposed project includes reducing the number of driveways and their length, which in turn enhances pedestrian safety by reducing potential conflict points and the crossing distance. To further promote walking and enhance pedestrian safety, a condition of approval requires the applicant to enhance the visibility of the pedestrian pathway leading into the site from the sidewalk as well as the outside seating area. While the proposed project provides a single bike rack that could accommodate the short-term parking of two bicycles, to better accommodate bicyclists working at and patronizing McDonald's, a condition of approval requires providing (a) additional bike racks to increase the total bicycle parking count from two to eight for short-term visitors and (b) secure bicycle parking facilities for employee use that accommodates a minimum of two bicycles.

The proposed project is consistent with the list of allowable uses for and general purpose of the CNS Zoning District, in that the project would redevelop an existing commercial property for the continuance of a fast-food restaurant with drive-through facilities—a conditionally permitted use—along an existing arterial. The project is consistent with all development regulations for the CNS Zoning District and with those concerning the design and location of drive-through facilities, as set forth in WMC Chapter 14-41.

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 redevelop the site with a new building and landscaping that would improve the appearance of the site. The proposed building design has a modern appearance that is well composed, articulated and consistent on each façade.

Direct access to and from the project site would continue to be provided from Freedom Boulevard. However, the project would reduce the number of driveways from three to two, shift the main driveway entry to be in line with Sydney Avenue, and reduce the remaining driveway width from 30± feet to 20± feet. By reducing the number of driveways and their length, this will enhance pedestrian safety by reducing potential conflict points. In addition, the project is required to install colored concrete to enhance the visibility of the pedestrian pathway leading into the site, provide high-visibility striping across Freedom Boulevard, and make a fair-share contribution towards the planned installation of a signal at the intersection of Freedom Boulevard. These measures would better control ingress and egress movements and enhance pedestrian safety.

With approval of the requested Major Variance concerning menu board limitations, the project is consistent with all regulations concerning the design and location of drive-through facilities set forth in WMC Chapter 14-41.

Nighttime illumination has the potential to change ambient lighting conditions and create a visual nuisance or hazard. The project would provide lighting on the building and in the parking lot. As shown on the photometric analysis, the proposed lighting would provide an average illumination of 3.7 footcandles (fc) with higher directly below the fixtures and a fairly even distribution of light at moderate to low levels of intensity throughout. These light levels would provide adequate light to illuminate the site, consistent with lighting for commercial buildings in an urban setting. The photometric analysis also demonstrates that anticipated light intensities would not result in a visual nuisance. Proposed lighting would create predominately low light levels along the site's perimeter (on average 0.8 fc). Any potential spillover light would be further obscured from view by landscape plantings. Therefore, the project is not anticipated to create a glare nuisance.

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 redeveloping an existing commercial property designated for commercial use and is not anticipated to generate a significant number of new trips. The project site is located along Freedom Boulevard, which is a principal arterial intended to move large volumes of traffic within the City to and from residential areas to areas of employment or business.

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

Direct access to and from the project site would continue to be provided from Freedom Boulevard. However, the project would reduce the number of driveways from three to two, shift the main driveway entry to be in line with Sydney Avenue, and reduce the remaining driveway width from 30± feet to 20± feet. By reducing the number of driveways and their length, this will enhance pedestrian safety by reducing potential conflict points. In addition, the project is required to install colored concrete to enhance the visibility of the pedestrian pathway leading into the site, provide high-visibility striping across Freedom Boulevard, and make a fair-share contribution towards the planned installation of a signal at the intersection of Freedom Boulevard. These measures would better control ingress and egress movements and enhance pedestrian safety.

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 proposed project would replace an existing McDonald's restaurant with PlayPlace with a new building of similar size on land designated for commercial use. The proposed building design has a modern appearance that is well composed, articulated and consistent on each façade, and new landscaping would improve the appearance of the site. As shown on the proposed Elevations, the building consists of a mix of materials and design elements. Prominent elements for the façade facing the street include the main entrance framed by vertical aluminum battens, windows (for both the restaurant and PlayPlace areas), and horizontal fiber cement lap siding. Proposed accents and other finishes include a metal fascia along the roof edge, accent lighting, and an aluminum canopy over the main entrance and between two rows of windows for the PlayPlace area.

The proposed drive-through facility design is consistent with the City's requirements, including that landscaping shall screen drive-through lanes from the public right-of-way and shall minimize the visual impact of the menu board and directional signs.

The project would not create a visual impact from new light sources. Proposed lighting is downcast and according to the photometric analysis would provide an average illumination of 3.7 fc with higher directly below the fixtures and a fairly even distribution of light at moderate to low levels of intensity throughout. These light levels would provide adequate light to illuminate the site, consistent with lighting for commercial buildings in an urban setting.

The photometric analysis also demonstrates that anticipated light intensities would not result in a visual nuisance to surrounding properties or adjoining public right-of-ways. Proposed lighting would create predominately low light levels

along the site's perimeter (on average 0.8 fc). Any potential spillover light would be further obscured from view by landscape plantings. Therefore, the project is not anticipated to create a visual impact from glare.

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

WMC Chapter 14-41 sets forth regulations concerning the design and location of drive-through facilities in the City. Drive-through facilities are permitted in commercial zones with issuance of a Special Use Permit, provided that the project can meet certain conditions. Drive-throughs cannot be located within 150 feet of a residential parcel or 300 feet of a designated "gateway" intersection. For all other signalized intersections in commercial zones, no more than one drive-through may be within 200 feet of the nearest portion of the intersection. The project site is not near to one of the "gateway" intersections listed in WMC Section 14-41.100(a)(3) and is over 200 feet away from the two nearest signalized intersections of Freedom Boulevard and Davis Avenue and Freedom Boulevard and Clifford/Gardner Avenue.

Drive-through facilities must also be designed and situated consistent with design standards listed in WMC Section 14-41.102. With approval of the requested Major Variance concerning menu board limitations, the project is consistent with all regulations concerning the design of the proposed drive-through facilities.

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 redeveloping an existing commercial property designated for commercial use. The proposed project would replace an existing McDonald's restaurant with PlayPlace with a new building of similar size. The proposed building design has a modern appearance that is well composed, articulated and consistent on each façade, and new landscaping would improve the appearance of the site. Therefore, the project would not materially damage or prejudice 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 a serious public health or safety problem to patrons of the McDonald's restaurant and with PlayPlace.

MAJOR VARIANCE FINDINGS (WMC § 14-12.604[b])

1. By reason of exceptional narrowness, shallowness, or shape of the property in question, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the property in question, the strict application of the provisions of that title would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the applicant.

Supportive Evidence

The City's Drive-Through Facility Restrictions Ordinance limits the number and size of menu boards, as follows:

> Only *one menu board* may be permitted and shall be a maximum of 30 square feet in the area of the sign face, with a maximum height of seven feet and shall face away from the street (emphasis added). WMC § 14-41.102(l)

The purpose of the request for a variance from the strict application of the one-menu-board restriction is to allow a split drive-through lane (i.e., side-by-side drive-through lanes) with two menu boards. The two menu boards will not exceed the maximum 30 square feet allowed per WMC Section 14-41.102(I) for one menu board, and the request allows for a modern split-drive through design that was not envisioned when the drive through ordinance was adopted.

While there is no extraordinary and exceptional situation or condition of the *property* to substantiate a finding that the strict application of the aforementioned menu board sign limit provisions would result in a peculiar and exceptional practical difficulties to the applicant, precedence has already been set to allow multiple menu boards. The City Council allowed McDonald's at 190 Main Street to have a split drive-through with two menu boards—one facing each drive-through lane. To not allow two menu boards would preclude the ability for McDonald's to have a split drive-through lane at the project site, which would both represent an inconsistent and arbitrary application of the City's regulations and an exceptional and undue hardship on the applicant. Therefore, the Planning Commission shall grant the variance request to allow McDonald's to have more than one menu-type board at 1598 Freedom Boulevard.

2. The circumstances or conditions do not apply generally to other properties in the same land use district.

Supportive Evidence

Variances are typically considered when physical characteristics, unique to a particular property that do not apply generally to other properties in the same land use district, make it difficult to use. There are no special conditions onsite, and other properties within the CNS Zoning District have similar circumstances as the subject property. However, as noted under Finding #1 above, precedence has already been set to allow multiple menu boards. The City Council allowed McDonald's at 190 Main Street to have a split drive-through with two menu

boards—one facing each drive-through lane. To not allow two menu boards would preclude the ability for McDonald's to have a split drive-through lane at the project site, which would both represent an inconsistent and arbitrary application of the City's regulations and an exceptional and undue hardship on the applicant. Therefore, the Planning Commission shall grant the variance request to allow McDonald's to have more than one menu-type board at 1598 Freedom Boulevard.

3. The granting of the Variance will not result in material damage or prejudice to other properties in the vicinity, substantial impairment of natural resources or be detrimental to the public health, safety and general welfare.

Supportive Evidence

The purpose of the request for a variance from the strict application of the one-menu-board restriction is to allow a split drive-through lane (i.e., side-by-side drive-through lanes) with two menu boards. According to McDonald's, the split drive-through lane configuration improves their efficiency in taking orders and moving motorists through their drive-through facilities. Improving the efficiency of taking orders would not be detrimental to the public health, safety and general welfare. In addition, with approval of the requested variance concerning menu board limitations, the project is consistent with all regulations concerning the design of the proposed drive-through facilities.

4. The Variance is not requested exclusively on the basis of economic hardship to the applicant, nor was the situation requiring a Variance created by an act of the applicant, without obtaining permits.

Supportive Evidence

According to the applicant, the purpose of the variance is to allow two additional menu boards, one for each split drive-through lane, to improve the efficiency of taking orders. This is not requested based on a situation created by the applicant without obtaining permits; on the contrary, McDonald's acquired permits to construct a similarly designed building with drive-through facilities at the 190 Main Street location.

CITY OF WATSONVILLE
PLANNING COMMISSION

EXHIBIT B

Application No: PP2018-35
APN: 019-282-03
Applicant: McDonald's USA, LLC
Hearing Date: May 5, 2020

SPECIAL USE PERMIT WITH DESIGN REVIEW & MAJOR VARIANCE CONDITIONS OF APPROVAL

General Conditions:

1. **Approval.** This approval applies to the Plan Set identified as "McDonalds #3416 - BB20 4597 PP Watsonville Freedom" located at 1598 Freedom Boulevard, Watsonville, CA 95076, dated February 12, 2020, and received by the Community Development Department on February 13, 2020, and filed by Hala Ibrahim with PM Design Group, Inc. on behalf of Silvia Wytkind with McDonald's USA, LLC, applicant, and Franchise Realty Interstate Corp., property owner. (CDD-P)

2. **Conditional Approval Timeframe.** This Special Use Permit with Design Review and Major Variance (PP2018-35) shall be null and void if not acted upon within **one year** (**12 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 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)

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 decision-making body or following final action on any appeal. (CDD-P)

7. **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)

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 condition 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 and Major Variance. 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:

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

11. **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)

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

12. **Colors & Materials.** Plans submitted for building permit shall indicate that all final colors and materials shall be consistent with the colors and materials approved by this permit. (CDD-P)

13. **Enhanced Pedestrian Walkway.** The applicant shall revise the project plans to provide a colored concrete walk or similar enriched paving material from the sidewalk in the public right-of-way of Freedom Boulevard to the front of the building for the purpose of enhancing the pedestrian walkway's visibility to motorists and reduce the risk of conflicts with motor vehicles. (CDD-P)

14. **Additional Outdoor Seating.** The applicant shall revise the project plans to provide additional tables on the 1,920± square-foot concrete pad in front of the building with an aggregate seating capacity of at least 10 occupants. (CDD-P)

15. **Visitor Bicycle Parking.** The applicant shall revise the project plans to provide additional bike racks to increase the total bicycle parking count from two to eight for short-term visitors, in accordance with General Plan Goal 10.5, Policy 10.K, and Policy 10.M. (CDD-P)

16. **Employee Bicycle Parking.** The applicant shall revise the project plans to provide secure bicycle parking facilities for employee use that accommodates a minimum of two bicycles. Acceptable employee parking facilities include:
    - Lockable bicycle rooms with permanently anchored racks;
    - Lockable, permanently anchored bicycle lockers; and
    - Covered, lockable enclosures with permanently anchored racks for bicycles. (CDD-P)

17. **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 **24 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)

18. **Landscape Plan Revisions.** The applicant shall revise the Landscape Plan (sheet L1) to:
    a. Provide additional landscaping that frames outside seating; and
    b. Provide additional landscaping along the front of the building. (CDD-P)

19. **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 and/or public roadways. (CDD-P)

20. **Trash Enclosure.** The trash enclosure shall conform with City of Watsonville Public Improvement Standard No. S-602, and is subject to review and approval by the Community Development Department. (CDD-P-E, PW)

21. **Street Frontage Improvements.** The applicant shall replace all existing street improvements (i.e., driveways and curb & gutters) along the project street frontage to City standards. (CDD-E)

22. **Utility Connection.** The project shall connect to City utilities. (CDD-E)

23. **Fair-Share Contribution.** The applicant shall pay their fair-share contribution towards the planned installation of a signal at the intersection of Freedom Boulevard and Sydney Avenue. The contribution shall be paid in the amount of $55,000 prior to final inspection. If payment is made after 2020, it shall be adjusted for inflation. (CDD-E, PW)

24. **High-Visibility Striping.** The applicant shall provide high-visibility striping across Freedom Boulevard at Sydney Avenue. (CDD-E, PW)

25. **On/Off Site Permit.** Separate On/Off Site Permits are required for work in the public right-of-way and on the project site. The applicant shall obtain an encroachment permit for all off-site work. (CDD-E, PW)

26. **Mechanical Equipment Screening.** All new mechanical equipment and appurtenances, including gas and water meters, electrical boxes, roof vents, air conditioners, antennas, etc. visible from the public way and from adjacent properties, shall be screened with material compatible with the materials of the building and shall be subject to the approval of the Zoning Administrator. (CDD-P)

27. **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)

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

28. **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)

29. **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:

30. **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)

31. **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)

32. **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)

33. **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)

34. **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)

35. **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:

36. **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)

37. **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)

38. **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:

39. **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)

40. **Landscaping Installation.** All landscaping and irrigation shall be installed and approved by Community Development Department staff. (CDD-P-E)

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

Ongoing Conditions:

42. **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)

43. **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)

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

45. **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)

46. **Ongoing Maintenance.** Common (patio) areas, landscaping, street trees, driveways, parking spaces, walks, fences and walls shall be maintained on an ongoing basis by the property owner(s) for the entire development area. (CDD-P)

Future Sign Permit:

47. **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:

48. **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 Department
WFD – Watsonville Fire Department
CA – City Attorney

CITY OF WATSONVILLE
PLANNING COMMISSION

EXHIBIT C

Application No: PP2018-35
APN: 019-282-03
Applicant: McDonald's USA, LLC
Hearing Date: May 5, 2020

Applicant:	Silvia Wytkind, McDonald's USA, LLC
Property Owner:	Franchise Realty Interstate Corp. (aka McDonald's Corporation)
Address:	717 E Lake Avenue, Watsonville, CA 95076
Project:	Special Use Permit with Design Review, Major Variance, and Environmental Review
Location:	1598 Freedom Boulevard, Watsonville, CA 95076
Purpose:	Allow the demolition of a McDonald's building with a single drive-through lane and reconstruction of a new McDonald's building with a split drive-through lane and two menu boards

A Special Use Permit with Design Review, Major Variance, and Environmental Review (PP2018-35) to allow the demolition of a McDonald's building with a single drive-through lane and reconstruction of a new McDonald's building with a split drive-through lane and two menu boards on a 1.01± acre site located at 1598 Freedom Boulevard, Watsonville, California (APN 019-282-03), was reviewed by the Planning Commission at a public hearing on May 5, 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: April 22, 2020

TO: Planning Commission

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

SUBJECT: Planning Commission recommendation to City Council for adoption of a Mitigated Negative Declaration and approval of a Lot Line Adjustment, Density Bonus, Planned Development, and Special Use Permit with Design Review and Environmental Review (PP2019-14) to allow the construction of the Miles Lane Project on a 4.7± acre site located at 139, 141, 161 Miles Lane and 201 Kimberly Lane (APNs 016-491-01, -02, & -03, & 016-111-44).

AGENDA ITEM: May 5, 2020 **Planning Commission**

RECOMMENDATION:
Staff recommends that the Planning Commission (a) adopt a Resolution recommending that the City Council adopt a Mitigated Negative Declaration and (b) adopt a Resolution recommending that the City Council approve a Lot Line Adjustment, Density Bonus, Planned Development, and Special Use Permit with Design Review and Environmental Review (PP2019-14) to allow the construction of the Miles Lane Project on a 4.7± acre site located at 139, 141, 161 Miles Lane and 201 Kimberly Lane (APNs 016-491-01, -02, & -03, & 016-111-44).

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

BASIC PROJECT DATA

APPLICATION NO.: PP2019-14 **APN:** 016-491-01, -02, & -03, & 016-111-44
LOCATION: 139, 141, 161 Miles Lane and 201 Kimberly Lane
LOT SIZE: 4.7± acre

PROJECT DESCRIPTION: The project proposes to construct eight buildings totaling 101,256± square feet on a 4.7± acre site, consisting of five 3-story apartment buildings and one 2-story community center with managers unit for use by MidPen as affordable housing and two buildings for use by Encompass Community Services as inpatient (residential) and outpatient facilities. Overall development includes installing new onsite circulation and parking lot, landscaping, open space areas, stormwater facilities, and trash enclosures. Development of the project also

involves demolishing seven existing buildings and impervious surfaces, such as building foundations and surface parking areas. Project entitlements consist of a Lot Line Adjustment, Density Bonus, Planned Development, and Special Use Permit with Design Review and Environmental Review.

GENERAL PLAN: Residential Medium Density and Environmental Management
ZONING: RM-2 (Multiple Residential-Medium Density) and EM-OS (Environmental Management-Open Space)
SURROUNDING GENERAL PLAN/ZONING: Residential Medium Density in the RM-2 Zoning District

EXISTING USE: Substance abuse facility and five residential dwellings; riparian habitat in Upper Watsonville Slough
PROPOSED USE: Substance abuse facility and 72 affordable housing units; riparian habitat in upper Watsonville Slough
SURROUNDING USES: Residential (single family, multifamily, and mobile home units)

FLOOD ZONE: A portion of the site is within the 100-year floodplain (Zone AE) with a base flood elevation of 26 to 26.3 feet (FEMA Flood Map Panel 0392E, Map No. 06087C0392E, revised May 16, 2012)

CEQA REVIEW: An Initial Study/Mitigated Negative Declaration has been prepared for this project, in accordance with the provisions of the California Environmental Quality Act (CEQA).

APPLICANT: Elizabeth Nahas Wilson, MidPen Housing Corp., 275 Main Street, Ste. 204, CA 95076
PROPERTY OWNERS:
Michael C. Marchisio Trust, 19745 Oakmont Drive, Los Gatos, CA 95033 (APNs: 016-491-01, 016-491, and 016-111-44)
Namvar & Shireen Dinyari, 299 Vista Drive, Watsonville, CA 95076 (APN: 016-491-03)

BACKGROUND

On January 16, 2019, Elizabeth Nahas Wilson with MidPen Housing Corporation, applicant, on behalf of Michael C. Marchisio Trust (APNs: 016-491-01, 016-491, and 016-111-44) and Namvar & Shireen Dinyari (APN: 016-491-03), property owners, applied for a Lot Line Adjustment, Density Bonus, and Special Use Permit with Design Review and Environmental Review (PP2019-14) to allow construction of the Miles Lane Project at the subject site. The Density Bonus application originally included a request of three concessions to reduce certain development standards and zoning code requirements. Namely, the applicant requested reducing the minimum net land area per unit requirement, allowing both residential and non-residential uses onsite, and reducing parking. At the time, the parking reduction request did not constitute a concession, since the proposed number of parking spaces were consistent with the alternative provisions are set forth in the City's zoning code for affordable housing projects, in accordance with state law.

The Miles Lane Project is a joint effort by MidPen Housing Corporation (MidPen) and Encompass Community Services (Encompass). MidPen is a non-profit that develops, owns and managers affordable housing. In the 45-plus years since it was founded, MidPen has developed over 100 communities and 8,500 homes for low-income families, seniors and special needs individuals throughout Northern California.[1] Encompass is a non-profit organization that provides services in behavioral health, family and social well-being, early childhood education, housing, and substance use recovery. Begun in 1973, Encompass has about 40 programs throughout Santa Cruz County.[2]

On June 12, 2019, the applicant amended the entitlement application to include a request for adopting a Planned Development (PD) Overlay District to allow the modification of district regulations concerning building setbacks. The applicant indicates that this request is necessary to ensure the feasibility of the proposed treatment facilities and affordable housing development.

On February 28, 2020, the applicant revised the project plans to remove two buildings and associated retaining walls on steep slopes (Attachment 2). This change was based on reducing construction costs. The applicant also revised the project plans to increase the overall number of dwelling units from 61 to 72 by adding a third story to five buildings. As one of the buildings now exceeds the maximum height limit of 40 feet, the applicant requests a height limit modification to allow this building with a height of 48 feet.

The applicant further amended and clarified the entitlement application requests at this time. The applicant indicated that the Planned Development process would also be used "to modify density and use" (Attachment 3). Modifications to district regulations may be requested using the Planned Development process rather than as concessions per state Density Bonus law. Altogether, requested modifications to district regulations include a mix of allowable uses onsite (i.e., residential and non-residential), an increase in maximum building height, a reduction of minimum building setbacks, and a reduction of minimum net land area per unit requirements.

The Density Bonus request is still required to allow a residential density greater than the maximum allowed per the General Plan. In a revised Density Bonus Housing Plan, the applicant notes that recent changes to state Density Bonus law permits housing developments to receive a density bonus of up to 80 percent if 100 percent of the total units are for lower income households (Attachment 4). The applicant further clarified the reduced parking concession request at 6.4 percent fewer stalls than required per the provisions set forth in the City's zoning code for affordable housing projects.

PROCESS

Lot Line Adjustment

A Lot Line Adjustment is a minor relocation of the boundary or boundaries between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, with no more parcels being created than originally existed. The procedures for review of a Lot Line Adjustment is the same as with the procedures for review of minor land divisions, as

[1] MidPen Housing website, https://www.midpen-housing.org/about-midpen/ (visited on April 6, 2020).
[2] Encompass Community Services website, https://www.encompasscs.org/about_us (visited on April 6, 2020).

contained in Chapter 13-5 of the Watsonville Municipal Code (WMC). Typically, this type of application is reviewed and approved administratively by the City's Minor Land Division Committee. WMC § 13-5.04. However, because the requested Lot Line Adjustment is part of a number of other requested entitlements, it is being referred to the Planning Commission for recommendation and City Council for final review and approval. The City Council has the authority to impose any conditions as are necessary to assure compliance with the provisions of the General Plan and the regulations of the zoning and building codes. The conditions are limited to those issues directly related to the Lot Line Adjustment. WMC § 13-8.03.

Density Bonus

State law allows a housing development with a certain percentage of affordable units to be eligible for a density bonus. Pursuant to California Government Code Section 65915, a city must adopt an ordinance that specifies how compliance with GOV Section 65915 will be implemented. Failure to adopt an ordinance does not relieve a city from complying with this section.

The City adopted WMC Chapter 14-47 in 2006 to implement GOV Section 65915. WMC Chapter 14-47 grants applicants density bonuses or other incentives or concessions, if the applicant agrees to construct a residential development which contains certain housing for very low, lower, and moderate income households.

At the time of the project submittal, residential developments that provided "at least 30 percent of the units for lower income households" were eligible for a 35 percent density bonus along with three development incentives or concessions. Recent legislation, however, increased the maximum bonus to 80 percent for projects involving 100 percent of the units for lower income households.[3] As such, the project is eligible for up to an 80 percent density bonus per state law.

Planned Development Overlay District and Special Use Permit

The purpose of the Planned Development (PD) Overlay District is to provide a technique to foster development plans for eligible lands which serve public objectives more fully than development plans permitted under conventional zoning regulations; and to establish criteria for identifying those parcels of land which are eligible for the special procedures available for creative development plans requiring special review and approval procedures.

The PD District is an "overlay" or "combining" district which is placed over or covers an existing base residential, commercial, or industrial districts.[4] The PD Overlay District shall be designated by the use of the letters PD following the underlying zoning designation. The regulations of the underlying district may be superseded, modified or amended upon approval of the planned development as provided in Part 25 of WMC Chapter 14-16. A PD Overlay District may provide for modifications on district regulations, where appropriate, in areas such as building setbacks, building height, lot area, parking, and use. WMC § 14-16.2503.

[3] AB 1763 (effective January 1, 2020) amended GOV Section 65915, increasing the maximum density bonus to 80% for residential development in which 100% of the total units are for lower income households (California Legislative Information, https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201920200AB1763).

[4] See American Planning Association "Property Topics and Concepts" website for more information on overlay zoning, https://www.planning.org/divisions/planningandlaw/propertytopics.htm#Overlay.

Pursuant to WMC Section 14-16.2502, the intent of the PD District is so that:

(a) Planned development zoning will be granted only where the subject parcel is large enough to make innovative and creative site planning possible;

(b) Applicants shall have the professional capability to produce a creative plan;

(c) The public interest in achieving goals stated in the General Plan will be served more fully through the planned development process rather than through application of conventional district regulations;

(d) The advantages to landowners afforded by the planned development process will be balanced by public benefits;

(e) Natural or man-made features and resources of the site such as topography, trees, watercourses, and the like are preserved; and

(f) A PD Overlay District shall only be allowed in any existing zoning districts.

The Planning Commission shall review the request for the establishment of a PD Overlay District and make a recommendation to the City Council, which shall review the matter at a public hearing and establish the PD Overlay District by ordinance. After adoption of a PD Overlay District, a Special Use Permit issued by the City Council shall be required for any and all uses in a PD Overlay District. An application for a Special Use Permit in a PD Overlay District shall include and be accompanied by a Specific Development Plan which, if approved by the City Council, shall become a part of the Use Permit. The recommendation by the Planning Commission, adoption by Ordinance of a PD Overlay District by the City Council, and issuance of a Special Use Permit by the City Council after adoption of a PD Overlay District shall in each instance be passed by at least five affirmative votes.

Before recommending or approving any PD Overlay District and related development plan, the Planning Commission and the City Council shall make the findings set forth in WMC Section 14-16.2508.

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 if 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 are subject to Design Review. WMC § 14-12.400. No Building Permit shall be

issued for a development subject to Design Review until a Design Review Permit has been approved in accordance with WMC Chapter 14-12 and conditions of approval have been met.

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 substantially similar to those required for Special Use Permits, except for the finding set forth in WMC Section 14-12.403(e), which requires that additional design elements be addressed.

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 so that decision-makers will have full information upon which to base their decision. Below is a summary of key provisions for the consideration and adoption of a negative declaration or mitigated negative for a project.

1. **Consideration prior to approval.** Prior to approving a project, the decision-making body shall consider the proposed negative declaration or mitigated negative declaration together with any comments received during the public review process.

2. **Standard.** The decision-making body can adopt the negative declaration or mitigated negative declaration only if it finds there is no substantial evidence that the project will have a significant effect on the environment.

3. **The Record.** The lead agency is to specify the location of the documents and materials constituting the record.

4. **Mitigation Monitoring and Reporting.** When adopting a mitigated negative declaration, the lead agency must also adopt a program for reporting or monitoring the changes it has required or made conditional on approval.

STANDARD OF REVIEW & APPEAL PROCESS

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.

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.[5]

The proposed Planned Development is a legislative decision as it involves amending the Zoning Map with a PD Overlay District for the site. This legislative decision requires certain findings, as set forth in WMC Section 14-16.2508.

The remaining decisions before the Planning Commission—a Lot Line Adjustment, Density Bonus, and Special Use Permit with Design Review—are adjudicative/quasi-judicial decisions and require 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 Planning Commission's action. In order for the Planning Commission's decision to be overturned on appeal, the City Council must find that the action taken by the Planning Commission 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'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 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 look to 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

The 4.7± acre project site consists of four properties located at 139-161 Miles Lane and 201 Kimberly Lane. Situated along the south side of Miles Lane and east of Santa Clara Street, the site is a short distance from Freedom Boulevard to the west. Single- and multi-family dwellings comprise nearby residences. As shown on Figure 1, the Portola Heights Mobile Home Park lies

[5] 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.

to south of the site. The upper reaches of the Watsonville Slough[6] runs through the low-lying portion of the site.

FIGURE 1 Aerial view of the project site and surrounding area
Source: Pictometry, 2016

Existing development on the project site include several residential structures. The 161 Miles Lane property has two houses totaling approximately 3,500 square feet and a separate workshop about 2,100 square feet in size. Encompass currently uses this property as a licensed substance use disorder treatment program facility with 23 beds (known as Si Se Puede). Three small houses (141, 149, and 153 Miles Lane) and two smaller cottages (145 and 155 Miles) are on the adjoining parcel 016-491-02. Most of the buildings are constructed of wood frame, with stucco siding, and composite shingle roofing. The house at 149 Miles Lane has a membrane roofing system and the house at 153 Miles Lane needs structural repairs and is currently vacant. The properties at 139 Miles Lane and 201 Kimberly Lane are undeveloped.

The portion of the site next to Santa Clara Street and Kimberly Lane are fairly flat. However, the rest of the site along Miles Lane is steeply sloped. The highest point, in the northwest corner of the site, is 86± feet above mean sea level (AMSL); the lowest elevation, near the mid-point of Miles Lane, is 25± feet AMSL (Attachment 2, Existing Site Plan, sheet C2.0). At the lowest elevation of the site are sensitive natural features including a perennial stream[7] running north to

[6] Watsonville Slough is the main drainage channel for the city, draining into the greater Watsonville State Wildlife Area. The Watsonville Slough connects to the Pajaro River near the beach at Monterey Bay.
[7] The stream channel itself is deeply incised with little bank formation, and is unusually straight, indicating that it was likely dug through the property at some point in the past. The channel ends in a stormwater structure that

south across the139 Miles Lane property, willow woodland (approximately 0.32 acres) adjacent to and west of the stream, and a seep wetland (approximately 0.05 acres) to the east of the stream.[8]

Proposed Project

The Miles Lane Project consists of the development of eight buildings totaling 101,256± square feet. Six of the buildings would be used for providing affordable housing, and the remaining two would be used as inpatient (residential) and outpatient facilities, which would replace the existing residential substance abuse treatment facility currently operated by Encompass. The affordable housing component consists of 16 studio, 19 1-bedroom, 18 2-bedroom, and 19 3-bedroom units and would provide housing for low, very low, and extremely low-income households. The portion of project site devoted to MidPen is 3.7 acres (161,797± square feet) with the remaining property area of 1.0 acres (43,363± square feet) for use by Encompass (Attachment 2, Preliminary Map).

To serve the housing, the project includes a centrally located community building that will include the following amenities: a community room and kitchen, a computer lab, a Learning Center for afterschool programming, a laundry room, and property manager and service manager offices. The Encompass' residential facility will average 28 program participants, with a maximum capacity of 30 residents, and is staffed 24/7. The inpatient facility will provide housing for 17 residents per night. The number of FTE staff will increase from 14 to 15 with a maximum of nine staff onsite at one time. The outpatient facility will serve 40 to 85 total clients per day and operate 9 AM to 5 PM on weekdays, with weekday evening hours of 5-9 PM, three to four days per week. The current outpatient program is on Auto Center Drive; the eight employees at this location would be transferred to the new facility after construction is completed.

Other key project components, including new circulation, parking, landscaping and open space, are as follows:

- **Circulation and Parking.** The parking lot for the inpatient and outpatient facilities would be accessed from Miles Lane near the corner of Santa Clara Street and Kimberley Lane. Three vehicular entrances are proposed for the affordable housing facility, all along Miles Lane. A total of 102 residential parking spaces and 27 spaces for the inpatient and outpatient facilities are proposed. Walkways provide general circulation throughout the site between the sidewalk and proposed buildings.

- **Landscape and Open Space.** The project includes both landscaping features as well as open space and recreational facilities. The project would provide 101 new trees and low water use ornamental plantings. The following recreational facilities are included with the project: 1,075 square-foot play space with climbing structure; 5,284 square feet of artificial turf for recreational activities; 930 square-foot courtyard with tables and BBQ; a 3,000 square-foot community garden with raised beds; and a 380 square-foot observation patio. The conceptual Landscape Plan and site amenities shown in Attachment 2 as sheets L-

causes water to backup into the channel and pool during the summer months. This structure also acts as a barrier to animals such as frogs and fish.

[8] The seep begins on the hillside on the eastern portion of the site and spreads out into the flatter section of the property.

1.0 through L-2.2. Additionally, the project includes a trail easement for a portion of the Upper Watsonville Trail (Segment 9.4) in the City's Trails and Bicycle Master Plan (2012) that crosses the project site.

- **Grading and Drainage.** The project would create 92,320± square feet of impervious surfaces[9] (Attachment 2, Grading and Drainage Plan, sheets C3.0 and C3.1). As shown in Table 1, the eight buildings would cover approximately 17 percent of the site with other impervious surfaces, such as drive aisles and parking, covering another 28 percent. The remaining 55 percent of the site is pervious, consisting of landscape and open space areas. The project is subject to the City's stormwater management requirements. Proposed retention and treatment features include bio-retention areas and underground infiltration chambers.

- **Utilities and Infrastructure.** The proposed project would connect to existing water, wastewater, storm drainage, electricity, and telecommunication infrastructure. Water service, wastewater treatment, stormwater management, and solid waste collection are provided by the City. Electricity and natural gas are provided by PG&E. The onsite utilities plan is shown in Attachment 2 as sheet C5.0.

- **Removal of Existing Structures**. As part of the project, all existing buildings would be demolished, including two homes used by Encompass as a substance abuse facility and housing program, three rental homes, one transitional rental home and one vacant, uninhabitable home.

TABLE 1 Pervious and Impervious Surface Areas

	Area (sf)	Area (acres)	%
Building footprint	34,073	0.78	17
Other impervious (e.g., pavement, pathways)	58,247	1.34	28
Pervious (e.g., landscaping, open space)	112,839	2.59	55
Total Project Site	**205,159**	**4.71**	**100**

Source: WR&D Architects, cover sheet A001 (02.28.2020) and C3 Engineering, Stormwater Control Plan, Miles Lane Housing Development (02.27.2020)

Potential Displacement

The project would not displace a substantial numbers of existing people or housing. Nevertheless, the project has the potential to displace the occupants of the existing homes to be demolished. The new housing development of 72 residential units, however, would have capacity to house those displaced by build-out of the project. Because new dwelling units would provide housing for low, very low, and extremely low-income households, rental prices would most likely not be a deterrent to existing residents who may elect to secure housing in the new development. As such, existing residents could feasibly be accommodated by the project's proposed affordable housing development.

[9] Note that accounting for the pre-project impervious surface area of 38,440± square feet results in a net impervious area of 53,880± square feet.

General Plan

The majority of the project site is designated Residential Medium Density on the General Plan Land Use Diagram. The purpose of the Residential Medium Density designation is to provide living environments through various forms of housing developments, including apartments, at densities between 8 and 13.99 dwelling units per net acre. Per state law, the project is eligible for a density bonus of up to 80 percent greater than the maximum allowed because it is a 100 percent affordable housing project. The project would not result in a residential density that exceeds the maximum allowed per state Density Bonus law and would help accomplish the community's affordable family housing goals in the Housing Element.

As shown on Figure 2, a small portion of the project site is designated Environmental Management. This area corresponds with the portion of the upper reaches of the Watsonville Slough that runs through the low-lying portion of the site and has been set aside for the protection and preservation of natural resources, such as wetlands, sloughs, and wildlife habitat. No development is proposed within this area.

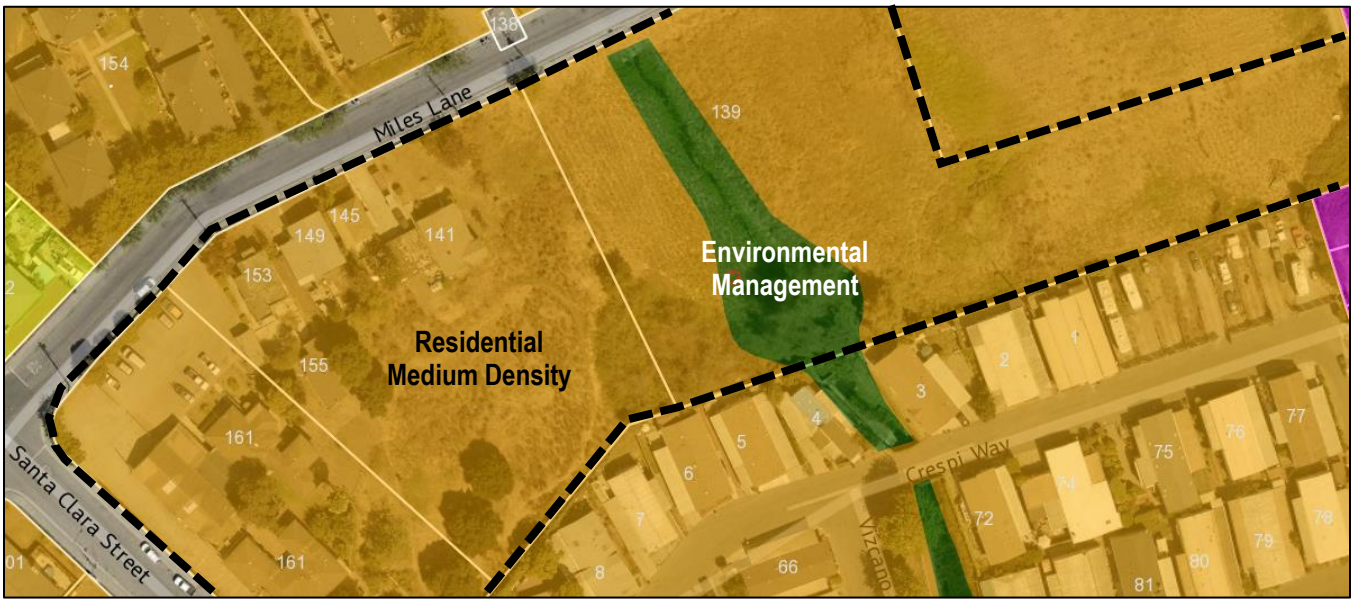

FIGURE 2 General Plan land use designations for the project site and surrounding area
Source: City of Watsonville GIS Geodatabase

General Plan Consistency

The proposed project is consistent with the following General Plan goals, policies and implementation measures concerning housing, land use compatibility, design, site improvement, and wildlife habitat protection.

- ***Housing Element Goal 3.0: Housing Production*** *– Provide housing opportunity for Watsonville's share of the regional housing need for all income groups.*

- ***Housing Element Policy 3.1*** *– Encourage the production of housing that meets the needs of all economic segments, including lower, moderate, and above moderate-income households, to achieve a balanced community*.

- ***Housing Element Policy 3.2*** *– Provide high quality rental and ownership housing opportunities for current and future residents that are affordable to a diverse range of income levels*.

- ***Housing Element Policy 3.4*** *– Continue to implement the Affordable Housing Ordinance, Density Bonus Ordinance, and other programs as a means of integrating affordable units within new residential development*.

- ***Housing Element Policy 4.2*** *– Implement and enforce residential design guidelines to ensure that the community's expectations are met with respect to the quality and style of housing projects.*

- ***Housing Element Program 18: Design Review Process*** *– The City will continue to use the Livable Community Residential Design Guidelines in concert with the City's General Plan, Zoning and Subdivision Ordinance and other area plans. The City will continue to ensure that projects comply with the City's design review process and the Design Guidelines.*

- ***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.*

- ***Goal 4.2: Neighborhoods*** *– Conserve and improve the living environment of existing Watsonville neighborhoods.*

- ***Policy 4.B: Neighborhood Preservation*** *–The City shall plan for the protection of existing neighborhood qualities and the provision of adequate neighborhood facilities in developing areas.*

- ***Implementation Measure 4.B.2: New Neighborhood Facilities*** *– The City shall utilize land use controls, such as, specific plan, LOS standards, and zoning development controls, to ensure balanced neighborhood development in a compact pattern, and to avoid premature extension of public facilities and services.*

- ***Implementation Measure 4.A.2: Land Use Compatibility*** *– The City shall monitor housing production to ensure compatibility with surrounding land uses.*

- ***Goal 5.1 Visual Resources*** *– Preserve and enhance the built and natural visual resources within Watsonville.*

- ***Goal 5.2 Community Appearance*** *– Blend new development and recognized values of community appearance and scenic qualities, and ensure that new development enhances, rather than detracts from its surroundings.*

- ***Goal 5.6 Urban Design*** *– Achieve high standards of street, site and building design that are both efficient, and aesthetically pleasing.*

- ***Policy 5.A Project Design Review*** *– The preservation of visual resources shall be accomplished through the design review process.*

- ***Policy 5.B Design Consistency*** *– The City shall review new development proposals to encourage high standards of urban design and to ensure that elements of architectural design and site orientation do not degrade or conflict with the appearance of existing structures.*

- ***Implementation Measure 5.A.4: Development Standards*** *– In addition to the Design Review Guidelines, the City shall use the adopted standards for multiple family residential developments to ensure that medium- and high-density development is designed so as to enhance rather than detract from the urban environment.*

- ***Implementation Measure 5.B.3: Enhancement*** *– The City shall utilize the development standards, zoning ordinance regulations for each district, and the design review guidelines to ensure that new development is an asset to the existing neighborhood and community with regard to parking, landscaping, open space, and project design.*

- ***Goal 9.5 Water Quality*** *– Ensure that surface and groundwater resources are protected.*

- ***Policy 9.D Water Quality*** *– The City shall provide for the protection of water quality to meet all beneficial uses, including domestic, agricultural, industrial, recreational, and ecological uses.*

- ***Goal 9.8 Wildlife Habitat*** *– Preserve and protect the remaining areas of wildlife habitat for their scenic and scientific value.*

- ***Policy 9.F Wildlife Habitat Protection*** *– The City shall designate for open space and environmental management those areas rich in wildlife species and fragile in ecological makeup. These habitat zones shall be made part of the greenbelt where appropriate.*

The project would provide housing within an existing neighborhood on land designated for residential development. The units would be 100 percent affordable and accommodate people of low, very low, and extremely low-income levels. The 72 units would contribute towards achieving the RHNA[10] figures in the City's 2015-2023 Housing Element for these income

[10] The Regional Housing Needs Allocation (or "RHNA") is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within

categories. The City's 2015-2023 Housing Element also identifies the two vacant parcels onsite for development.[11] To allow development of 72 affordable housing units, the applicant has submitted a Density Bonus application in accordance with state Density Bonus law and the City's Density Bonus Ordinance.

The project would also replace the existing residential substance abuse treatment facility at 161 Miles Lane with a new residential substance use disorder treatment facility and an outpatient rehabilitation facility. These facilities provide a valuable service for the community and is complementary with the affordable housing component of the project.

The site abuts existing utilities that can be extended to serve the project. The project is not anticipated to induce population growth other than the residents that would directly inhabit the proposed residential units.

The project is consistent with all development regulations of the RM-2 Zoning District and the City of Watsonville Residential Development Standards for multi-family rental projects with approval of the requested concessions and modifications to development regulations. Additionally, the project is consistent with the City of Watsonville Livable Community Residential Design Guidelines (2001).

The proposed project does not encroach on land designated Environmental Management. Pursuant to WMC Section 6-3-535, the project is required to comply with the City's post-construction stormwater requirements, which are intended to minimize stormwater pollution and thereby protect receiving waterbodies, such as rivers, creeks and wetlands.

In summary, the proposed project, with implementation of conditions of approval, would be 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, the proposed project is in harmony with the overall intent of the City's General Plan goals and policies, including those pertaining to commercial land uses, land use compatibility, design, site improvement, and wildlife habitat protection. It is within the Planning Commission's purview to decide if the proposed project is consistent or inconsistent with any applicable City goals or policies. Based on the analysis presented above, however, the project meets the intent of 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.[12] It includes the Zoning Map, which sets forth the designations, locations and boundaries of zoning districts.

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the Association of Monterey Bay Area Governments (AMBAG). These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

[11] City of Watsonville 2015-2023 Housing Element, Chart 4.2 Vacant and Underutilized Parcels.

[12] 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

The developable portion of the project site is within the RM-2 Zoning District. The purpose of the RM-2 Zoning District is to provide rental opportunities for all persons who, by choice or need, may not be purchasing a home and to provide for the development of new subdivisions which meet the density levels prescribed, including planned developments, mini-lot subdivisions, condominiums, stock cooperatives, and community apartment subdivisions.

The project is consistent with the list of allowable uses for and general purpose of the RM-2 Zoning District, in that multi-family dwellings are a permitted use. Apartments with 17 or more units are permitted conditionally with issuance of a Special Use Permit. In addition, a residential care facility for seven or more persons is also permitted with issuance of a Special Use Permit. WMC Section 14-16.303(b). The applicant has requested allowing a mix of residential and non-residential uses and issuance of a single Special Use Permit as part of the Planned Development application.

Conformity with District Regulations and Residential Development Standards

The proposed project is consistent with all development regulations for the RM-2 Zoning District and City of Watsonville Residential Development Standards for multi-family rental projects with the following concessions and modifications:

1. A front yard setback of 12 feet for the Encompass inpatient (residential) building in lieu of the minimum 15-foot front yard setback requirement;
2. A front yard setback of 10 feet for the MidPen building #6 in lieu of the minimum 15-foot front yard setback requirement;
3. A rear yard setback of 5 feet for the MidPen building #3 in lieu of the minimum 10-foot rear yard setback requirement;
4. A building height of 48 feet for the MidPen building #5 in lieu of the maximum 40-foot height limit;
5. A reduced minimum net land area of 161,797± square feet for the MidPen portion of the site in lieu of the regulations requiring 255,000 square feet;
6. A parking reduction to provide 102 spaces for the MidPen portion of the project in lieu of the required 109 spaces; and
7. A mix of land uses (residential and non-residential) onsite.

Items 1, 2, 3, 4, 5, and 7 are requested as part of the Planned Development process; item 6 is requested as a concession under state Density Bonus law.

Minimum Building Setbacks and Maximum Building Height. The project plans show the location of the buildings in relation to property boundaries and public roadways (Attachment 2, Site Plan, sheet A100). Table 2a and 2b provide a summary of these buildings in relation to required front, side and rear yard setback requirements. As shown in these tables, most of the buildings conform to the City's setback requirements except for the requested modification to the front and rear yard setbacks to allow the construction of building #3 and #6 for MidPen and the inpatient (residential) building for Encompass in their proposed location. Similarly, aside

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 minimum lot size, maximum building height, minimum building setback, and a list of allowable uses.

from the request to allow building #5 to have a maximum height of 48 feet, the proposed buildings conform with the height limit for structures in the RM-2 Zoning District.

TABLE 2a Consistency of Encompass Buildings with District Regulations

Provision	Standard	Residential Building	Outpatient Building
Minimum setbacks (feet)			
Front	15	**12±**	70±
Interior side	5	7±	47±
Exterior side	10	n/a	12±
Rear	10	7±	47±
Maximum building height (feet)	40	16±	17±

Source: WR&D Architects, Site Plan & Encompass Exterior Elevations, sheets A100 & A407 (02.28.2020)

TABLE 2b Consistency of MidPen Buildings with District Regulations

Provision	Std.	Bldg. #1	Bldg. #3	Bldg. #4	Bldg. #5	Bldg. #6	Bldg. #8
Minimum setbacks (feet)							
Front	15	144±	122±	21±	17±	**10±**	55±
Interior side	5	90±	6±	86±	19±	22±	6±
Exterior side	10	n/a	n/a	n/a	n/a	n/a	n/a
Rear	10	35±	**5±**	136±	124±	180±	84±
Maximum bldg. height (ft)	40	38±	39±	39±	**48±**	39±	24±

Source: WR&D Architects, Site Plan & Building 1-8 Exterior Elevations, sheets A100 & A401-A406 (02.28.2020)

Minimum Net Land Area. The minimum net land area requirement for development in the RM-2 Zoning District is intended to limit the density of residential development based on the number of bedrooms per unit. As shown in Table 3, this development regulation results in a minimum land area of 255,000 square feet, which is 93,203± square feet (or 37 percent) greater than the land area available for development by MidPen for providing affordable housing.

TABLE 3 Minimum Net Land Area Requirement

Unit Type (Bedrooms)	Units	Area per Unit	Land Area
Studio	16	3,250	52,000
1-bedroom	19	3,250	61,750
2-bedroom	18	3,625	65,250
3-bedroom	19	4,000	76,000
Total	**72**		**255,000**

Source: WR&D Architects, Site Plan, sheets A100 (02.28.2020)

Parking. The minimum parking requirement for residential projects with apartment units is a one carport and one open parking space per dwelling unit, pursuant to Section II.A.2 of the Residential Development Standards and WMC Section 14-17.201(a)(3). In addition, the minimum guest parking requirement for apartments with up to 75 units is one space per four bedrooms. The proposed project is not required to be consistent with these parking requirements, because state Density Bonus law has established lower standards for affordable

housing projects eligible for a density bonus. WMC Section 14-47.110(f) sets forth these lower parking requirements consistent with state law, as follows:

- Zero to one bedroom: one on-site parking space;
- Two to three bedrooms: two on-site parking spaces; and
- Four and more bedrooms: two and one-half parking spaces.

Table 4a provides a breakdown of the minimum parking requirement for the affordable housing component of the project. As shown in this table, a minimum of 109 would be required. However, the project provides seven fewer parking spaces and the applicant has requested a concession under state Density Bonus law to allow the parking standard for the proposed studio units to have a parking ratio of 0.565 spaces (Table 4b). The challenging site topography and natural areas minimize the developable portion of the site. Without a parking reduction, the applicant would have to expand the amount of level surfaces necessary for constructing parking stalls, which would require costly site improvements (e.g., retaining walls, soil excavation, offhauling). MidPen further indicates in the Density Bonus Housing Plan that this ratio is based on the parking demand at other affordable housing development in Santa Cruz County, such as the Jessie Street Apartment in Santa Cruz, St. Stephen Senior Housing in Live Oak, Aptos Blue in Aptos, and Sunny Meadows in Watsonville (Attachment 4).

TABLE 4a Minimum Parking Requirement

Unit Type	#	Spaces per Unit	Total Spaces
Studio	16	1	16
1-bedroom	19	1	19
2-bedrrom	18	2	36
3-bedroom	19	2	38
Total	**72**		**109**

TABLE 4b Proposed Parking with Concession

Unit Type	#	Spaces per Unit	Total Spaces
Studio	16	0.565	9
1-bedroom	19	1	19
2-bedrrom	18	2	36
3-bedroom	19	2	38
Total	**72**		**102**

Bicycle Parking. The proposed project provides two bicycle storage rooms, one in Building 3 and another in Building 5 (Figure 3). Altogether, these two rooms provide secure bicycle parking for approximately 40 bikes.

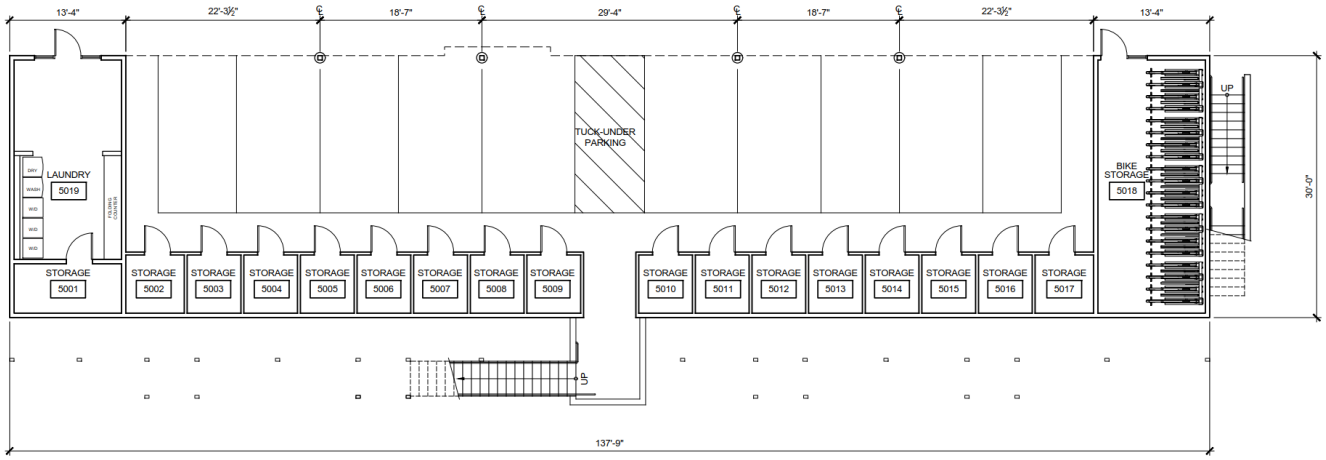


FIGURE 3 Proposed bike storage room (typ.)
Source: WR&D Architects, Building 5 Architectural Plan, sheet A207 (02.28.2020)

Landscaping/Buffer Areas. Pursuant to Section III.C.2 of the Residential Development Standards, 20 percent of the project site must be landscaped. The conceptual Landscape Plan (Attachment 2, sheets L-1.0, L-1.1, and L-1.2) shows the location of proposed landscape areas. In accordance with this requirement, all areas of the site that are not utilized for buildings, patios, parking, pedestrian paths, or vehicle access are landscaped or open space, totaling 55 percent of the site. Proposed plantings include 17 new street tees (e.g., London plane and pistache trees), 16 accent trees (e.g., crape myrtle and flowering plum), 32 interior trees (e.g., arbutus standard and brisbane box), nine evergreen trees (e.g., flaxleaf paperbark and fern pine), eight large native trees (e.g., California sycamore and coast live oak), 19 small native trees (e.g., vine maple and toyon), and a mix of shrubs, grasses and groundcovers.

A condition of approval requires the landscaping and irrigation design comply with the California Model Water Efficient Landscape Ordinance, in accordance with WMC Section 6-3.801.

Fencing. The proposed Site Plan and Landscape Plan (Attachment 2, sheets A100 and L-2.2) shows the location, height, materials and design for all proposed fencing. A 6-foot high redwood fence would divide the portions of the site from one another, such as the Encompass outpatient and inpatient (residential) buildings. Fencing would also frame and partially screen from view the affordable housing and open space areas associated with MidPen's portion of the site. The proposed fence design would complement the design of the proposed residential buildings and is compatible with residential privacy fences existing in the neighborhood.

Trash Enclosure. A trash enclosure is required for projects with five or more dwelling units, pursuant to Section III.C.9 of the Residential Development Standards. Three trash enclosures are proposed for the project. Proposed materials consist of metal gates and concrete block walls (Attachment 2, sheet A110). Access to the enclosures have been reviewed by the Public Works and Utilities Department. A condition of approval requires the enclosures to be constructed to City standards, including the requirement for a solid roof cover (City of Watsonville Public Improvement Standard No. S-602). As shown on the conceptual Landscape Plan (Attachment 2, sheet L-1.0), new landscaping would also help screen the enclosures from view and prevent graffiti.

Because of the close proximity of nearby riparian habitat, unless these enclosures are carefully maintained, they could attract nuisance pest species such as Norway rat, raccoon, and opossum that could become dependent on this possible food source, disrupting natural behaviors and creating nuisance conditions. A condition of approval requires the applicant to develop a monitoring program to ensure trash areas are routinely cleaned and secured at night.

Conformity with Residential Design Guidelines

The City of Watsonville's Livable Community Residential Design Guidelines (2001) is intended to communicate the community's expectation for quality neighborhoods and housing. The Guidelines are used in concert with the City's General Plan, Zoning and Subdivision Ordinance and provides direction for shaping new residential development and infill housing in existing neighborhoods. The Design Guidelines add a qualitative direction for new projects in support of General Plan policies, and provide guidance for increasing density with greater attention paid to amenities and creating interconnected and livable neighborhoods. The Design Guidelines also supplement the Zoning Ordinance, which establishes basic quantitative direction for residential development standards (e.g., setbacks, lot coverage, parking), by providing neighborhood and architectural design principles and objectives. For instance, the Design Guidelines provide ways to reduce the visual impact of parking. In addition, the Design Guidelines augment City engineering design standards with additional criteria for streetscapes and a greater variety of street sizes, including narrow alley streets.

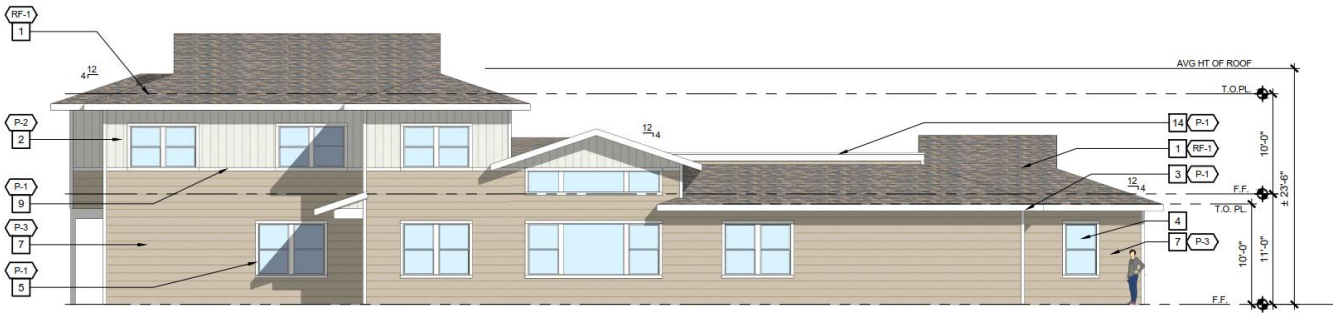


FIGURE 4a Proposed MidPen building design (typ.)
Source: WR&D Architects, Building 8 Exterior Elevations, sheet A406 (02.28.2020)

FIGURE 4b Proposed Encompass building design (typ.)
Source: WR&D Architects, Encompass Exterior Elevations, sheet A407 (02.28.2020)

The project is designed in accordance with the Design Guidelines. The project provides buildings that are well-composed, balanced, and appropriately articulated on all sides and have

facades with materials and architectural details that are aesthetically pleasing and harmonious. The massing of wall and roof planes are broken up by the use of balconies, dormers, trim, offsets in surfaces, and varying roof heights. Buildings materials are primarily alternative vertical and horizontal cement fiber siding (painted different colors) to provide a smooth lap siding appearance; a belly band divides vertical and horizontal siding. Parking is unobtrusively tucked under buildings 1, 3, 4, 5 and 6. Surface lots in view of the public right-of-way have landscaping and/or fencing to help screen parking spaces from view and minimize their visual impact. Building 3 steps down from three to two floors near the property boundary shared with the mobile home park. The project includes a community building and several common open spaces with amenities such as a play structure for young children, turf area for open play activities, slough observation patio with picnic table, courtyard with seating, and raised garden beds. As such, the project design adheres to many of the principles and objectives in the Design Guidelines, including the following provisions:

- Section 3.21 Site Planning
    - Buildings should define community and common open spaces.
    - Public, community and private spaces should be clearly distinguishable.
    - Units should provide “eyes-on-the-street” security by orienting towards streets and common areas.
    - Site entries should distinguish themselves with added texture or use of contrasting materials.
    - Entry drives to multifamily housing should be designed to create a positive identity for the project. Landscape and site design should frame and distinguish entry drives.
    - Parking shall be screened by landscaping or buildings.
    - Parking should be unobtrusive and not disrupt the quality of common spaces and pedestrian environments of multifamily development.
    - Visible long and unbroken rows of parked cars or garage doors should not be permitted. Parking should be distributed throughout the site in discrete courts and garages.
    - Services for multifamily development should not be visible from public areas. Trash bins, utility meters, transformers, and other service elements should be enclosed or otherwise concealed from view.
- Section 3.22 Common Areas
    - Multifamily development must provide both common and private open space for each unit consistent with residential development standards.
    - Common spaces and amenities should enhance the sense of community in multifamily projects.
- Section 3.23 Architectural Design
    - Multi-family projects should utilize a unifying theme and possess a common vocabulary of forms and architectural elements.
    - Visual interest should be created by articulation of facades, forms and use of color.
    - Building forms should be articulated by varying roof heights and wall planes; long, unbroken volumes and large, unarticulated wall and roof planes shall not be permitted.

    - Facades should have 3-D elements, such as chimneys, balconies, bay windows or dormers, to break up large wall and roof surfaces.
    - Every façade should be well composed, articulated and consistent on each façade.
- Section 3.24 Materials and Colors
    - Architecture should use a palette of materials which convey an image of quality and durability.
    - All facades should employ the same vocabulary of materials.
    - On corner units, architectural materials should be consistent on both exposed elevations.
    - Painted surfaces should use colors that reinforce architectural concepts and are compatible with natural materials, such as brick or stone.
- Section 3.25 Lighting
    - Lighting in projects should be designed for specific tasks (i.e., illuminating common areas, parking, paths, entryways, etc.).
    - Fixtures should incorporate cutoffs to screen the view of light sources from residents.
- Section 3.26 Landscape
    - All site areas not covered by structures, walkways, driveways or parking spaces should be landscaped.
    - Landscaping should support the distinction and transition between private, common and public spaces.
    - Landscape materials should be live plants; gravel, rock, bark and other materials are not a substitute for plant cover.
    - Landscape shall be permanent with automated irrigation; water-intensive plants, such as lawns and flowering exotics, should be used sparingly as accents.
    - Parking lots should be generously landscaped to provide shade, reduce glare and provide visual interest.

Site Access/Circulation

Existing vehicle access to the project site is provided by Miles Lane and Santa Clara Street. The Traffic Impact Study prepared for the project indicates that the project would not generate traffic which would conflict with anticipated traffic levels in the neighborhood or require traffic control devices save for the intersection of Auto Center Drive and Marin Street. The increase in traffic contributed by the project may exacerbate already hazardous driving conditions at this intersection. Implementation of Mitigation Measure TRANS-1 would reduce impacts to less than significant levels, and has been included as a condition of approval.

Pedestrian access is presently provided by existing sidewalk adjoining the project site. A condition of approval requires the applicant to install street improvements to City standards, including sidewalks where absent or in need of repair. In addition, as shown on the Preliminary Map (Attachment 2), the project would provide a trail easement across the site. This easement would allow the City to construct a portion of the Upper Watsonville Trail (Segment 9.4) called for in the City's Trails and Bicycle Master Plan (2012).

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") has the potential to 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 proposed project increases ambient lighting conditions beyond its property line and project lighting routinely spills over into adjacent light-sensitive land use areas.

The project would provide lighting on the buildings and in the parking lot. Proposed lighting consists of 85 wall-mounted light fixtures (to illuminate the buildings' exterior and adjoining walks), 52 canopy light fixtures (to illuminate podium parking spaces), and 56 pole-mounted light fixtures (to illuminate parking spaces and drive aisles). The Photometric Site Plan (Attachment 2, sheet PH-1) provides the anticipated exterior light intensity. As shown on this plan, the proposed lighting would provide low to moderate light intensities around the buildings and within parking areas. The greatest light intensities result from the canopy fixtures to illuminate the podium parking spaces. Anticipated light levels would range from 3.3 footcandles (fc) to 17.2 fc in these areas. Pole-mounted lighting would illuminated the remaining surface parking spaces and drive aisles with light intensities ranging between approximately 1 fc and 7 fc, with higher intensity directly below the fixtures. Lower lighting intensities would be created by the wall-mounted fixtures to illuminate the sides of buildings with light less than 2 fc. These lighting levels would provide adequate light to illuminate the site, consistent with light levels in a residential neighborhood.

The photometric analysis also demonstrates that anticipated light intensities would not result in a visual nuisance. Little to no light would spill over onto adjoining residential properties and into nearby riparian habitat. Any potential spillover light would be further obscured from view by landscape plantings and fencing. Therefore, the project is not anticipated to create a glare nuisance.

Drainage

New development and redevelopment construction projects are subject to the City's post-construction stormwater management requirements (PCRs).[13] WMC § 6-3.535. The proposed

[13] The primary objective of the City's 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

project is a PCR tier 4 type project, as it would create and/or replace more than 22,500 square feet of impervious surfaces to the project site. Attachment 5 provides a summary of PCR tiers 1 through 4 and their associated performance requirements for stormwater management and treatment.

The project plans include a preliminary Grading and Drainage Plan (Attachment 2, sheets C3.0 and C3.1) and Stormwater Control Plan (Attachment 6). As shown on these plans, proposed drainage facilities and post-construction features include dividing the site into 11 drainage management areas (DMAs), directing runoff from impervious surfaces (e.g., roof, hardscape, parking areas) to bioretention basins, limiting disturbance of natural drainage features, and providing underground storage facilities. These drainage management features are intended to control the flow rate and pollutant load to pre-project levels.

Engineering staff has reviewed the project's proposed drainage plans. A condition of approval requires the applicant to revise the plans in accordance with detailed comments prior to issuance of a building permit.

Flood Hazard Prevention

A portion of the project site is in a Federal Emergency Management Agency (FEMA) flood zone. The low-lying area that corresponds with the upper reaches of the Watsonville Slough is within the 100-year floodplain (Zone AE) with a base flood elevation of 26 to 26.3 feet (FEMA Flood Map Panel 0392E, Map No. 06087C0392E, revised May 16, 2012). The project may not impact the floodway and must protect buildings from potential flooding. As shown on the project plans, the finished floor elevation of the closest buildings is well above this flood zone (Attachment 2, Sections, sheet C4.1).

Environmental Review

An Initial Study has been prepared for the project in accordance with the provisions of CEQA (Attachment 7). The Initial Study addresses the potential physical environmental effects of the project for each of the environmental topics outlines in Appendix G of the CEQA Guidelines. Impacts to biological resources, cultural and tribal resources, geology and soils, hazards and hazardous materials, and transportation were found to be potentially significant but mitigable to less than significant. Impacts to other resource areas and environmental topics were found to be less than significant without mitigation.

The Initial Study was made available for public review and comment from December 2, 2019, to January 2, 2020. Hardcopies of the Initial Study were available for public review at the Community Development Department and Watsonville Public Library.

Table 5 provides a list of the federal, state, regional and/or local agencies along with private organizations and individuals that commented on the Initial Study.

subject to the performance requirements of that tier, plus the performance requirements of the lower tiers, as applicable.

TABLE 5 List of Commenters

Commenter	Agency/Group/Organization
Federal Agencies	
None	
State Agencies	
Scott Morgan, Director	OPR State Clearinghouse
Regional and Local Agencies	
Christine Duymich, Air Quality Planner II	Monterey Bay Air Resources District
Private Groups and Organizations	
Jennifer Alaniz	Nearby resident

No significant impacts were identified in the comments. Ms. Alaniz is a resident at the Portola Heights Mobile Park who requests to be notified on project developments. The letter sent by Mr. Morgan is a formal comment letter from the State Clearinghouse acknowledging that no State agencies submitted comments to the Office of Planning and Research (OPR) by the close date of January 2, 2020, and that the City has complied with the State's review requirements for draft environmental documents, pursuant to CEQA. The Monterey Bay Air Resources District letter mainly provides information. These comments do not changes the analyses or conclusions of the Initial Study. Responses and clarifications are included as Attachment 8.

On February 28, 2020, the applicant revised the project plans to remove two buildings and associated retaining walls on steep slopes. This change was based on reducing construction costs. The applicant also revised the project plans to increase the overall number of dwelling units from 61 to 72 by adding a third story to five buildings. These changes to the project do not result in any new impacts to the environment; therefore, as discussed in greater detail in Attachment 9, the Initial Study did not need to be recirculated.

A Resolution for consideration by the Planning Commission recommending that the City Council adopt the Mitigated Negative Declaration includes required findings, in accordance with Public Resources Code section 21080(c) and CEQA Guidelines section 15074. The findings adopt feasible mitigation measures to reduce the identified significant environmental impacts of the project. A Mitigation Monitoring and Reporting Program (MMRP) for the project would be adopted as part of this action. The purpose of the MMRP is to ensure the mitigation measures adopted in the findings for the project are implemented, in accordance with CEQA requirements. All identified mitigation measures are incorporated as conditions of approval.

CONCLUSION

The proposed Lot Line Adjustment, Density Bonus, Planned Development, Special Use Permit with Design Review and Environmental Review (PP2019-14) would allow the construction of the Miles Lane Project on a 4.7± acre site located at 139, 141, 161 Miles Lane and 201 Kimberly Lane (APNs 016-491-01, -02, & -03, & 016-111-44). The project is consistent with the General Plan and Zoning Ordinance with approval of the requested Density Bonus and PD Overlay District. The project would provide housing within an existing neighborhood on land designated

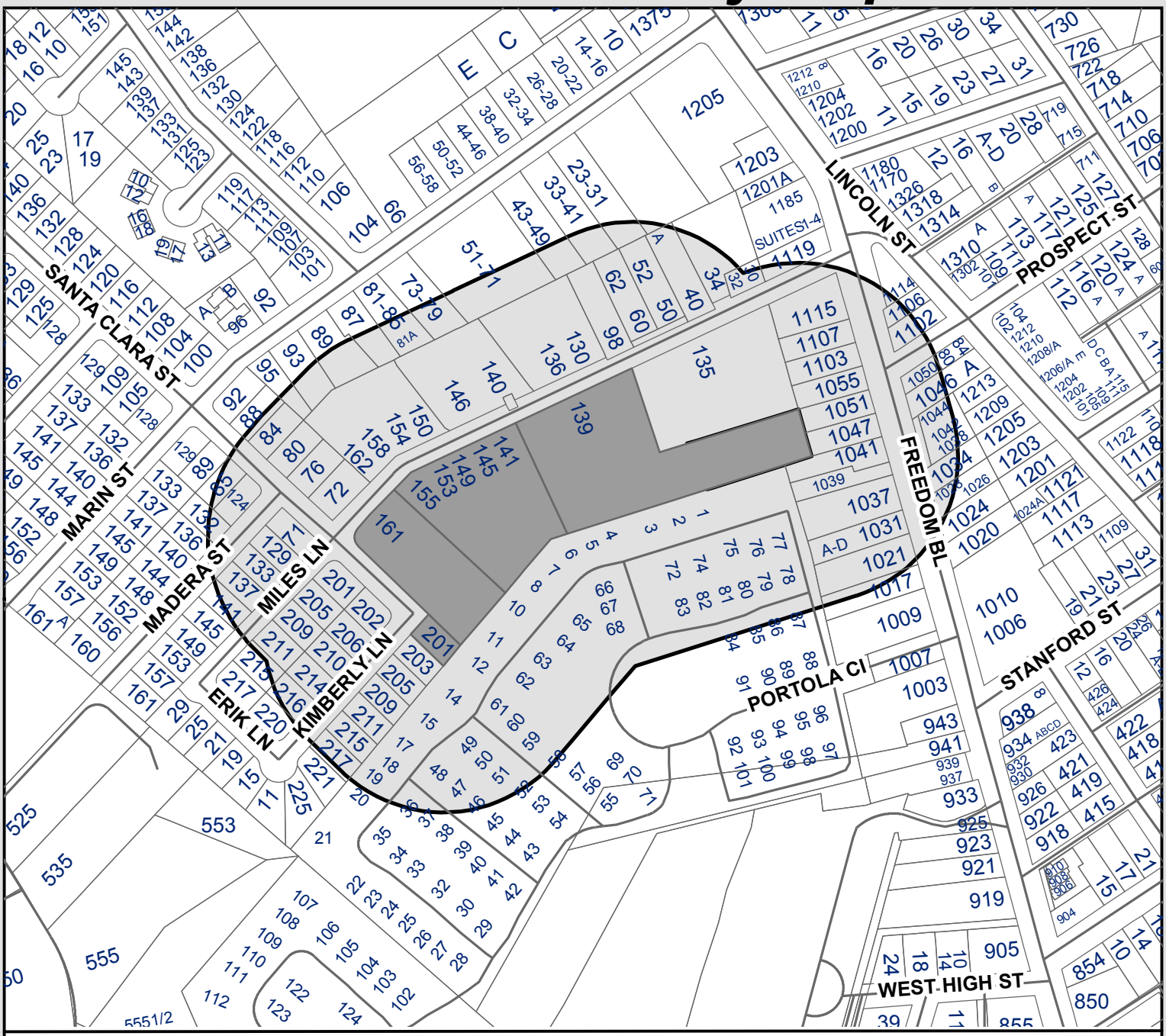
for residential development and help accomplish the community's affordable housing goals in the Housing Element. The project would also replace the existing residential substance abuse treatment facility at 161 Miles Lane with a new residential substance use disorder treatment facility and an outpatient rehabilitation facility. These facilities provide a valuable service for the community and is complementary with the affordable housing component of the project. The project design is consistent with the City's Livable Community Residential Design Guidelines. An Initial Study has been prepared for the project in accordance with the provisions of CEQA, which provides substantial evidence that the project would not have a significant effect on the environment. Therefore, staff recommends that the Planning Commission (a) adopt a Resolution recommending that the City Council adopt a Mitigated Negative Declaration and (b) adopt a Resolution recommending that the City Council approve the project entitlements, subject to findings and conditions.

ATTACHMENTS

1. Site and Vicinity Map
2. Plan Set (February 28, 2020)
3. Revised Planned Development Request (February 28, 2020)
4. Revised Density Bonus Housing Plan (February 28, 2020)
5. Post-construction Stormwater Requirements Summary
6. Preliminary Stormwater Control Plan (February 27, 2020)
7. Initial Study/Mitigated Negative Declaration (prepared Dec. 2, 2019; updated April 2020)
8. Response to Comments Memorandum (April 2020)
9. Revised Miles Lane Project IS/MND Recirculation Memo (April 21, 2020)

An electronic copies of the above attachments along with the Initial Study, including the response to comments memorandum, for the Miles Lane Project (SCN 2019129010) is available on the City's website at:
https://www.cityofwatsonville.org/DocumentCenter/Index/157

Site and Vicinity Map



PROJECT: PP2019-14
APPLICANT: Elizabeth Nahas Wilson
APN#s: 016-111-44, 016-491-01; -02, -03
LOCATION OF PROJECT: 139-161 Miles Ln, 201 Kimberly Ln

N
W E
S

Prepared by Watsonville GIS Center 1/22/2019 (CODD1904).

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

MILES LANE HOUSING

139 / 141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

ABBREVIATIONS

&	AND	FLASH.	FLASHING	PSF	POUNDS PER SQUARE FOOT
∠	ANGLE	FLR.	FLOOR(ING)	PSI	POUNDS PER SQUARE INCH
@	AT	FLUOR.	FLUORESCENT	P.T.	PRESSURE TREATED
℄	CENTERLINE	F.O.	FACE OF	PART.	PARTITION
Ø	DIAMETER OR ROUND	F.O.B.	FACE OF BLOCK	P.T. DISP.	PAPER TOWEL DISPENSER
⊥	PERPENDICULAR	F.O.C.	FACE OF CONCRETE	P.V.C.	POLYVINYL CHLORIDE
℄	PROPERTY LINE	F.O.F.	FACE OF FINISH		
#	POUND OR NUMBER	F.O.M.	FACE OF MASONRY	R	RISER
		F.O.S.	FACE OF STUD	R.A.	RETURN AIR
A.B.	ANCHOR BOLT	F.P.	FIREPLACE	RAD.	RADIUS
A.B.S.	ACRYLONITRILE BUTADIENE	F.R.P.	FIBERGLASS REINF. PANEL	R.D.	ROOF DRAIN
ABV.	ABOVE	F.S.	FULL SIZE	REG.	REGISTER
A.A.	ASPHALTIC CONCRETE	FT	FOOT/FEET	REF.	REFRIGERATOR
A/C	AIR CONDITIONING	FTG.	FOOTING	REINF.	REINFORCED
ACOUS.	ACOUSTICAL	FURR.	FURRED(ING)	REQ'D.	REQUIRED
ADJ.	ADJUSTABLE	FUT.	FUTURE	REQMT.	REQUIREMENT
A.F.F.	ABOVE FINISH FLOOR			RESIL.	RESILIENT
AGGR.	AGGREGATE	GA.	GAUGE/GAGE	REV.	REVERSED
ALUM.	ALUMINUM	GALV.	GALVANIZED	R.H.M.S.	ROUNDHEAD MACHINE SCREW
ANOD.	ANODIZED	G.B.	GRAB BAR	R.H.W.S.	ROUNDHEAD WOOD SCREW
A.P.A	AMERICAN PLYWOOD ASSOCIATION	G.I.	GALVANIZED IRON	RM.	ROOM
		GL.	GLASS/GLAZING	R.O.	ROUGH OPENING
APPROX.	APPROXIMATE	G.L.B.	GLUE-LAM BEAM	R.O.W.	RIGHT OF WAY
ARCH.	ARCHITECTURAL	GR.	GRADE(ING)	R.S.	RESAWN
A.S.	ADJUSTABLE SHELF	G.W.B.	GYPSUM WALLBOARD	RUB.	RUBBER
				RWD.	REDWOOD
BD.	BOARD	H.B.	HOSE BIB	R.W.L.	RAIN WATER LEADER
BIT.	BITUMINOUS	HBD.	HARDBOARD		
BLDG.	BUILDING	H.A.	HOLLOW CORE	S.	SOUTH
BLK.	BLOCK	HDR.	HEADER	S.B.	SOLID BLOCKING
BLKG.	BLOCKING	HDWR.	HARDWARE	S.C.	SOLID CORE
BM.	BEAM	H.M.	HOLLOW METAL	SCHED.	SCHEDULE
B.M.	BENCH MARK	HORZ.	HORIZONTAL	S.A.	STORM DRAIN
BOT.	BOTTOM	H.S.	HEAVY SHEET	SECT.	SECTION
BRG.	BEARING	HT.	HEIGHT	SERV.	SERVICE
BTWN.	BETWEEN	HTG.	HEATING	S.F.	SQUARE FOOT
B.U.R.	BUILD-UP ROOFING	H.W.	HOT WATER	S.G.	STAIN GRADE
B.W.	BOTH WAYS	HWD.	HARDWOOD	SH.	SHELF/SHELVING
		HVAC.	HEATING/VENTILATING/AIR CONDITIONING	SHWR.	SHOWER
CAB.	CABINET			SHT.	SHEET
C.B.	CATCH BASIN			SHTG.	SHEATHING
CBC	CALIFORNIA BUILDING CODE	I.C.C.	INTERNATIONAL CODE COUNCIL	SIM.	SIMILAR
CEM.	CEMENT			S.S.	STAINLESS STEEL SERVICE SINK
CER.	CERAMIC	ID.	INSIDE DIAMETER		
CFCI.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	INCL.	INCLUDE(D) (ING)	S.S.D.	SEE STRUCTURAL DRAWINGS
		INSUL.	INSULATE(D) (ING)	S.M.	SHEET METAL
C.F.	CUBIC FEET	INT.	INTERIOR	S.M.S.	SHEET METAL SCREW
C.I.	CAST IRON	INV.	INVERT	SPEC.	SPECIFICATION
C.J.	CONTROL JOINT			SQ.	SQUARE
CL.	CLOSET	JAN.	JANITOR	STL.	STEEL
CLG.	CEILING	J.H.	JOIST HANGER	STD.	STANDARD
CLKG.	CAULKING	JT.	JOINT	STAG.	STAGGERED
CLR.	CLEAR(ANCE)			STOR.	STORAGE
C.M.U.	CONCRETE MASONRY UNIT	KIT.	KITCHEN	STRUCT.	STRUCTURAL
COL.	COLUMN			SUSP.	SUSPENDED
COMP.	COMPOSITION	L.	LENGTH	SYM.	SYMMETRY(ICAL)
CONC.	CONCRETE	LAM.	LAMINATE	SYS.	SYSTEM
CONN.	CONNECTION	LAV.	LAVATORY		
CONSTR.	CONSTRUCTION	L.B.	LAG BOLT	T.	TREAD
CONT.	CONTINUOUS	LOC.	LOCATE(ION)	T.B.	TOWEL BAR
COR.	CORRUGATED	L.V.L.	LAMINATED VENEER LUMBER	T.B.D.	TO BE DETERMINED
C.O.T.G.	CLEAN-OUT TO GRADE	L.W.	LIGHTWEIGHT	T.C.	TOP OF CURB
CSMT.	CASEMENT			TEL.	TELEPHONE
CSWK.	CASEWORK	MAS.	MASONRY	TEMP.	TEMPERED
C.T.	CERAMIC TILE	MAT.	MATERIAL(S)	T.E.N.	TYPICAL EDGE NAILING
CTR.	COUNTER	MAX.	MAXIMUM	T & G	TONGUE & GROOVE
CTSK.	COUNTERSINK	M.B.	MACHINE BOLT	THK.	THICK(NESS)
C.Y.	CUBIC YARD	M.C.	MEDICINE CABINET	THRESH.	THRESHOLD
		M.H.	MAN HOLE	T.J.I.	TRUSS JOIST INTERNATIONAL
DBL.	DOUBLE	MECH.	MECHANICAL	T.O.	TOP OF
DEPT.	DEPARTMENT	MEMB.	MEMBRANE	T.P.H.	TOILET PAPER HOLDER
DET.	DETAIL	MEZZ.	MEZZANINE	T.O.	TOP OF PAVEMENT
DF.	DRINKING FOUNTAIN	MFR.	MANUFACTURE(ER)	TV	TELEVISION
D.F.	DOUGLAS FIR	MIN.	MINIMUM	T.W.	TOP OF WALL
D.G.	DECOMPOSED GRANITE	MIR.	MIRROR	TYP.	TYPICAL
D.H.	DOUBLE HUNG	MISC.	MISCELLANEOUS		
DIAG.	DIAGONAL	MLDG.	MOLDING/MOULDING	U/L	UNDERWRITER'S LABORATORY
DIA.	DIAMETER	M.I.W.	MALLEABLE IRON WASHER	U.N.O.	UNLESS NOTED OTHERWISE
DIMEN.	DIMENSION	M.O.	MASONRY OPENING	U.O.N.	UNLESS OTHERWISE NOTED
DISP.	DISPENSER/DISPOSER	MTD.	MOUNTED	UR.	URINAL
DN.	DOWN	MET.	METAL		
DR.	DOOR	MULL.	MULLION	V.I.F.	VERIFY IN FIELD
DRWG.	DRAWING				
D.S.B.	DBL. STRENGTH B GRADE (GLASS)	N.	NORTH	W.	WEST/WIDTH/WIDE
		(N)	NEW	W/	WITH
D.S.	DOWNSPOUT	NAT.	NATURAL	W.C.	WATER CLOSET
DWR.	DRAWER	N.I.C.	NOT IN CONTRACT	WD.	WOOD
D.W.	DISH WASHER	NOM.	NOMINAL	WDW.	WINDOW
		N.T.S.	NOT TO SCALE	W.H.	WATER HEATER
E.	EAST			WI.	WOODWORK INSTITUTE
EA.	EACH	O/	OVER	W/O	WITHOUT
E.J.	EXPANSION JOINT	OBS.	OBSCURE	W.P.	WATERPROOF(ING)
ELEV.	ELEVATION, ELEVATOR	O.C.	ON CENTER(S)	W.R.	WATER RESISTANT
ELEC.	ELECTRIC(AL)	O.D.	OUTSIDE DIAMETER	W.S.	WOOD SCREW
EMER.	EMERGENCY	OFF.	OFFICE	WSCT.	WAINSCOT
ENCL.	ENCLOSURE	OFCI.	OWNER FURNISHED, CONTRACTOR INSTALLED	WT.	WEIGHT
EQUIP.	EQUIPMENT N.I.C. W/ WITH			W.W.M.	WELDED WIRE MESH
EWC.	ELECTRIC WATER COOLER	OFOI.	OWNER FURNISHED, OWNER INSTALLED		
(E)	EXISTING				
EXH.	EXHAUST	O.H.	OVER HANG		
EXP.	EXPOSED/EXPANSION	O.H.M.S.	OVALHEAD MACHINE SCREW		
EXT.	EXTERIOR	O.H.W.S.	OVALHEAD WOOD SCREW		
		OPNG.	OPENING		
F.A.	FIRE ALARM	OPP.	OPPOSITE		
FAST.	FASTEN(ER)				
F.A.	FLAT BAR	P.A.F.	POWDER ACTUATED FASTENER		
F.D.	FLOOR DRAIN	P.B.	PANIC BAR		
FEC.	FIRE EXTINGUISHER CABINET	PART. TBD.	PARTICLE BOARD		
F.F.	FINISH FLOOR	PCF.	POUNDS PER CUBIC FOOT		
F.G.	FINISH GRADE	P.D.	POWDER DRIVEN		
FND.	FOUNDATION	P.G.	PAINT GRADE		
F.E.	FIRE EXTINGUISHER	PERF.	PERFORATE		
F.	FIBERGLASS	PLF	POUNDS PER LINEAR FOOT		
FIN.	FINISH(ED)	PLAS. LAM.	PLASTIC LAMINATE		
F.H.M.S.	FLATHEAD MECHANICAL SCREW	PLAS.	PLASTER		
		PLYWD.	PLYWOOD		
F.H.W.S.	FLATHEAD WOOD SCREW	PR.	PAIR		

LEGEND

- EARTH
- ROCK
- SAND, MORTAR, PLASTER
- CONCRETE BLOCK
- CAST-IN-PLACE (C.I.P.) CONCRETE
- (E) STUD WALL
- (N) STUD WALL
- (E) STUD WALL TO BE REMOVED
- SOUND INSULATED STUD WALL
- METAL
- WOOD FINISH
- WOOD FRAMING CONTINUOUS MEMBER
- WOOD BLOCKING
- PLYWOOD
- GYPSUM WALLBOARD
- A.C. PAVING

SYMBOLS

- DOOR SYMBOL (XXX)
- WINDOW SYMBOL (XX)
- KEY TAG (X)
- DEMOLITION TAG (XX)
- MATCH LINE
- WORK POINT, DATUM POINT OR CONTROL
- VERTICAL OR HORIZONTAL DIAPHRAGM KEY (XX)
- SECTION — SECTION IDENTIFICATION (X), SHEET WHERE SECTION IS DRAWN (AX.X)
- DETAIL — DETAIL IDENTIFICATION (X), SHEET WHERE DETAIL IS DRAWN (AX.X)
- FINISH GRADE (SPOT) — +XXX.X ELEVATION, +XXX.X SURFACE
- EXISTING GRADE (SPOT) — +XXX.X ELEVATION, +XXX.X SURFACE
- PROPERTY LINE
- REVISION (X)

PROJECT TEAM

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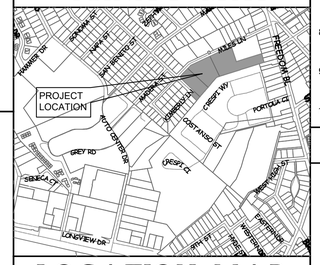
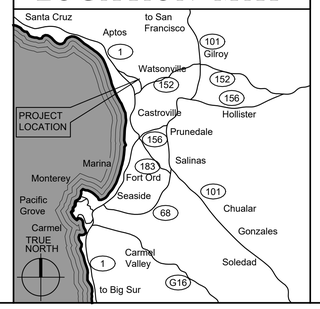
Email: riknown1@hotmail.com
Contact: Michael Arnone

VICINITY MAP



LOCATION MAP



PROJECT INFORMATION

PROJECT:	Miles Lane Housing / Encompass	BUILDING AREA:	101,257 S.F.
LOCATION:	139 / 141 Miles Lane & 201 Kimberly Lane Watsonville, California 95076	BUILDING AREA (FOOTPRINT):	34,073 S.F.
APN:	016-491-01, 02 & 03, 016-111-44		
ZONING:	Existing : RM-2 (EM-OS @ wetland area) Proposed : RM-2/PD (EM-OS @ wetland area)		
LOT SIZE:	4.71 ACRES = 205,159 S.F.	OCCUPANCY:	R-2 / R-4
BUILDING SITE COVERAGE:	16.61%	CONSTRUCTION:	V-B-S

APPLICABLE BUILDING CODES & STANDARDS

2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (C.C.R.)
2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
2019 CALIFORNIA RESIDENTIAL CODE (CRC), PART 2.5, TITLE 24 C.C.R.
2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2019 CALIFORNIA ENERGY CODE (CEEC), PART 6, TITLE 24 C.C.R.
2019 CALIFORNIA ELEVATOR CODE, PART 7, TITLE 24 C.C.R.
2019 CALIFORNIA HISTORICAL BUILDING CODE (CHC), PART 8, TITLE 24 C.C.R.
2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.
2019 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 C.C.R.
2019 CALIFORNIA GREEN STANDARDS CODE (CALGreen), PART 11, TITLE 24 C.C.R.
2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PARTIAL LIST OF APPLICABLE STATE STANDARDS

NFPA 13, AUTOMATIC SPRINKLER SYSTEMS, (CA AMENDED) 2019 EDITION
NFPA 13R, AUTOMATIC SPRINKLER SYSTEMS, (CA AMENDED) 2019 EDITION
NFPA 72, NATIONAL FIRE ALARM CODE, (CA AMENDED) 2019 EDITION

EXITING:
NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSE) OF THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS, AND SHALL CORRELATE AT THE JOB SITE ALL SUCH ITEMS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
3. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
4. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
5. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
6. THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.
7. EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRACTOR SHALL VERIFY <E> CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
8. ANY PROPOSED SHUT DOWN OF UTILITIES SHALL BE REGISTERED IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
9. ANY PROPOSED WORK THAT TAKES PLACE AFTER NORMAL BUSINESS HOURS SHALL BE MADE IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
10. PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH SECTION 718.2 OF THE CURRENT ADOPTED EDITION OF C.B.C.

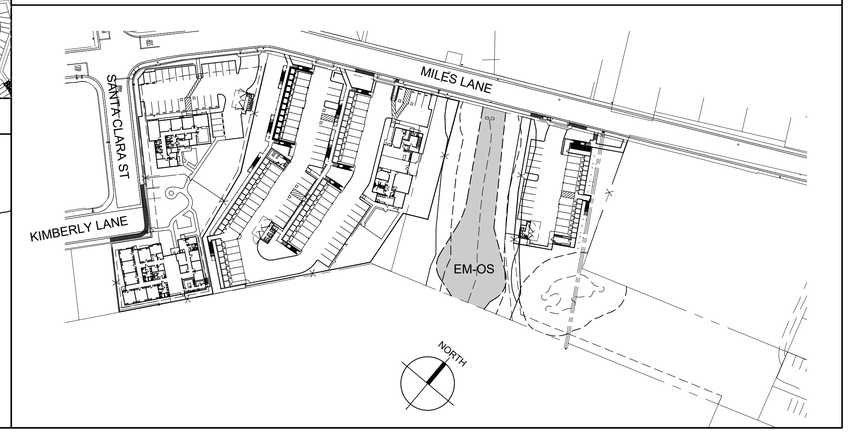
SHEET INDEX

SHT. #	SHEET TITLE
TITLE	
A001	COVER SHEET
CIVIL	
C1.0	COVER SHEET & GENERAL NOTES
C2.0	EX SITE PLAN
C2.1	OVERALL SITE PLAN
C3.0	GRADING & DRAINAGE
C3.1	GRADING & DRAINAGE
C4.0	EARTHWORK SITE PLAN
C4.1	SECTIONS
C5.0	OVERALL UTILITIES
C6.0	EROSION CONTROL
ARCHITECTURAL	
D100	DEMOLITION SITE PLAN
A100	ARCHITECTURAL SITE PLAN
A110	SITE DETAILS
A201	BUILDING 1 ARCHITECTURAL FLOOR PLANS
A202	BUILDING 1 ARCHITECTURAL FLOOR PLANS
A203	BUILDING 3 ARCHITECTURAL FLOOR PLANS
A204	BUILDING 3 ARCHITECTURAL FLOOR PLANS
A205	BUILDING 4 ARCHITECTURAL FLOOR PLANS
A206	BUILDING 4 ARCHITECTURAL FLOOR PLANS
A207	BUILDING 5 ARCHITECTURAL FLOOR PLANS
A208	BUILDING 5 ARCHITECTURAL FLOOR PLANS
A209	BUILDING 6 ARCHITECTURAL FLOOR PLANS
A210	BUILDING 6 ARCHITECTURAL FLOOR PLANS
A211	BUILDING 8 ARCHITECTURAL FLOOR PLANS
A212	ENCOMPASS RESIDENTIAL PROGRAM
A213	ENCOMPASS OUTPATIENT PROGRAM
A214	ENLARGED UNIT PLANS
A215	ENLARGED UNIT PLANS
A216	ACCESSIBLE ENLARGED UNIT PLANS
A401	BUILDINGS 1 & 2 EXTERIOR ELEVATIONS
A402	BUILDING 3 EXTERIOR ELEVATIONS
A403	BUILDINGS 4 & 5 EXTERIOR ELEVATIONS
A404	BUILDING 6 EXTERIOR ELEVATIONS
A405	BUILDING 7 EXTERIOR ELEVATIONS
A406	BUILDING 8 EXTERIOR ELEVATIONS
A407	ENCOMPASS EXTERIOR ELEVATIONS
LANDSCAPING	
L-1.0	CONCEPTUAL LANDSCAPE PLAN
L-1.1	CONCEPTUAL LANDSCAPE PLAN
L-1.2	TREE IMAGES
L-2.0	CONCEPTUAL SITE AMENITIES
L-2.1	CONCEPTUAL COMMON AREA HARDSCAPE PLAN
L-2.2	CONCEPTUAL FENCE PLAN AND ELEVATIONS
PHOTOMETRICS	
PH-1	PHOTOMETRIC SITE PLAN
PRELIMINARY MAP	
	PRELIMINARY MAP

FIRE SPRINKLER NOTES

1. THESE ARE NEW, FULLY FIRE SPRINKLERED BUILDINGS
2. DRAWINGS AND SUPPORTIVE CALCULATIONS FOR ALL NEW FIRE SPRINKLER SYSTEMS ARE REQUIRED TO BE SUBMITTED BY THE INSTALLING LICENSED FIRE SPRINKLER CONTRACTOR (C-16) TO THE FIRE PREVENTION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL PROVIDE "KNOX BOX" AT EACH BUILDING IN LOCATIONS PER FIRE DEPARTMENT RECOMMENDATIONS. THE CONTENTS SHALL INCLUDE EMERGENCY ACCESS KEYS INCLUDING A GRAND MASTER KEY FOR ROOMS, ACCESS KEY(S) TO THE FIRE ALARM PANEL(S) AND SPECIAL ACCESS KEYS (WHERE APPLICABLE).
4. ALL PLAN SUBMITTALS REQUIRING FIRE SPRINKLERS, FIRE SERVICE UNDERGROUND, FIRE ALARMS, AND HOOD AND DUCT SYSTEMS, SHALL BE SUBMITTED TO AND SHALL BE APPROVED BY THE FIRE DEPARTMENT AND FIRE MARSHALL BEFORE A FRAMING INSPECTION SHALL BE GRANTED BY THE BUILDING DEPARTMENT.

SITE PLAN



WR&D
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MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

APNs: 016-491-01, 02 & 03, 016-111-44

JOB NO. 17148.1

PRINT DATE:

PLOT DATE: 06.12.2019

DRAWN BY: MG

CHECKED BY: ATH

SET ISSUED:

2 RESUBMIT 02.28.2020

SHEET NAME

COVER SHEET

SHEET NO.

A001

FILE NAME: 17148 - A001

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
– LATEST REVISION OF THE CITY OF WATSONVILLE DESIGN STANDARDS AND SPECIFICATIONS
– THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
– THE 2019 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (CFC).
–STATE GENERAL CONSTRUCTION PERMIT (ORDER NO. 2012–0006–DWQ, NPDES NO. CASO000002.)

2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.

4. THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227–2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND MAINTAIN A CURRENT DIG ALERT/811 TICKET THROUGHOUT THE PROJECT.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF–HAUL AND DISPOSE OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: ASPHALT, CONCRETE STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT–BALLS FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.

11. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.

12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AND BUILDING OFFICIALS AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT–OF–WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE CITY AT SCHEDULED INSPECTIONS.

16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

STORM DRAIN

1. ALL STORM DRAIN PIPING 6"–24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE–S WITH INTEGRAL BELL & SPIGOT JOINTS (ADS–N12 OR EQUAL) OR PVC (SDR 35). INSTALLATION SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AS SHOWN ON PLANS.

2. STORM DRAIN MANHOLES SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

3. ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

SANITARY SEWER

1. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

2. SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PLASTIC GRAVITY SEWER PIPE WITH INTEGRAL WALL BELL AND SPIGOT JOINTS. ALL SOLID WALL PIPE, FITTINGS AND COUPLINGS IN 4" THROUGH 15" INCH DIAMETERS SHALL CONFORM TO ASTM 03033 AND ASTM 03034, SDR 35 MINIMUM.

3. PIPE SHALL BE INSTALLED IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS AND THE MANUFACTURERS RECOMMENDED TRENCH CONSTRUCTION PRACTICE FOR SEMI–RIGID PVC SEWER PIPE AND AS DIRECTED BY THE CITY.

4. SEWER SERVICE LATERALS SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

5. ALL SEWER SERVICES SHALL BE MARKED WITH A "S" ON TOP OF CURB.

6. SANITARY SEWER CLEAN OUTS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 100 FEET.

GRADING & DRAINAGE

1. CONTRACTOR SHALL NOTIFY CITY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE CITY GRADING ORDINANCE.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT–OF–ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER.

5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB–GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE DIRECTED.

7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOT–BALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

10. EARTHWORK QUANTITIES:
CUT = 12700 CY
FILL = 9300 CY
NET = 3400 CY FILL

EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

11. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.

12. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

13. INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB–DRAINS AND FOUNDATION SUB–DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.

14. BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN CUT AREA AS WELL AS THE FILL AREA. TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1557.

15. ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.

16. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:

A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.

C. RUN–OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

17. ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.

18. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL.

19. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

20. PREPARATION OF GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOIL AND OTHER UNSUITABLE MATERIALS.

21. PREPARATION OF THE GROUND. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON–COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.

22. FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.

23. THE ULTIMATE PURPOSE OF GRADING IS FOR THE CONSTRUCTION OF A MIXED–USE FACILITY W/PARKING AND DRIVEWAYS.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

5. SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY.

TREE PROTECTION NOTES

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

1. MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

2. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW ONTO THE GROUND. ALL CONTAMINANTS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CASAQ CONSTRUCTION BEST MANAGEMENT PRACTICES, SEE EROSION CONTROL PLAN SHEET C4.

3. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

4. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.

1. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP–LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY FORESTER.

2. ROOT PRUNING: ALL ROOTS TWO INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

1. PROTECTIVE FENCING: PRIOR TO THE ISSUANCE OF ANY BUILDING OR EARTH DISTURBANCE PERMIT, OR COMMENCING CONSTRUCTION, THE OWNER, CONTRACTOR OR SUBCONTRACTOR SHALL REQUIRE TREE PROTECTION INSPECTION AND APPROVAL BY THE CITY FORESTER, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLE THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.

2. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.

3. PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND BE CLEARLY VISIBLE TO WORKERS ON THE SITE.

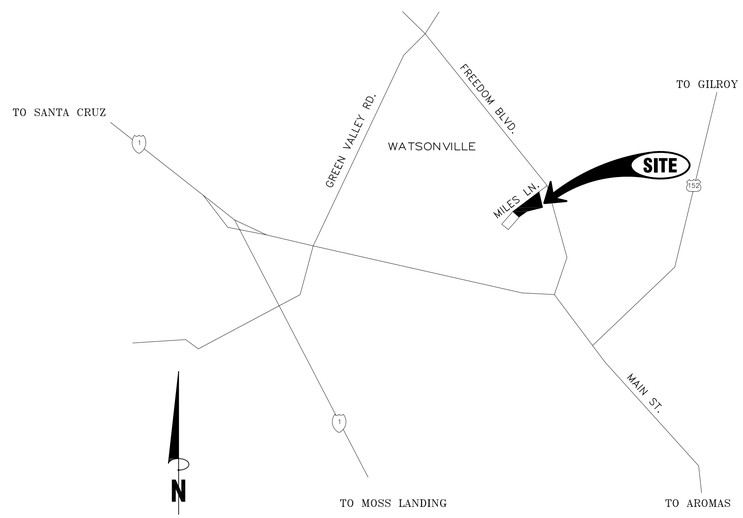
4. THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECTED WITHIN TEN (10) FEET OF THE FENCE, THE CONTRACTOR SHALL ALSO CONSULT WITH THE CITY FORESTER ON BARK PROTECTION REQUIREMENTS.

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	EASEMENT (ESMT)	
	CENTERLINE (CL)	
SD	STORM DRAIN MAIN	SD
	ROOF DRAIN LATERAL	
SS	SANITARY SEWER MAIN	SS
W	WATER MAIN	W
	DRAINAGE FLOW LINE	
	SAWCUT	
GB	GRADE BREAK	GB
	ACCESSIBLE PATH OF TRAVEL	
170	MAJOR CONTOUR	170
169	MINOR CONTOUR	169
X	FENCE	X
× 405.46	SPOT ELEVATION	FG 171.13
	DROP INLET (DI)	
	CURB INLET (CI)	
	AREA DRAIN (AD)	AD
SDMH	STORM DRAIN MANHOLE (SDMH)	SDMH
SSMH	SANITARY SEWER MANHOLE (SSMH)	SSMH
	FIRE DEPARTMENT CONNECTION (FDC)	FDC
FH	FIRE HYDRANT (FH)	FH
PIV	POST INDICATOR VALVE (PIV)	PIV
WM	WATER METER (WM)	WM
WV	WATER VALVE (WV)	
	CHECK VALVE	
	DOUBLE CHECK VALVE	
	CLEANOUT (CO)	

SHEET INDEX

C1.0 COVER & GENERAL NOTES
C2.0 EX SITE PLAN
C2.1 OVERALL SITE PLAN
C3.0 GRADING & DRAINAGE PLAN
C3.1 GRADING & DRAINAGE PLAN
C4.0 EARTHWORK
C4.1 SECTIONS
C5.0 UTILITY
C6.0 EROSION CONTROL



VICINITY MAP

REV.	DATE	DESCRIPTION	BY

MADE IN THE USA

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Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
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REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
No. 61390
CIVIL
EXP. 06/30/21
STATE OF CALIFORNIA

COVER SHEET & GENERAL NOTES

MIXED-USE DEVELOPMENT APN# 016-491-03

Project Location: 139 MILES LANE, WATSONVILLE, CA 95076
PREPARED FOR: MIDPEN HOUSING CORPORATION

SCALE:	AS NOTED
DATE:	02–28–2020
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C1.0
OF – SHEETS	
PROJECT#	118–186

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Drawing file: Z:\Projects\118186 WRD – Miles Lane\Dwg\118186 XBase.dwg
Plotted: Feb. 27, 2020 – 12:48pm

SITE PLAN

1" = 40'

40 0 40 80 120

Scale 1" = 40'

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Drawing file: Z:\Projects\118186 WRD - Miles Lane\Dwg\118186 XBase.dwg
Plotted: Feb 27, 2020 - 7:53am

REV.	DATE	DESCRIPTION	BY
1			
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MADE IN THE USA

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
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REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
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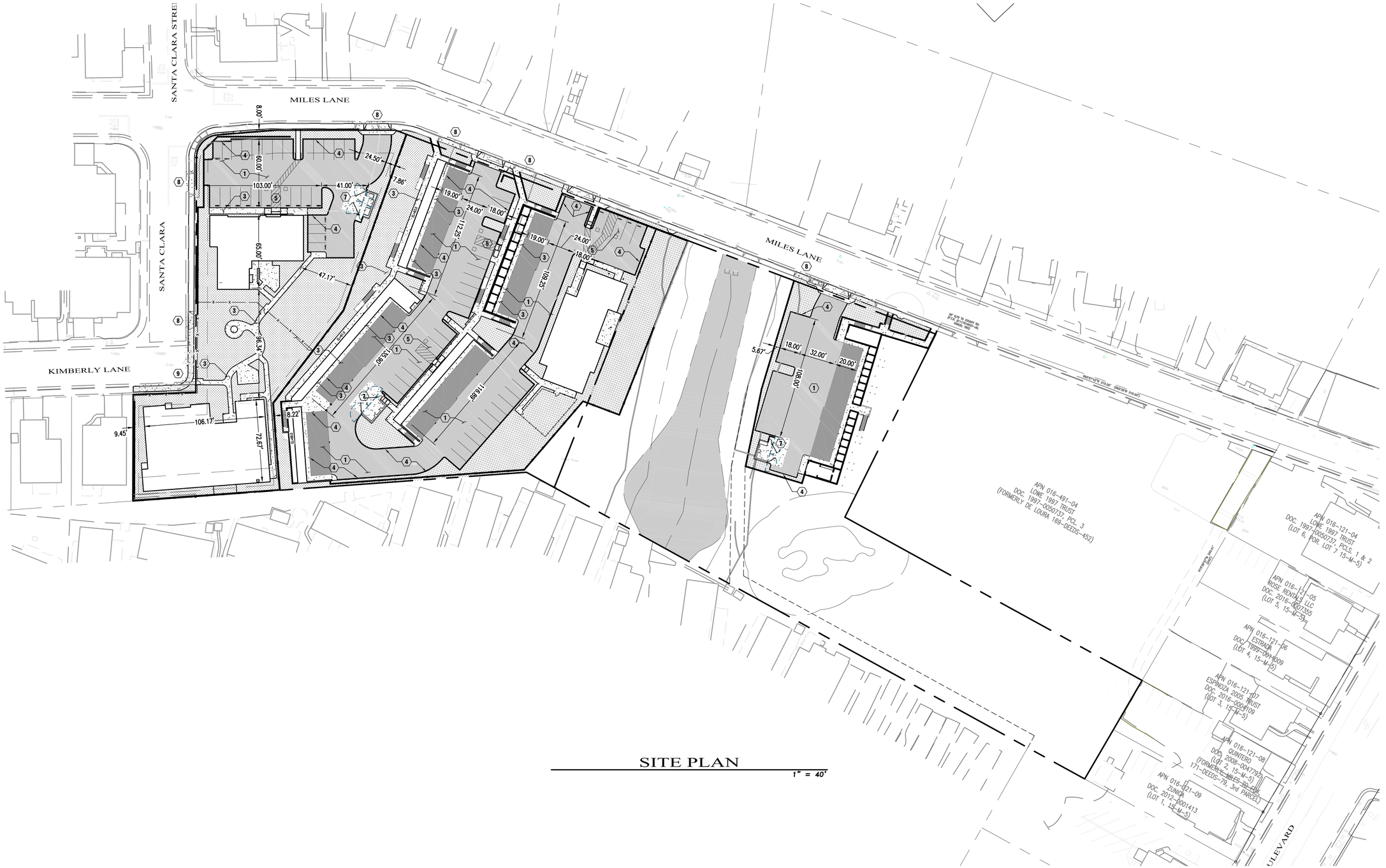
CIVIL
STATE OF CALIFORNIA

EX SITE PLAN

MIXED-USE DEVELOPMENT
APN# 016-491-03

Project Location: 139 MILES LANE, WATSONVILLE, CA 95076
PREPARED FOR: MIDPEN HOUSING CORPORATION

SCALE:	AS NOTED
DATE:	02-28-2020
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C2.0
OF – SHEETS	
PROJECT#	118-186



SITE PLAN

1" = 40'

HATCH LEGEND

- AC PAVEMENT
- AC PAVEMENT BELOW BUILDING
- CONCRETE PAVEMENT
- LANDSCAPE, (SEE LANDSCAPE ARCHITECT'S PLANS)
- LANDSCAPE, (UNDISTURBED)

KEY NOTES

1. AC PAVEMENT
2. CONCRETE PAVEMENT
3. CONCRETE WALKWAY
4. CONCRETE VERTICAL CURB,
5. ACCESSIBLE STALL
6. ACCESSIBLE RAMP
7. TRASH ENCLOSURE
8. EXISTING DRIVEWAY APPROACH TO BE REPLACED WITH SIDEWALK
9. SANTA CLARA/KIMBERLY INTERSECTION TO BE IMPROVED

40 0 40 80 120

Scale 1" = 40'

REV.	DATE	DESCRIPTION	BY

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Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 CIVIL STATE OF CALIFORNIA EXP. 06/30/21

OVERALL SITE PLAN

MIXED-USE DEVELOPMENT APN# 016-491-03

Project Location: 139 MILES LANE, WATSONVILLE, CA 95076
PREPARED FOR: MIDPEN HOUSING CORPORATION

SCALE:	AS NOTED
DATE:	02-28-2020
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C2.1
OF – SHEETS	
PROJECT#	118-186

MADE IN THE USA

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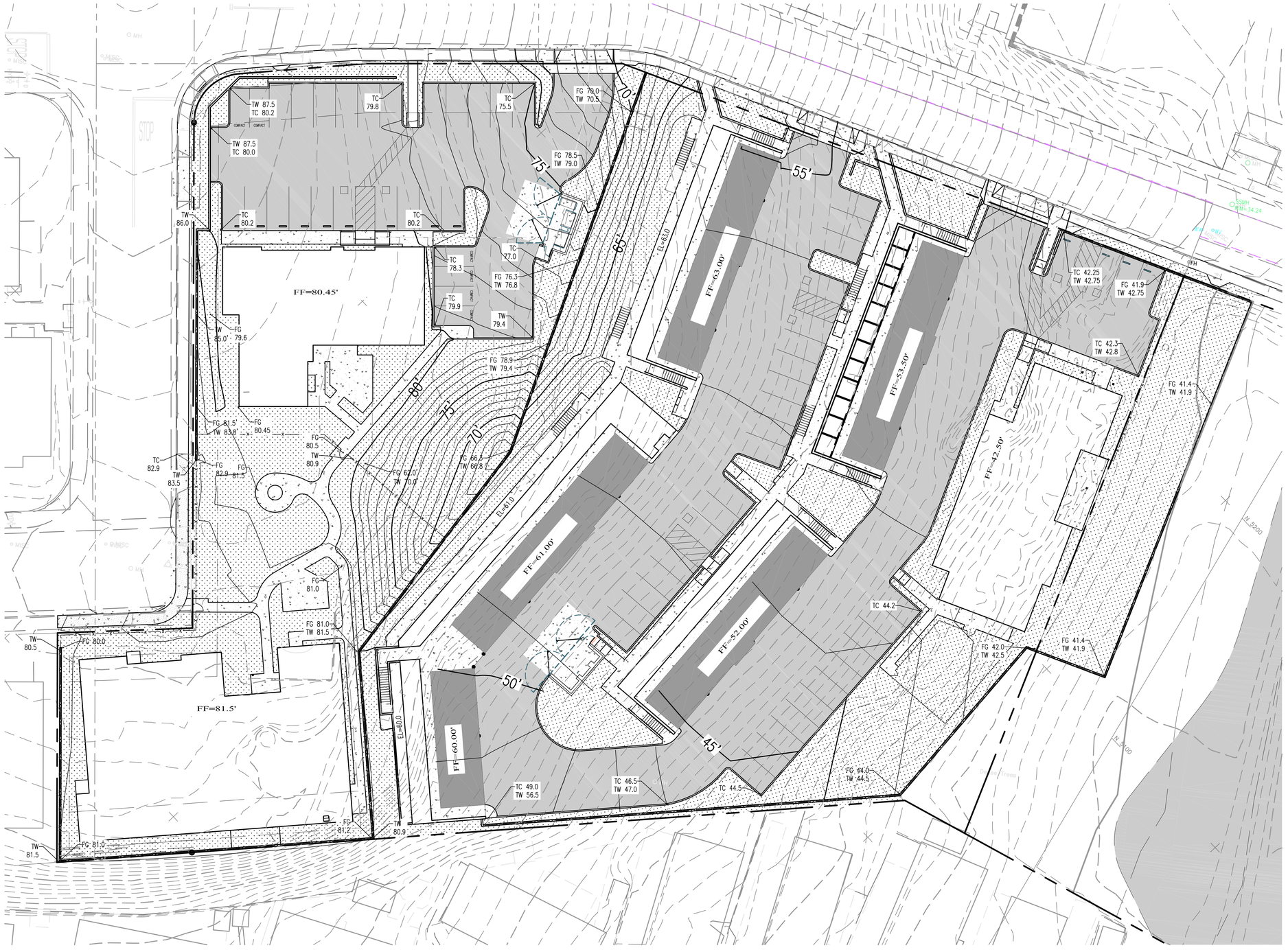

HATCH LEGEND

- AC PAVEMENT, (SEE A/C15)
- AC PAVEMENT BELOW BUILDING, (SEE A/C15)
- CONCRETE PAVEMENT, (SEE B/C4)
- LANDSCAPE, (SEE LANDSCAPE ARCHITECT'S PLANS)
- LANDSCAPE, (UNDISTURBED)

GRADING & PLAN

1" = 20'

20 0 20 40 60

Scale 1" = 20'

REV.	DATE	DESCRIPTION	BY

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
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MADE IN THE USA

REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
No. 61390
EXP. 06/30/21
CIVIL
STATE OF CALIFORNIA

GRADING & DRAINAGE

MIXED-USE DEVELOPMENT
APN# 016-491-03

Project Location: 139 MILES LANE, WATSONVILLE, CA 95076
PREPARED FOR: MIDPEN HOUSING CORPORATION

SCALE:	AS NOTED
DATE:	02-28-2020
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C3.0
OF – SHEETS	
PROJECT#	118-186

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HATCH LEGEND

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- AC PAVEMENT BELOW BUILDING, (SEE A/C15)
- CONCRETE PAVEMENT, (SEE B/C4)
- LANDSCAPE, (SEE LANDSCAPE ARCHITECT'S PLANS)
- LANDSCAPE, (UNDISTURBED)

GRADING & PLAN

1" = 20'

20 0 20 40 60

Scale 1" = 20'

REV.	DATE	DESCRIPTION	BY

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REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 EXP. 06/30/21 CIVIL STATE OF CALIFORNIA

GRADING & DRAINAGE

MIXED-USE DEVELOPMENT
APN# 016-491-03

Project Location: 139 MILES LANE, WATSONVILLE, CA 95076
PREPARED FOR: MIDPEN HOUSING CORPORATION

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DATE:	02-28-2020
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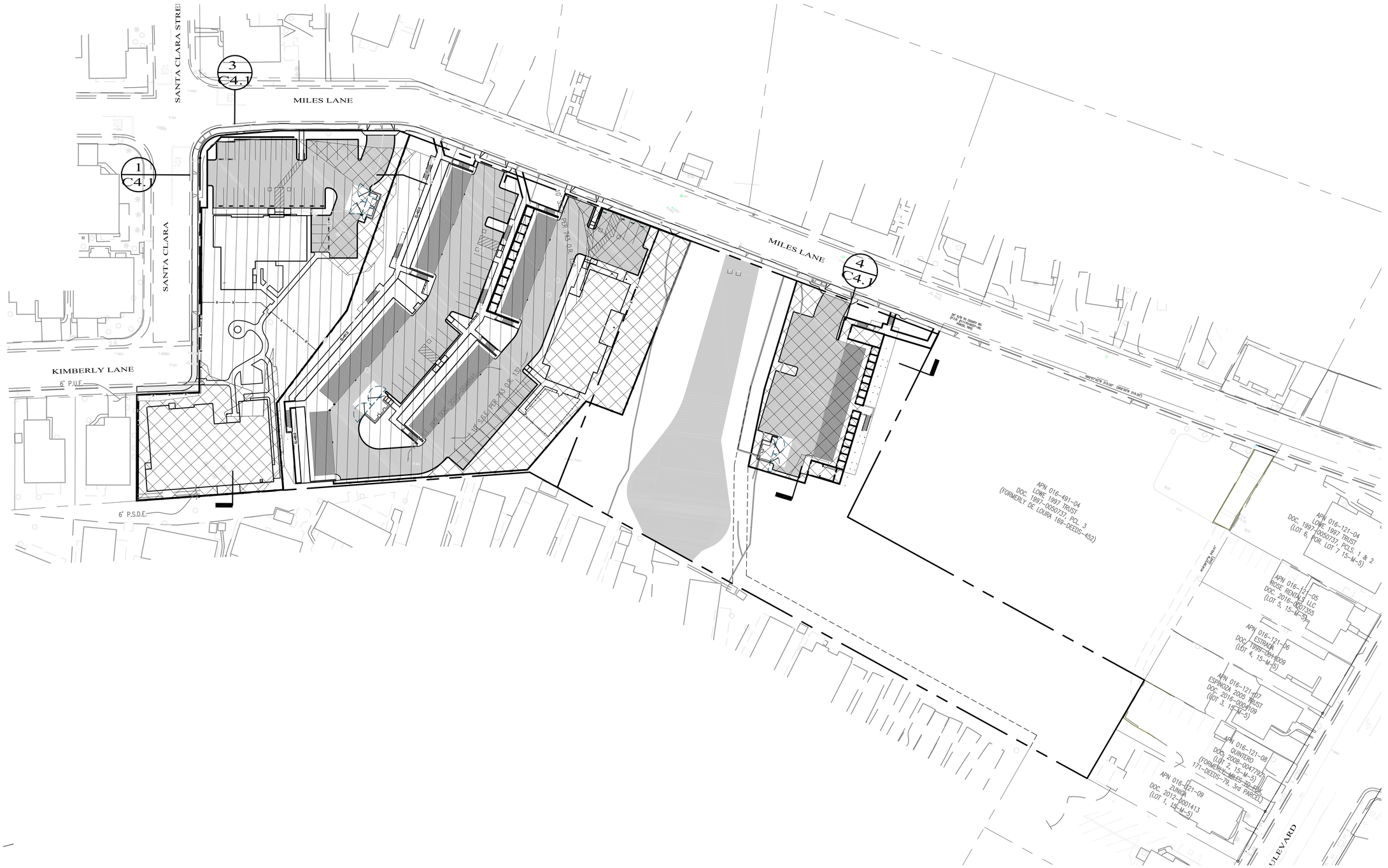
SHEET NUMBER:	C3.1
OF — SHEETS	
PROJECT#	118-186



HATCH LEGEND

CUT

FILL

EARTHWORK QUANTITIES:
CUT = 12700 CY
FILL = 9300 CY
NET = 3400 CY FILL

SITE PLAN

1" = 40'

Scale 1" = 40'

REV.	DATE	DESCRIPTION	BY

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REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
No. 61390
EXP. 06/30/21
CIVIL
STATE OF CALIFORNIA

EARTHWORK SITE PLAN

MIXED-USE DEVELOPMENT
APN# 016-491-03

Project Location: 139 MILES LANE. WATSONVILLE, CA 95076
PREPARED FOR: MIDPEN HOUSING CORPORATION

SCALE:	AS NOTED
DATE:	02-28-2020
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C4.0
OF – SHEETS	
PROJECT#	118-186

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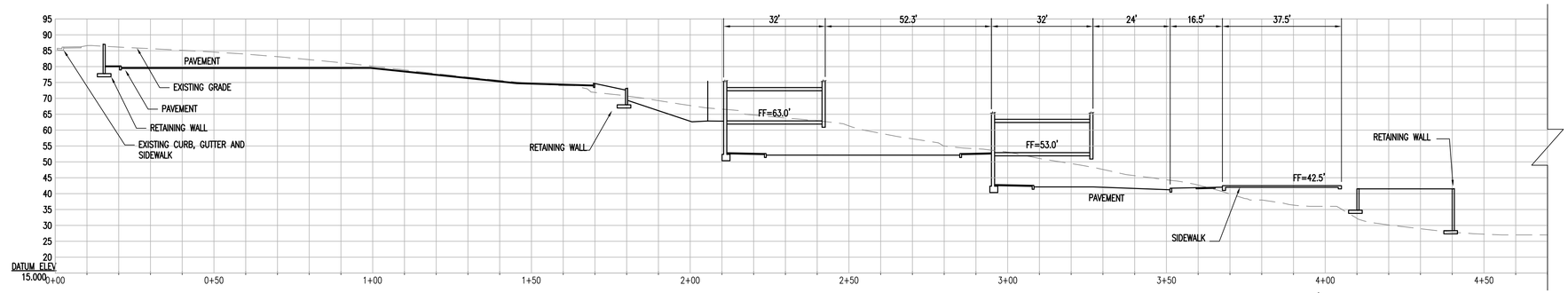
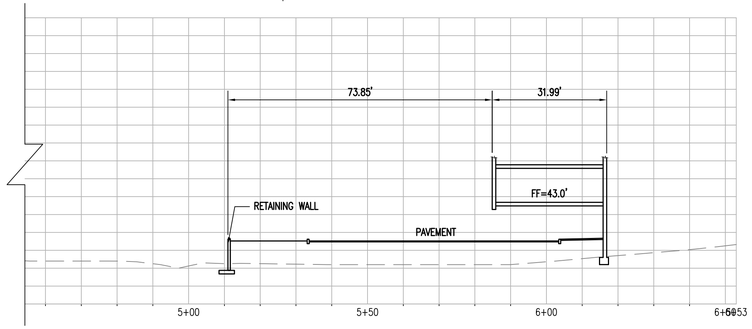
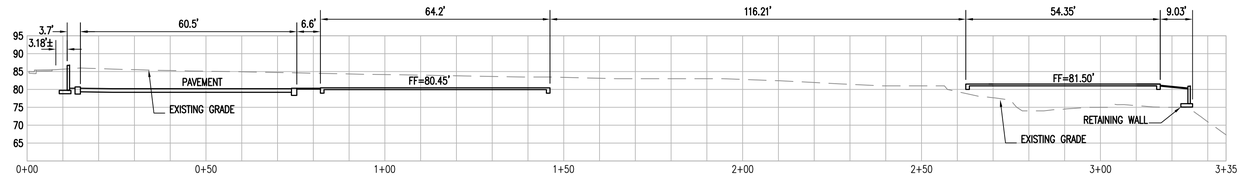


1 / C4.1 SECTION 1

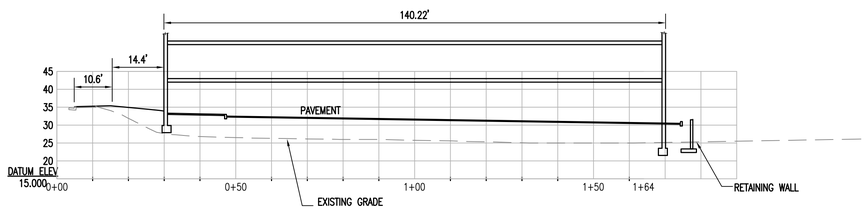
1" = 20'





3 / C4.1 SECTION 3

1" = 20'



4 / C4.1 SECTION 4

1" = 20'

Scale 1" = 20'

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REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
No. 61390
CIVIL
EXP. 06/30/21
STATE OF CALIFORNIA

SECTIONS

MIXED-USE DEVELOPMENT
APN# 016-491-03

Project Location: 139 MILES LANE, WATSONVILLE, CA 95076
PREPARED FOR: MIDPEN HOUSING CORPORATION

SCALE:	AS NOTED
DATE:	02-28-2020
DESIGN BY:	FJC
DRAWN BY:	ECH
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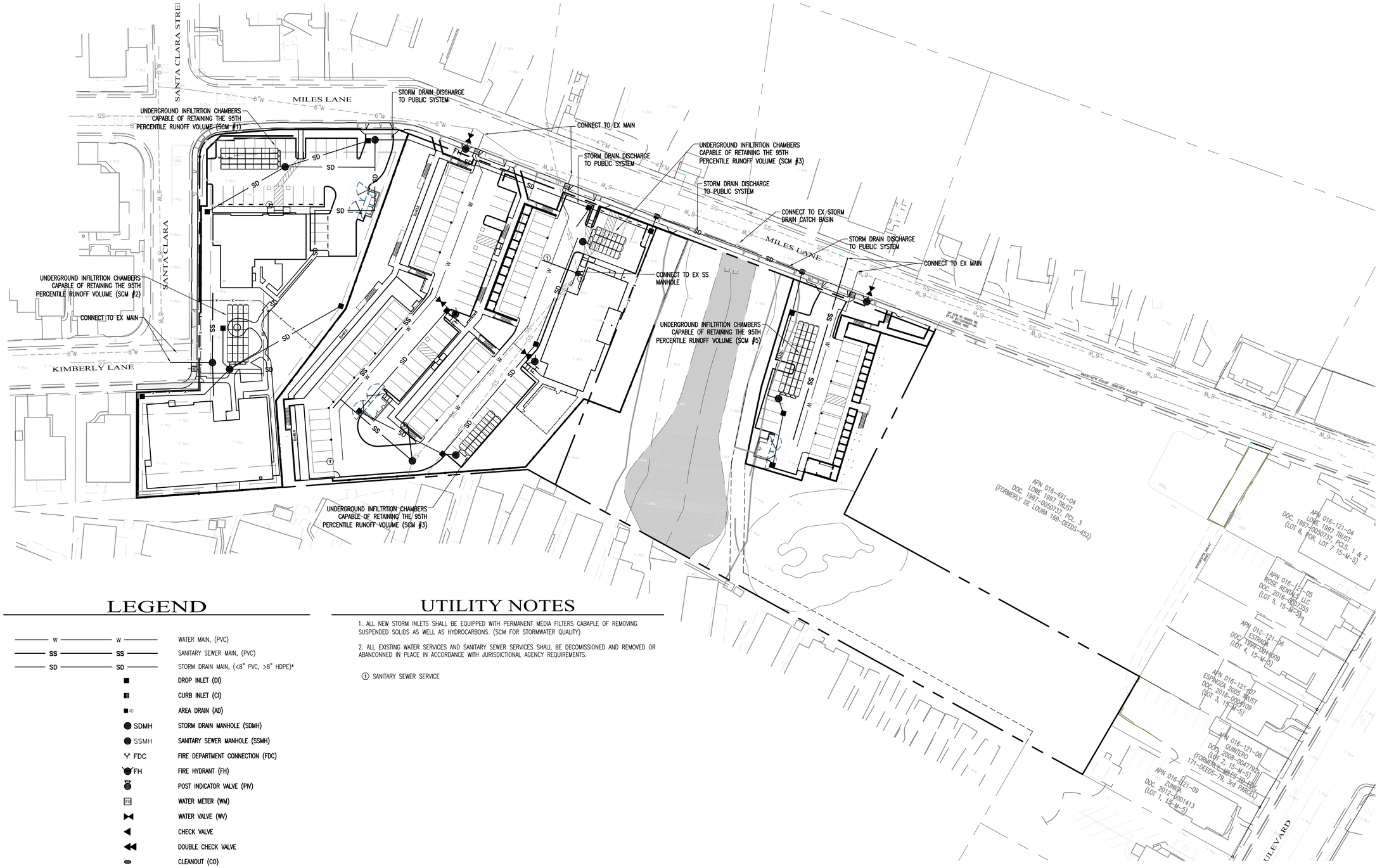
SHEET NUMBER:	C4.1
OF – SHEETS	
PROJECT#	118-186



LEGEND

W — W	WATER MAIN, (PVC)
SS — SS	SANITARY SEWER MAIN, (PVC)
SD — SD	STORM DRAIN MAIN, (<8" PVC, >8" HDPE)*
■	DROP INLET (DI)
■	CURB INLET (CI)
■ AD	AREA DRAIN (AD)
SDMH	STORM DRAIN MANHOLE (SDMH)
SSMH	SANITARY SEWER MANHOLE (SSMH)
FDC	FIRE DEPARTMENT CONNECTION (FDC)
FH	FIRE HYDRANT (FH)
PIV	POST INDICATOR VALVE (PIV)
WM	WATER METER (WM)
	WATER VALVE (WV)
	CHECK VALVE
	DOUBLE CHECK VALVE
	CLEANOUT (CO)
	UNDERGROUND RETENTION CHAMBER (SCM FOR STORMWATER QUANTITY)

UTILITY NOTES

1. ALL NEW STORM INLETS SHALL BE EQUIPPED WITH PERMANENT MEDIA FILTERS CABAPLE OF REMOVING SUSPENDED SOLIDS AS WELL AS HYDROCARBONS. (SCM FOR STORMWATER QUALITY)

2. ALL EXISTING WATER SERVICES AND SANITARY SEWER SERVICES SHALL BE DECOMISSIONED AND REMOVED OR ABANCONNED IN PLACE IN ACCORDANCE WITH JURISDICTIONAL AGENCY REQUIREMENTS.

① SANITARY SEWER SERVICE

OVERALL UTILITIES

1" = 40'

40 0 40 80 120

Scale 1" = 40'

REV.	DATE	DESCRIPTION	BY

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REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 CIVIL EXP. 06/30/21 STATE OF CALIFORNIA

OVERALL UTILITIES

MIXED-USE DEVELOPMENT APN# 016-491-03

Project Location: 139 MILES LANE, WATSONVILLE, CA 95076
PREPARED FOR: MIDPEN HOUSING CORPORATION

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CHECKED BY:	FJC

SHEET NUMBER:

C5.0

OF — SHEETS

PROJECT# 118-186

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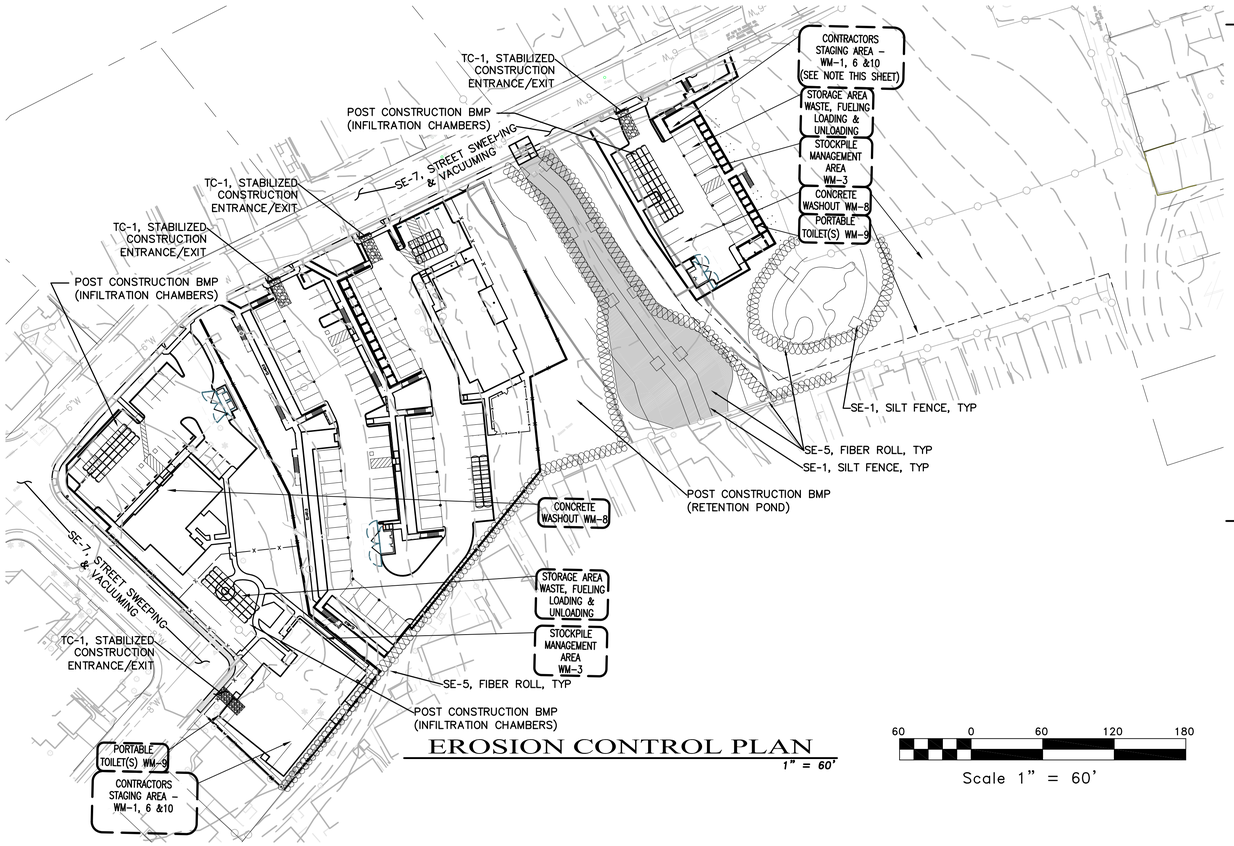


EROSION CONTROL PLAN

1" = 60'

60 0 60 120 180

Scale 1" = 60'

BMP'S

EROSION CONTROL:
EC-1 SCHEDULING
EC-2 PRESERVATION OF EXISTING VEGETATION
EC-3 HYDRAULIC MULCH
EC-4 HYDROSEEDING
EC-8 WOOD MULCHING
EC-16 NON-VEGETATIVE STABILIZATION

SEDIMENT CONTROL:
SE-1 SILT FENCE
SE-2 SEDIMENT BASINS
SE-3 SEDIMENT TRAP
SE-5 FIBER ROLL
SE-6 GRAVEL BAG BERM
SE-7 STREET SWEEPING AND VACUUMING
SE-8 SANDBAG BARRIER
SE-9 STRAW BALE BARRIER
SE-10 STORM DRAIN INLET PROTECTION
SE-13 COMPOST SOCKS AND BERMS
SE-14 BIOFILTER BAGS

TRACKING CONTROL:
TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-3 ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL:
WE-1 WIND EROSION CONTROL

NON-STORM WATER MANAGEMENT:
NS-1 WATER CONSERVATION PRACTICES
NS-2 DEWATERING OPERATIONS
NS-3 PAVING AND GRINDING OPERATIONS
NS-6 ILLICIT CONNECTION/DISCHARGE
NS-7 POTABLE WATER/IRRIGATION
NS-8 VEHICLE AND EQUIPMENT CLEANING
NS-9 VEHICLE AND EQUIPMENT FUELING
NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
NS-12 CONCRETE CURING
NS-13 CONCRETE FINISHING
NS-14 MATERIAL AND EQUIPMENT USE

WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:
WM-1 MATERIAL DELIVERY AND STORAGE
WM-2 MATERIAL USED
WM-3 STOCKPILE MANAGEMENT
WM-4 SPILL PREVENTION AND CONTROL
WM-5 SOLID WASTE MANAGEMENT
WM-6 HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8 CONCRETE WASTE MANAGEMENT
WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
WM-10 LIQUID WASTE MANAGEMENT

REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.

LEGEND

INLET PROTECTION, (SEE D/C17)

PROPOSED DRAINAGE FLOW

FIBER ROLL, (SEE A/C17)

SILT FENCE (SEE F/C17)

STORMWATER MANAGEMENT

THE FOLLOWING STANDARD BMPS SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:

PAINTING:
1. MINIMIZE USE OF OIL-BASED PAINTS
2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.

PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:
1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.

READY-MIXED CONCRETE:
1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.

EARTH MOVING/GRADING:
1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.

PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.

DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE RMA-ENVIRONMENTAL SERVICES A LETTER FROM A LICENSED PRACTITIONER.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL RE-VEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.

4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
(GRADING/EROSION ORD. 2806-16.12.090)
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

EROSION CONTROL NOTES

6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;

7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;

8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY

9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.

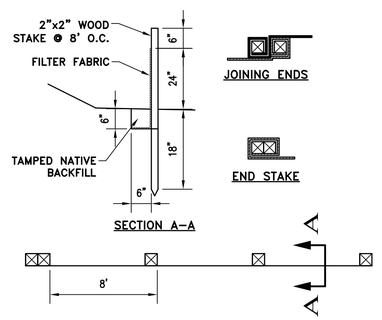
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY. FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

11. CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.

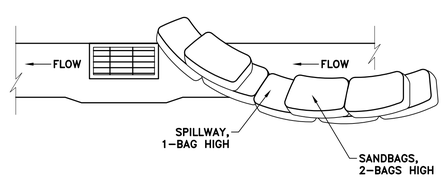
GRADING DATA

EARTHWORK QUANTITIES:
CUT = 12700 CY
FILL = 9300 CY
NET = 3400 CY FILL

GRADING AREAS
TOTAL SITE AREA: 204,359 SF/4.7 AC
AREA DISTURBED: 130,600 SF/2.99 AC

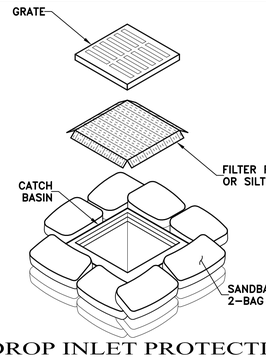


F C6.0 SILT FENCE NTS

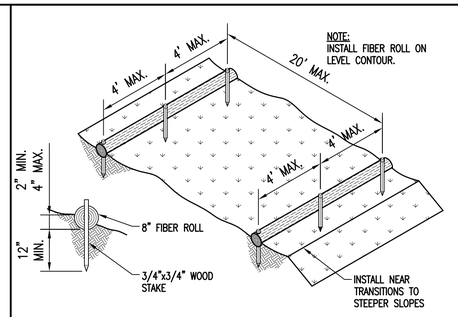


NOTES:
1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETE.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

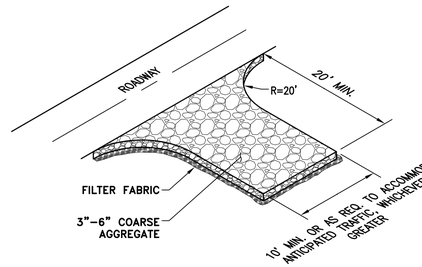
E C6.0 CURB INLET PROTECTION NTS



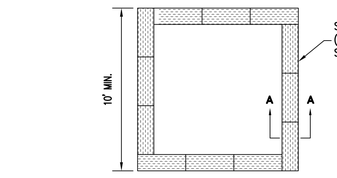
D C6.0 DROP INLET PROTECTION NTS



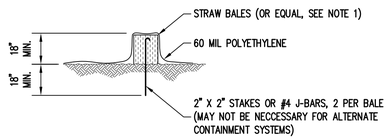
A C6.0 FIBER ROLL NTS



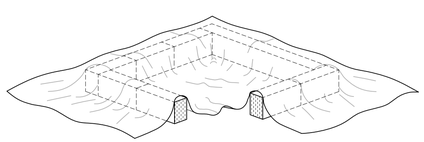
B C6.0 STABILIZE ENTRANCE NTS



CONTAINMENT CONFIGURATION



SECTION A-A



THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. CONTAINMENT PERIMETER SHALL BE CONTINUOUS.

NOTES:
1. CONTRACTOR MAY FABRICATE OR USE PRE-FAB CONTAINER IN LIEU OF STRAW BAILS.
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND AWAY FROM DRAINAGE INLETS OR WATERCOURSES

C C6.0 CONCRETE WASHOUT NTS

REV.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			

MADE IN THE USA

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 EXP. 06/30/21 CIVIL STATE OF CALIFORNIA

EROSION CONTROL

MIXED-USE DEVELOPMENT APN# 016-491-03

Project Location: 139 MILES LANE, WATSONVILLE, CA 95076
PREPARED FOR: MIDPEN HOUSING CORPORATION

SCALE:	AS NOTED
DATE:	02-28-2020
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C6.0
OF – SHEETS	
PROJECT#	118-186

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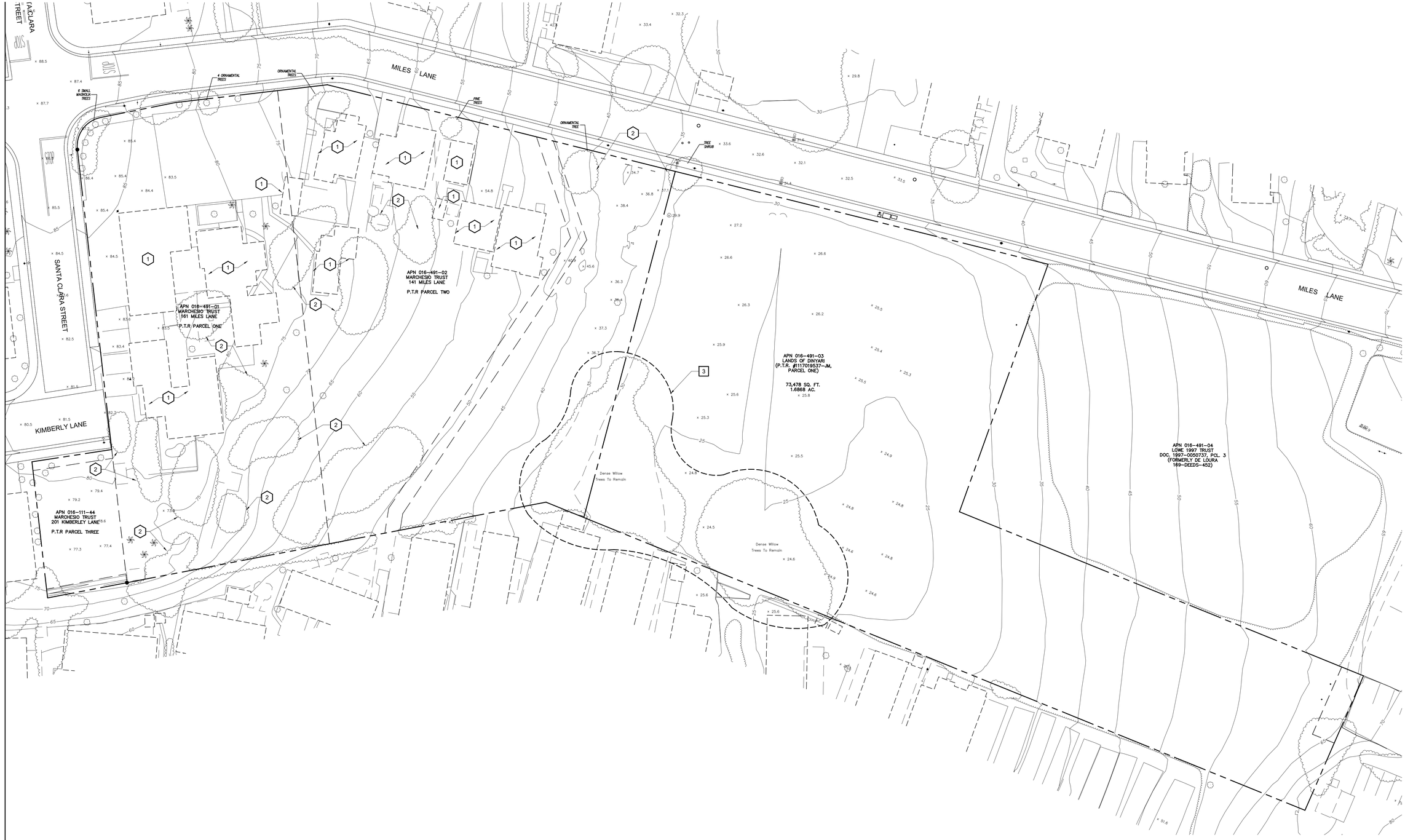
Drawing file: Z:\Projects\118186 WRD - Miles Lane\Dwg\118186 XBase.dwg
Plotted: Feb 27, 2020 - 7:41am



PLAN NORTH

1 DEMOLITION SITE PLAN

SCALE: 1"=30'-0"

DEMOLITION KEY NOTES

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

1. REMOVE EXISTING SINGLE STORY WOOD FRAME STRUCTURE.
2. REMOVE EXISTING TREE - TYPICAL.
3. EXISTING TREE GROVE - SEE SEPARATE BIOLOGICAL REPORT FOR PROTECTIONS, ALLOWABLE REMOVAL, ETC.

WRD

WALD RUHNKE & DOST ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100

MONTEREY, CALIFORNIA 93940

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APNs: 016-491-01, 02 & 03, 016-111-44

MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

JOB NO. 17148.1

PRINT DATE:	
PLOT DATE:	06.12.2019
DRAWN BY:	MG
CHECKED BY:	ATH

SET ISSUED:

1 PLANNING COMMENTS	06.10.2019
2 RESUBMIT	02.28.2020

SHEET NAME

DEMOLITION SITE PLAN

SHEET NO.

D100

FILE NAME: 17148 - D100

PROPERTY INFORMATION

PROJECT ADDRESS / LOCATION	139/141 Miles Lane & 201 Kimberly Lane Watsonville, California 95076		
ASSESSORS PARCEL NUMBERS	016-491-01, 016-491-02, 016-491-03 016-111-44		
CURRENT ZONING	RM-2	(EM-OS @ wetland area)	
PROPOSED ZONING	RM-2/PD	(EM-OS @ wetland area)	
OCCUPANCY	R-2 / R-4		
CONSTRUCTION TYPE	V-B-S		
TOTAL LAND AREA	205,159.32 sf (+/-) =	4.71	Acres (+/-)
APN	016-111-44 =	5,077.93	sf (+/-)
APN	016-491-01 =	44,054.65	sf (+/-)
APN	016-491-02 =	61,171.61	sf (+/-)
APN	016-491-03 =	94,855.13	sf (+/-)

TOTAL BUILDING AREA =	101,256.89 sf (all floors, balconies, decks, etc.)		
TOTAL FOOTPRINT AREA =	34,072.52 sf	Floor Area Ratio =	16.61%
TOTAL LANDSCAPE AREA =	110,138.66 sf	Landscape Area Ratio =	53.68%
TOTAL HARDSCAPE AREA =	7,202.91 sf	Hardscape Ratio Area =	3.51%
TOTAL PAVEMENT AREA =	53,745.23 sf	Pavement Area Ratio =	26.20%

REQUIRED PARKING 136 STALLS per below

Multi-Family:	(1) stall/1 bdrm unit + (2) stalls/2~3 bdrm unit	
	35 units x (1) =	35 stalls
	37 units x (2) =	74 stalls
	Total Required =	109 stalls
Residential Treatment:	(1) stalls/unit + (1) guest stall/(4) bedrooms	
	8 units x (1) =	8 stalls
	8 bdrms / (4) =	2 stalls
	4 staff/shift =	4 stalls
	Total Required =	14 stalls
Outpatient Program:	(1) stall/300sf (per GLU 66)	
	3,864 sf / 300 =	13 stalls

PROVIDED PARKING 129 STALLS per below

Multi-Family:	3 Van-Accessible (9'x18')
	3 Std Accessible (9'x18')
	96 Standard (9'x18')
	102 TOTAL PROVIDED STALLS
Residential & Outpatient Programs:	1 Van Accessible (9'x18')
	1 Std Accessible (9'x18')
	25 Standard (9'x18')
	27 TOTAL PROVIDED STALLS

LAND AREA REDUCTION REQUEST

REQUIRED LAND AREA (per Watsonville Municipal Code)

Required lot area per (1) or less bedrooms:			3250 sf
Required lot area per each additional bedroom			375 sf
72 units w/ (1) or less bdrms x	3250	=	234,000 sf
37 units w/ 2nd bedroom x	375	=	13,875 sf
19 units w/ 3rd bedroom x	375	=	7,125 sf
TOTAL REQUIRED LAND AREA =			255,000 sf

NET LAND AREA REQUESTED

205,159.32 sf, less Stream/Wetland & 30 ft Riparian Buffer =			175,974.12 sf
Requested reduction of Net Land Area =	69 %		
Requested lot area per (1) or less bedrooms:			2600 sf
Requested lot area per each additional bedroom			300 sf
72 units w/ (1) or less bdrms x	2600	=	187,200 sf
37 units w/ 2nd bedroom x	300	=	11,100 sf
19 units w/ 3rd bedroom x	300	=	5,700 sf
TOTAL REQUESTED LAND AREA =			204,000 sf

BUILDING SQUARE FOOTAGES

Land Area		205,159.32	sf (+/-)	=	4.71	Acres (+/-)
Common Open Space =		110,138.66	sf ÷	72	units = 1,530	sf per unit
MIDPEN HOUSING						Units/Bldg
Building	1	Multi-family	13,784.42	Total SF		
		Studio	359.33	Heated &	10.67 Util	3
			70.00	Unit Patio		
		1 Bedroom (A)	617.00	Heated &	10.67 Util	3
			57.33	Unit Patio		
		2 Bedroom	731.67	Heated &	10.67 Util	3
			44.67	Unit Patio		
		3 Bedroom	1,021.17	Heated &	10.67 Util	3
			40.67	Unit Patio		
		Covered Walk	627.08	sf		
		Common Balc	1,194.17	sf		
		Covered Parking	2,210.33	sf		
		Covered Storage	799.33	sf		
Building	2	REMOVED				
Building	3	Multi-family	26,978.82	Total SF		
		Studio	359.33	Heated &	10.67 Util	4
			70.00	Unit Patio		
		1 Bedroom (A)	617.00	Heated &	10.67 Util	3
			57.33	Unit Patio		
		1 Bedroom (A-1)	652.70	Heated &	16.43 Util	3
			67.22	Unit Patio		
		2 Bedroom	731.67	Heated &	10.67 Util	6
			44.67	Unit Patio		
		3 Bedroom	1,021.17	Heated &	10.67 Util	6
			40.67	Unit Patio		
		Covered Walk	1,159.07	sf		
		Common Balc	2,243.97	sf		
		Maintenance Shop	422.22	sf		
		Bike Storage	347.00	sf		
		Covered Parking	4,101.78	sf		
		Covered Storage	1,523.74	sf		
Building	4	Multi-family	12,245.25	Total SF		
		Studio	359.33	Heated &	10.67 Util	2
			70.00	Unit Patio		
		1 Bedroom (A)	617.00	Heated &	10.67 Util	2
			57.33	Unit Patio		
		2 Bedroom	731.67	Heated &	10.67 Util	3
			44.67	Unit Patio		
		3 Bedroom	1,021.17	Heated &	10.67 Util	3
			40.67	Unit Patio		
		Covered Walk	552.71	sf		
		Common Balc	854.38	sf		
		Covered Parking	2,210.33	sf		
		Covered Storage	799.33	sf		
Building	5	Multi-family	17,464.78	Total SF		
		Studio	359.33	Heated &	10.67 Util	5
			70.00	Unit Patio		
		1 Bedroom (A)	617.00	Heated &	10.67 Util	5
			57.33	Unit Patio		
		2 Bedroom	731.67	Heated &	10.67 Util	3
			44.67	Unit Patio		
		3 Bedroom	1,021.17	Heated &	10.67 Util	3
			40.67	Unit Patio		
		Covered Walk	741.88	sf		
		Common Balc	1,306.29	sf		
		Covered Parking	2,624.99	sf		
		Covered Storage	788.13	sf		
		Supplies Room	85.42	sf		
		Laundry Room	314.58	sf		
		Bike Storage	400.00	sf		
Building	6	Multi-family	13,160.25	Total SF		
		Studio	359.33	Heated &	10.67 Util	2
			70.00	Unit Patio		
		1 Bedroom (A)	617.00	Heated &	10.67 Util	3
			57.33	Unit Patio		
		2 Bedroom	731.67	Heated &	10.67 Util	3
			44.67	Unit Patio		
		3 Bedroom	1,021.17	Heated &	10.67 Util	3
			40.67	Unit Patio		
		Covered Walk	552.71	sf		
		Common Balc	1,084.38	sf		
		Covered Parking	2,210.33	sf		
		Covered Storage	799.33	sf		
Building	7	REMOVED				
Building	8	Comm Bldg	6,369.14	Total SF		
		Main Floor	4,182.90	Heated		
		Outdoor Deck	379.20	sf		
		Manager Unit	1,669.37	Heated @	145.54 Lower	1
					1523.83 Upper	
		Manager Deck	113.67	sf		
		Manager Storage	24.00	sf		
				TOTAL MULTI-FAMILY UNITS		72
ENCOMPASS						
Building	9	Residential Program	7,389.78	sf		
Building	10	Outpatient Program	3,864.44	sf		

BUILDING DESCRIPTIONS

BLDG	DESCRIPTION	TOTAL SQ FT
1	2-Story Residential Apartments with Tuck-Under Parking	13,784
2	(not used)	0
3	2-Story Residential Apartments with Tuck-Under Parking	26,979
4	2-Story Residential Apartments with Tuck-Under Parking	12,245
5	2-Story Residential Apartments with Tuck-Under Parking	17,465
6	2-Story Residential Apartments with Tuck-Under Parking	13,160
7	(not used)	0
8	2-Story Community Center with Residential Mgr's Unit @ 2nd Flr	6,369
9	Encompass Residential Program	7,390
10	Encompass Outpatient Program	3,864

UNIT MIX

UNIT TYPE	UNITS (ea)	TOTAL OF EACH TYPE	PERCENT OF TOTAL
Studio	15	16	22
Studio - Accessible	1		
1 Bedroom (Type 'A')	15	19	26
1 Bedroom (Type 'B')	3		
1 Bedroom - Accessible	1		
2 Bedroom	18	18	25
3 Bedroom	17	19	26
3 Bedroom - Accessible	1		
3 Bedroom (Manager)	1		
TOTALS	72	72	100

PLAN NORTH

ARCHITECTURAL SITE PLAN

SCALE: 1"=30'-0"

WALD RUHNKE & DOST ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100

MONTEREY, CALIFORNIA 93940

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APNs: 016-491-01, 02 & 03, 016-111-44

MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

JOB NO. 17148.1

PRINT DATE:

PLOT DATE: 06.12.2019

DRAWN BY: MG

CHECKED BY: ATH

SET ISSUED:

1	PLANNING COMMENTS	06.10.2019
2	RESUBMIT	02.28.2020

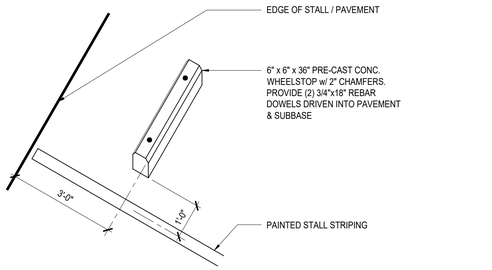
SHEET NAME

ARCHITECTURAL SITE PLAN

SHEET NO.

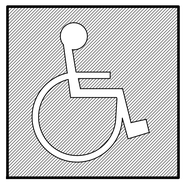
A100

FILE NAME: 17148 - A100



10 PRE-CAST WHEELSTOP

SCALE: 1/2" = 1'-0"

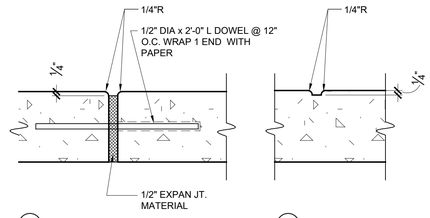


INTERNATIONAL SYMBOL OF ACCESSIBILITY

1. MINIMUM 5"x5" DECAL TO BE LOCATED BY PRIMARY ENTRANCE.
2. MINIMUM 36"x36" PAINTED SYMBOL ON PAVEMENT AT ACCESSIBLE PARKING STALL(S).
3. BACKGROUND TO BE BLUE, WHEELCHAIR SYMBOL TO BE WHITE (TYPICAL).

7 ACCESSIBILITY SYMBOL

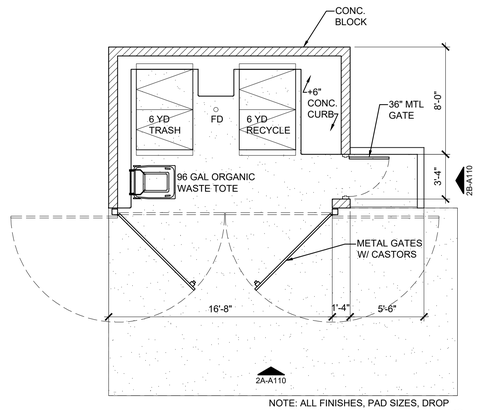
SCALE: NO SCALE



NOTE:
REFER TO CONCRETE JOINT NOTES DETAIL 2/~ FOR ADDITIONAL NOTATION.

4 CONCRETE JOINTS

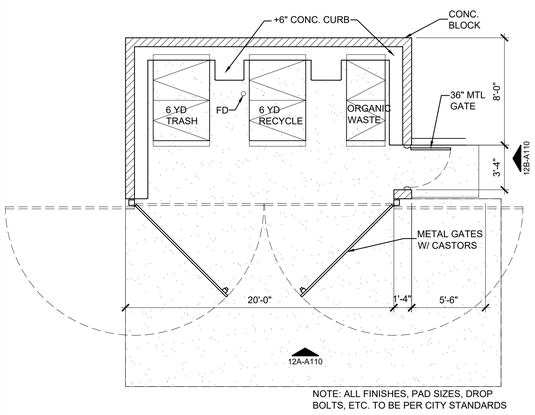
SCALE: 3" = 1'-0"



NOTE: ALL FINISHES, PAD SIZES, DROP BOLTS, ETC. TO BE PER CITY STANDARDS

1 SMALL TRASH ENCLOSURE

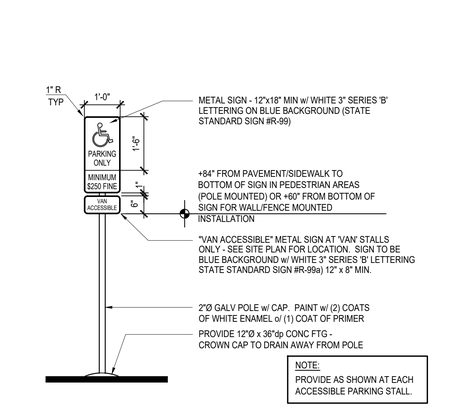
SCALE: 3/16" = 1'-0"



NOTE: ALL FINISHES, PAD SIZES, DROP BOLTS, ETC. TO BE PER CITY STANDARDS

11 LARGE TRASH ENCLOSURE

SCALE: 3/16" = 1'-0"



NOTE:
PROVIDE AS SHOWN AT EACH ACCESSIBLE PARKING STALL.

8 ACCESSIBLE STALL SIGN

SCALE: 1/2" = 1'-0"

CONTROL JOINTS (CONTRACTION)

CONCRETE FLATWORK SHALL BE DIVIDED INTO AS NEARLY SQUARE PANELS AS POSSIBLE, I.E., 8' WIDE CONCRETE WALK WOULD HAVE (CONTRACTION) JOINTS AT 8' O.C. PROVIDE (CONTRACTION) JOINTS, SECTIONING CONCRETE TO A 4 DEPTH EQUAL TO AT LEAST ¼" CONCRETE THICKNESS, AS FOLLOWS:

TOOLED JOINTS / SCORED JOINTS (S.J.)

FORM WEAKENED - PLANE JOINTS IN FRESH CONCRETE BY GROOVING TOP PORTION WITH A RECOMMENDED CUTTING TOOL AND FINISHING EDGES WITH A JOINTER.

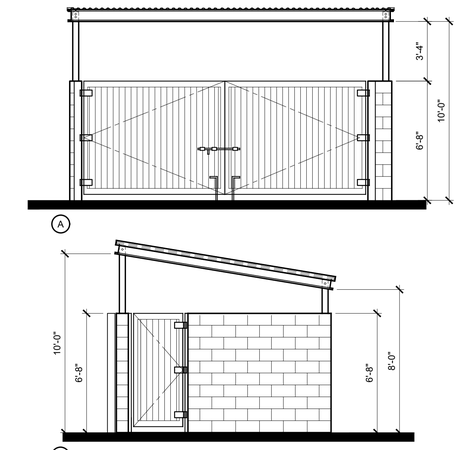
EXPANSION JOINTS (E.J.)

PROVIDE EXPANSION JOINTS AT MINIMUM 15' O.C. TO MAXIMUM 20' O.C. TO MATCH EQUAL SPACING SECTIONS OF (CONTRACTION) JOINTS TO PROVIDE A UNIFORM PATTERN.

CONTRACTOR SHALL PROVIDE A DRAWING SHOWING ALL EXPANSION / CONTROL JOINTS IN WALKS AND SLABS TO THE ARCHITECT FOR REVIEW PRIOR TO COMMENCING WITH ANY WORK.

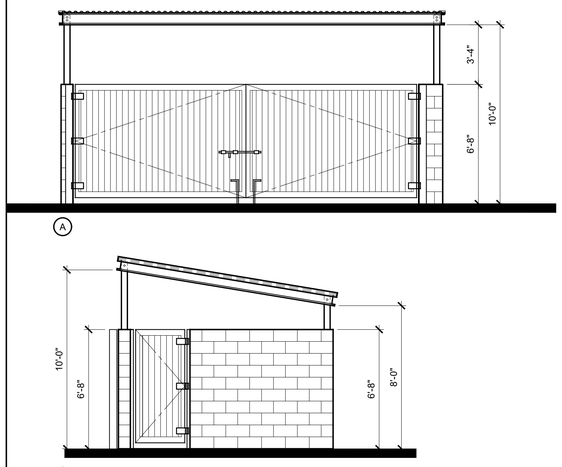
5 CONCRETE JOINT NOTES

SCALE: NONE



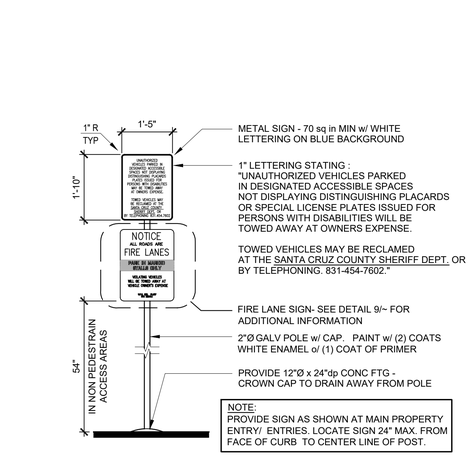
2 SMALL TRASH ENCLOSURE ELEVATIONS

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



12 LARGE TRASH ENCLOSURE ELEVATIONS

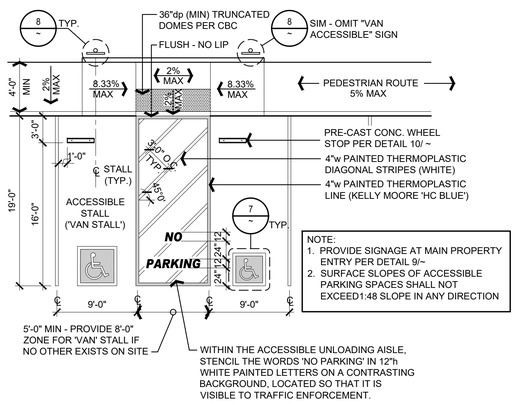
SCALE: 1/4" = 1'-0"



NOTE:
PROVIDE SIGN AS SHOWN AT MAIN PROPERTY ENTRY/ ENTRIES. LOCATE SIGN 24" MAX. FROM FACE OF CURB TO CENTER LINE OF POST.

9 TOW - AWAY SIGN (DISABLED ENTRY)

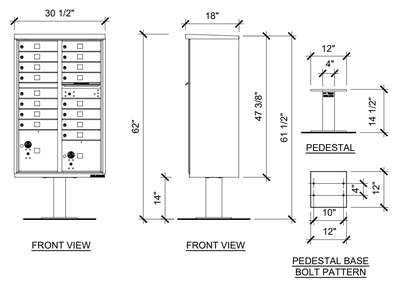
SCALE: 1/2" - 1'-0"



6 *ACCESSIBLE PARKING STALL*

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

'AF FLORENCE MANUFACTURING COMPANY' PRODUCT SERIES: vital CLUSTER BOX TYPE III - MODEL 1570-16



3 TYPICAL MAILBOX

SCALE: 1/2" = 1'-0"

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MONTEREY, CALIFORNIA 93940
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APNs: 016-491-01, 02 & 03, 016-111-44

MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

JOB NO. 17148.1

PRINT DATE:

PLOT DATE: 06.12.2019

DRAWN BY: MG

CHECKED BY: ATH

SET ISSUED:

2 RESUBMIT 02.28.2020

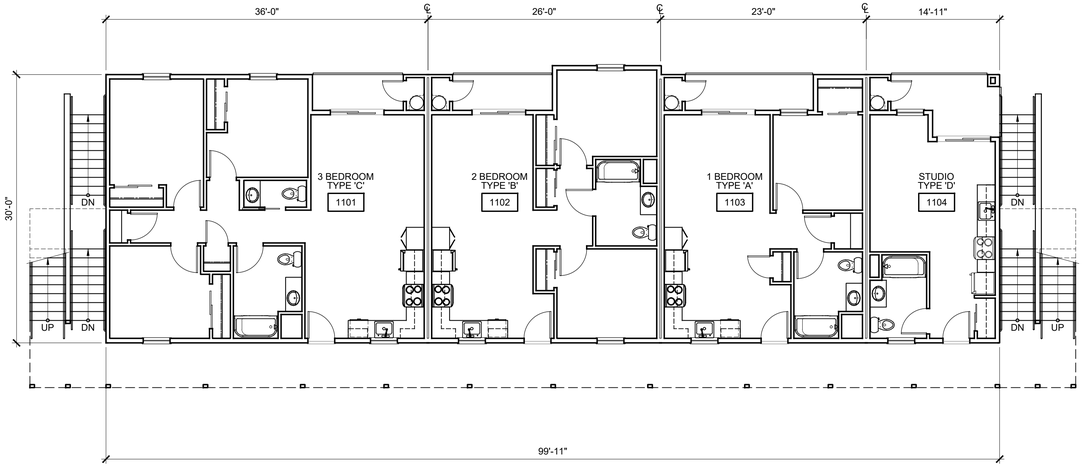
SHEET NAME

SITE DETAILS

SHEET NO.

A110

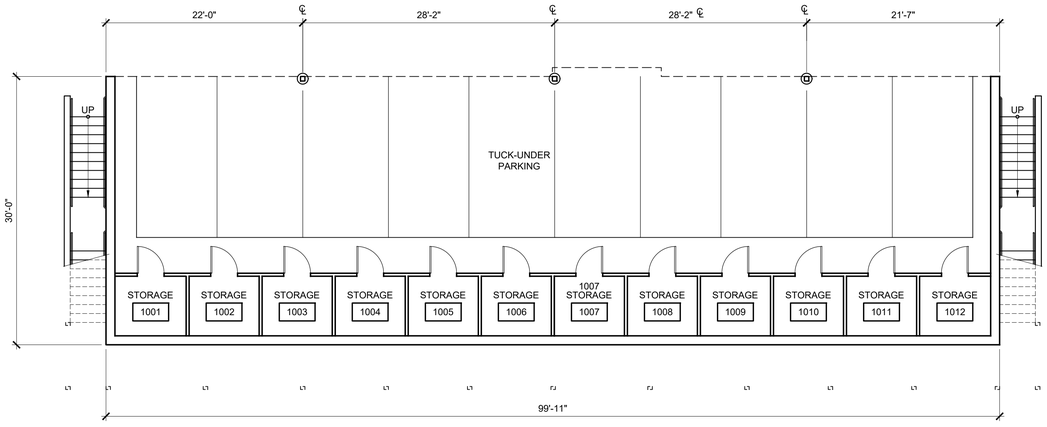
FILE NAME: 17148 - A110



FIRST LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	1	359	359
1-BEDROOM	1	617	617
2-BEDROOM	1	732	732
3-BEDROOM	1	1,021	1,021
TOTAL UNIT AREA, THIS FLOOR			2,729



PARKING LEVEL FLOOR PLAN

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

NOTE:
SEE SHEETS A214, THRU A216
FOR UNIT FLOOR PLANS

WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
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APNs: 016-491-01, 02 & 03, 016-111-44

JOB NO. 17148.1

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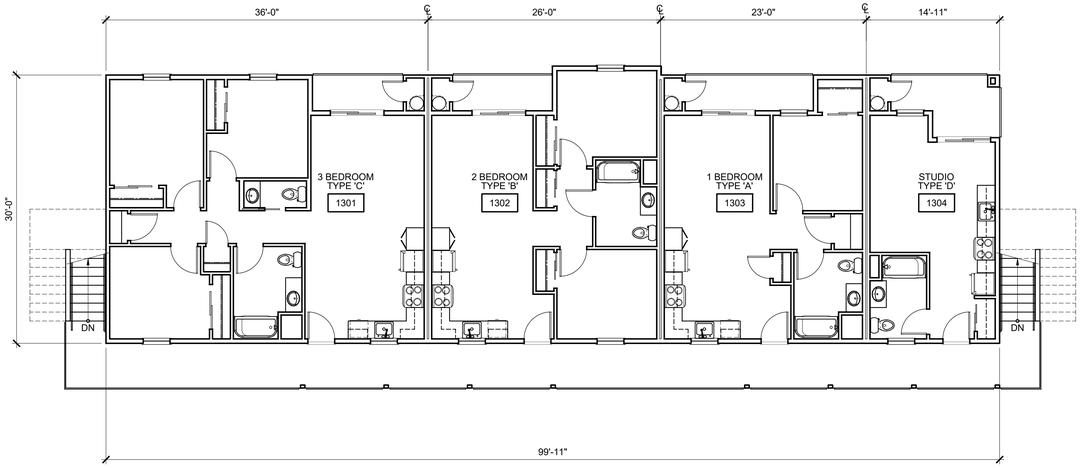
2 RESUBMIT 02.28.2020

SHEET NAME
BUILDING 1
ARCHITECTURAL
FLOOR PLANS

SHEET NO.
A201

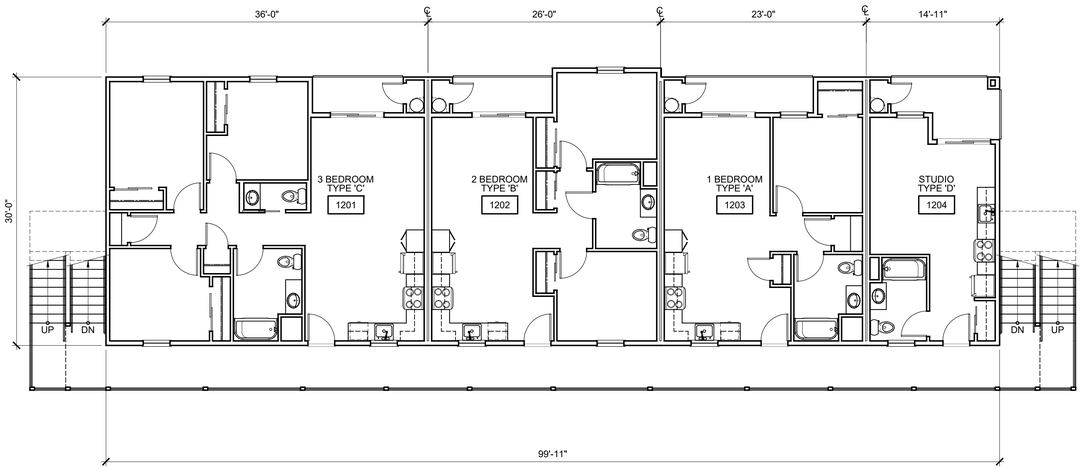
FILE NAME: 17148 - A201



THIRD LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	1	359	359
1-BEDROOM	1	617	617
2-BEDROOM	1	732	732
3-BEDROOM	1	1,021	1,021
TOTAL UNIT AREA, THIS FLOOR			2,729



SECOND LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	1	359	359
1-BEDROOM	1	617	617
2-BEDROOM	1	732	732
3-BEDROOM	1	1,021	1,021
TOTAL UNIT AREA, THIS FLOOR			2,729

NOTE:
SEE SHEETS A214, THRU A216
FOR UNIT FLOOR PLANS

WALD RUHNKE & DOST ARCHITECTS LLP

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APNs: 016-491-01, 02 & 03, 016-111-44

MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

JOB NO. 17148.1

PRINT DATE:

PLOT DATE: 06.12.2019

DRAWN BY: ATH

CHECKED BY: HR

SET ISSUED:

2 RESUBMIT 02.28.2020

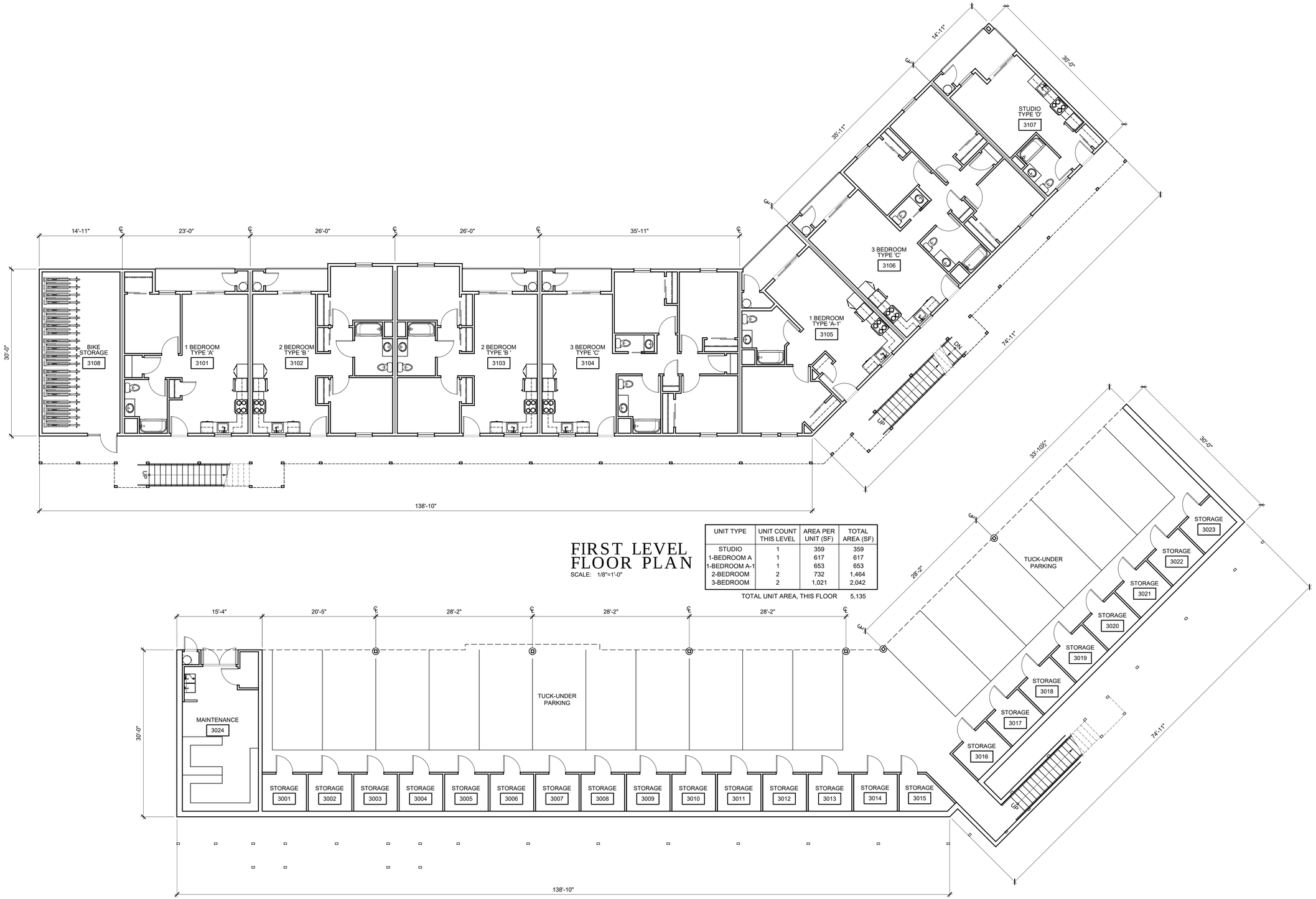
SHEET NAME

BUILDING 1
ARCHITECTURAL
FLOOR PLANS

SHEET NO.

A202

FILE NAME: 17148 - A202



FIRST LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	1	359	359
1-BEDROOM A	1	617	617
1-BEDROOM A-1	1	653	653
2-BEDROOM	2	732	1,464
3-BEDROOM	2	1,021	2,042
TOTAL UNIT AREA, THIS FLOOR			5,135

PARKING LEVEL FLOOR PLAN

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

NOTE:
SEE SHEETS A214, THRU A216
FOR UNIT FLOOR PLANS

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WALD RUHNKE & DOST ARCHITECTS LLP
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MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

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JOB NO.
17148.1

PRINT DATE:
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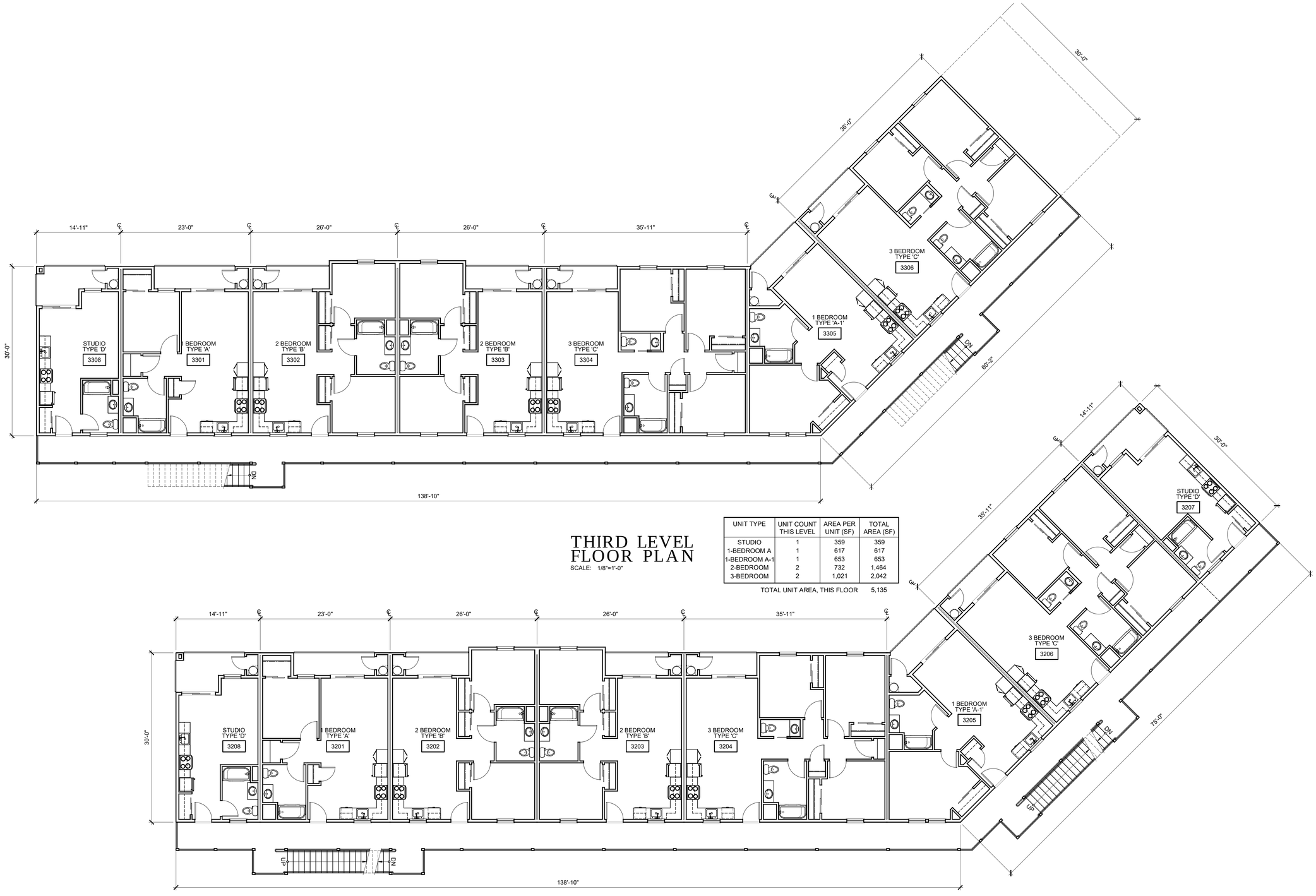
2 RESUBMIT 02.28.2020

SHEET NAME
BUILDING 3 ARCHITECTURAL FLOOR PLANS

SHEET NO.
A203

FILE NAME: 17148 - A203



THIRD LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	1	359	359
1-BEDROOM A	1	617	617
1-BEDROOM A-1	1	653	653
2-BEDROOM	2	732	1,464
3-BEDROOM	2	1,021	2,042
TOTAL UNIT AREA, THIS FLOOR			5,135

SECOND LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	2	359	718
1-BEDROOM A	1	617	617
1-BEDROOM A-1	1	653	653
2-BEDROOM	2	732	1,464
3-BEDROOM	2	1,021	2,042
TOTAL UNIT AREA, THIS FLOOR			5,494

NOTE:
SEE SHEETS A214, THRU A216
FOR UNIT FLOOR PLANS

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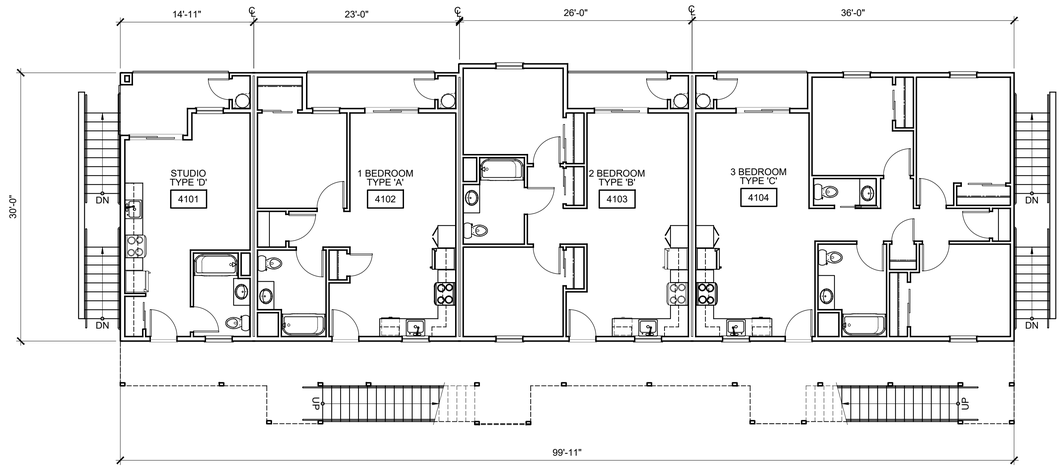
2 RESUBMIT 02.28.2020

SHEET NAME
BUILDING 3
ARCHITECTURAL
FLOOR PLANS

SHEET NO.
A204

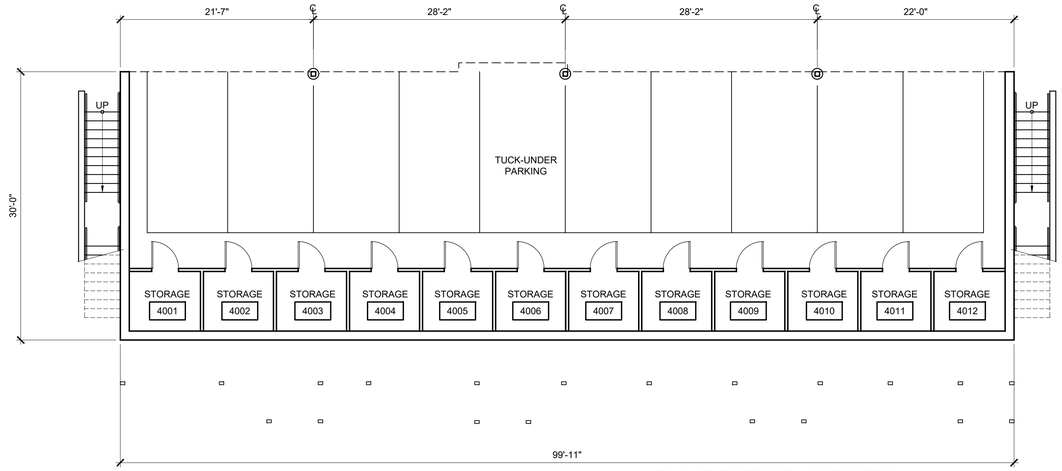
FILE NAME: 17148 - A204



FIRST LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	1	359	359
1-BEDROOM	1	617	617
2-BEDROOM	1	732	732
3-BEDROOM	1	1,021	1,021
TOTAL UNIT AREA, THIS FLOOR			2,729



PARKING LEVEL FLOOR PLAN

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

NOTE:
SEE SHEETS A214, THRU A216
FOR UNIT FLOOR PLANS

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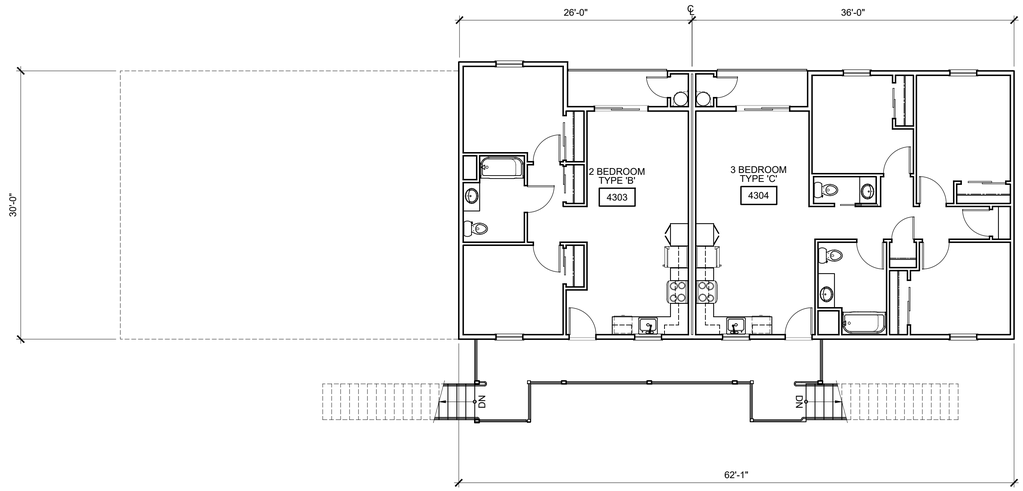
SHEET NAME
BUILDING 4
ARCHITECTURAL
FLOOR PLANS

SHEET NO.
A205

FILE NAME: 17148 - A205

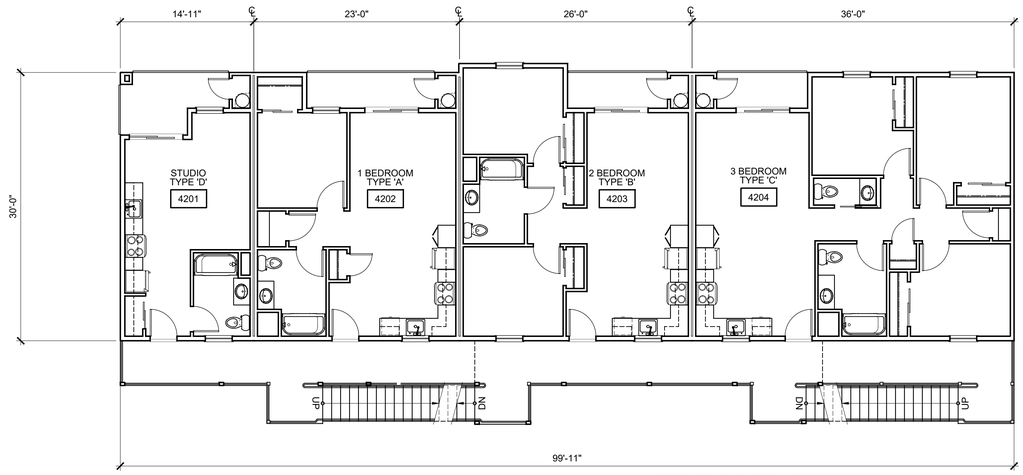


THIRD LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	0	359	0
1-BEDROOM	0	617	0
2-BEDROOM	1	732	732
3-BEDROOM	1	1,021	1,021

TOTAL UNIT AREA, THIS FLOOR 1,753



SECOND LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	1	359	359
1-BEDROOM	1	617	617
2-BEDROOM	1	732	732
3-BEDROOM	1	1,021	1,021

TOTAL UNIT AREA, THIS FLOOR 2,729

NOTE:
SEE SHEETS A214, THRU A216
FOR UNIT FLOOR PLANS

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APNs: 016-491-01, 02 & 03, 016-111-44

MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

JOB NO.
17148.1

PRINT DATE:
PLOT DATE: 06.12.2019
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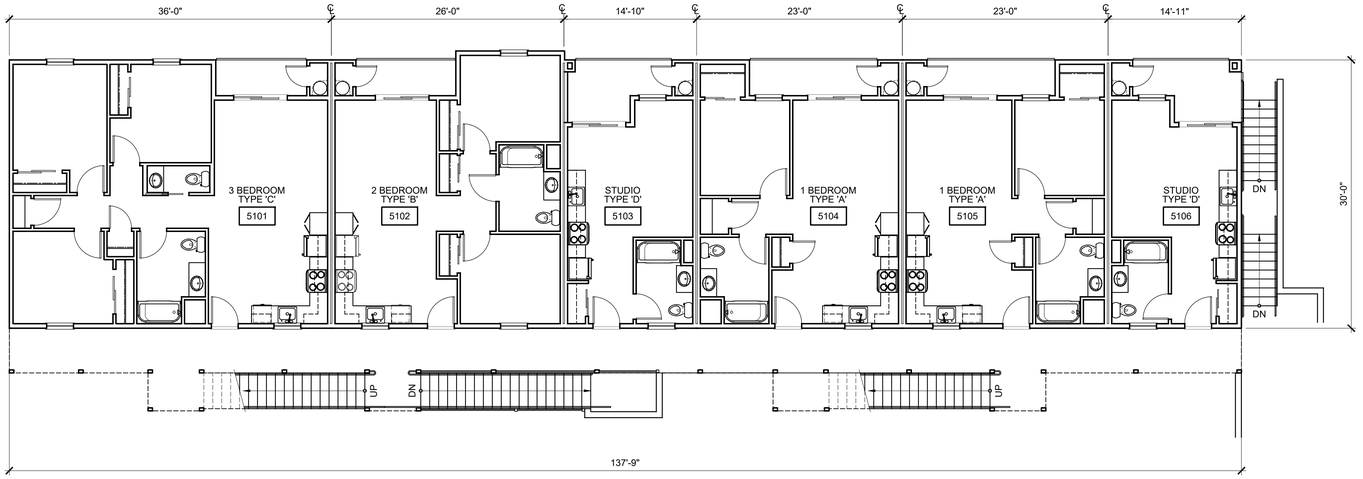
CHECKED BY: HR
SET ISSUED:

2 RESUBMIT 02.28.2020

SHEET NAME
BUILDING 4
ARCHITECTURAL
FLOOR PLANS

SHEET NO.
A206

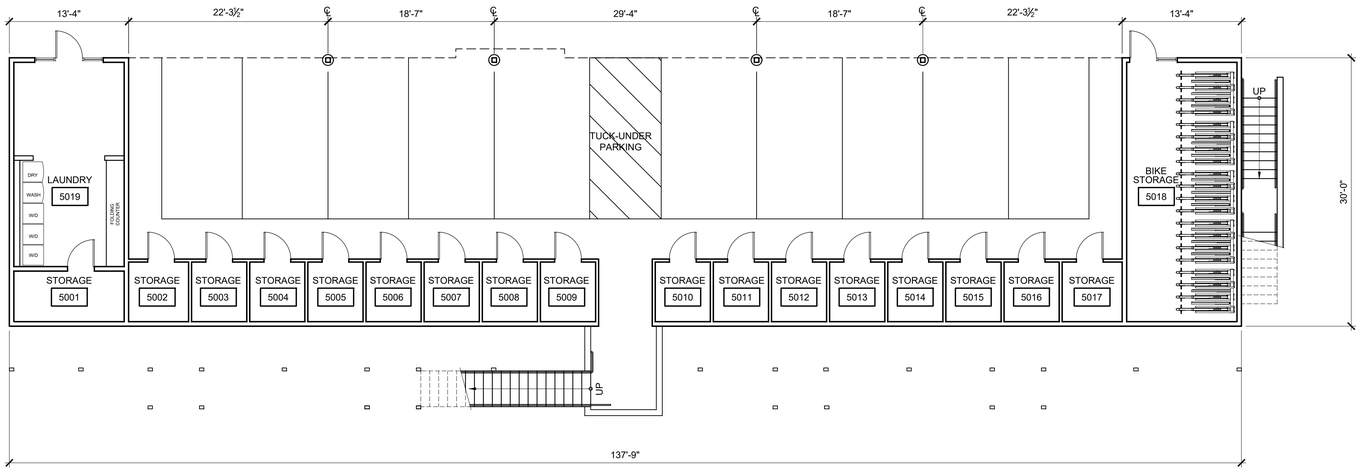
FILE NAME: 17148 - A206



FIRST LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	2	384	768
1-BEDROOM	2	648	1,296
2-BEDROOM	1	792	792
3-BEDROOM	1	1,080	1,080
TOTAL UNIT AREA, THIS FLOOR			3,936



PARKING LEVEL FLOOR PLAN

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

NOTE:
SEE SHEETS A211, A212 & A213
FOR UNIT FLOOR PLANS

1

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139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

APNs: 016-491-01, 02 & 03, 016-111-44

JOB NO.
17148.1

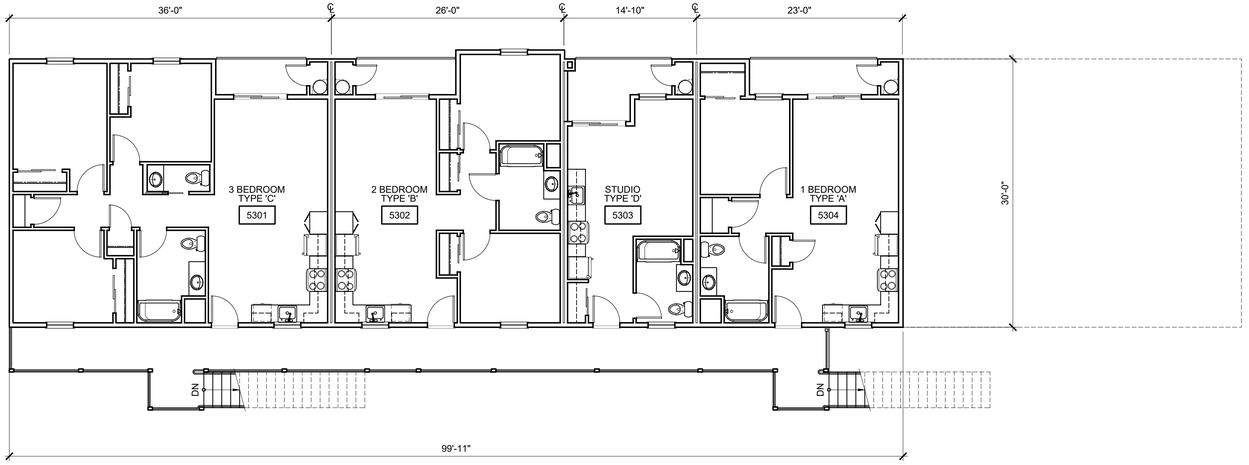
PRINT DATE:
PLOT DATE: 06.12.2019
DRAWN BY: ATH
CHECKED BY: HR

SET ISSUED:
1 PLANNING COMMENTS 06.10.2019
2 RESUBMIT 02.28.2020

SHEET NAME
BUILDING 5
ARCHITECTURAL
FLOOR PLANS

SHEET NO.
A207

FILE NAME: 17148 - A207

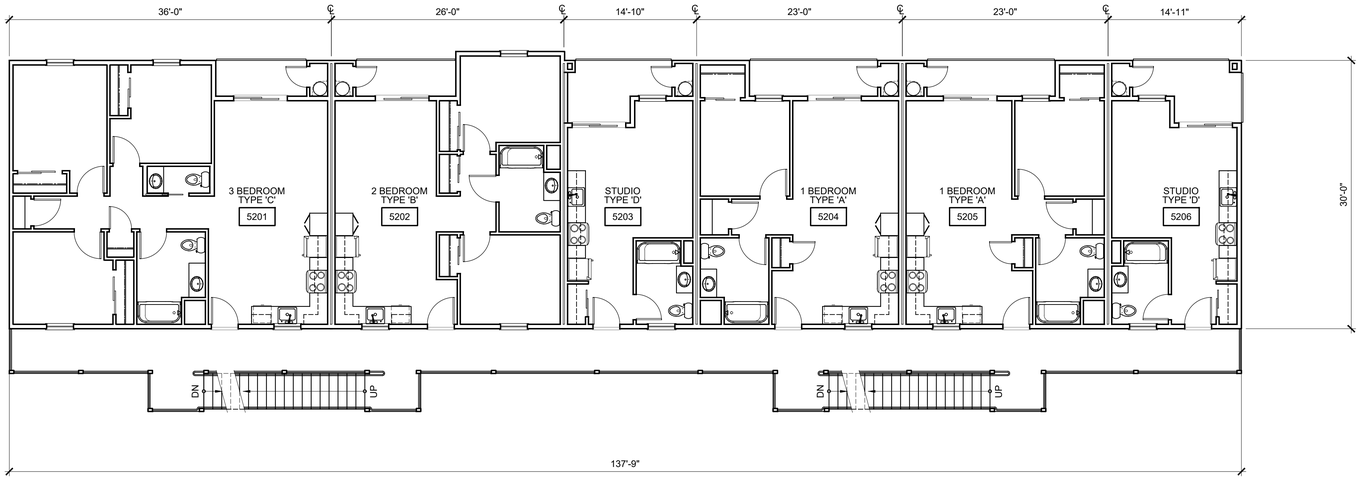


THIRD LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	1	359	359
1-BEDROOM	1	617	617
2-BEDROOM	1	732	732
3-BEDROOM	1	1,021	1,021

TOTAL UNIT AREA, THIS FLOOR 2,729



SECOND LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	2	359	718
1-BEDROOM	2	617	1,234
2-BEDROOM	1	732	732
3-BEDROOM	1	1,021	1,021

TOTAL UNIT AREA, THIS FLOOR 3,705

NOTE:
SEE SHEETS A214. THRU A216
FOR UNIT FLOOR PLANS

WALD RUHNKE & DOST
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MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

APNs: 016-491-01, 02 & 03, 016-111-44

JOB NO.
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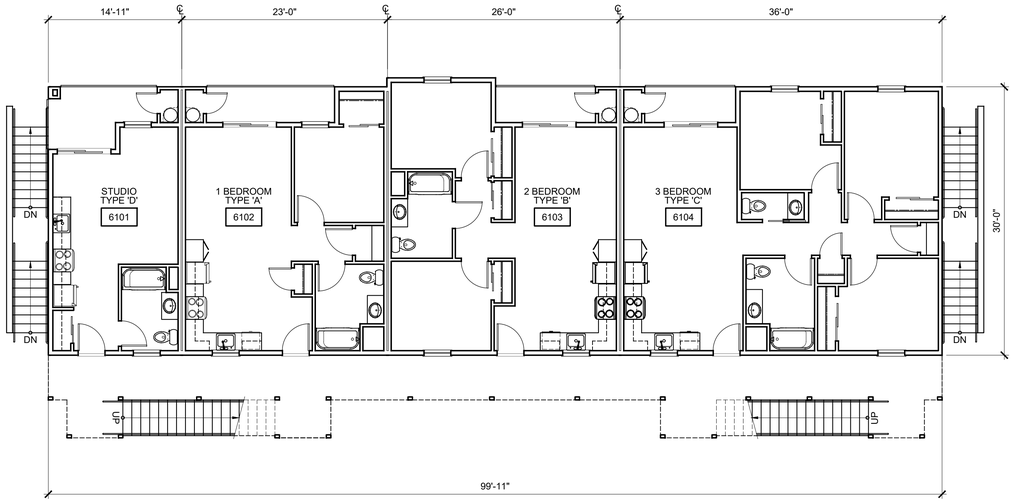
SHEET NAME
BUILDING 5
ARCHITECTURAL
FLOOR PLANS

SHEET NO.
A208

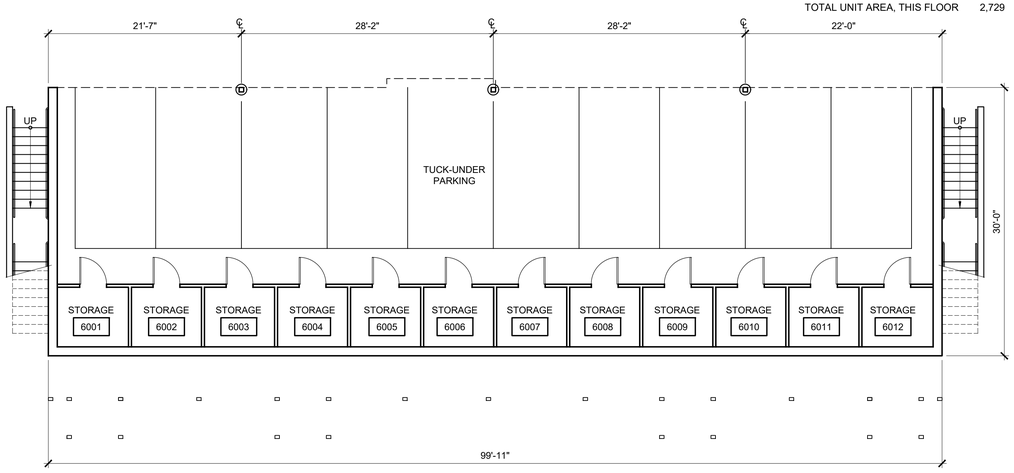
FILE NAME: 17148 - A208



FIRST LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	1	359	359
1-BEDROOM	1	617	617
2-BEDROOM	1	732	732
3-BEDROOM	1	1,021	1,021
TOTAL UNIT AREA, THIS FLOOR			2,729



PARKING LEVEL FLOOR PLAN

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

NOTE:
SEE SHEETS A214, THRU A216
FOR UNIT FLOOR PLANS

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ARCHITECTS LLP

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17148.1

PRINT DATE:
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DRAWN BY: ATH
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SET ISSUED:

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SHEET NAME
BUILDING 6
ARCHITECTURAL
FLOOR PLANS

SHEET NO.
A209

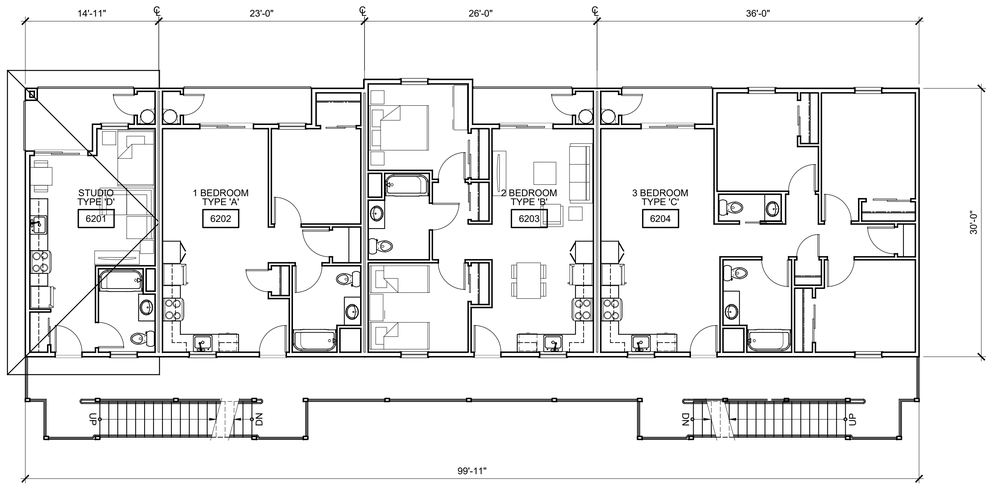
FILE NAME: 17148 - A209

THIRD LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	0	359	0
1-BEDROOM	1	617	617
2-BEDROOM	1	732	732
3-BEDROOM	1	1,021	1,021

TOTAL UNIT AREA, THIS FLOOR 2,370



SECOND LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	1	359	359
1-BEDROOM	1	617	617
2-BEDROOM	1	732	732
3-BEDROOM	1	1,021	1,021

TOTAL UNIT AREA, THIS FLOOR 2,729

NOTE:
SEE SHEETS A214. THRU A216
FOR UNIT FLOOR PLANS

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MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

APNs: 016-491-01, 02 & 03, 016-111-44

JOB NO.
17148.1

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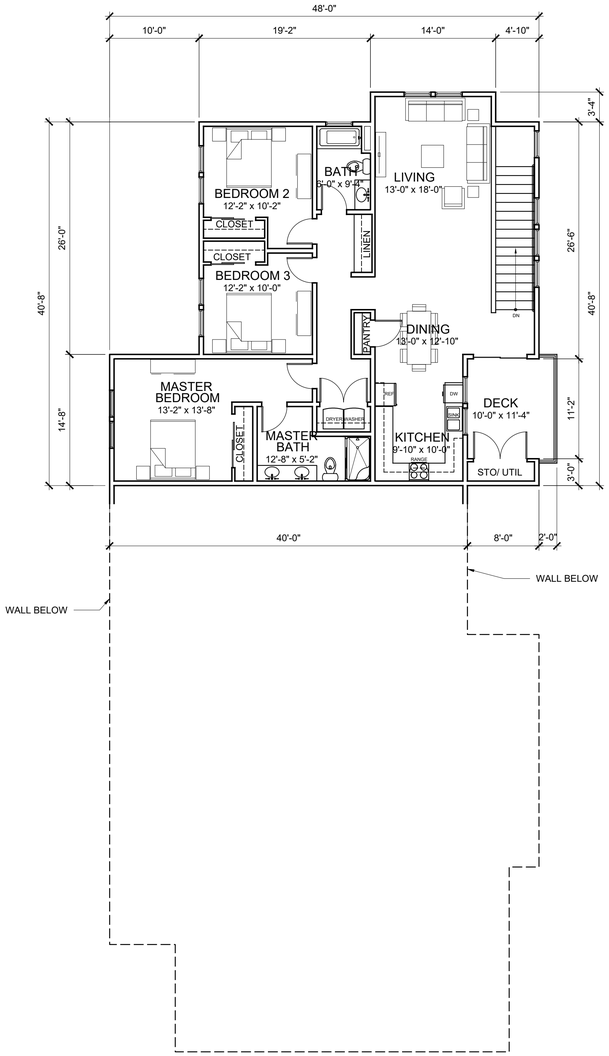
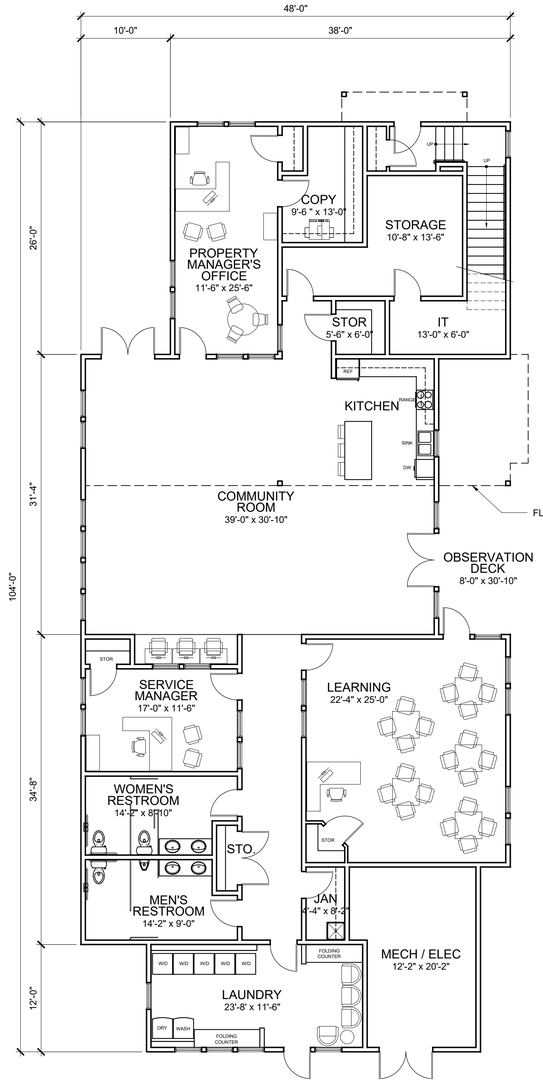
SHEET NAME
BUILDING 6
ARCHITECTURAL
FLOOR PLANS

SHEET NO.
A210

FILE NAME: 17148 - A210



SECOND LEVEL
FLOOR PLAN
SCALE: 1/8"=1'-0"



FIRST LEVEL
FLOOR PLAN
SCALE: 1/8"=1'-0"

OCCUPANT LOAD CALCULATIONS

COMMUNITY BUILDING

ROOM USE	ROOM SF			LOAD FACTOR		TOTAL OCC
Property Manager's Office	337.85	sf	/	150	=	2
Copy	114.33	sf	/	150	=	1
Storage/ IT	323.77	sf	/	300	=	1
Community Room	1,129.38	sf	/	15	=	75
Kitchen	166.46	sf	/	200	=	1
Observation Deck	370.00	sf	/	15	=	25
Service Manager	232.17	sf	/	150	=	2
Learning	591.46	sf	/	20	=	30
Laundry	299.10	sf	/	100	=	3
Mechanincal / Electrical	287.51	sf	/	300	=	1
				TOTAL OCC	=	140

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MILES LANE
HOUSING

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139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

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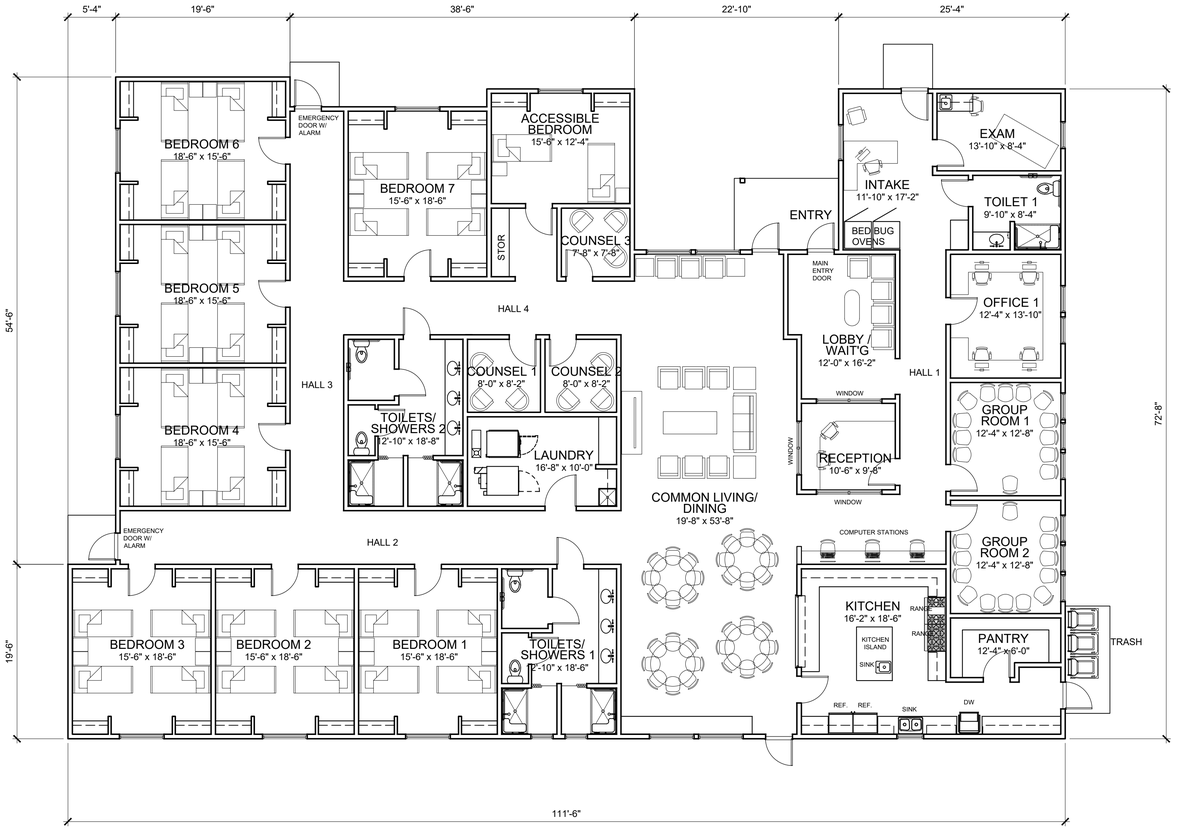
SHEET NAME
BUILDING 8
ARCHITECTURAL
FLOOR PLANS

SHEET NO.
A211

FILE NAME: 17148 - A211



RESIDENTIAL PROGRAM FLOOR PLAN

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

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APNs: 016-491-01, 02 & 03, 016-111-44

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2 RESUBMIT	02.28.2020

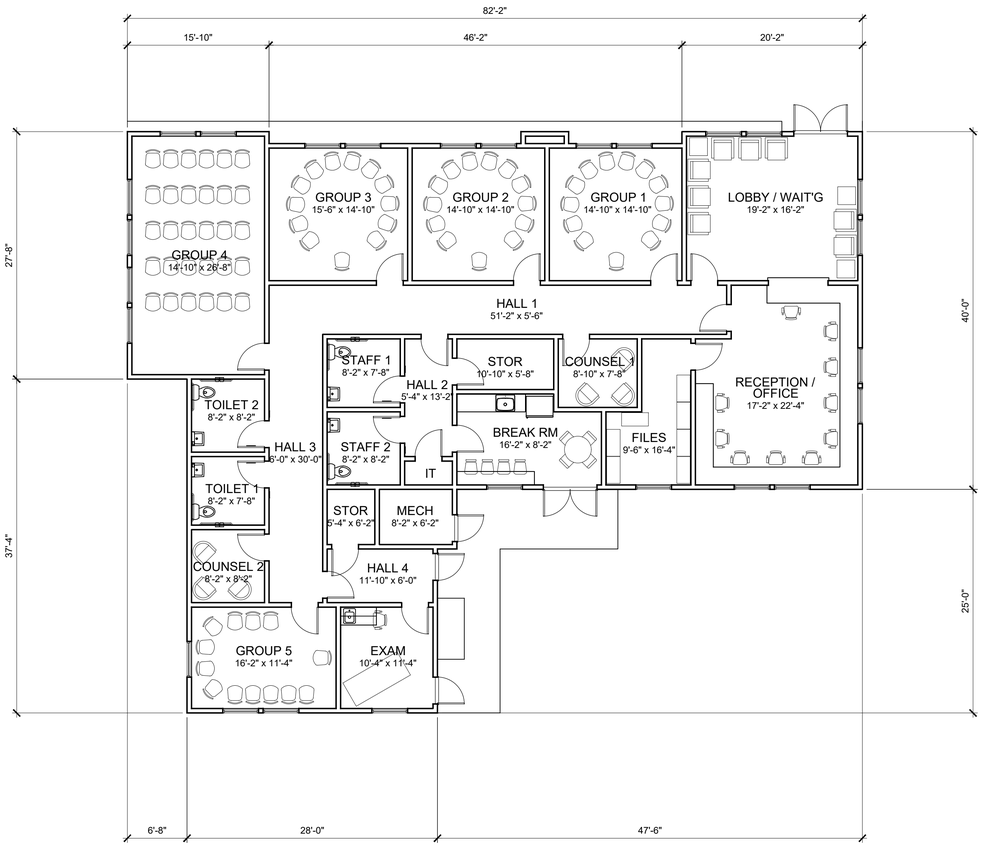
SHEET NAME

ENCOMPASS RESIDENTIAL PROGRAM

SHEET NO.

A212

FILE NAME: 17148 - A212



OUTPATIENT PROGRAM FLOOR PLAN

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

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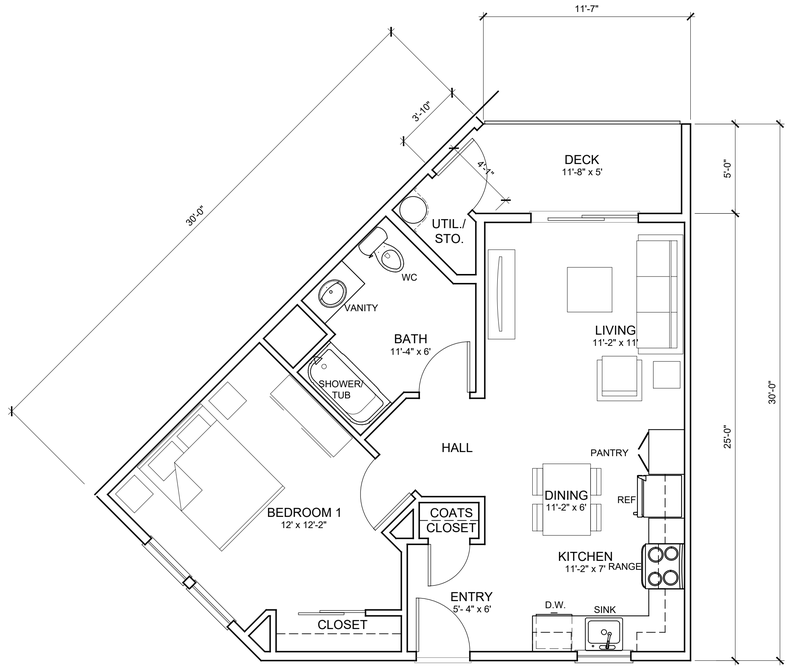
SHEET NAME
ENCOMPASS OUTPATIENT PROGRAM

SHEET NO.
A213

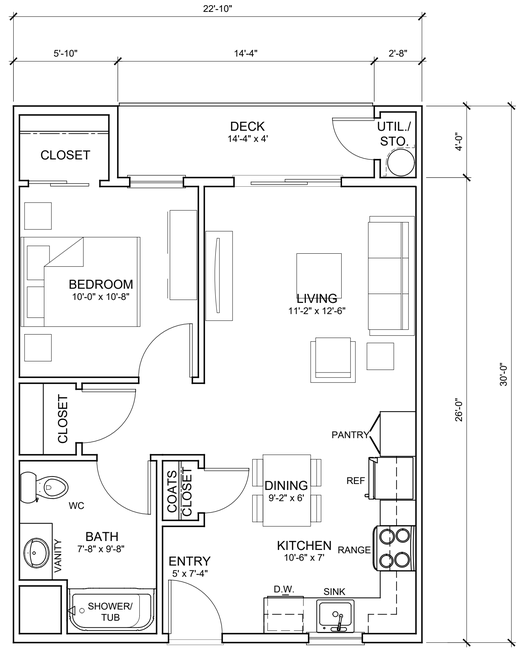
FILE NAME: 17148 - A213



1 BEDROOM - TYPE 'B' UNIT PLAN

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

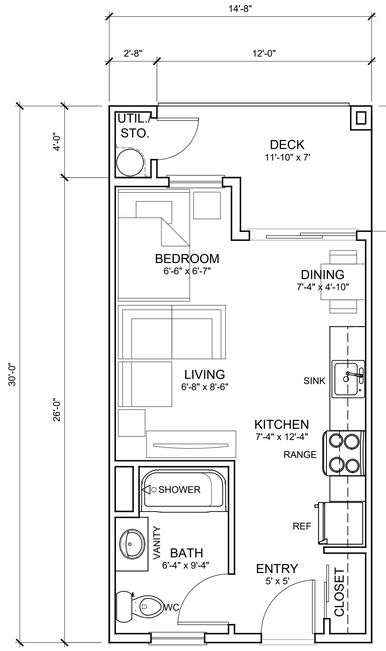
LIVING AREA: 653 SQ. FT.
OPEN AREA: 67 SQ. FT.



BEDROOOM 1 - TYPE 'A' UNIT PLAN

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

LIVING AREA: 617 SQ. FT.
OPEN AREA: 57 SQ. FT.



STUDIO UNIT PLAN

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

LIVING AREA: 359 SQ. FT.
OPEN AREA: 70 SQ. FT.

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APNs: 016-491-01, 02 & 03, 016-111-44

MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

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2 RESUBMIT 02.28.2020

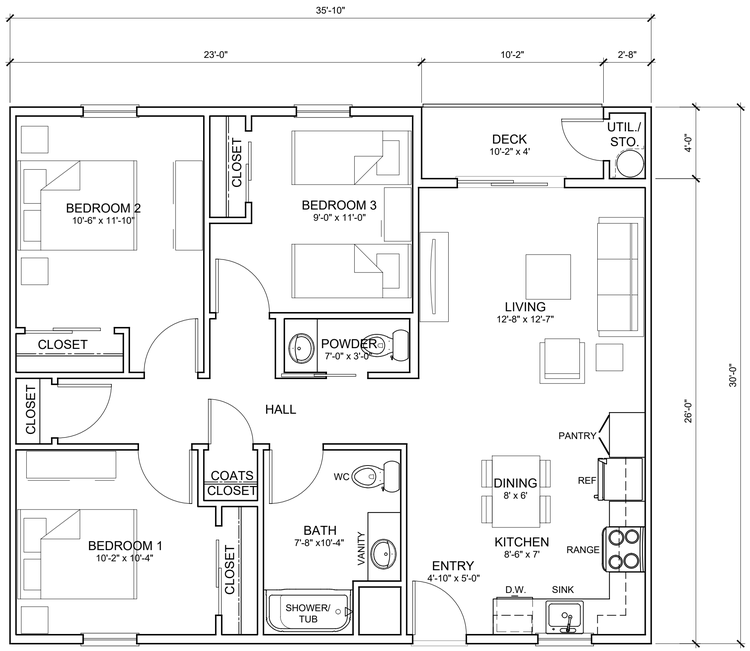
SHEET NAME

ENLARGED UNIT PLANS

SHEET NO.

A214

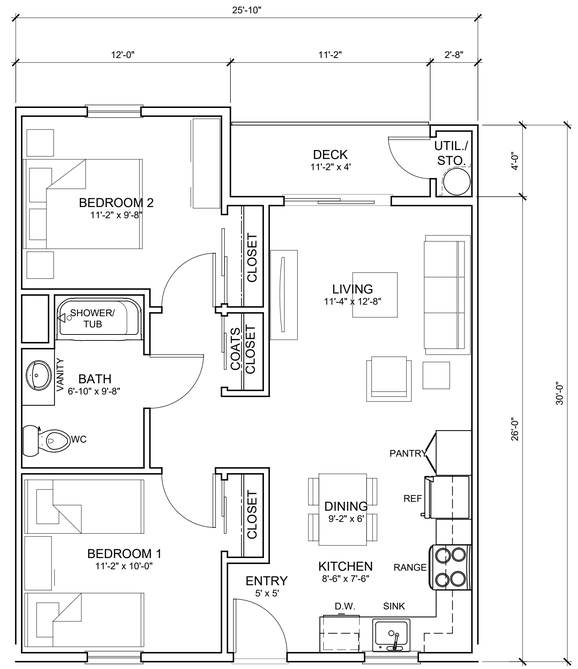
FILE NAME: 17148 - A214



3 BEDROOM UNIT PLAN

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

LIVING AREA: 1,021 SQ. FT.
OPEN AREA: 41 SQ. FT. 1



2 BEDROOM UNIT PLAN

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

LIVING AREA: 732 SQ. FT.
OPEN AREA: 45 SQ. FT. 1

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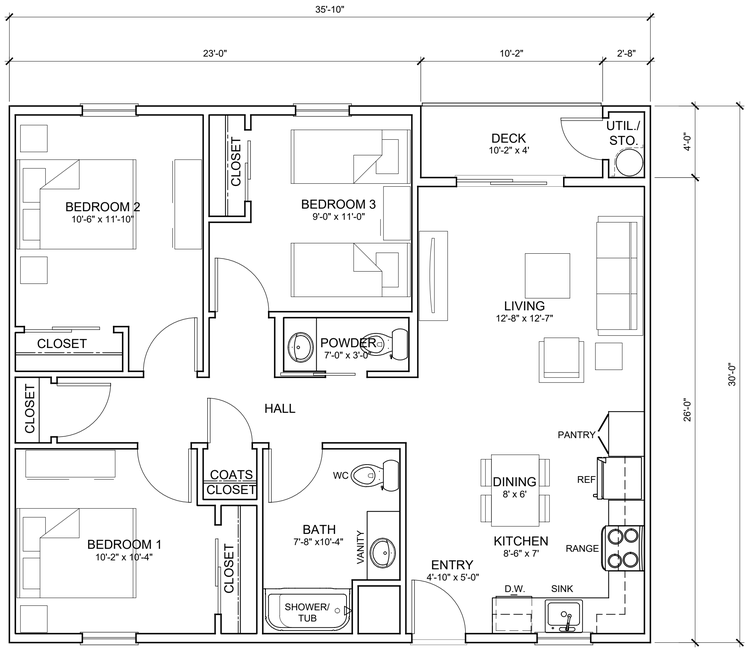
SHEET NAME
ENLARGED UNIT PLANS

SHEET NO.
A215

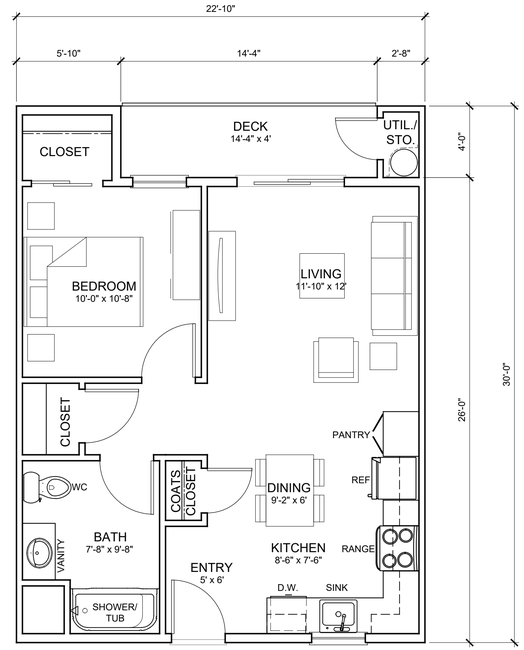
FILE NAME: 17148 - A215



ACCESSIBLE 3 BEDROOM UNIT PLAN

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

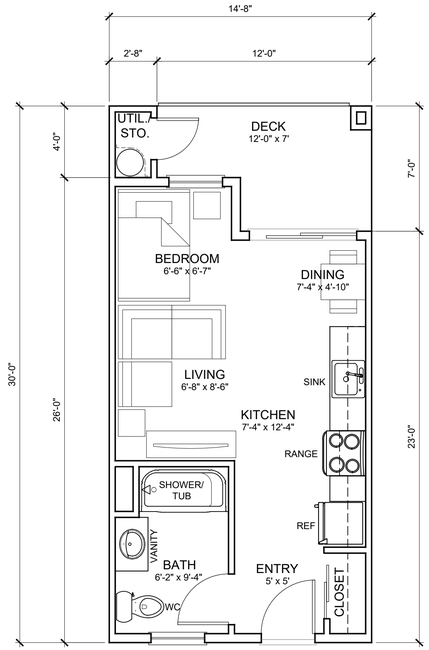
LIVING AREA: 1,021 SQ. FT.
OPEN AREA: 41 SQ. FT.



ACCESSIBLE BEDROOOM 1 UNIT PLAN

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

LIVING AREA: 732 SQ. FT.
OPEN AREA: 45 SQ. FT.



ACCESSIBLE STUDIO UNIT PLAN

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

LIVING AREA: 384 SQ. FT.
OPEN AREA: 97 SQ. FT.

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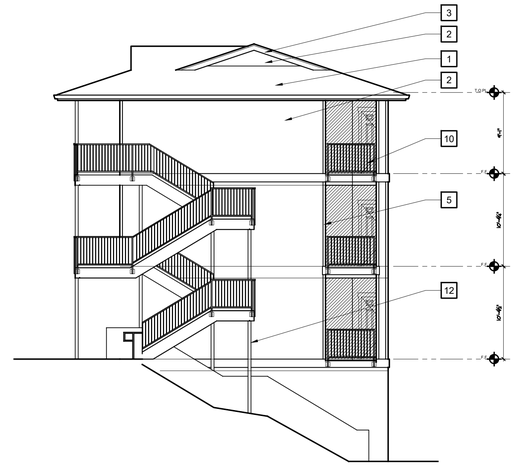
SHEET NAME
ACCESSIBLE ENLARGED UNIT PLANS

SHEET NO.
A216

FILE NAME: 17148 - A216

BUILDING 1 PLAN
FRONT ELEVATION

SCALE□ 1/8"=1'-0"

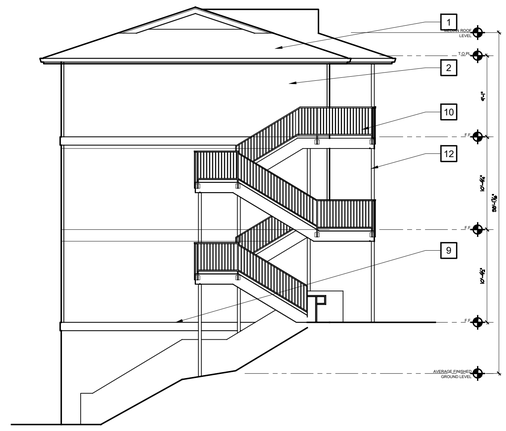


BUILDING 1 PLAN
RIGHT ELEVATION

SCALE□ 1/8"=1'-0"

BUILDING 1 PLAN
REAR ELEVATION

SCALE□ 1/8"=1'-0"



BUILDING 1 PLAN
LEFT ELEVATION

SCALE□ 1/8"=1'-0"

KEY NOTES

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

1. INDICATES COMPOSITE ROOFING
2. INDICATES VERTICAL CEMENT FIBER SIDING, ALSO USED AT DUTCH GABLE END
3. INDICATES 2x FASCIA
4. INDICATES DUAL GLAZED WINDOW SYSTEM
5. INDICATES COMPOSITE 2x 'HARDI-TRIM'
6. INDICATES EXTERIOR DOOR
7. INDICATES HORIZONTAL CEMENT FIBER SIDING
8. INDICATES DUAL GLAZED SLIDING DOOR
9. INDICATES COMPOSITE BELLY BAND TRIM AROUND BUILDING
10. INDICATES METAL RAILING
11. INDICATES HM EXTERIOR DOOR
12. INDICATES STRUCTURAL COLUMN
13. INDICATES STOREFRONT WINDOW GLAZING SYSTEM

EXTERIOR FINISH LEGEND

GENERAL EXTERIOR FINISH MATERIAL:
CEMENT FIBER SIDING, DIRECTION INDICATED ON RENDERINGS
WOOD TRIM
VINYL WINDOW - WHITE
ASPHALT ROOF SHINGLES□

RF-1 AT APARTMENTS AND COMMUNITY BUILDING□
GAF - TIMBERLINE HD - AGED CHESTNUT CRRC PRODUCT ID□0676-0130a

RF-2 AT RESIDENTIAL PROGRAM AND OUTPATIENT PROGRAM BUILDING□
GAF - TIMBERLINE HD - STONE GRAY CRRC PRODUCT ID□0676-0137

PAINT COLORS ON SIDING□
P-1 SHERWIN WILLIAMS - SW7005 PURE WHITE
P-2 SHERWIN WILLIAMS - SW7547 SANDBAR
P-3 SHERWIN WILLIAMS - SW0037 MORRIS ROOM GREY
P-4 SHERWIN WILLIAMS - SW6020 MAROONED
P-5 DUNN EDWARDS - DEW329 WAX WING

PAINT FINISH□
FLAT = ON SIDING
EGGSHELL = ON TRIM AND WINDOW FRAME
SEMI-GLOSS = ON DOOR AND DOOR FRAME

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APNs::016-491-01, 02 □ 03, 016-111-44

JOB NO. 17148.1

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CHECKED BY□	HR
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2 RESUBMIT	02.28.2020

SHEET NAME
BUILDING 1 EXTERIOR ELEVATIONS

SHEET NO.
A401

FILE NAME□ 17148 - A401

BUILDING 3 PLAN
FRONT ELEVATION
SCALE: 1/8"=1'-0"

BUILDING 3 PLAN
REAR ELEVATION
SCALE: 1/8"=1'-0"

BUILDING 3 PLAN
RIGHT ELEVATION
SCALE: 1/8"=1'-0"

BUILDING 3 PLAN
LEFT ELEVATION
SCALE: 1/8"=1'-0"

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11. INDICATES HM EXTERIOR DOOR
12. INDICATES STRUCTURAL COLUMN
13. INDICATES STOREFRONT WINDOW GLAZING SYSTEM

EXTERIOR FINISH LEGEND

GENERAL EXTERIOR FINISH MATERIAL:
CEMENT FIBER SIDING, DIRECTION INDICATED ON RENDERINGS
WOOD TRIM
VINYL WINDOW - WHITE
ASPHALT ROOF SHINGLES:

RF-1 AT APARTMENTS AND COMMUNITY BUILDING:
GAF - TIMBERLINE HD - AGED CHESTNUT CRRC PRODUCT ID# 0676-0130a

RF-2 AT RESIDENTIAL PROGRAM AND OUTPATIENT PROGRAM BUILDING:
GAF - TIMBERLINE HD - STONE GRAY CRRC PRODUCT ID# 0676-0137

PAINT COLORS ON SIDING:

P-1 SHERWIN WILLIAMS - SW7005 PURE WHITE

P-2 SHERWIN WILLIAMS - SW7547 SANDBAR

P-3 SHERWIN WILLIAMS - SW0037 MORRIS ROOM GREY

P-4 SHERWIN WILLIAMS - SW6020 MAROONED

P-5 DUNN EDWARDS - DEW329 WAX WING

PAINT FINISH:
FLAT = ON SIDING
EGGSHELL = ON TRIM AND WINDOW FRAME
SEMI-GLOSS = ON DOOR AND DOOR FRAME

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1 PLANNING COMMENTS 06.10.2019
2 RESUBMIT 02.28.2020

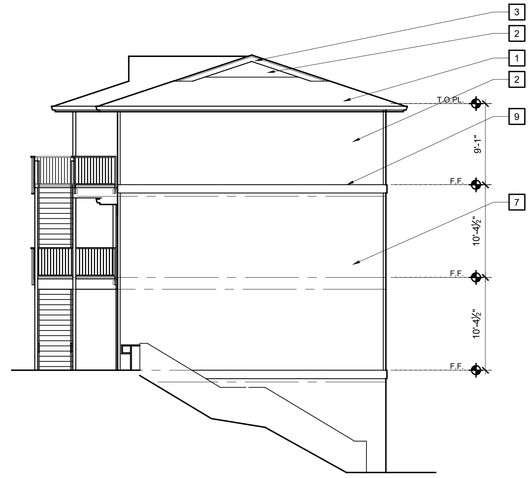
SHEET NAME
BUILDING 3
EXTERIOR
ELEVATIONS

SHEET NO.
A402

FILE NAME: 17148 - A402

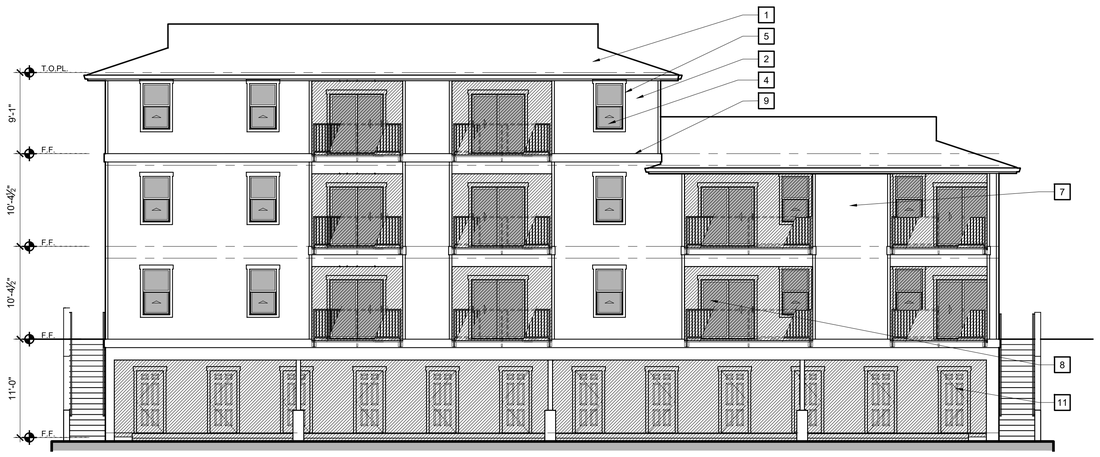
BUILDING 4 PLAN
FRONT ELEVATION

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



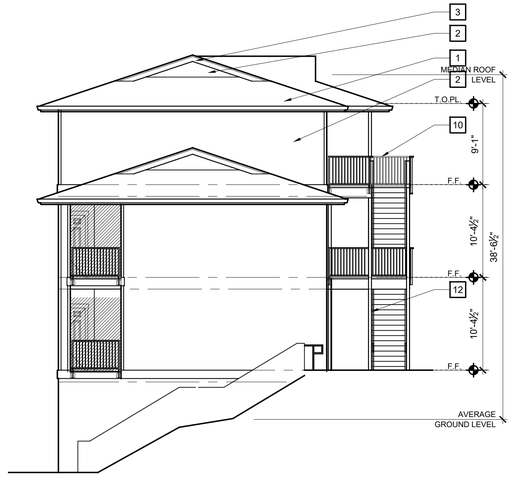
BUILDING 4 PLAN
RIGHT ELEVATION

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



BUILDING 4 PLAN
REAR ELEVATION

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



BUILDING 4 PLAN
LEFT ELEVATION

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

KEY NOTES

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6. INDICATES EXTERIOR DOOR
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11. INDICATES HM EXTERIOR DOOR
12. INDICATES STRUCTURAL COLUMN
13. INDICATES STOREFRONT WINDOW GLAZING SYSTEM

EXTERIOR FINISH LEGEND

GENERAL EXTERIOR FINISH MATERIAL:
CEMENT FIBER SIDING, DIRECTION INDICATED ON RENDERINGS
WOOD TRIM
VINYL WINDOW - WHITE
ASPHALT ROOF SHINGLES:

RF-1 AT APARTMENTS AND COMMUNITY BUILDING:
GAF - TIMBERLINE HD - AGED CHESTNUT CRRC PRODUCT ID# 0676-0130a

RF-2 AT RESIDENTIAL PROGRAM AND OUTPATIENT PROGRAM BUILDING:
GAF - TIMBERLINE HD - STONE GRAY CRRC PRODUCT ID# 0676-0137

PAINT COLORS ON SIDING:

P-1 SHERWIN WILLIAMS - SW7005 PURE WHITE

P-2 SHERWIN WILLIAMS - SW7547 SANDBAR

P-3 SHERWIN WILLIAMS - SW0037 MORRIS ROOM GREY

P-4 SHERWIN WILLIAMS - SW6020 MAROONED

P-5 DUNN EDWARDS - DEW329 WAX WING

PAINT FINISH:
FLAT = ON SIDING
EGGSHELL = ON TRIM AND WINDOW FRAME
SEMI-GLOSS = ON DOOR AND DOOR FRAME

WALD RUHNKE & DOST ARCHITECTS LLP

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APNs: 016-491-01, 02 & 03, 016-111-44

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MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

JOB NO. 17148.1

PRINT DATE:

PLOT DATE: 06.12.2019

DRAWN BY: ATH

CHECKED BY: HR

SET ISSUED:

2 RESUBMIT 02.28.2020

SHEET NAME

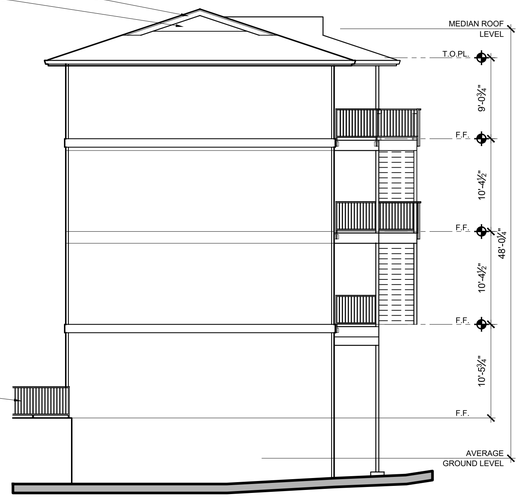
BUILDING 4 EXTERIOR ELEVATIONS

SHEET NO.

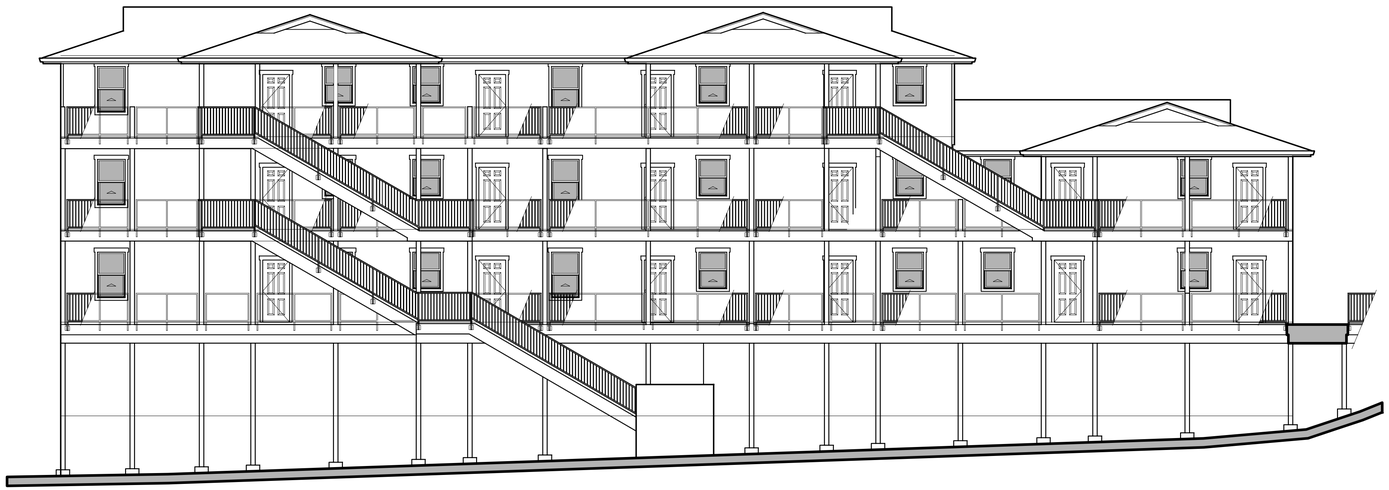
A403

FILE NAME: 17148 - A403

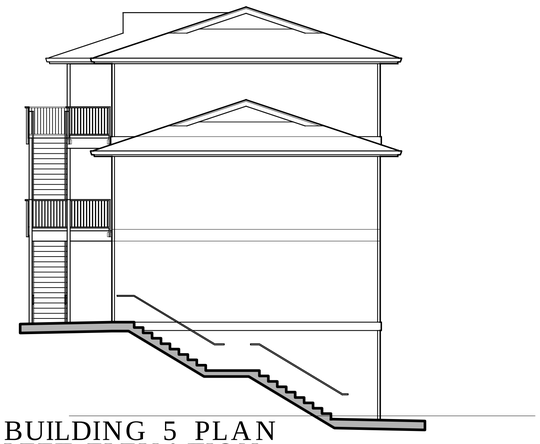
BUILDING 5 PLAN
REAR ELEVATION
SCALE: 1/8"=1'-0"



BUILDING 5 PLAN
RIGHT ELEVATION
SCALE: 1/8"=1'-0"



BUILDING 5 PLAN
FRONT ELEVATION
SCALE: 1/8"=1'-0"



BUILDING 5 PLAN
LEFT ELEVATION
SCALE: 1/8"=1'-0"

KEY NOTES

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11. INDICATES HM EXTERIOR DOOR
12. INDICATES STRUCTURAL COLUMN
13. INDICATES STOREFRONT WINDOW GLAZING SYSTEM

EXTERIOR FINISH LEGEND

GENERAL EXTERIOR FINISH MATERIAL:
CEMENT FIBER SIDING, DIRECTION INDICATED ON RENDERINGS
WOOD TRIM
VINYL WINDOW - WHITE
ASPHALT ROOF SHINGLES:

- RF-1: AT APARTMENTS AND COMMUNITY BUILDING: GAF - TIMBERLINE HD - AGED CHESTNUT CRRC PRODUCT ID# 0676-0130a
- RF-2: AT RESIDENTIAL PROGRAM AND OUTPATIENT PROGRAM BUILDING: GAF - TIMBERLINE HD - STONE GRAY CRRC PRODUCT ID# 0676-0137

PAINT COLORS ON SIDING:

- P-1: SHERWIN WILLIAMS - SW7005 PURE WHITE
- P-2: SHERWIN WILLIAMS - SW7547 SANDBAR
- P-3: SHERWIN WILLIAMS - SW0037 MORRIS ROOM GREY
- P-4: SHERWIN WILLIAMS - SW6020 MAROONED
- P-5: DUNN EDWARDS - DEW329 WAX WING

PAINT FINISH:
FLAT = ON SIDING
EGGSHELL = ON TRIM AND WINDOW FRAME
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MILES LANE
HOUSING

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PRINT DATE:	
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DRAWN BY:	ATH
CHECKED BY:	HR
SET ISSUED:	
2 RESUBMIT	02.28.2020

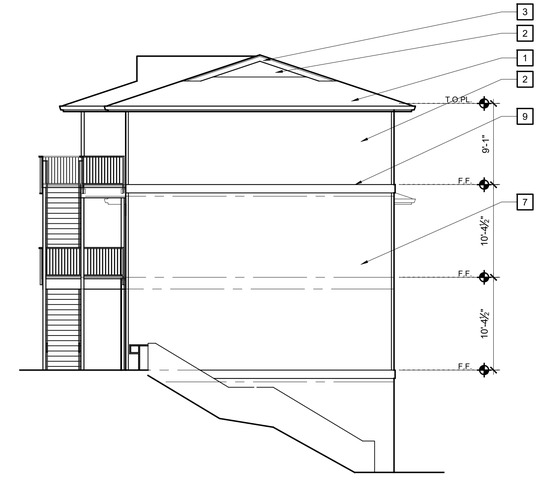
SHEET NAME
BUILDING 5
EXTERIOR
ELEVATIONS

SHEET NO.
A404

FILE NAME: 17148 - A404

BUILDING 6 PLAN
FRONT ELEVATION

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

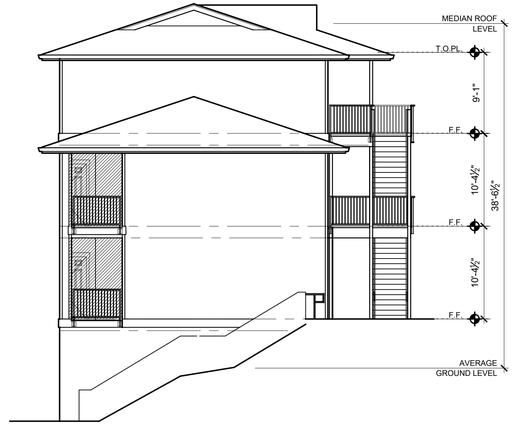


BUILDING 6 PLAN
RIGHT ELEVATION

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

BUILDING 6 PLAN
REAR ELEVATION

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



BUILDING 6 PLAN
LEFT ELEVATION

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

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EXTERIOR FINISH LEGEND

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2 RESUBMIT	02.28.2020

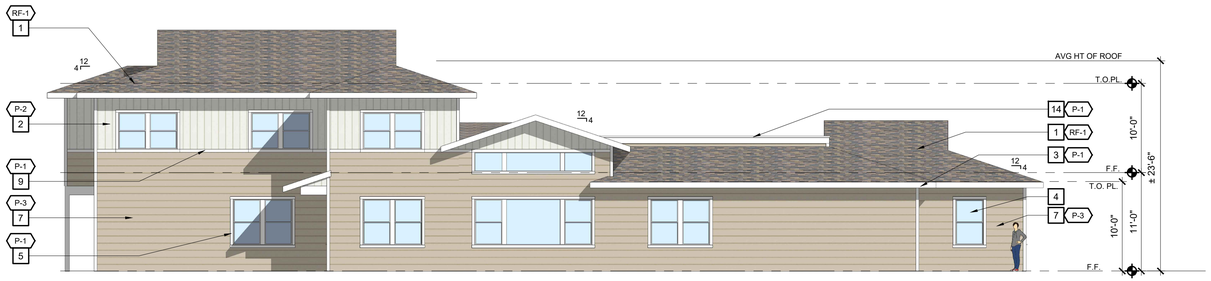
SHEET NAME

BUILDING 6 EXTERIOR ELEVATIONS

SHEET NO.

A405

FILE NAME: 17148 - A405



BUILDING 8 PLAN
FRONT ELEVATION

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

BUILDING 8 PLAN
RIGHT ELEVATION

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

BUILDING 8 PLAN
REAR ELEVATION

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

BUILDING 8 PLAN
LEFT ELEVATION

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

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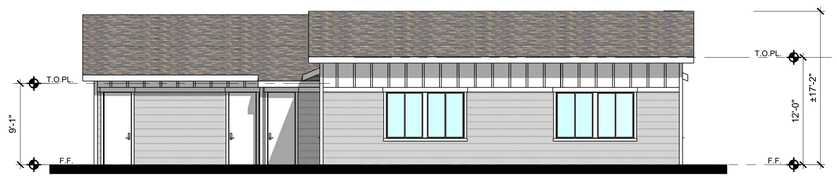
SHEET NAME
BUILDING 8 EXTERIOR ELEVATIONS

SHEET NO.
A406

FILE NAME: 17148 - A406

NORTH ELEVATION
OUTPATIENT BUILDING
SCALE: 1/8"=1'-0"

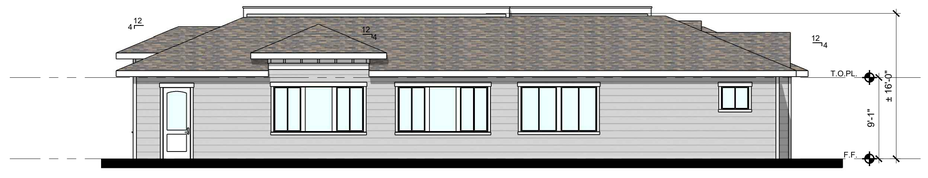


EAST ELEVATION
OUTPATIENT BUILDING
SCALE: 1/8"=1'-0"

WEST ELEVATION
OUTPATIENT BUILDING
SCALE: 1/8"=1'-0"

SOUTH ELEVATION
OUTPATIENT BUILDING
SCALE: 1/8"=1'-0"

NORTH ELEVATION
RESIDENTIAL BUILDING
SCALE: 1/8"=1'-0"



EAST ELEVATION
RESIDENTIAL BUILDING
SCALE: 1/8"=1'-0"

WEST ELEVATION
RESIDENTIAL BUILDING
SCALE: 1/8"=1'-0"

SOUTH ELEVATION
RESIDENTIAL BUILDING
SCALE: 1/8"=1'-0"

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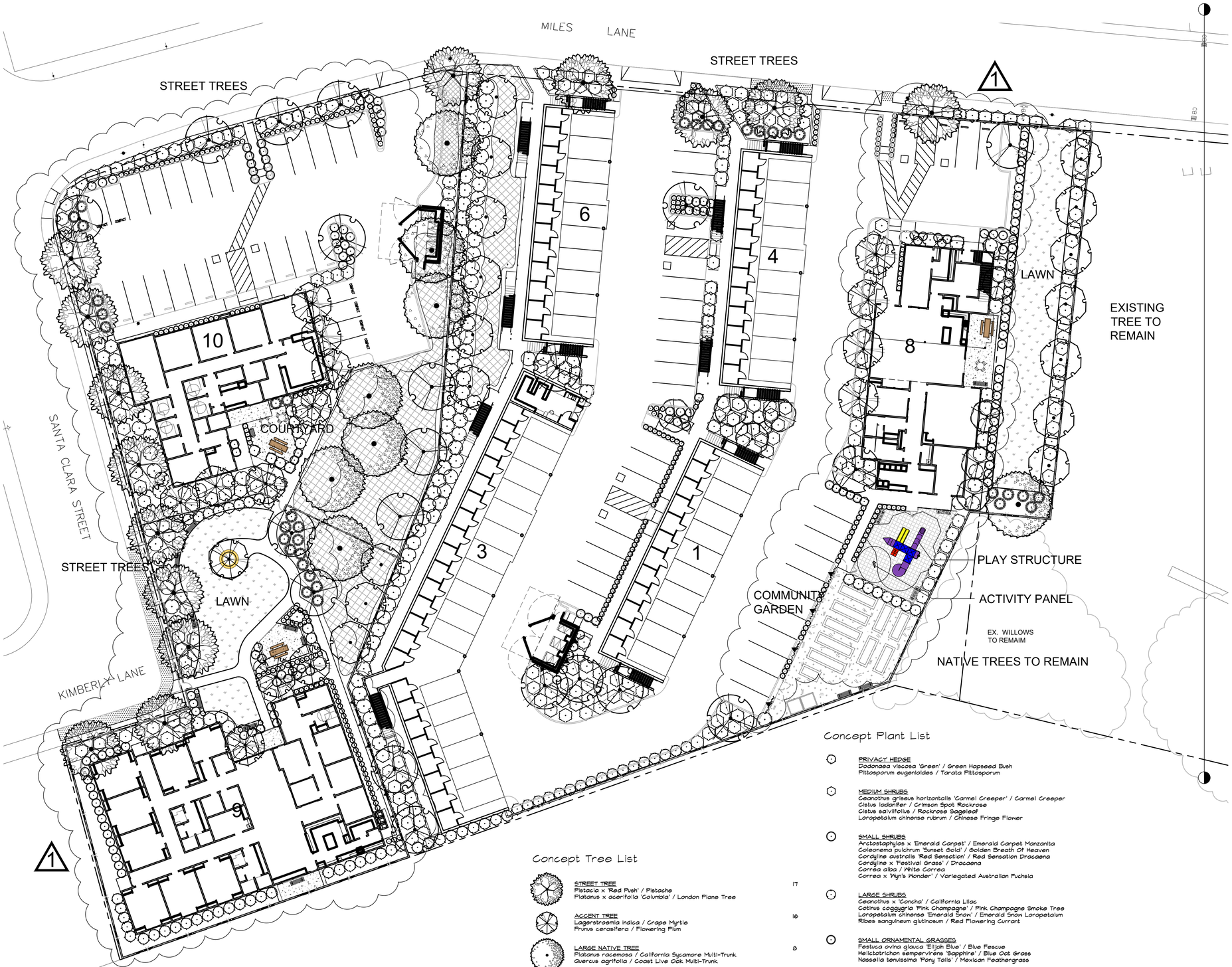
SHEET NAME
ENCOMPASS
EXTERIOR
ELEVATIONS

SHEET NO.
A407

FILE NAME: 17148 - A407



Concept Tree List

STREET TREE	Pistacia x 'Red Push' / Pistache Platanus x acerifolia 'Columbia' / London Plane Tree	17
ACCENT TREE	Lagerstroemia indica / Crape Myrtle Prunus cerasifera / Flowering Plum	16
LARGE NATIVE TREE	Platanus racemosa / California Sycamore Multi-Trunk Quercus agrifolia / Coast Live Oak Multi-Trunk	8
INTERIOR TREE	Arbutus x 'Marina' / Arbutus Standard Laphostemon confertus / Brisbane Box	32
EVERGREEN TREE	Melaleuca linariifolia / Flaxleaf Paperbark Podocarpus gracilior / Fern Pine	9
SMALL NATIVE TREE	Acer circinatum / Vine Maple Heteromeles arbutifolia / Toyon	19

Concept Plant List

PRIVACY HEDGE
Dodonaea viscosa 'Green' / Green Hopseed Bush
Pittosporum eugenioides / Tarata Pittosporum

MEDIUM SHRUBS
Ceanothus griseus horizontalis 'Carmel Creeper' / Carmel Creeper
Cistus ladanifer / Crimson Spot Rockrose
Cistus salvifolius / Rockrose Sageleaf
Loropetalum chinense rubrum / Chinese Fringe Flower

SMALL SHRUBS
Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita
Coleonema pulchrum 'Sunset Gold' / Golden Breath Of Heaven
Cordyline australis 'Red Sensation' / Red Sensation Dracaena
Cordyline x 'Festival Grass' / Dracaena
Correa alba / White Correa
Correa x 'Ryn's Wonder' / Variegated Australian Fuchsia

LARGE SHRUBS
Ceanothus x 'Concha' / California Lilac
Cotinus coggygria 'Pink Champagne' / Pink Champagne Smoke Tree
Loropetalum chinense 'Emerald Snow' / Emerald Snow Loropetalum
Ribes sanguineum glutinosum / Red Flowering Currant

SMALL ORNAMENTAL GRASSES
Festuca ovina glauca 'Elijah Blue' / Blue Fescue
Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass
Nassella tenuissima 'Pony Tails' / Mexican Feathergrass

LARGE ORNAMENTAL GRASSES
Muhlenbergia lindheimeri / Lindheimer's Muhly
Muhlenbergia rigens / Deer Grass
Phormium tenax 'Fiesta' / Fiesta Dwarf Red Flax
Phormium tenax 'Jubilee' / New Zealand Flax
Phormium tenax 'Maori Maiden/Sunrise' / Tricolor New Zealand Flax
Phormium tenax 'Wings of Gold' / New Zealand Flax

VINES
Ficus pumila / Creeping Fig
Hydrangea anomala 'Skylands' / Climbing Hydrangea
Jasminum polyanthum / Pink Jasmine
Trachelospermum jasminoides / Chinese Star Jasmine

Concept Ground Cover List

FLOWERING GROUND COVERS
Armeria maritima 'Alba' / Thrift
Cotoneaster 'Lowfast' / Lowfast Cotoneaster
Oenothera berlandieri 'Siskiyou' / Mexican Evening Primrose
Thymus praecox 'Elfin' / Elfin Creeping Thyme

ARTIFICIAL TURF
-

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
3370 Samuel Pl. Santa Cruz, CA 95062
831.462.4988 mike@arnonelandscape.com www.arnonelandscape.com

MIDPEN HOUSING
MILES LANE
WATSONVILLE, CALIFORNIA

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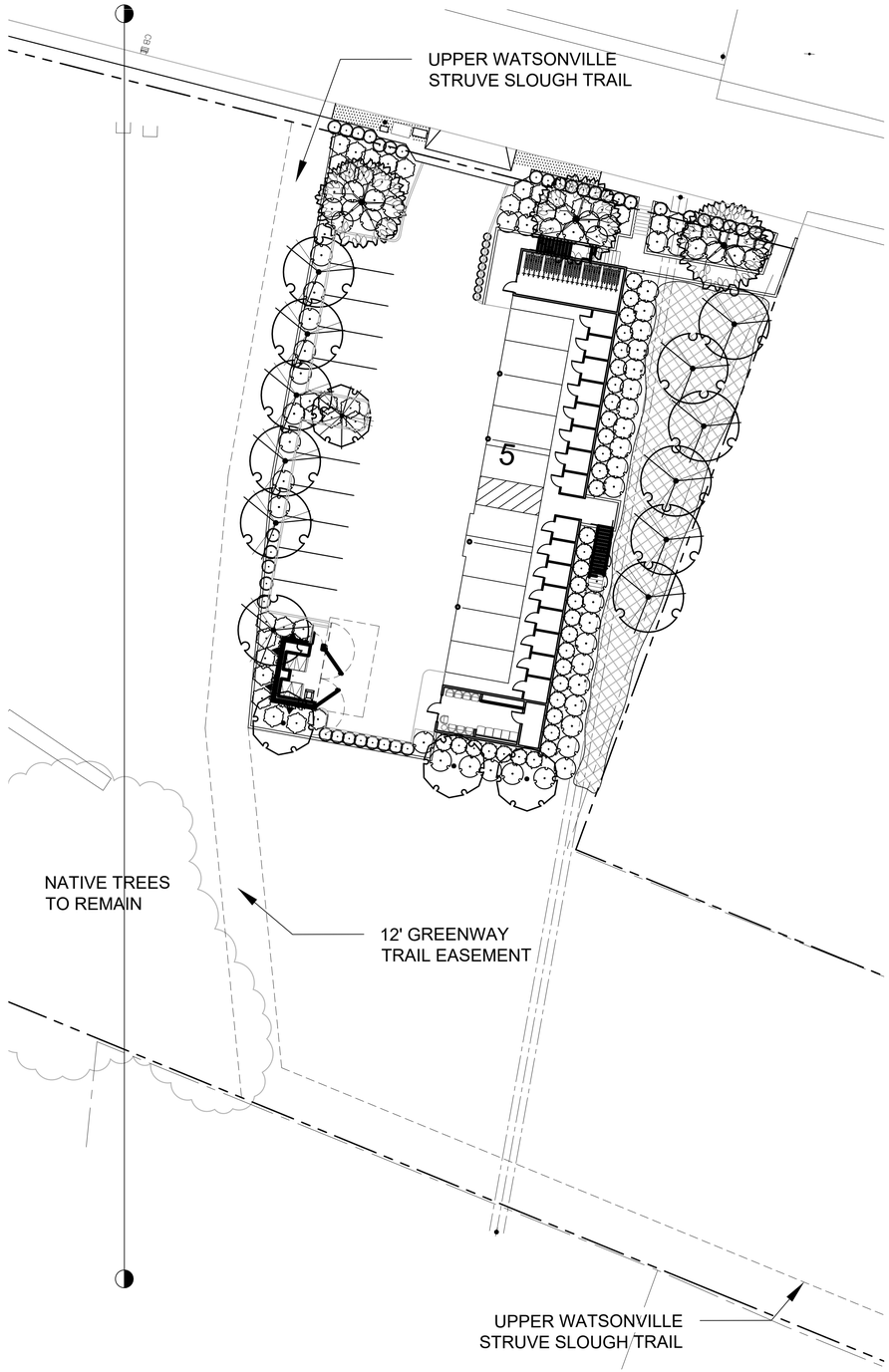
REVISIONS
1 6.10.19

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/20)
STATE OF CALIFORNIA

CONCEPTUAL LANDSCAPE PLAN

JOB NO.	201840
SCALE	1" = 20' - 0"
DRAWN	MA
CHECK	JC/MA
DATE	2.28.2020

SHEET L-1.0



Concept Plant List

CONCEPT PLANT SCHEDULE

STREET TREE	Pistacia x 'Red Push' / Pistache Platanus x acerifolia 'Columbia' / London Plane Tree	17
AGGENT TREE	Lagerstroemia Indica / Crape Myrtle Prunus cerasifera / Flowering Plum	16
LARGE NATIVE TREE	Platanus racemosa / California Sycamore Multi-Trunk Quercus agrifolia / Coast Live Oak Multi-Trunk	8
INTERIOR TREE	Arbutus x 'Marina' / Arbutus Standard Lophostemon confertus / Brisbane Box	32
EVERGREEN TREE	Melaleuca linarifolia / Flaxleaf Paperbark Podocarpus gracilior / Fern Pine	9
SMALL NATIVE TREE	Acer circinatum / Vine Maple Heteromeles arbutifolia / Toyon	19
PRIVACY HEDGE	Dodonaea viscosa 'Green' / Green Hopseed Bush Pittosporum eugenioides / Tarata Pittosporum	114
MEDIUM SHRUBS	Ceanothus griseus horizontalis 'Carmel Creeper' / Carmel Creeper Cistus ladanifer / Crimson Spot Rockrose Cistus salvifolius / Rockrose Sageleaf Loropetalum chinense rubrum / Chinese Fringe Flower	334
SMALL SHRUBS	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita Calocenema pulchrum 'Sunset Gold' / Golden Breath Of Heaven Cordyline australis 'Red Sensation' / Red Sensation Dracaena Cordyline x 'Festival Grass' / Dracaena Correa alba / White Correa Correa x 'Wyn's Wonder' / Variegated Australian Fuchsia	184
LARGE SHRUBS	Ceanothus x 'Concha' / California Lilac Cotinus coggygria 'Pink Champagne' / Pink Champagne Smoke Tree Loropetalum chinense 'Emerald Snow' / Emerald Snow Loropetalum Ribes sanguineum glutinosum / Red Flowering Currant	195
SMALL ORNAMENTAL GRASSES	Festuca ovina glauca 'Elijah Blue' / Blue Fescue Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass Nassella tenuissima 'Pony Tails' / Mexican Feathergrass	269
LARGE ORNAMENTAL GRASSES	Muhlenbergia lindheimeri / Lindheimer's Muhly Muhlenbergia rigens / Deer Grass Phormium tenax 'Fiesta' / Fiesta Dwarf Red Flax Phormium tenax 'Jubilee' / New Zealand Flax Phormium tenax 'Maori Maiden/Sunrise' / Tricolor New Zealand Flax Phormium tenax 'Rings of Gold' / New Zealand Flax	35
VINES	Ficus pumila / Creeping Fig Hydrangea anomala 'Skylands' / Climbing Hydrangea Jasminum polyanthum / Pink Jasmine Trachelospermum jasminoides / Chinese Star Jasmine	17
FLOWERING GROUND COVERS	Armeria maritima 'Alba' / Thrift Cotoneaster 'Lowfast' / Lowfast Cotoneaster Oenothera berlandieri 'Siskiyou' / Mexican Evening Primrose Thymus praecox 'Elfin' / Elfin Creeping Thyme	11,620 sf 6,793 755 3,020 3,020
ARTIFICIAL TURF	-	5,284 sf

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MIDPEN HOUSING
MILES LANE
WATSONVILLE, CALIFORNIA

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SHEET L-1.1

Chinese Pistache
Pistacia x 'Red Push'

Columbia Sycamore
Platanus x acerifolia 'Columbia'

ACCENT TREES

Pink Crape Myrtle
Lagertroemia indica 'Hopi'

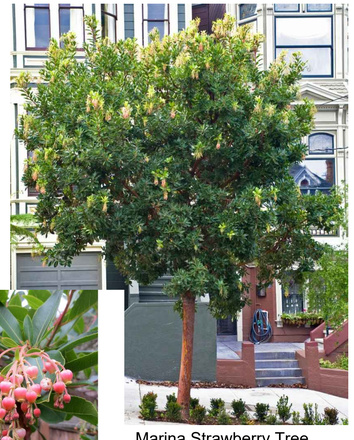
Flowering Plum
Prunus cerasifera

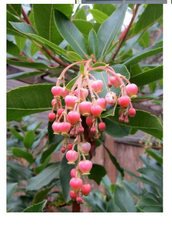
LARGE NATIVE TREES

California Sycamore
Platanus racemosa

Coast Live Oak
Quercus agrifolia

INTERIOR TREE



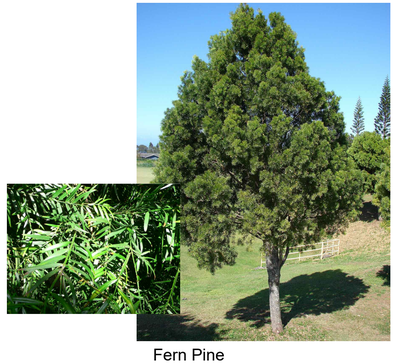


Marina Strawberry Tree
Arbutus 'Marina'

Brisbane Box
Lophostemon confertus

EVERGREEN TREE

Flaxleaf Paperbark
Melaleuca linariifolia



Fern Pine
Podocarpus gracilior

SMALL NATIVE TREES

Vine Maple
Acer circinatum

Toyon
Heteromeles arbutifolia

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TREE IMAGES

JOB NO.	201840
SCALE	NO SCALE
DRAWN	MA
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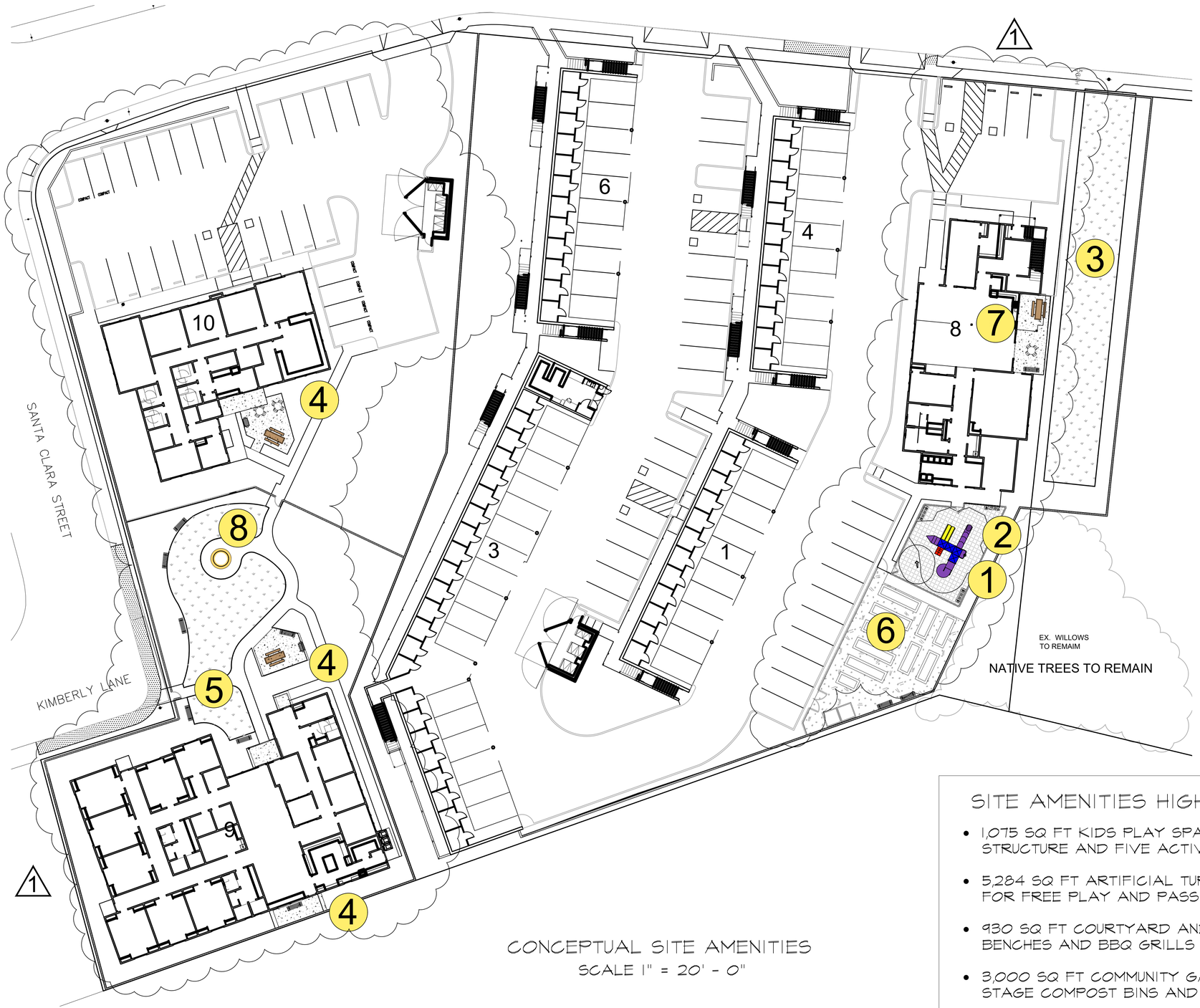
DATE	2.28.2020

SHEET
L-1.2



CONCEPTUAL SITE AMENITIES
SCALE 1" = 20' - 0"

NORTH

0 20 40 60 80 feet
1" = 20'

SITE AMENITIES LEGEND

KEY	ITEM DESCRIPTION
1	KIDS PLAY AREA WITH ACCESSIBLE PLAY STRUCTURE AND ACCESSIBLE ACTIVITY PANELS TO BE SELECTED
2	INTERLOCKING RUBBER TILE SAFETY PLAY SURFACE
3	ARTIFICIAL TURF AREA FOR OPEN PLAY
4	COURTYARD SEATING AREA WITH PICNIC TABLES, BENCHES, 2 BBQ GRILLS AND TABLES/CHAIRS
5	LAWN FOR PASSIVE RECREATION WITH SHADE TREES AND BENCHES
6	COMMUNITY GARDEN WITH RAISED BEDS AND BENCHES
7	SLOUGH OBSERVATION PATIO WITH PICNIC TABLE, BENCH AND TABLE/CHAIRS
8	CIRCULAR SEAT WALL PLANTER WITH SPECIMEN TREE

SITE AMENITIES HIGHLIGHTS

- 1,075 SQ FT KIDS PLAY SPACE WITH ACCESSIBLE CLIMBING STRUCTURE AND FIVE ACTIVITIES FOR VARIED AGES
- 5,284 SQ FT ARTIFICIAL TURF LAWNS AT THREE LOCATIONS FOR FREE PLAY AND PASSIVE RECREATION
- 930 SQ FT COURTYARD AND SEATING PATIOS WITH TABLES, BENCHES AND BBQ GRILLS
- 3,000 SQ FT COMMUNITY GARDEN WITH 10 RAISED BEDS, 2 STAGE COMPOST BINS AND TWO BENCHES
- 380 SQ FT SLOUGH OBSERVATION PATIO WITH TABLES AND BENCHES
- 101 NEW TREES
- LOW WATER USE ORNAMENTAL LANDSCAPE PLANTING

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CONCEPTUAL SITE AMENITIES

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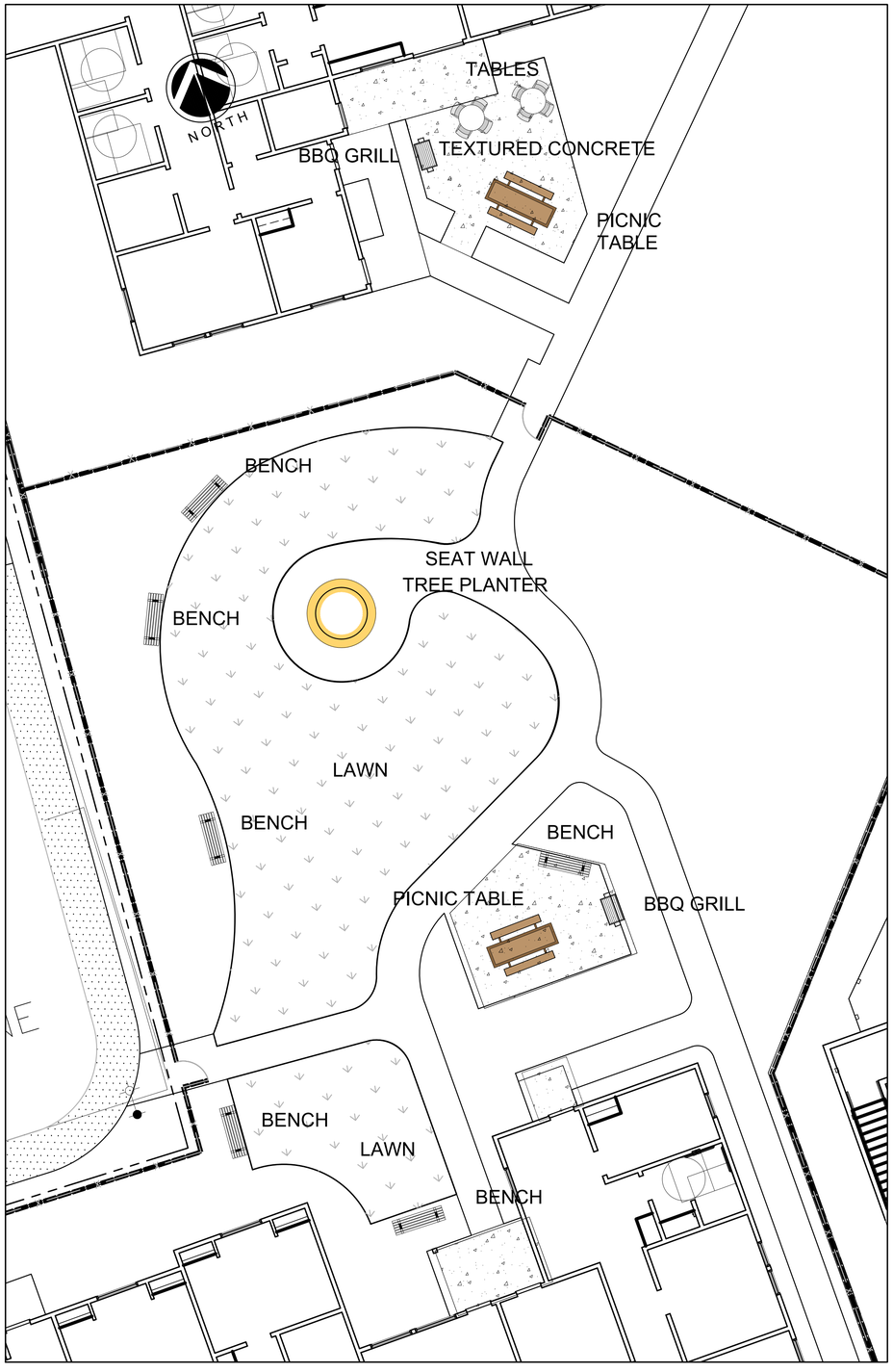
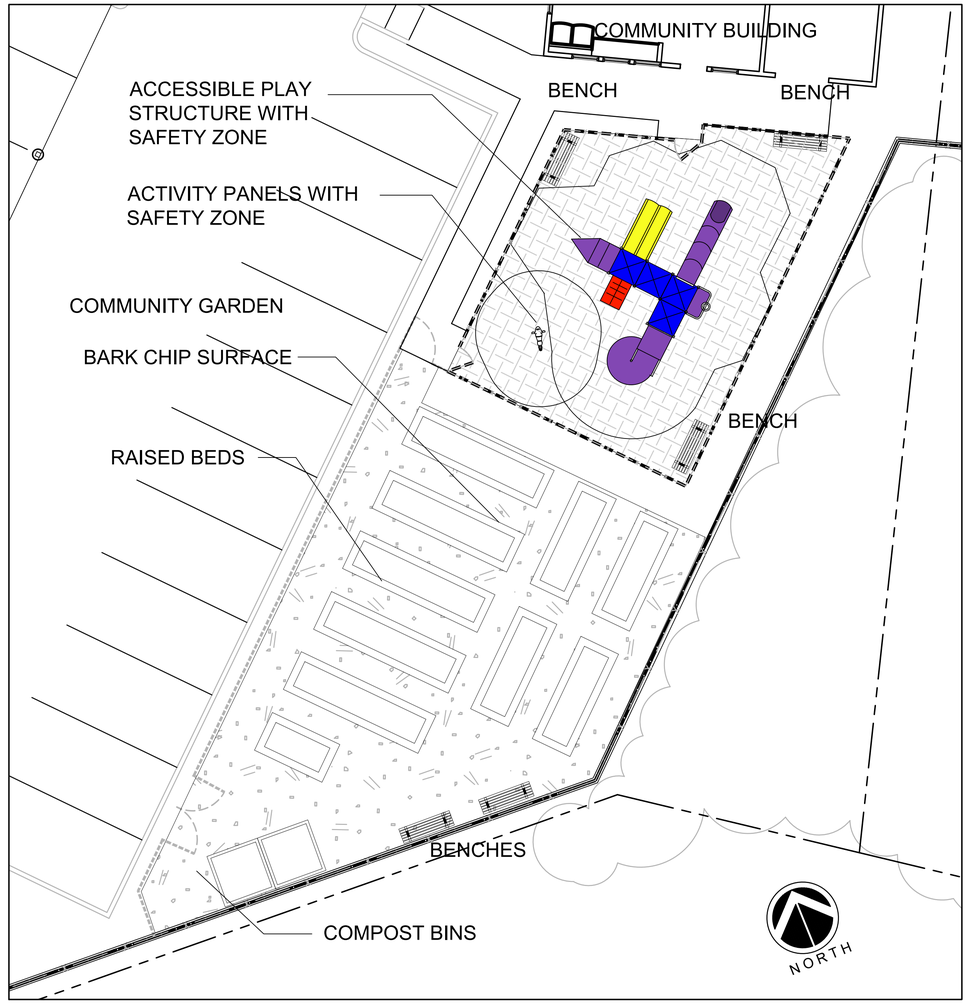
L-2.0



COURTYARD SEATING AREAS

SCALE 1/8" = 1' - 0"

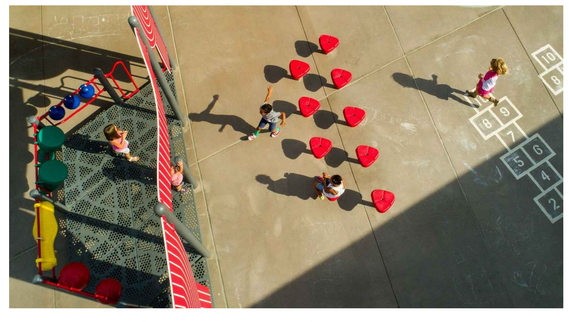


KIDS PLAY SPACE & COMMUNITY GARDEN

SCALE 1/8" = 1' - 0"

Interlocking rubber mat safety play surface

All inclusive play activities



Varied activities for all ages

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(Exp 7/31/20)
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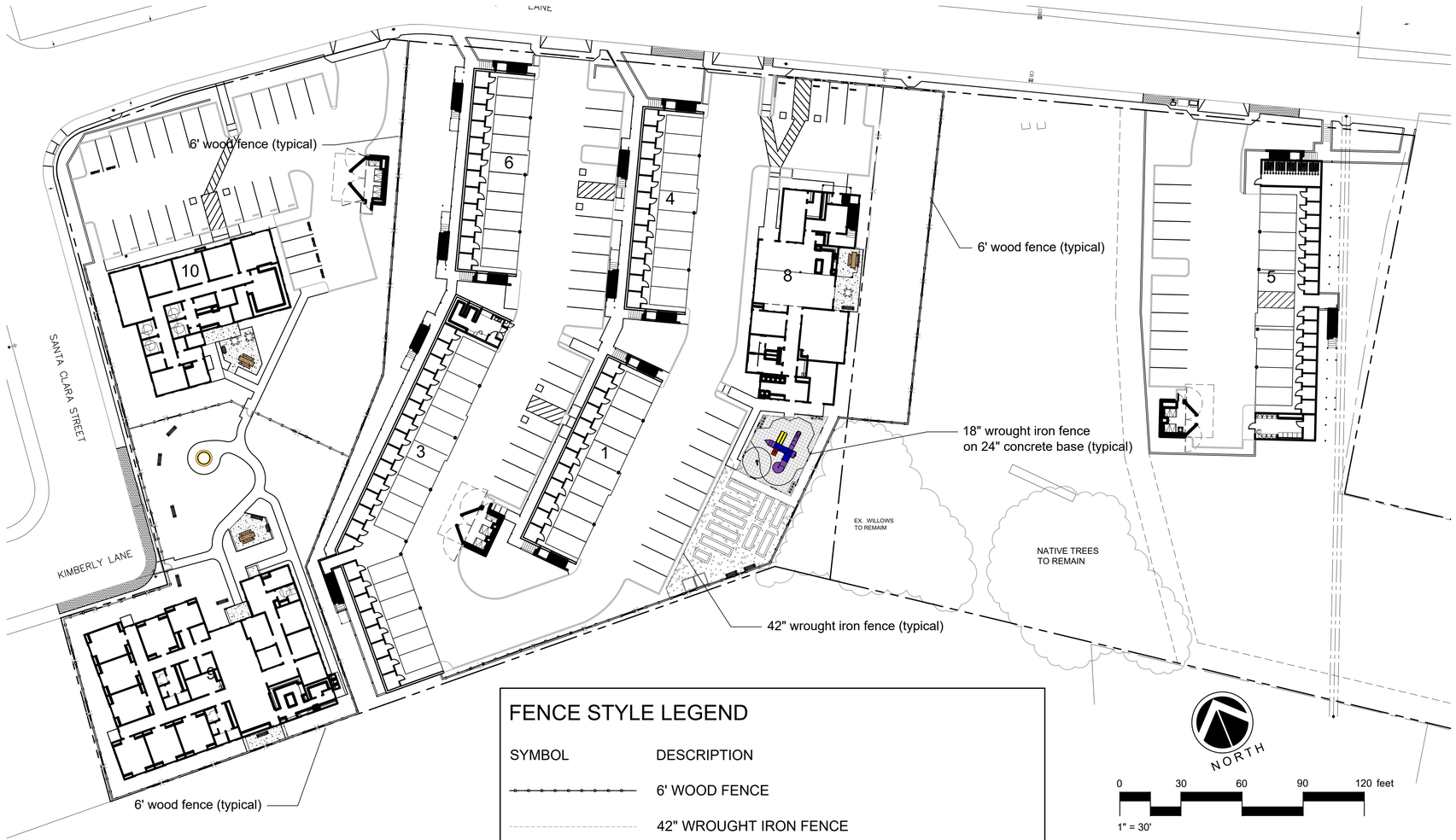
CONCEPTUAL COMMON AREA HARDSCAPE PLAN

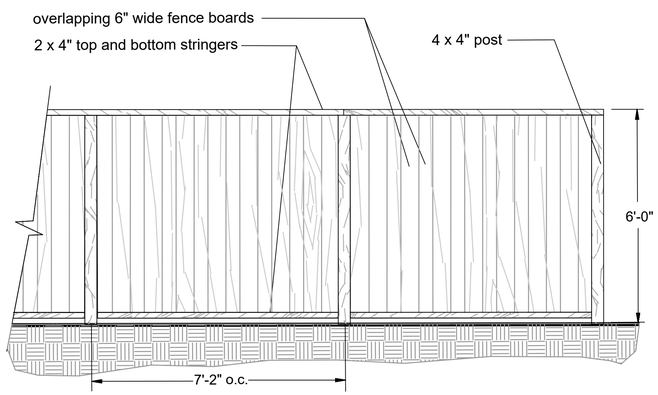
JOB NO.	201840
SCALE	1/8" = 1' - 0"
DRAWN	MA
CHECK	JC/MA
DATE	2.28.2020

SHEET L-2.1

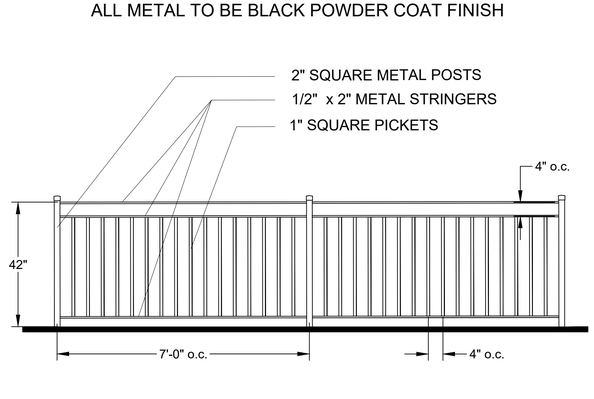


FENCE STYLE LEGEND

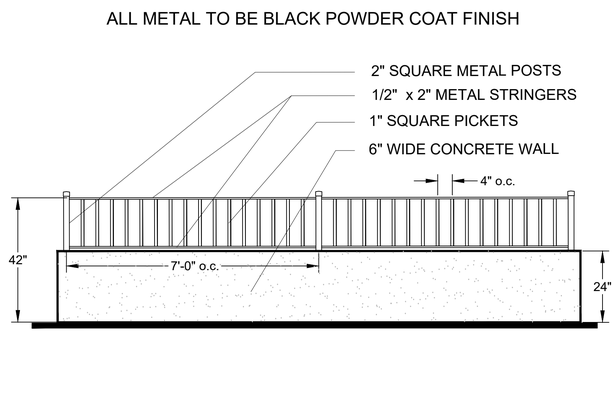
SYMBOL	DESCRIPTION
	6' WOOD FENCE
	42" WROUGHT IRON FENCE
	18" WROUGHT IRON FENCE ON 24" CONCRETE BASE



6' REDWOOD BOARD ON BOARD FENCE
SCALE 1/2" = 1' - 0"



42" METAL FENCE
SCALE 1/2" = 1' - 0"



METAL FENCE w/ CONCRETE BASE
SCALE 1/2" = 1' - 0"

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REVISIONS
1 6.10.19

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(Exp 7/31/20)
STATE OF CALIFORNIA

CONCEPTUAL FENCE PLAN AND ELEVATIONS

JOB NO.	201840
SCALE	as noted
DRAWN	MA
CHECK	JC/MA
DATE	2.28.2020

1
SHEET
L-2.2

SHEET 6 OF 6

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 3	QUANTITY
1P		(1) LED, LED	DSX0 LED Visual Comfort, P3 symmetric Type V distribution 30K	ELECTRONIC	POLE	Lithonia Lighting, DSX0 LED P3 VLS 30K	120V 1P 2W	/5/2017 12/3/2017 SCALED PHOTOMETRY TYPE VS, BUG RATING: B3 - U0 - G1 10910.5 0 , 0 LED 116 2, 1.2, 0.5 0, 0, 0 POLE MOUNT D-Series VC Area Size 0 6de3854f-14f5-4e0d-8121-92573568d434 NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED. 12441 80 120.1 VOLTS, 117.0 WATTS, 0.979 AMPS AMBIENT: 25.5	56
C		(108) ,	Contractor Select CNY LED Canopy P1=4,500lm	ELECTRONIC	CEILING	Lithonia Lighting, CNY LED P1 40K MVOLT	120V 1P 2W	/10/2018 3/4/2019 IES LM-79-08 TYPE VS, CUTOFF, BUG RATING: B2 - U3 - G1 LED 4476.3232421875 SURFACE 0.85, 0.85, 0.15 Contractor Select CNY LED Canopy 7e38f6e7-4099-4300-9a7e-f39f82af31e5	52
W1		(1) LED,	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3S OPTIC, 3000K, @ 350mA WITH DIFFUSE DROP LENS.	ELECTRONIC	WALL	Lithonia Lighting, DSXW1 LED 10C 350 30K T3S MVOLT DDL	120V 1P 2W	/1/2014 1/11/2016 SCALED PHOTOMETRY TYPE IV, SHORT, BUG RATING: B0 - U2 - G1 1285.5 0 , 0 LED 13.3 Wall D-Series Wall Size 1 d964cde6-d765-419b-a875-4946455 6ef9f SCALED FROM ABSOLUTE TEST: LTL25766	85

PLAN NORTH

PHOTOMETRIC SITE PLAN

SCALE: 1"=30'-0"

WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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APNs: 016-491-01, 02 & 03, 016-111-44

MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

JOB NO.
17148.1

PRINT DATE:

PLOT DATE: 06.12.2019

DRAWN BY: AH

CHECKED BY: HR

SET ISSUED:
1 PLANNING COMMENTS 06.10.2019
2 RESUBMIT 02.28.2020

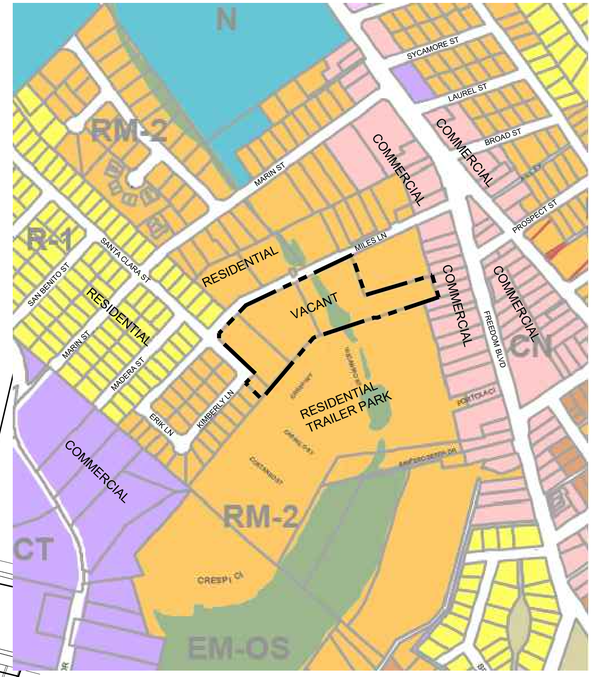
SHEET NAME
PHOTOMETRIC SITE PLAN

SHEET NO.
PH-1

FILE NAME: 17148 - PH-1

SITE PLAN

SCALE: 1"=30'-0"



MAP OF AREA

PLAN NORTH

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
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2 RESUBMIT	02.28.2020

SHEET NAME

SITE PLAN

SHEET NO.

PD-1

FILE NAME: 17148 - PD-1

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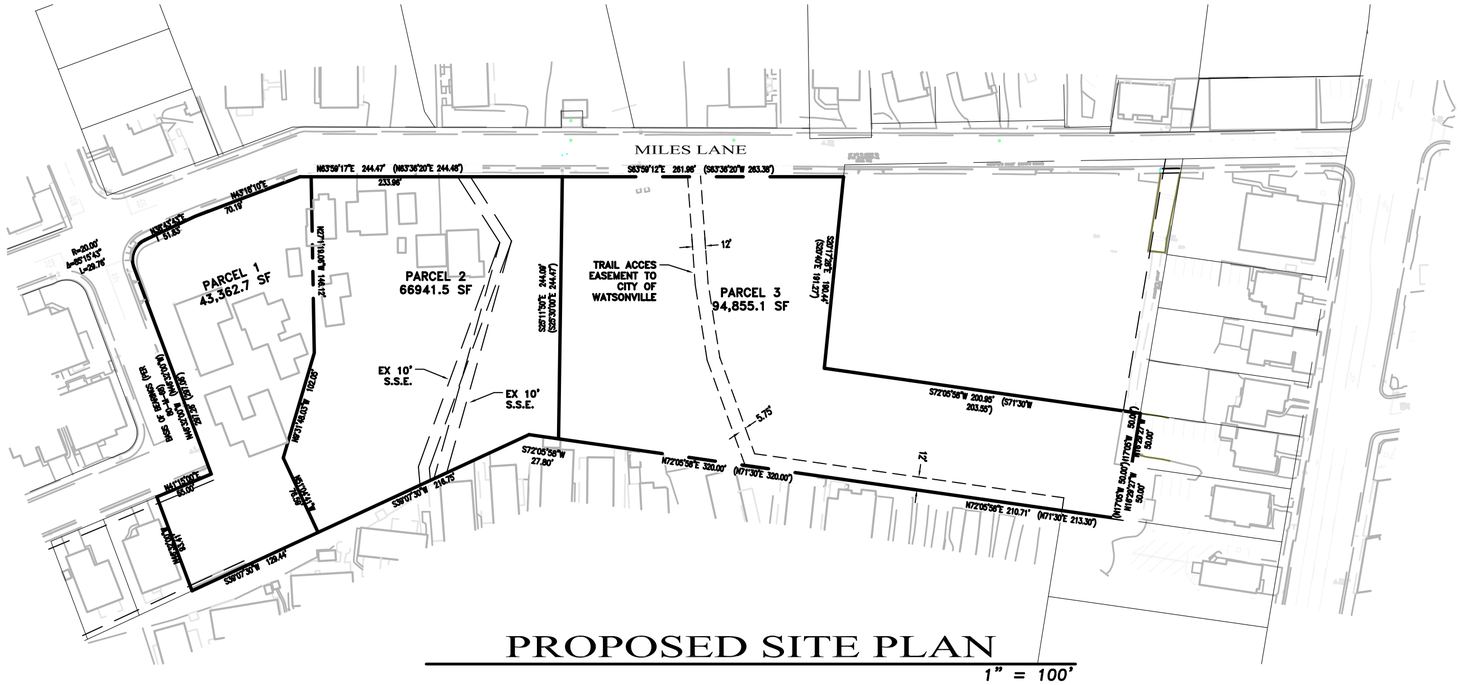
EXISTING SITE PLAN

1" = 100'

HATCH LEGEND

EXISTING SINGLE FAMILY RESIDENCES AND AUXILARY STRUCTURES (TO BE DEMOLISHED WITH NEW DEVELOPMENT)



PROPOSED SITE PLAN

1" = 100'

100 0 100 200 300

Scale 1" =100'

OWNERS & APPLICANTS

RECORD OWNER (APN 016-111-44, APN 016-491-01 AND APN 016-491-02)
MICHAEL C. MARCHSIO TRUST

RECORD OWNER (APN 016-491-03)
NAMVAR DINYARI AND SHIREEN DINYARI

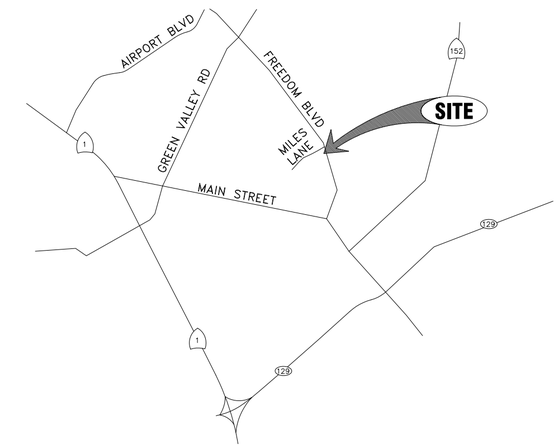
SUBDIVIDER: MIDPEN HOUSING CORPORATION

PARCEL DATA

EXISTING:
APN 016-111-44 5,077.9 SQFT
APN 016-491-01 44,054.7 SQFT
APN 016-491-02 61,171.6 SQFT
APN 016-491-03 94,855.1 SQFT

PROPOSED:
PARCEL 1 - 43,362.7 SF
PARCEL 2 - 66,941.5 SF
PARCEL 3 - 94,855.1 SF

THIS MAP DOES NOT CREATE ANY NEW PARCELS AND DEPICTS THE PROPOSED LOT LINE ADJUSTMENT AND SUBSEQUENT MERGER BETWEEN ASSESSOR PARCEL NUMBERS APN 016-111-44, APN 016-491-01, APN 016-491-02 AND APN 016-491-03 WHICH WILL BE IMPLEMENTED BY THE RECORDING OF DEEDS.



VICINITY MAP

PRELIMINARY MAP

OF

APN 016-111-44, APN 016-491-01,
APN 016-491-02 AND APN 016-491-03

CITY OF WATSONVILLE COUNTY OF SANTA CRUZ STATE OF CALIFORNIA

PREPARED FOR

MIDPEN HOUSING CORP

BY
FRANK CAMPO
126 BONIFACIO PLACE, SUITE C MONTEREY, CALIFORNIA 93940
Phone: (831) 647-1192

SCALE: 1" = 10' JOB No. 118186 MARCH 2020
PREPARER: FJC

Drawing file: Z:\Projects\118186 WRD - Miles Lane\Dwg\118186 XBase.dwg
Plotted: Mar 19, 2020 - 3:16pm

MidPen HOUSING
Building Communities. Changing Lives.

Date:	February 28, 2020
To:	Justin Meek, Principal Planner, City of Watsonville
From:	Joanna Carman, Director, MidPen Housing
Regarding:	Miles Lane Mixed Use Proposal Explanation of Amendment to Planned Development & Rezoning Application

As part of the June 12, 2019 resubmittal of the Miles Lane entitlement application, MidPen provided a Planned Development and Rezoning Application. This application was originally necessitated due to a request to reduce the building setback of the Encompass residential treatment facility (plan sheet A100 - Building #9), as allowed under Section 14-16.2503(a). Additionally, by utilizing a Planned Development District, it eliminated the need to separately request Special Use Permits to modify density and use, as these modifications are allowed under Section 14-16.2503(i) and (j).

As part of the update to the site design that is provided in this third resubmittal, MidPen added an additional residential story onto Buildings #1, 3, 4, 5, & 6. Per Watsonville Municipal Code Section 14-16.304, the maximum building height permitted is 40’ which is measured as the distance from the average finished ground floor to the median roof level. As is shown on plan sheet A404, Building #5 exceeds this maximum height as it totals 48’ 0”.

Per Watsonville Municipal Code Section 14-16.2503(h), the Planned Development District may provide for modifications to height. Therefore, this memo serves as a written request to formally add this height modification for Building #5 into the existing Planned Development and Rezoning Application for Miles Lane.

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February 28, 2020

Mr. Justin Meek
City of Watsonville
275 Main Street
Watsonville, CA 95076

Re: Revised Density Bonus Housing Plan - 139-161 Miles Lane and 201 Kimberly Lane (Miles Lane Project)

Dear Mr. Meek,

MidPen Housing Corporation (MidPen) and Encompass Community Services (Encompass) are jointly resubmitting an application to develop four parcels located on 139-161 Miles Lane and 201 Kimberly Lane, collectively called the Miles Lane Project. Pursuant to Municipal Code Section 14-47.130, MidPen Housing is resubmitting a Density Bonus Housing Plan for the project. Since vacant land and public financing resources are limited, a density bonus provides an invaluable opportunity to increase the allowable density and provide much needed affordable rental homes for extremely low-, very low-, and low-income households.

While our original application was submitted on January 11, 2019, several changes have been made to the site design which subsequently impact the Density Bonus Housing Plan. Additionally, the recent passage and adoption of AB 1763 amends existing state Density Bonus Law to allow a housing development to receive a density bonus of up to 80% if 100% of the total units, exclusive of managers' units, are for lower income households. In addition to a new residential substance abuse treatment facility and a new outpatient rehabilitation facility owned by Encompass, the revised development proposal will now include 72 units of affordable housing owned and operated by MidPen.

The current allowable density for the Miles Lane project site is between 8 and 13.99 units per net acre. MidPen's request is to increase the allowable density to 17.82 du/acre, for a total of 72 rental units. The affordable units at Miles Lane will provide a greater opportunity to increase the number of affordable homes in the City of Watsonville. City of Watsonville Housing Division Administrative Analyst Karina Murillo indicated that the Density Bonus guidelines enacted by the City of Santa Cruz Ordinance No. 2017-20 could be utilized to meet the City of Watsonville's Housing Plan requirements. Pursuant to these guidelines the following are to be included in the project's Density Bonus Housing Plan:

a. *Site plan showing total number of units, number and location of target units, and number and location of proposed density bonus units.*

   The affordable residential development proposed by MidPen Housing is 100% affordable, meaning that all units will serve low, very low, and extremely low income households. The

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proposed affordable housing development is located at 139-161 Miles Lane (APNs: 016-491-01, 016-491-02, 016-491-03). A lot line adjustment is proposed for this project, to realign the parcel boundaries so to provide a single parcel for the proposed Encompass Community Services facilities and two parcels for the proposed MidPen Housing development.

Fifty-six (56) housing units dispersed amongst five buildings are proposed on the current 141 and 161 Miles Lane parcels (016-491-01, 016-491-02), which includes one manager's unit above the community building. Another sixteen (16) housing units dispersed amongst a sixth building is proposed on the current 139 Miles Lane parcel (016-491-03), for a total of 72 housing units.

Per the density bonus request of 17.82 du/acre (21.5% increase), this increases the maximum number of units provided from 57 to 72, for an additional fifteen (15) units. The requested density bonus units are denoted on the proposed Site Plan, Plan Sheet A100. Additionally, Sheets A201-A208 provide the various residential floor plans for the project.

b. *A description of any requested density bonuses, incentives, concessions, waivers or modifications of development standards, modified parking standards, or commercial development bonus.*

Density Bonus Request

The project site is located within the RM-2 zoning district. According to the Watsonville Municipal Code, the maximum density allowed in this zoning district is 13.99 units per acre. The project is requesting a density bonus of 21.5%, or 17.82 units per net acre, in order to achieve 72 affordable housing units on the site. Please refer to Section C below for a calculation of the density bonus requested.

Requested Concessions

Per California Government Code Section 65915(d)(2), MidPen is requesting three concessions. As a 100% affordable development, we meet the criteria of "at least 30 percent of the total units for lower income households" or "at least 15 percent for very low income households." The affordability mix is specified Section C below. The first two concessions are modifications of the development standards and the third concession is a modification of the parking standard found in City Code Section 14-47.110(f).

Concession #1: Lot Area per Unit Reduction Request

Section 14-16.305 of the Watsonville Municipal Code requires the project to provide 3,250 square feet of land per dwelling units containing 1 bedroom or less, and 375 square feet of net land area for each additional bedroom. Under these calculations, the square footage required to build six studios, eighteen one bedrooms, eighteen two bedrooms, and eighteen three bedrooms would be 255,000 square feet, as shown in the chart below.

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Bedrooms	Units	Lot Area per Unit	Land Area
Studio	16	3,250	52,000
1 bd	19	3,250	61,750
2 bd	18	3,625	65,250
3 bd	19	4,000	76,000
Total	**72**		**255,000**

The Miles Lane Project site is unique in several ways that constrain our ability to meet this Code requirement. First, the site has a challenging topography, sloping steeply downward from the intersection of Miles Lane and Santa Clara Street eastward to roughly mid-block and then steeply upward again to reach the intersection of Miles Lane with Freedom Blvd. There an approximately 62 foot decline from the west corner of the site to the low point and then a 42 foot incline from the low point back up to the east corner of the site.

Second, the site includes two sensitive natural habitats. As delineated in the previously submitted Biological Report and Wetland Delineation Report, both produced by Ecological Concerns Inc. (ECI), there is astream running north to south along the length of 139 Miles Lane and a seep wetland to the east of the stream, bordering the southwest corner of the adjacent parcel, 135 Miles Lane. Per City Municipal Code section 7-6.152, both the intermittent stream and the seep wetland would be meet the definition of a "riparian corridor" which requires a habitat buffer that the City states is "an area extending thirty (30') feet, measured horizontally," from each side of an intermittent stream or from the high water mark of a marsh or a natural body of standing water. Further feedback from the City's external CEQA consultant MIG posits that the stream could be considered "perennial," in which case the riparian buffer would be increased from 30' to 50' dependent upon the final decision of the City.

Both the topography and the naturally sensitive landscape limit the ability to develop the entire gross acreage and also limits options with regards to the positioning, massing, and arrangement of multifamily housing units. Therefore, the applicant is requesting a 20% reduction in the total land area required per Section 14-16.305, to a revised total of 204,000 square feet. This reduction will allow MidPen to develop the 72 units of affordable housing on the net developable acreage as shown in the table below:

Bedrooms	Units	Lot Area per Unit	Land Area
Studio	16	2,600	41,600
1 bd	19	2,600	49,400
2 bd	18	2,900	52,500
3 bd	19	3,200	60,800

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Total	**7261**		**204,000**

Concession #2: Mixed Use Development Request

The project site is located within the RM-2 zoning district and the Residential Medium Density General Plan designation. Per the City's Pre-Application Response Letter, the purpose of these zoning and land use designations are to provide family living environments through cluster developments, mini-lot subdivisions, condominiums, townhomes, apartments, and mobile homes.

MidPen and Encompass are requesting a concession to allow both residential and non-residential uses to be placed on the proposed site. We believe that the Miles Lane Project achieves the desired aims of providing a family living environment, as well as succeeds in serving the Watsonville community more broadly through amenities that ensure improved quality of life for the city's most vulnerable individuals and households.

MidPen proposes to build a 72 unit affordable housing development for low, very low, and extremely low income households. As part of this development, a centrally located community building is proposed, which will include the following resident amenities: community room and kitchen, a computer lab, a Learning Center for afterschool programming, a laundry room, property manager and service manager offices, and an observation deck overlooking the adjacent wetland habitat. MidPen proposes to serve both families through our affiliated MidPen Resident Services Corporation, which will provide both family and supportive services on-site.

MidPen has been consulting with Watsonville Wetlands Watch (WWW) to create a development that ensures the preservation of the area's natural resources and ecology, as well as creates spaces for potential environmental educational programming to connect area youth to the City's unique wetland habitats. We envision opening the community building and observation deck to WWW on evenings and/or weekends to provide such educational opportunities.

Encompass currently leases property at 161 Miles Lane to operate a residential substance abused treatment facility known as Si Se Puede. As part of this proposal, they would demolish the existing buildings and construct a new 7,390 SF residential treatment facility alongside a new 3,864 SF outpatient facility. Both facilities will exist on a single parcel, as proposed through a lot line adjustment, and will be provided privacy and separation from the residential development. Si Se Puede is one of the only bilingual and monolingual treatment environments in the nation, serving Spanish speaking, male clientele for a one to six-month period, based on individual client needs. Staffed by a fully bilingual team, highly skilled, trained and certified clinicians help clients focusing on issues surrounding recovery from substance use and co-occurring disorders. Program activities include evidence-based trauma

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informed and cognitive behavioral therapies (CBT), focused individual and group counseling, pro-social life skill building, mindfulness and daily house meetings.

Apartment units with 17 or more units on-site and residential care facilities for 7 or more persons are conditionally permitted in this zone and require issuance of a Special Use Permit or the approval of a Planned Development (PD) Rezoning Application. The PD Application was submitted with the June 2019 entitlement package.

Concession #3: Parking Reduction Request

Given that Miles Lane will be a 100% affordable housing development, MidPen has confirmed with City staff that Section 14-47.110(f) of the Municipal Code provides the applicable parking ratios for the residential parking at this site. The parking requirements for an affordable housing project are one (1) on-site parking space for zero to one bedroom units, and two (2) on-site parking spaces for two to three bedrooms units. This parking standard is "inclusive of handicapped and guest parking." Under the requirements of Section 14-47.110(f), the number of required residential parking spaces is 109, as shown in the table below:

Unit Type	# of Units	Spaces Required Per Unit	Total Parking Required
Studio	16	1	16
1-Bedroom	19	1	19
2-Bedroom	18	2	36
3-Bedroom	19	2	38
Total	61		**109**

As stated above, the challenging site topography plus the two riparian areas and associated buffer zones minimize the developable acreage of the Miles Lane site. Within that developable acreage, expanding the amount of level surfaces necessary for constructing parking stalls requires costly site improvements, including building large retaining walls and engaging in massive soil extraction and offhaul. In order to minimize our encroachment into sensitive habitat areas, as well as reduce overall construction costs, MidPen is requesting a 7 stall (6.4%) reduction in required parking, for total of 102 residential parking spaces.

MidPen has analyzed our parking ratios at existing affordable housing properties in Santa Cruz County that include studio units. This includes Jessie Street Apartment in Santa Cruz, St. Stephens Senior Housing in Live Oak, Aptos Blue in Aptos, and Sunny Meadows in Watsonville. In each case, the household demographics are such that a ~0.5 parking space per unit ratio is sufficient to accommodate the parking needs for the studio units. Therefore, we are proposing a 0.565 space per studio unit ratio at Miles Lane. The requested parking table is shown below:

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Unit Type	# of Units	Spaces Requested Per Unit	Total Parking Requested
Studio	16	0.565	9
1-Bedroom	19	1	19
2-Bedroom	18	2	36
3-Bedroom	19	2	38
Total	61		**102**

c. *Summary table showing the maximum number of units permitted by the zoning and general plan excluding any density bonus units, affordable units qualifying for the project for a density bonus, level of affordability of all affordable units, proposed bonus percentage, number of density bonus units proposed, and total number of dwelling units proposed on the site.*

Below is the summary table of the net developable acreage calculation for the Miles Lane Project, followed by a table summarizing the requested density bonus.

Net Developable Acres Calculation	Sq Ft
201 Kimberly Lane	5,077.92
161 Miles Lane	44,054.65
141 Miles Lane	61,171.61
139 Miles Lane	94,855.13
Total	205,159.31
Gross Acres	4.71
Acreage of Stream/Wetland + Riparian Buffer	-0.67
Net (Developable) Acres for Residential Units	4.04
Units/Net Acre Requested	17.82
Density Bonus Requested	21.5%

	Maximum Density (DUAC)	Net Developable Acres	Total Units
At current zoning	13.99	4.04	57

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At current zoning plus 21.5% Density Bonus	17.82	4.04	72
Number of density bonus units proposed			15

Per the proposed public financing for the project, more than 50% of the units will be restricted to be affordable to households earning 60% of Area Median Income or below with no units serving households earning more than 80% of Area Median Income. Regulatory agreements reflecting affordability restrictions will be recorded when all financing required has been secured. Of the project's 72 units, 1 three-bedroom unit will serve as an on-site manager's unit and be unrestricted. The remaining 71 affordable units will all be income restricted to levels that meet California Government Code Section 65915(d)(2), of "at least 30 percent of the total units for lower income households" or "at least 15 percent for very low income households."

d. *Tenure (rental versus for-sale) of target units and proposals for ensuring affordability.*

The project will be a 100% affordable rental housing development, serving extremely low-income, very low-income, and low-income households. Like many other tax credit affordable housing properties, affordability restrictions for the project are to be in place for at least 55 years, allowing for low-income households to access affordable housing for many years to come.

e. *A description of all dwelling units existing on the site in the five-year period preceding the date of submittal of the application and identification of any units rented in the five-year period. If dwelling units on the site are currently rented, income and household size, if known, of all residents of currently occupied units. If any dwelling units on the site were rented in the five-year period but are not currently rented, the income and household size, if known, of residents occupying dwelling units when the site contained the maximum number of dwelling units.*

There are three small houses (141, 149, and 153 Miles Lane), and two smaller cottages (145 and 155 Miles Lane) on parcel 016-491-02 (141 Miles Ln.) Four of these homes are currently being rented - they are 1,031, 552, 781, and 680 square feet in size, respectively. Current household sizes and incomes are unknown. There is a 5th single family home on the property that is currently unoccupied and not suitable for habitation. Per EDR aerial photo records and City Directory records, all five dwellings have existed on site since the late 1960s.

On the 161 Miles Lane parcel, two additional homes, sized 1,470 and 1,972 square feet, have been leased out to Encompass Community Services for the last 25 years, and have been used as a drug rehabilitation facility (known as Si Se Puede) for more than five years. The buildings themselves have existed on-site since the mid-1950s.

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f. Description of any recorded covenant, ordinance, or law applicable to the site that restricted rents to levels affordable to very low or lower income households in the five-year period preceding the date of submittal of the application.

There are currently no recorded covenants, ordinances, or laws applicable to the site that restrict or have restricted rents to levels affordable to very low or lower income households within the last five years.

g. All incentives and concessions except those listed in Section 24.16.255(2), a pro forma demonstrating that the requested incentives and concessions result in identifiable and actual cost reductions and evidence that the cost reduction allows the applicant to provide affordable rents or affordable ownership costs. If a mixed-use building or project is proposed as an incentive, the applicant shall also provide evidence that nonresidential land uses will reduce the cost of the residential project and that the nonresidential land uses are compatible with the residential project and the existing or planned surrounding development.

The density bonus, parking reduction and lot area per unit concessions are critical to developing an affordable housing project with enough units to be financial viable over the lifetime of the buildings and those three items are also listed in State Code Section 24.16.255(2) therefore, the only item falling under this section is the request for a Mixed Use Development.

MidPen and Encompass are partnering to provide a mixed-use development, which will be mutually beneficial to both parties. First, the acquisition price for the parcels will be defrayed by the proportional division of the purchase between the parties. Second, the two developments are able to save money during the preconstruction phase of development by submitting a single entitlement application with a single design team and share the due diligence and permitting costs associated with obtaining land use and environmental approvals. Third, MidPen and Encompass will be able to minimize costs during the construction of the properties through shared road and utility infrastructure and site circulation.

As two mission-driven organizations seeking to assist the most vulnerable populations in the City of Watsonville and throughout the County, Encompass and MidPen recognized their compatibility when choosing to partner on the Miles Lane Project. While Encompass's facilities are classified as "non-residential," they are very compatible with MidPen's residential project, as well as the surrounding uses. Encompass has been operating the existing Si Se Puede residential treatment facility on-site for more than two decades and is a highly regarded neighbor by the surrounding single family residences.

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h. *Any pro forma submitted to comply with paragraph (2)(f) of this section may not include the lost opportunity cost of any affordable units (i.e., the revenue that would have been generated had the units been rented or sold at market rate) and may include as an additional cost only those additional expenses that are required solely because of the proposed construction of the affordable units.*

Please see attached pro forma. Pro forma does not incorporate lost opportunity costs.

i. *For waivers or modifications of development standards: the application shall provide evidence that each development standard for which the waiver is requested will have the effect of physically precluding the construction of the housing development at the densities or with the incentives or concessions permitted by this Part 3.*

As it pertains to Concession #1: Section 14-16.305 of the Watsonville Municipal Code requires 255,000 square feet for the 72 housing units proposed. The gross land area of the subject site is 205,159, but given the sensitive natural habitat, only 175,400 is developable, leaving a shortage of 43,850 or approximately 1.01 acres. In order to accommodate the development standard, MidPen would either have to purchase more property or reduce the number of units proposed. MidPen pursued the former option, attempting to negotiate the purchase of the 135 Miles Lane property in early 2018, however the owners were unwilling to sell. With regards to reducing the overall units: using the Code required lot area per unit calculation on the 175,400 net developable square footage of the existing site results in a reduction of between 11 – 13 units (depending on unit size). Such a reduction would make the project economically infeasible.

As it pertains to Concession #2: The proposed Miles Lane development, including construction of the 72 units of affordable housing, requires the acquisition of four parcels from two different landowners. Encompass Community Services, the proposed non-residential use, obtained the original Option Agreement for Purchase of the site from the landowner of 201 Kimberly Lane, 141 Miles Lane and 161 Miles Lane. The landowner has stated that his willingness to sell these three parcels is predicated upon Encompass owning at least a portion of the property, for the purposes of fulfilling their mission. Without Encompass as the end beneficiary of the sale, the land purchase would not be occurring. Therefore, the mixed use nature of the development is fundamental to its existence.

j. *If a parking modification is requested, a table showing parking required by the zoning ordinance and proposed parking. If a parking reduction provided by Section 24.16.256.2 is requested, evidence that the project is eligible for the requested parking reduction.*

The City has confirmed the applicability of Section 14-47.110(f), as the Miles Lane project is consistent with subsections (a)(1) through (a)(4) of Section 14-47.060. MidPen is requesting a parking modification of 7 parking stalls, for an overall reduction of 6.4%. Reasoning for the reduction request is established in Section b, Concession #3 above.

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k. *In phased housing projects, for each construction phase, the affordable housing plan shall specify, at the same level of detail as the application for the housing development: the number, unit type, tenure, number of bedrooms and baths, approximate location, size, and design, construction and completion schedule of all affordable units, phasing of all other affordable units in relation to market rate units, marketing plan, and intended rent or sale price and basis for calculation.*

At this time, we are not proposing that the Miles Lane Project be a phased housing development, however the construction of the Encompass property may proceed on a different timeline than construction of the MidPen housing community as the two projects will be financed separately. The number, unit type, tenure, number of bedrooms and baths, approximate location, size, and design of all affordable units is provided in the attached design documents. Additionally, MidPen Property Management has provided a draft Marketing Plan and Resident Selection Criteria materials for the Miles Lane development, which was provided with the original January 2019 entitlement submittal documentation. The intended rent and construction schedule for this development is found in the attached proforma.

l. *If the affordable units will not be constructed concurrently with the market rate units, the affordable housing plan shall describe the proposed phasing and specify the security to be provided to the city to ensure that the affordable units will be constructed.*

There are no market rate units proposed by the Miles Lane Project, therefore Section L is not applicable.

m. *If a density bonus or concession is requested for a land donation, the application shall show the location of the land to be dedicated and provide evidence that each of the findings included in Section 24.16.230 can be made.*

The Miles Lane Project is not proposing a concession for a land donation, therefore Section M is not applicable.

n. *If a density bonus or concession is requested for a child care center, the application shall show the location and square footage of the child care center and provide evidence that the each of the standards included in Section 24.16.235 has been met.*

The Miles Lane Project is not proposing a concession for a child care center, therefore Section N is not applicable.

o. *If a density bonus or incentive is requested for a condominium conversion, the application shall provide evidence that all of the requirements found in Section 24.16.240 have been met.*

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The Miles Lane Project is not requested for a condominium conversion, therefore Section O is not applicable.

p. *If a commercial development bonus is requested for a commercial development, the application shall include the proposed partnered housing agreement, the proposed commercial development bonus, and evidence that each of the standards included in Section 24.16.258 has been met.*

The Miles Lane Project is not requesting a commercial development bonus, therefore Section P is not applicable.

If you have any additional questions concerning the Miles Lane Project and the Density Bonus Housing Plan, please contact me at (831) 707-2133 or aschweickart@midpen-housing.org.

Sincerely,

DocuSigned by:
Ashley Schweickart
502F583ADE01453...

Ashley Schweickart
Project Manager

MidPen Housing Corporation
MidPen Property Management Corporation
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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).

STORMWATER CONTROL PLAN
MILES LANE HOUSING DEVELOPMENT

OWNER: MIDPEN HOUSING CORPORATION
275 MAIN STREET, SUITE 204
WATSONVILLE, CA 95076
(831)707-2130

PREPARED BY: C3 ENGINEERING
126 BONIFACIO PLACE, SUITE C
MONTEREY, CA 93940
(831)647-1192

02-27-2020

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I. Project Data

Background

The overall project consists of the construction of the construction of affordable 61 housing units along with an inpatient and an outpatient rehabilitation facility. Also included is a common community building and hardscape (circulation and parking) associated with this kind of development.
The project site consists of four parcels:

APN 016-111-44 5077.92 SQFT
APN 016-491-01 44,054.65 SQFT
APN 016-491-02 61,171.61 SQFT
APN 016-491-03 94,055.13 SQFT

for a total of 204,361SQFT

The overall project will be broken into 3 separate sites for stormwater evaluation. The Encompass site (fronting Santa Clara and Miles) includes the inpatient and outpatient facilities (buildings 9 & 10). The MidPen Marchisio site sits in between the Encompass site and the sensitive habitat and includes building 1-5 and 8. The MidPen Dinyari Site lies to the east of the sensitive habitat and includes buildings 6 & 7.

All of the parcels have frontage on Miles Lane except for APN 016-111-44 which fronts Kimberly Lane. The overall site is roughly rectangular in shape, with a slight dog-leg. From the highest point on Kimberly lane, the site slopes to the east at about 13% and falls over 60' to a drainage ditch that crosses the site from north to south. From the low point at the drainage ditch the site slopes back up at roughly 13%.
The site is currently occupied by 4 single family residences fronting miles lane and 3 other structures fronting Santa Clara. All existing structures will be demolished.

The drainage ditch and surrounding area are being considered as sensitive habitat. While no construction will be occurring in this area or within the setback, the ditch will still be used as a point of discharge for onsite storm drainage. No runoff will be allowed into the ditch until it has been mitigated for quality and quantity in accordance with the City's stormwater development standards. The proposed development will result in a net increase of impervious area by about 119,217sqft. Water Quality Treatment Performance Requirements 1-4 apply to the project.

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Table 1. Project Data

Project Name/Number	Encompass Site
Project Location	APN's 016-491-01 and 016-111-44 (to be merged) and a portion of APN 016-491-02 (LLA pending)
Project Phase No.	NA
Project Type and Description	Construction of inpatient and outpatient treatment facilities.
Total Project Site Area (acres)	43,363 sqft
Total New Impervious Surface Area	20,328 sqft
Total Replaced Impervious Surface Area	4,783 sqft
Total Pre-Project Impervious Surface Area	26,140 sqft
Total Post-Project Impervious Surface Area	25,111 sqft
Net Impervious Area	-1,029 sqft
Watershed Management Zone(s)	Zone 1
Design Storm Frequency and Depth	95th Percentile 24-hour Rainfall Event ~ 1.3"
Urban Sustainability Area	NA
Applicable Water Quality Treatment Performance Requirements	Water Quality Treatment Performance Requirements 1-4 apply to the project

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Project Name/Number	MidPen Marchisio
Project Location	APN 016-491-02 AND A PORTION OF APN 016-491-01 (LLA PENDING)
Project Phase No.	NA
Project Type and Description	CONSTRUCTION OF 41 NEW AFFORDABLE HOUSING UNITS.
Total Project Site Area (acres)	66,942 sqft
Total New Impervious Surface Area	47,049 sqft
Total Replaced Impervious Surface Area	9,071 sqft
Total Pre-Project Impervious Surface Area	12,300 sqft
Total Post-Project Impervious Surface Area	53,772 sqft
Net Impervious Area	43,820 sqft
Watershed Management Zone(s)	Zone 1
Design Storm Frequency and Depth	95th Percentile 24-hour Rainfall Event ~ 1.3"
Urban Sustainability Area	NA
Applicable Water Quality Treatment Performance Requirements	Water Quality Treatment Performance Requirements 1-4 apply to the project

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Project Name/Number	MidPen Dinyari
Project Location	APN 016-491-03
Project Phase No.	NA
Project Type and Description	CONSTRUCTION OF 20 NEW AFFORDABLE HOUSING UNITS.
Total Project Site Area (acres)	56,761 sqft
Total New Impervious Surface Area	13,437 sqft
Total Replaced Impervious Surface Area	0 sqft
Total Pre-Project Impervious Surface Area	0 sqft
Total Post-Project Impervious Surface Area	13,437 sqft
Net Impervious Area	13,437 sqft
Watershed Management Zone(s)	Zone 1
Design Storm Frequency and Depth	95th Percentile 24-hour Rainfall Event ~ 1.3"
Urban Sustainability Area	NA
Applicable Water Quality Treatment Performance Requirements	Water Quality Treatment Performance Requirements 1-4 apply to the project

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Project Name/Number	Total Project
Project Location	APN 016-111-44 APN 016-491-01 APN 016-491-02 APN 016-491-03
Project Phase No.	NA
Project Type and Description	CONSTRUCTION OF 61 NEW AFFORDABLE HOUSING UNITS ALONG WITH INPATIENT AND OUTPATIENT TREATMENT FACILITIES.
Total Project Site Area (acres)	204,361 sqft
Total New Impervious Surface Area	80,814 sqft
Total Replaced Impervious Surface Area	13,854 sqft
Total Pre-Project Impervious Surface Area	38,440 sqft
Total Post-Project Impervious Surface Area	92,320 sqft
Net Impervious Area	58,286 sqft
Watershed Management Zone(s)	Zone 1
Design Storm Frequency and Depth	95th Percentile 24-hour Rainfall Event ~ 1.3"
Urban Sustainability Area	NA
Applicable Water Quality Treatment Performance Requirements	Water Quality Treatment Performance Requirements 1-4 apply to the project

II. Performance Requirement No. 1: Site Design and Runoff Reduction

The project will create and/or replace more than 2,500 square feet of impervious surface. The following design strategies shall be implemented throughout the project site to satisfy performance requirement 1:

Encompass Site

i) Limit disturbance of creeks and natural drainage features – No natural Drainage Features.

ii) Minimize compaction of highly permeable soils – Not applicable

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iii) Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection – Clearing will be limited to the immediate areas of development.

iv) Minimize impervious surfaces by concentrating improvements on the least-sensitive portions of the site, while leaving the remaining land in a natural undisturbed state. Improvements are confined to North and the south. Large open spaces provided.

v) Minimize stormwater runoff by implementing the following site design measures: The site has been design with large open space areas that will take runoff safely away from building foundations and footings, consistent with California building code. The swale was constructed in a previous phase of development to satisfy LEED requirements.

Mid Pen Marchisio

i) Limit disturbance of creeks and natural drainage features – A 35' setback along the drainage ditch will be observed. There is also another sensitive area east of the southerly end of the ditch in which a 35' setback will be observed.

ii) Minimize compaction of highly permeable soils – Not applicable

iii) Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection – Clearing will be limited to the immediate areas of development. In addition 35' setbacks to sensitive areas will be observed.

iv) Minimize impervious surfaces by concentrating improvements on the least-sensitive portions of the site, while leaving the remaining land in a natural undisturbed state. The site has been designed so that the sensitive areas are protected from development. In addition

v) Minimize stormwater runoff by implementing the following site design measures:

The site has been design with large open space areas that will take runoff safely away from building foundations and footings, consistent with California building code. The swale was constructed in a previous phase of development to satisfy LEED requirements.

MidPen Dinyari

i) Limit disturbance of creeks and natural drainage features – A setback along the drainage and seep area will be observed. There is also another sensitive area east of the southerly end of the ditch in which a 35' setback will be observed.

ii) Minimize compaction of highly permeable soils – Not applicable

iii) Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection – Clearing will be limited to the immediate areas of development. In addition 35' setbacks to sensitive areas will be observed.

iv) Minimize impervious surfaces by concentrating improvements on the least-sensitive portions of the site, while leaving the remaining land in a natural undisturbed state. – The site has been designed so that the sensitive areas are protected from development.

v) Minimize stormwater runoff by implementing the following site design measures:

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III. Performance Requirement No. 2: Water Quality Treatment

The project will create and/or replace more than 5,500 square feet of impervious surface. City of Watsonville's Post Construction Stormwater Standards require that flow based treatment systems shall have the capacity to treat he flow of runoff produced by a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the applicable area. Peak flows were calculated using HydrCAD storm modeling software which uses the SCS unit hydrograph procedure. Rainfall data was obtained from the NOAA database for the City of Watsonville.

Performance requirement 2 will be achieved as follows:

Encompass Site

All runoff from impervious surfaces will be routed to catch basins equipped with media filters. The media filter will be capable of removing suspended solids as well as hydro-carbons and will have the capacity to treat flow of runoff produced by a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the applicable area. The filters to be used are REM TRITON (TR 1818 STD, FOG & BFTG FILTERED) with a filtered capacity of 0.38 cfs and a bypass capacity of 5.14 cfs

	DMA 1 (sqft)	DMA 2 (sqft)	DMA 3 (sqft)	DMA 4 (sqft)	DMA 5 (sqft)
Impervious (new)	11460	394	409	8,065	0
Impervious (replaced)	130	4,106	462	85	0
Pervious	3176	1727	4,018	4,211	5134
Total	14766	6277	4,889	12,361	5134

DMAs 1 & 2
2x85th percentile Qp = 0.19 cfs < 0.38 cfs each for SCM's A & B

DMAs 3 & 4
2x85th percentile Q_p = 0.11 cfs < 0.38 cfs each for SCM's C & D

DMA 5
No impervious area

MidPen Marchisio

All runoff from impervious surfaces will be routed to catch basins equipped with media filters. The media filter will be capable of removing suspended solids as well as hydro-carbons and will have the capacity to treat flow of runoff produced by a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the applicable area. The filters to be used are REM TRITON (TR 1818 STD, FOG & BFTG FILTERED) with a filtered capacity of 0.38 cfs and a bypass capacity of 5.14 cfs

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	DMA 6 (sqft)	DMA 7 (sqft)	DMA 8 (sqft)	DMA 9 (sqft)	DMA 10 (sqft)
Impervious (new)	2,348	12,289	11,293	6,705	23,485
Impervious (replaced)	0	0	0	0	0
Pervious	2,766	0	999	1,527	7,197
Total	5,114	12,289	12,292	8,232	30,682

DMAs 6 & 7
2x85th percentile Qp = 0.18 cfs < 0.38 cfs for SCM G

DMA 8
2x85th percentile Q_p = 0.14 cfs < 0.38 cfs for SCM E

DMA 9
2x85th percentile Q_p = 0.31 cfs < 0.38 cfs for SCM F

DMA 10
2x85th percentile Q_p = 0.31 cfs < 0.38 cfs each for SCM's H, I and J

MidPen Dinyari

All runoff from impervious surfaces will be routed to catch basins equipped with media filters. The media filter will be capable of removing suspended solids as well as hydro-carbons and will have the capacity to treat flow of runoff produced by a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the applicable area. The filters to be used are REM TRITON (TR 1818 STD, FOG & BFTG FILTERED) with a filtered capacity of 0.38 cfs and a bypass capacity of 5.14 cfs

	DMA 11 (sqft)
Impervious (new)	22,904
Impervious (replaced)	0
Pervious	2,786
Total	25,690

DMAs 11
2x85th percentile Qp = 0.35 cfs < 0.38 cfs each for SCM's K, L, M, N & O

See Attachment 3.

- See section II, Performance Requirement No. 1: Site Design and Runoff Reduction for a summary of Site Design and Runoff Reduction
- Structural Stormwater Control Measures used for this site:
    - Underground Infiltration Chambers

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    - Mechanical Filters
- See Attachment 4 for supporting calculation
- See Attachment 5 for media filter detail and specification

IV. Performance Requirement No. 3: Runoff retention

The project will create and/or replace more than 15,000 square feet of impervious surface. In order to satisfy Performance requirement 3, runoff from events up to the 95th percentile 24-hour rainfall event (1.3") shall be retained on site. Required volumes are were calculated using HydrCAD storm modeling software which uses the SCS unit hydrograph procedure. HydroCAD has built-in support for a wide range of prefabricated storage chambers including the Stormtech chambers specified in the plans. The model takes into account the drain rock section as well as infiltration.

Based on Attachment 3 of Resolution 4-14, the total required reduced volume is 3,955 FT^3.

See Attachment 4 for supporting calculation.

See Section III and Attachment 3 & 3.1 for tributary areas.

Encompass Site

DMA 1 & 2 – (808 FT^3 retention required) – to be retained by underground infiltration chambers (SCM 1 – 28 chambers (SC-740)) with a total capacity of 2,306 FT^3

DMA 3 & 4 – (331 FT^3 retention required) – to be retained by underground infiltration chambers (SCM 2 – 32 chambers (SC-310)) with a total capacity of 1,116 FT^3

MidPen Marchisio

DMA 5,6,7,8 & 9 – (2077 FT^3 retention required) – to be retained by underground infiltration chambers (SCM 3 – 24 chambers (MC-3500)) with a total capacity of 4,573 FT^3

DMA 10 – (1425 FT^3 retention required) – to be retained by underground infiltration chambers (SCM 3 – 22 chambers (MC-3500)) with a total capacity of 4,210 FT^3

MidPen Dinyari

DMA 11 – (1782 FT^3 retention required) – to be retained by underground infiltration chambers (SCM 1 – 40 chambers (SC-740)) with a total capacity of 3,250 FT^3

See Attachment 3.

V. Performance Requirement No. 4: Peak Flow Management

The project will create and/or replace more than 22,500 square feet of impervious surface (collectively over the entire project site) and is located in Watershed Management Zone 1. Requirement 4 will be applied to all site as they are part of the larger development. Performance requires 4 peak requires that Post-development peak flows, discharged from the site, shall not exceed pre-project peak flows for the 2- through 10-year storm events. In

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order to satisfy Requirement 4, additional volume has been provided so that the peak flows do not exceed predevelopment flows.

Encompass Site

	95th		2 Year		5 Year		10 Year	
	Pre-Con	Post-Con	Pre-Con	Post-Con	Pre-Con	Post-Con	Pre-Con	Post-Con
Peak Flow	0.15cfs	0.0cfs	0.58 cfs	0.05 cfs	0.84cfs	0.18cfs	1.06cfs	0.87cfs
Runoff Volume	1396 cf	0cf	5113 cf	1011cf	7458 cf	1901 cf	9448 cf	4680 cf

MidPen Marchisio

	95th		2 Year		5 Year		10 Year	
	Pre-Con	Post-Con	Pre-Con	Post-Con	Pre-Con	Post-Con	Pre-Con	Post-Con
Peak Flow	0.015cfs	0.0cfs	0.42 cfs	0.09 cfs	0.75cfs	0.71cfs	1.05cfs	0.79cfs
Runoff Volume	496 cf	0cf	4106 cf	2451cf	6933 cf	8769 cf	9508 cf	4068 cf

MidPen Dinyari

	95th		2 Year		5 Year		10 Year	
	Pre-Con	Post-Con	Pre-Con	Post-Con	Pre-Con	Post-Con	Pre-Con	Post-Con
Peak Flow	0.015cfs	0.0cfs	0.45 cfs	0.39 cfs	0.92cfs	0.53cfs	1.36cfs	1.35cfs
Runoff Volume	161 cf	0cf	4106 cf	2503cf	4559 cf	4829 cf	6497 cf	6905 cf

VI. Summary

- See Section II for a summary of Site Design and Runoff Reduction measures
- Post-construction structural Stormwater Control Measures
    - Underground infiltration chambers
    - Above ground detention ponds with standpipes to control peak flows
- See Section III for a summary of Water Quality Treatment Performance Requirements measures

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- See Section IV for a summary of Runoff Retention Performance Requirements that apply to the Project

Retention and peak flow calculations were modeled using HyroCAD software, using the SCS method and local rainfall data from the NOAA database.

VI.A. Drainage Management Areas

See attachment 3 and 3.1

VII. Stormwater Facility Maintenance

VII.A. Ownership and Responsibility for Maintenance in Perpetuity

Prior to the issuance of final Certificate of Occupancy, the owner will submit for review and approval to the City of Watsonville, a maintenance agreement that will include a statement accepting responsibility for operation and maintenance of facilities until that responsibility is formally transferred to another entity. This maintenance agreement will be filed with the City of Watsonville. See Maintenance Plan at the end of this document.

VIII. Certifications

The design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with Resolution 4-14, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE INCORPORATING STORMWATER POSTCONSTRUCTION STANDARDS TO THE CITY OF WATSONVILLE PUBLIC IMPROVEMENT STANDARDS. Water Quality Treatment requirements will be met on-site.

02-27-2020

Frank Campo, P.E. 61390 Date

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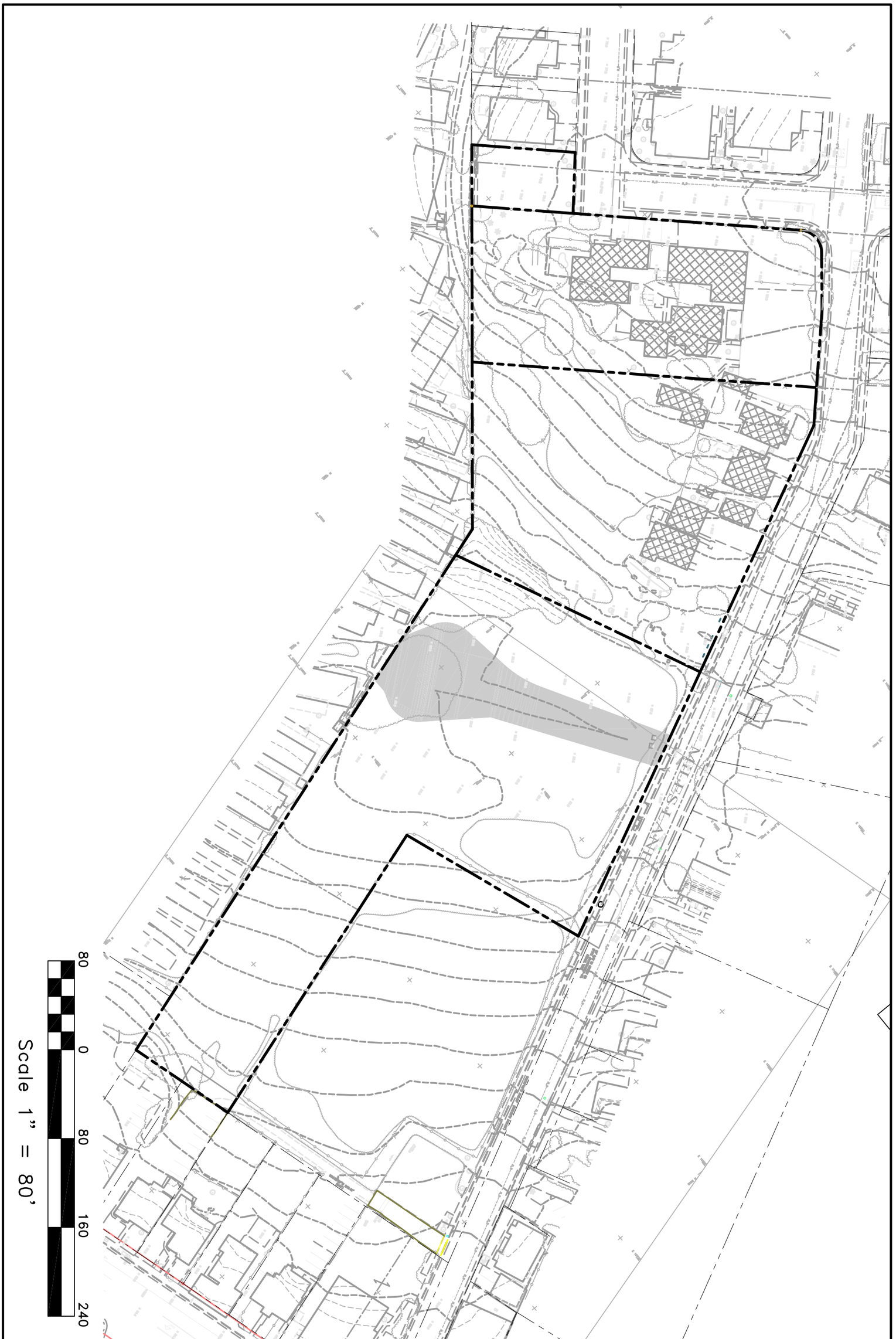
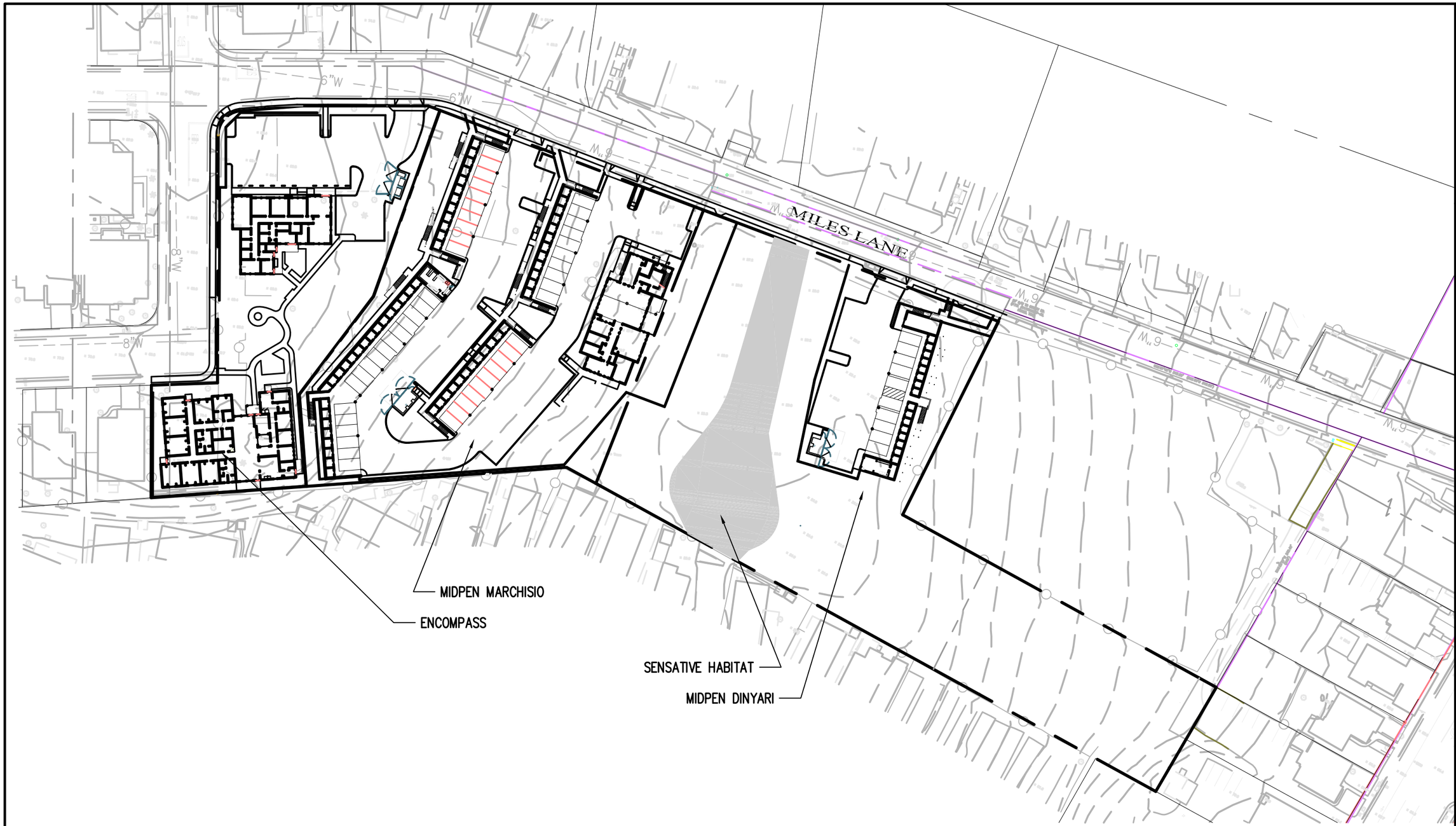


ATTATCHMENT 1

EXISTING CONDITIONS

C3 ENGINEERING INCORPORATED
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

SCALE:	AS NOTED
DATE:	06-11-19
DRAWN BY:	CADD
CHECKED BY:	FJC
PROJECT NO:	118186



SCALE:	AS NOTED
DATE:	02-27-20
DRAWN BY:	CADD
CHECKED BY:	fjc
PROJECT NO:	118186

C3 ENGINEERING INCORPORATED
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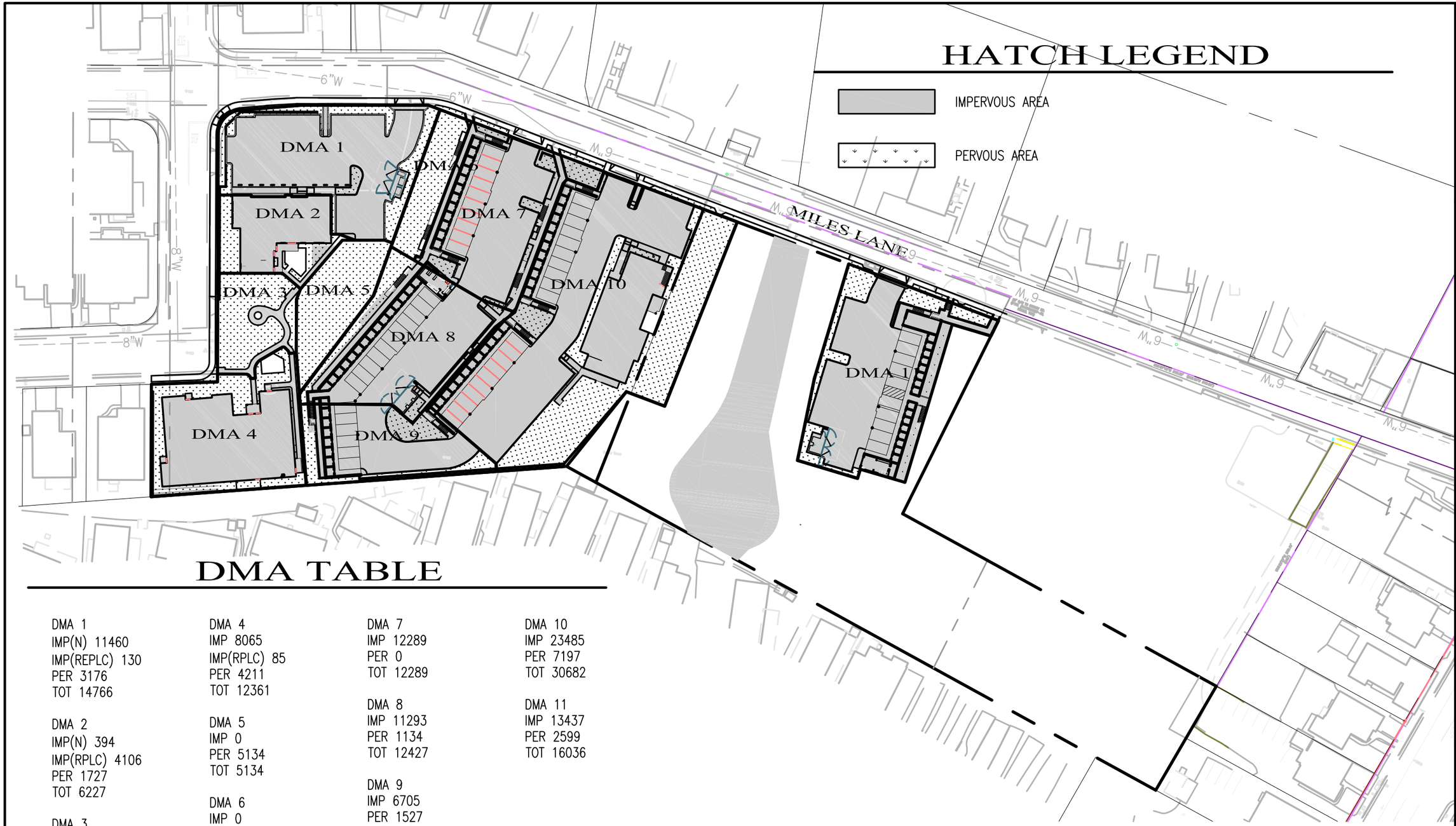
ATTACHMENT 2

PROPOSED CONDITIONS

HATCH LEGEND

IMPERVOUS AREA

PERVOUS AREA



DMA TABLE

DMA 1
IMP(N) 11460
IMP(REPLC) 130
PER 3176
TOT 14766

DMA 2
IMP(N) 394
IMP(RPLC) 4106
PER 1727
TOT 6227

DMA 3
IMP(N) 409
IMP(RPLC) 462
PER 4018
TOT 4889

DMA 4
IMP 8065
IMP(RPLC) 85
PER 4211
TOT 12361

DMA 5
IMP 0
PER 5134
TOT 5134

DMA 6
IMP 0
PER 3298
TOT 3298

DMA 7
IMP 12289
PER 0
TOT 12289

DMA 8
IMP 11293
PER 1134
TOT 12427

DMA 9
IMP 6705
PER 1527
TOT 8232

DMA 10
IMP 23485
PER 7197
TOT 30682

DMA 11
IMP 13437
PER 2599
TOT 16036

80 0 80 160 240

Scale 1" = 80'

SCALE:	AS NOTED
DATE:	02-27-20
DRAWN BY:	CADD
CHECKED BY:	fjc
PROJECT NO:	118186

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ATTACHMENT 3

DMA EXHIBIT

HATCH LEGEND

IMPERVOUS AREA

PERVOUS AREA

SCM A
SCM #1
SCM B
SCM #2
SCM C
SCM D
SCM J
SCM I
SCM #4
SCM K
SCM #5
SCM H
SCM L
SCM M
SCM G
SCM #3
SCM F

DMA 1
DMA 2
DMA 3
DMA 4
DMA 5
DMA 6
DMA 7
DMA 8
DMA 9
DMA 10
DMA 1

MILES LANE

6"W
8"W
8"W

SCM TABLE

SCM1 28 CHAMBERS (SC-740) 2,306CF CAPACITY	SCM5 40 CHAMBERS (SC-740) 3,250CF CAPACITY	SCM D REM TR1818 FILTERED CAPACITY 0.38CFS	SCM H REM TR1818 FILTERED CAPACITY 0.38CFS	SCM L REM TR1818 FILTERED CAPACITY 0.38CFS
SCM2 32 CHAMBERS (SC-740) 1,116CF CAPACITY	SCM A REM TR1818 FILTERED CAPACITY 0.38CFS	SCM E REM TR1818 FILTERED CAPACITY 0.38CFS	SCM I REM TR1818 FILTERED CAPACITY 0.38CFS	SCM M REM TR1818 FILTERED CAPACITY 0.38CFS
SCM3 24 CHAMBERS (MC-3500) 4,573CF CAPACITY	SCM B REM TR1818 FILTERED CAPACITY 0.38CFS	SCM F REM TR1818 FILTERED CAPACITY 0.38CFS	SCM J REM TR1818 FILTERED CAPACITY 0.38CFS	
SCM4 22 CHAMBERS (MC-3500) 4,210CF CAPACITY	SCM C REM TR1818 FILTERED CAPACITY 0.38CFS	SCM G REM TR1818 FILTERED CAPACITY 0.38CFS	SCM K REM TR1818 FILTERED CAPACITY 0.38CFS	

80 0 80 160 240

Scale 1" = 80'

SCALE:	AS NOTED
DATE:	02-27-20
DRAWN BY:	CADD
CHECKED BY:	fjc
PROJECT NO:	118186

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ATTACHMENT 3.1

SCM EXHIBIT

ATTACHMENT 4 - CALCULATIONS

PERFORMANCE REQUIREMENT NO. 2: WATER QUALITY TREATMENT

SCM1 – SIZE MEDIA FILTER FOR PEAK FLOW (QP) FROM 2 X 85TH PERCENTILE STORM (DMA 1 & 2)

2x85th percentile Qp = 0.19 cfs < 0.38 cfs

REM TRITON (TR 1818 STD, FOG & BFTG FILTERED)

FILTERED CAPACITY = 0.38CFS, BYPASS CAPACITY = 5.14CFS

SCM2 – SIZE MEDIA FILTER FOR PEAK FLOW (QP) FROM 2 X 85TH PERCENTILE STORM(DMA 3 & 4)

2x85th percentile Qp = 0.11 cfs < 0.38 cfs

REM TRITON (TR 1818 STD, FOG & BFTG FILTERED)

FILTERED CAPACITY = 0.38CFS, BYPASS CAPACITY = 5.14CFS

SCM3 – SIZE MEDIA FILTER FOR PEAK FLOW (QP) FROM 2 X 85TH PERCENTILE STORM(DMA 6 & 7)

2x85th percentile Qp = 0.18 cfs < 0.38 cfs

REM TRITON (TR 1818 STD, FOG & BFTG FILTERED)

FILTERED CAPACITY = 0.38CFS, BYPASS CAPACITY = 5.14CFS

SCM4 – SIZE MEDIA FILTER FOR PEAK FLOW (QP) FROM 2 X 85TH PERCENTILE STORM(DMA 8)

2x85th percentile Qp = 0.14 cfs < 0.38 cfs

REM TRITON (TR 1818 STD, FOG & BFTG FILTERED)

FILTERED CAPACITY = 0.38CFS, BYPASS CAPACITY = 5.14CFS

SCM5 – SIZE MEDIA FILTER FOR PEAK FLOW (QP) FROM 2 X 85TH PERCENTILE STORM(DMA 9)

2x85th percentile Qp = 0.31 cfs < 0.38 cfs

REM TRITON (TR 1818 STD, FOG & BFTG FILTERED)

FILTERED CAPACITY = 0.38CFS, BYPASS CAPACITY = 5.14CFS

SCM6 – SIZE MEDIA FILTER FOR PEAK FLOW (QP) FROM 2 X 85TH PERCENTILE STORM(DMA 10)

2x85th percentile Qp = 0.31 cfs < 0.38 cfs

REM TRITON (TR 1818 STD, FOG & BFTG FILTERED)

FILTERED CAPACITY = 0.38CFS, BYPASS CAPACITY = 5.14CFS

SCM7 – SIZE MEDIA FILTER FOR PEAK FLOW (QP) FROM 2 X 85TH PERCENTILE STORM (DMA 11)

2x85th percentile Qp = 0.31 cfs < 0.38 cfs

REM TRITON (TR 1818 STD, FOG & BFTG FILTERED)

FILTERED CAPACITY = 0.38CFS, BYPASS CAPACITY = 5.14CFS

PERFORMANCE REQUIREMENT NO. 3: RUNOFF RETENTION

RETENTION VOLUME REQUIRED

A. BASED ON WMZ, DESIGN STORM = 95TH PERCENTILE
B. I=1.3"/HR
C. RUNOFF COEFFICIENT C

$$C = 0.858i^3 - 0.78i^2 + 0.774i + 0.04 = 0.9$$

D. RETENTION VOLUME

$$Retention\,Volume = C \times Rainfall\,Depth_{95th} \times Adjusted\,Area$$

DMA	Drains To	Area (SF)	"C"	Retention Volume Req'd	Retention Volume Provided
1 & 2	SCM 1	13972	0.53	808	2306
3 & 4	SCM 2	8748	0.35	331	1116
5,6,7,8,9	SCM 3	32635	0.59	2077	4573
10	SCM 4	23485	0.56	1425	4210
11	SCM 5	22904	0.72	1782	3250

DMA 1+2	Area			20993
			Pervious	4932
			Impervious	16090
	i=		0.739502	
		C=	0.53	
		95th Depth =	1.3	in
		Retention Volume, V =	808	

DMA 3+4	Area			16976.5
			Pervious	8229
			Impervious	8747.5
	i=		0.515271	
		C=	0.35	
		95th Depth =	1.3	in
		Retention Volume, V =	331	

DMA 5, 6,7,8 &9				
	Area			43380
			Pervious	11089
			Impervious	32291
	i=		0.78983	
		C=	0.59	
		95th Depth =	1.3	in
		Retention Volume, V =	2077	

DMA 10	Area			30682
			Pervious	7197
			Impervious	23485
	i=		0.765433	
		C=	0.56	
		95th Depth =	1.3	in
		Retention Volume, V =	1425	

DMA 11	Area			16036
			Pervious	2599
			Impervious	22904
	i=		0.891553	
		C=	0.72	
		95th Depth =	1.3	in
		Retention Volume, V =	1782	

PERFORMANCE REQUIREMENT NO. 4: PEAK FLOW MANAGEMENT

POST-DEVELOPMENT PEAK FLOWS, DISCHARGED FROM THE SITE, SHALL NOT EXCEED PRE-PROJECT PEAK FLOWS FOR THE 2- THROUGH 10-YEAR STORM EVENTS

Encompass Site

	95th		2 Year		5 Year		10 Year	
	Pre-Con	Post-Con	Pre-Con	Post-Con	Pre-Con	Post-Con	Pre-Con	Post-Con
Peak Flow	0.15cfs	0.0cfs	0.58 cfs	0.05 cfs	0.84cfs	0.18cfs	1.06cfs	0.87cfs

Runoff Volume	1396 cf	0cf	5113 cf	1011cf	7458 cf	1901 cf	9448 cf	4680 cf

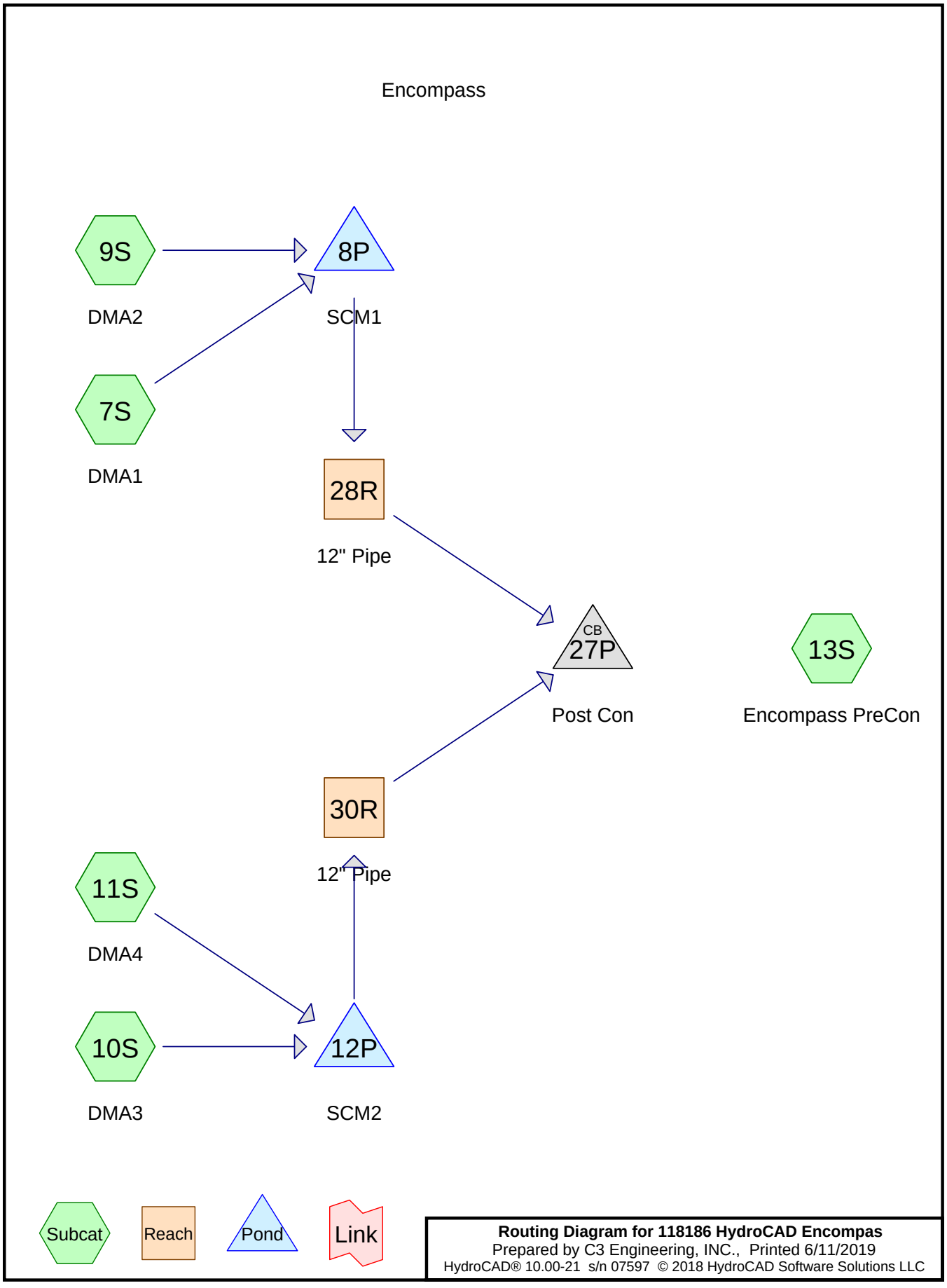
MidPen Marchisio

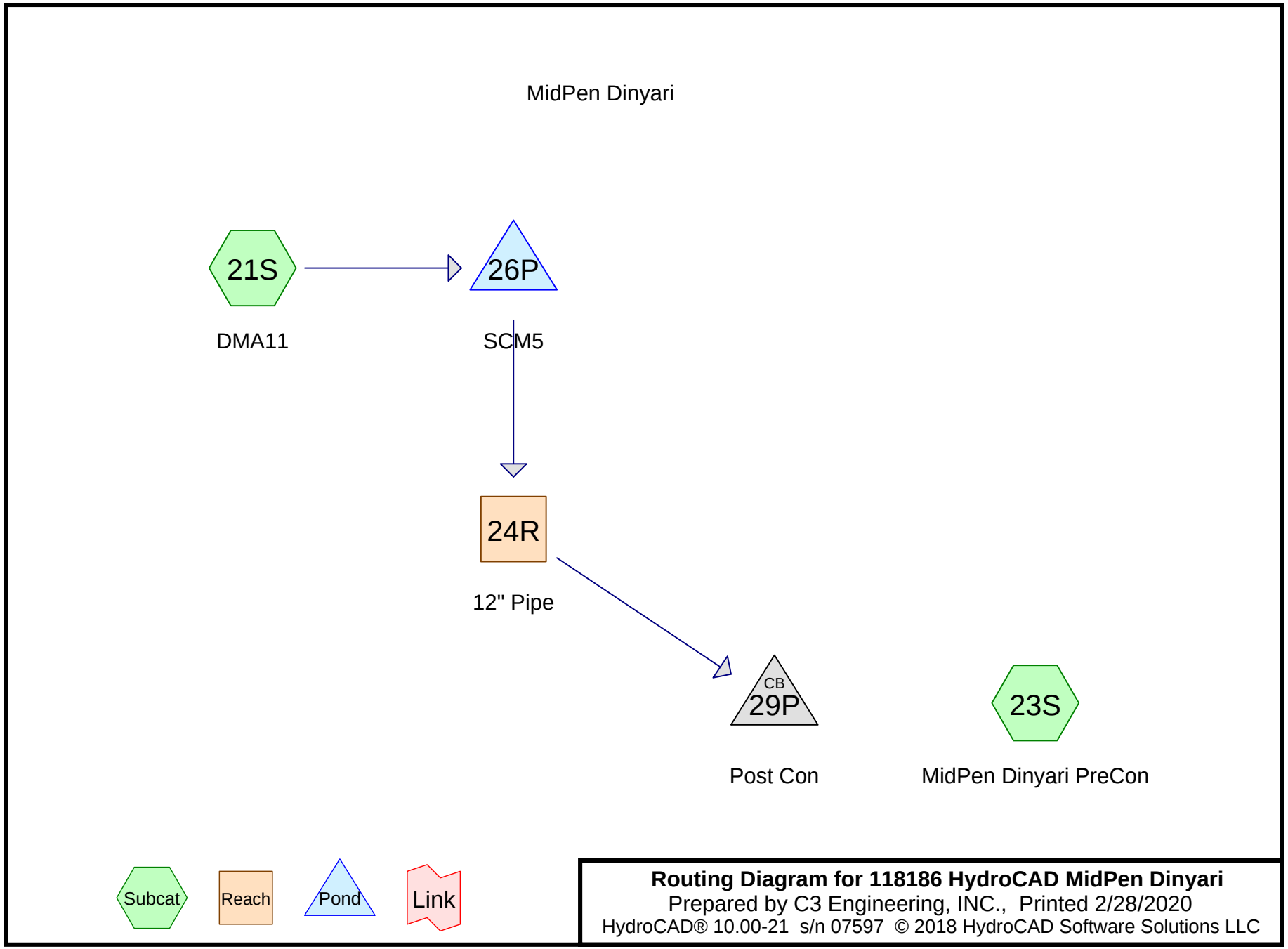
	95th		2 Year		5 Year		10 Year	
	Pre-Con	Post-Con	Pre-Con	Post-Con	Pre-Con	Post-Con	Pre-Con	Post-Con
Peak Flow	0.015cfs	0.0cfs	0.42 cfs	0.09 cfs	0.75cfs	0.71cfs	1.05cfs	0.79cfs
Runoff Volume	496 cf	0cf	4106 cf	2451cf	6933 cf	8769 cf	9508 cf	4068 cf

MidPen Dinyari

	95th		2 Year		5 Year		10 Year	
	Pre-Con	Post-Con	Pre-Con	Post-Con	Pre-Con	Post-Con	Pre-Con	Post-Con
Peak Flow	0.015cfs	0.0cfs	0.45 cfs	0.39 cfs	0.92cfs	0.53cfs	1.36cfs	1.35cfs
Runoff Volume	161 cf	0cf	4106 cf	2503cf	4559 cf	4829 cf	6497 cf	6905 cf

SEE ATTACHED HYDROGRAPHS AND SUMMARIES


Encompass
9S
DMA2
8P
SCM1
7S
DMA1
28R
12" Pipe
CB
27P
Post Con
13S
Encompass PreCon
30R
12" Pipe
11S
DMA4
10S
DMA3
12P
SCM2
Subcat
Reach
Pond
Link
Routing Diagram for 118186 HydroCAD Encompas
Prepared by C3 Engineering, INC., Printed 6/11/2019
HydroCAD® 10.00-21 s/n 07597 © 2018 HydroCAD Software Solutions LLC



Routing Diagram for 118186 HydroCAD MidPen Dinyari
Prepared by C3 Engineering, INC., Printed 2/28/2020
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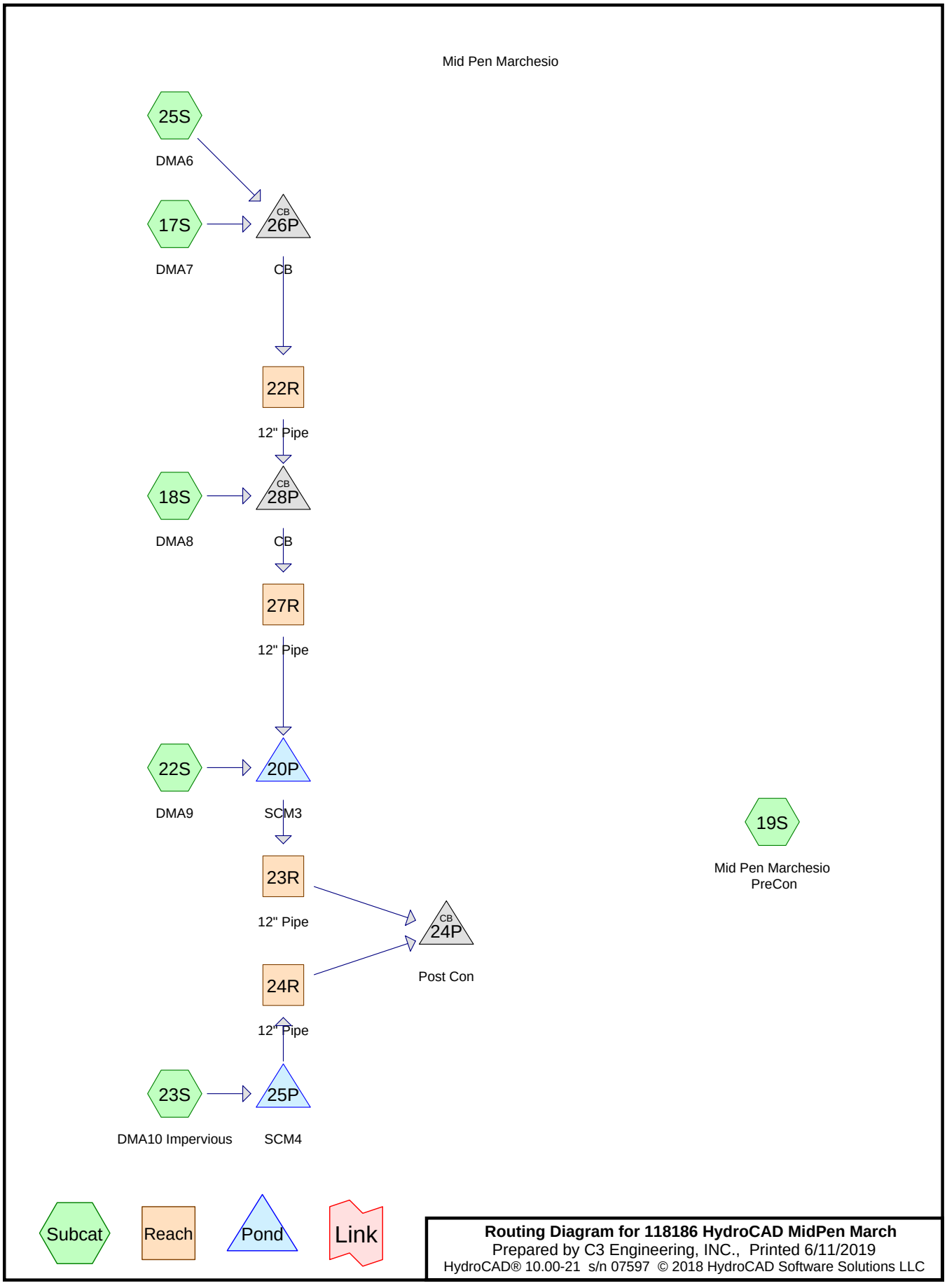
Mid Pen Marchesio
25S
DMA6
17S
DMA7
CB
26P
CB
22R
12" Pipe
18S
DMA8
CB
28P
CB
27R
12" Pipe
22S
DMA9
20P
SCM3
23R
12" Pipe
CB
24P
Post Con
24R
12" Pipe
23S
DMA10 Impervious
25P
SCM4
19S
Mid Pen Marchesio
PreCon
Subcat
Reach
Pond
Link
Routing Diagram for 118186 HydroCAD MidPen March
Prepared by C3 Engineering, INC., Printed 6/11/2019
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Summary for Subcatchment 13S: Encompass PreCon

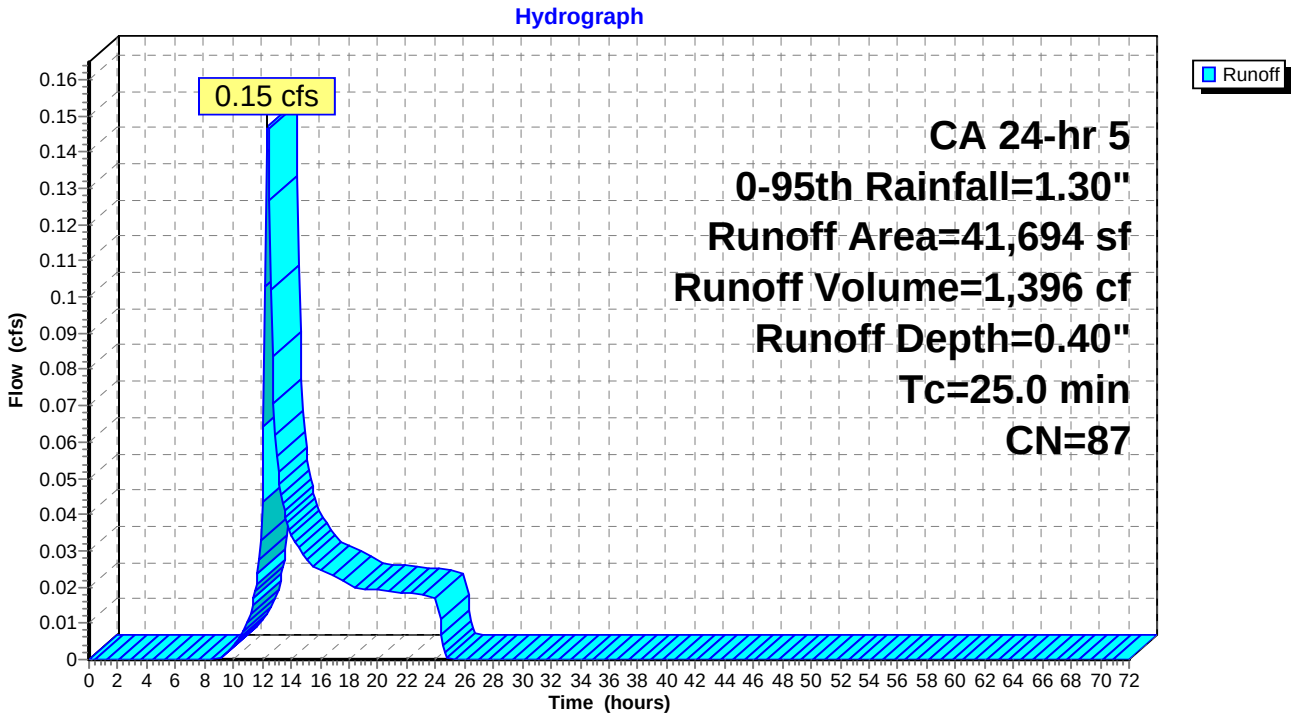
Runoff = 0.15 cfs @ 12.37 hrs, Volume= 1,396 cf, Depth= 0.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
CA 24-hr 5 0-95th Rainfall=1.30"

	Area (sf)	CN	Description
*	26,536	98	Impervious
*	15,158	69	Pervious
	41,694	87	Weighted Average
	15,158		36.36% Pervious Area
	26,536		63.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.0					**Direct Entry,**

Subcatchment 13S: Encompass PreCon



Summary for Pond 27P: Post Con

[57] Hint: Peaked at 71.40' (Flood elevation advised)

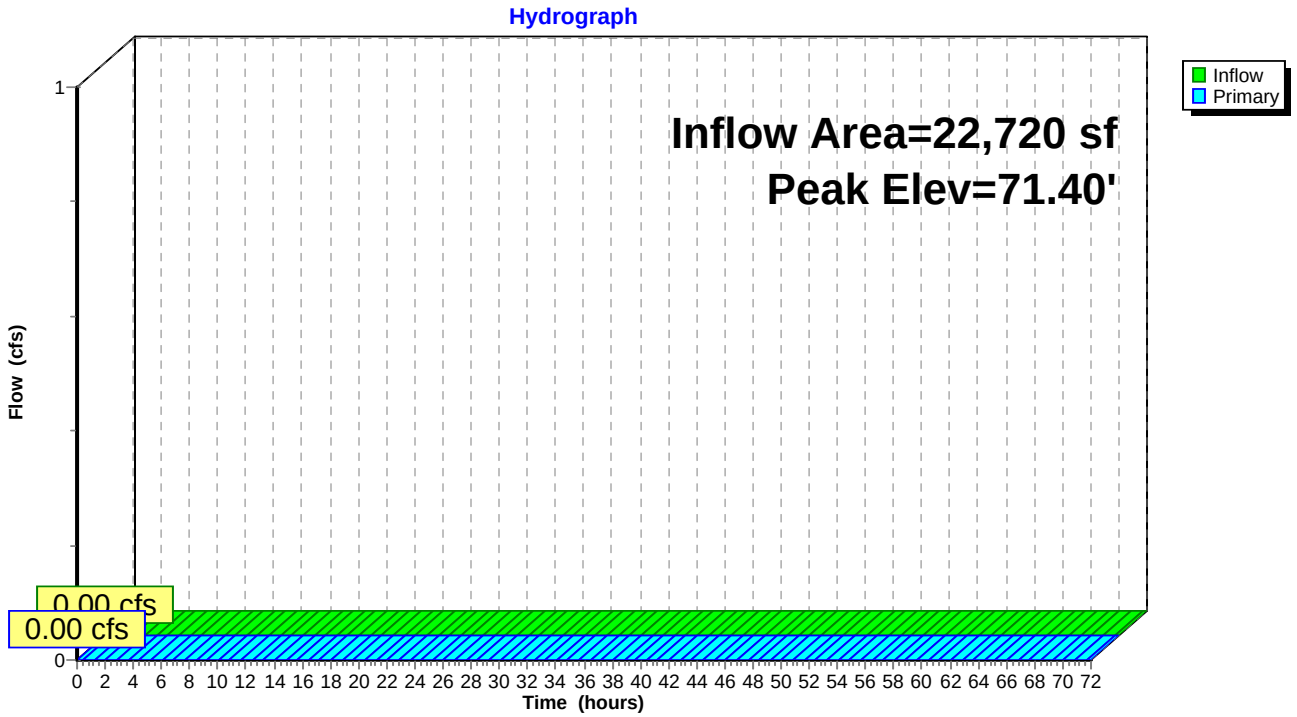
Inflow Area = 22,720 sf,100.00% Impervious, Inflow Depth = 0.00" for 0-95th event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Peak Elev= 71.40' @ 0.00 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	71.40'	**12.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=71.40' (Free Discharge)
└**1=Orifice/Grate** (Controls 0.00 cfs)

Pond 27P: Post Con



Summary for Subcatchment 13S: Encompass PreCon

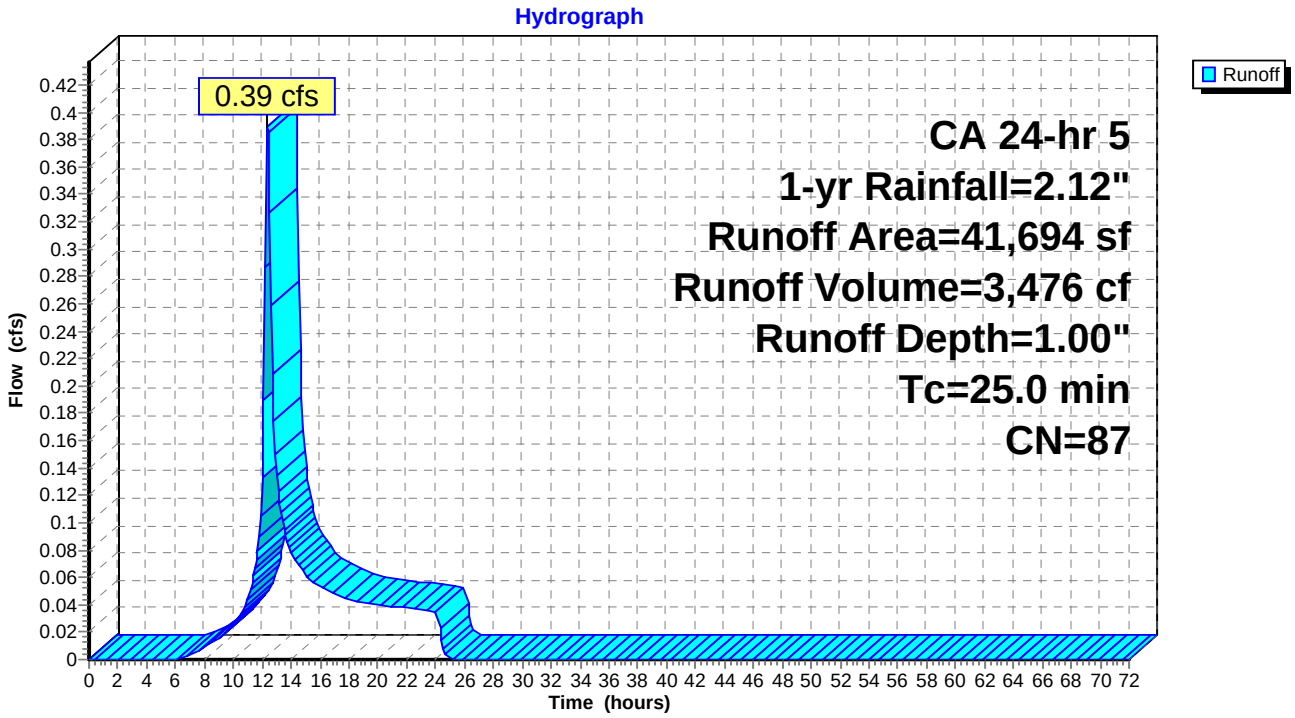
Runoff = 0.39 cfs @ 12.36 hrs, Volume= 3,476 cf, Depth= 1.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
CA 24-hr 5 1-yr Rainfall=2.12"

	Area (sf)	CN	Description
*	26,536	98	Impervious
*	15,158	69	Pervious
	41,694	87	Weighted Average
	15,158		36.36% Pervious Area
	26,536		63.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.0					**Direct Entry,**

Subcatchment 13S: Encompass PreCon



Summary for Pond 27P: Post Con

[57] Hint: Peaked at 71.40' (Flood elevation advised)

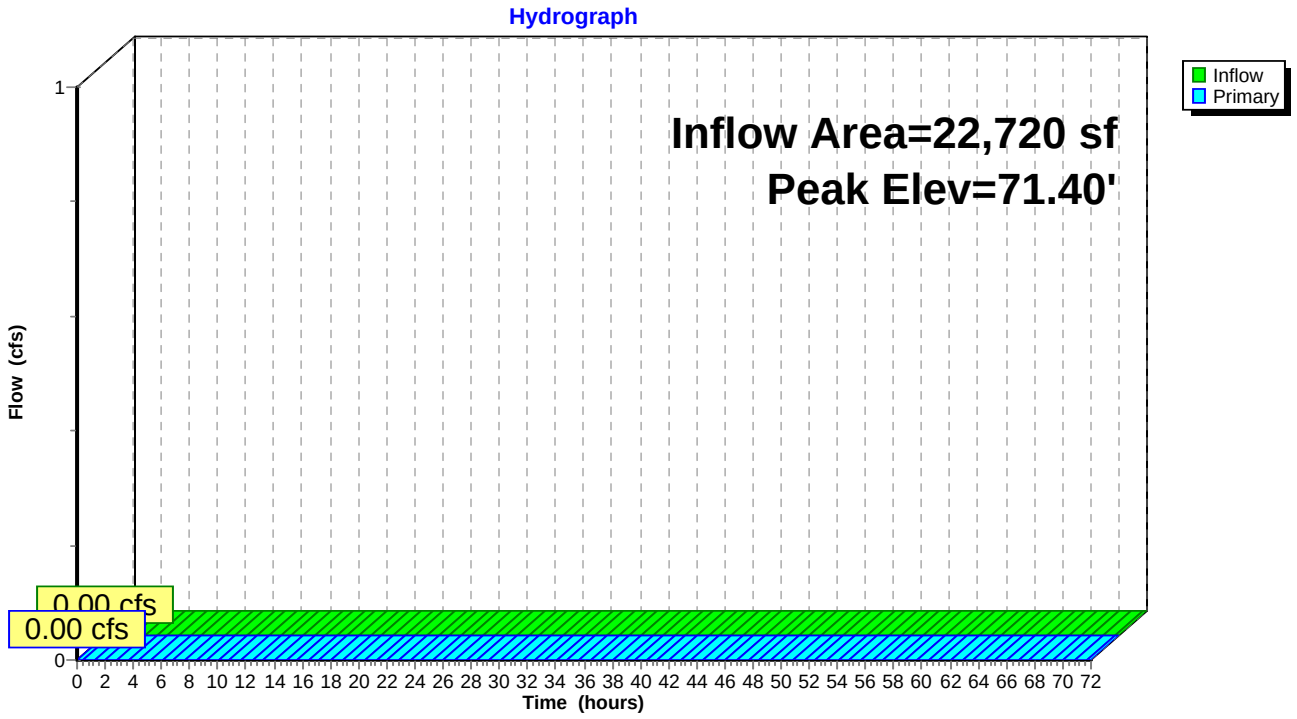
Inflow Area = 22,720 sf,100.00% Impervious, Inflow Depth = 0.00" for 1-yr event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Peak Elev= 71.40' @ 0.00 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	71.40'	**12.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=71.40' (Free Discharge)
└**1=Orifice/Grate** (Controls 0.00 cfs)

Pond 27P: Post Con



Summary for Subcatchment 13S: Encompass PreCon

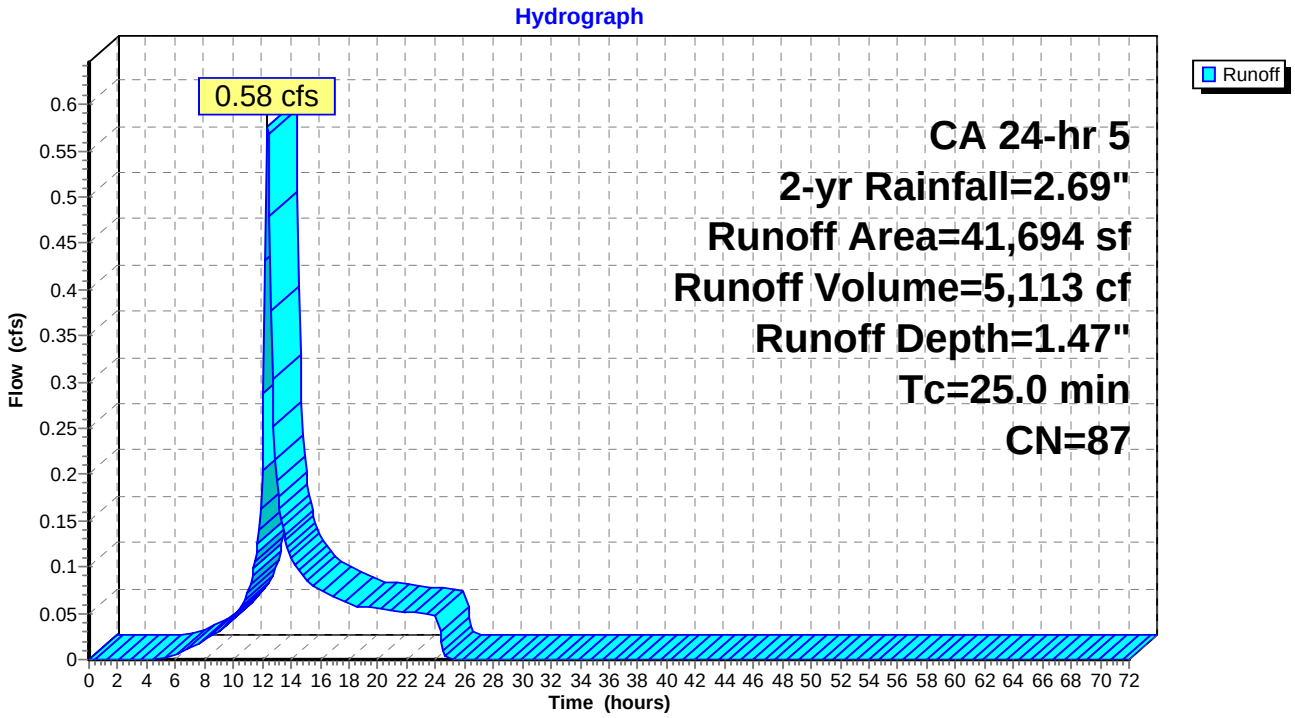
Runoff = 0.58 cfs @ 12.36 hrs, Volume= 5,113 cf, Depth= 1.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
CA 24-hr 5 2-yr Rainfall=2.69"

	Area (sf)	CN	Description
*	26,536	98	Impervious
*	15,158	69	Pervious
	41,694	87	Weighted Average
	15,158		36.36% Pervious Area
	26,536		63.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.0					**Direct Entry,**

Subcatchment 13S: Encompass PreCon



Summary for Pond 27P: Post Con

[57] Hint: Peaked at 71.50' (Flood elevation advised)

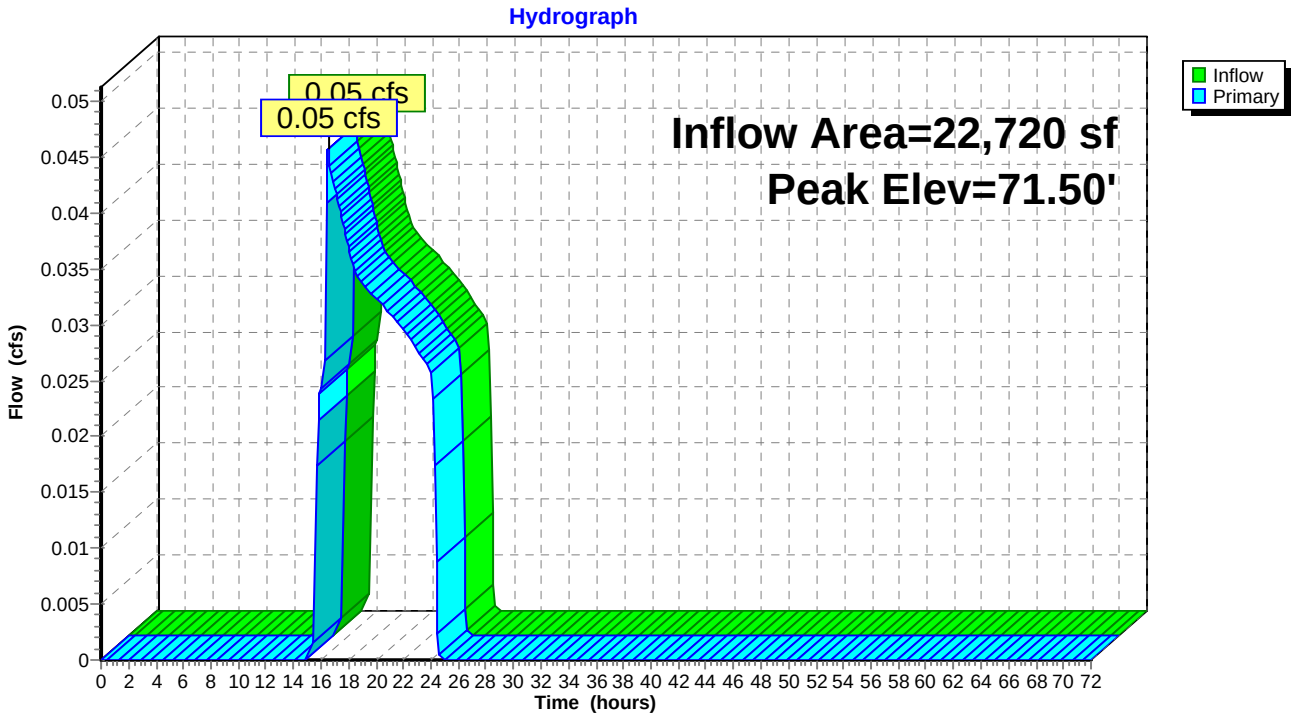
Inflow Area = 22,720 sf,100.00% Impervious, Inflow Depth = 0.53" for 2-yr event
Inflow = 0.05 cfs @ 16.53 hrs, Volume= 1,006 cf
Outflow = 0.05 cfs @ 16.53 hrs, Volume= 1,006 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.05 cfs @ 16.53 hrs, Volume= 1,006 cf

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Peak Elev= 71.50' @ 16.53 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	71.40'	**12.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.05 cfs @ 16.53 hrs HW=71.50' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.05 cfs @ 1.08 fps)

Pond 27P: Post Con



Summary for Subcatchment 13S: Encompass PreCon

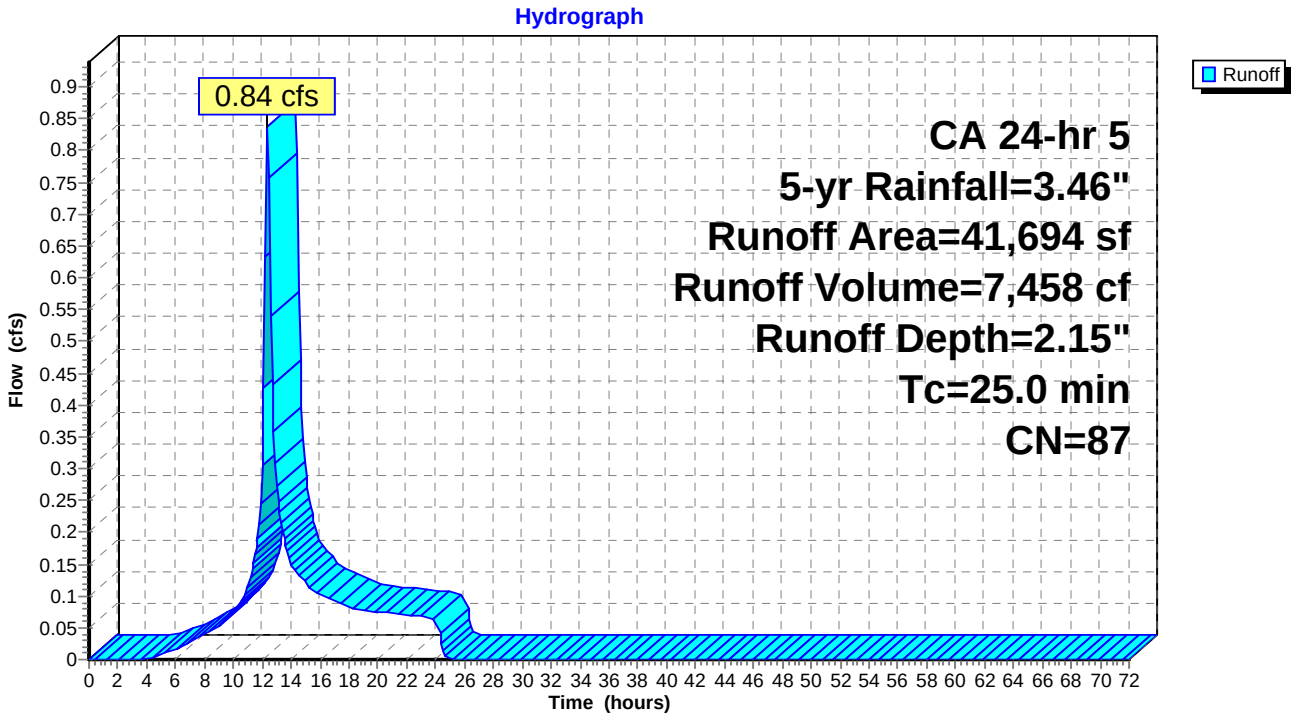
Runoff = 0.84 cfs @ 12.35 hrs, Volume= 7,458 cf, Depth= 2.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
CA 24-hr 5 5-yr Rainfall=3.46"

	Area (sf)	CN	Description
*	26,536	98	Impervious
*	15,158	69	Pervious
	41,694	87	Weighted Average
	15,158		36.36% Pervious Area
	26,536		63.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.0					**Direct Entry,**

Subcatchment 13S: Encompass PreCon



Summary for Pond 27P: Post Con

[57] Hint: Peaked at 71.61' (Flood elevation advised)
[62] Hint: Exceeded Reach 28R OUTLET depth by 0.01' @ 12.90 hrs
[62] Hint: Exceeded Reach 30R OUTLET depth by 0.05' @ 12.70 hrs

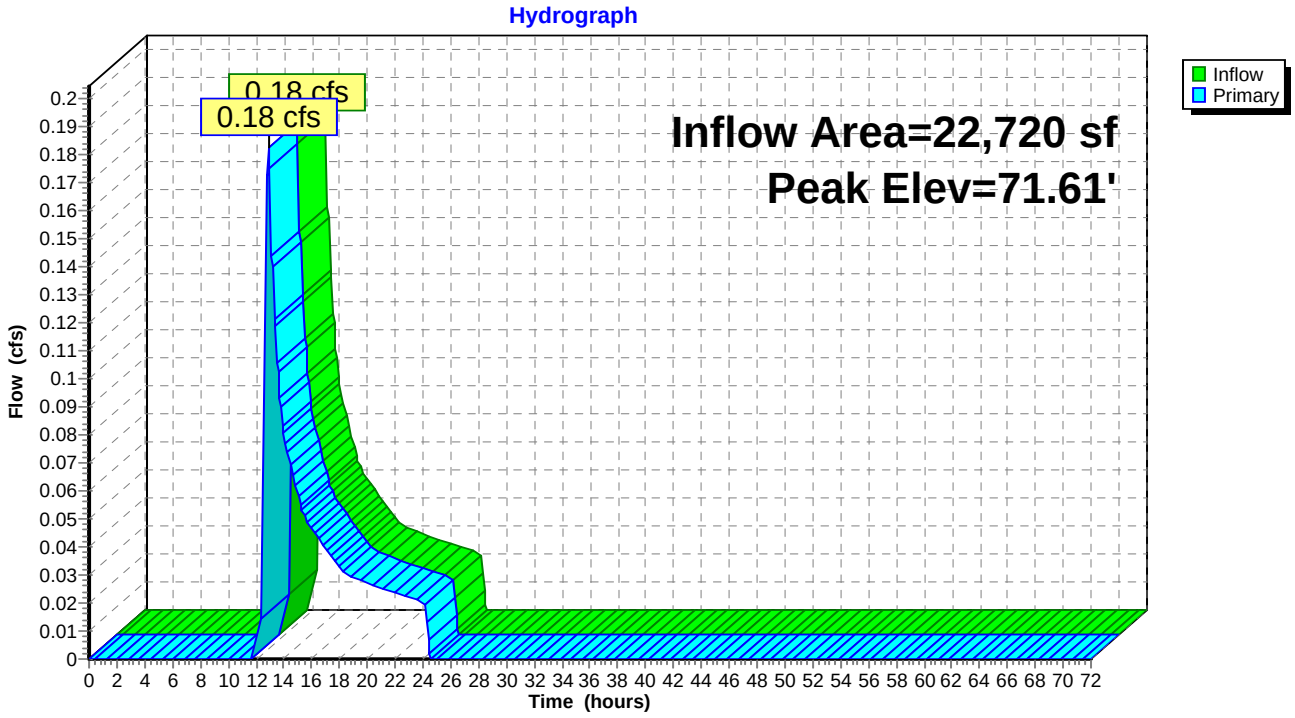
Inflow Area = 22,720 sf,100.00% Impervious, Inflow Depth = 1.00" for 5-yr event
Inflow = 0.18 cfs @ 12.91 hrs, Volume= 1,895 cf
Outflow = 0.18 cfs @ 12.91 hrs, Volume= 1,895 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.18 cfs @ 12.91 hrs, Volume= 1,895 cf

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Peak Elev= 71.61' @ 12.91 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	71.40'	**12.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.18 cfs @ 12.91 hrs HW=71.61' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.18 cfs @ 1.55 fps)

Pond 27P: Post Con



Summary for Subcatchment 13S: Encompass PreCon

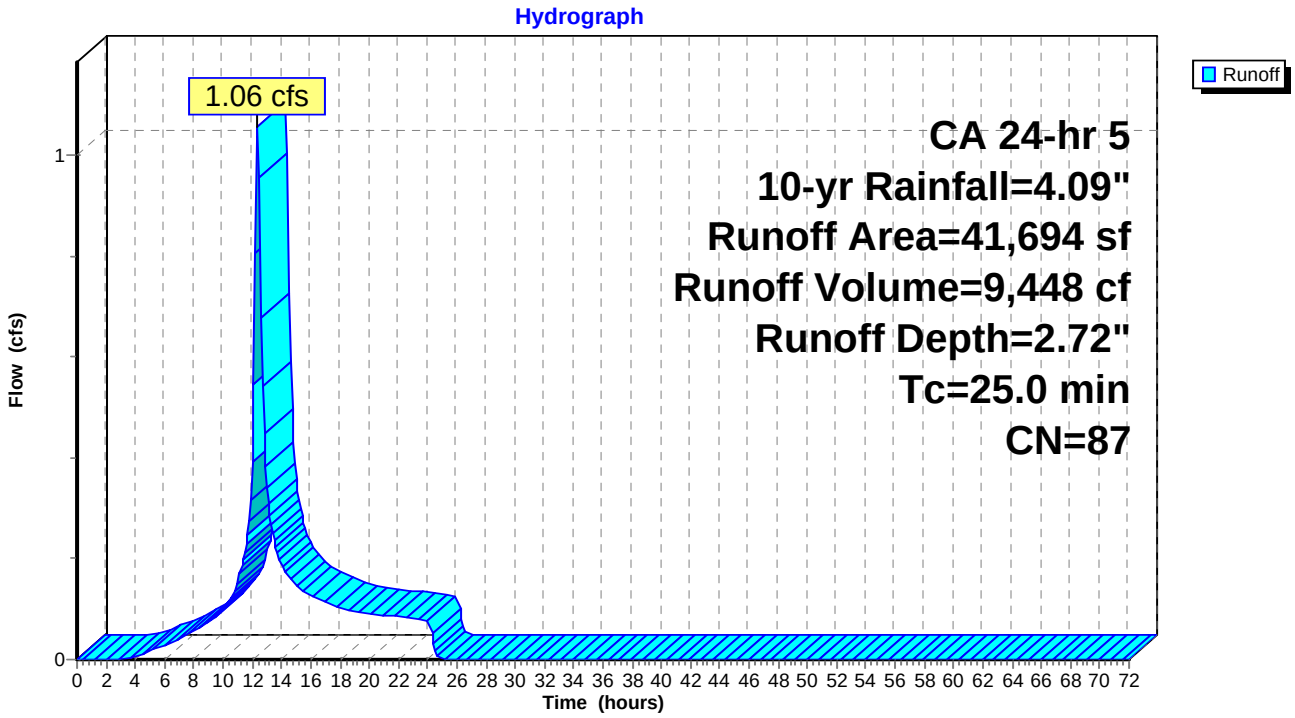
Runoff = 1.06 cfs @ 12.35 hrs, Volume= 9,448 cf, Depth= 2.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
CA 24-hr 5 10-yr Rainfall=4.09"

	Area (sf)	CN	Description
*	26,536	98	Impervious
*	15,158	69	Pervious
	41,694	87	Weighted Average
	15,158		36.36% Pervious Area
	26,536		63.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.0					**Direct Entry,**

Subcatchment 13S: Encompass PreCon



Summary for Pond 27P: Post Con

[57] Hint: Peaked at 71.88' (Flood elevation advised)
[62] Hint: Exceeded Reach 28R OUTLET depth by 0.20' @ 12.50 hrs
[62] Hint: Exceeded Reach 30R OUTLET depth by 0.17' @ 12.50 hrs

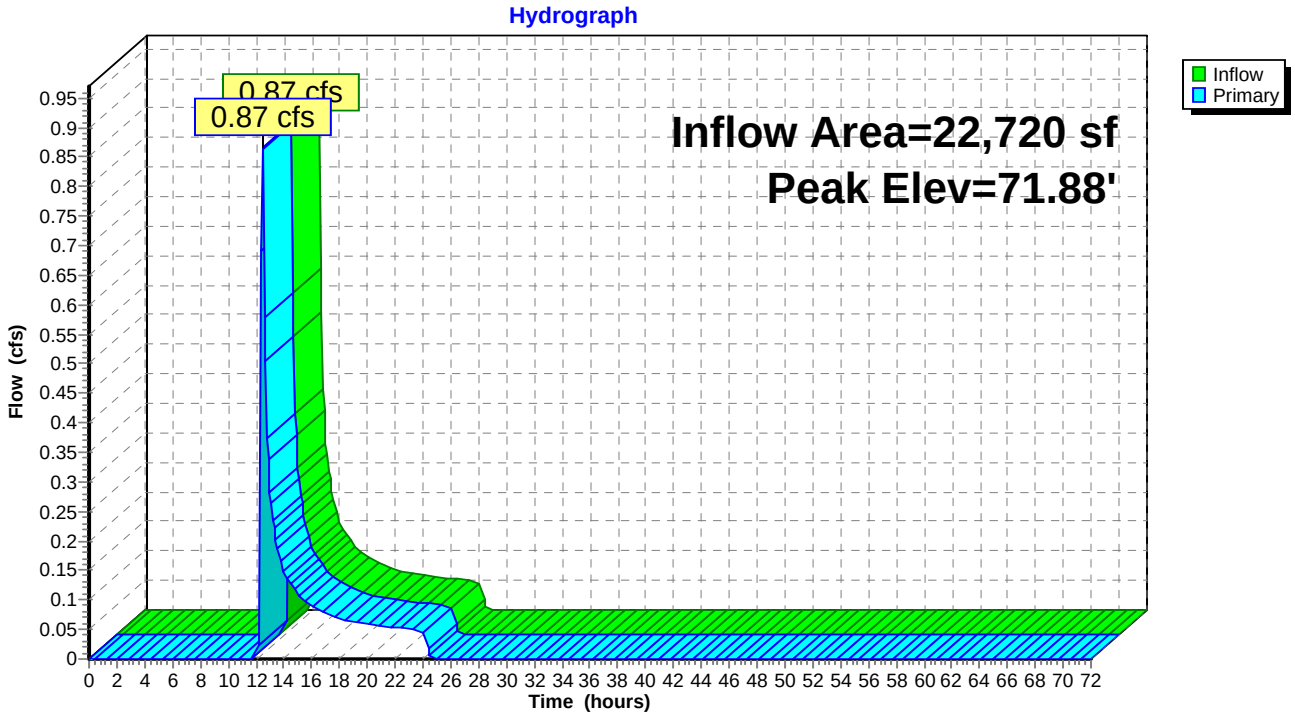
Inflow Area = 22,720 sf,100.00% Impervious, Inflow Depth = 2.47" for 10-yr event
Inflow = 0.87 cfs @ 12.49 hrs, Volume= 4,670 cf
Outflow = 0.87 cfs @ 12.49 hrs, Volume= 4,670 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.87 cfs @ 12.49 hrs, Volume= 4,670 cf

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Peak Elev= 71.88' @ 12.49 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	71.40'	**12.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.84 cfs @ 12.49 hrs HW=71.87' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.84 cfs @ 2.33 fps)

Pond 27P: Post Con



Summary for Subcatchment 13S: Encompass PreCon

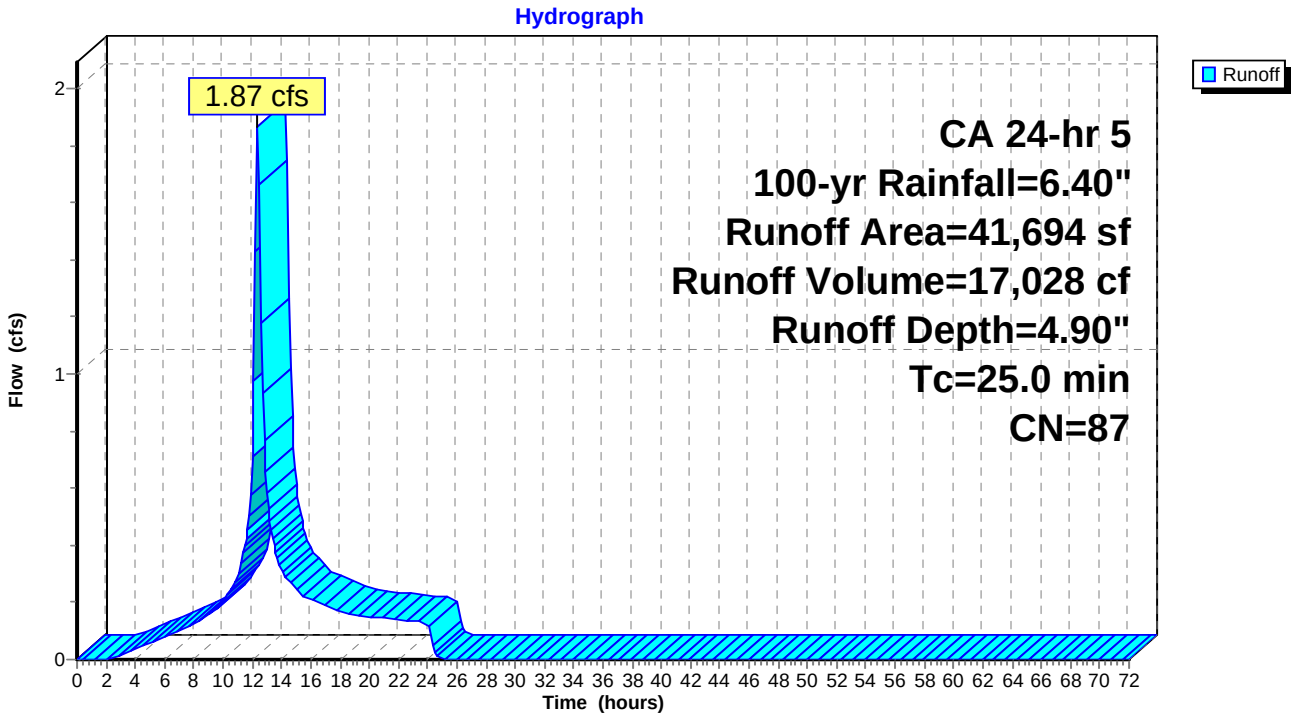
Runoff = 1.87 cfs @ 12.35 hrs, Volume= 17,028 cf, Depth= 4.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
CA 24-hr 5 100-yr Rainfall=6.40"

	Area (sf)	CN	Description
*	26,536	98	Impervious
*	15,158	69	Pervious
	41,694	87	Weighted Average
	15,158		36.36% Pervious Area
	26,536		63.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.0					**Direct Entry,**

Subcatchment 13S: Encompass PreCon



Summary for Pond 27P: Post Con

[57] Hint: Peaked at 71.97' (Flood elevation advised)
[62] Hint: Exceeded Reach 28R OUTLET depth by 0.21' @ 12.40 hrs
[62] Hint: Exceeded Reach 30R OUTLET depth by 0.28' @ 12.30 hrs

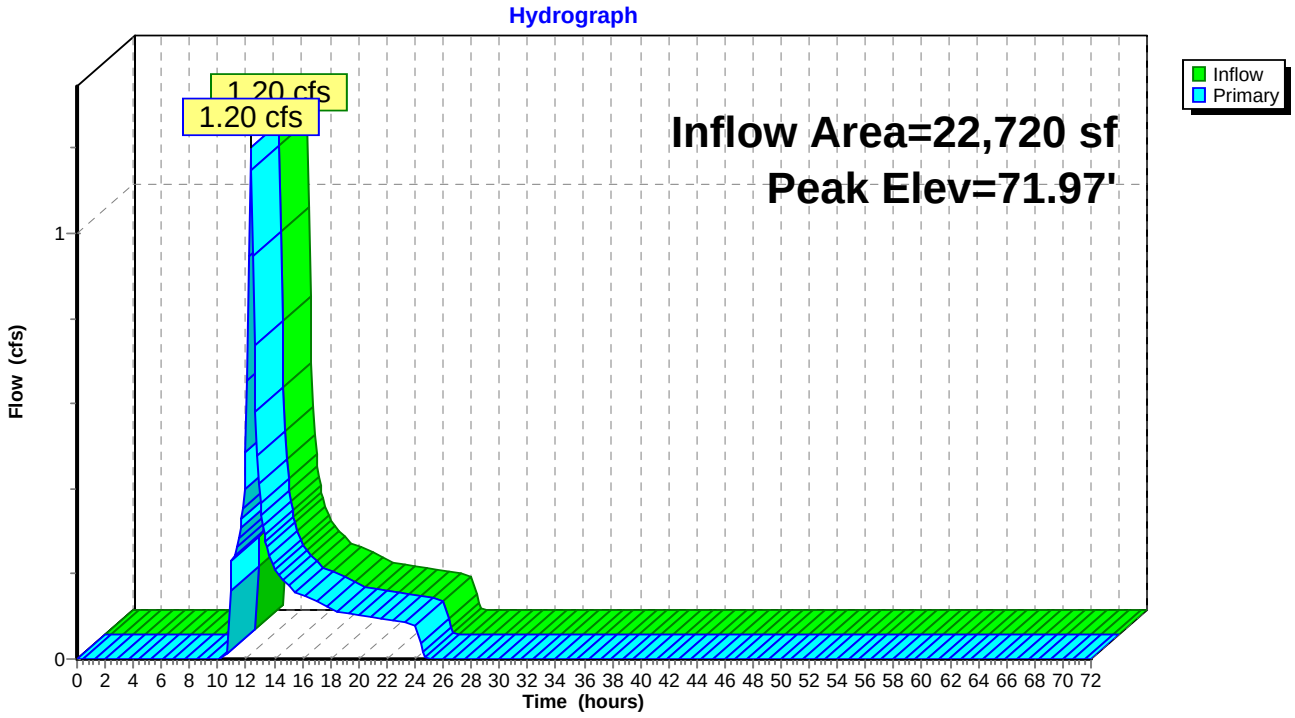
Inflow Area = 22,720 sf,100.00% Impervious, Inflow Depth = 4.94" for 100-yr event
Inflow = 1.20 cfs @ 12.34 hrs, Volume= 9,360 cf
Outflow = 1.20 cfs @ 12.34 hrs, Volume= 9,360 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.20 cfs @ 12.34 hrs, Volume= 9,360 cf

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs
Peak Elev= 71.97' @ 12.34 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	71.40'	**12.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.17 cfs @ 12.34 hrs HW=71.96' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 1.17 cfs @ 2.56 fps)

Pond 27P: Post Con



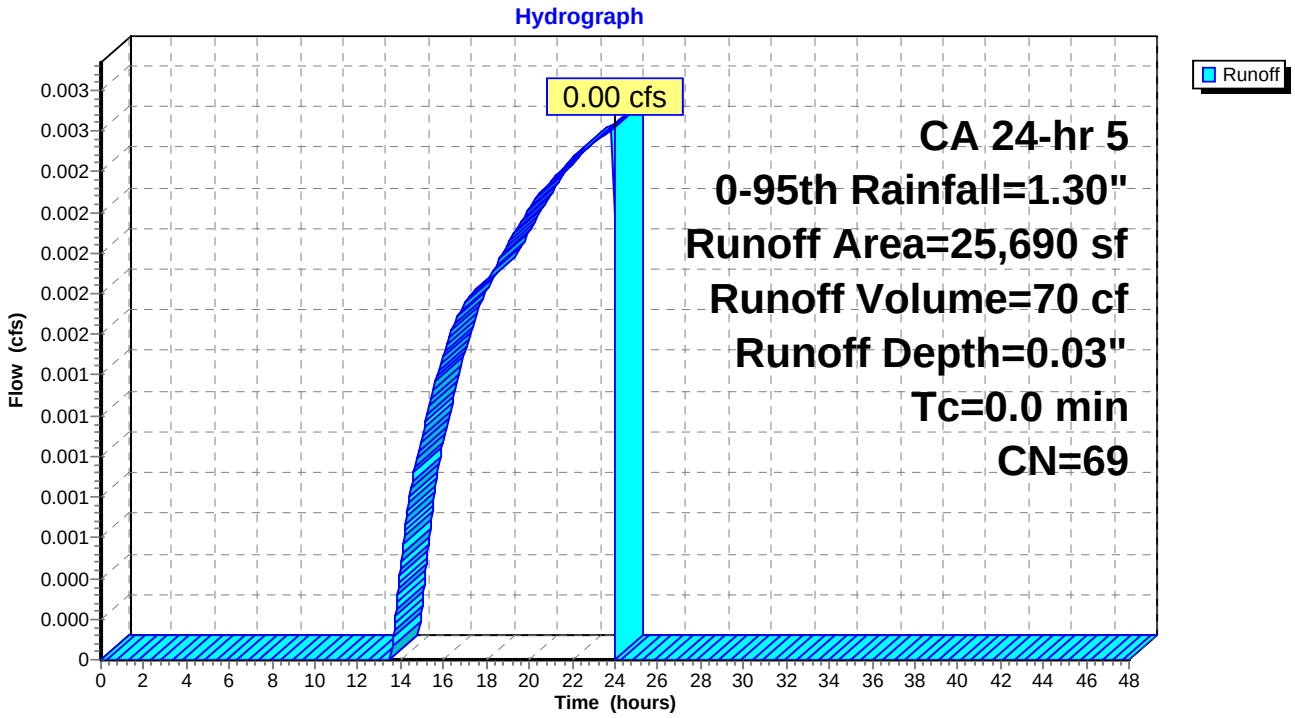
Summary for Subcatchment 23S: MidPen Dinyari PreCon

Runoff = 0.00 cfs @ 23.97 hrs, Volume= 70 cf, Depth= 0.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
CA 24-hr 5 0-95th Rainfall=1.30"

	Area (sf)	CN	Description
*	25,690	69	Impervious
	25,690		100.00% Pervious Area

Subcatchment 23S: MidPen Dinyari PreCon



Summary for Pond 29P: Post Con

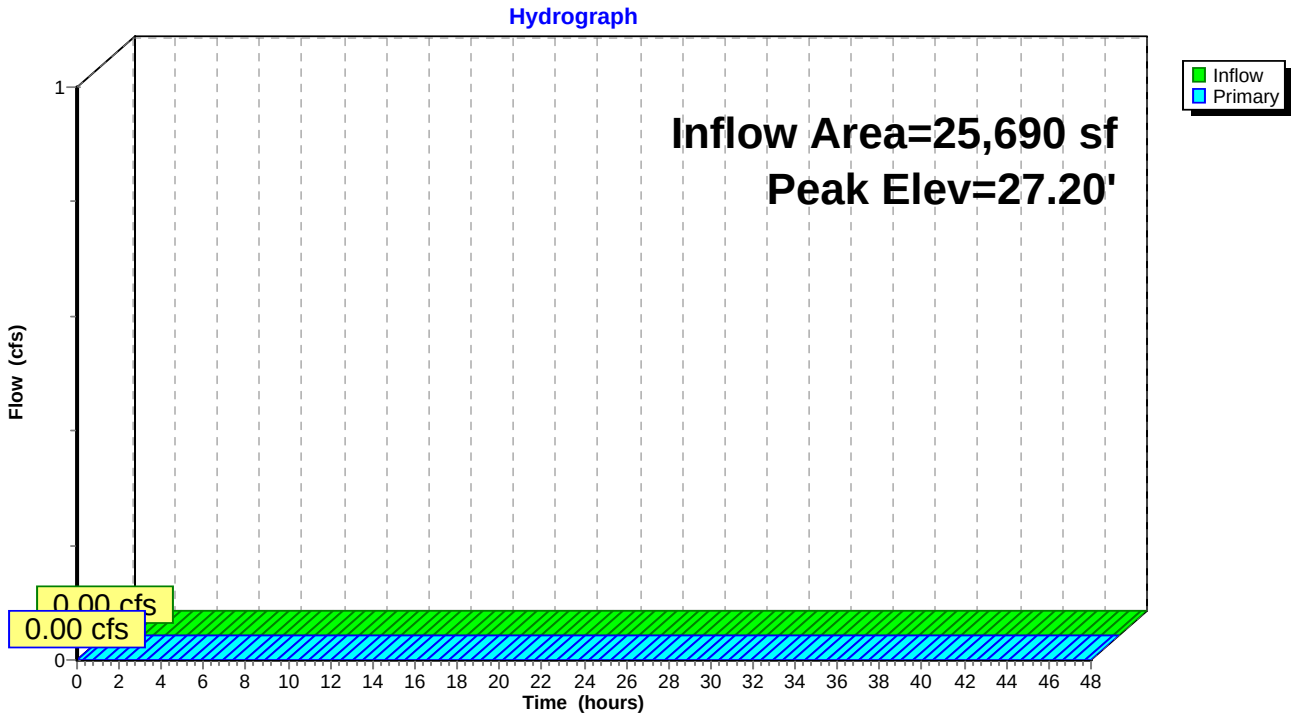
Inflow Area = 25,690 sf,100.00% Impervious, Inflow Depth = 0.00" for 0-95th event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Peak Elev= 27.20' @ 0.00 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	27.20'	**12.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=27.20' (Free Discharge)
1=Orifice/Grate (Controls 0.00 cfs)

Pond 29P: Post Con



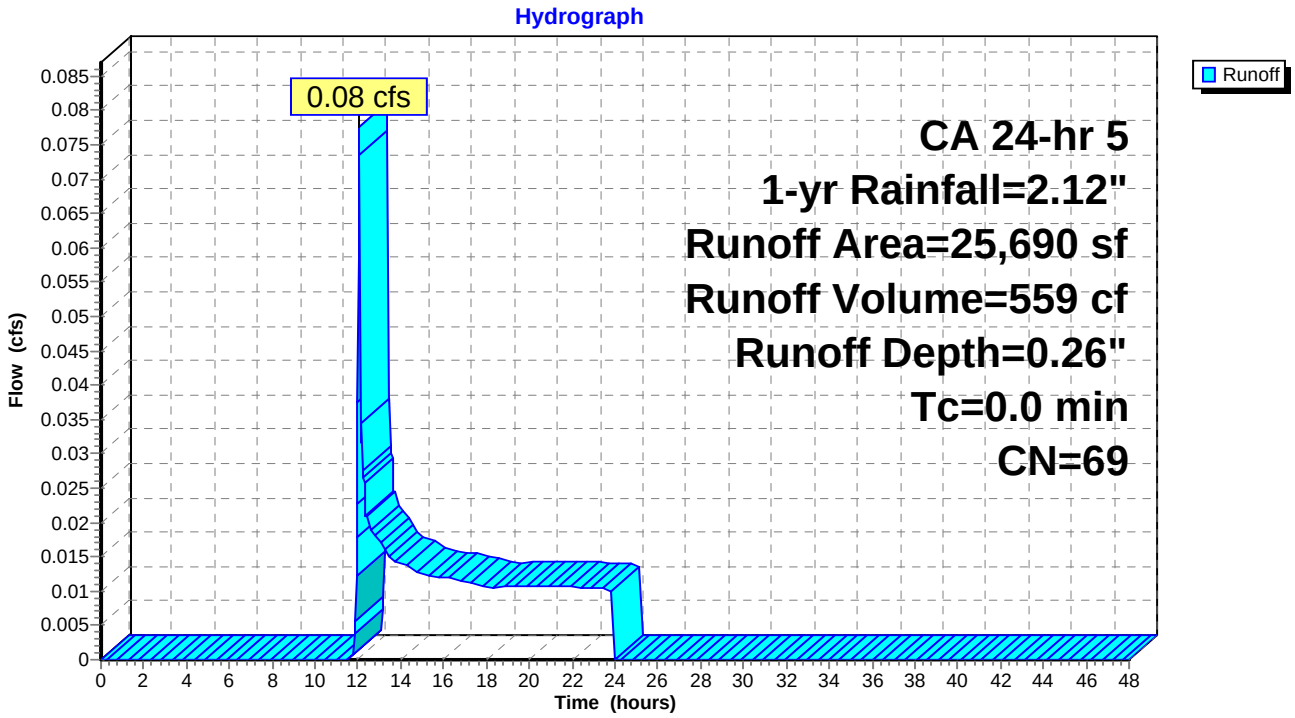
Summary for Subcatchment 23S: MidPen Dinyari PreCon

Runoff = 0.08 cfs @ 12.08 hrs, Volume= 559 cf, Depth= 0.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
CA 24-hr 5 1-yr Rainfall=2.12"

	Area (sf)	CN	Description
*	25,690	69	Impervious
	25,690		100.00% Pervious Area

Subcatchment 23S: MidPen Dinyari PreCon



Summary for Pond 29P: Post Con

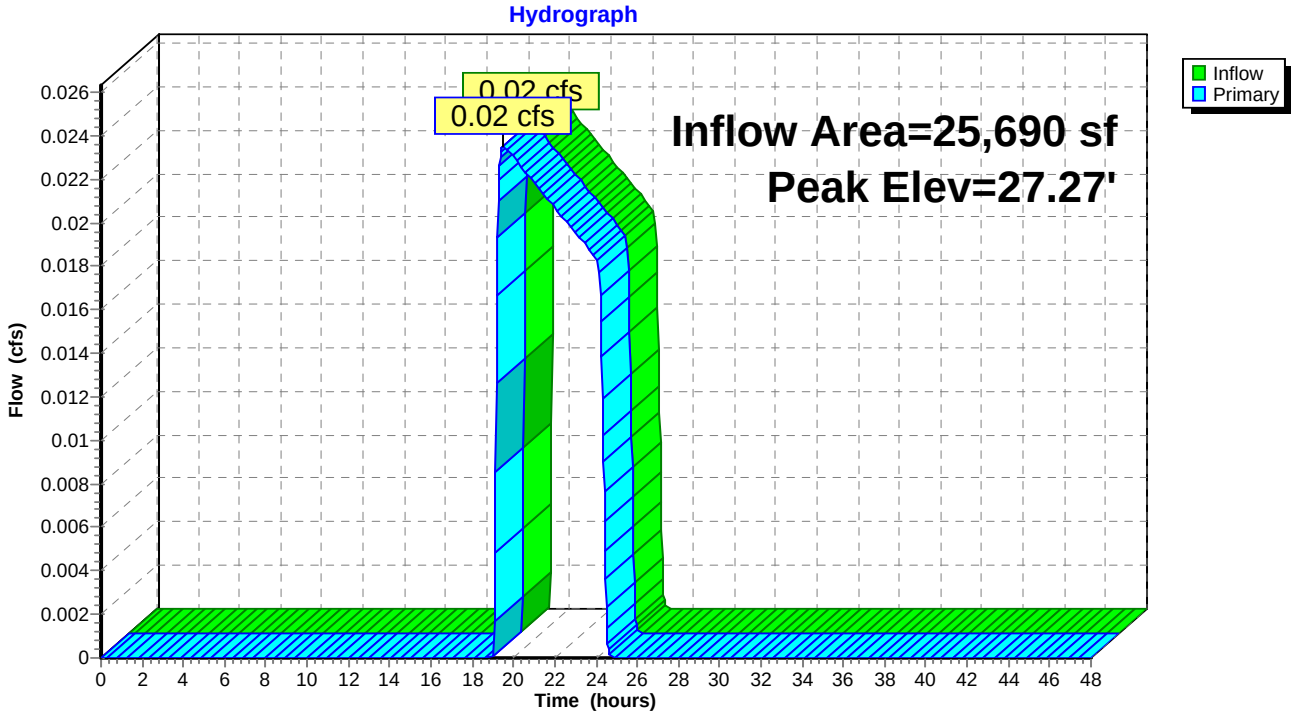
Inflow Area = 25,690 sf,100.00% Impervious, Inflow Depth = 0.18" for 1-yr event
Inflow = 0.02 cfs @ 19.50 hrs, Volume= 392 cf
Outflow = 0.02 cfs @ 19.50 hrs, Volume= 392 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.02 cfs @ 19.50 hrs, Volume= 392 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Peak Elev= 27.27' @ 19.50 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	27.20'	**12.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.02 cfs @ 19.50 hrs HW=27.27' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.02 cfs @ 0.92 fps)

Pond 29P: Post Con



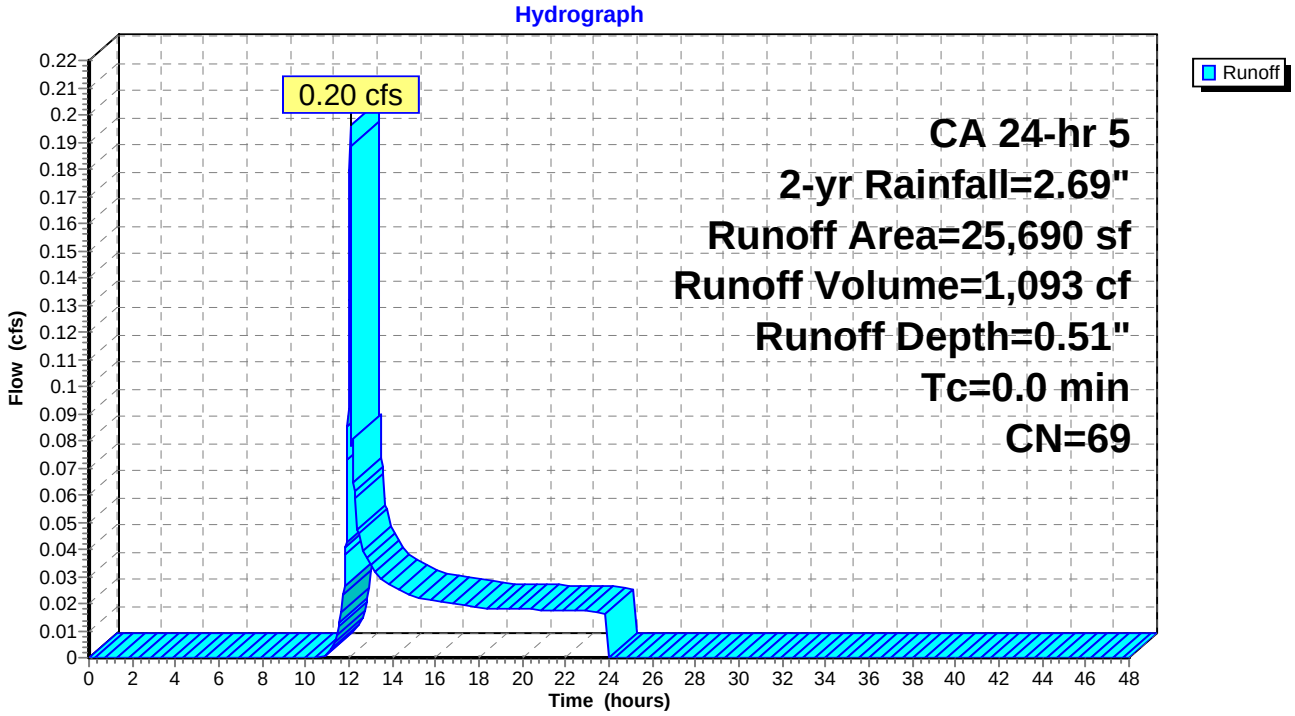
Summary for Subcatchment 23S: MidPen Dinyari PreCon

Runoff = 0.20 cfs @ 12.07 hrs, Volume= 1,093 cf, Depth= 0.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
CA 24-hr 5 2-yr Rainfall=2.69"

	Area (sf)	CN	Description
*	25,690	69	Impervious
	25,690		100.00% Pervious Area

Subcatchment 23S: MidPen Dinyari PreCon



Summary for Pond 29P: Post Con

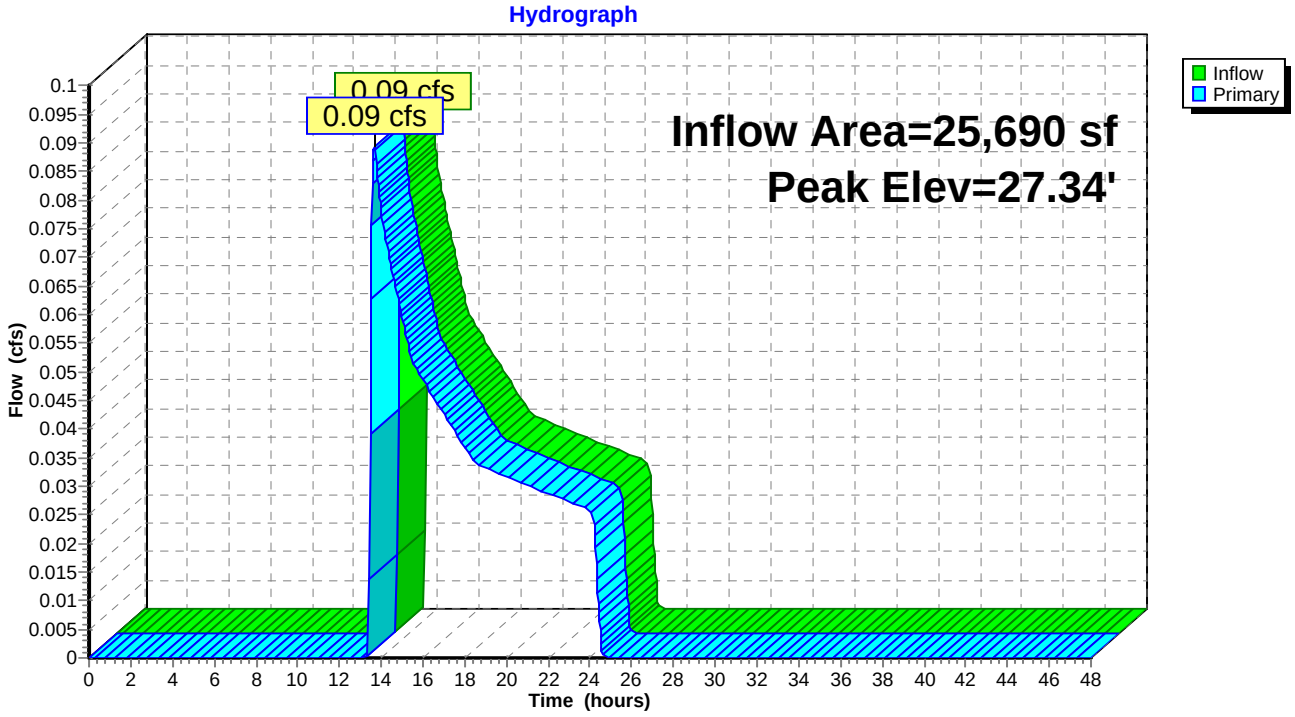
Inflow Area = 25,690 sf,100.00% Impervious, Inflow Depth = 0.74" for 2-yr event
Inflow = 0.09 cfs @ 13.66 hrs, Volume= 1,590 cf
Outflow = 0.09 cfs @ 13.66 hrs, Volume= 1,590 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.09 cfs @ 13.66 hrs, Volume= 1,590 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Peak Elev= 27.34' @ 13.66 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	27.20'	**12.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.09 cfs @ 13.66 hrs HW=27.34' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.09 cfs @ 1.29 fps)

Pond 29P: Post Con



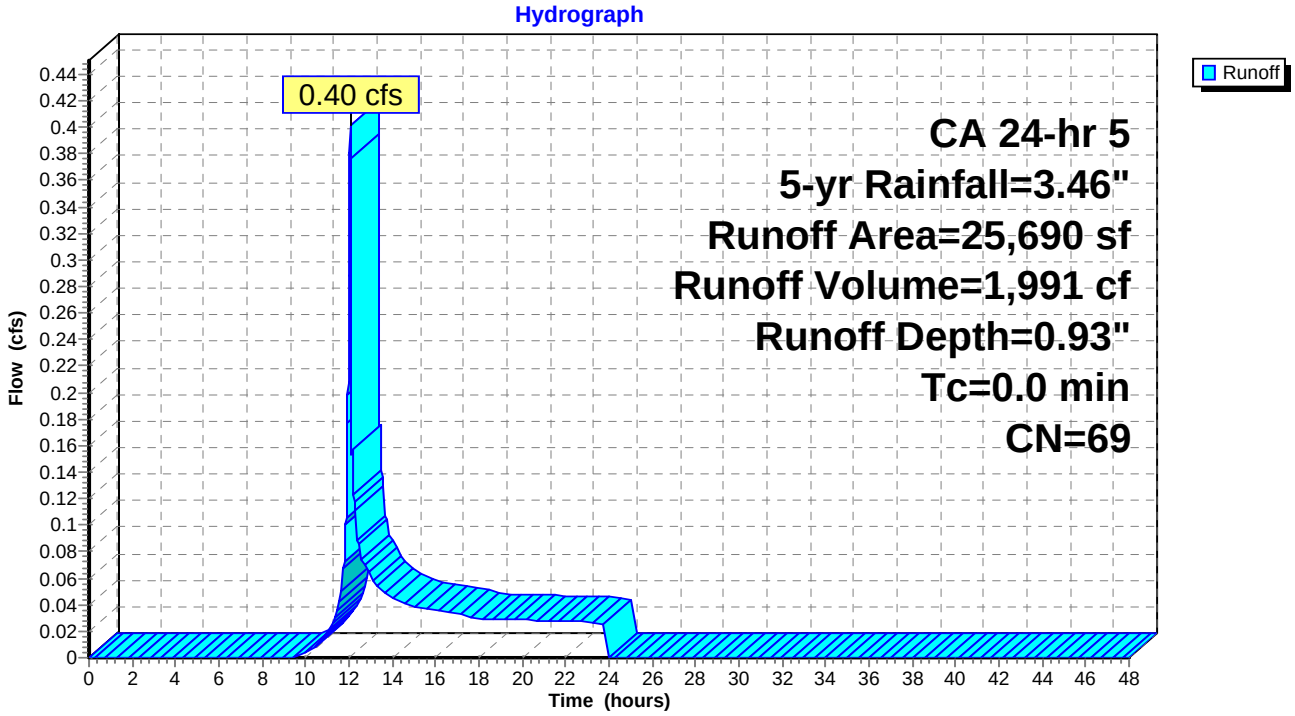
Summary for Subcatchment 23S: MidPen Dinyari PreCon

Runoff = 0.40 cfs @ 12.06 hrs, Volume= 1,991 cf, Depth= 0.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
CA 24-hr 5 5-yr Rainfall=3.46"

	Area (sf)	CN	Description
*	25,690	69	Impervious
	25,690		100.00% Pervious Area

Subcatchment 23S: MidPen Dinyari PreCon



Summary for Pond 29P: Post Con

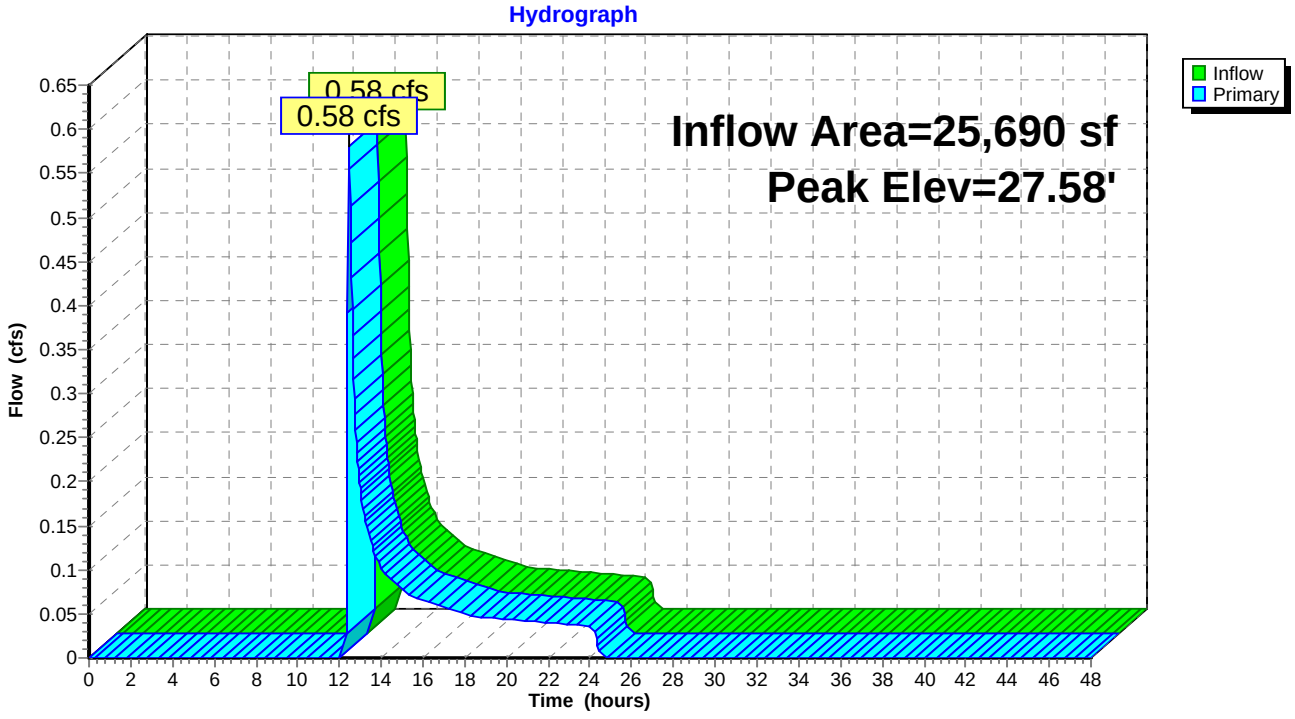
Inflow Area = 25,690 sf,100.00% Impervious, Inflow Depth = 1.50" for 5-yr event
Inflow = 0.58 cfs @ 12.45 hrs, Volume= 3,220 cf
Outflow = 0.58 cfs @ 12.45 hrs, Volume= 3,220 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.58 cfs @ 12.45 hrs, Volume= 3,220 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Peak Elev= 27.58' @ 12.45 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	27.20'	**12.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.58 cfs @ 12.45 hrs HW=27.58' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.58 cfs @ 2.10 fps)

Pond 29P: Post Con



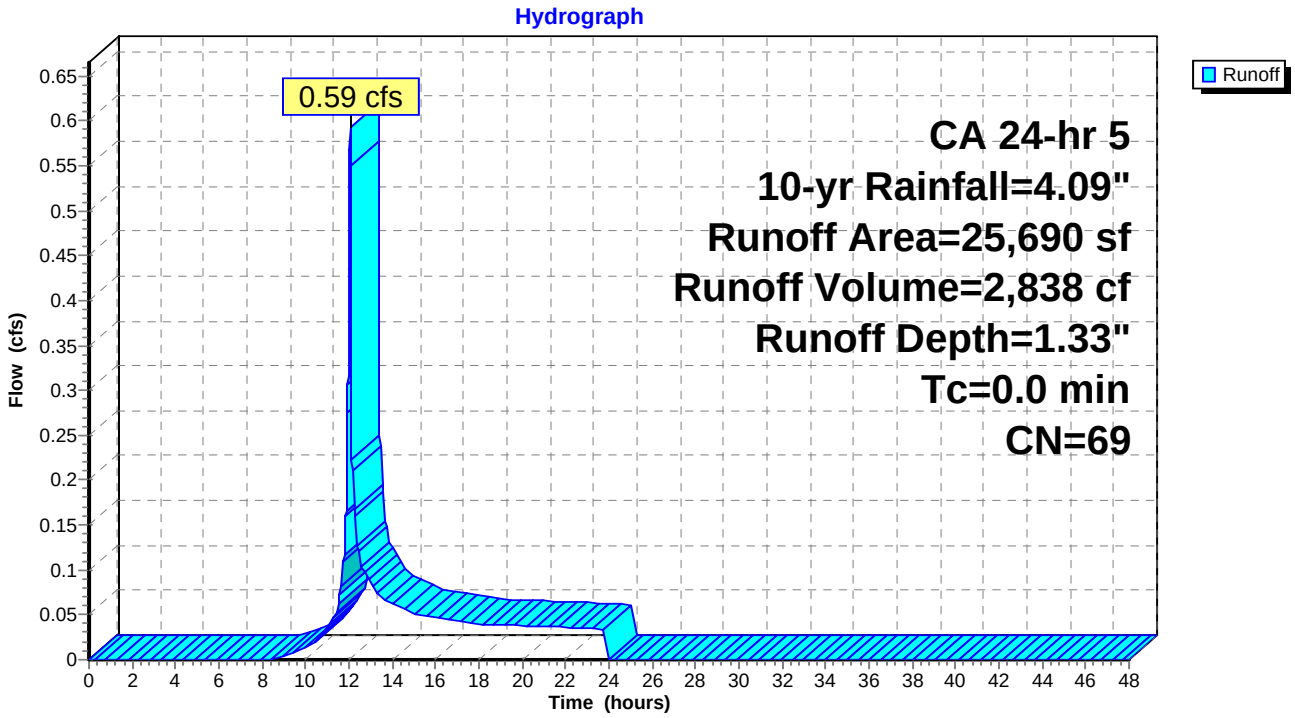
Summary for Subcatchment 23S: MidPen Dinyari PreCon

Runoff = 0.59 cfs @ 12.06 hrs, Volume= 2,838 cf, Depth= 1.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
CA 24-hr 5 10-yr Rainfall=4.09"

	Area (sf)	CN	Description
*	25,690	69	Impervious
	25,690		100.00% Pervious Area

Subcatchment 23S: MidPen Dinyari PreCon



Summary for Pond 29P: Post Con

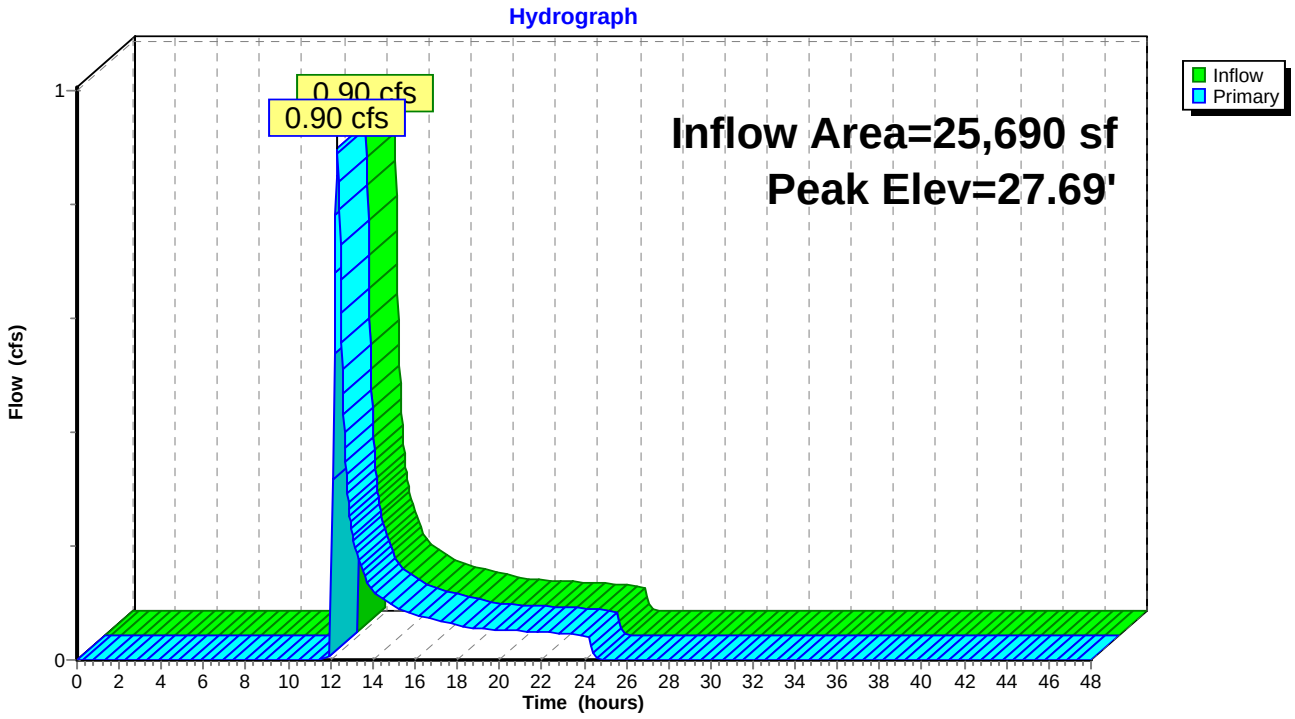
Inflow Area = 25,690 sf,100.00% Impervious, Inflow Depth = 2.13" for 10-yr event
Inflow = 0.90 cfs @ 12.32 hrs, Volume= 4,559 cf
Outflow = 0.90 cfs @ 12.32 hrs, Volume= 4,559 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.90 cfs @ 12.32 hrs, Volume= 4,559 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Peak Elev= 27.69' @ 12.32 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	27.20'	**12.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.90 cfs @ 12.32 hrs HW=27.69' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.90 cfs @ 2.37 fps)

Pond 29P: Post Con



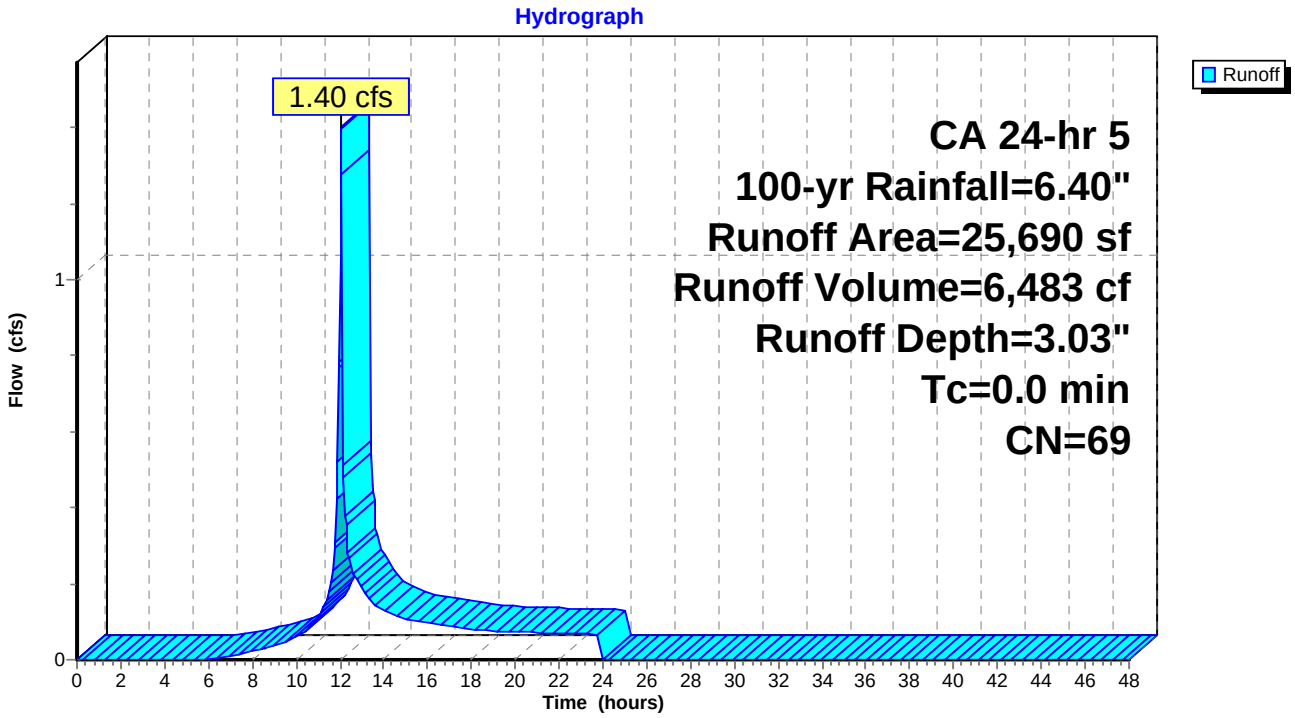
Summary for Subcatchment 23S: MidPen Dinyari PreCon

Runoff = 1.40 cfs @ 12.05 hrs, Volume= 6,483 cf, Depth= 3.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
CA 24-hr 5 100-yr Rainfall=6.40"

	Area (sf)	CN	Description
*	25,690	69	Impervious
	25,690		100.00% Pervious Area

Subcatchment 23S: MidPen Dinyari PreCon



Summary for Pond 29P: Post Con

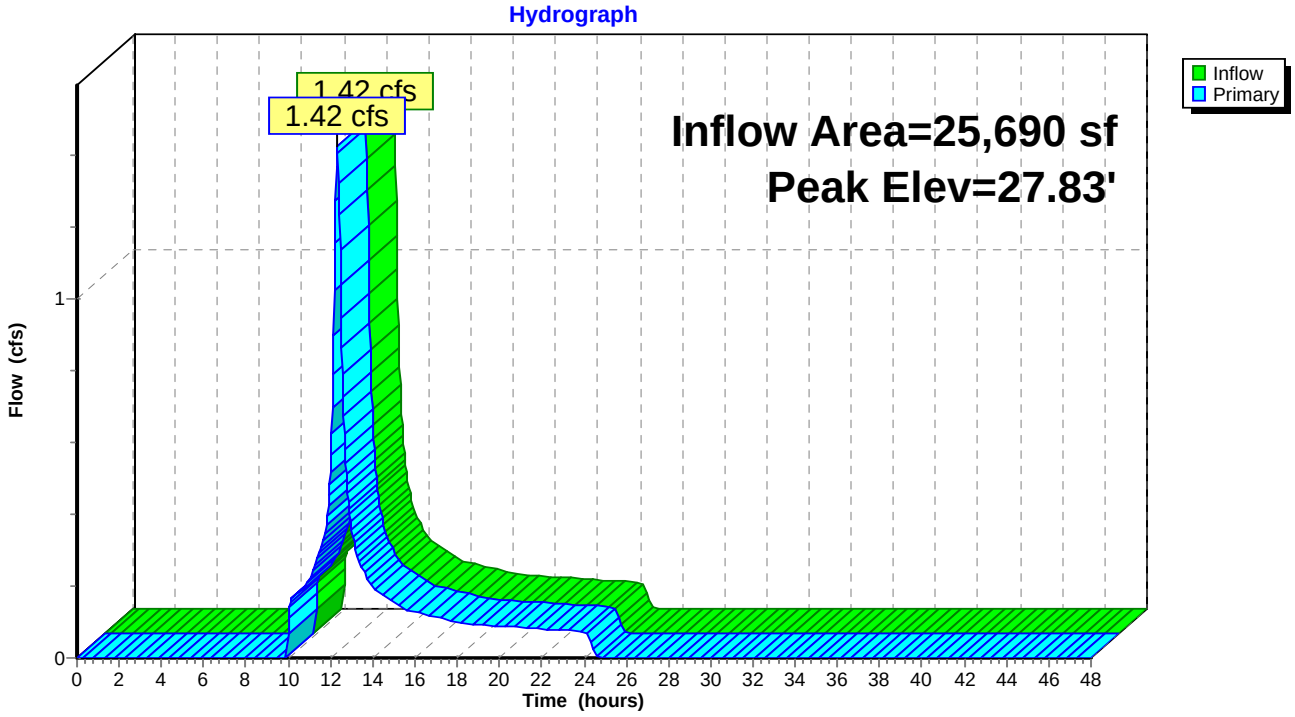
Inflow Area = 25,690 sf,100.00% Impervious, Inflow Depth = 4.43" for 100-yr event
Inflow = 1.42 cfs @ 12.32 hrs, Volume= 9,484 cf
Outflow = 1.42 cfs @ 12.32 hrs, Volume= 9,484 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.42 cfs @ 12.32 hrs, Volume= 9,484 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Peak Elev= 27.83' @ 12.32 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	27.20'	**12.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=1.42 cfs @ 12.32 hrs HW=27.83' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 1.42 cfs @ 2.71 fps)

Pond 29P: Post Con



Summary for Subcatchment 19S: Mid Pen Marchesio PreCon

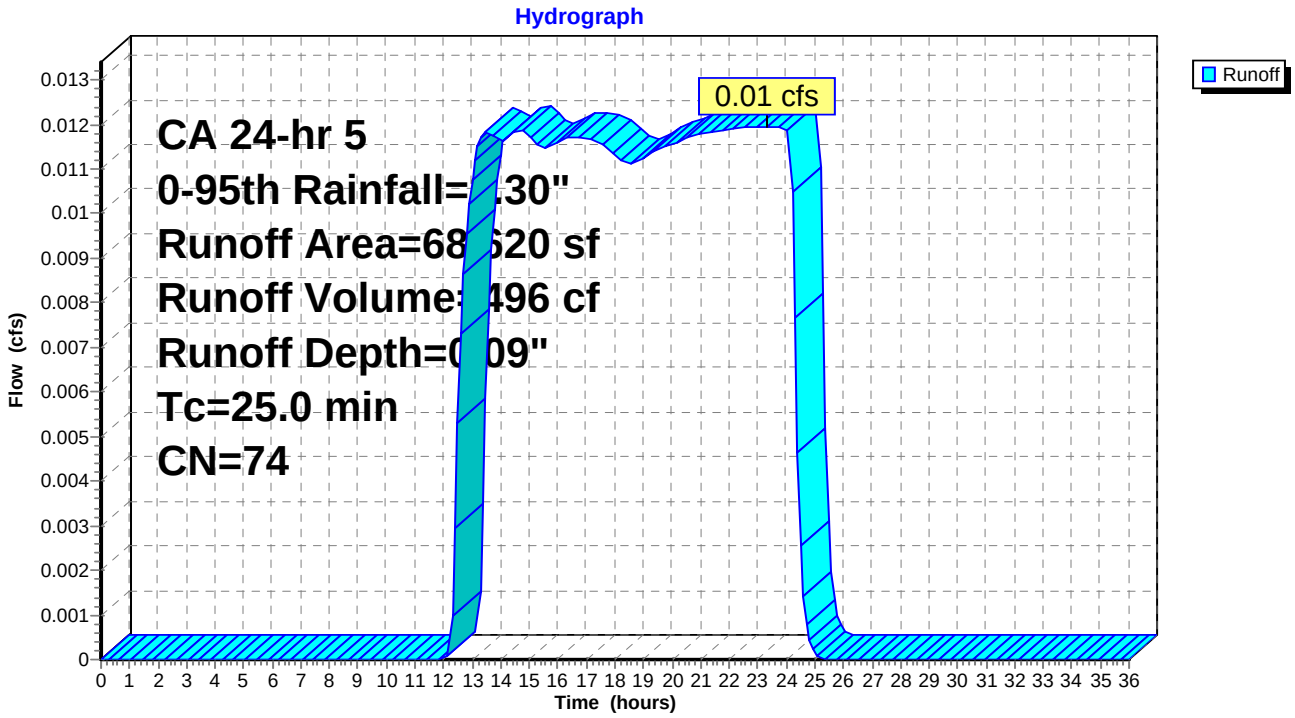
Runoff = 0.01 cfs @ 23.33 hrs, Volume= 496 cf, Depth= 0.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
CA 24-hr 5 0-95th Rainfall=1.30"

	Area (sf)	CN	Description
*	11,887	98	Impervious
*	56,733	69	Pervious
	68,620	74	Weighted Average
	56,733		82.68% Pervious Area
	11,887		17.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.0					**Direct Entry,**

Subcatchment 19S: Mid Pen Marchesio PreCon



Summary for Pond 24P: Post Con

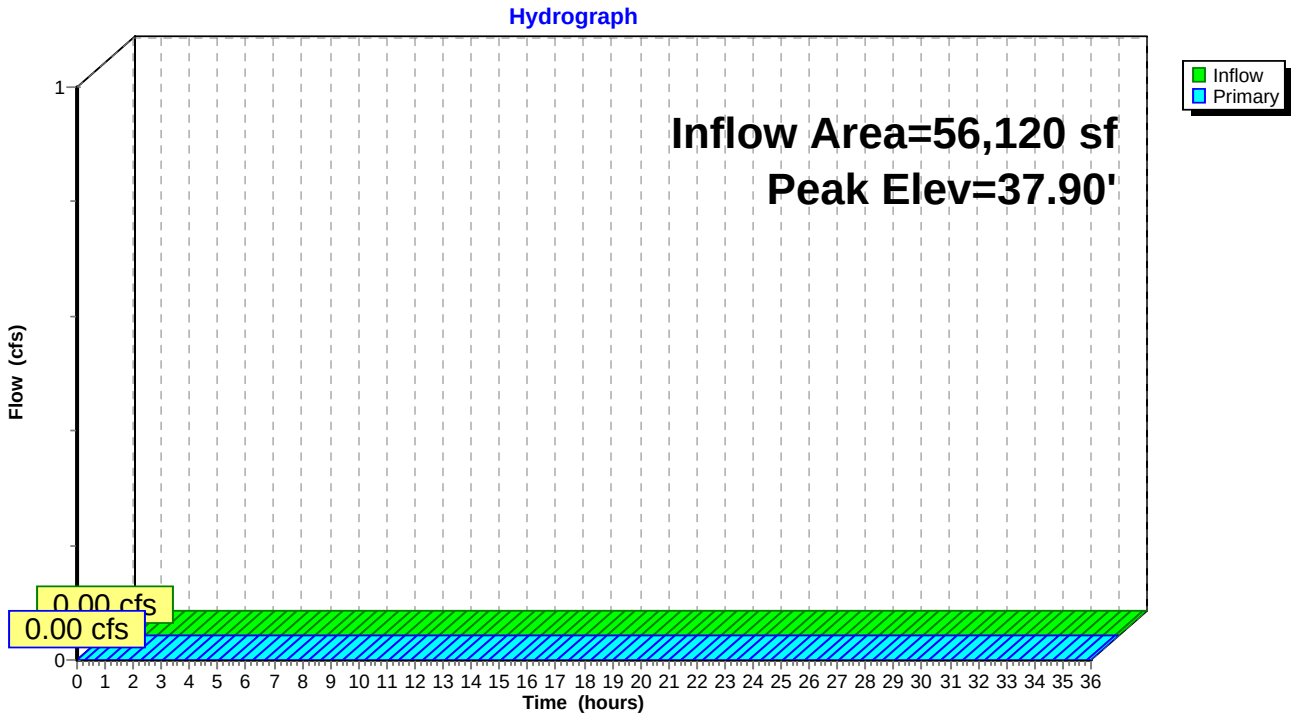
Inflow Area = 56,120 sf,100.00% Impervious, Inflow Depth = 0.00" for 0-95th event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs / 2
Peak Elev= 37.90' @ 0.00 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	37.90'	**12.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=37.90' (Free Discharge)
1=Orifice/Grate (Controls 0.00 cfs)

Pond 24P: Post Con



Summary for Subcatchment 19S: Mid Pen Marchesio PreCon

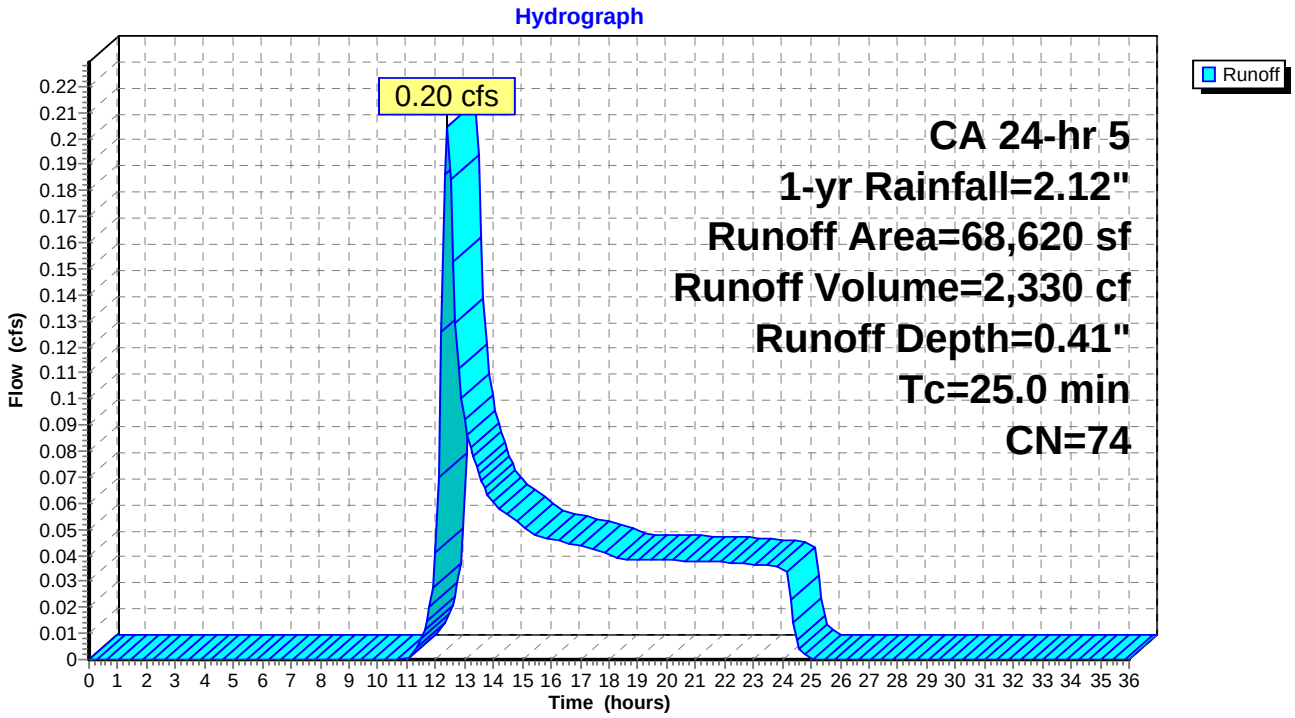
Runoff = 0.20 cfs @ 12.40 hrs, Volume= 2,330 cf, Depth= 0.41"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
CA 24-hr 5 1-yr Rainfall=2.12"

	Area (sf)	CN	Description
*	11,887	98	Impervious
*	56,733	69	Pervious
	68,620	74	Weighted Average
	56,733		82.68% Pervious Area
	11,887		17.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.0					**Direct Entry,**

Subcatchment 19S: Mid Pen Marchesio PreCon



Summary for Pond 24P: Post Con

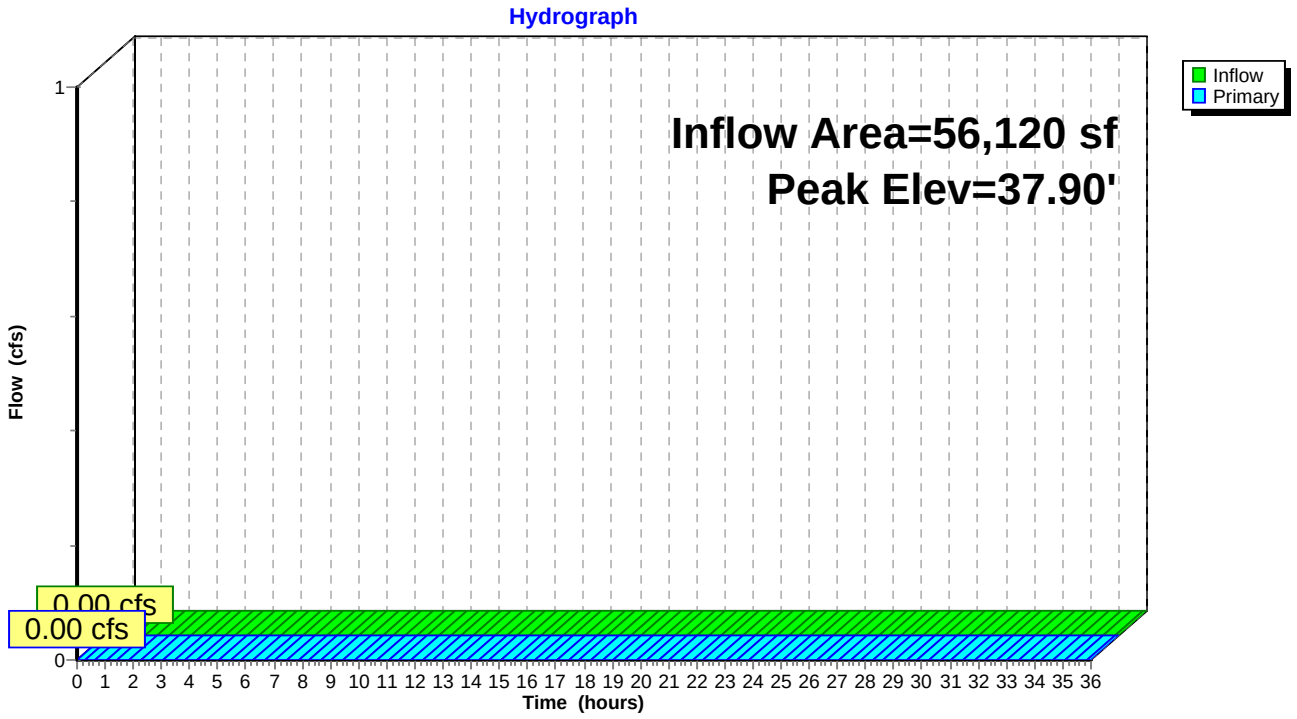
Inflow Area = 56,120 sf,100.00% Impervious, Inflow Depth = 0.00" for 1-yr event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs / 2
Peak Elev= 37.90' @ 0.00 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	37.90'	**12.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=37.90' (Free Discharge)
1=Orifice/Grate (Controls 0.00 cfs)

Pond 24P: Post Con



Summary for Subcatchment 19S: Mid Pen Marchesio PreCon

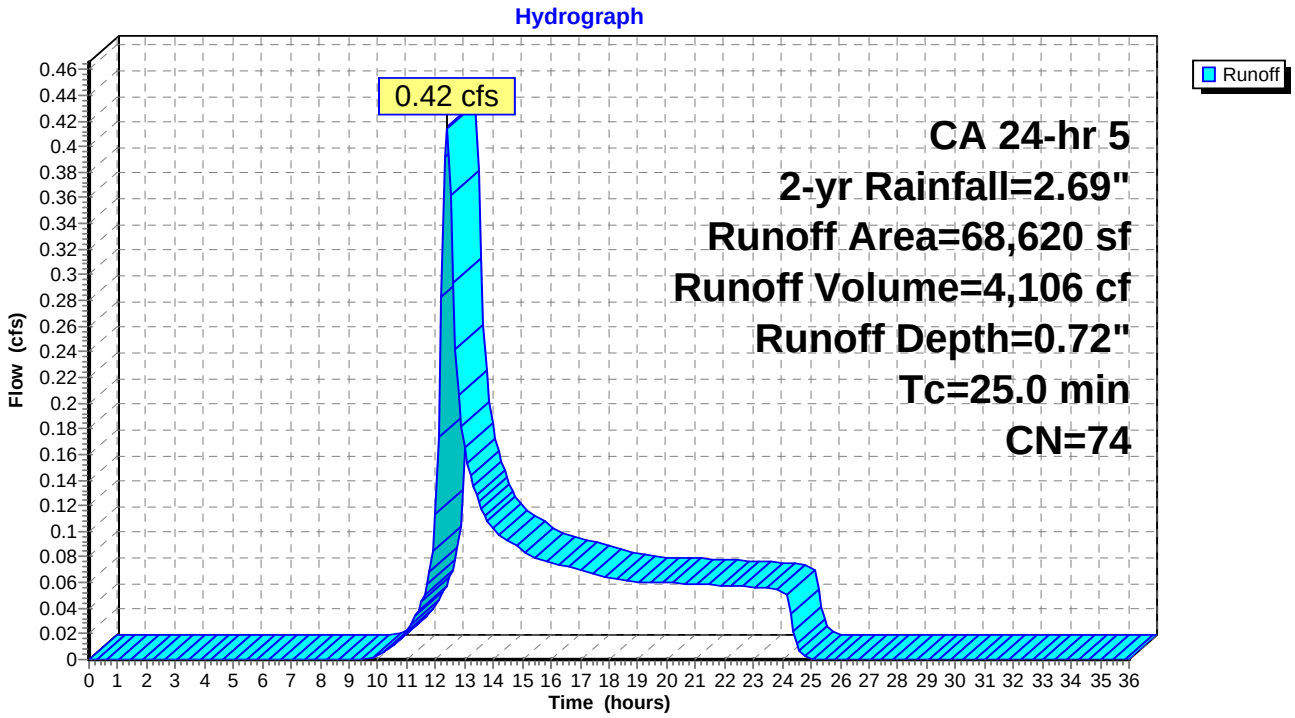
Runoff = 0.42 cfs @ 12.38 hrs, Volume= 4,106 cf, Depth= 0.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
CA 24-hr 5 2-yr Rainfall=2.69"

	Area (sf)	CN	Description
*	11,887	98	Impervious
*	56,733	69	Pervious
	68,620	74	Weighted Average
	56,733		82.68% Pervious Area
	11,887		17.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.0					**Direct Entry,**

Subcatchment 19S: Mid Pen Marchesio PreCon



Summary for Pond 24P: Post Con

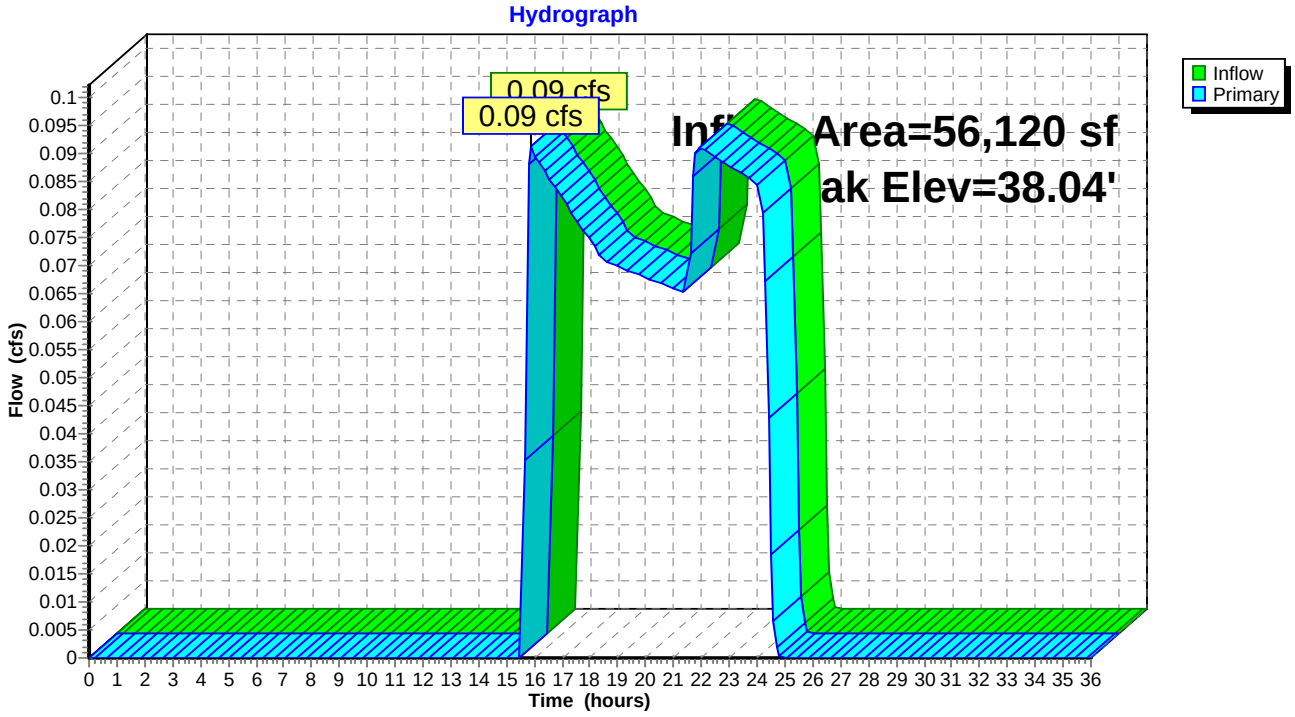
Inflow Area = 56,120 sf,100.00% Impervious, Inflow Depth = 0.52" for 2-yr event
Inflow = 0.09 cfs @ 15.90 hrs, Volume= 2,451 cf
Outflow = 0.09 cfs @ 15.90 hrs, Volume= 2,451 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.09 cfs @ 15.90 hrs, Volume= 2,451 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs / 2
Peak Elev= 38.04' @ 15.90 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	37.90'	**12.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.09 cfs @ 15.90 hrs HW=38.04' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.09 cfs @ 1.30 fps)

Pond 24P: Post Con



Summary for Subcatchment 19S: Mid Pen Marchesio PreCon

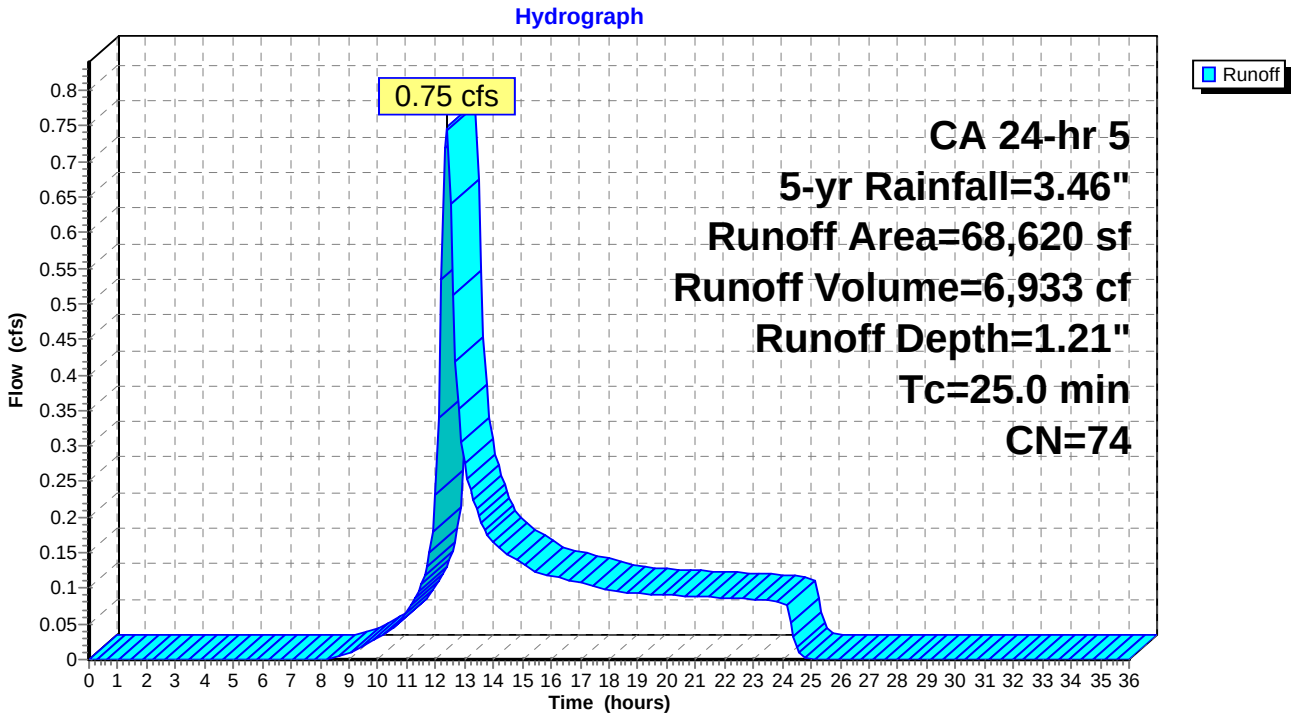
Runoff = 0.75 cfs @ 12.37 hrs, Volume= 6,933 cf, Depth= 1.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
CA 24-hr 5 5-yr Rainfall=3.46"

	Area (sf)	CN	Description
*	11,887	98	Impervious
*	56,733	69	Pervious
	68,620	74	Weighted Average
	56,733		82.68% Pervious Area
	11,887		17.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.0					**Direct Entry,**

Subcatchment 19S: Mid Pen Marchesio PreCon



Summary for Pond 24P: Post Con

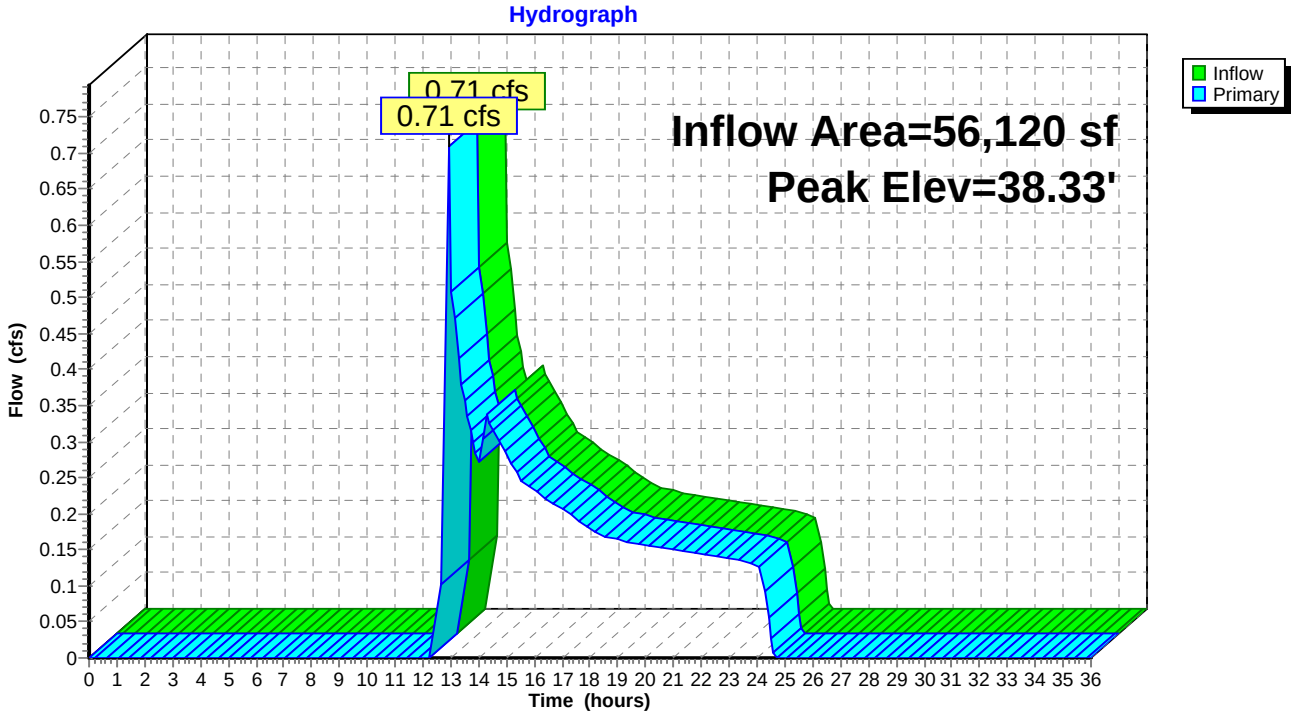
Inflow Area = 56,120 sf,100.00% Impervious, Inflow Depth = 1.88" for 5-yr event
Inflow = 0.71 cfs @ 12.91 hrs, Volume= 8,769 cf
Outflow = 0.71 cfs @ 12.91 hrs, Volume= 8,769 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.71 cfs @ 12.91 hrs, Volume= 8,769 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs / 2
Peak Elev= 38.33' @ 12.91 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	37.90'	**12.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.69 cfs @ 12.91 hrs HW=38.32' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.69 cfs @ 2.20 fps)

Pond 24P: Post Con



Summary for Subcatchment 19S: Mid Pen Marchesio PreCon

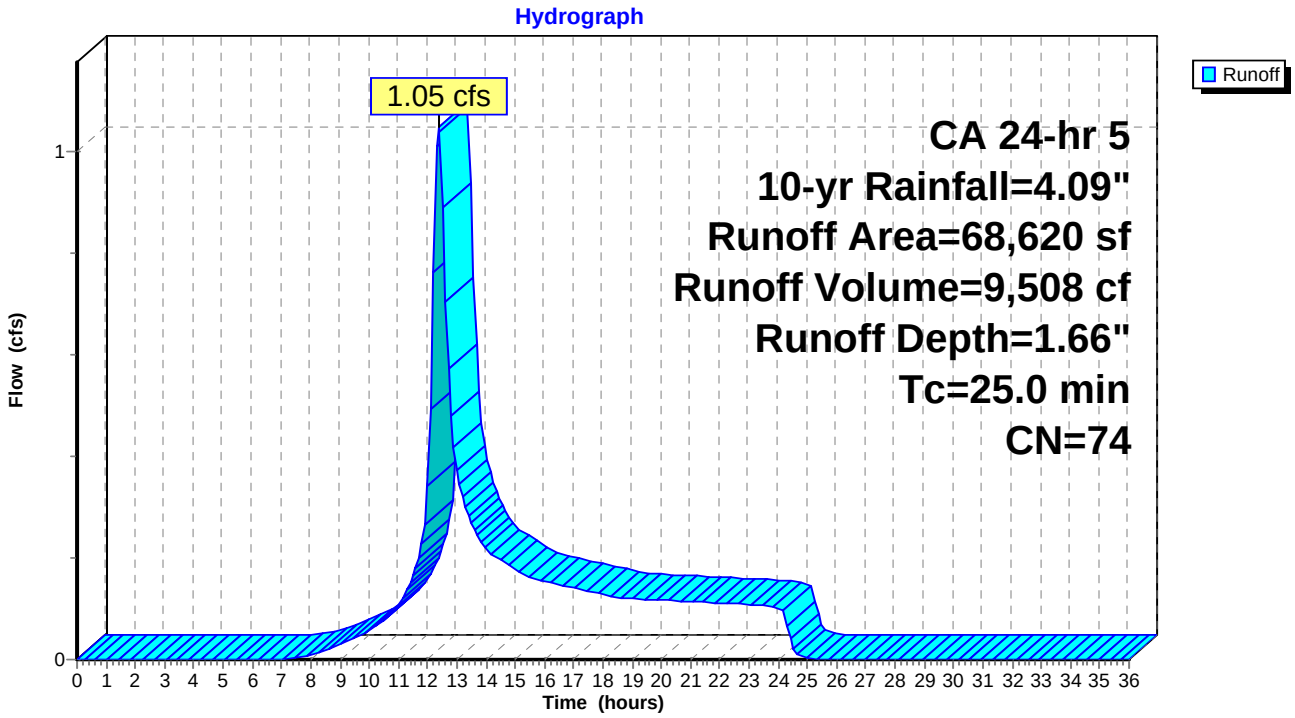
Runoff = 1.05 cfs @ 12.37 hrs, Volume= 9,508 cf, Depth= 1.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
CA 24-hr 5 10-yr Rainfall=4.09"

	Area (sf)	CN	Description
*	11,887	98	Impervious
*	56,733	69	Pervious
	68,620	74	Weighted Average
	56,733		82.68% Pervious Area
	11,887		17.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.0					**Direct Entry,**

Subcatchment 19S: Mid Pen Marchesio PreCon



Summary for Pond 24P: Post Con

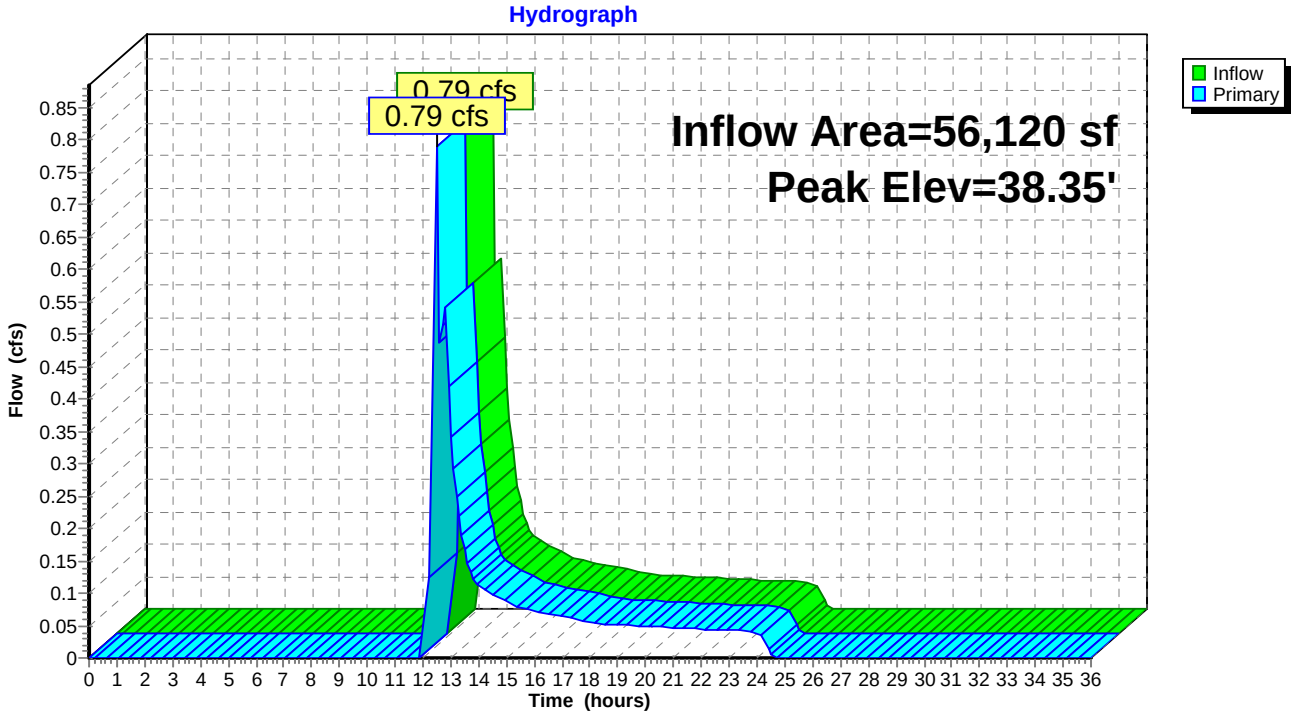
Inflow Area = 56,120 sf,100.00% Impervious, Inflow Depth = 0.87" for 10-yr event
Inflow = 0.79 cfs @ 12.50 hrs, Volume= 4,068 cf
Outflow = 0.79 cfs @ 12.50 hrs, Volume= 4,068 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.79 cfs @ 12.50 hrs, Volume= 4,068 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs / 2
Peak Elev= 38.35' @ 12.50 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	37.90'	**12.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.79 cfs @ 12.50 hrs HW=38.35' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.79 cfs @ 2.29 fps)

Pond 24P: Post Con



Summary for Subcatchment 19S: Mid Pen Marchesio PreCon

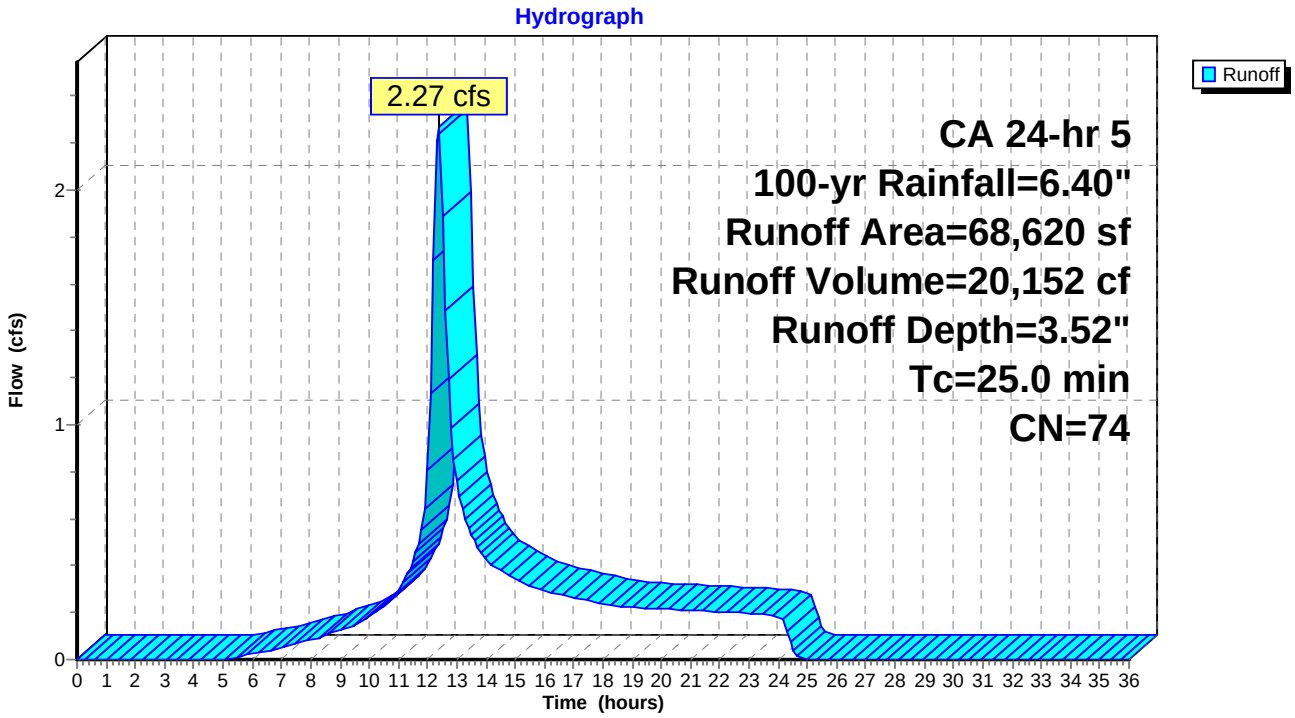
Runoff = 2.27 cfs @ 12.36 hrs, Volume= 20,152 cf, Depth= 3.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
CA 24-hr 5 100-yr Rainfall=6.40"

	Area (sf)	CN	Description
*	11,887	98	Impervious
*	56,733	69	Pervious
	68,620	74	Weighted Average
	56,733		82.68% Pervious Area
	11,887		17.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.0					**Direct Entry,**

Subcatchment 19S: Mid Pen Marchesio PreCon



Summary for Pond 24P: Post Con

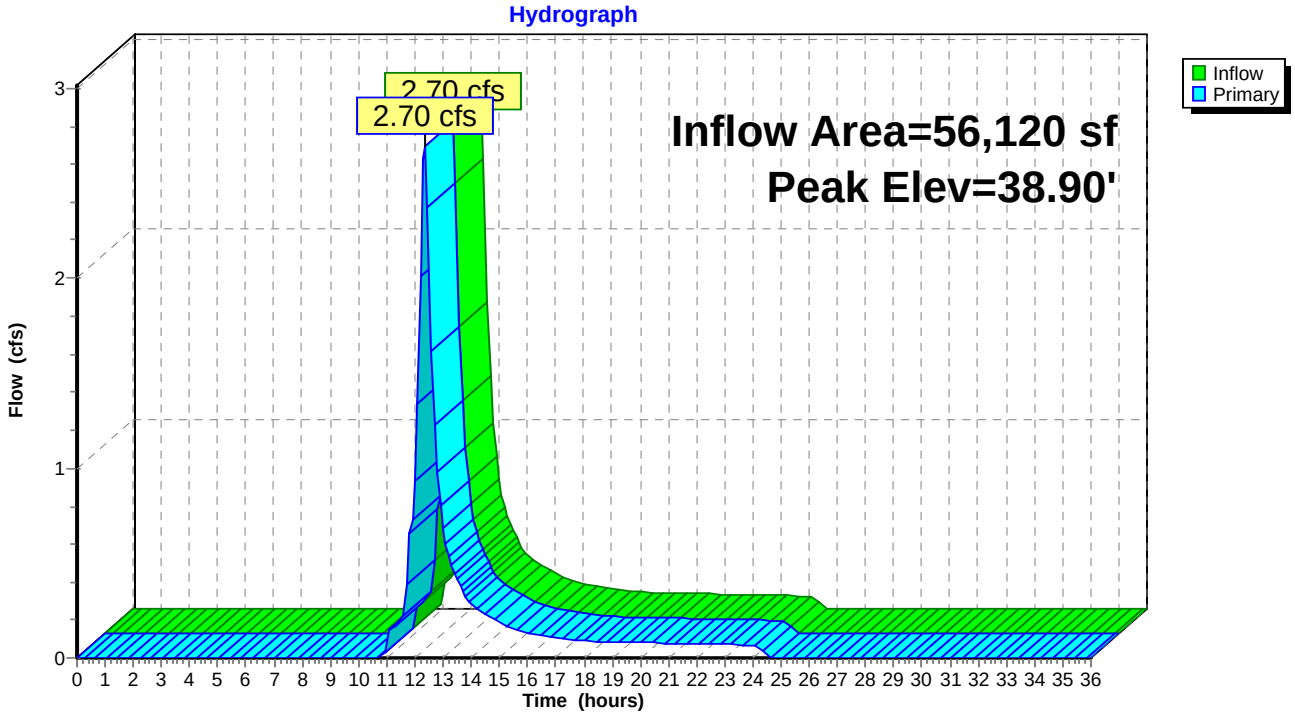
Inflow Area = 56,120 sf,100.00% Impervious, Inflow Depth = 2.68" for 100-yr event
Inflow = 2.70 cfs @ 12.35 hrs, Volume= 12,532 cf
Outflow = 2.70 cfs @ 12.35 hrs, Volume= 12,532 cf, Atten= 0%, Lag= 0.0 min
Primary = 2.70 cfs @ 12.35 hrs, Volume= 12,532 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs / 2
Peak Elev= 38.90' @ 12.35 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	37.90'	**12.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=2.62 cfs @ 12.35 hrs HW=38.87' (Free Discharge)
1=Orifice/Grate (Orifice Controls 2.62 cfs @ 3.36 fps)

Pond 24P: Post Con



Summary for Pond 8P: SCM1

Inflow Area = 13,972 sf,100.00% Impervious, Inflow Depth = 1.38" for 0-2x85th event
Inflow = 0.19 cfs @ 12.29 hrs, Volume= 1,605 cf
Outflow = 0.01 cfs @ 4.50 hrs, Volume= 1,575 cf, Atten= 97%, Lag= 0.0 min
Discarded = 0.01 cfs @ 4.50 hrs, Volume= 1,575 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs / 2
Peak Elev= 72.05' @ 24.26 hrs Surf.Area= 1,096 sf Storage= 1,118 cf

Plug-Flow detention time= 1,460.2 min calculated for 1,573 cf (98% of inflow)
Center-of-Mass det. time= 1,450.2 min (2,252.6 - 802.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	70.50'	1,020 cf	**20.50'W x 53.46'L x 3.50'H Field A** 3,836 cf Overall - 1,286 cf Embedded = 2,549 cf x 40.0% Voids
#2A	71.00'	1,286 cf	**ADS_StormTech SC-740 +Cap** x 28 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 4 Rows of 7 Chambers
		2,306 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	70.50'	**0.250 in/hr Exfiltration over Surface area**
#2	Primary	73.00'	**12.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 4.50 hrs HW=70.54' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=70.50' (Free Discharge)
└**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 8P: SCM1 - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-740 +Cap (ADS StormTech® SC-740 with cap length)
Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf
Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

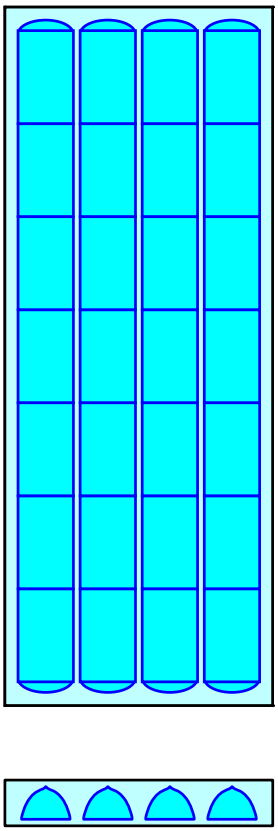
7 Chambers/Row x 7.12' Long +0.81' Cap Length x 2 = 51.46' Row Length +12.0" End Stone x 2 = 53.46' Base Length
4 Rows x 51.0" Wide + 6.0" Spacing x 3 + 12.0" Side Stone x 2 = 20.50' Base Width
6.0" Base + 30.0" Chamber Height + 6.0" Cover = 3.50' Field Height

28 Chambers x 45.9 cf = 1,286.3 cf Chamber Storage

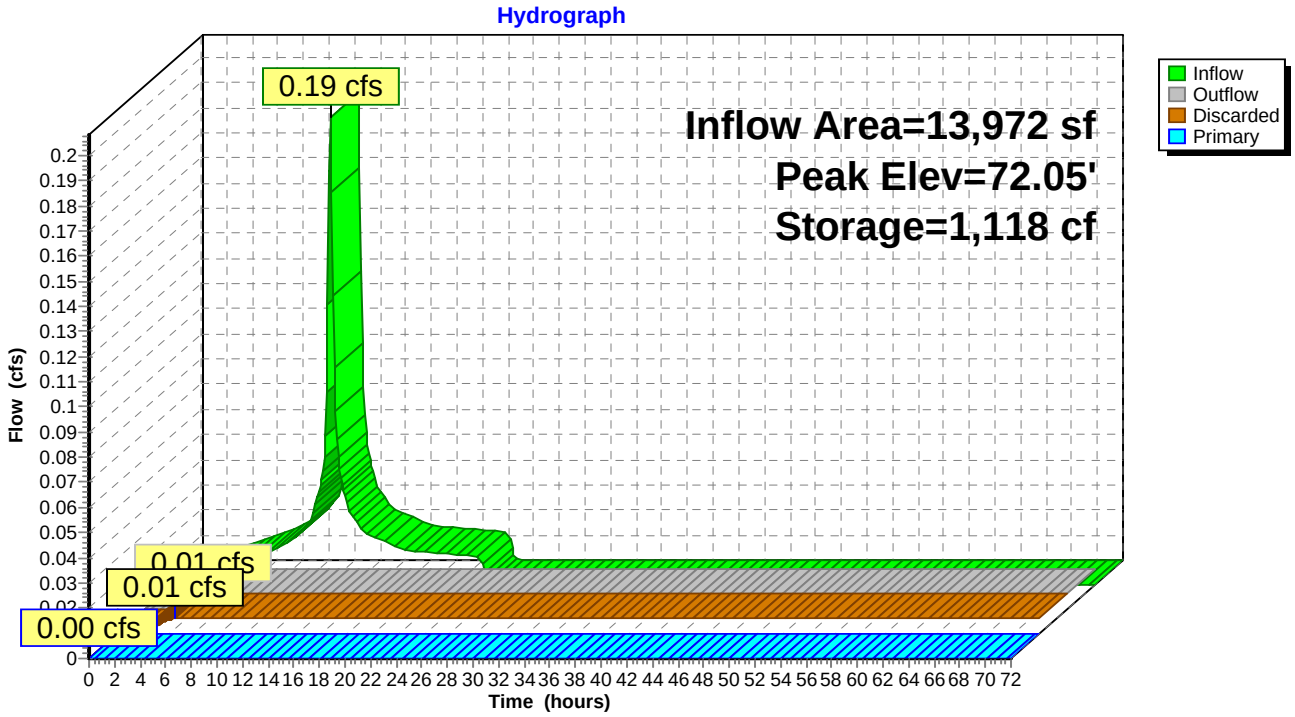
3,835.5 cf Field - 1,286.3 cf Chambers = 2,549.2 cf Stone x 40.0% Voids = 1,019.7 cf Stone Storage

Chamber Storage + Stone Storage = 2,306.0 cf = 0.053 af
Overall Storage Efficiency = 60.1%
Overall System Size = 53.46' x 20.50' x 3.50'

28 Chambers
142.1 cy Field
94.4 cy Stone



Pond 8P: SCM1


Hydrograph
0.19 cfs
0.01 cfs
0.01 cfs
0.00 cfs
Inflow Area=13,972 sf
Peak Elev=72.05'
Storage=1,118 cf
Inflow
Outflow
Discarded
Primary
Flow (cfs)
0 0.01 0.02 0.03 0.04 0.05 0.06 0.07 0.08 0.09 0.1 0.11 0.12 0.13 0.14 0.15 0.16 0.17 0.18 0.19 0.2
0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72
Time (hours)

Summary for Pond 12P: SCM2

Inflow Area = 8,748 sf,100.00% Impervious, Inflow Depth = 1.38" for 0-2x85th event
Inflow = 0.11 cfs @ 12.35 hrs, Volume= 1,005 cf
Outflow = 0.01 cfs @ 5.50 hrs, Volume= 1,005 cf, Atten= 95%, Lag= 0.0 min
Discarded = 0.01 cfs @ 5.50 hrs, Volume= 1,005 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.10 hrs / 4
Peak Elev= 78.17' @ 24.26 hrs Surf.Area= 892 sf Storage= 615 cf

Plug-Flow detention time= 1,023.7 min calculated for 1,005 cf (100% of inflow)
Center-of-Mass det. time= 1,023.2 min (1,830.2 - 807.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	77.00'	644 cf	**14.83'W x 60.16'L x 2.33'H Field A** 2,082 cf Overall - 472 cf Embedded = 1,610 cf x 40.0% Voids
#2A	77.50'	472 cf	**ADS_StormTech SC-310 +Cap** x 32 Inside #1 Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap 4 Rows of 8 Chambers
		1,116 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	77.00'	**0.250 in/hr Exfiltration over Surface area**
#2	Primary	80.00'	**12.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 5.50 hrs HW=77.03' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=77.00' (Free Discharge)
└**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 12P: SCM2 - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-310 +Cap (ADS StormTech® SC-310 with cap length)
Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf
Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap

34.0" Wide + 6.0" Spacing = 40.0" C-C Row Spacing

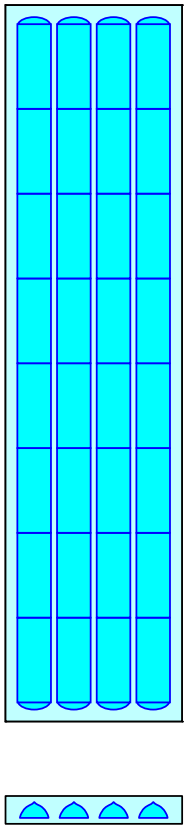
8 Chambers/Row x 7.12' Long +0.60' Cap Length x 2 = 58.16' Row Length +12.0" End Stone x 2 = 60.16' Base Length
4 Rows x 34.0" Wide + 6.0" Spacing x 3 + 12.0" Side Stone x 2 = 14.83' Base Width
6.0" Base + 16.0" Chamber Height + 6.0" Cover = 2.33' Field Height

32 Chambers x 14.7 cf = 471.7 cf Chamber Storage

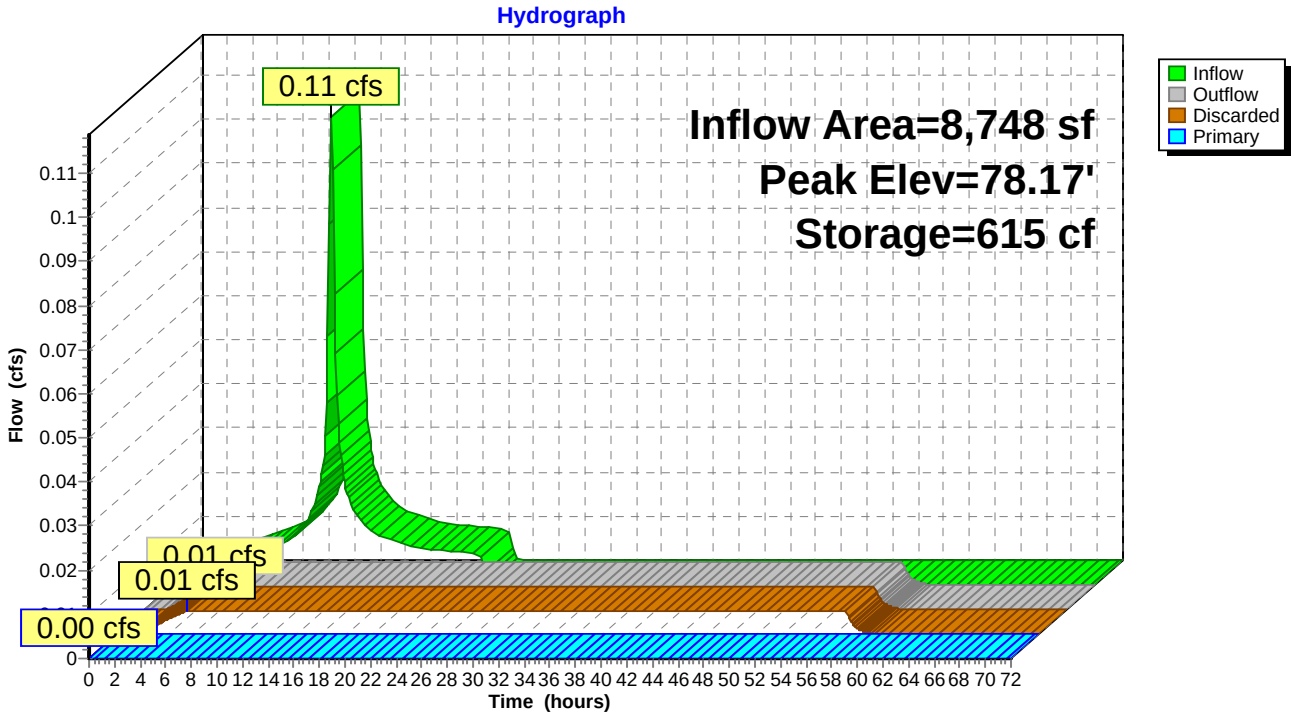
2,082.2 cf Field - 471.7 cf Chambers = 1,610.5 cf Stone x 40.0% Voids = 644.2 cf Stone Storage

Chamber Storage + Stone Storage = 1,115.9 cf = 0.026 af
Overall Storage Efficiency = 53.6%
Overall System Size = 60.16' x 14.83' x 2.33'

32 Chambers
77.1 cy Field
59.6 cy Stone



Pond 12P: SCM2



Summary for Pond 20P: SCM3

Inflow Area = 32,635 sf,100.00% Impervious, Inflow Depth = 1.38" for 0-2x85th event
Inflow = 0.39 cfs @ 12.36 hrs, Volume= 3,750 cf
Outflow = 0.01 cfs @ 3.60 hrs, Volume= 976 cf, Atten= 98%, Lag= 0.0 min
Discarded = 0.01 cfs @ 3.60 hrs, Volume= 976 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs / 2
Peak Elev= 40.04' @ 24.48 hrs Surf.Area= 1,407 sf Storage= 3,107 cf

Plug-Flow detention time= 677.7 min calculated for 976 cf (26% of inflow)
Center-of-Mass det. time= 354.9 min (1,163.3 - 808.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	36.75'	1,875 cf	**15.33'W x 91.74'L x 5.25'H Field A** 7,385 cf Overall - 2,698 cf Embedded = 4,687 cf x 40.0% Voids
#2A	37.75'	2,698 cf	**ADS_StormTech MC-3500 d +Cap** x 24 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 2 Rows of 12 Chambers Cap Storage= +14.9 cf x 2 x 2 rows = 59.6 cf
		4,573 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	36.75'	**0.250 in/hr Exfiltration over Surface area**
#2	Primary	42.00'	**12.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 3.60 hrs HW=36.80' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=36.75' (Free Discharge)
↑**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 20P: SCM3 - Chamber Wizard Field A

Chamber Model = ADS_StormTech MC-3500 d +Cap (ADS StormTech® MC-3500 d rev 03/14 with Cap volume)
Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf
Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap
Cap Storage= +14.9 cf x 2 x 2 rows = 59.6 cf

77.0" Wide + 6.0" Spacing = 83.0" C-C Row Spacing

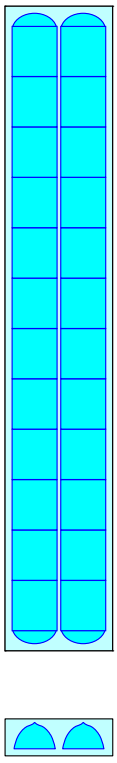
12 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 89.74' Row Length +12.0" End Stone x 2 = 91.74' Base Length
2 Rows x 77.0" Wide + 6.0" Spacing x 1 + 12.0" Side Stone x 2 = 15.33' Base Width
12.0" Base + 45.0" Chamber Height + 6.0" Cover = 5.25' Field Height

24 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 2 Rows = 2,698.4 cf Chamber Storage

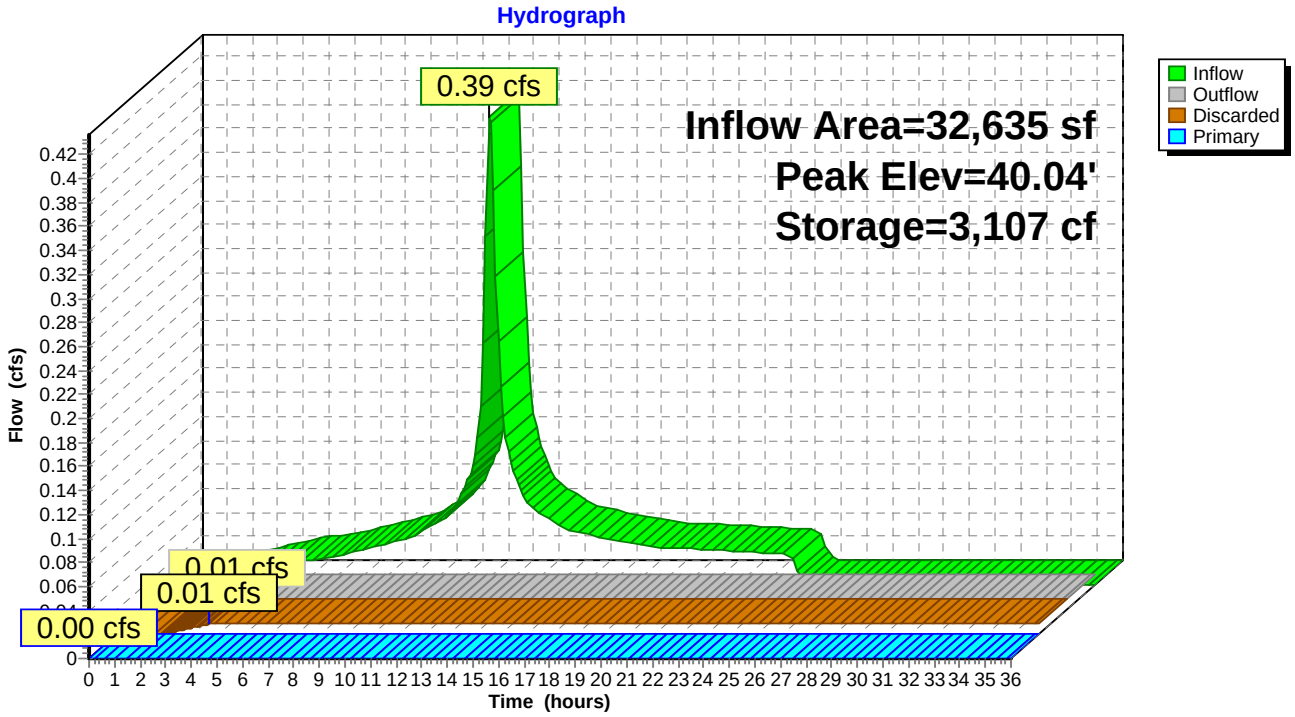
7,385.1 cf Field - 2,698.4 cf Chambers = 4,686.6 cf Stone x 40.0% Voids = 1,874.6 cf Stone Storage

Chamber Storage + Stone Storage = 4,573.1 cf = 0.105 af
Overall Storage Efficiency = 61.9%
Overall System Size = 91.74' x 15.33' x 5.25'

24 Chambers
273.5 cy Field
173.6 cy Stone



Pond 20P: SCM3



Summary for Pond 25P: SCM4

Inflow Area = 23,485 sf,100.00% Impervious, Inflow Depth = 1.38" for 0-2x85th event
Inflow = 0.31 cfs @ 12.29 hrs, Volume= 2,698 cf
Outflow = 0.01 cfs @ 3.90 hrs, Volume= 897 cf, Atten= 98%, Lag= 0.0 min
Discarded = 0.01 cfs @ 3.90 hrs, Volume= 897 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
Peak Elev= 37.27' @ 24.32 hrs Surf.Area= 1,297 sf Storage= 2,115 cf

Plug-Flow detention time= 637.7 min calculated for 894 cf (33% of inflow)
Center-of-Mass det. time= 364.4 min (1,166.7 - 802.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	34.75'	1,732 cf	**15.33'W x 84.57'L x 5.25'H Field A** 6,808 cf Overall - 2,479 cf Embedded = 4,329 cf x 40.0% Voids
#2A	35.75'	2,479 cf	**ADS_StormTech MC-3500 d +Cap** x 22 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 2 Rows of 11 Chambers Cap Storage= +14.9 cf x 2 x 2 rows = 59.6 cf
		4,210 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	34.75'	**0.250 in/hr Exfiltration over Surface area**
#2	Primary	39.50'	**12.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 3.90 hrs HW=34.80' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=34.75' (Free Discharge)
↑**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 25P: SCM4 - Chamber Wizard Field A

Chamber Model = ADS_StormTech MC-3500 d +Cap (ADS StormTech® MC-3500 d rev 03/14 with Cap volume)
Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf
Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap
Cap Storage= +14.9 cf x 2 x 2 rows = 59.6 cf

77.0" Wide + 6.0" Spacing = 83.0" C-C Row Spacing

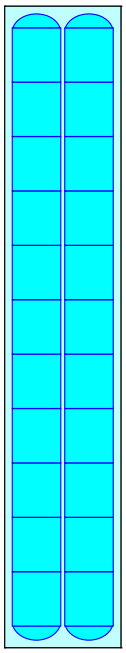
11 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 82.57' Row Length +12.0" End Stone x 2 = 84.57' Base Length
2 Rows x 77.0" Wide + 6.0" Spacing x 1 + 12.0" Side Stone x 2 = 15.33' Base Width
12.0" Base + 45.0" Chamber Height + 6.0" Cover = 5.25' Field Height

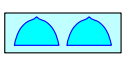
22 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 2 Rows = 2,478.5 cf Chamber Storage

6,807.9 cf Field - 2,478.5 cf Chambers = 4,329.3 cf Stone x 40.0% Voids = 1,731.7 cf Stone Storage

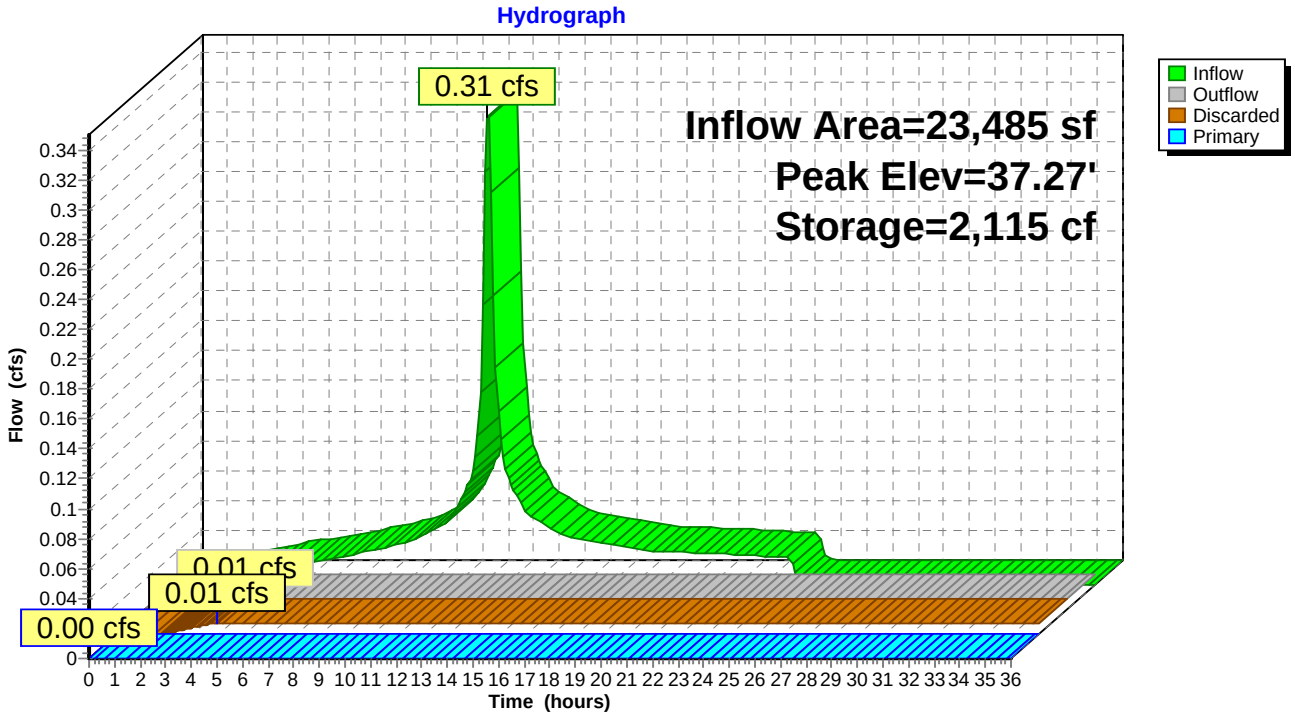
Chamber Storage + Stone Storage = 4,210.3 cf = 0.097 af
Overall Storage Efficiency = 61.8%
Overall System Size = 84.57' x 15.33' x 5.25'

22 Chambers
252.1 cy Field
160.3 cy Stone





Pond 25P: SCM4



Summary for Pond 26P: SCM5

Inflow Area = 25,690 sf,100.00% Impervious, Inflow Depth = 1.38" for 0-2x85th event
Inflow = 0.35 cfs @ 12.28 hrs, Volume= 2,952 cf
Outflow = 0.01 cfs @ 3.72 hrs, Volume= 1,447 cf, Atten= 97%, Lag= 0.0 min
Discarded = 0.01 cfs @ 3.72 hrs, Volume= 1,447 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 27.68' @ 24.30 hrs Surf.Area= 1,534 sf Storage= 2,258 cf

Plug-Flow detention time= 927.5 min calculated for 1,446 cf (49% of inflow)
Center-of-Mass det. time= 719.5 min (1,521.9 - 802.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	25.50'	1,412 cf	**20.50'W x 74.82'L x 3.50'H Field A** 5,368 cf Overall - 1,838 cf Embedded = 3,530 cf x 40.0% Voids
#2A	26.00'	1,838 cf	**ADS_StormTech SC-740 +Cap** x 40 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap 4 Rows of 10 Chambers
		3,250 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	25.50'	**0.250 in/hr Exfiltration over Surface area**
#2	Primary	28.50'	**12.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 3.72 hrs HW=25.54' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=25.50' (Free Discharge)
└**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 26P: SCM5 - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-740 +Cap (ADS StormTech® SC-740 with cap length)
Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf
Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

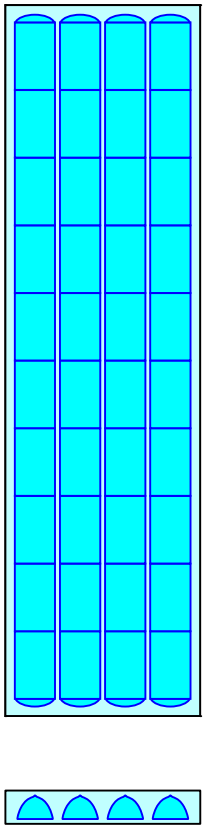
10 Chambers/Row x 7.12' Long +0.81' Cap Length x 2 = 72.82' Row Length +12.0" End Stone x 2 = 74.82' Base Length
4 Rows x 51.0" Wide + 6.0" Spacing x 3 + 12.0" Side Stone x 2 = 20.50' Base Width
6.0" Base + 30.0" Chamber Height + 6.0" Cover = 3.50' Field Height

40 Chambers x 45.9 cf = 1,837.6 cf Chamber Storage

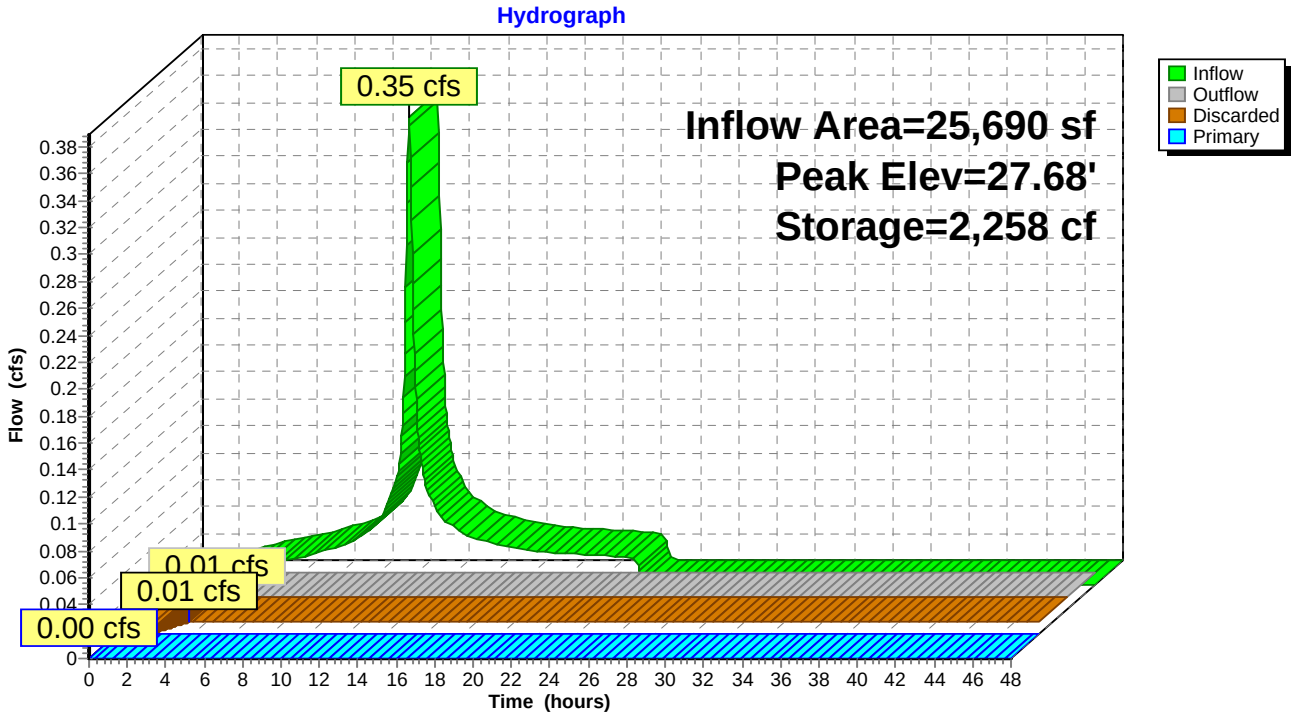
5,368.1 cf Field - 1,837.6 cf Chambers = 3,530.5 cf Stone x 40.0% Voids = 1,412.2 cf Stone Storage

Chamber Storage + Stone Storage = 3,249.8 cf = 0.075 af
Overall Storage Efficiency = 60.5%
Overall System Size = 74.82' x 20.50' x 3.50'

40 Chambers
198.8 cy Field
130.8 cy Stone



Pond 26P: SCM5



STORMWATER CONTROL PLAN
MILES LANE HOUSING DEVELOPMENT
MAINTENANCE PLAN

OWNER: MIDPEN HOUSING COORPORATION
275 MAIN STREET, SUITE 204
WATSONVILLE, CA 95076
(831)707-2130

PREPARED BY: C3 ENGINEERING
126 BONIFACIO PLACE, SUITE C
MONTEREY, CA 93940
(831)647-1192

06-10-2019

Mid Pen Housing Development

Stormwater Control Measures

Operations and Maintenance Plan

(MILES LANE, WATSONVILLE, CA 95076)

The general manager and/or the person(s) appointed by the general manger to maintain the storm drain facilities must familiarize themselves with the purposes, design specifications, features, and mode of operation of the storm drain system and should review the Stormwater Control Plan (in addition to this document). Maintenance supervisors and employees need to be informed of the following specific maintenance requirements for the bio-retention planters and accompanying storm drain system. See Attachment 3.

At a minimum the following activities must occur to properly maintain the underground retention areas:

- Regular inspection and maintenance are essential to assure a properly functioning stormwater system. Inspection is easily accomplished through the manhole or optional inspection ports of an Isolator Row. Please follow local and OSHA rules for a confined space entry. Inspection ports can allow inspection to be accomplished completely from the surface without the need for a confined space entry. Inspection ports provide visual access to the system with the use of a flashlight. A stadia rod may be inserted to determine the depth of sediment. If upon visual inspection it is found that sediment has accumulated to an average depth exceeding 3" (76 mm), cleanout is required. A StormTech Isolator Row should initially be inspected immediately after completion of the site's construction.
- While every effort should be made to prevent sediment from entering the system during construction, it is during this time that excess amounts of sediments are most likely to enter any stormwater system. Inspection and maintenance, if necessary, should be performed prior to passing responsibility over to the site's owner. Once in normal service, a StormTech Isolator Row should be inspected bi-annually until an understanding of the sites characteristics is developed. The site's maintenance manager can then revise the inspection schedule based on experience or local requirements. (StormTech Manual)
- Semi-annual inspection of the inlet/overflow structure and the inspection port focusing on erosion, trash, debris and stagnant water. Stagnant water may be a sign of a plugged filter fabric in the isolator row and require immediate cleaning per manufacturer's recommendations.
- JetVac maintenance is recommended if sediment has been collected to an average depth of 3" (76 mm) inside the Isolator Row. More frequent maintenance may be required to maintain minimum flow rates through the Isolator Row. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row while scouring and suspending sediments. As the nozzle is retrieved, a wave of suspended sediments is flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/ JetVac combination vehicles. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45" (1143 mm) are best. The JetVac process shall only be performed on StormTech Rows that have AASHTO class 1 woven geotextile over the foundation stone (ADS 315ST or equal). (StormTech Manual)

- If hazardous material has been spilled, immediately contact a disaster cleanup specialist to remove and replace material per the construction details.
- Inspect system at first rain to ensure that valve diversions are functioning properly.
- Ensure that site operations are in effectively deploying valve diversions for wet and dry operations.

CHECKLIST FOR ROUTINE INSPECTION AND MAINTENANCE

(SEE MAINTENANCE MATRIX FOR ADDITIONAL DETAIL.)

- Examine each drain and clean if necessary.
- Check rocks at inlets and repair, replace, or replenish as necessary.
- Remove any accumulation of sediment, litter, and debris in the swale.
- Examine the overflow. Remove any debris.
- Observe the structure of the swales and bio-retention area and fix any cracks, or failure.
- Note condition of vegetation.
- Replace any dead vegetation.
- Remove any nuisance or invasive vegetation.
- Clean up fallen leaves or debris.
- Remove any debris from curb cuts leading to swales or bio-retention area.

Storm Drain System

Frequency	Observation	Maintenance Activity	Inspected by	Date
Once a year prior to Sept 30	Inspect the storm drain system. Look for obstructions, vegetation, debris, litter, sediment, etc. blocking the system. Check for bushes, trees, or other dense vegetation growing immediately in front of the system.	Remove obstructions, etc.		
	Observation	**Maintenance Activity**		
	Inspect all catch basins. Look for obstructions, vegetation, debris, litter, sediment, etc. blocking the catch basins.	Remove obstructions, etc.		
Frequency	**Observation**	**Maintenance Activity**		
Once a year prior to Sept 30 and after the first heavy rain after heavy rain events. Every other month minimum during dry periods.	Inspect the entire storm drain system from the upstream end to the outfall, including all catch basins. Observe the flow of water. Any evidence of ponding in the catch basins indicates a blockage.	Find and remove any obstructions. Flushing may be necessary.		

Media Filters

Frequency	Observation	Maintenance Activity	Inspected by	Date
Before each rainy season and every 4 months.	Inspect media filters for debris and pollutant accumulations.	Replace media filters when pollutant accumulations exceed more than 80% of the filter's capacity.		

Infiltration Chambers

Frequency	Observation	Maintenance Activity	Inspected by	Date
Before each rainy season.	Inspect isolator row for accumulated sediment.	Remove accumulated sediment when it exceeds 3" in depth.		

Each year during a period beginning on September 1 and ending no later than September 30, and at the time of any sale or other transfer of title to the Property, Owner shall provide the City with a Maintenance Certificate certifying that the SCMs have been recently inspected and are functioning in compliance with the Operation and Maintenance Plan or, if such SCMs were not in compliance with the Operation and Maintenance Plan, what measures have been taken to bring the SCMs and the maintenance thereof into compliance with the Operation and Maintenance Plan. Proof of maintenance, such as copies of copies of completed Maintenance Matrix and/or receipts shall be included with the Maintenance Certificate

The applicant accepts responsibility for the operation and maintenance of stormwater treatment and flow-control facilities for the life of the project. Any future change or alteration, or the failure to maintain any feature described herein can result in penalties including but not limited to fines, property liens, and other actions for enforcement of a civil judgment.

For any questions regarding the Stormwater Control Plan or the Operations and Maintenance Plan, contact C3 Engineering, Inc. (831-647-1192 or Stormwater@C3Engineering.net)

Frank Campo, P.E. 61390

07-30-2019
Date

Initial Study/Mitigated Negative Declaration (Update~~Draft~~) for the

Miles Lane Project

New Affordable Housing and Continued Drug Treatment and Rehabilitation Services

139-161 Miles Lane and 201 Kimberly Lane
City of Watsonville
April 2020

Prepared by:

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B. Biological Resources Report
C. Wetland Delineation
D. Environmental Site Assessment (141/161 Miles Lane & 201 Kimberly Lane)
E. Environmental Site Assessment (139 Miles Lane)
F. Geotechnical Study (141/161 Miles Lane & 201 Kimberly Lane)
G. Geotechnical Study (139 Miles Lane)
H. Stormwater Control Plan
I. Traffic Impact Study
J. Traffic Noise Modelling Data

Attachments (for updated IS/MND)

A. Updated Site Plans
B. Air Quality, Greenhouse Gas and Noise Memo
C. Traffic Consistency Evaluation

1. Project Information

1.1 Project Title
Initial Study/Mitigated Negative Declaration for the Miles Lane Project

1.2 Lead Agency Name and Address
City of Watsonville
Community Development Department
Planning Division
250 Main Street
Watsonville, California 95076

1.3 Contact Person and Phone Number
Justin Meek, AICP
Principal Planner
(831)768-3050
justin.meek@cityofwatsonville.org

1.4 Project Sponsors Names and Addresses
MidPen Housing
275 Main Street, Suite 204
Watsonville, CA 95076
and
Encompass Community Services
380 Encinal Street
Santa Cruz, CA 95060

1.5 General Plan Designation
1) Residential Medium Density
2) Environmental Management

1.6 Zoning
1) RM-2: Multiple Residential-Medium Density
2) EM-OS: Environmental Management Open Space

1.7 Introduction
This Initial Study of environmental impacts has been prepared to conform to the requirements of the Public Resources Code California Environmental Quality Act (CEQA Statutes), the California Code of Regulations section 15000 et. Seq. (CEQA Guidelines), and the regulations and policies of the City of Watsonville. The report is intended to inform City of Watsonville (City) decision-makers, responsible agencies, and the general public of the Miles Lane Project (project) and its environmental consequences. The City of Watsonville is the Lead Agency under CEQA and has prepared this Initial Study to address the impacts of implementing the proposed project. The primary objectives of the project are for MidPen Housing to provide affordable housing in the community and for Encompass Community Services to continue to provide drug treatment and rehabilitation services.

1.8 Project Location and Context

The following section describes the project site's location, surrounding land uses, site characteristics, and land use designations.

Location. The project site (139-161 Miles Lane and 201 Kimberly Lane) is on the south side of Miles Lane and northeast of Santa Clara Street. The project is located west of Freedom Blvd and north of Crespi Way in the Portola Heights Mobile Home Park (Figures 1 and 2). The parcels are associated with their respective addresses as follows:

- 139 Miles Lane (APN 016-491-03)
- 161 Miles Lane (APN 016-491-01 141)
- 141- 155 Miles Lane (APN 016-491-02 201)
- 201 Kimberly Lane (APN 016-111-44)

Surrounding Land Uses. The site is located within a residential area but also within 200 feet of commercial services along Freedom Blvd. Single- and multi-family homes, along with an open space area adjacent to the perennial stream (streams that have running water year-round), lie across Miles Lane to the northwest of the project. Single family homes, across Santa Clara Street and on Kimberly Lane, lie to the southwest. The Portola Heights Mobile Home Park lies to the south and southeast of the project while commercial services, along with a multi-family residence, located along Freedom Blvd. bound the project to the northeast.

Site Characteristics. The proposed project will occur on an approximately 4.7-acre site. The Property is set in a primarily residential neighborhood. The western section of the site is developed with several houses and cottages, along with a separate workshop. The northwest corner of the Property is occupied by two adjoining parking lots while one is paved. Much of the property remains undeveloped especially in the east portions of the Miles Lane parcels. The Kimberly Lane parcel is an approximately rectangular subdivision parcel of just over 5,000 square feet, that has not been developed.

The 161 Miles Lane parcel (a portion of which serves as a licensed residential substance use disorder treatment program) is improved with two houses of approximately 3,500 square feet, total, with concrete walkways and patios and a separate workshop of about 2,100 square feet. All buildings are constructed of wood frame, with stucco siding, and composite shingle roofing. There is a 12 ft. by 25 ft. car garage with dirt floor adjoining the shop building. There are three small houses (141, 149, and 153 Miles Lane), and two smaller cottages (145 and 155 Miles Lane) on parcel 016-491-02 (141 Miles Ln.) These appear to be and are reportedly constructed similarly to the houses at 161 Miles Lane, and range in size from just over 500 square feet to just over 1,000 square feet. The house at 149 Miles Lane has a membrane roofing system installed; and the house at 153 Miles Lane needs structural repairs and is currently vacant. There is a separate detached 12 ft by 20 ft car garage associated with 155 Miles Lane.

The site has a challenging topography, sloping steeply downward from the intersection of Miles Lane and Santa Clara Street eastward to roughly mid-block and then steeply upward again to reach the intersection of Miles Lane with Freedom Blvd. There an approximately 62-foot decline from the west corner of the site to the low point and then a 42-foot incline from the low point back up to the east corner of the site. At the lowest elevation of the site are sensitive natural features including a perennial stream running north to south across the property and a seep wetland (approximately 2,200 square feet) to the east of the stream. The stream is located within the City's EM-OS Zoning District which protects it

from development. Additionally, the 139 Miles Lane parcel is atypically shaped and such that a long and narrow piece of the parcel wraps behind 135 Miles Lane.

1.9 Project Description

MidPen Housing Corporation (MidPen) and Encompass Community Services (Encompass) are jointly submitting an application to develop four parcels located on 139-161 Miles Lane (APNs: 016-491-01, 016-491-02, 016-491-03) and 201 Kimberly Lane (APN: 016-111-44) totaling approximately 4.7 acres, collectively called the Miles Lane Project (project). Encompass currently leases the property at 161 Miles Lane to operate a residential substance abuse treatment facility known as *Si Se Puede*. The facility has 23 beds and totals 3,425 square feet. The 141 Miles Lane property contains three rental homes, one transitional rental home and one that is uninhabitable (totaling 3,044 square feet). As part of this project, the existing buildings would be demolished creating an estimated 1,300 cubic yards of solid waste. The demolition site plan is included as Figure 3. The updated site plans are provided as a separate attachment (Attachment A).

Construction is anticipated to last about 16 months and start with two weeks of abatement followed by one week of demolition. Site preparation and grading are anticipated to last four months (the grading would be balanced on-site with no import or export of material); the building construction period is anticipated to last 11 months. Figure 4 (Earthworks) shows the cut and fill plan for the project.

In total, the project will include a residential substance use disorder treatment facility and an outpatient rehabilitation facility owned by Encompass, and a 72~~61~~-unit affordable housing development owned by MidPen. The affordable housing development would provide housing for low, very low, and extremely low-income households. The project facilities include eight~~10~~ buildings that would total approximately ~~106,400~~101,256 square feet. ~~Eight~~ Six of the buildings would be used for providing affordable housing (operated by MidPen) and two of the buildings would be used as an inpatient (residential) and outpatient facilities, respectively (operated by Encompass). The overall site plan is shown as Figure 5.

To serve the housing, the project includes a centrally located community building that will include the following amenities: a community room and kitchen, a computer lab, a Learning Center for afterschool programming, a laundry room, and property manager and service manager offices. The Encompass' residential facility will average 28 program participants, with a maximum capacity of 30 residents, and is staffed 24/7. The inpatient facility will provide housing for 17 residents per night. The number of FTE staff will increase from 14 to 15 with a maximum of nine staff onsite at one time. The outpatient facility will serve 40 to 85 total clients per day and operate 9 AM to 5 PM on weekdays, with weekday evening hours of 5-9 PM, three to four days per week. The current outpatient program is on Auto Center Drive; the eight employees at this location will be transferred to the new facility after construction is completed.

A perennial stream runs through the western section of APN 016-491-03. The channel itself is deeply incised with little bank formation, and is unusually straight, indicating that it was likely dug through the property at some point in the past. The channel ends in a stormwater structure that causes water to backup into the channel and pool during the summer months. This structure also acts as a barrier to animals such as frogs and fish. Additionally, a hillside seep feeds a 0.05 acre wet meadow. The seep begins on the hillside on the eastern portion of the study area and spreads out into the flatter section of the property.

Circulation and Parking. The parking lot for the inpatient and outpatient facilities would be accessed from Miles Lane (Driveway 1) near the corner of Santa Clara Street and Kimberley Lane. There will be three vehicular entrances to the affordable housing facility, all along Miles Lane (Driveways 2, 3, and

4). Volumes to the project site are expected to be distributed among each of the project driveways. A total of 102~~143~~ residential parking spaces and 27 spaces for the inpatient and outpatient facilities are proposed.

Landscape and Open Space. The project includes both landscaping features as well as open space / recreational facilities. The project will include the planting of 101~~109~~ trees and low water use ornamental plantings. Additionally, the project includes a trail easement in proximity to the wetland area. The following recreational facilities (with square footages) are included with the project: (1) 1,075 square-foot play space with climbing structure; (2) 5,284~~8,430~~ square feet of artificial turf for recreational activities; (3) 930 square-foot courtyard with tables and BBQ; (4) a 3,000~~2,670~~ square-foot community garden with raised beds; and a 380 square-foot observation patio. The conceptual landscape plan is shown in Figures 6 and 7.

Grading. The project would create approximately ~~81,000~~ 63,336 square feet of impervious surfaces (Figures 8 and 9). The project would comply with stormwater treatment requirements and includes bio-retention areas in excess of what is required by regulations. The project site would be graded, and stormwater retention would be accomplished by a combination of underground infiltration and above ground retention.

Utilities and Infrastructure. The proposed project would connect to existing water, wastewater, storm drainage, electricity, and telecommunication infrastructure. Water service, wastewater treatment, stormwater management, and solid waste collection are provided by the City. Electricity and natural gas are provided by PG&E. The on-site utilities plan is shown on Figure 10 and the Photometric Plan is included as Figure 11.

Project Construction and Excavation. Construction is anticipated to begin in May 2021~~2020~~ and be completed in October 2022~~2021~~.

City Actions/Approvals. The proposed project would require the following City approvals:

- Adoption of the Mitigated Negative Declaration – City Planning Commission and City Council
- Zoning Change to Planned Development – City Planning Commission and City Council
- Special Use Permit (New Construction) – City Planning Commission and City Council
- Design Review – City Planning Commission and City Council
- Preliminary Map Approval (Lot Line Adjustment) – City Planning Commission and City Council
- Building/Fire Permit and Plan Check – City of Watsonville, Building Department

Other Public Agencies Whose Notification and/or Approval is Required. The proposed project ~~would~~ may require the following public agencies to be notified and/or approvals:

- Army Corp of Engineers, Section 404 Permit

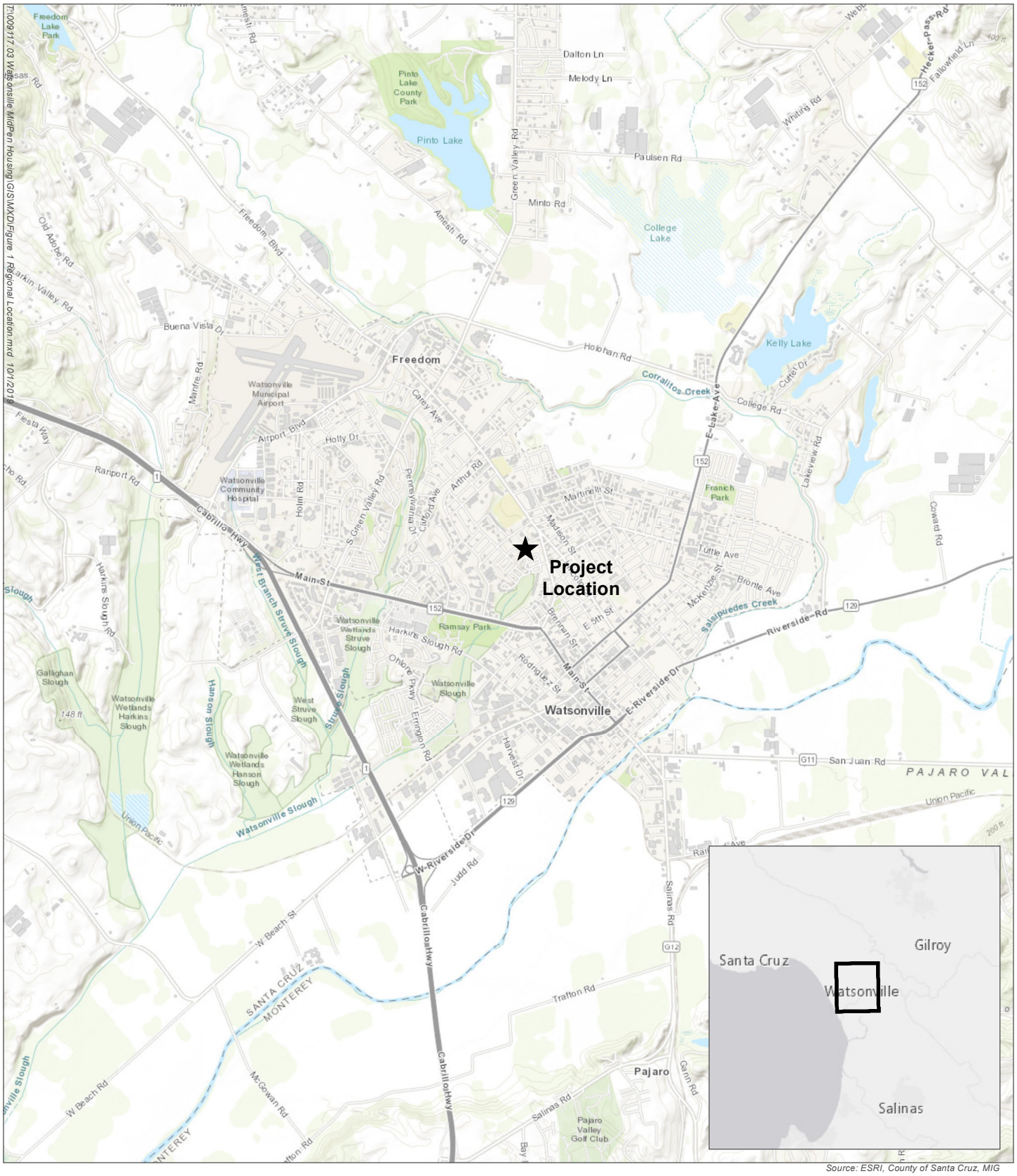

Figure 1 Project Vicinity

Miles Lane Project, Watsonville

Figure 2 Project Location

Miles Lane Project, Watsonville

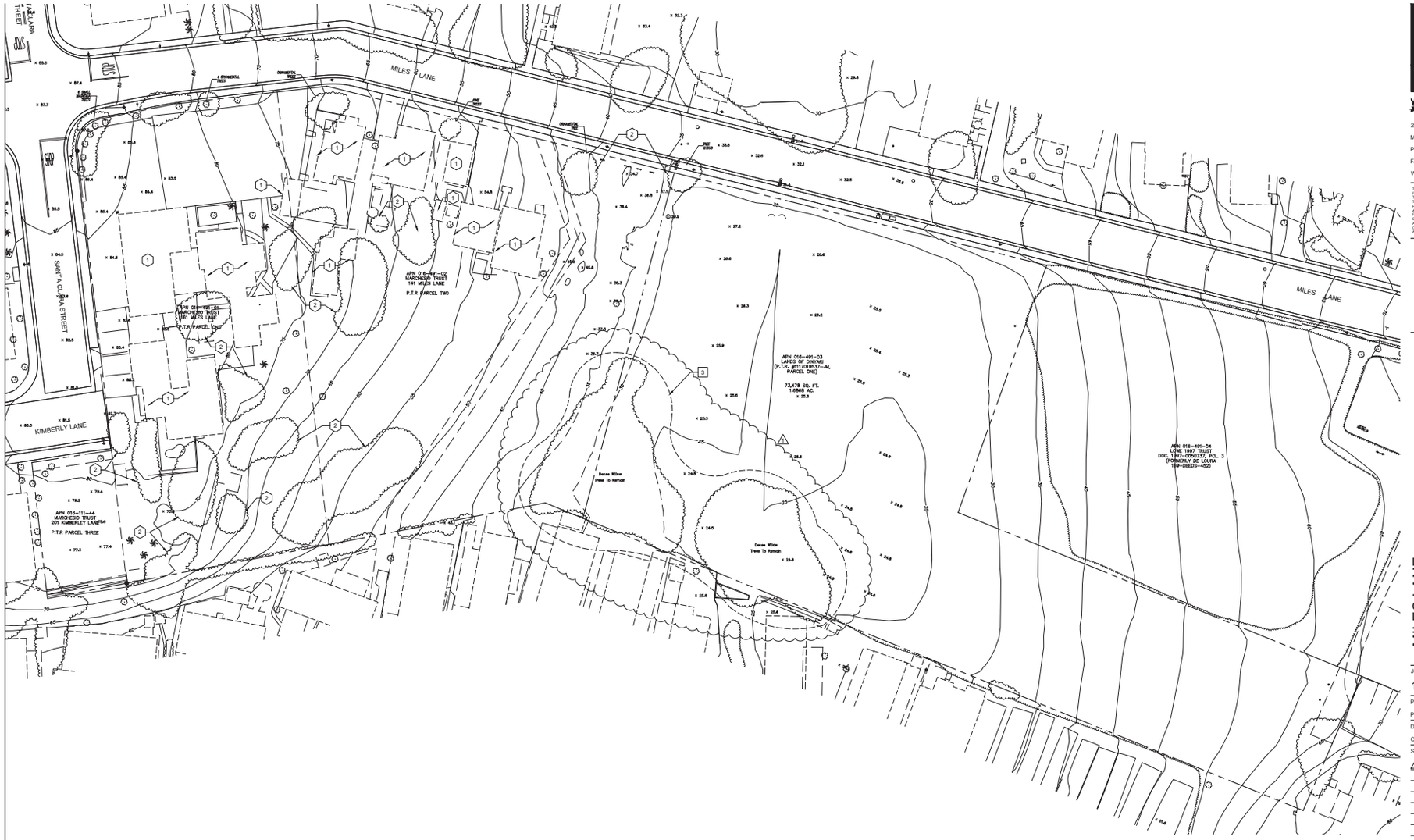

Figure 3 Demolition Plan

1 DEMOLITION SITE PLAN
SCALE: 1"=30'-0"

PLAN NORTH

DEMOLITION KEY NOTES

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

1. REMOVE EXISTING SINGLE STORY WOOD FRAME STRUCTURE.
2. REMOVE EXISTING TREE - TYPICAL
3. EXISTING TREE GROVE - SEE SEPARATE BIOLOGICAL REPORT FOR PROTECTIONS, ALLOWABLE REMOVAL, ETC.

WRD
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MONTEREY, CALIFORNIA 93940
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MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

APNs: 016-491-01, 02 & 03, 016-111-44

JOB NO. 17148.1

PRINT DATE:	
PLOT DATE:	06.12.2019
DRAWN BY:	MG
CHECKED BY:	ATH

SET ISSUED:
1 PLANNING COMMENTS 06.10.2019

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DEMOLITION SITE PLAN

SHEET NO.
D100

FILE NAME: 17148 - D100

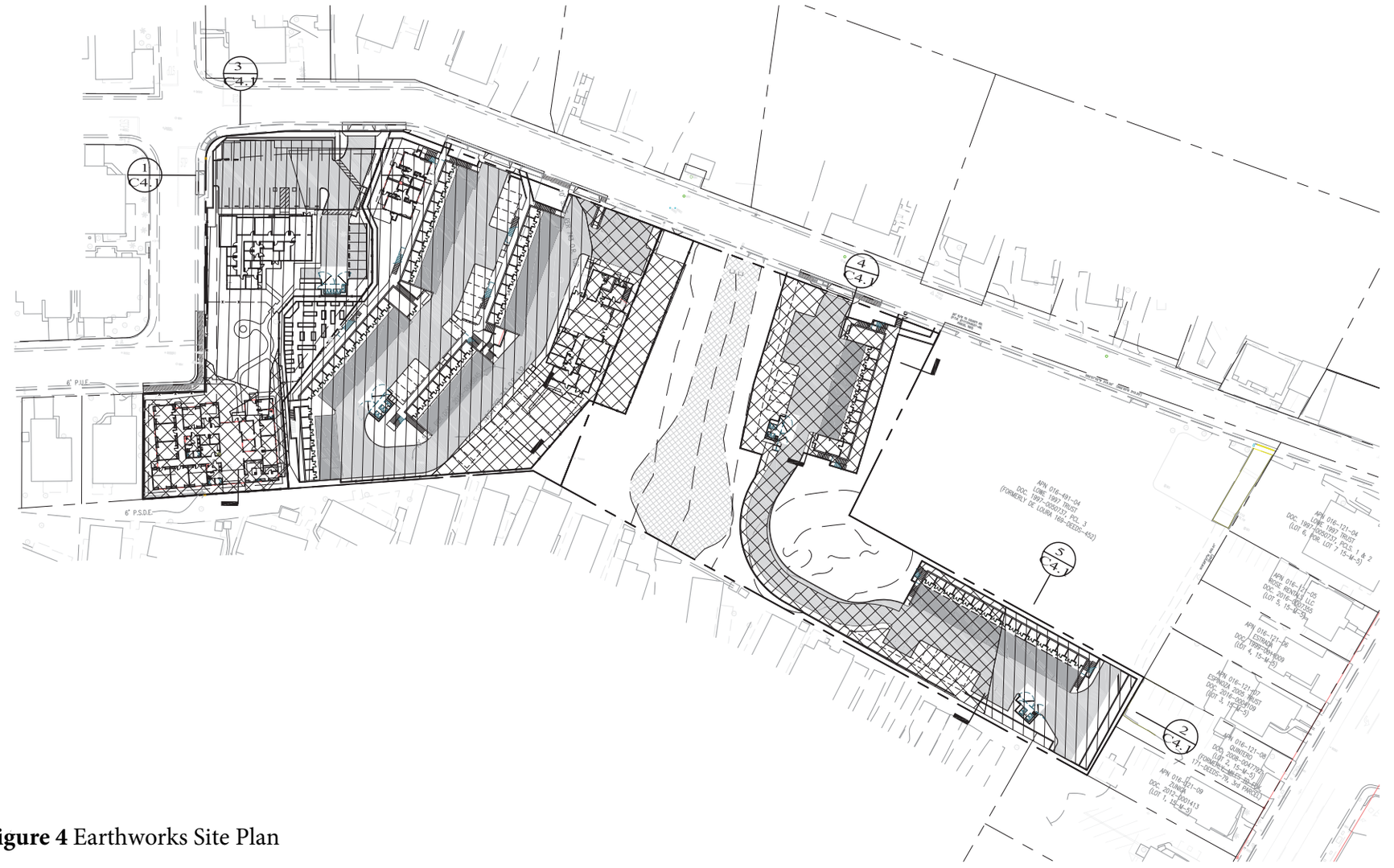

Figure 4 Earthworks Site Plan

HATCH LEGEND

CUT

FILL

EARTHWORK QUANTITIES:
CUT = 8900 CY
FILL = 8900 CY
NET = 0 CY FILL

SITE PLAN
1" = 40'

40 0 40 80 120
Scale 1" = 40'

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Drawing file: Z:\Projects\118186 MND - Miles Lane\Dwg\118186 XSbase.dwg
Plotted: Jun 12, 2019 - 9:12am

C3 ENGINEERING
INTERFACE
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone:(831)647-1192 Fax:(831)647-1194
mail@C3Engineering.net

REV.	DATE	DESCRIPTION	BY
1			
2			
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7			

MADE IN THE USA

REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
No. 61390
EXP. 06/30/19
CIVIL
STATE OF CALIFORNIA

EARTHWORK SITE PLAN

MIXED-USE DEVELOPMENT
APN# 016-491-03

Project Location: 139 MILES LANE, WATSONVILLE, CA 95076
PREPARED FOR: MIDPEN HOUSING CORPORATION

SCALE:	AS NOTED
DATE:	06-10-2019
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C4.0
OF — SHEETS	
PROJECT#	118-186

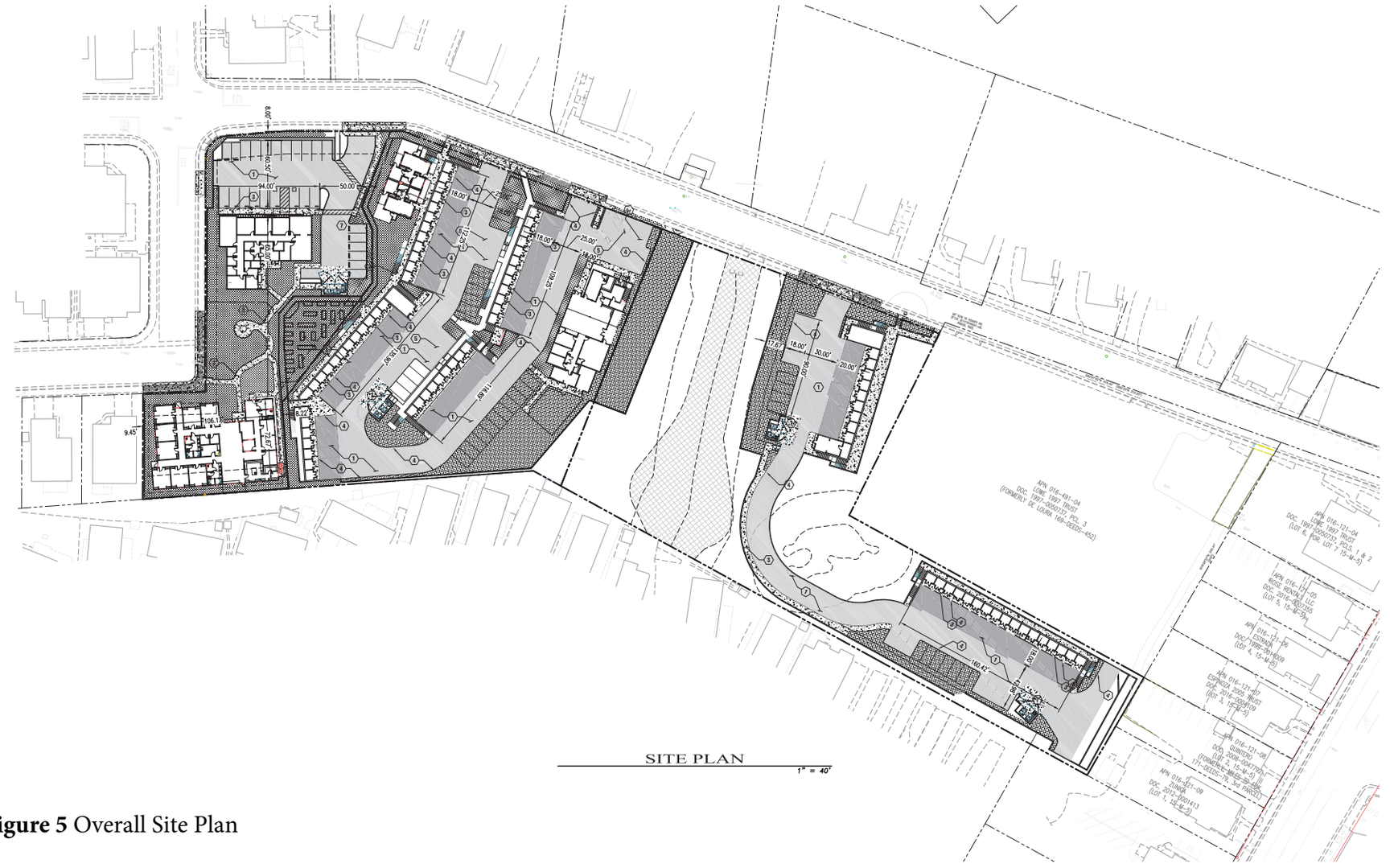

Figure 5 Overall Site Plan

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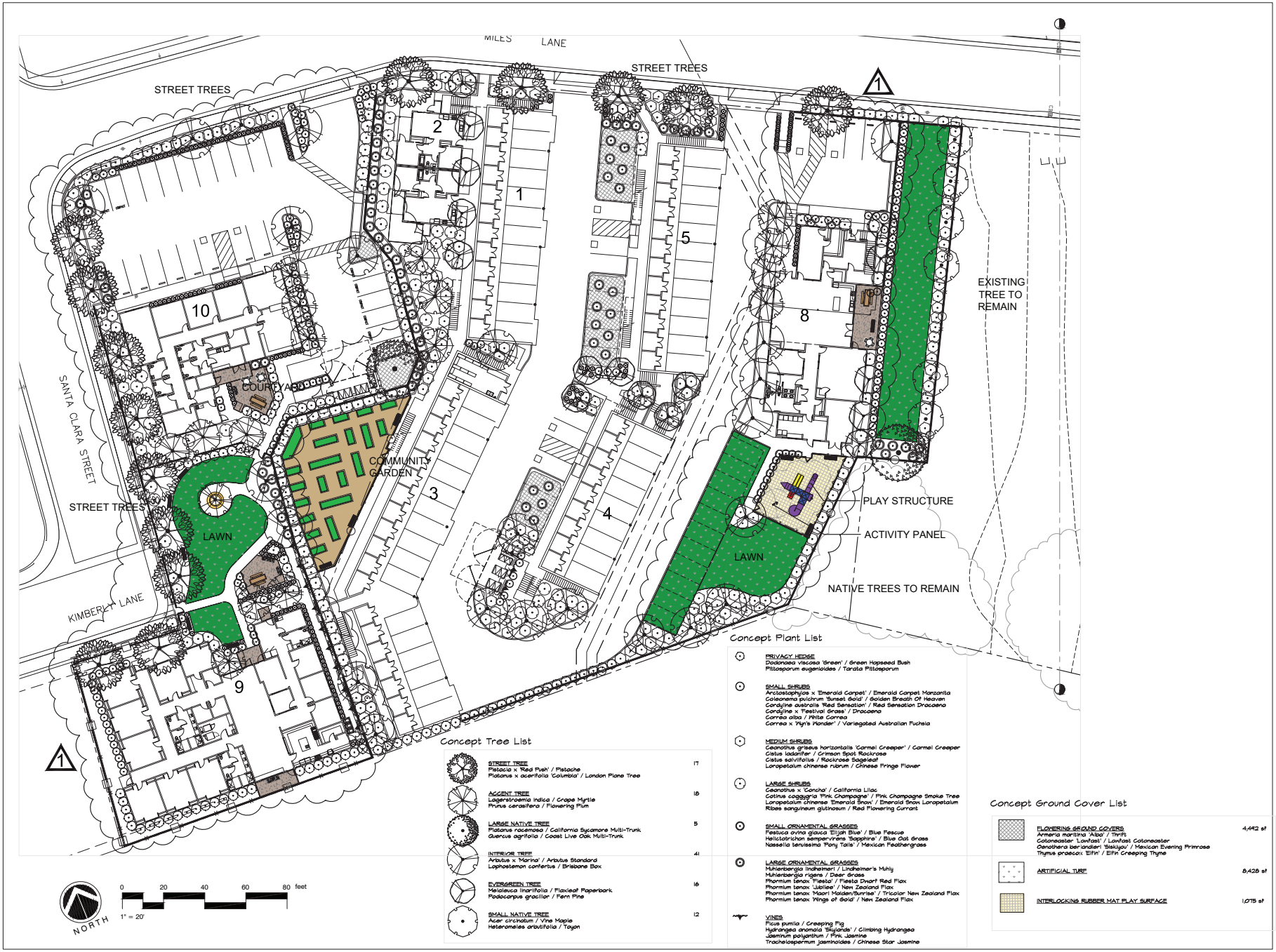

Figure 6 Conceptual Landscape Plan

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
3370 Samuel Pl. Santa Cruz, CA 95062
831.462.688 mike@arnonelandscape.com www.arnonelandscape.com

MIDPEN HOUSING
MILES LANE
WATSONVILLE, CALIFORNIA

© Michael Arnone Landscape Architect - 2019

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REVISIONS
1 6.10.19

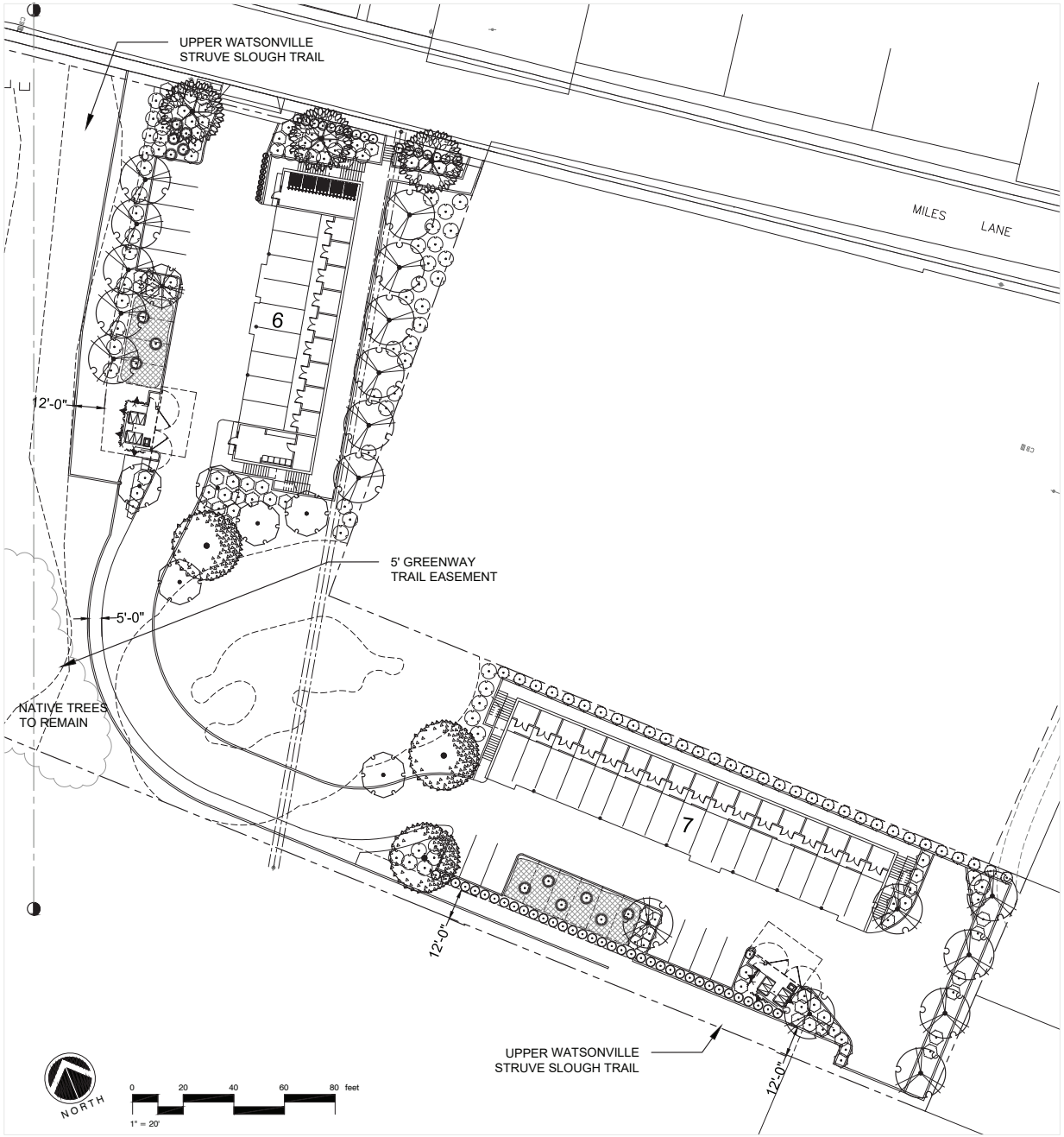
LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/20)
STATE OF CALIFORNIA

CONCEPTUAL LANDSCAPE PLAN

JOB NO.	201840
SCALE	1" = 20' - 0"
DRAWN	MA
CHECK	JC/MA
DATE	6.10.19

SHEET L-1.0

SHEET 1 OF 6



Concept Plant List

STREET TREE — 17
Pistacia x 'Red Push' / Pistache
Platanus x acerifolia 'Columbia' / London Plane Tree

ACCENT TREE — 18
Lagerstroemia indica / Crape Myrtle
Prunus cerasifera / Flowering Plum

LARGE NATIVE TREE — 5
Platanus racemosa / California Sycamore Multi-Trunk
Quercus agrifolia / Coast Live Oak Multi-Trunk

INTERIOR TREE — 41
Arbutus x 'Marina' / Arbutus Standard
Lophostemon confertus / Brisbane Box

EVERGREEN TREE — 16
Melaleuca linariifolia / Flaxleaf Paperbark
Podocarpus gracilior / Fern Pine

SMALL NATIVE TREE — 12
Acer circinatum / Vine Maple
Heteromeles arbutifolia / Toyon

PRIVACY HEDGE
Dodonaea viscosa 'Green' / Green Hopseed Bush
Pittosporum eugenioides / Tarata Pittosporum

SMALL SHRUBS
Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita
Coleonema pulchrum 'Sunset Gold' / Golden Breath Of Heaven
Cordyline australis 'Red Sensation' / Red Sensation Dracaena
Cordyline x 'Festival Grass' / Dracaena
Correa alba / White Correa
Correa x 'Wyn's Wonder' / Variegated Australian Fuchsia

MEDIUM SHRUBS
Ceanothus griseus horizontalis 'Carmel Creeper' / Carmel Creeper
Cistus 'Ladanifer' / Crimson Spot Rockrose
Cistus salvifolius / Rockrose Sageleaf
Loropetalum chinense rubrum / Chinese Fringe Flower

LARGE SHRUBS
Ceanothus x 'Concha' / California Lilac
Cotinus coggygria 'Pink Champagne' / Pink Champagne Smoke Tree
Loropetalum chinense 'Emerald Snow' / Emerald Snow Loropetalum
Ribes sanguineum glutinosum / Red Flowering Currant

SMALL ORNAMENTAL GRASSES
Festuca ovina glauca 'Elijah Blue' / Blue Fescue
Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass
Nassella tenuissima 'Pony Tails' / Mexican Feathergrass

LARGE ORNAMENTAL GRASSES
Muhlenbergia lindheimeri / Lindheimer's Muhly
Muhlenbergia rigens / Deer Grass
Phormium tenax 'Fiesta' / Fiesta Dwarf Red Flax
Phormium tenax 'Jubilee' / New Zealand Flax
Phormium tenax 'Maori Maiden/Sunrise' / Tricolor New Zealand Flax
Phormium tenax 'Wings of Gold' / New Zealand Flax

VINES
Ficus pumila / Creeping Fig
Hydrangea anomala 'Skylands' / Climbing Hydrangea
Jasminum polyanthum / Pink Jasmine
Trachelospermum jasminoides / Chinese Star Jasmine

FLOWERING GROUND COVERS — 4,442 sf
Armeria maritima 'Alba' / Thrift
Cotoneaster 'Lowfast' / Lowfast Cotoneaster
Oenothera berlandieri 'Siskiyou' / Mexican Evening Primrose
Thymus praecox 'Elfin' / Elfin Creeping Thyme

ARTIFICIAL TURF — 8,428 sf

INTERLOCKING RUBBER MAT PLAY SURFACE — 1,075 sf

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
3370 Samuel Pl. Santa Cruz, CA 95062
831.462.688 mike@arnonelandscape.com www.arnonelandscape.com

MIDPEN HOUSING
MILES LANE
WATSONVILLE, CALIFORNIA

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OWNER SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL EASEMENTS, SETBACK REQUIREMENTS AND PROPERTY LINES. OWNER SHALL ACQUIRE ALL NECESSARY PERMITS REQUIRED TO PERFORM WORK SHOWN ON PLANS. BASE INFORMATION HAS BEEN PROVIDED BY THE OWNER. MICHAEL ARNONE LANDSCAPE ARCHITECTURE ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID PROPERTY LINE BOUNDARIES, FENCE LINES OR PROPERTY CORNERS.

REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/20)
STATE OF CALIFORNIA

CONCEPTUAL
LANDSCAPE PLAN

JOB NO.	201840
SCALE	1" = 20' - 0"
DRAWN	MA
CHECK	JC/MA
DATE	6.10.19

SHEET
L-1.1

SHEET 2 OF 6

Figure 7 Conceptual Landscape Plan

Figure 8 Grading and Drainage Plan

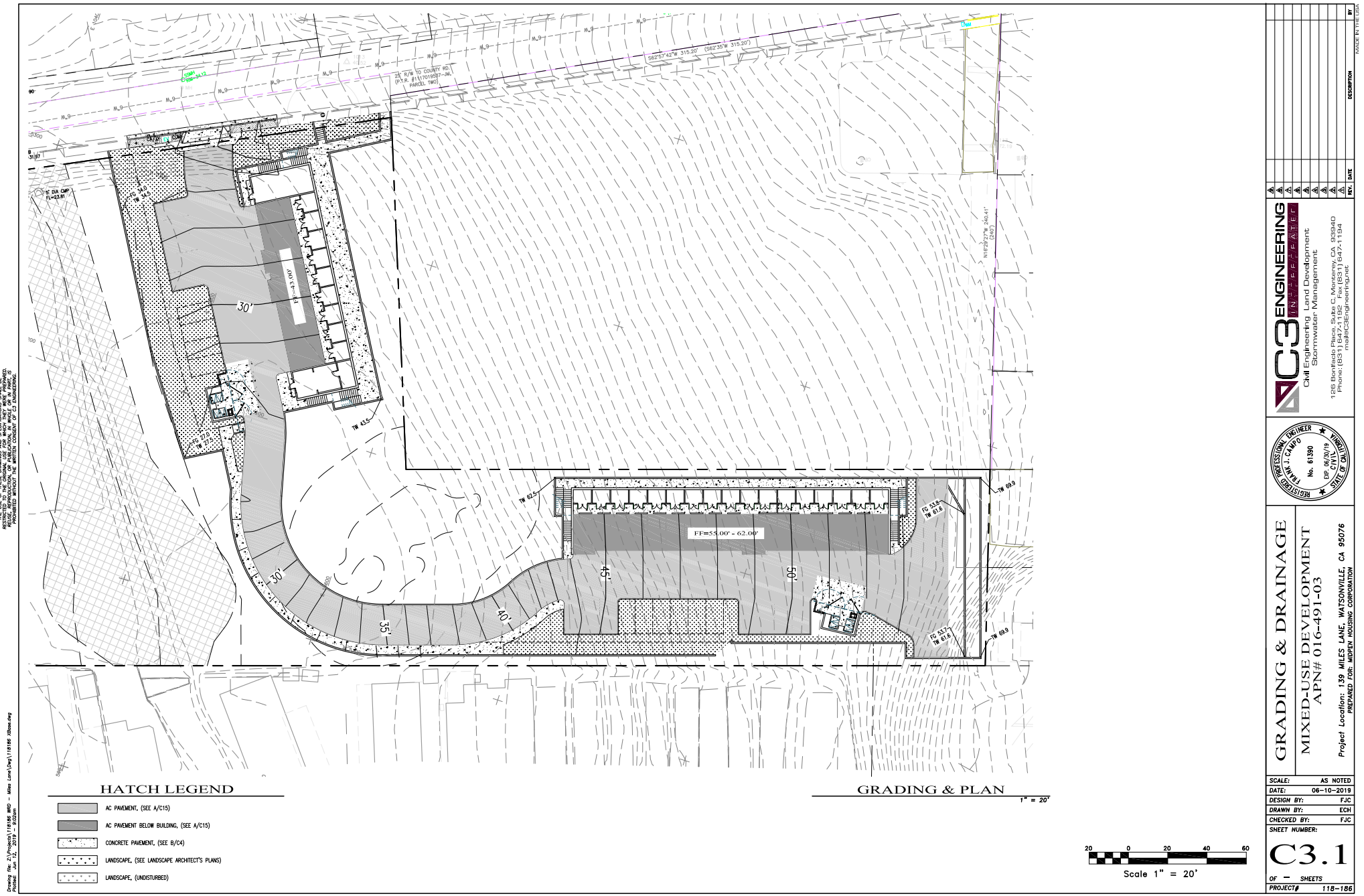
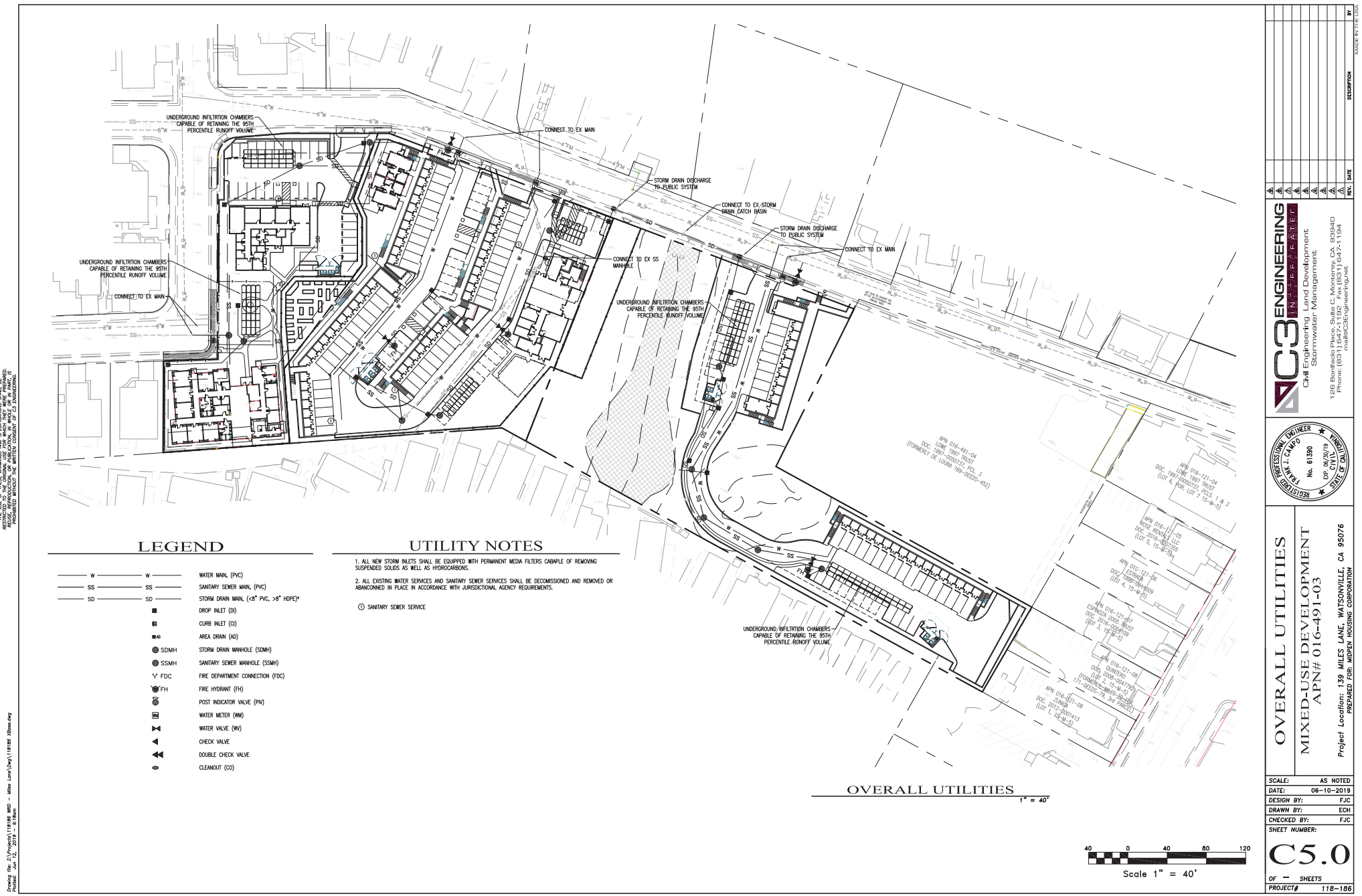


Figure 9 Grading and Drainage Plan



LEGEND

W W	WATER MAIN, (PVC)
SS SS	SANITARY SEWER MAIN, (PVC)
SD SD	STORM DRAIN MAIN, (<8" PVC, >8" HDPE)*
	DROP INLET (DI)
	CURB INLET (CI)
AD	AREA DRAIN (AD)
SDMH	STORM DRAIN MANHOLE (SDMH)
SSMH	SANITARY SEWER MANHOLE (SSMH)
FDC	FIRE DEPARTMENT CONNECTION (FDC)
FH	FIRE HYDRANT (FH)
PIV	POST INDICATOR VALVE (PIV)
WM	WATER METER (WM)
	WATER VALVE (WV)
	CHECK VALVE
	DOUBLE CHECK VALVE
CO	CLEANOUT (CO)

UTILITY NOTES

1. ALL NEW STORM INLETS SHALL BE EQUIPPED WITH PERMANENT MEDIA FILTERS CABAPLE OF REMOVING SUSPENDED SOLIDS AS WELL AS HYDROCARBONS.

2. ALL EXISTING WATER SERVICES AND SANITARY SEWER SERVICES SHALL BE DECOMISSIONED AND REMOVED OR ABANCONNED IN PLACE IN ACCORDANCE WITH JURISDICTIONAL AGENCY REQUIREMENTS.

① SANITARY SEWER SERVICE

OVERALL UTILITIES
1" = 40'

40 0 40 80 120
Scale 1" = 40'

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C3 ENGINEERING INCORPORATED
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Stormwater Management
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mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 CIVIL EXP. 06/30/19 STATE OF CALIFORNIA

OVERALL UTILITIES

MIXED-USE DEVELOPMENT APN# 016-491-03

Project Location: 139 MILES LANE, WATSONVILLE, CA 95076
PREPARED FOR: MIDPEN HOUSING CORPORATION

SCALE:	AS NOTED
DATE:	06-10-2019
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C5.0
OF — SHEETS	
PROJECT#	118-186

NO.	DESCRIPTION	REV. DATE	BY
1			
2			
3			
4			
5			
6			
7			

MADE IN THE USA

Drawing file: Z:\Projects\118186 MPHO - Miles Lane\Dwg\118186 XBase.dwg
Printed: Jun 12, 2019 - 8:10am

Figure 10 Utilities Plan

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 3	QUANTITY
1P		(1) LED, LED	DSXO LED Visual Comfort, P3 symmetric Type V distribution 30K	ELECTRONIC	POLE	Lithonia Lighting, DSXO LED P3 VLS 30K	120V 1P 2W	/5/2017 12/3/2017 SCALED PHOTOMETRY TYPE VS, BUG RATING: B3 - U0 - G1 10910.5 0 , 0 LED 116 2, 1.2, 0.5 0, 0, 0 POLE MOUNT D-Series VC Area Size 0 6de3f640-1495-4e3d-8121-9257356f5e434 NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED. 12441 80 120.1 VOLTS, 117.0 WATTS, 0.979 AMPS AMMENTI: 25.5	56
C		(108) ,	Contractor Select CNY LED Canopy P1=4,500lm	ELECTRONIC	CEILING	Lithonia Lighting, CNY LED P1 40K MVOLT	120V 1P 2W	/10/2018 3/4/2019 IES LM-79-08 TYPE VS, CUTOFF, BUG RATING: B2 - U3 - G1 LED 4476.3232421875 SURFACE 0.85, 0.85, 0.15 Contractor Select CNY LED Canopy 7e3895e7-4099-4300-9a7e-f3b982a01fa5	52
W1		(1) LED,	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2S OPTIC, 3000K, @ 350mA WITH DIFFUSE DROP LENS.	ELECTRONIC	WALL	Lithonia Lighting, DSXW1 LED 10C 350 30K T2S MVOLT SCL	120V 1P 2W	/1/2014 1/11/2016 SCALED PHOTOMETRY TYPE IV, SHORT, BUG RATING: B0 - U2 - G1 1285.5 0 , 0 LED 13.3 Wall D-Series Wall Size 1 d66c4cdd-2765-418b-a875-4046455be197 SCALED FROM ABSOLUTE TEST: LTL25746	86
W2		(1) LED,	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 3000K, @ 1000mA.	ELECTRONIC	CEILING	Lithonia Lighting, DSXW1 LED 10C 1000 30K T3M MVOLT	120V 1P 2W	/1/2014 1/11/2016 SCALED PHOTOMETRY TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G1 3606.7 0 , 0 LED 39.6 Wall D-Series Wall Size 1 139f1448-a1e8-4b2a-8d7e-21f42f5ceffb SCALED FROM ABSOLUTE TEST: LTL25762	11

PHOTOMETRIC SITE PLAN
SCALE: 1"=30'-0"

Figure 11 Photometric Plan

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
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MILES LANE HOUSING
MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076
APNs: 016-491-01, 02 & 03, 016-111-44

JOB NO.
17148.1
PRINT DATE:
PLOT DATE: 06.12.2019
DRAWN BY: AH
CHECKED BY: HR
SET ISSUED:
1 PLANNING COMMENTS 06.10.2019

SHEET NAME
PHOTOMETRIC SITE PLAN
SHEET NO.
PH-1
FILE NAME: 17148 - PH-1

2. Summary of Findings: Impacts and Mitigations

Impact findings and mitigation measures identified in this report, the completed Initial Study checklist and narrative are summarized below. The mitigations listed below represent conditions for the Initial Study/Mitigated Negative Declaration for the proposed project.

Aesthetics
No significant impacts have been identified; no mitigation is necessary.

Agricultural and Forestry Resources
No significant impacts have been identified; no mitigation is necessary.

Air Quality
No significant impacts have been identified; no mitigation is necessary.

Biological Resources

Mitigation Measure BIO-1: Nesting Bird Avoidance or Conduct Preconstruction Surveys. If construction, grading, or other project-related improvements are scheduled during the nesting season of protected raptors and migratory birds, a focused survey for active nests of such birds shall be conducted by a qualified biologist within seven (7) days prior to the beginning of project-related activities. The results of the survey shall be sent to the City of Watsonville prior to the start of project activities. The minimum survey radii surrounding the work area shall be the following: i) 250 feet for passerines; ii) 500 feet for other small raptors such as accipiters; iii) 1,000 feet for larger raptors such as buteos. Nesting seasons are typically defined as follows: i) March 15 to August 30 for smaller bird species such as passerines; ii) February 15 to August 30 for raptors.

The following measures shall be taken to avoid potential inadvertent destruction or disturbance of nesting birds on and near the project site as a result of construction-related vegetation removal and site disturbance:

a) To avoid impacts to nesting birds, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) shall occur outside the avian nesting season (generally prior to February 1 or after August 31). Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest.
b) If construction-related activities are scheduled to occur during the nesting season (generally February 1 through August 31), a qualified biologist shall conduct a habitat assessment and preconstruction nesting survey for nesting bird species no more than seven (7) days prior to initiation of work. A qualified wildlife biologist is an individual who possesses, at a minimum, a bachelor's or advanced degree, from an accredited university, with a major in biology, zoology, wildlife biology, natural resources science, or a closely related scientific discipline, at least two years of field experience in the biology and natural history of local plant, fish, and wildlife resources present at the development site, and knowledge of state and federal laws regarding the protection of sensitive and endangered species. The qualified biologist conducting the surveys shall be familiar with the breeding behaviors and nest structures of birds known to nest in the project site. Surveys shall be conducted at the appropriate times of day during periods of peak activity (i.e., early morning or dusk) and

shall be of sufficient duration to observe movement patterns. Surveys shall be conducted within the Project area and 250 feet of the construction limits for nesting non-raptors and 1,000 feet for nesting raptors, as feasible. If the survey area is found to be absent of nesting birds, no further mitigation would be required. However, if project activities are delayed by more than seven (7) days, an additional nesting bird survey shall be performed.

c) If pre-construction nesting bird surveys result in the location of active nests, no site disturbance (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), shall take place within the buffer zone established under BIO-2. Monitoring, by a qualified biologist, shall be required to ensure compliance with the relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented. Active nests found inside the limits of the buffer zones or nests within the vicinity of the project site showing signs of distress from Project activity, as determined by the qualified biologist, shall be monitored daily during the duration of the Project for changes in breeding behavior. If changes in behavior are observed (e.g., distress, disruptions), the buffer shall be immediately adjusted by the qualified biologist until no further interruptions to breeding behavior are detected. The nest protection buffers may be reduced if the qualified biologist determines in compliance with CDFW permit requirements (if any) that construction activities would not be likely to adversely affect the nest. If buffers are reduced, twice weekly monitoring may need to be conducted to confirm that construction activity is not resulting in detectable adverse effects on nesting birds or their young. The qualified biologist may implement an alternative monitoring schedule depending on the construction activity, season, and species potentially subject to impact, subject to compliance with CDFW permits (if any). Construction shall not commence within the prescribed buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use. A report of the findings will be prepared by a qualified biologist and submitted to the City prior to the initiation of construction-related activities that have the potential to disturb any active nests during the nesting season.

d) City staff will not issue permits for ground disturbing activities until after the site has been surveyed by a qualified biologist to ensure that no active nest disturbance or destruction will occur as a result of the project. If necessary, nest protection buffers will be fenced off and active nest monitoring will be initiated prior to permit issuance.

Mitigation Measure BIO-2: Active Nest Buffer. The applicant shall designate active nests as "Ecologically Sensitive Areas" (ESA) and protect the nest (while occupied) during project activities with the establishment of a fence barrier surrounding the nest site.

a) Buffer distances for bird nests should be site specific and an appropriate distance, as determined by the qualified biologist. The buffer distances should be specified to protect the bird's normal behavior to prevent nesting failure or abandonment.

b) The qualified biologist shall have authority to order the cessation of all nearby project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established.

c) Typical protective buffers between each identified nest site and construction site are as follows: 1) 300 feet for hawks, owls and eagles; 2) 50 feet for passerines.

d) The qualified biologist shall monitor the behavior of the birds (e.g., adults and young, when present) at the nest site to ensure that they are not disturbed by project activities.

e) Nest monitoring shall continue during project work until the young have completely left the nest site; as determined by the qualified biologist.
f) No habitat removal or modification shall occur within the ESA-fenced nest zone until the young have fully fledged and will no longer be adversely affected by the project.

Mitigation Monitoring BIO-1
Prior to issuance of any grading permit(s), the City shall review and approve the results of all pre-construction surveys and any measures recommended by the biologist to avoid sensitive species, which shall be noted on the final project plans. The project proponent shall not initiate any ground disturbing activity until applicant has submitted evidence to the City that Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-4 has been completed and are consistent with USFWS and/or CDFW permit requirements (if agency involvement is required). In addition, prior to ground disturbing activities, the City shall be provided with a written summary of the results of surveys by a qualified biologist to ensure that no active bird nest disturbance or destruction of breeding bat roosts will occur as a result of the project. If necessary, nest protection buffers will be fenced off and active nest monitoring will be initiated prior to permit issuance. A qualified biologist will also provide worker-awareness training prior to any work within aquatic habitats or adjacent upland habitat where California red-legged frog have potential to occur.

Mitigation Measure BIO-3: California Red-Legged Frog and Western Pond Turtle Avoidance. Implementation of the following mitigation measure would reduce potential impacts to CRLF and WPT to less-than-significant:

a) Silt fencing and orange construction fencing shall be erected along the project boundary, running parallel north to south along the perennial stream and around the seep wetland. The northern and southern ends of the silt and orange construction fencing shall extend at least 50 feet beyond the project site boundary to close off the work area. The bottom 4-6 inches of the fencing shall be buried to prevent wildlife from burrowing under the fence, allowing frogs or turtles entry to the work areas.
b) Once the fences are erected and within 48 hours of initiating project construction, a qualified wildlife biologist (as defined under Mitigation Measure BIO-1 shall conduct a preconstruction survey of the project site in the vicinity of the fences to ensure that no frogs or turtles are trapped inside the project construction zone. During this preconstruction survey the biologist shall also inspect the fence to make sure it is installed correctly. The project lead (i.e. foreman) should alert the biologist if the exclusion fence is damaged and/or otherwise non-functioning and initiate repairs as soon as possible. In consultation with the qualified biologist, the project lead may also initiate a second survey to relocate any CRLF or WPT within the project fencing to outside the work area.
c) Finally, a qualified biologist shall provide project contractors and construction crews with a worker-awareness program and oversee the placement of CRLF or WPT exclusion fencing before any work within aquatic habitats or adjacent upland habitats where CRLF or WPT have potential to occur. This program shall include a description of the species and its habitats, legal status and required protection, and all applicable mitigation measures.

Mitigation Measure BIO-4: Wetland Avoidance and BMP Implementation
Prior to grading, sturdy construction fencing shall be placed along the development boundaries and no construction activities shall be allowed outside of those boundaries. A qualified biologist shall confirm the extent to which jurisdictional wetlands will be impacted by the project. The biologist shall provide a written report, including photos, to the City of Watsonville, and, to the extent

required by project permits, to the Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish and Wildlife no more than 30 days after this visit.

Mitigation Measure BIO-5: Develop and Implement a Habitat Restoration Plan.
The applicant shall develop and implement a Habitat Restoration Plan to be submitted and approved by the City of Watsonville prior to the issuance of final grading plans to mitigate for direct impacts to the willow woodland. The plan will address the following:

a) In order to mitigate for 0.040 acres removal of willow riparian habitat the Habitat Restoration Plan shall provide a minimum of 0.120 acres (a 3:1 ratio) of habitat restoration and enhancement the site.

b) The plan shall include performance criteria against which to measure the project's success, a minimum of five years of maintenance and monitoring shall be included in order to demonstrate attainment of the performance criteria, and yearly status reports to be submitted to the City of Watsonville, and, to the extent required by project permits, to the Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish and Wildlife no later than December 31 of the year that monitoring occurred.

Cultural Resources
Implementation of the following mitigation measure would ensure impacts are less than significant.

Mitigation Measure CUL-1: Conduct Archaeological Sensitivity Training for Construction Personnel. The Applicant shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards to conduct an archaeological sensitivity training for construction personnel prior to commencement of excavation activities. The training session shall be carried out by a cultural resource professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The Applicant and/or qualified professional archaeologist shall propose a date for scheduling the training at the pre-construction meeting with City staff. The Applicant shall notify the City at least 48 hours before holding the training and keep a log of all attendees. The training session shall include a handout and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and the general steps a qualified professional archaeologist would follow in conducting a salvage investigation, if one is necessary.

Mitigation Measure CUL-2: Cease Ground-Disturbing Activities and Implement Treatment Plan if Archaeological Resources Are Encountered. In the event that archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities will not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Monitored work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. In the event that the newly discovered artifacts are determined to be prehistoric, Native American Tribes/Individuals shall be contacted and consulted, and Native American

construction monitoring shall be initiated. The Applicant and City shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis.

Mitigation Measure CUL-3: Conduct Archeological Resource Spot Check during Grading and Earth- moving Activities in Younger Alluvial Sediments. The Applicant shall retain an archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards (qualified archaeologist) to conduct an archaeological spot check after excavation has reached two feet below ground surface. The check shall determine if excavations have exposed archaeological resources, or if there is significant potential remaining for discovery. Additional spot checks may be required at the discretion of the monitoring archaeologist. If archaeological resources are discovered during a spot check, a qualified archaeological monitor shall be required to monitor all subsequent ground moving activity. Multiple earth-moving construction activities may require multiple archaeological monitors, as deemed appropriate by the qualified archaeologist.

Mitigation Measure CUL-4: Prepare Report Upon Completion of Monitoring Services. The archaeological monitor, under the direction of a qualified professional archaeologist who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards, shall prepare a final report at the conclusion of archaeological monitoring (if required). The report shall be submitted to the Applicant, the NWIC, the City, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures. The report shall include a description of resources unearthed, if any, evaluation of the resources with respect to the California Register and CEQA.

Mitigation Measure CUL-5: Cease Ground-Disturbing Activities and Notify County Coroner If Human Remains Are Encountered. If human remains are unearthed during implementation of the proposed project, the County of Santa Cruz and the Applicant shall comply with State Health and Safety Code Section 6050.5. The County of Santa Cruz and the Applicant shall immediately notify the County Coroner and no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). After the MLD has inspected the remains and the site, they have 48 hours to recommend to the landowner the treatment and/or disposal, with appropriate dignity, the human remains and any associated funerary objects. Upon the reburial of the human remains, the MLD shall file a record of the reburial with the NAHC and the project archaeologist shall file a record of the reburial with the CHRIS-NWIC. If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

Energy

No significant impacts have been identified; no mitigation is necessary.

Geology and Soils

Implementation of the following mitigation measure would ensure impacts are less than significant.

Mitigation Measure GEO-1: California Building Code. All construction activities shall meet the California Building Code regulations for seismic safety. Construction plans shall be subject to review and approval of the City prior to the issuance of a building permit. All work shall be subject to inspection by the City and must conform to all applicable code requirements and approved improvement plans prior to final inspection approval or the issuance of a certificate of occupancy. The Applicant shall be responsible for notifying construction contractors about California Building Code regulations for seismic safety.

Mitigation Measure GEO-2: Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan. The Applicant shall submit an Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan prepared by a registered professional engineer or qualified stormwater pollution prevention plan developer as an integral part of the grading plan. The Plan shall be subject to review and approval of the City prior to the issuance of a grading permit. The Plan shall include all erosion control measures to be used during construction, including run-on control, sediment control, and pollution control measures for the entire site to prevent discharge of sediment and contaminants into the drainage system. The Plan shall include the following measures as applicable:

a) Throughout the construction process, ground disturbance shall be minimized, and existing vegetation shall be retained to the extent possible to reduce soil erosion. All construction and grading activities, including short-term needs (equipment staging areas, storage areas and field office locations) shall minimize the amount of land area disturbed. Whenever possible, existing disturbed areas shall be used for such purposes.
b) All drainage ways, wetland areas and creek channels shall be protected from silt and sediment in storm runoff using appropriate BMPs such as silt fences, diversion berms and check dams. Fill slopes shall be stabilized and covered when appropriate. All exposed surface areas shall be mulched and reseeded. All cut and fill slopes shall be protected with hay mulch and/or erosion control blankets, as appropriate.
c) All erosion control measures shall be installed according to the approved plans prior to the onset of the rainy season but no later than October 15th. Erosion control measures shall remain in place until the end of the rainy season but may not be removed before April 15th. The applicant shall be responsible for notifying construction contractors about erosion control requirement.
d) Example design standards for erosion and sediment control include, but are not limited to, the following: avoiding disturbance in especially erodible areas; minimizing disturbance on slopes exceeding 30 percent; using berms, swales, ditches, vegetative filter strips, and catchbasins to prevent the escape of sediment from the site; conducting development in increments; and planting bare soils to restore vegetative cover.
e) The applicant will also develop an inspection program to evaluate if there is any significant on-site erosion as a result of the rainfall. If there were problem areas at the site, recommendations will be made to improve methods to manage on-site erosion.

Mitigation Measure GEO-3: Conduct Paleontological Sensitivity Training for Construction Personnel. The Applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology and shall conduct a paleontological sensitivity training for construction personnel prior to commencement of excavation activities. The Applicant and/or qualified professional paleontologist shall propose a date for scheduling the training at the

pre-construction meeting with City staff. The Applicant shall notify the City at least 48 hours before holding the training and keep a log of all attendees. The training will include a handout and will focus on how to identify paleontological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of paleontological monitors, notification and other procedures to follow upon discovery of resources, and the general steps a qualified professional paleontologist would follow in conducting a salvage investigation if one is necessary.

Mitigation Measure GEO-4: Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered. If paleontological resources and or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the Applicant and the City. Work shall be allowed to continue outside of the buffer area. The Applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.

Greenhouse Gas Emissions

No significant impacts have been identified; no mitigation is necessary.

Hazards and Hazardous Materials

Implementation of the following mitigation measure would ensure impacts are less than significant.

Mitigation Measure HAZ-1: Asbestos Containing Materials. Per recommendations in the Phase I Environmental Site Assessment (ESA) performed for the project site, prior to any redevelopment or demolition activities the Applicant shall: (1) survey the existing on-site structures for the presence of asbestos containing materials (to be conducted by an OSHA-certified inspector); and (2) if building elements containing any amount of asbestos are present, prepare a written Asbestos Abatement Plan describing activities and procedures for removal, handling, and disposal of these building elements using EPA- and/or OSHA-approved procedures, work practices, and engineering controls.

Mitigation Measure HAZ-2: Lead-based Paints. The Applicant shall test the existing on-site structures for lead-based paint. If present, the lead-based paint shall be removed and disposed of following lead abatement performance standards included in the U.S. Department of Housing and Urban Development Guidelines for Evaluation and Control of Lead-Based Paint program, in compliance with Title 8 California Code of Regulations (including Section 1532.1).

Hydrology and Water Quality

No significant impacts have been identified; no mitigation is necessary.

Land Use and Planning

No significant impacts have been identified; no mitigation is necessary.

Mineral Resources
No significant impacts have been identified; no mitigation is necessary.

Noise
No significant impacts have been identified; no mitigation is necessary.

Population and Housing
No significant impacts have been identified; no mitigation is necessary.

Public Services
No significant impacts have been identified; no mitigation is necessary.

Recreation
No significant impacts have been identified; no mitigation is necessary.

Transportation
Implementation of the following mitigation measure would ensure impacts are less than significant.

Mitigation Measure TRANS-1: Existing Plus Project Impacts on the Auto Center Drive & Marin Street Intersection. To improve driving conditions at the Auto Center Drive & Marin Street intersection, the City shall require the following improvements:

Auto Center Drive South of Marin Street

a) Provide approximately 280 feet of Striping Detail 22 (Centerline).
b) Provide approximately 350 feet of Striping Detail 27B (Right Edgeline) and create a painted bulb-out for vehicles entering from Auto Center Drive. Within the painted bulb-out, add 6" diagonal white striping with 15' spacing. The right edgeline striping would move the center of the road away from the curb allowing for better visibility.
c) Provide "Intersection Ahead" signage (W1-10e) with "Speed Sign" (W13-1P) with 20 mph speed and a custom "Limited Sight Distance" sign. Place at point of curvature for Northbound approach according to MUCTD Table 2C-4. This sign would warn drivers of the approaching intersection to be aware of cross traffic and to reduce speed.

Marin Street

a) Move the 12-inch stop bar closer to the curb line along with new "STOP" markings. This will allow drivers to pull up further into the new 8-foot parking lane to increase visibility along Auto Center Drive.
b) Provide approximately 75 feet of Striping Detail 22 (Centerline) to shift the westbound intersection approach to the north. This would allow for more visibility on the Auto Center Drive northbound approach.
c) Extend red curb on the south curb approximately 85 feet. This red curb would remove approximately three on-street parking spaces. This would prevent drivers from parking in the painted bulb-out.
d) Extend red curb on the north curb approximately 30 feet. This red curb would remove approximately one on-street parking space to allow more space for drivers to approach the intersection.

Auto Center Drive North of Marin Street

a) Extend red curb approximately 120 feet on the east curb and provide "No Parking Anytime" signage. This would remove approximately five (5) on-street parking spaces. Red curb would make parking illegal along the eastern curb allowing southbound sight distance to be unobstructed.
b) Provide "Intersection Ahead" signage (W1-10e) with "Speed Sign" (W13-1P) with 20 mph speed and a custom "Limited Sight Distance" sign. Place at point of curvature for southbound approach according to MUCTD Table 2C-4. This sign would warn drivers of the approaching intersection to be aware of cross traffic and to reduce speed.
c) Provide speed feedback sign similar to existing signage on east side of Auto Center Drive. Place at point of curvature for southbound approach according to MUCTD Table 2C-4.
d) Provide approximately 200 feet of Striping Detail 22 (Centerline) and Striping Detail 27B (Right Edgeline) for the Northbound approach. Right edgeline striping would be 8-feet from the curb. This striping would reduce confusion for vehicles traveling northbound.
e) Provide approximately 490 feet of Striping Detail 27B (Right Edgeline) for the Southbound approach. This striping would move the center of the road away from the curb allowing for better visibility.

With this mitigation measure, intersection design would meet AASHTO standards, and the Existing Plus Project impact on driver safety at the intersection would be reduced to a less-than-significant level.

Mitigation Measure TRANS-2: Construction Period Transportation Impacts. The Applicant shall submit a Construction Period Traffic Control Plan to the City for review and approval. The plan shall include traffic safety guidelines compatible with section 12 of the Caltrans Standard Specifications ("Construction Area Traffic Control Devices") to be followed during construction. The plan shall also specify provision of adequate signing and other precautions for public safety to be provided during project construction. In particular, the plan shall include a discussion of bicycle and pedestrian safety needs due to project construction and later, project operation. In addition, the plan shall address emergency vehicle access during construction. The applicant or their general contractor for the project shall notify the Public Works & Utilities Department and local emergency services (i.e., the Police and Fire Departments) prior to construction to inform them of the proposed construction schedule and that traffic delays may occur.

Prior to approval of a grading permit, the City shall review and approve the project Construction Period Traffic Control Plan. During construction, the City shall periodically verify that traffic control plan provisions are being implemented.

Tribal Cultural Resources

Implementation of the following mitigation measure would ensure impacts are less than significant.

Application of **Mitigation Measures CUL-1** through **CUL-4** would result in less than significant impacts with respect to tribal cultural resources.

Utilities and Service Systems

No significant impacts have been identified; no mitigation is necessary.

Wildfire

No significant impacts have been identified; no mitigation is necessary.

3. Environmental Factors Potentially Affected

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

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Public Services
☐ Agriculture and Forestry	☐ Hazards & Hazardous Material	☐ Recreation
☐ Air Quality	☐ Hydrology/Water Quality	☒ Transportation/Traffic
☒ Biological Resources	☐ Land Use/Planning	☒ Tribal Cultural Resources
☒ Cultural Resources	☐ Mineral Resources	☐ Utilities/Service Systems
☐ Energy Resources	☐ Noise	☐ Wildfire
☒ Geology and Soils	☐ Population/Housing	☐ Man. Findings of Sig.

4. Determination

On the basis of this initial evaluation:

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

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

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

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

Signature	Date
Justin Meek, AICP, Principal Planner	
Printed Name	Date

5. Evaluation of Environmental Impacts

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

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

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

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

It is noted that many potential environmental impacts can be avoided or reduced through implementation of uniformly applied development policies, standards, or regulations – such as building and fire codes, design guidelines, a noise ordinance, a historic resource ordinance, a tree preservation ordinance, and other requirements that the lead agency applies uniformly toward all project proposals. Consistent with CEQA streamlining provisions (e.g., section 15183), these uniformly applied requirements are not distinguished as project-specific "mitigation measures," primarily because they have already been adopted to avoid or reduce potential environmental impacts of all future project proposals, not only the particular project being evaluated at the moment.

(5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. (CEQA Guidelines section 15063[b][1][c]). In this case, a brief discussion should identify the following:

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

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

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

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

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

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

(9) The explanation of each issue should identify:

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

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

6. Issues

6.1 Aesthetics

	Summary of Impacts			
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, Would the project:				
a) Have a substantial adverse effect on a scenic vista?			✓	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ("Glare" is defined in this EIR as the reflection of harsh bright light sufficient to cause physical discomfort or loss in visual performance and visibility.)			✓	

Conclusion: Regarding aesthetics, the proposed project would not result in any significant environmental impacts.

Documentation:

a. Less than Significant Impact. The project would not have a substantial adverse effect on a scenic vista, as the project vicinity is an urbanized, built-up land consisting of many residential units. The zoning of the area is RM-2, Multiple Residential-Medium Density. The project vicinity does not afford expansive scenic views and has no aesthetic features, such as prominent ridges or scenic vistas. The proposed project would create a 72~~61~~-unit affordable housing development which includes the construction of six~~8~~ housing ~~units~~ and ~~2~~ two rehabilitation buildings. The tallest building, which is building 6, would measure at 40~~33~~ feet and 10~~9~~ inches. Since there are no officially designated scenic views in the City of Watsonville, the project would replace a few existing buildings in an already urbanized area.

The project would not have a substantial adverse effect on a scenic vista, and impacts resulting from the project would be less than significant.

b. No Impact. The proposed project would not substantially degrade scenic resources because the project is not visible from a designated state scenic highway or an identified a scenic resource near the project site.

The project site is located on a partly developed site in a currently urbanized area and contains no scenic resources such as significant trees or unique rock outcroppings.

State Scenic Highways are designed by the California Department of Transportation (Caltrans) to promote the protection and enhancement of the natural scenic beauty of California's highways and adjacent corridors. Three designated or eligible for designation State Scenic Highways are within City limits. State Route (SR) 152 is eligible for the State Scenic Highway System and is officially designated as a scenic highway from the Merced-Santa Clara county line. The portion of SR 152 within the City along Main Street is located over 2,000 feet south of the project site. SR 129 is eligible for designation as a State Scenic Highway and is located over 1 mile southeast of the project site. California State Highway 1 is designated a State Scenic Highway through Watsonville and is located over 1.2 miles west of the project site. The project is not visible from any of these State Scenic Highways. Therefore, the proposed project would result in no impact on scenic resources.

c. Less than Significant Impact. Development of the proposed project could result in a significant impact if the project resulted in substantial degradation of the existing visual character or the quality of the site and its surroundings. The proposed 72~~61~~-unit affordable housing development which consists of 8 separate buildings would alter the visual character of the project site by replacing a residential treatment facility with auxiliary structures. Buildings #1-6~~7~~ will feature tuck under parking on the ground floor with two floors of residential units above~~. Building #2 will solely include two floors of housing units~~. Building #8 will be the community building. There are ~~143~~ 102 residential parking spaces proposed with this project. The current site consists of a western section of the site that is developed while the remaining site is vacant and undeveloped. The architect provided a landscaping plan that includes trees and shrubs that would act as natural screening of the buildings.

The Watsonville General Plan has Goals which guide development.

- Goal 5.2 Community Appearance: Blend new development with recognized values of community appearance and scenic qualities, and ensure that new development enhances, rather than detracts from, its surroundings.
- Goal 5.6 Urban Design: Achieve high standards of street, site and building design that are both efficient, and aesthetically pleasing.
- Policy 5.A Project Design Review: The preservation of visual resources shall be accomplished through the design review process.
- Policy 5.B Design Consistency: The City shall review new development proposals to encourage high standards of urban design and to ensure that elements of architectural design and site orientation do not degrade or conflict with the appearance of existing structures.

The project would not change the character of the neighborhood which includes majority residential uses. The surrounding area is zoned RM-2, Multiple Residential-Medium Density. The City of Watsonville's Livable Community Residential Design Guidelines (2001) are intended to communicate the community's expectation for quality neighborhoods and housing and provide guidance for increasing density with greater attention paid to amenities and creating interconnected and livable neighborhoods. The Guidelines also provide direction for shaping new residential development and infill housing in existing neighborhoods. The proposed project is consistent with the Livable Community Design Guidelines.

The proposed project would meet these goals and policies in that it will be processed for Design Review with the City of Watsonville. Currently, the majority of the subject parcels are undeveloped besides existing buildings on the northwest corner of the project (rehabilitation centers). These buildings, which are older, would be demolished and new buildings constructed in their place, which would incur design review by the City of Watsonville staff.

Because the project is located in an urbanized area, has a robust landscaping plan, and is consistent with the General Plan Goals and Policies, Residential Development Standards and Design Guidelines regarding landscaping and design, the project would not substantially degrade the existing visual character or quality of the site and its surroundings and the impact would be less than significant.

d. Less than Significant Impact. Excessive or inappropriately directed lighting can adversely impact night-time views by reducing the ability to see the night sky and stars. Glare can be caused from unshielded or misdirected lighting sources, or by reflective surfaces (i.e., polished metal, window treatments). The proposed lighting is adequate to illuminate the project area. The lighting is consistent with what is typical for a urban residential setting. The parking lot lighting is sufficient for creating a fairly even distribution of light at low to moderate levels of intensity. The photometric analysis indicates the outdoor fixtures would create low and moderate light levels in and adjacent to the project location and should not create a glare nuisance. The project should not create a glare nuisance for the adjoining residential properties.

The project will replace two existing structures and replace them with eight~~10~~ new buildings. The addition of six ~~8~~ new buildings would increase the overall light in the project vicinity. However, the project would not create readily detectable glare along either the adjacent roads or surrounding residential uses. In addition, the project would be required to comply with the General Plan Urban Design and Scenic Resources element in that the project will meet Goal 5.2 "Community Appearance." Therefore, the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. The impact would be less than significant.

References:

Association of Monterey Bay Area Governments (AMBAG), 2010. Monterey Bay Area Mobility 2035. Available at: https://ambag.org/pdf/MTP%202010%20-%20Monterey%20Bay%20Area%20Mobility%202035.pdf (accessed October 4, 2019).

Caltrans, 2012. Scenic Highways. Available at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/guidelines/scenic_hwy_guidelines_04-12-2012.pdf (accessed August 1, 2019).

WR&D Architects LLP, 2019. Photometric Site Plan (sheet PH-1).

6.2 Agriculture and Forest Resources

	Summary of Impacts			
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assess in impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51140 (g))?				✓
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

Conclusion: Regarding agricultural and forest resources, the proposed project would not result in any significant environmental impacts.

Documentation:

a. No Impact. The project site and vicinity are located within an established, developed urban area that does not allow agriculture or forest uses per the City's General Plan. The map of Important Farmland in California (2016) prepared by the Department of Conservation does not identify the project site as being Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The site is classified as "Urban and Built-Up-Land" which is described as "occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel." Because the project site is classified as Urban and Built-Up-Land, the project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a nonagricultural use.

b. No Impact. No land within the City limits is zoned for agricultural use. The project site is zoned RM-2, which is intended for multi-family residential development at densities between 8 and 13.99 units per acre. Additionally, lands within the project are not under Williamson Act contracts nor would the project impact any lands under Williamson Act contracts. Therefore, the proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act contract, and no impact would occur.

c. No Impact. The project site and vicinity are located within an urban area and there is no forest land or timberland located on or near the project site. The project site is surrounded by residential, commercial and open space zoned land. The project site is currently partly developed with a rehabilitation residence and is surrounded by urbanized lands. Therefore, development of this project would have no impact on any timberland zoning.

d. No Impact. Refer to 6.2.c. The project site is currently partly developed with a rehabilitation residence. The proposed project would not result in the loss of forest land or conversion of forest land to non-forest uses. Therefore, no impact would occur.

e. No Impact. Refer to Sections 6.2.a and 6.2.c. The project site is a currently partly developed site within a generally urbanized environment. The proposed project is surrounded by other residential and commercial uses. None of the surrounding sites contain existing forest or agricultural uses. Development of the project would not change the existing environment in a manner that will result in the conversion of forest land to a non-forest land use or agricultural land to a non-agricultural use because the existing zoning is residential. Therefore, no impact would occur.

References:

California Department of Conservation, Division of Land Resource Protection, 2017. Santa Cruz County Important Farmland 2018 (map). Available at: ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/scr16.pdf pdf (accessed July 23, 2019).

6.3 Air Quality

	Summary of Impacts			
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				✓
b) 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?			✓	
c) Expose sensitive receptors to substantial pollutant concentrations?			✓	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

Conclusion: Regarding air quality, the proposed project would not result in any significant environmental impacts. An analysis of the updated project determined that there would be no new significant impacts to Air Quality (See Attachment B).

Documentation:

a. No Impact. In May 2017, the Monterey Bay Air Resources District (MBARD) adopted the *2012-2015 Air Quality Management Plan* (AQMP), which assesses and updates the elements of the *2008 AQMP and the Triennial Plan Revision 2009-2011*, including the air quality trends analysis, emission inventory, and mobile source programs (MBARD, 2017; MBARD, 2013).

The MBARD's *CEQA Air Quality Guidelines* provides a list of actions that are intended to ensure consistency with the AQMP (MBARD, 2008). The most applicable actions from the *CEQA Air Quality Guidelines* is assessing the proposed growth assumptions associated with a proposed project with the population and dwelling unit forecasts adopted by the Association of Monterey Bay Area Governments (AMBAG), since the AMBAG population and dwelling unit forecasts are used to generate emission forecasts upon which the AQMP is based. As such, projects that are consistent with the AMBAG's regional forecasts would be considered consistent with the AQMP. Another criterion for evaluating project consistency with the AQMP, is based on the project's potential to increase criteria air pollutant emissions. Projects that result in a significant increase in emissions, defined as in excess of MBARD significance thresholds, would also be considered to potentially conflict with or obstruct implementation of the AQMP.

The project is anticipated to house ~~212~~ 248 residents, which is within the growth forecasts developed by the AMBAG's 2010 Monterey Bay Area Metropolitan Transportation Plan (MTP), *Monterey Bay*

Area Mobility 2035 (AMBAG, 2010).[1] As such, the project would not conflict with the AQMP with regard to the first criterion. In addition, as described under response Section 6.3(b), the proposed project would not exceed the MBARD's construction or operational significance thresholds for criteria air pollutant emissions. Therefore, the project would not conflict with nor obstruct implementation of the AQMP. No impact would occur.

b. Less than Significant. The project is located within the North Central Coast Air Basin (NCCAB), which encompasses all of Santa Cruz, San Benito, and Monterey Counties. Efforts to attain state and federal air quality standards in the NCCAB are governed by the MBARD. Both the State of California and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as *criteria pollutants*). These pollutants include ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), inhalable particulate matter with a diameter of 10 microns or less (PM_{10}), fine particulate matter with a diameter of 2.5 microns or less ($PM_{2.5}$), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

The United States Environmental Protection Agency (U.S. EPA), California Air Resources Board (CARB), and MBARD assess the air quality of an area by measuring and monitoring the amount of pollutants in the ambient air and comparing pollutant levels against NAAQS and CAAQS. Based on these comparisons, regions are classified into one of the following categories:

- **Attainment.** A region is "in attainment" if monitoring shows ambient concentrations of a specific pollutant are less than or equal to NAAQS or CAAQS. In addition, an area that has been re-designated from nonattainment to attainment is classified as a "maintenance area" for 10 years to ensure that the air quality improvements are sustained.

- **Nonattainment.** If the NAAQS or CAAQS are exceeded for a pollutant, the region is designated as nonattainment for that pollutant. It is important to note that some NAAQS and CAAQS require multiple exceedances of the standard in order for a region to be classified as nonattainment. Federal and state laws require nonattainment areas to develop strategies, plans, and control measures to reduce pollutant concentrations to levels that meet, or attain, standards.

- **Unclassified.** An area is unclassified if the ambient air monitoring data are incomplete and do not support a designation of attainment or nonattainment. Air pollution levels are measured at monitoring stations located throughout the air basin.

Table 1~~Table 1~~, *North Central Coast Air Basin Attainment Status*, summarizes the attainment status in the NCCAB for criteria pollutants.

[1] Although there is a new MTP for the region, the 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy, the AQMP's air quality projections are based on the growth assumptions in the previous MTP. Therefore, consistency with regard to the AQMP is based on the previous iteration of the MTP.

Table 1. North Central Coast Air Basin Attainment Status

Pollutant	Federal	State
Ozone (O_3)	Nonattainment	Unclassified/Attainment
PM_{10}	Nonattainment	Unclassified
$PM_{2.5}$	Attainment	Unclassified/Attainment
Carbon Monoxide (CO)	Attainment	Unclassified/Attainment
Nitrogen Dioxide (NO_2)	Attainment	Unclassified/Attainment
Sulfur Dioxide (SO_2)	Attainment	Unclassified
Sulfates	Attainment	--
Lead	Attainment	Unclassified/Attainment
Hydrogen Sulfide	Unclassified	--
Visibility Reducing Particles	Unclassified	--

Source: CARB, 2017

The proposed project would generate both short-term construction emissions and long-term operational emissions. The project's potential emissions were estimated using the California Emissions Estimator Model (CalEEMod), Version 2016.3.2. As described in more detail below, the proposed project would not generate short-term or long-term emission that exceed MBARD-recommended criteria air pollutant thresholds.

Construction Emissions

The proposed project involves the construction of a residential substance abuse treatment facility, an outpatient rehabilitation facility, and a 72~~61~~-unit affordable housing development over an approximately 16-month period, beginning in May 2020. Construction activities would disturb approximately 4.7 acres, and would include demolition, site preparation, grading, construction, paving, and architectural coating work. Approximately 1,300 cubic yards of debris from demolition activities would be removed during the demolition phase. Soil and earthwork quantities are anticipated to be balanced on site during grading.

The proposed project's potential construction emissions were estimated using CalEEMod. The project's construction schedule and equipment list were modified from CalEEMod default values based on information provided by the project Applicant, and are shown in Table 2~~Table 2~~.

Table 2. Construction Activity, Duration, and Typical Equipment

Construction Activity	Duration (days)(A)	Typical Equipment Used(B)
Demolition	5	Concrete/Industrial Saw, Dozer, Backhoe, Excavator
Site Preparation	18	Dozer, Backhoe
Grading	15	Excavator, Grader, Dozer, Backhoe
Building Construction	65	Crane, Forklift, Generator, Backhoe, Welder
Paving	20	Cement Mixer, Paver, Roller, Backhoe
Architectural Coating	13	Air Compressor

Source: MIG, 2019 (See Appendix A).
(A) Days refer to total active work days in the construction phase, not calendar days.
(B) The typical equipment list does not reflect all equipment that would be used during the construction phase. Not all equipment would operate eight hours per day each work day.

The proposed project's maximum daily unmitigated construction emissions are shown in Table **3**

~~Table 3~~. Please refer to Appendix A for CalEEMod output files and detailed construction emissions assumptions.

Table 3. Unmitigated Maximum Daily Criteria Air Pollutant Construction Emissions (lbs/day)

Source	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Summer						
2020	4.2	42.5	22.2	<0.0(A)	20.4	12.0
2021	58.2	19.0	19.1	<0.0(A)	1.6	1.1
Winter						
2020	4.2	42.5	22.2	<0.0(A)	20.4	12.0
2021	58.2	19.0	19.1	<0.0(A)	1.6	1.1
Threshold	--	--	--	--	**82**	--
Substantial?	--	--	--	--	**No**	--

Source: MIG, 2019 (See Appendix A).
(A) <0.0 does not mean emissions are zero; rather, it means emissions are greater than 0.00, but less than 0.1.

The proposed project would not result in construction emissions that exceed the MBARD's only established construction criteria air pollutant emission threshold of 82 lbs/day for PM_{10}. As stated in the MBARD's *CEQA Air Quality Guidelines*, "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., volatile organic compounds [VOC] or oxides of nitrogen [NOx], are accommodated in the emission inventories of State- and federally-required air plans and would not have a significant impact on the attainment and maintenance of ozone AAQS" (MBARD, 2008; pg. 5-3). The project would utilize usual construction equipment, and therefore emissions of VOC/ROG and NOx would not hinder attainment of ozone standards in the NCCAB.

In addition, compliance with existing MBARD rules and regulations, such as Rule 402 (Nuisances), Rule 426 (Architectural Coatings), and Rule 425 (Use of Cutback Asphalt) would further minimize potential short-term criteria air pollutant emissions.

Operational Emissions

Upon completion of construction activities, the proposed project would operate as a residential substance abuse treatment facility, an outpatient rehabilitation facility, and a 72~~61~~-unit affordable housing development. The operation of these land uses would generate emissions of regulated air pollutants from:

- **"Area" Sources.** The proposed land uses would generate emissions from small area sources, including landscaping equipment, the use of consumer products (e.g., paints, cleaners, and fertilizers) that result in the evaporation of chemicals into the atmosphere during product use.
- **Energy Use and Consumption.** The proposed land uses would generate emissions from the combustion of natural gas in water and space heating equipment.
- **Mobile Sources.** The proposed project site would generate emissions from vehicles traveling to and from the project site.

The proposed project's operational emissions were estimated using CalEEMod. The operational emissions generated in CalEEMod are based on the project's full first year of operation (i.e., 2022) using default data assumptions provided by CalEEMod, with the following project-specific modification:

- The default weekday trip generation rates for the residential substance abuse treatment facility, outpatient rehabilitation facility and 72~~61~~-unit affordable housing development were replaced

with the trip generation rates contained in the Transportation Impact Analysis (TIA) prepared for the project by Kimley Horn. The weekend trip generation rates for the residential substance abuse treatment facility were also replaced by the rates contained in the TIA. According to the TIA, the proposed project would generate approximately 36 AM peak hour, 45 PM peak hour, and 422 gross daily trips on average weekdays. Consistent with standard Watsonville traffic engineering practices, the project will receive an existing use trip credit, which includes the existing single-family homes and a Residential Treatment Facility. The resulting gross existing trips are approximately 9 AM peak hour, 7 PM peak hour, and 70 daily trips. Therefore, the traffic analysis is based on the project generating a net of 27 new AM peak hour trips, 38 new PM peak hour trips, and 334 daily trips.

The proposed project's maximum daily unmitigated operational emissions are shown in Table **4** ~~Table 4~~.

Table 4. Unmitigated Maximum Daily Criteria Air Pollutant Operational Emissions (lbs/day)

Source	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Summer						
Area Sources	2.2	<0.0(A)	6.4	<0.0(A)	<0.0(A)	<0.0(A)
Energy Demand	<0.0(A)	0.2	0.1	<0.0(A)	<0.0(A)	<0.0(A)
Mobile Sources	1.1	5.3	12.1	<0.0(A)	2.9	0.8
Summer Total(B)	*3.4*	*5.5*	*18.7*	<0.0(A)	*2.9*	*0.8*
Winter						
Area Sources	3.2	0.1	6.4	<0.0(A)	<0.0(A)	<0.0(A)
Energy Demand	<0.0(A)	0.2	0.1	<0.0(A)	<0.0(A)	<0.0(A)
Mobile Sources	1.0	5.6	12.6	<0.0(A)	2.9	0.8
Winter Total	*3.3*	*5.8*	*19.2*	<0.0(A)	*2.9*	*0.8*
MBARD Daily Threshold	**137**	**137**	**500**	**150**	**82**	**--**
Potentially Significant?	**No**	**No**	**--**	**No**	**No**	**--**

Source: MIG, 2019 (See Appendix A).
(A) <0.0 does not mean emissions are zero; rather, it means emissions are greater than 0.00, but less than 0.1.
(B) Totals may not equal the sum of aggregate emissions due to rounding.

The proposed maximum daily unmitigated operational emissions would be below the MBARD's operational criteria air pollutant emissions thresholds. Therefore, operation of the proposed project would not generate operational-related emissions that exceed MBARD thresholds, and impacts would be less than significant.

c. Less than Significant. Some populations are more susceptible to the effects of air pollution than the population at large; these populations are defined as sensitive air quality receptors. Sensitive receptors include children, the elderly, the sick, and the athletic. Land uses associated with sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. The sensitive air quality receptors adjacent or in close proximity to the perimeter of the project include:

- Single- and multi-family homes on Miles Lane, north of the project site;
- Single-family homes on Crespi Way, south of the project site;
- Single-family homes on Kimberly Lane, southwest of the project site; and
- Single-family homes on Santa Clara Street, west of the project site.

In addition to criteria air pollutants such as NOx (an ozone precursor), CO, PM_{10}, and $PM_{2.5}$, the U.S. EPA and CARB have classified certain pollutants as hazardous air pollutants (HAPs) and toxic air contaminants (TACs), respectively. These pollutants can cause severe health effects at very low concentrations, and many are suspected or confirmed carcinogens. The U.S. EPA has identified 187 HAPs, including such substances as arsenic and chlorine; CARB considers all U.S. EPA designated HAPS, as well as diesel particulate matter (DPM) emissions from diesel-fueled engines and other substances, to be a TAC.

During project construction, the heavy-duty, diesel-powered, off-road construction equipment, as well as diesel-powered vendor and haul tucks, would emit DPM as part of their exhaust emissions; however, these emissions would not result in pollutant concentrations that could generate substantial adverse health risks to adjacent sensitive receptors for several reasons.

First, as shown in
Table 3
~~Table 3~~, the proposed project's emissions would be below all MBARD construction emissions thresholds. Second, project construction emission activities would only occur intermittently, between the hours of 7AM and 7 PM, Monday through Friday, and between the hours of 8 AM and 5 PM on Saturday, in accordance with a standard condition of project approval for all development projects. The intermittent nature of project construction activities would provide time for emitted pollutants to disperse on an hourly and daily basis according to the prevailing wind in the area. Finally, the project site is large, and the equipment used for project construction would be mobile – meaning that emission sources would move around the site and not expose the same receptor to pollutant concentrations continuously throughout the day, week, or construction-period as a whole. Furthermore, the proposed project would be required to comply with applicable MBARD rules and regulations, such as Rule 402 (Nuisances) and Rule 424 (National Emission Standards for Hazardous Air Pollutants (NESHAPS), which covers the handling of asbestos-containing materials that could be present at the project site.

The proposed project consists of short-term construction activities; emission sources would be temporary, intermittent, and move throughout the approximately 4.7-acre project site, and the project Applicant would comply with applicable MBARD rules and regulations. Therefore, the proposed project would not expose sensitive receptors to substantial pollutant concentrations. This impact would be less than significant.

d. Less than Significant. Construction of the project would generate typical odors associated with construction activities, such fuel and oil odors, asphalt paving odors and painting/coating odors. The odors generated by the project would be intermittent and localized in nature and would disperse quickly. Therefore, the project would not create objectionable odors affecting a substantial number of people. This impact would be less than significant.

References:

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Monterey Bay Air Resources District (MBARD), 2008. CEQA Air Quality Guidelines. Available at: https://www.mbard.org/files/f665829d1/CEQA_full+%281%29.pdf (accessed October 4, 2019).

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6.4 Biological Resources

	Summary of Impacts			
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		✓		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		✓		
c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		✓		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

Conclusion: The proposed project would not result in any significant environmental impacts to biological resources. A portion of the project site is located within a Riparian Corridor zone, however, there are no structures proposed within this area. The only features encroaching on the Riparian Corridor zone are a raised landscaped area and a retaining wall for a future bike path development which is an approved use by the City of Watsonville. Implementation of Mitigation Measures BIO-1 through BIO-5 would reduce potential impacts to less than significant levels. Regarding biological resources, the proposed project would not result in any significant environmental impacts.

Documentation:
Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans,

policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact to Special Status Plants. Three special-status plant species were determined to have the potential to occur onsite due to the presence of grasslands and wetland seep habitat. These species include: Santa Cruz tarplant (*Holocarpha macradenia*), Choris' popcornflower (*Plagiobothrys chorisianus var. chorisianus*) and Santa Cruz clover (*Trifolium buckwestiourum*). A site visit was conducted in June 2019 by ECI, during the blooming period for each of these species. None were observed during the visit; therefore, no rare plants were determined to be present on site.

Less than Significant with Mitigation Incorporated to Special Status Wildlife. Two special-status bird species (i.e., Cooper's hawk and white-tailed kite) were determined to have the potential to forage and nest in the project area due to the presence of oak woodland habitat on site. Implementation of Mitigation Measure BIO-1 and BIO-2 would be required to reduce potential impacts to nesting birds to a less than significant level.

The relevant regulatory framework and a description of on-site resources and mitigation measures follows.

Special-Status Species Regulatory Framework:

Federal Endangered Species Act (FESA)

The FESA establishes a broad public and federal interest in identifying, protecting, and providing for the recovery of threatened or endangered species. The Secretary of the Interior and the Secretary of Commerce are designated in FESA as responsible for identifying endangered and threatened species and their critical habitat, carrying out programs for the conservation of these species, and rendering opinions regarding the impact of proposed federal actions on listed species. The USFWS and the National Oceanic and Atmospheric Administration's National Marine Fisheries Service (NOAA Fisheries) are charged with implementing and enforcing the FESA. USFWS has authority over terrestrial and continental aquatic species, and NOAA Fisheries has authority over species that spend all or part of their life cycle at sea, such as salmonids. Section 9 of FESA prohibits the unlawful "take" of any listed fish or wildlife species. Take, as defined by FESA, means "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such action." USFWS's regulations define harm to mean "an act which actually kills or injures wildlife." Such an act "may include "significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering" (50 CFR § 17.3). Take can be permitted under FESA pursuant to sections 7 and 10. Section 7 provides a process for take permits for federal projects or projects subject to a federal permit, and Section 10 provides a process for incidental take permits for projects without a federal nexus. FESA does not extend the take prohibition to federally listed plants on private land, other than prohibiting the removal, damage, or destruction of such species in violation of state law.

Critical Habitat

Critical habitat is a term defined in the ESA as a specific geographic area that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. The ESA requires federal agencies to consult with the USFWS to conserve listed species on their lands and to ensure that any activities or projects they fund,

authorize, or carry out will not jeopardize the survival of a threatened or endangered species. In consultation for those species with critical habitat, federal agencies must also ensure that their activities or projects do not adversely modify critical habitat to the point that it will no longer aid in the species' recovery. In many cases, this level of protection is similar to that already provided to species by the ESA jeopardy standard. However, areas that are currently unoccupied by the species but which are needed for the species' recovery are protected by the prohibition against adverse modification of critical habitat.

Migratory Bird Treaty Act of 1918 (MBTA)

The Federal Migratory Bird Treaty Act (MBTA) (16 USC. 703 et seq.), Title 50 Code of Federal Regulations (CFR) Part 10, prohibits taking, killing, possessing, transporting, and importing of migratory birds, parts of migratory birds, and their eggs and nests, except when specifically authorized by the Department of the Interior. As used in the act, the term "take" is defined as meaning, "to pursue, hunt, capture, collect, kill or attempt to pursue, hunt, shoot, capture, collect or kill, unless the context otherwise requires." With a few exceptions, most birds are considered migratory under the MBTA. Disturbances that cause nest abandonment and/or loss of reproductive effort or loss of habitat upon which these birds depend would be in violation of the MBTA.

Essential Fish Habitat

Essential Fish Habitat (EFH) is regulated through the NMFS, a division of the National Oceanic and Atmospheric Administration (NOAA). Protection of Essential Fish Habitat is mandated through changes implemented in 1996 to the Magnuson-Stevens Fishery Conservation and Management Act (Magnuson-Stevens Act) to protect the loss of habitat necessary to maintain sustainable fisheries in the United States. The Magnuson-Stevens Act defines Essential Fish Habitat as "those waters and substrate necessary to fish for spawning, breeding, feeding, or growth to maturity" [16 USC 1802(10)]. NMFS further defines essential fish habitat as areas that "contain habitat essential to the long-term survival and health of our nation's fisheries." Essential Fish Habitat can include the water column, certain bottom types such as sandy or rocky bottoms, vegetation such as eelgrass or kelp, or structurally complex coral or oyster reefs. Under regulatory guidelines issued by NMFS, any federal agency that authorizes, funds, or undertakes action that may affect EFH is required to consult with NMFS (50 CFR 600.920).

California Endangered Species Act (CESA)

Provisions of CESA protect state-listed threatened and endangered species. The California Department of Fish and Wildlife (CDFW) is charged with establishing a list of endangered and threatened species. CDFW regulates activities that may result in "take" of individuals (i.e., "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill"). Habitat degradation or modification is not expressly included in the definition of "take" under the California Fish and Game Code, but CDFW has interpreted "take" to include the killing of a member of a species which is the proximate result of habitat modification.

California Fully Protected Species and Species of Special Concern

The classification of California "fully protected" (CFP) was the CDFW's initial effort to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, amphibians and reptiles, birds, and mammals. Most of the species on these lists have subsequently been listed under CESA and/or FESA. The Fish and Game Code sections (fish at §5515, amphibians and reptiles at §5050, birds at §3503 and §3511, and mammals at §4150 and §4700) dealing with "fully protected" species state that these species "…may not be taken or possessed at any time and no provision of this code or any other law shall be construed to authorize

the issuance of permits or licenses to take any fully protected species," although take may be authorized for necessary scientific research. This language makes the "fully protected" designation the strongest and most restrictive regarding the "take" of these species. In 2003, the code sections dealing with "fully protected" species were amended to allow the CDFW to authorize take resulting from recovery activities for state-listed species.

California Species of Special Concern (CSC) are broadly defined as animals not listed under the FESA or CESA, but which are nonetheless of concern to the CDFW because they are declining at a rate that could result in listing or because they historically occurred in low numbers and known threats to their persistence currently exist. This designation is intended to result in special consideration for these animals by the CDFW, land managers, consulting biologist, and others, and is intended to focus attention on the species to help avert the need for listing under FESA and CESA and cumbersome recovery efforts that might ultimately be required.

California Fish and Game Code 1600-1602

Sections 1600-1607 of the California Fish and Game Code require that a Notification of Lake or Streambed Alteration Agreement (LSAA) application be submitted to CDFW for "any activity that may substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake." CDFW reviews the proposed actions in the application and, if necessary, prepares a LSAA that includes measures to protect affected fish and wildlife resources, including mitigation for impacts to bats and bat habitat.

California Fish and Game Code Sections 3503 and 3513

Nesting birds, including raptors, are protected under California Fish and Game Code Section 3503, which reads, "It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto." In addition, under California Fish and Game Code Section 3503.5, "it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto". Passerines and non-passerine land birds are further protected under California Fish and Game Code 3513. As such, CDFW typically recommends surveys for nesting birds that could potentially be directly (e.g., actual removal of trees/vegetation) or indirectly (e.g., noise disturbance) impacted by project-related activities. Disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered "take" by CDFW.

Non-Game Mammals

Sections 4150-4155 of the California Fish and Game Code protects non-game mammals, including bats. Section 4150 states "A mammal occurring naturally in California that is not a game mammal, fully protected mammal, or fur-bearing mammal is a nongame mammal. A non-game mammal may not be taken or possessed except as provided in this code or in accordance with regulations adopted by the commission". The non-game mammals that may be taken or possessed are primarily those that cause crop or property damage. Bats are classified as a non-game mammal and are protected under California Fish and Game Code.

Native Plant Protection Act

The Native Plant Protection Act (NPPA) was created in 1977 with the intent to preserve, protect, and enhance rare and endangered plants in California (California Fish and Game Code sections

1900 to 1913). The NPPA is administered by CDFW, which has the authority to designate native plants as endangered or rare and to protect them from "take." CDFW maintains a list of plant species that have been officially classified as endangered, threatened or rare. These special-status plants have special protection under California law and projects that directly impact them may not qualify for a categorical exemption under CEQA guidelines.

Project Site Plant Communities and Associated Wildlife Habitats:

The project site contains eleven (11) habitat types, as shown in Figure 5: Habitats Observed in Study Area of the Biological Report and described below. A list of plant and wildlife species observed within the study area and their native or non-native status are provided in Appendix B.

Non-native Annual Grassland (1.28 acres). The hillsides of the study area are dominated by non-native annual grassland species including wild oat (*Avena fatua*), slender oat (*Avena barbata*), and wild raddish (*Raphanus sativus*). Wild rye (*Festuca perrennis*) occurs with these grassland species in a small area on the northern portion of the site and appears to have been part of erosion control methods.

Animals observed or expected to occur in non-native annual grassland habitats are generally species adapted to human activity and disturbance such as: Brewer's blackbird (*Euphagus cyanocephalus*), European starling (*Sturnus vulgaris*), red winged blackbird (*Agelaius* phoeniceus), turkey vulture (*Cathartes aura*) and black tailed jackrabbit (*Lepus californicus*).

Coast Live Oak Woodland Alliance (0.16 acres). Four areas within the proposed project site contain small to medium sized Coast Live Oak (*Quercus agrifolia*). Coast Live Oak habitat occurs on the eastern and south-western portion of the property and adjacent to the willow habitat, parallel to the **perennial stream.** This community is early to mid-successional and has an open canopy (approximately 20 to 30 cover). The understory is composed of primarily non-native annual grassland species including wild oat (*Avena barbata*) and slender oat (*Avena fatua*).

Developed Land (1.53 acres). Two parcels within the study area (016-491-01 and 016-491-02) contain developed lands. Developed areas include several houses, a warehouse, and ornamental landscaping.

Harding Grass Herbaceous Semi-Natural Alliance (0.88 acres). Low lying areas of the project site are dominated by a dense mat of Harding grass (*Phalaris aquatica*), a non-native perennial grass. Himalayan blackberry (*Rubus armeniacus*) occurs in patches with the Harding grass. A small area of this alliance occurs on the hillside of the eastern portion of the project site.

Himalayan Blackberry Shrubland Semi-Natural Alliance (0.17 acres). Himalayan blackberry (*Rubus Armeniacus*) alliance is found throughout the study area, particularly alongside the willow habitat. This habitat extends into the adjacent willow habitat as part of the understory, but completely dominates other areas of the project site.

Perennial Stream (0.07 acres). A perennial stream extends through the western section of the property (APN 016-491-03). Cat tail (*Typha sp.*) occurs within the slow-moving water, alongside species including: Himalayan blackberry (*Rubus Armeniacus*), cinquefoil (Potentilla sp.), panicled bulrush (*Scirpus microcarpus*) and dock (*Rumex sp.*). Downstream is mostly

unvegetated with a canopy of red willow (*Salix laevigata*). The channel is incised with little to no bank formation and cuts through the property in a straight line. The channel meets a storm water structure at the end of the parcel which could potentially cause water to backup into the channel during weather events. Although unlikely, it is possible that California red-legged frog (*Rana draytonii*) could access the site via the perennial stream.

This habitat is sensitive habitat, protected by General Plan Policy 9.F Wildlife Habitat Protection. This feature is under the Army Corps of Engineers (ACOE) jurisdictional wetland under Section 404 of the Federal Clean Water Act and is also subject to California Department of Fish and Wildlife (CDFW) and Regional Water Quality Control Board (RWQCB) jurisdiction.

Ruderal (0.12 acres). A disturbed portion of the site is occupied primarily by ruderal species, including non-native annual grasses, English plantain (*Plantago lanceolata*), and Himalayan blackberry (*Rubus armeniacus*). This portion of the project area has likely been disked and potentially graded in the past.

Seep Wetland Meadow (0.05 acres). On the eastern portion of the study area, a hillside seep feeds into the lower elevation meadow and perennial stream located on site. The meadow is dominated by common rush (*Juncus effuses*) and water parsley (*Oenanthe sarmentosa*). It was initially proposed that a leaking pipe could be resulting in the pooling water, however, radar studies determined that there is no existing pipe in the area.

This habitat is considered sensitive habitat and is protected by General Plan Policy 9.F Wildlife Habitat Protection. This feature is determined to be an Army Corps of Engineers jurisdictional wetland under Section 404 of the Federal Clean Water Act and is also subject to CDFW and RWQCB jurisdiction (ECI 2019).

Tall Fescue Herbaceous Semi-Natural Alliance (0.18 acres). The low-lying areas adjacent to the seep meadow are completely dominated by tall fescue (Festuca arundinacea).

Willow Woodland (0.32 acres). The southern portion of the property is dominated by Salix species. A dense canopy of red willow (*Salix laevigata*) is located adjacent to the **perennial stream**, occurring with English ivy (*Hedera helix*) and Himalayan blackberry (*Rubus armeniacus*). Arroyo willow (Salix lasiolepis) is found on the hillside west of the stream and also occurs with Himalayan blackberry (*Rubus Armeniacus*).

Weeping Willow (0.02 acres). A single weeping willow (*Salix babylonica*) occurs east of the red willow. Weeping willow is a non-native species and is not considered sensitive habitat.

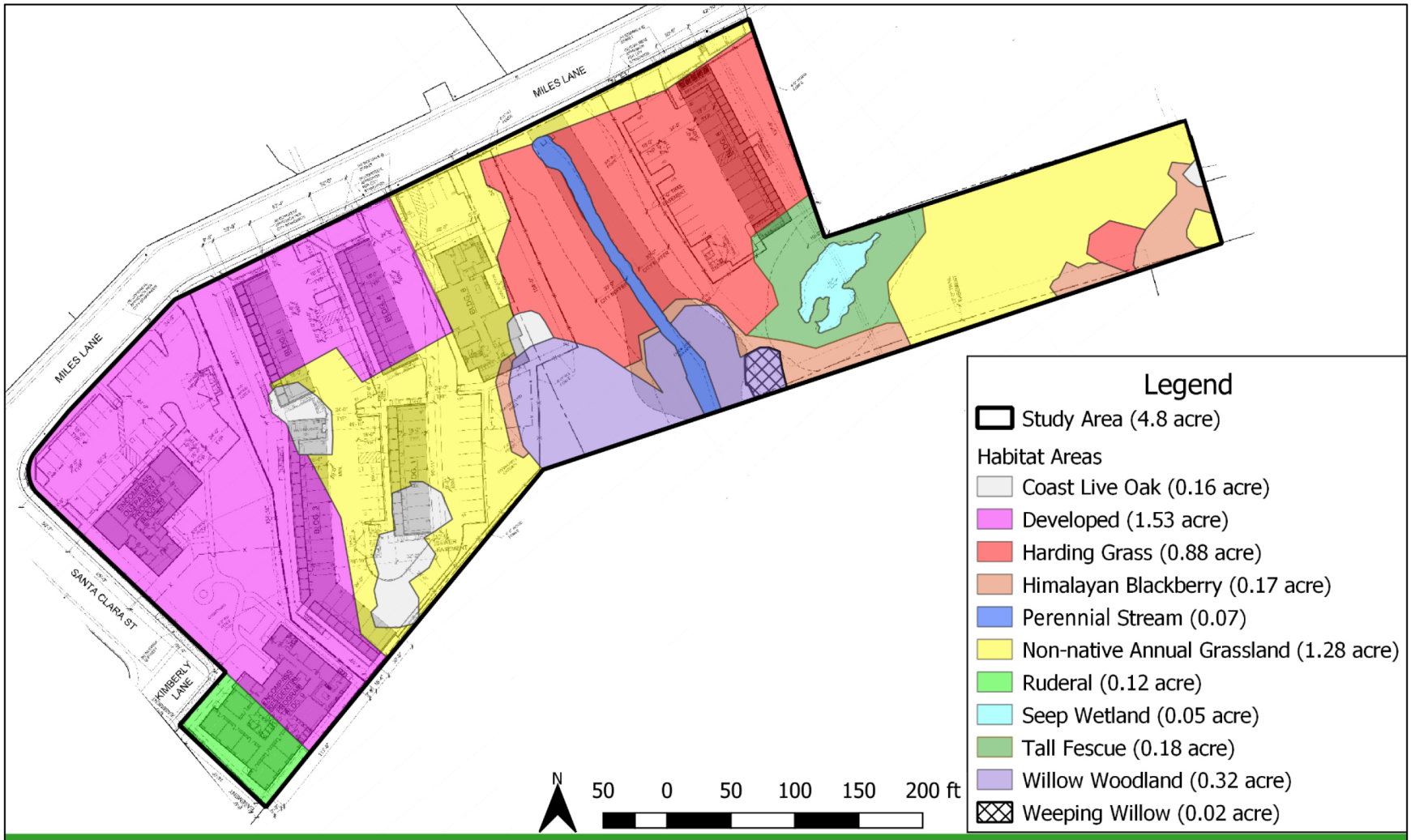

Figure 12: Proposed Site Plan over Habitat Map
Watsonville, Santa Cruz County, California
APNs: 016-111-44, 016-491-01, 016-491-02, 016-491-03

Source Data: Google Sattelite, Santa Cruz County APN, Wald Runkle & Dost Architects LLC, ECI

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FIGURE REVISED BY ECI ON MARCH 11, 2020

Special-Status Species with Potential to Occur on Project Site:

A search of current resource agency database records (e.g., CNDDB, CNPS Electronic Inventory, and USFWS Information for Planning and Consultation (IPaC) databases) within the Watsonville West and eight surrounding USGS 7.5-minute quadrangles. The potential occurrence of these species was then evaluated based on the habitat requirements of each species relative to the conditions observed during the general botanical survey and habitat evaluation conducted by ECI biologists. The following species were determined to have potential to occur within the study area, including the project footprint based on habitats found within the project site, CNDBB occurrences within a ten-mile radius of the Project Area, and observations of site conditions made during the biological surveys.

- Choris' popcornflower (Plagiobothrys chorisianus var. chorisianus),
- Cooper's hawk (*Accipiter coopertii*)
- Santa Cruz clover (*Trifolium buckwestiorum*)
- Santa Cruz tarplant (*Holocarpha macradenia*)
- White-tailed kite (*Elanus leucurus*)

Potential impacts and associated impact avoidance, minimization, and mitigation measures are discussed below.

Special-Status Plant Species

Special-status plants are defined here to include: (1) plants that are federal- or state-listed as rare, threatened or endangered, (2) federal and state candidates for listing, (3) plants assigned a Rank of 1 through 4 by the CNPS Inventory, and (4) plants that qualify under the definition of "rare" in the California Environmental Quality Act, section 15380.

A table of special-status plant species with the potential to occur on the project site is provided in Table 3 of the Biological Report. The study area was determined to provide no suitable habitat for 27 of 30 special-status plant species that were evaluated for their potential occurrence, based on the distance of the study area to previously recorded occurrences in the region, lack of typical vegetation types, disturbed habitat conditions, topography, elevation, soil types, and other species-specific habitat requirements.

Special-Status Wildlife Species

Special-status wildlife species include those species listed as endangered or threatened under the FESA or CESA; candidates for listing by the USFWS or CDFW; California fully protected and species of special concern; non-game mammals protected by Sections 4150-4155 of the CFGC; and nesting birds protected by the CDFW under CFGC Sections 3503 and 3513.

The Biological Report prepared for the project determined that special-status wildlife species were considered absent or to have a low potential to occur within the study area based on a review of the USFWS, CNDDB, CNPS, NOAA Fisheries, and University of California databases, the biologist's knowledge of sensitive species within the City of Watsonville, and an assessment of the types of habitats within the project site. According to the report, two special-status wildlife species have low potential to occur within or near the project area. These species include: Cooper's hawk (*Accipiter coopertii*) and white-tailed kite (*Elanus leucurus*). This determination was made due to the presence of essential habitat requirements for the species, the presence of known occurrences within 10 miles of the project area, and/or the project area's location within the species known range of distribution.

It should be noted that there are two CNDDB-documented occurrences of special-status amphibian species within a five-mile radius of the study area. These species include California red-legged frog (*Rana draytonii*) and Western pond turtle (*Emys marmorata*). These species have low potential to occur within the study area due to habitat suitability as well as distance and connectivity to other occupied waterbodies. The study area contains a perennial stream which could potentially provide regular inundation required for California red-legged frog and is confluent with the Watsonville slough which is occupied by CRLF.

There is a CRLF occurrence approximately .70 miles from the project site. With three more occurring within 5 miles of the site. The closest occurrence for Western pond turtle is approximately .50 miles from the project site. However, it is very unlikely that any WPT will occur on site due to the high level of development and frequently disked parcels in between the occurrence and the project site. Although it is unlikely that either of these species will occur onsite, it is possible and therefore mitigation for CRLF and WPT has been included in order to minimize potential impacts to less than significant.

Species with potential to occur within the study area are discussed in detail below.

Cooper's Hawk *(Accipiter coopertii)*. CDFW Watch List. Cooper's hawk is a medium sized raptor that ranges across North America (NGS 1983). Breeding typically occurs in mature broadleaf or coniferous forests from early April to June, with molting typically beginning in late June (Bent 1937, Brown and Amadon 1968). While some populations require large tracts of land, others have been observed using small woodlots and forest tracts, including within urban/suburban areas where the bird appears to be tolerant of human activities (Hennessy 1978, Herron et al. 1985, Campbell et al. 1990, Peterjohn and Rice 1991, Rosenfield et al. 1991).

There is one recorded occurrence for this species within a ten-mile radius according to CNDDB records at Crestview Park, an urban park within the Watsonville city limits less than one half mile from the project site. Therefore, it is possible that Cooper's hawk may use the project site for foraging and nesting in the meadow and oak woodland habitat present on site, respectively.

White-tailed kite *(Elanus leucurus)*. USFWS Bird of Conservation Concern; California Fully Protected. The white-tailed kite is a medium sized raptor that occupies low-elevation grassland, agricultural, wetland, oak woodland and oak savanna habitats (Dunk 1995). The species is distributed throughout the coastal foothills and valleys along the entire length of the state, throughout the Central Valley, and into the foothills of the Sierra Nevada (Dunk 1995). The species hunts mostly by flying over open country, pausing frequently to hover and study the ground; on sighting prey, it dives, catching prey in its talons (Kaufman 1996). Nest site is in top of tree, usually 20-50' above ground, sometimes higher or lower depending on available sites. Coast live oak is often preferred for nesting habitat. Nest (built by both sexes) is a good-sized platform of sticks and twigs, lined with grasses, weeds and moss. The bird feeds on mostly small rodents that are active by day in open country, particularly voles and house mice (Dunk 1995). Other items in diet, mostly of minor importance, include pocket gophers, harvest mice, rats, shrews, young rabbits, sometimes birds. Rarely may eat snakes, lizards, frogs, large insects (Kaufman 1996).

There is one recorded occurrence for this species within a ten miles radius according to CNDDB records at the Elkorn Slough Reserve, located approximately 7 miles from the project site. Therefore, it is possible that white-tailed kite may use the project site for foraging and nesting in the meadow and oak woodland habitat present on site, respectively.

Other Protected Nesting Birds. Vegetation communities within the study area provide suitable nesting habitat for common, as well as special-status resident and passerine and raptor species. Nesting birds may nest within trees, shrubs, shallow scrapes on bare ground, and man-made structures within the study area. Numerous passerines were noted during the field survey. If construction activities occur during the avian breeding season (generally February to August), injury to individuals or nest abandonment could occur. In addition, noise and increased construction activity could temporarily disturb nesting or foraging activities, potentially resulting in the abandonment of nest sites. The loss of an active nest of common or special-status bird species would be considered a violation of Fish and Game Code sections 3503, 3503.5, and 3513.

Mitigation:

Mitigation Measure BIO-1: Nesting Bird Avoidance or Conduct Preconstruction Surveys. If construction, grading, or other project-related improvements are scheduled during the nesting season of protected raptors and migratory birds, a focused survey for active nests of such birds shall be conducted by a qualified biologist within seven (7) days prior to the beginning of project-related activities. The results of the survey shall be sent to the City of Watsonville prior to the start of project activities. The minimum survey radii surrounding the work area shall be the following: i) 250 feet for passerines; ii) 500 feet for other small raptors such as accipiters; iii) 1,000 feet for larger raptors such as buteos. Nesting seasons are typically defined as follows: i) March 15 to August 30 for smaller bird species such as passerines; ii) February 15 to August 30 for raptors.

The following measures shall be taken to avoid potential inadvertent destruction or disturbance of nesting birds on and near the project site as a result of construction-related vegetation removal and site disturbance:

a) To avoid impacts to nesting birds, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) shall occur outside the avian nesting season (generally prior to February 1 or after August 31). Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest.
b) If construction-related activities are scheduled to occur during the nesting season (generally February 1 through August 31), a qualified biologist shall conduct a habitat assessment and preconstruction nesting survey for nesting bird species no more than seven (7) days prior to initiation of work. A qualified wildlife biologist is an individual who possesses, at a minimum, a bachelor's or advanced degree, from an accredited university, with a major in biology, zoology, wildlife biology, natural resources science, or a closely related scientific discipline, at least two years of field experience in the biology and natural history of local plant, fish, and wildlife resources present at the development site, and knowledge of state and federal laws regarding the protection of sensitive and endangered species. The qualified biologist conducting the surveys shall be familiar with the breeding behaviors and nest structures of birds known to nest in the project site. Surveys shall be conducted at the appropriate times of day during periods of peak activity (i.e., early morning or dusk) and shall be of sufficient duration to observe movement patterns. Surveys shall be conducted within the Project area and 250 feet of the construction limits for nesting non-raptors and 1,000 feet for nesting raptors, as feasible. If the survey area is found to be absent of nesting birds, no further mitigation would be required. However, if project activities are delayed by more than seven (7) days, an additional nesting bird survey shall be performed.

c) If pre-construction nesting bird surveys result in the location of active nests, no site disturbance (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), shall take place within the buffer zone established under BIO-2. Monitoring, by a qualified biologist, shall be required to ensure compliance with the relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented. Active nests found inside the limits of the buffer zones or nests within the vicinity of the project site showing signs of distress from Project activity, as determined by the qualified biologist, shall be monitored daily during the duration of the Project for changes in breeding behavior. If changes in behavior are observed (e.g., distress, disruptions), the buffer shall be immediately adjusted by the qualified biologist until no further interruptions to breeding behavior are detected. The nest protection buffers may be reduced if the qualified biologist determines in compliance with CDFW permit requirements (if any) that construction activities would not be likely to adversely affect the nest. If buffers are reduced, twice weekly monitoring may need to be conducted to confirm that construction activity is not resulting in detectable adverse effects on nesting birds or their young. The qualified biologist may implement an alternative monitoring schedule depending on the construction activity, season, and species potentially subject to impact, subject to compliance with CDFW permits (if any). Construction shall not commence within the prescribed buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use. A report of the findings will be prepared by a qualified biologist and submitted to the City prior to the initiation of construction-related activities that have the potential to disturb any active nests during the nesting season.

d) City staff will not issue permits for ground disturbing activities until after the site has been surveyed by a qualified biologist to ensure that no active nest disturbance or destruction will occur as a result of the project. If necessary, nest protection buffers will be fenced off and active nest monitoring will be initiated prior to permit issuance.

Mitigation Measure BIO-2: Active Nest Buffer. The applicant shall designate active nests as "Ecologically Sensitive Areas" (ESA) and protect the nest (while occupied) during project activities with the establishment of a fence barrier surrounding the nest site.

a) Buffer distances for bird nests should be site specific and an appropriate distance, as determined by the qualified biologist. The buffer distances should be specified to protect the bird's normal behavior to prevent nesting failure or abandonment.

b) The qualified biologist shall have authority to order the cessation of all nearby project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established.

c) Typical protective buffers between each identified nest site and construction site are as follows: 1) 300 feet for hawks, owls and eagles; 2) 50 feet for passerines.

d) The qualified biologist shall monitor the behavior of the birds (e.g., adults and young, when present) at the nest site to ensure that they are not disturbed by project activities.

e) Nest monitoring shall continue during project work until the young have completely left the nest site; as determined by the qualified biologist.

f) No habitat removal or modification shall occur within the ESA-fenced nest zone until the young have fully fledged and will no longer be adversely affected by the project.

Mitigation Monitoring BIO-1. Prior to issuance of any grading permit(s), the City shall review and approve the results of all pre-construction surveys and any measures recommended by the biologist to avoid sensitive species, which shall be noted on the final project plans. The project proponent shall not initiate any ground disturbing activity until applicant has submitted evidence to the City that Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-4 has been completed and are consistent with USFWS and/or CDFW permit requirements (if agency involvement is required). In addition, prior to ground disturbing activities, the City shall be provided with a written summary of the results of surveys by a qualified biologist to ensure that no active bird nest disturbance or destruction of breeding bat roosts will occur as a result of the project. If necessary, nest protection buffers will be fenced off and active nest monitoring will be initiated prior to permit issuance. A qualified biologist will also provide worker-awareness training prior to any work within aquatic habitats or adjacent upland habitat where California red-legged frog have potential to occur.

Mitigation Measure BIO-3: California Red-Legged Frog and Western Pond Turtle Avoidance. Implementation of the following mitigation measure would reduce potential impacts to CRLF and WPT to less-than-significant:

a) Silt fencing and orange construction fencing shall be erected along the project boundary, running parallel north to south along the perennial stream and around the seep wetland. The northern and southern ends of the silt and orange construction fencing shall extend at least 50 feet beyond the project site boundary to close off the work area. The bottom 4-6 inches of the fencing shall be buried to prevent wildlife from burrowing under the fence, allowing frogs or turtles entry to the work areas.
b) Once the fences are erected and within 48 hours of initiating project construction, a qualified wildlife biologist (as defined under Mitigation Measure BIO-1 shall conduct a preconstruction survey of the project site in the vicinity of the fences to ensure that no frogs or turtles are trapped inside the project construction zone. During this preconstruction survey the biologist shall also inspect the fence to make sure it is installed correctly. The project lead (i.e. foreman) should alert the biologist if the exclusion fence is damaged and/or otherwise non-functioning and initiate repairs as soon as possible. In consultation with the qualified biologist, the project lead may also initiate a second survey to relocate any CRLF or WPT within the project fencing to outside the work area.
c) Finally, a qualified biologist shall provide project contractors and construction crews with a worker-awareness program and oversee the placement of CRLF or WPT exclusion fencing before any work within aquatic habitats or adjacent upland habitats where CRLF or WPT have potential to occur. This program shall include a description of the species and its habitats, legal status and required protection, and all applicable mitigation measures.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less than Significant Impact with Mitigation Incorporated.

The project site contains both riparian and wetland features. General Plan Policy 9.F (Wildlife Habitat Protection), indicates that areas containing biodiverse wildlife species and sensitive resources, are required by the City to implement habitat protection measures. Per Implementation Measure 9.F.1, impacts to important wildlife habitat areas shall be identified as part of the City's development review and environmental review processes, and appropriate mitigations shall be

considered. Mitigation measures to be considered include: designation of sensitive areas as open space, restriction of new development on lands that provide important wildlife habitat, setback requirements, habitat conservation plans, and habitat mitigation banking. Lands within the urban limit line that provide important wildlife habitat include riparian corridors.

In accordance with the definition for a riparian corridor set forth in WMC Section 7-6.152, an appropriate setback from development to the bankfull flowline of a perennial stream is 50 feet. As shown on the proposed site plan, no buildings are proposed within this area.

A proposed retaining wall to provide a landscaped open space area with artificial turf for informal open play next to the community building (Building #8) encroaches into this environmental management area by up to 16 feet. The City ~~also~~ originally requested that the applicant move the proposed retaining wall next to the parking lot for residential building #6 towards the stream and into the buffer area to allow the Public Works & Utilities Department to be able to install a future trail link on a flat terrain along the Upper Watsonville Slough, in accordance with the alignment shown for Segment 9.4 in the City's Trails and Bicycle Master Plan (2012). These activities represent passive activities allowed by the City for the enjoyment of riparian corridors and consistent with City policies. With the change in the site plan, the proposed retaining wall has been moved closer to Building #6 and thus not provide the same proposed flat surface. The City's Public Works Department will in the future, as a separate project, develop the trail adjacent to the Project.

T~~wo project components, the access road and t~~he trail easement required by the City of Watsonville, are adjacent to the~~encroaching within~~ 30-feet of the environmental management area surrounding the seep wetland. ~~The total encroachment of the access road and trail is approximately 0.055 acres.~~ However, ~~as previously stated,~~ the City categorizes the trail easement as a passive use and would be consistent with the City's General Plan. Therefore, ~~the~~ any encroachment ~~of approximately 0.009 acres~~ into the 30-foot buffer would not be considered a significant impact. ~~Total encroachment within 50-feet of the riparian environmental management area for the perennial stream is approximately 0.106 acres. Additionally, a raised landscape component would also be within 50-feet of the riparian environmental management area. The total encroachment of 0.106 acres is inclusive of the raised landscape component.~~

~~The construction of the access road is potentially significant, causing approximately 0.046 acres of encroachment on the seep wetland and would require approval from the City. However, the encroachment only effects non-native species and would not be considered sensitive habitat.~~

The incorporation of the following Mitigation Measures BIO-4 and BIO-5 would reduce impacts to less than significant. Additionally, MidPen Housing, and Watsonville Wetlands Watch intend to collaborate on future habitat restoration and enhancement efforts at an offsite wetland located outside of the project footprint and at the lower reach of the onsite perennial stream.

Three sensitive natural vegetation communities, seep wetland, willow woodland, and perennial stream occur on the project site. ~~A portion of these communities will be impacted by project activities.~~ The project would be required to comply with standard City construction grading and drainage practices, as described in City Municipal Code Title 7, Chapter 6, which would minimize potential impacts on these sensitive communities.

Regulatory framework, a description of on-site resources and mitigation measures follow.

Sensitive Natural Vegetation Community Regulatory Framework:

California Fish and Game Code Section 1600-1603

Streams, lakes, and riparian vegetation, as habitat for fish and other wildlife species, are subject to jurisdiction by the CDFW under Sections 1600-1616 of the California Fish and Game Code. Any activity that will do one or more of the following: (1) substantially obstruct or divert the natural flow of a river, stream, or lake; (2) substantially change or use any material from the bed, channel, or bank of a river, stream, or lake; or (3) deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it can pass into a river, stream, or lake generally require a 1602 Lake and Streambed Alteration Agreement. The term "stream", which includes creeks and rivers, is defined in the California Code of Regulations ("CCR") as follows: "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life". This includes watercourses having a surface or subsurface flow that supports or has supported riparian vegetation" (14 CCR 1.72). In addition, the term stream can include ephemeral streams, dry washes, watercourses with subsurface flows, canals, aqueducts, irrigation ditches, and other means of water conveyance if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife (CDFW 1994). Riparian vegetation is defined as, "vegetation which occurs in and/or adjacent to a stream and is dependent on, and occurs because of, the stream itself" (CDFW 1994). In addition to impacts to jurisdictional streambeds, removal of riparian vegetation also requires a Section 1602 Lake and Streambed Alteration Agreement from the CDFW.

Sensitive Natural Communities

Sensitive natural communities are vegetation communities and habitats that are either unique in constituent components, of relatively limited distribution in the region, or of particularly high wildlife value. These communities may or may not necessarily contain special-status species. Sensitive natural communities are usually identified in local or regional plans, policies or regulations, or by the CDFW (i.e., CNDDB) or the USFWS. The CNDDB identifies a number of natural communities as rare, which are given the highest inventory priority. Impacts to sensitive natural communities and habitats must be considered and evaluated under the CEQA California Code of Regulations (CCR): Title 14, Div. 6, Chap. 3, Appendix G. Potentially sensitive communities at the Project site include a seep wetland, willow woodland, and the perennial stream; the Project would impact the willow woodland.

~~**Seep Wetland**~~

~~Direct impacts due to the removal of seep wetland habitat are anticipated due to the construction of the project access road. These impacts are subject to the jurisdiction of the U.S. Army Corps of Engineers, California Department of Fish and Wildlife and the Regional Water Quality Control Board. Approximately 0.001 acres are anticipated to be removed as part of project activities and is considered a potentially significant impact.~~

Willow Woodland

Approximately 0.042 acres of willow woodland will be removed due to project activities. A small portion of this woodland, approximately 0.002 acres, includes weeping willow (*Salix babylonica*), a non-native species that would not be considered a sensitive resource. However, 0.040 acres of sensitive willow woodland would be removed due to project activities and would be considered a significant impact. The project would be required to acquire all applicable permits and comply with all state jurisdictional standards, including but not limited to obtaining a Lake and Streambed

Alteration Agreement from CDFW, a 404 permit from the US Army Corps of Engineers, and a 401 Water Quality Certification from the Regional Water Quality Control Board.

~~**Perennial Stream**~~

~~The perennial stream that transverses the proposed project site falls under the City of Watsonville's jurisdiction under Municipal Code section 7-6.152 and requires setbacks for riparian corridors:~~

~~"Riparian corridor" shall refer those areas which fall into one of the following three (3) categories:~~

~~f) An area extending fifty (50') feet, measured horizontally, from each side of a perennial stream. Distance shall be measured from the top of the existing bankfull flowline;~~

~~g) An area extending thirty (30') feet, measured horizontally, from each side of an intermittent stream. Distance shall be measured from the top of the existing bankfull flowline; or~~

~~h) An area extending thirty (30') feet from the highwater mark of a marsh or a natural body of standing water."~~

Mitigation:

Mitigation Measure BIO-4: Wetland Avoidance and BMP Implementation
Prior to grading, sturdy construction fencing shall be placed along the development boundaries and no construction activities shall be allowed outside of those boundaries. A qualified biologist shall confirm the extent to which jurisdictional wetlands will be impacted by the project. The biologist shall provide a written report, including photos, to the City of Watsonville, and, to the extent required by project permits, to the Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish and Wildlife no more than 30 days after this visit.

Mitigation Measure BIO-5: Develop and Implement a Habitat Restoration Plan.
The applicant shall develop and implement a Habitat Restoration Plan to be submitted and approved by the City of Watsonville prior to the issuance of final grading plans to mitigate for direct impacts to the willow ~~riparian and seep wetland habitats, and to the 30-ft riparian buffer~~woodland. The plan will address the following:

a) In order to mitigate for 0.040 acres removal of willow riparian habitat the Habitat Restoration Plan shall provide a minimum of 0.120 acres (a 3:1 ratio) of habitat restoration and enhancement the site.

~~b) In order to mitigate for 0.046 acres encroachment into the 30 ft. buffer the Habitat Restoration Plan shall provide a minimum of 0.046 acres (a 1:1 ratio) of habitat restoration and enhancement the site.~~

~~c) The Habitat Restoration Plan shall provide a minimum 108 sq. ft. (a 3:1 ratio for the seep wetland impacted area) of wetland creation adjacent to and contiguous with the existing seep wetland. In the event that the area of seep wetland to be impacted is determined to be greater than 36 sq. ft. as a result of implementation of BIO-4, then the Restoration Plan shall be amended to ensure that a minimum 3:1 ratio of replacement to impacted wetland shall be achieved.~~

b~~d~~) The plan shall include performance criteria against which to measure the project's success, a minimum of five years of maintenance and monitoring shall be included in order to demonstrate attainment of the performance criteria, and yearly status reports to be submitted to the City of Watsonville, and, to the extent required by project permits, to the Army Corps of Engineers, Regional Water Quality Control Board, and the California

Department of Fish and Wildlife no later than December 31 of the year that monitoring occurred.

~~e) Upon the successful completion of the maintenance and monitoring period for the seep wetland, a Wetland Delineation utilizing standard Army Corps of Engineers protocols shall be performed to verify that the minimum 3:1 ratio of replacement to impacted wetland has been attained. In the event that less than 3:1 ratio has been attained, additional wetland creation shall be required to attain the ratio. The Wetland Delineation Report shall be submitted to the City of Watsonville, and, to the extent required by project permits, to the Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish and Wildlife no more than 90 days after completion of the delineation of the created wetland.~~

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

Less than Significant Impacts with Mitigation Incorporated. There are two potential federal and state jurisdictional features within the western and eastern portions of the project site. The perennial stream and wetland seep located on site are subject to impacts due to project activities. As discussed above, the project would be required to comply with standard City construction grading and drainage practices, as described in City Municipal Code Title 7, Chapter 6. In combination with Mitigation Measures BIO-4 and 5 above, potential impacts would be reduced to less than significant.

Regulatory framework, a description of on-site resources and mitigation measures follows.

Protected Aquatic Resource Regulatory Framework:

The Clean Water Act (CWA)

The CWA is the primary federal law regulating water quality. The implementation of the CWA is the responsibility of the U.S. Environmental Protection Agency (EPA). However, the EPA depends on other agencies, such as the individual states and the U.S. Army Corps of Engineers (USACE), to assist in implementing the CWA. The objective of the CWA is to "restore and maintain the chemical, physical, and biological integrity of the Nation's waters." Section 404 and 401 of the CWA apply to activities that would impact waters of the U.S. The USACE enforces Section 404 of the CWA and the California State Water Resources Control Board enforces Section 401.

Section 404. As part of its mandate under Section 404 of the CWA, the EPA regulates the discharge of dredged or fill material into "waters of the U.S." "Waters of the U.S." include territorial seas, tidal waters, and non-tidal waters in addition to wetlands and drainages that support wetland vegetation, exhibit ponding or scouring, show obvious signs of channeling, or have discernible banks and high-water marks. Wetlands are defined as those areas "that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (33 CFR 328.3(b)). The discharge of dredged or fill material into waters of the U.S. is prohibited under the CWA except when it is in compliance with Section 404 of the CWA. Enforcement authority for Section 404 was given to the USACE, which it accomplishes under its regulatory branch. The EPA has veto authority over the USACE's administration of the Section 404 program and may override a USACE

decision with respect to permitting. A Water Quality Certification or waiver pursuant to Section 401 of the CWA is required for Section 404 permit actions.

Section 401. Any applicant for a federal permit to impact waters of the U.S. under Section 404 of the CWA, including Nationwide Permits where pre-construction notification is required, must also provide to the USACE a certification or waiver from the State of California. The "401 Certification" is provided by the State Water Resources Control Board (State Water Board) through the local Regional Water Quality Control Board (RWQCB). The RWQCB issues and enforces permits for discharge of treated water, landfills, storm-water runoff, filling of any surface waters or wetlands, dredging, agricultural activities and wastewater recycling. The RWQCB recommends the "401 Certification" application be made at the same time that any applications are provided to other agencies, such as the USACE, USFWS, or NOAA Fisheries. The application is not final until completion of environmental review under the CEQA. The application to the RWQCB is similar to the pre-construction notification that is required by the USACE. It must include a description of the habitat that is being impacted, a description of how the impact is proposed to be minimized and proposed mitigation measures with goals, schedules, and performance standards. Mitigation must include a replacement of functions and values, and replacement of wetland at a minimum ratio of 2:1, or twice as many acres of wetlands provided as are removed. The RWQCB looks for mitigation that is on site and in-kind, with functions and values as good as or better than the water-based habitat that is being removed.

National Pollutant Discharge Elimination System (NPDES)

The NPDES program requires permitting for activities that discharge pollutants into waters of the United States. This includes discharges from municipal, industrial, and construction sources. These are considered point-sources from a regulatory standpoint. Generally, these permits are issued and monitored under the oversight of the State Water Resources Control Board (SWRCB) and administered by each regional water quality control board. Construction activities that disturb one acre or more (whether a single project or part of a larger development) are required to obtain coverage under the state's General Permit for Dischargers of Storm Water Associated with Construction Activity. All dischargers are required to obtain coverage under the Construction General Permit. The activities covered under the Construction General Permit include clearing, grading, and other disturbances. The permit requires preparation of a Storm Water Pollution Prevention Plan (SWPPP) and implementation of Best Management Practices (BMPs) with a monitoring program, see Mitigation Measure GEO-2. The proposed project would require coverage under the Construction General Permit.

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Act (Porter-Cologne Act) (California Water Code § 13260) requires "any person discharging waste, or proposing to discharge waste, within any region that could affect the "Waters of the State" to file a report of discharge with the RWQCB through an application for waste discharge. Waters of the State are defined by the Porter-Cologne Act as "any surface water or groundwater, including saline waters, within the boundaries of the state." The RWQCB protects all waters in its regulatory scope, but has special responsibility for isolated wetlands and headwaters. These water bodies have high resource value, are vulnerable to filling, and may not be regulated by other programs, such as Section 404 of the CWA. If a project does not require a federal permit, but does involve dredge or fill activities that may result in a discharge to Waters of the State, the Water Board has the option to regulate the dredge and fill activities under its state authority through its Waste Discharge Requirements (WDR) program.

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

Less than Significant Impact. No designated wildlife migration corridors are known to be present on the project site. Localized movements of common, non-status wildlife may occur through the project site and neighboring habitats, but no major migrations are expected to occur across the project site. Surrounding uses are primarily developed with major roads and highways, commercial and industrial development, and fenced agricultural land separated by approximately 1.2 miles to the nearest undeveloped open space area, the Watsonville State Wildlife Area. The high level of development and frequent disking of the surrounding parcels makes it an unlikely option for wildlife migrations.

The project site does not function as a wildlife habitat linkage or movement corridor, nor would project implementation adversely affect any offsite designated wildlife habitat linkage or movement corridor. Regional movement of common wildlife species through the project site is limited due to surrounding development. In addition, the project site does not support any native wildlife nursery sites. Thus, the project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. As a result, construction and operation of the project is not expected to substantially affect breeding productivity or population viability of any common species or cause a change in species diversity locally or regionally.

e) Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?

Less than Significant with Mitigation Incorporated. The City does not have an adopted tree protection ordinance.

As previously discussed, the project site contains riparian and wetland features. General Plan Policy 9.F (Wildlife Habitat Protection), indicates that those areas rich in wildlife species and fragile in ecological make-up, require the City to implement habitat protection measures. Per Implementation Measure 9.F.1, impacts to important wildlife habitat areas shall be identified as part of the City's development review and environmental review processes, and appropriate mitigations shall be considered. Mitigation measures to be considered include: designation of sensitive areas as open space, restriction of new development on lands that provide important wildlife habitat, setback requirements, habitat conservation plans, and habitat mitigation banking. Lands within the urban limit line that provide important wildlife habitat include riparian corridors.

In accordance with the definition for a riparian corridor set forth in WMC Section 7-6.152, an appropriate setback from development to the bankfull flowline of a perennial stream is 50 feet. As shown on the proposed site plan, no buildings are proposed within this area.

A proposed retaining wall to provide a landscaped open space area with artificial turf for informal open play next to the community building (Building #8) encroaches into this buffer area by up to 16 feet. Initially, t~~T~~he City ~~also~~ requested that the applicant ~~move the proposed retaining wall next to the parking lot for residential building #6 towards the stream and into the~~ account for a buffer area to allow the Public Works & Utilities Department to be able to install a future trail link on a

flat terrain along the Upper Watsonville Slough, in accordance with the alignment shown for Segment 9.4 in the City's Trails and Bicycle Master Plan (2012). These activities represent passive activities allowed by the City for the enjoyment of riparian corridors and are not inconsistent with local City policies. With the change in the site plan, the proposed retaining wall has been moved closer to Building #6 and thus not provide the same proposed flat surface. The City's Public Works Department will in the future, as a separate project, develop the trail adjacent to the Project. In addition, implementation of Mitigation Measures BIO-1 through BIO-5 would ensure that special-status wildlife and vegetation, natural vegetation communities, and aquatic resources are protected in accordance with the City policies.

Regulatory framework, a description of on-site resources and mitigation measures follows.

Habitat-Level Regulatory Framework:

Special-Status Species Habitat

Special-status species are plant and animals which are listed or candidate species under the Federal or State Endangered Species Acts and other species considered rare enough to warrant special consideration. Reported occurrences of special-status species are compiled by the California Natural Diversity Data Base (CNDDB) of the CDFW and are routinely updated as new information becomes available. Detailed surveys are typically necessary to confirm the presence or absence of special-status species.

Marshes and Wetlands

Wetlands are transitional areas between aquatic and terrestrial habitats and include marshes, vernal pools, seeps, springs, and portions of riparian corridors with wetland vegetation. Wetlands are recognized for their high fish and wildlife habitat values, occurrences of unique plant and animal species, and importance in water recharge and filtration. Wetlands meeting certain criteria are subject to regulations of the USACE, USFWS, or CDFW. Wetland areas are mapped as part of the National Wetlands Inventory Detailed delineations are typically necessary to confirm the presence and extent of any jurisdictional wetlands.

General Plan

Chapter 9 of the General Plan covers Environmental Resource Management and relates to the avoidance or mitigation of environmental effect to the project and to the designated Environmental Management area associated with the property. This Chapter includes the following Goals and Policies as pertinent to the proposed project and associated Environmental Management designation:

> **Goal 9.8 Wildlife Habitat** – Preserve and protect the remaining areas of wildlife habitat for their scenic and scientific value.
> **Policy 9.F Wildlife Habitat Protection** – The City shall designate for open space and environmental management those areas rich in wildlife species and fragile in ecological make-up. These habitat zones shall be made part of the greenbelt where appropriate.

Riparian Corridors

City of Watsonville Municipal Code Section 7-6.152 states:

Riparian corridor shall mean those areas which fall into one of the following three (3) categories:

a) An area extending fifty (50') feet, measured horizontally, from each side of a perennial stream. Distance shall be measured from the top of the existing bank full flowline;

b) An area extending thirty (30') feet, measured horizontally, from each side of an intermittent steam. Distance shall be measured from the top of the existing bank full flowline; or
c) An area extending thirty (30') feet from the high-water mark of a marsh or natural body of standing water.

The City of Watsonville General Plan Environmental Resource Management Policies protect streamside conservation areas along designated riparian corridors. Areas along streams that naturally support native vegetation and wetlands are referred to as "Riparian Corridors." The abundant vegetation in the streamside environment provides food and water and creates breeding, egg deposition, and nesting areas for insects, fish, amphibians, reptiles, birds and mammals. The dense vegetation provides protective cover and shade and contributes woody debris to stream channels, providing critically important habitat for salmon, steelhead, freshwater shrimp, and other protected freshwater fisheries and aquatic species.

Riparian vegetation contributes to water quantity and quality in several ways. Vegetation filters sediment and pollutants in stormwater runoff, slows flood flows, provides erosion protection for streambanks, and facilitates groundwater recharge. Elimination of natural plant communities along streams can increase surface run-off and siltation, contribute to water temperatures too warm for steelhead, salmon, and other fish, and reduce long term water availability. The protection of riparian areas can create conflicts with agricultural and urban uses. Riparian corridors often contain prime soils for crops, provide water and shade for livestock, and provide a source of irrigation water and locations for agricultural wells. Riparian areas may support agricultural uses. In turn, vegetation removal, mowing, fencing, spraying, disking and other agricultural practices can reduce the habitat supporting functions of nearby riparian areas. In urban areas, streamside areas provide natural open space and opportunities for recreation, education, and aesthetic appreciation, but these areas and their habitat value are often restricted by buildings, yards, landscaping, fencing, and trails.

Riparian Corridors and Wetlands

The Riparian Corridor and Wetland objective (7-6.152) is established to protect biotic resource communities, including critical habitat areas within and along riparian corridors, for their habitat and environmental value, and to implement the provisions of the General Plan Environmental Resources Management Element. These provisions are intended to protect and enhance riparian corridors and functions along designated streams, balancing the need for urban development, and other land uses with the preservation of riparian vegetation, protection of water resources, floodplain management, wildlife habitat and movement, stream shade, fisheries, water quality, channel stability, groundwater recharge, opportunities for recreation, education and aesthetic appreciation and other riparian functions and values.

Removal of Trees and Other Vegetation

Construction grading and drainage shall not remove or disturb trees and other vegetation except in compliance with the City's best management practices for construction grading and drainage and the approved plans and specifications. Construction grading and drainage shall be conducted in compliance with the following requirements.

a) The limits of work-related ground disturbance shall be clearly identified and delineated on the approved plans and specifications and defined and marked on the site to prevent damage to surrounding trees and other vegetation.

b) Trees and other vegetation within the limits of work-related ground disturbance that are to be retained shall be identified and protected from damage by marking, fencing, or other measures.

Setbacks for Wetlands
Construction grading shall be set back 30 feet from the delineated boundary from wetlands designated in the zoning code and 50 feet from all other wetlands, unless a greater setback is required by the general plan or zoning code. The setback requirements would not apply where all necessary state and federal permits, approvals, or authorizations to fill the wetlands are obtained.

Mitigation: Implement **Mitigation Measures BIO-1, BIO-2, BIO-3, BIO-4 and BIO-5**

Mitigation Monitoring: Implement **Mitigation Monitoring BIO-1.**

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

No Impact The project site is not located within the plan area of an adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state Habitat Conservation Plan.

References:

California Department of Fish and Wildlife (CDFW), 2019. Special Animals List: August 2019. Available at: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109406&inline (accessed on October 9, 2019).

City of Watsonville, 2005. General Plan. Available at: https://www.cityofwatsonville.org/160/2005-General-Plan (accessed on October 6, 2019).

City of Watsonville, 2012. Trails and Bicycle Master Plan. Available at: https://www.cityofwatsonville.org/DocumentCenter/View/3207/Trails--Bicycle-Master-Plan-PDF?bidId= (accessed on October 21, 2019).

ECI. 201 Kimberley Lane, 161, 141, & 139 Miles Lane Biological Report. Revised June 2019.

ECI. Preliminary Jurisdictional Delineation Report, 201 Kimberley Lane, 161, 141, & 139 Miles Lane. August 2019.

United States Fish and Wildlife Service (USFWS), 2019. National Wetlands Inventory. Available at: https://www.fws.gov/wetlands/data/Mapper.html (accessed on August 2, 2019).

6.5 Cultural Resources

	Summary of Impacts			
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines §15064.5?		✓		
c) Disturb any human remains, including those interred outside of formal cemeteries?		✓		

Conclusion: Regarding cultural resources, the proposed project would not result in any significant environmental impacts.

Documentation:

a) No Impact. The cultural resources records search results from the California Historical Resources Information System (CHRIS) Northwest Information Center (NWIC) indicate there are 19 historic buildings/structures (P-44-000408 through P-44-000970) located within a one half-mile radius of the project site. The 19 historic buildings/structures identified by the NWIC will not be impacted by the proposed project, as these historic resources are located outside of the project's boundary. The project site does not contain historic buildings or structures identified within the Historic District; therefore, there are no impacts to historic resources or built environments as a result of the proposed project.

Archival research indicate that the residential homes located at 141, 145, 149, 153, and 155 Miles Lane built in 1924 (95 years old) and the two homes located at 161 (A and B) Kimberly Lane built in 1947 (72 years old) would be directly impacted (demolished) by the proposed project (APNs: 016-491-01, -02, and -03; APN: 016-111-44).

Since these historic homes are 45 years old or older, they require an evaluation as historic sites to determine if these structures are eligible for listing in the National Register for Historic Places (NRHP), the California Register for Historic Resources (CRHR), or Local Register because the State Office of Historic Preservation (OHP), as a general guideline, has recommended that properties 45 years or older may be of historical or cultural value (though the National Register typically will not consider a property for listing that is less than 50 years old unless of exceptional importance).

A historic site evaluations on the residential homes located at 141, 145, 149, 153, and 155 Miles Lane (built in 1924) and the two homes located at 161 (A and B) Kimberly Lane (built in 1947) concluded that they are simple utilitarian structures lacking individual distinction and significance and they are not eligible for listing in either the NRHP or in the CRHR under any of the significance criteria.

In summary, there are no historic buildings/structures located within the Historic District that will be impacted by the proposed project. The 19 historic buildings/structures (P-44-000408 through P-44-000970) will not be impacted by construction operations, as these structures are all located outside of the project's boundary. As such, there would be no impact.

b) Less than Significant with Mitigation Incorporated. The cultural resources records search results conducted by the NWIC indicate that there are no archaeological resources (prehistoric and historic) located within the project's boundaries. The nearest archaeological site (P19-000396: shell midden) is located within a one half-mile radius of the project site. The archaeological (prehistoric) resource will not be impacted by the project, as the resource is located outside of the project boundary. Additionally, a Sacred Lands File Search through the Native American Heritage Commission (NAHC), Native American Scoping, and an archaeological pedestrian field survey, all failed to indicate archaeological (prehistoric and historic) resources within the project site. Therefore, the proposed project would result in no substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines section 15064.5.

The nearest archaeological site (P19-000396: shell midden) is located within a one half-mile radius of the proposed project and will not be impacted, as it lies outside of the project boundary. Nevertheless, despite the heavy disturbances to portions of the project site, it is possible to encounter buried archaeological resources given the proven prehistoric occupation of Santa Cruz County and the favorable natural conditions (e.g., ephemeral drainages, natural spring, and vegetation communities) that would have attracted prehistoric inhabitants to the area. As a result, in the event of the unanticipated discovery of archaeological or cultural resources relating to Tribal Cultural Resources (TCRs) during earthmoving operations, the following mitigation measures are required to be implemented to reduce potentially significant impacts to a less than significant level.

Mitigation Measure CUL-1: Conduct Archaeological Sensitivity Training for Construction Personnel. The Applicant shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards to conduct an archaeological sensitivity training for construction personnel prior to commencement of excavation activities. The training session shall be carried out by a cultural resource professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The Applicant and/or qualified professional archaeologist shall propose a date for scheduling the training at the pre-construction meeting with City staff. The Applicant shall notify the City at least 48 hours before holding the training and keep a log of all attendees. The training session shall include a handout and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and the general steps a qualified professional archaeologist would follow in conducting a salvage investigation, if one is necessary.

Mitigation Measure CUL-2: Cease Ground-Disturbing Activities and Implement Treatment Plan if Archaeological Resources Are Encountered. In the event that archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities will not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Monitored work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications

and Standards. In the event that the newly discovered artifacts are determined to be prehistoric, Native American Tribes/Individuals shall be contacted and consulted, and Native American construction monitoring shall be initiated. The Applicant and City shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis.

Mitigation Measure CUL-3: Conduct Archeological Resource Spot Check during Grading and Earth- moving Activities in Younger Alluvial Sediments. The Applicant shall retain an archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards (qualified archaeologist) to conduct an archaeological spot check after excavation has reached two feet below ground surface. The check shall determine if excavations have exposed archaeological resources, or if there is significant potential remaining for discovery. Additional spot checks may be required at the discretion of the monitoring archaeologist. If archaeological resources are discovered during a spot check, a qualified archaeological monitor shall be required to monitor all subsequent ground moving activity. Multiple earth-moving construction activities may require multiple archaeological monitors, as deemed appropriate by the qualified archaeologist.

Mitigation Measure CUL-4: Prepare Report Upon Completion of Monitoring Services. The archaeological monitor, under the direction of a qualified professional archaeologist who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards, shall prepare a final report at the conclusion of archaeological monitoring (if required). The report shall be submitted to the Applicant, the NWIC, the City, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures. The report shall include a description of resources unearthed, if any, evaluation of the resources with respect to the California Register and CEQA.

c. Less than Significant with Mitigation Incorporated. No burial sites are known in the vicinity of the project site. The site would be disturbed by grading and construction activities, but it is not likely to be a burial site. The following mitigation measure is recommended to reduce potentially significant impacts to human remains/burials that are accidentally discovered during implementation of the proposed project to a less than significant level.

Mitigation Measure CUL-5: Cease Ground-Disturbing Activities and Notify County Coroner If Human Remains Are Encountered. If human remains are unearthed during implementation of the proposed project, the County of Santa Cruz and the Applicant shall comply with State Health and Safety Code Section 6050.5. The County of Santa Cruz and the Applicant shall immediately notify the County Coroner and no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). After the MLD has inspected the remains and the site, they have 48 hours to recommend to the landowner the treatment and/or disposal, with appropriate dignity, the human remains and any associated funerary objects. Upon the reburial of the human remains, the MLD shall file a record of the reburial with the NAHC and the project archaeologist shall file a record of the reburial with the CHRIS-NWIC. If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails

to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

References:

County of Santa Cruz, 2019. Assessor's Office: Search. Available at: https://sccounty01.co.santa-cruz.ca.us/ASR/ (accessed on July 15, 2019).

MIG, Inc., 2019. Native American Scoping Letters sent to the six tribes as recommended by the NAHC's, Prepared by Chris Purtell. MIG, Inc., Riverside Office.

Native American Heritage Commission, 2019. Scared Lands File Search Prepared in Support of the Miles Affordable Housing Project, Prepared by the Native American Heritage Commission via Ms. G. Totton, Addressed to Chris Purtell of MIG, Inc. Sacramento, California 95691.

Northwest Information Center, 2019. Cultural Resources Records Search in Support of the Miles Lane Affordable Housing Project (No. File No. 18-2323), Prepared by the Northwest Information Center, Addressed to Chris Purtell of MIG, Inc. Sonoma, California.

6.6 Energy Resources

	Summary of Impacts			
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✓	

Conclusion: Regarding energy resources, the proposed project would not result in any significant environmental impacts. An analysis of the updated project determined that there would be no new significant impacts to Energy Resources (See Attachment B).

Documentation:

a. Less than Significant. The proposed project consists of redeveloping the residential substance abuse facility and constructing a new outpatient rehabilitation facility and 72~~61~~-unit affordable housing development. The existing residential substance abuse treatment facility and five homes that are on the project site are estimated to consume approximately 128,489 kilowatt hours (kWh) of electricity and 349,023 thousand British Thermal Units (kBTU) on an annual basis (see Appendix A). These consumption estimates are based on the CalEEMod modeling that was conducted to estimate criteria air pollutant and GHG emissions used in the air quality and greenhouse gas analyses, Sections 6.3 and 6.8, respectively.

Construction activities associated with the proposed project would require the use of heavy-duty, off-road equipment and construction-related vehicle trips that would combust fuel, primarily diesel and gasoline. Heavy-duty construction equipment would be required to comply with CARB's airborne toxic control measures, which restrict heavy-duty diesel vehicle idling to five minutes. Since petroleum use during construction would be temporary and needed to conduct development activities, it would not be wasteful or inefficient. Due to energy efficiency standards being improved over time, the new structures erected at the project site would be far more efficient than the existing structures at the site. The improvements to energy efficiency are in large part related to updates to the California Green Building Standards Code (2017). As estimated in CalEEMod, the proposed project is estimated to consume approximately 378,643 kWh of electricity and 736,247 kBTU on an annual basis—approximately 250,154 kWh and 387,224 kBTU more than existing conditions because of the additional dwelling units. Although more electricity and natural gas would be consumed on an annual basis compared to existing conditions, the structures would use the energy in a more efficient manner and would serve a much larger subset of the population in Watsonville. As such, the proposed project's energy consumption would not be wasteful, inefficient, or unnecessary. This impact would be less than significant.

b. Less than Significant. The proposed project would not conflict with nor obstruct a state or local plan adopted for the purposes of increasing the amount of renewable energy or energy efficiency.

As discussed under response a), the proposed residential substance abuse facility, outpatient rehabilitation facility, and 7261 ~~61~~ unit affordable housing development would be constructed to the latest CALGreen Code, which would make them more energy efficient than the existing structures at the project site. Furthermore, the proposed project would not conflict with the City's Climate Action Plan, since many of the actions in the CAP consist of items the City will pursue (see Section 6.8, Greenhouse Gas Emissions). This impact would be less than significant.

References:

California Green Building Standards Commission (CalGreen), 2017. Section 4.201. Available at: https://www.ladbs.org/docs/default-source/publications/code-amendments/2016-calgreen_complete.pdf?sfvrsn=6 (accessed July 18, 2019).

6.7 Geology and Soils

	Summary of Impacts			
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
ii) Strong seismic ground shaking?		✓		
iii) Seismic-related ground failure, including liquefaction?			✓	
iv) Landslides?			✓	
b) Result in substantial soil erosion or the loss of topsoil?		✓		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?		✓		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?		✓		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✓
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		

Conclusion: Regarding geology and soils, the proposed project would not result in any significant environmental impacts.

Documentation:

ai. No Impact. The proposed project site is not located in an Alquist-Priolo fault zone (SFB Engineering). Therefore, the proposed project would not have an impact.

aii. Less than Significant Impact with Mitigation Incorporated. Much of the region is subject to seismic shaking that would result from earthquakes along the San Andreas Fault Zone System. Predicting seismic events is not possible, nor is providing mitigation that can entirely reduce the potential for injury and damage that could occur during a seismic event. However, by applying

geotechnical evaluation techniques and appropriate engineering practices, potential injury and damage from seismic activity can be diminished, thereby exposing fewer people and less property to the effects of a major damaging earthquake. The design and construction of new structures are subject to engineering standards of the California Building Code (CBC), which consider soil properties, seismic shaking and foundation type. Standard conditions of approval require that building permits be obtained for all construction and that the project meet all standard seismic and soil test/compaction requirements. Therefore, the potential impact from strong seismic ground shaking would be less than significant.

Mitigation Measure GEO-1: California Building Code. All construction activities shall meet the California Building Code regulations for seismic safety. Construction plans shall be subject to review and approval of the City prior to the issuance of a building permit. All work shall be subject to inspection by the City and must conform to all applicable code requirements and approved improvement plans prior to final inspection approval or the issuance of a certificate of occupancy. The Applicant shall be responsible for notifying construction contractors about California Building Code regulations for seismic safety.

aiii. Less than Significant. Strong ground shaking can result in liquefaction, the sudden loss of shear strength in saturated sandy material, resulting in ground failure and displacement. The proposed project site is located in a region that has not been mapped for liquefaction occurrence or potential (Appendices D and E). The U.S. Geological Survey identifies the site composed of an underlying layer of Pleistocene sediments, with low liquefaction potential (Dupre 1975), especially in the lower portion of the site. The potential for liquefaction and ground failure would be less than significant.

aiv. Less than Significant with Mitigation Incorporated. The urban and developed areas of Watsonville are primarily characterized by gradual to moderate slopes. In areas underlain by weak or unconsolidated earth materials, landslides are a hazard. The project is located in an area with moderate slopes; there is an approximately 62-foot decline from the west corner of the site to the low point and then a 42-foot incline from the low point back up to the east corner of the site. According to the Landslide Hazard Mapping for Selected California Highway Corridors, the proposed project site is not located in an area susceptible to landslides (Wills 2019). The impact would be less than significant.

b. Less than Significant with Mitigation Incorporated. The project includes grading, cuts, and fills, which require the issuance of a grading permit. Improper grading, both during and post-construction, has the potential to increase the volume of runoff from a site. Increased runoff could have adverse downstream flooding and further erosional impacts. Increased soil erosion on- and off-site which could adversely impact downstream water quality.

The potential soil erosion impact of the project would be less than significant with incorporation of **Mitigation Measures GEO-2** and **GEO-3**.

Mitigation Measure GEO-2: Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan. The Applicant shall submit an Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan prepared by a registered professional engineer or qualified stormwater pollution prevention plan developer as an integral part of the grading plan. The Plan shall be subject to review and approval of the City prior to the issuance of a grading permit. The Plan shall include all erosion control measures to be used during construction, including run-on control, sediment

control, and pollution control measures for the entire site to prevent discharge of sediment and contaminants into the drainage system. The Plan shall include the following measures as applicable:

a) Throughout the construction process, ground disturbance shall be minimized, and existing vegetation shall be retained to the extent possible to reduce soil erosion. All construction and grading activities, including short-term needs (equipment staging areas, storage areas and field office locations) shall minimize the amount of land area disturbed. Whenever possible, existing disturbed areas shall be used for such purposes.
b) All drainage ways, wetland areas and creek channels shall be protected from silt and sediment in storm runoff using appropriate BMPs such as silt fences, diversion berms and check dams. Fill slopes shall be stabilized and covered when appropriate. All exposed surface areas shall be mulched and reseeded. All cut and fill slopes shall be protected with hay mulch and/or erosion control blankets, as appropriate.
c) All erosion control measures shall be installed according to the approved plans prior to the onset of the rainy season but no later than October 15th. Erosion control measures shall remain in place until the end of the rainy season but may not be removed before April 15th. The applicant shall be responsible for notifying construction contractors about erosion control requirement.
d) Example design standards for erosion and sediment control include, but are not limited to, the following: avoiding disturbance in especially erodible areas; minimizing disturbance on slopes exceeding 30 percent; using berms, swales, ditches, vegetative filter strips, and catchbasins to prevent the escape of sediment from the site; conducting development in increments; and planting bare soils to restore vegetative cover.
e) The applicant will also develop an inspection program to evaluate if there is any significant on-site erosion as a result of the rainfall. If there were problem areas at the site, recommendations will be made to improve methods to manage on-site erosion.

c. Less than Significant with Mitigation Incorporated. The project site is subject to seismic shaking and other geologic hazards. A discussion of the impacts related to landslides and liquefaction described in Section 6.7 (aii, aiv).

Lateral spreading occurs when soils liquefy during an earthquake event and the liquefied soils along with the overlying soils move laterally to unconfined spaces causing horizontal ground displacements. Two of the soil boring's taken on site revealed soils with high compositions of sand and clay near the eastern property boundary. In the low probability event that on-site soil is saturated at the time of a fault rupture, the isolated layer of sand has a high potential of liquefying which could potentially result in significant lateral spreading.

The project site is moderately sloped and could be subject to slope instability near the eastern boundary of 141 Miles Lane (APN 016-491-02). The project would not utilize a well thus reducing the probability of on-site subsidence. Incorporation of the following Mitigation Measures in addition to compliance with CBC and OSHA regulations would reduce impacts to less than significant.

Implement **Mitigation Measures GEO-1 and GEO-2.**

d. Less than Significant with Mitigation Incorporated. The proposed project is located on soils mapped as Watsonville loam (2 to 15 percent slopes) and Tierra-Watsonville Complex (15 to 30 percent slopes) according to the Soil Report prepared for the project (Appendix D). Both soil types are categorized as Hydrologic Soil Group D by the USDA Natural Resource Conservation Service

(NRCS). Group D soils typically have slow infiltration rates, moderate to high shrink-swell potential and are considered expansive soils. Type D soils generally consist of clay or shallow soils located on impermeable surfaces such as bedrock.

Project construction and grading activities must be conducted in compliance with the California Building Code and City Code Chapter 13-7 (Construction Grading and Drainage Ordinance). Compliance will all applicable construction and grading regulations and the implementation of Mitigation Measure and Monitoring GEO-1and GEO-2 would reduce impacts to life and property created from soil expansion to less than significant levels.

Implement **Mitigation Measures GEO-1 and GEO-2.**

e. No Impact. The proposed project is within the City boundaries and would be served by a public sewer system and therefore does not include the installation of septic tanks or alternate wastewater disposal systems.

f. Less than Significant Impact with Mitigation Incorporated. Results of the on-line paleontological resources record search through the University of California Museum of Paleontology (UCMP) database indicate that there are no known vertebrate fossil localities that have been previously identified within the project area or within a mile radius. The UCMP database also failed to identify fossil localities that were discovered within the same sedimentary deposits at depths that extend into the project site.

An examination of the Geological Map of California indicates that the project area consists of surface sediments composed of Younger Quaternary alluvial fan deposits that are underlain by Quaternary Non-marine Terrance deposits. These Younger Quaternary deposits typically do not contain significant vertebrate fossils at shallow depths. Nevertheless, the project area is underlain by undisturbed Quaternary Non-marine Terrance deposits. These Quaternary (Non-marine Terrance) deposits have the potential of uncovering significant vertebrate fossils, even at depths as shallow as five feet below the surface. Excavations that extend below 5-feet may well uncover significant vertebrate fossil remains and, therefore, should be closely monitored to quickly and professionally collect any vertebrate fossil remains without impeding development. As a result, the implementation of the following best practice and two recommended mitigation measures are provided to reduce potentially significant impacts to a less than significant level regarding previously undiscovered paleontological resources or unique geological features that may be accidentally encountered during project implementation to less than a significant level.

Implementation of the following best practice will help ensure less than significant impact. If paleontological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the Applicant and the City. Work shall be allowed to continue outside of the buffer area. The Applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading

and excavation contractor shall assist in removing rock samples for initial processing. Paleontological monitoring may be required and will be outlined in the treatment plan.

Mitigation Measure GEO-3: Conduct Paleontological Sensitivity Training for Construction Personnel. The Applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology and shall conduct a paleontological sensitivity training for construction personnel prior to commencement of excavation activities. The Applicant and/or qualified professional paleontologist shall propose a date for scheduling the training at the pre-construction meeting with City staff. The Applicant shall notify the City at least 48 hours before holding the training and keep a log of all attendees. The training will include a handout and will focus on how to identify paleontological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of paleontological monitors, notification and other procedures to follow upon discovery of resources, and the general steps a qualified professional paleontologist would follow in conducting a salvage investigation if one is necessary.

Mitigation Measure GEO-4: Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered. If paleontological resources and or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the Applicant and the City. Work shall be allowed to continue outside of the buffer area. The Applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.

References:

California Department of Conservation, 2010. Geologic Map of California. Available at: http://maps.conservation.ca.gov/cgs/gmc/ (accessed October 6, 2019).

Dupre, W., 1975. Maps Showing Geology and Liquefaction Potential of Quaternary Deposits in Santa Cruz County, California, USGS Misc. Field Studies Map MF-648.

University of California, Berkeley, Museum of Paleontology, 2019. On-line Paleontological Database Search in Support of the Miles Lane Affordable Housing Project, Watsonville. Available at: https://ucmp.berkeley.edu/ (accessed October 6, 2019).

Wills et al, 2019. Landslide Hazard Mapping for Selected California Highway Corridors Phase 2-Special Report 243, California Geological Survey Department of Conservation Sacramento, California.

6.8 Greenhouse Gas Emissions

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

Conclusion: Regarding greenhouse gas emissions, the proposed project would not result in any significant environmental impacts. An analysis of the updated project determined that there would be no new significant impacts to Greenhouse Gasses (Attachment B).

Documentation:

a. Less than Significant. Gases that trap heat in the atmosphere and affect regulation of the Earth's temperature are known as greenhouse gases (GHGs). The six most common GHGs are listed below.

- Carbon dioxide (CO_2)
- Methane (CH_4)
- Nitrous oxide (N_2O)
- Sulfur hexafluoride (SF_6)
- Hydrofluorocarbon (HFCs)
- Perfluorocarbons (PFCs)

GHGs that contribute to climate change are a different type of pollutant than criteria or hazardous air pollutants, as previously discussed in Section 6.3, Air Quality, because climate change is global in scale, both in terms of causes and effects. Some GHGs are emitted to the atmosphere naturally by biological and geological processes such as evaporation (water vapor), aerobic respiration (carbon dioxide), and off-gassing from low oxygen environments such as swamps or exposed permafrost (methane); however, GHG emissions from human activities such as fuel combustion (e.g., carbon dioxide) and refrigerants use (e.g., hydrofluorocarbons) significantly contribute to overall GHG concentrations in the atmosphere, which affects climate regulation and results a changing climate globally. Examples of the effects of global climate change include rising temperatures, increased severe weather events such as drought and flooding.

GHGs can remain in the atmosphere long after they are emitted. The potential for a GHG to absorb and trap heat in the atmosphere is considered its global warming potential (GWP). The reference gas for measuring GWP is CO_2, which has a GWP of one. By comparison, CH_4 has a GWP of 25, which means that one molecule of CH_4 has 25 times the effect on global warming as one molecule of CO_2. Multiplying the estimated emissions for non-CO_2 GHGs by their GWP determines their carbon dioxide equivalent (CO_2e), which enables a project's combined global warming potential to be expressed in terms of mass CO_2 emissions. Most often, GHG emissions associated with projects are referred to in terms of metric tons of CO_2e, or $MTCO_2e$.

In 1997, the United Nations' Kyoto Protocol was adopted in Kyoto, Japan, establishing an international treaty that set targets for reductions in emissions of four specific GHGs – CO_2, CH_4, N_2O, and SF_6 – and two groups of gases – HFCs and PFCs. As previously mentioned, these GHGs are the primary GHGs emitted into the atmosphere by human activities. The United States is, and has been, a participant in the United Nations Framework Convention on Climate Change.

The State of California has numerous regulations aimed at reducing GHG emissions. In 2005, for instance, the governor issued Executive Order S-3-05, establishing statewide GHG emissions reduction targets. Executive Order S-3-05 provides that by 2010, emissions shall be reduced to 2000 levels; by 2020, emissions shall be reduced to 1990 levels; and by 2050, emissions shall be reduced to 80 percent below 1990 levels (CalEPAw 2006). In 2006, the California Global Warming Solutions Act (AB 32) was signed into law. AB 32 codifies the statewide GHG emission reduction targets and required CARB to prepare a Scoping Plan that outlines the main State strategies for reducing GHGs to meet the 2020 deadline, which was approved in 2008 and updated in 2014. On September 8, 2016, Governor Brown signed SB 32 into law, which requires the State to further reduce GHGs to 40 percent below 1990 levels by 2030. SB 32 is an extension of AB 32, and the other provisions of AB 32 remain unchanged. In 2017, CARB is prepared an update to the Scoping Plan to provide a framework for achieving the 2030 target (CARB 2017).

The Monterey Bay Air Resources District (MBARD), as the regional air agency for the Basin, has air-permitting authority in Santa Cruz County. As of August 2019, MBARD has not adopted recommended GHG significance thresholds applicable to development projects, and instead recommends the use of GHG thresholds adopted by other air districts in California, such as the Sacramento Metropolitan Air Quality Management District (SMAQMD) and the Bay Area Air Quality Management District (BAAQMD). Both the SMAQMD and BAAQMD have adopted GHG mass-emission thresholds of 1,100 $MTCO_2e$ for new development projects. These adopted thresholds, however, were developed by the SMAQMD and BAAQMD to meet State-GHG emissions reductions for 2020 established under AB 32 (i.e., to reduce GHG emissions to 1990 levels by 2020). Since the proposed project is scheduled to become operational in late 2021, the 1,100 $MTCO_2e$ threshold does not directly address the next GHG reduction target identified under SB 32 (i.e., to reduce GHG emissions 40 percent below 1990 levels by 2030). At the time of this writing, no air district within the State has released updated thresholds, including SMAQMD and BAAQMD, or provided guidance to lead agencies for how to address post-2020 emissions.

Therefore, to evaluate the significance of the proposed project's GHG emissions, this analysis compares the proposed project's estimated emissions against a 1,100 $MTCO_2e$ SMAQMD and BAAQMD threshold, as well as a project specific GHG reduction target of 660 $MTCO_2e/yr$[2] to meet the State's 2030 reduction goal required under SB 32. This allows the City to demonstrate compliance with currently adopted thresholds by the SMAQMD and BAAQMD, as well as future GHG reduction goals.

The proposed project would generate GHG emissions from both short-term construction and long-term operational activities. Construction activities would generate GHG emissions primarily from

[*] The 660 MTCO2e/yr goal was developed by taking the 1,100 MTCO2e/yr threshold, which was the threshold to reduce emissions back to 1990 level and reducing it by 40 percent (1,100 MTCO2e/yr * (1 - 0.4) = 660 MTCO2e/yr). This demonstrates the progress required under SB 32. This linear reduction approach oversimplifies the threshold development process. The County is not adopting nor proposing to use 660 MTCO2e as a CEQA GHG threshold for general use; rather, it is only intended for use on this Project.

equipment fuel combustion as well as worker, vendor, and haul trips to and from the project site during demolition, site preparation, grading, building construction, paving, and architectural coating activities. Construction activities would cease to emit GHGs upon completion, unlike operational emissions that continue year after year until the commercial buildings constructed as part of building of the project close or cease operation. Since neither the SMAQMD nor BAAQMD have an adopted construction GHG-emission threshold, construction related-GHG emissions are amortized over the lifetime of the proposed project (presumed to be a minimum of 30 years). This normalizes construction emissions so they can be grouped with operational emissions and compared to appropriate thresholds, plans, etc. GHG emissions from construction the proposed project were estimated using CalEEMod, version 2016.3.2, based on the anticipated construction schedule, activities, and equipment, described in Section 6.3, Air Quality. The proposed project's total construction emissions, as estimated in CalEEMod, are shown in Table 5~~Table 5~~.

Table 5. Project Construction Greenhouse Gas Emissions

Construction Year	GHG Emissions (MT/YR)			
	CO_2	CH_4	N_2O	TOTAL(A)
2020	256.7	0.01	0.0	258.3
2021	249.0	<0.0(B)	0.0	250.3
Total	505.7	<0.0(B)	0.0	508.6
Amortized (C)	*16.9*	<0.0(B)	*0.0*	*17.0*

Source: MIG 2019 (see Appendix A)
Note:
(A) $MTCO_2e$
(B) <0.0 does not mean emissions are zero; rather, it means emissions are greater than zero, but less than 0.005.
(C) Amortized over 30-years. Slight variations may occur due to rounding.

Once operational, the proposed project would generate GHG emissions from area, mobile, water/wastewater, and solid waste sources. Although CaEEMod default assumptions were generally used for the operational emission modeling, the CalEEMod project file was updated to reflect the project would comply with the 2019 Title 24 Building Code, which is more efficient than the 2016 Title 24 Building Code, the building code efficiency standards accounted for in CalEEMod. The proposed project's operational GHG emissions, combined with the amortized construction emissions are shown in Table 6, the proposed project's potential net increase in GHG emissions would be below the BAAQMD and SMAQMD's established 2020 GHG emissions threshold, as well as the 2030 derived GHG emission goal. Therefore, this impact would be less than significant.

Table 6. Project Operational Greenhouse Gas Emissions Over 30 Years

Source	GHG Emissions (MT/YR)			
	CO_2	CH_4	N_2O	TOTAL[A]
Area	1.3	<0.0[B]	0.0	1.3
Energy	149.4	<0.0[B]	<0.0[B]	150.1
Mobile	530.9	<0.0[B]	0.0	531.5
Solid Waste	17.2	1.0	0.0	42.6
Water/Wastewater	13.9	0.2	<0.0[B]	19.7
Amortized Construction	*16.9*	<0.0[B]	*0.0*	*17.0*
Total Project Emissions[C]	*729.6*	1.2	<0.0[B]	*745.3*
Existing Project Site Emissions	*160.9*	0.4	<0.0[B]	*171.0*
Net Emission Increase	***568.7***	***0.8***	***<0.0[B]***	***574.3***
BAAQMD/SMAQMD 2020 Threshold	--	--	--	1,100
Derived 2030 Emission Goal	--	--	--	660
Exceeds Goals?	--	--	--	No

Source: MIG 2019 (see Appendix A)
Note:
(A) $MTCO_2e$
(B) <0.0 does not mean emissions are zero; rather, it means emissions are greater than zero, but less than 0.005.
(C) Slight variations may occur due to rounding.

b. Less than Significant. The proposed project would not conflict with CARB's Scoping Plan, AMBAG's 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy, or the City of Watsonville's Climate Action Plan. The project's consistency with these plans is described in more detail below.

CARB Scoping Plan

The 2017 Climate Change Scoping Plan is CARB's primary document used to ensure State GHG reduction goals are met. The plan identifies an increasing need for coordination among State, regional, and local governments to achieve the GHG emissions reductions that can be gained from local land use planning and decisions. The major elements of the 2017 Climate Change Scoping Plan, which is designed to achieve the State's 2030 GHG reduction goal include:

- Continued implementation of SB 375.
- Implementing and/or increase the standards of the Mobile Source Strategy, which include increasing zero emission vehicle (ZEV) buses and trucks.
- Low Carbon Fuel Standard (LCFS), with an increased stringency (18 percent by 2030).
- Implementation of SB 350, which expands the Renewable Portfolio Standard (RPS) to 50 percent and doubles energy efficiency savings by 2030.
- California Sustainable Freight Action Plan, which improves freight system efficiency, utilizes near-zero emissions technology, and deployment of ZEV trucks.
- Implementing the proposed Short-Lived Climate Pollutant Strategy, which focuses on reducing CH_4 and hydrocarbon emissions by 40 percent and anthropogenic black carbon emissions by 50 percent by year 2030.
- Post-2020 Cap-and-Trade Program that includes declining caps.
- 20 percent reduction in GHG emissions from refineries by 2030.
- Development of a Natural and Working Lands Action Plan to secure California's land base as a net carbon sink.

Nearly all of the specific measures identified in the 2017 Climate Change Scoping Plan would be implemented at the state level, with CARB and/or another state or regional agency having the primary responsibility for achieving required GHG reductions. The proposed project, therefore, would not directly conflict with any of the specific measures identified in the 2017 Climate Change Scoping Plan.

2040 Metropolitan Transportation Plan/Sustainable Communities Strategy

AMBAG is the Metropolitan Planning Organization responsible for preparing the region's Sustainable Communities Strategy (SCS), in compliance with SB 375. The SCS is developed as part of regional transportation planning and is incorporated in the Metropolitan Transportation Plan prepared for the AMBAG region. The most recent plan adopted by AMBAG is the 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) (AMBAG, 2018). The 2040 MTP/SCS sets forth a forecasted development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, is intended to reduce GHG emissions from passenger vehicles and light duty trucks to achieve the regional GHG reduction targets set by CARB.

CARB set targets for the AMBAG region as "not to exceed 2005 per capita levels of GHGs" by 2020 and a five percent reduction from 2005 levels by 2035 (CAP). These targets applied to the AMBAG region as a whole for all on-road light duty trucks and passenger vehicles emissions, and not to individual cities or sub-regions. Therefore, AMBAG, through the 2040 MTP/SCS, must maintain or reduce these levels to meet the 2020 target and reduce these levels to meet the 2035 targets.

As described under Section 6.14, Population and Housing, the proposed project is within the growth forecasts of the 2040 MTP/SCS. Therefore, the growth (and associated traffic) facilitated under implementation of the proposed project has been accounted for in the 2040 MTP/SCS's growth projections, and the project would be consistent with the 2040 MTP/SCS.

Watsonville Climate Action Plan

On April 9, 2015, the City of Watsonville released its final version of the City's Climate Action Plan (CAP). The CAP sets forth 13 actions to help reduce GHG emissions in 2020 and 2030. Many of the actions identified in the CAP consist of items the City will pursue, such as reducing or removing permit fees for solar PV and solar water heaters, or implementing formal bike lanes and infrastructure programs. The proposed project would not conflict with the City's implementation of these actions. In addition, as described under response a), the project's emissions would be consistent with the State's 2030 reduction goals. Therefore, the proposed project would not conflict with or obstruct the implementation of a plan, policy, or regulation adopted for the purposes of reducing greenhouse gas emissions. This impact would be less than significant.

References:

Association of Monterey Bay Area Governments (AMBAG), 2018. 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy.

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City of Watsonville, 2015. City of Watsonville Climate Action Plan (CAP).
Sacramento Metro Air Quality Management District (SMAQMD), 2018. CEQA Guidance & Tools. Chapter 6: Greenhouse Gases. Available at: http://www.airquality.org/LandUseTransportation/Documents/Ch6GHGFinal5-2018.pdf (accessed October 6, 2019).

6.9 Hazards and Hazardous Materials

	Summary of Impacts			
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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?		✓		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓	
e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			✓	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				✓

Conclusion: Regarding hazards and hazardous materials resources, the proposed project would not result in any significant environmental impacts.

Documentation:

a. Less than Significant Impact. Construction of the proposed project, as well as ongoing maintenance over time, may involve the intermittent transport, use and disposal of potentially hazardous materials, including fuels and lubricants, paints, solvents, and other materials commonly used in construction and maintenance. To maintain the health and safety of the public and environment, during construction, any on-site hazardous materials that may be used, stored, or transported would be required to follow standard protocols as determined by the U.S. EPA, California Department of Health and Safety, and City of Watsonville.

The Watsonville General Plan has Goals which guide development in compliance with hazardous material management.

- Goal 12.1 Land Use Safety Plan for and regulate the uses of land in order to provide a pattern of urban development which will minimize exposure to hazards from either natural or human related causes.
- Goal 12.5 Hazardous Materials: Reduce the potential danger related to the use, storage, transport, and disposal of hazardous materials to an acceptable level of risk for city residents.
- Goal 12.A.5 Risk Reduction: The City shall identify avoid, and or minimize natural and human caused hazards in the development of property and the regulation of land use.
- Goal 12.7 Emergency Preparedness. Anticipate the potential for disasters, maintain continuity or life support functions during an emergency, and maximize efforts for post-emergency recovery.

Future residential and service uses associated with the development would also be expected. To manage potentially hazardous waste associated with these uses, free household hazardous waste disposal is available to Watsonville residents at the City's designated waste and recycle drop-off location (Watsonville Public Works).

Project construction may also involve short-term transport, storage, and use of hazardous materials. Future project use of any hazardous substances that may be generated, stored, transported, used, or disposed would be subject to applicable federal, State, and local regulations. Given the existing General Plan goals (shown above) and federal, State, and local regulation and oversight of hazardous materials the potential threat to public health and safety or the environment from hazardous transport, use or disposal would represent a less-than-significant impact.

b. Less than Significant Impact with Mitigation Incorporated. Construction of the proposed project would require the use and possible release of hazardous materials, such as paints and other solvents. However, the project would be required to comply with construction practices and mitigation measures to prevent, contain and/or clean-up potential spills and contamination form fuels, solvents, concrete wastes, and other potentially hazardous materials, such as asbestos-containing materials and lead-based paint. Because the use and transport of hazardous materials would be required to follow Federal, State, and local regulations, the risk of releasing hazardous materials form accidents would be less than significant.

Asbestos-containing Materials

Two Environmental Site Assessments (ESA) were performed for the project covering the four subject parcels (Appendices F and G). A Phase I ESA was prepared for the project site by Remediation Risk Management, Inc (Appendix F). According to this Phase I ESA, the project site is developed with seven houses. Per the assessment, two houses (141 Miles Lane) were constructed between 1917 and 1937 and the remainder of the houses (161 Miles Lane) were built after the conclusion of World War II in the late 1940s/early 1950s. Because of the age of these structures, asbestos-containing materials (ACM) could have been used in their construction; ACMs were commonly used in building construction until the 1980s. Asbestos generally does not pose a threat when it remains intact. However, when asbestos is disturbed and becomes airborne, such as during demolition activities, significant impacts to human health could occur. Construction workers completing demolition activities, as well as surrounding uses, have the potential to be exposed to airborne asbestos emissions due to the potential presence of ACM. The second ESA conducted by AEI Consultants did not mention the potential presence of ACM on the portion of the project site at 139 Miles Lane (APN 016-491-03), which is presently undeveloped, and therefore did not recommend further action (Appendix G).

Mitigation Measure HAZ-1: Asbestos Containing Materials. Per recommendations in the Phase I ESA performed for the project site, prior to any redevelopment or demolition activities the Applicant shall: (1) survey the existing on-site structures for the presence of asbestos containing materials (to be conducted by an OSHA-certified inspector); and (2) if building elements containing any amount of asbestos are present, prepare a written Asbestos Abatement Plan describing activities and procedures for removal, handling, and disposal of these building elements using EPA- and/or OSHA-approved procedures, work practices, and engineering controls.

Lead-based Paints

The Phase I ESA also determined that, due to the age of the existing buildings, the lead-based paints (LBPs) could have been used as construction materials for those structures. Sampling for LBP was not included in the scope of work for the Phase I ESA. Similar to asbestos, exposure of construction workers to LBP during demolition activities could be of concern.

Mitigation Measure HAZ-2: Lead-based Paints. The Applicant shall test the existing on-site structures for lead-based paint. If present, the lead-based paint shall be removed and disposed of following lead abatement performance standards included in the U.S. Department of Housing and Urban Development Guidelines for Evaluation and Control of Lead-Based Paint program, in compliance with Title 8 California Code of Regulations (including Section 1532.1).

c. Less than Significant Impact. The closest existing schools are Cesar E. Chavez Middle School (approximately 0.17 miles west of the project site), Hyde Elementary School (approximately 0.25 miles north of the project site), Mintie White Elementary School (approximately 0.39 miles to the southeast of the project site), and Moreland Notre Dame School (approximately 0.44 miles to the south of the project site). As discussed in the above Section 6.9-a, construction and operation of the project would not generate hazardous emissions, nor result in the storage, handling, production, or disposal of acutely hazardous materials. Therefore, the project impacts to schools associated with production or emission of hazardous emissions, materials, or substances would be less than significant.

d. Less than Significant Impact. The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code 65962.5 (Cortese List). The Phase I ESA performed for this project reviewed Envirostar, GeoTracker, and other hazardous materials databases, and identified two hazardous material sites within 0.5 miles of the project site. One site, 1350 Freedom Boulevard, approximately 0.18 miles north of the project site is identified as contaminated. Per GeoTracker, the site supported a dry-cleaning facility since 1970 that used tetrachloroethene (PCE). Wastewater containing PCE from the dry-cleaning operation was discharged into an onsite sanitary sewer and a 1992 inspection showed poor conditions of that sewer line. According to GeoTracker the cleanup status is open, and the last assessment and remedial action occurred on April 5, 2012. Another site, 1455 Freedom Boulevard, approximately 0.44 miles northwest of the project site is also identified as contaminated. Per GeoTracker, the site (a former gas fueling station) contained underground storage tanks (USTs) containing gasoline. According to the Phase I ESA and GeoTracker, the site was issued "case closed" status on January 10, 2014. The State Water Resources Control board evaluates sites based on multiple closure criteria to determine if any further actions are warranted. While there are open and closed status Cortese List sites in the general area of the project, the project site is not located on a hazardous materials site pursuant to Government Code 65962.5 (Cortese List). Therefore, this impact would be less than significant.

e. Less than Significant Impact. Santa Cruz County has been identified as a "no procedures county" as there is only one public use airport—the Watsonville Municipal Airport—in the County. In accordance with Public Utilities Code (PUC) Section 21670.1(e), the preparation of an airport land use compatibility plan is not required; however, the City must submit its general and specific plans to Caltrans Division of Aeronautics for review.

The *California Airport Land Use Planning Handbook* (Caltrans 2011) provides guidance for airport land use compatibility planning, as required by PUC Section 21670-21679.5. The Handbook is intended to ensure compatible airport land uses by ensuring the safe and efficient operation of airports and the safety of people living or working near airports. The Handbook defines six Airport Safety Zones, ranging from Zone 1 (Runway Protection Zone) to Zone 6 (Traffic Pattern Zone), and outlines land use restrictions for each zone. For example, the Handbook indicates that all new structures and residential land uses are prohibited in Airport Safety Zone 1 because the risk level is "very high" due to the high parentage of near-runway accidents in this zone. At the other end of the spectrum, the Handbook does not recommend prohibiting any residential or nonresidential uses in Airport Safety Zone 6 yet recommends avoiding "outdoor stadiums and similar uses with very high intensities" (Caltrans 2011). The Handbook indicates that the risk level is "low" for Zone 6.

Watsonville Municipal Airport is approximately 1.4 miles northwest of the project site. The airport has an adopted Airport Master Plan that delineates the six Airport Safety Zones surrounding the airport (Watsonville Airport Plan 2003). The project site is located outside of the delineated Airport Safety Zones, including the furthest zone from the airport's runways—Zone 6, the Traffic Pattern Zone. Therefore, the project would not result in a safety hazard for people residing or working in the project area.

f. No Impact. The City of Watsonville does not have an adopted emergency response plan or emergency evacuation plan. The County of Santa Cruz, however, adopted an Operational Area Emergency Plan in 2015. The project would not impair implementation of, or physically interfere with the County's Emergency Plan. Current street configuration would not change. Therefore, the project would not create, interrupt, or otherwise reduce the ability of streets to convey traffic. Any need for construction-related traffic land reductions or partial street closures would be temporary, intermittent, localized, and subject to standard City traffic management practices. The project would not result in significant change in existing circulation patterns and would have no effect to emergency response routes.

g. No Impact. The project site is in an urbanized part of Watsonville with no wildland conditions. The project site is not located within a State-identified fire hazard zone as indicated on the latest Fire Hazard and Severity Zone maps prepared by the California Department of Forestry and Fire Protection (CalFire). According to Santa Cruz County's Local Hazard Mitigation Plan, the project site is outside of the Generalized Critical Fire Hazard Area, which is located approximately three miles to the east in unincorporated Santa Cruz County. For these reasons, it can be reasonably be determined that there are no risks associated with wildland fires.

References:

Cal Fire, 2007. Fire Hazard Severity Zones in SRA: Santa Cruz County. Available at: https://osfm.fire.ca.gov/media/6768/fhszs_map44.pdf (accessed July 19, 2019).

Caltrans, 2011. California Airport Land Use Planning Handbook. Available at: https://dot.ca.gov/-/media/dot-media/programs/aeronautics/documents/airportlanduseplanninghandbook.pdf (accessed October 6, 2019).

City of Watsonville, 2003. Watsonville Municipal Airport Master Plan 2001-2020. Available at: https://www.cityofwatsonville.org/DocumentCenter/View/987/CM-Resolution-179-03-Airport-Master-Plan-PDF (accessed July 19, 2019).

City of Watsonville: Department of Public Works and Utilities, 2019. Household Hazardous Waste Disposal. Available at: https://www.cityofwatsonville.org/781/Household-Hazardous-Waste-Disposal (accessed July 19, 2019).

County of Santa Cruz, 2015. Local Hazard Mitigation Plan. Available at: http://www.co.santa-cruz.ca.us/Portals/0/Local%20Hazard%20Mitigation%20Plan%202015-2020.pdf (accessed July 19, 2019).

6.10 Hydrology and Water Quality

	Summary of Impacts			
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces in a manner which would:				
i. Result in a substantial erosion or siltation on- or off-site;			✓	
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite:			✓	
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			✓	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			✓	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✓

Conclusion: Regarding hydrology and water quality, the proposed project would not result in any significant environmental impacts. An updated stormwater plan was developed to account for the reduced amount of impervious surface area. The applicant will provide also provide a post construction stormwater plan in order to obtain the building permit. There are new significant impacts to hydrology and water quality.

Documentation:
This hydrology analysis references the C3 Engineering Inc. Stormwater Control Plan (Appendix H). The analysis breaks down the project area into three sperate areas (sites) for stormwater evaluation. The Encompass site (fronting Santa Clara and Miles) includes the inpatient and outpatient facilities (buildings 9 & 10). The Marchisio site sits in between the Encompass site and the sensitive habitat and includes building 1, 3-5 and 8. The Dinyari site lies to the east of the sensitive habitat and includes buildings 6 and 7.

a. Less than significant. Violations of water quality standards or waste discharge requirements, or degradation of water quality can result in potentially significant impacts to water quality and result in environmental damage or sickness in people. The proposed project would result in a significant impact to water quality if it violated water quality standards and waste discharge requirements or resulted in the degradation of water quality.

Point-source pollutants can be traced to their original source. Point-source pollutants are discharged directly from pipes or spills. Raw sewage draining from a pipe directly into a stream is an example of a point-source water pollutant. The proposed project, which consists of a development of 72~~61~~ units of affordable dwelling units does not propose any uses that would generate point source pollutants. Non-point-source pollutants (NPS) cannot be traced to a specific original source. NPS pollution is caused by rainfall or snowmelt moving over and through surface areas. As the runoff moves, it picks up and carries away natural and human-made pollutants, finally depositing them into lakes, rivers, wetlands, coastal waters, and even underground sources of drinking water. These pollutants include:

- Oil, grease, and toxic chemicals from urban runoff and energy production
- Sediment from improperly managed construction sites
- Atmospheric deposition and hydromodification

Impacts associated with urban water pollution include sickness or injury to people, and degradation or elimination of water bodies as recreational opportunities. Accidents, poor site management, or negligence by property owners and tenants can result in accumulation of pollutant substances on parking lots, loading, and storage areas, or result in contaminated discharges directly into the storm drain system.

The City has an MS4 National Pollutant Discharge Elimination System (NPDES) permit and is required to implement all pertinent regulations of the program to control pollution discharges from new development. These regulations reduce NPS pollutant loading through the implementation of Best Management Practices (BMPs) and other control measures that minimize or eliminate pollutants from urban runoff, thereby protecting downstream water sources. BMPs implemented to address commercial pollutant sources generally involve maintenance of storm drain facilities, parking lots, vegetated areas, and dissemination of educational materials. Project construction would be subject to City's NPDES permit requirements during construction activities in addition to standard NPDES operational requirements.

Violations of water quality standards due to urban runoff can be prevented through implementation of existing regional water quality regulations, including compliance with the 2015 Urban Water Management Plan, and the City's Sewer Services (Chapter 6-3.5 of the Municipal Code), which includes the post-construction requirements. Additionally, the project will include an erosion plan which will include measures to manage runoff. In the project design, the applicant has included a drainage system consisting of onsite collection basins and landscaped areas to collect and filter on-site stormwater and irrigation run-off. The impact would be less than significant.

b. Less than significant. The proposed project mimics the existing drainage pattern, discharging via the existing perennial creek bisection the property. In the proposed condition, siltation would be controlled by a proposed pre-treatment structure that captures sedimentation and debris prior to entering the proposed drywell systems, and ultimately discharging from the site. No construction

would occur in the sensitive habitat area; there would be some minor improvement and landscaping within the 50-foot setback representing the riparian corridor for the exiting perennial stream. Pervious parking, bioswales, and other additional measures will be implemented to reduce impacts to drainage patterns. These other measures are discussed in Section 4.10(ci-ciii). The impact would be less than significant.

ci. Less than Significant. The proposed project will result in a net increase of impervious area by 119,217 square feet. The City will require the project to implement BMPs to prevent significant erosion as listed in the stormwater control plan (Appendix H). The BMPs include various measures for erosion and sediment control, including preservation of existing vegetation, mulching, protection of downslope drainage and nonvegetative stabilization. Additionally, sediment traps will be laid around site drainages. Temporary BMPs include, adding straw bales, silt fences, sandbags, street sweeping, various sediment traps, and berms to prevent erosion and silting, dumpsters, storage areas, concrete washout areas, and portable toilets. The impact would be less than significant.

cii. Less than Significant. The project design incorporates several strategies to reduce runoff. At the Encompass parcel, there are no natural drainage features. However, clearing and grading of native vegetation will be limited to the immediate areas of development. Impervious surfaces are confined to the north and south of the parcel, and the site has been designed with large open space areas that will take runoff safely away from building foundations and footings, consistent with California building code. Bioswales are included in the development to satisfy LID requirements (Appendix H).

BMPs are in place to prevent surface runoff and flooding on- and offsite. The City will require the project's use of BMPs, as listed in the post-construction requirements. BMPs preventing flooding and runoff are protection of storm drains and down slope drainage courses, construction of planting temporary vegetation during periods of rain, and during winter operations, runoff will be detained or filtered by berms, vegetated filter trips and/or catch basins. With these BMPs in place, there will be no impact to onsite or offsite flooding.

There are 12 drainage management areas (DMAs) on the project site (Appendix H). At all sites, runoff from impervious surfaces will be routed to catch basins equipped with media filters. The filters have a capacity of 0.38 cfs and a bypass capacity of 5.14 cfs. The filters are capable of removing suspended solids as well as hydrocarbons and will have the capacity to treat flow of runoff produced by a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the applicable area.

ciii. Less than significant. The proposed project would not create or contribute runoff water that would exceed capacity of existing or planned stormwater drainage systems. In order to satisfy water quality requirements, runoff from events up to the 95th percentile 24-hour rainfall event (1.3 inches) shall be retained on site. The project's total required stormwater capacity is 3,955 cfs; the project includes retention well in excess of the required amount as all of the DMAs have stormwater retention capacity in excess of what is required (Table 7).

Table 7. Stormwater Retention by Drainage Management Areas (DMAs)

Property	Drainage Management Area	Cubic feet per second (cfs)	
		Retention Required	Capacity
Encompass	1 &2	808	2,306
	3 & 4	331	1,116
Marchisio	5-9	2,077	4,573
	10	1,425	4,210
Dinyari	11	1,782	3,250
	12	1,276	3,250
Source: Appendix H			

Since the discharge generated from the developed condition of the site is less than the existing discharge for the site [Section 4.10(c.ii), Section 4.10(c.iii)], the existing storm drain system has adequate capacity for the proposed development. Drainage patterns would not be altered on or off site. The impact would be less than significant.

d. Less than significant. Any potential impacts related to the release of pollutants due to project inundation are less than significant. The project is not located in a tsunami zone, nor seiche zone. However, the project is located within a 100-year floodplain, as mapped by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps. The area in the middle of the parcel on either side of the Watsonville Slough is identified as Zone AE, defined by FEMA as the area that has a 1 percent chance of annual 100-year flood. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. As stated in Section 4.10(c.i), no construction will be occurring in Zone AE.

e. Less than significant. As a result of planned treatment features, impacts related to violation of water quality standards would be less than significant. A Storm Water Control Plan (Appendix H) was prepared by C3 Engineering Inc., in accordance to Watsonville Municipal Code Section 6-3.535 Post-construction requirements. While the project is in construction, temporary construction BMPs, as well as erosion control measures, would be put in place to reduce construction and post-construction siltation. For more information on BMPs, see questions in Section 6.10(ci-ciii). Both the existing and project site conditions are, or would be, fully developed, and no exposed soils would be present to provide for any erosion potential. For the above reasons, no impact would occur. The project does not conflict with a groundwater management plan.

The 2015 adoption of the State's Model Water Efficient Landscape Ordinance (MWELO) applies to projects requiring a planning-level permit that contains over 500 square feet of new or rehabilitated landscape areas. The new MWELO reduces the size of turf areas in residential projects and prohibits turf in commercial projects. It also requires the use of highly efficient irrigation methods and is predicted to reduce landscape water use in new projects by 30 percent or more.

Compliance with the existing stormwater management plans reduces the project's impacts to less than significant.

References:

City of Watsonville, 2016. Urban Water Management Plan. Available at: https://www.cityofwatsonville.org/DocumentCenter/View/2046/2015-Urban-Water-Management-Plan-Chapters-1-10-PDF (accessed October 6, 2019).

City of Watsonville, 2014. Watsonville Municipal Code, Post-construction Requirements. Available at: https://www.codepublishing.com/CA/Watsonville/#!/Watsonville06/Watsonville0603.html#6-3.535 (accessed October 21, 2019)

State of California Department of Conservation, 2009. Tsunami Inundation Map for Emergency Planning. Available at: https://www.conservation.ca.gov/cgs/Documents/Tsunami/Maps/Tsunami_Inundation_WatsonvilleWest_Quad_SantaCruz.pdf (accessed September 18, 2019).

6.11 Land Use and Planning

	Summary of Impacts			
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Physical divide an established community?				✓
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			✓	

Conclusion: Regarding land use and planning, the proposed project would not result in any significant environmental impacts.

Documentation:

a. No Impact. The project represents infill development on property with existing access that would remain unchanged. The project would not physically divide a community. While it does involve the construction of eight~~10~~ new structures for residential and rehabilitation facilities and demolition of an existing treatment center and residences, the project does not involve the construction of a physical structure or removal of a primary access route that would limit mobility within an established community or between a community and outlying areas.

b. Less than Significant Impact. The project site is designated Residential Medium-Density on the General Plan Land Use Map and is within the Multiple Residential-Medium Density (RM-2) Zoning District. A portion of the property with ~~situs~~ site address of 139 Miles Lane (APN 016-491-03) is designated Environmental Management on the General Plan Land Use Map and is within the Environmental Management Open Space (EM-OS) Zoning District. The low point on this property is characterized by a perennial stream and riparian habitat.

In general, the project would not cause a significant environmental impact due to conflict with any applicable land use plan adopted for the purpose of avoiding or mitigating an environmental effect, including the Watsonville 2005 General Plan and Watsonville Zoning Ordinance. The project is not located within an adopted specific plan area.

Chapter 9 of the General Plan covers Environmental Resource Management and relates to the avoidance or mitigation of environmental effect to the project and to the designated Environmental Management area associated with the property. This Chapter includes the following Goals and Policies as pertinent to the proposed project and associated Environmental Management designation:

- Goal 9.5 Water Quality – Ensure that surface and groundwater resources are protected.
- Policy 9.D Water Quality – The City shall provide for the protection of water quality to meet all beneficial uses, including domestic, agricultural, industrial, recreational, and ecological uses.
- Goal 9.8 Wildlife Habitat – Preserve and protect the remaining areas of wildlife habitat for their scenic and scientific value.

- Policy 9.F Wildlife Habitat Protection – The City shall designate for open space and environmental management those areas rich in wildlife species and fragile in ecological make-up. These habitat zones shall be made part of the greenbelt where appropriate.

The project is consistent General Plan Goal 9.5 and Policy 9.D concerning the preservation of water quality and water resources. The proposed project does not encroach on the designated Environmental Management stream area. A Wetland Delineation submitted by the applicant for the project indicates that there is a seep wetland approximately 45 feet east of the City designated Environmental Management stream area. An access driveway for the project is proposed as part of project development that would encroach onto the seep wetland. But as mentioned in Section 4.10, Hydrology, potential environmental effects would be less than significant. Because of this, the project would be consistent with the regulations pertaining to the protection of water resources through the implementation of mitigations described in Section 10 Hydrology. The project would also be required to comply with regional waste discharge requirements and the City's regulations to minimize stormwater, surface water, and groundwater pollution, including utilization of BMPs.

The project is consistent with General Plan Goal 9.8 and Policy 9.F regarding the preservation and protection of remaining areas of wildlife habitat. See Section 6.4, Biological Resources, for further discussion.

The project is generally consistent with the purpose of the RM-2 Zoning District, because the development would "…provide rental opportunities for all persons who, by choice or need, may not be purchasing a home." WMC § 14-16.300. Apartments with 17 or more units are allowed conditionally with approval of a Special Use Permit. WMC § 14-16.303(b). The Applicant has also requested establishing a Planned Development (PD) Overlay District as part of the project approvals to allow modifications to setback and minimum net land area requirements.

Allowed residential densities for land designated medium density are between 8 and 13.99 units per net acre. The Applicant has requested a Density Housing Plan that would allow for an increase housing density of 15.1 units per net acre. This plan, and increase of residential density, is allowed per State density bonus law and is consistent with provisions set forth in WMC Section 14-47.130.

In addition, a section of subject APN 106-491-03 (139 Miles Lane) has a designated EM-OS District overlay and would be subject to provisions within the Zoning Ordinance pertaining to land unsuited for development. WMC § 14-16-1900. This section of the parcel is delineated from north to south along the length of 139 Miles Lane and is characterized as a perennial stream. Per the Zoning Ordinance, a 20-foot setback distance is required between the overlay district and any development. Associated development is setback over 30 feet from the stream and EM-OS District.

References:

City of Watsonville, 2005. General Plan. Available at: https://www.cityofwatsonville.org/160/2005-General-Plan (accessed October 6, 2019).

City of Watsonville, 2019. Zoning Ordinance. Available at: https://www.codepublishing.com/CA/Watsonville/ (accessed October 6, 2019).

6.12 Mineral Resources

	Summary of Impacts			
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				✓
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

Conclusion: Regarding mineral resources, the proposed project would not result in any significant environmental impacts.

Documentation:

a. No Impact. The State Board of Mining and Geology has adopted special regulations to protect lands classified as MRZ-2 (i.e., Lands where adequate information indicates that significant stone, sand, and/or gravel deposits are present, or where it is judged that a high likelihood for their presence exists; and lands otherwise designated as areas of statewide or regional significance relative to mineral resources). Mapping conducted in 1986 and 1987 of the project site area Mineral Land Classification: Aggregate Materials in the San Francisco-Monterey Bay Area, 1986 and 1987, prepared by the State Division of Mines and Geology did not indicate that the City of Watsonville contained any MRZ-2 designated resource zones.

There is an existing operation quarry within the City. While it is not State-identified, it has been identified as significant by the state, with Report No.7, Designation of Regionally Significant Construction Aggregate Resource Areas in the South San Francisco Bay, North San Francisco Bay, Monterey Bay Production-Consumption Regions, January 1987. However, this Quarry is located well beyond City limit. Therefore, the proposed project would not result in the loss of availability of a known mineral resource of value to the region and the residents of the State, and no impact would occur.

b. No Impact. Refer to Section 6.11.a, above. The Watsonville General Plan designates a Regional Significant Construction Aggregate Resources site located along the south side of Buena Vista Drive and southwest of Harkins Slough Road. The proposed project is located over 2.4 miles east of this resource. Therefore, the proposed project would result in no impact.

References:

City of Watsonville, 2005. General Plan. Available at: https://www.cityofwatsonville.org/160/2005-General-Plan (accessed July 24, 2019).

State of California Department of Conservation, 1987. Division of Mines and Geology Mineral Land Classification: Aggregate Materials in the San Francisco-Monterey Bay Area.

6.13 Noise

	Summary of Impacts			
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a) Generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b) Generation of excessive groundborne vibration or groundborne noise levels?			✓	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓

Conclusion: Regarding potential noise and vibration impacts, the proposed project would not result in any significant environmental impacts; however, best management practices (BMPs) for the control of temporary construction noise levels are identified and incorporated into the project below. An analysis of the updated project determined that there would be no new significant impacts to Noise (Attachment B).

Documentation:

a. Less than significant. As described further below, the proposed project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project site. This impact would be less than significant.

Noise Fundamentals

"Sound" is a vibratory disturbance created by a moving or vibrating source and is capable of being detected. For example, airborne sound is the rapid fluctuation of air pressure above and below atmospheric pressure. "Noise" may be defined as unwanted sound that is typically construed as loud, unpleasant, unexpected, or undesired by a specific person or for a specific area.

Sound has three properties: frequency (or pitch), amplitude (or intensity or loudness), and duration. Pitch is the height or depth of a tone or sound and depends on the frequency of the vibrations by which it is produced. Sound frequency is expressed in terms of cycles per second, or Hertz (Hz). Humans generally hear sounds with frequencies between 20 and 20,000 Hz and perceive higher frequency sounds, or high pitch noise, as louder than low-frequency sound or sounds low in pitch. Sound intensity or loudness is a function of the amplitude of the pressure wave generated by a noise source combined with the reception characteristics of the human ear. Atmospheric factors and obstructions between the noise source and receptor also affect the loudness perceived by the receptor.

The frequency, amplitude, and duration of a sound all contribute to the effect on a listener, or receptor, and whether or not the receptor perceives the sound as "noisy" or annoying. Despite the ability to measure sound, human perceptibility is subjective, and the physical response to sound complicates the analysis of its impact on people. People judge the relative magnitude of sound sensation in subjective terms, such as "noisiness" or "loudness."

Sound pressure levels are typically expressed on a logarithmic scale in terms of decibels (dB). A dB is a unit of measurement that indicates the relative amplitude (i.e., intensity or loudness) of a sound, with 0 dB corresponding roughly to the threshold of hearing for the healthy, unimpaired human ear. Since decibels are logarithmic units, an increase of 10 dBs represents a ten-fold increase in acoustic energy, while 20 dBs is 100 times more intense, 30 dBs is 1,000 times more intense, etc. In general, there is a relationship between the subjective noisiness or loudness of a sound and its intensity, with each 10 dB increase in sound level perceived as approximately a doubling of loudness. Due to the logarithmic basis, decibels cannot be directly added or subtracted together using common arithmetic operations:

$$50\ decibels + 50\ decibels\ \neq 100\ decibels$$

Instead, the combined sound level from two or more sources must be combined logarithmically. For example, if one noise source produces a sound power level of 50 dBA, two of the same sources would combine to produce 53 dB as shown below.

$$10 *\ 10\ log\left(10^{\left(\frac{50}{10}\right)} +\ 10^{\left(\frac{50}{10}\right)}\right) = 53\ decibels$$

In general, when one source is 10 dB higher than another source, the quieter source does not add to the sound levels produced by the louder source because the louder source contains ten times more sound energy than the quieter source.

Although humans generally can hear sounds with frequencies between 20 and 20,000 Hz most of the sound humans are normally exposed to do not consist of a single frequency, but rather a broad range of frequencies perceived differently by the human ear. In general, humans are most sensitive to the frequency range of 1,000–8,000 Hz and perceive sounds within that range better than sounds of the same amplitude in higher or lower frequencies. Instruments used to measure sound, therefore, include an electrical filter that enables the instrument's detectors to replicate human hearing. This filter known as the "A-weighting" or "A-weighted sound level" filters low and very high frequencies, giving greater weight to the frequencies of sound to which the human ear is typically most sensitive. Most environmental measurements are reported in dBA, meaning decibels on the A-scale.

Sound levels are usually not steady and vary over time. Therefore, a method for describing either the average character of the sound or the statistical behavior of the variations over a period of time is necessary. The continuous equivalent noise level (Leq) descriptor is used to represent the average character of the sound over a period of time. The Leq represents the level of steady-state noise that would have the same acoustical energy as the sum of the time-varying noise measured over a given time period. Leq is useful for evaluating shorter time periods over the course of a day. The most common Leq averaging period is hourly, but Leq can describe any series of noise events over a given time period.

When considering environmental noise, it is important to account for the different responses people have to daytime and nighttime noise. In general, during the nighttime, background noise levels are

generally quieter than during the daytime but also more noticeable due to the fact that household noise has decreased as people begin to retire and sleep. Accordingly, a variety of methods for measuring and normalizing community environmental noise have been developed. The California Office of Planning and Research's General Plan Noise Element Guidelines identifies the following common metrics for measuring noise (OPR, 2017):

- **Ldn (Day-Night Average Level):** The average equivalent A-weighted sound level during a 24-hour day, divided into a 15-hour daytime period (7 AM to 10 PM) and a 9-hour nighttime period (10 PM to 7 AM). A 10 dB "penalty" is added to measure nighttime noise levels when calculating the 24-hour average noise level. For example, a 45-dBA nighttime sound level (e.g., at 2 AM) would contribute as much to the overall day-night average as a 55-dBA daytime sound level (e.g., at 7 AM).
- **CNEL (Community Noise Equivalent Level):** The CNEL descriptor is similar to Ldn, except that it includes an additional 5 dBA penalty for noise events that occur during the evening time period (7 PM to 10 PM). For example, a 45-dBA evening sound level (e.g., at 8 PM) would contribute as much to the overall day-night average as a 50-dBA daytime sound level (e.g. at 8 AM).

The artificial penalties imposed during Ldn and CNEL calculations are intended to account for a receptor's increased sensitivity to noise levels during quieter nighttime periods. As such, the Ldn and CNEL metrics are usually applied when describing longer-term ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. In contrast, the Leq metric is usually applied to shorter reference periods where sensitivity is presumed to remain generally the same.

The energy contained in a sound pressure wave dissipates and is absorbed by the surrounding environment as the sound wave spreads out and travels away from the noise generating source. The strength of the source is often characterized by its "sound power level." Sound power level is independent of the distance a receiver is from the source and is a property of the source alone. Knowing the sound power level of an idealized source and its distance from a receiver, sound pressure level at the receiver point can be calculated based on geometrical spreading and attenuation (noise reduction) as a result of distance and environmental factors, such as ground cover (asphalt vs. grass or trees), atmospheric absorption, and shielding by terrain or barriers.

For an ideal "point" source of sound, such as mechanical equipment, the energy contained in a sound pressure wave dissipates and is absorbed by the surrounding environment as the sound wave spreads out in a spherical pattern and travels away from the point source. Theoretically, the sound level attenuates, or decreases, by 6 dB with each doubling of distance from the point source. In contrast, a "line" source of sound, such as roadway traffic or a rail line, spreads out in a cylindrical pattern and theoretically attenuates by 3 dB with each doubling of distance from the line source; however, the sound level at a receptor location can be modified further by additional factors. The first is the presence of a reflecting plane such as the ground. For hard ground, a reflecting plane typically increases A-weighted sound pressure levels by 3 dB. If some of the reflected sound is absorbed by the surface, this increase will be less than 3 dB. Other factors affecting the predicted sound pressure level are often lumped together into a term called "excess attenuation." Excess attenuation is the amount of additional attenuation that occurs beyond simple spherical or cylindrical spreading. For sound propagation outdoors, there is almost always excess attenuation, producing lower levels than what would be predicted by spherical or cylindrical spreading. Some examples include attenuation by sound absorption in air; attenuation by barriers; attenuation by rain, sleet, snow, or fog; attenuation by grass, shrubbery, and trees; and attenuation from shadow zones created by wind and

temperature gradients. Under certain meteorological conditions, like fog and low-level clouds, some of these excess attenuation mechanisms are reduced or eliminated due to noise reflection.

Noise Effects on Human Beings

Human response to sound is highly individualized because many factors influence a person's response to a particular noise, including the type of noise, the variability of the sound level, the presence of tones or impulses, and the time of day of the noise occurs. In addition, non-acoustical factors, such as the person's opinion of the noise source, the ability to adapt to the noise, the attitude towards the source and those associated with it, and the predictability of the noise, all influence a person's response. As such, response to noise varies widely from one person to another and with any particular noise, individual responses will range from "not annoyed" to "highly annoyed" with annoyance being an expression of negative feelings resulting from interference with activities, the disruption of one's peace of mind, or degradation of the enjoyment of one's environment.

Noise effects on human beings are generally categorized as:

- Subjective effects of annoyance, nuisance, and/or dissatisfaction
- Interference with activities such as speech, sleep, learning, or relaxing
- Physiological effects such as startling and hearing loss

Most environmental noise levels produce subjective or interference effects. Noise can mask important sounds and disrupt communication between individuals in a variety of settings, resulting in a slight irritation to a serious safety hazard, depending on the circumstance. Noise-induced sleep interference is a critical factor in community and personal annoyance. Sound level, frequency distribution, duration, repetition, and variability can make it difficult to fall asleep and may cause momentary shifts in the natural sleep pattern, or level of sleep resulting in short-term adverse effects such as mood changes, job/school performance, etc.

Physiological effects are usually limited to prolonged and/or repeated exposure to high noise environments at facilities such as, but not limited to, industrial and manufacturing facilities or airports.

Predicting the subjective and interference effects of noise is difficult due to the wide variation in individual thresholds of annoyance and past experiences with noise; however, an accepted method to determine a person's subjective reaction to a new noise source is to compare it to the existing environment without the noise source, or the "ambient" noise environment. In general, the more a new noise source exceeds the ambient noise level, the more likely it is to be considered annoying and to disturb normal activities.

Under controlled conditions in an acoustical laboratory, the trained, healthy human ear is able to discern 1-dB changes in sound levels when exposed to steady, single-frequency ("pure-tone") signals in the mid-frequency (1,000–8,000 Hz) range. In typical noisy environments, changes in noise of 1 to 2 dB are generally not perceptible; however, it is widely accepted that people are able to begin to detect sound level increases of 3 dB in typical noisy environments. Further, a 5 dB increase is generally perceived as a distinctly noticeable increase, and a 10 dB increase is generally perceived as a doubling of loudness that would almost certainly cause an adverse response from community noise receptors.

Existing Noise and Vibration Environment

Located in an urbanized area of the central part of the City, the approximately 4.7-acre project area is generally configured in an east-west orientation and bounded by Miles Lane to the north, residential properties on Crespi Way to the south, commercial properties on Freedom Boulevard to the east, and Kimberly Lane to the west. The project area currently consists of four, irregularly shaped parcels, partially developed with single-family residential buildings and a residential substance abuse treatment facility.

The General Plan Public Safety Element identifies that transportation noise is the predominant source of noise in the City. Highway 1 and State Route 129 are specifically identified as major sources of noise in the city due to their high traffic volumes and high vehicle travel speed (City of Watsonville, 1990 pgs. 185 and 191); however, the project area is located more than one mile from each of these roadways. The project area is located more than 200 feet from the centerline of Freedom Boulevard, an arterial roadway with a single travel lane in each direction and a posted speed limit of 25 miles per hour (mph). The majority of the project area fronts Miles Lane, a local road with low traffic volumes.

Existing traffic noise levels for Freedom Boulevard and Miles Lane were computed using the U.S. Department of Transportation Federal Highway Administration's Traffic Noise Model (TNM), Version 2.5. The model uses traffic volume, vehicle mix, vehicle speed, roadway geometry, and other variables to compute 24-hour traffic noise levels at user-defined receptor distances from the roadway center. The TNM modeling conducted for the project incorporates worst-case assumptions about motor vehicle traffic and noise levels; specifically, calculations are based on "hard" site conditions and do not incorporate any natural or artificial shielding.

Information on existing average daily traffic volumes was obtained from Santa Cruz County, the Traffic Impact Study prepared for the project (Kimley Horn, 2019), and Caltrans peak hour traffic count information (Caltrans, 2017). Traffic noise levels were estimated on a 24-hour, CNEL exposure basis assuming equal hourly distribution of vehicle traffic. The mix of automobiles (94%), medium (2%) and heavy duty trucks (1%), and motorcycles (3%) assigned to the roadway system was generated using the CARB EMFAC2017 model, which contains vehicle population data by different geographic regions. This vehicle mix was assumed for Freedom Boulevard. The vehicle mix for Miles Lane was assumed to consist entirely of automobiles (97%) and motorcycles (3%) because it is a local road. Vehicles were assumed to travel 25 miles per hour. The results of the modeling indicate existing traffic noise levels at the site are less than 60 CNEL. Please refer to Appendix D for detailed information on existing and existing plus project traffic noise modeling assumptions.

The General Plan Public Safety Element also identifies portions of the City are affected by airport and railroad noise sources. The project area lies approximately 0.9 miles north of the closest rail line (near Beach Street) and 1.4 miles southeast of the Watsonville Municipal Airport. These distances are as measured between the center of the nearest track/runway to the closest project property line.

Non-transportation sources also contribute to the City's existing noise environment. Residential and commercial land uses located near the project area generate noise from daily operations of landscaping equipment, stationary sources such as heating, ventilation, and air conditioning (HVAC) equipment, business deliveries, solid waste pickup services, etc. Such sources are considered local source of noise that only influence the immediate surroundings.

Noise Sensitive Receptors

Noise sensitive receptors are buildings or areas where unwanted sound or increases in sound may have an adverse effect on people or land uses. Residential areas, hospitals, schools, and parks are examples of noise sensitive receptors that could be sensitive to changes in existing environmental noise levels. The noise sensitive receptors adjacent or in close proximity (within 1,000 feet) of the perimeter of the proposed project include:

- Single- and multi-family homes on Miles Lane, north of the project site;
- Mobile homes on Crespi Way, south of the project site;
- Single-family homes on Kimberly Lane, southwest of the project site; and
- Single-family homes on Santa Clara Street, west of the project site.

Applicable Noise Standards

The California Building Standards Code is contained in Title 24 of the California Code of Regulations and consists of 11 different parts that set various construction and building requirements. Part 2, California Building Code, Section 1207, Sound Transmission, establishes sound transmission standards for interior walls, partitions, and floor/ceiling assemblies. Specifically, Section 1207.4 establishes that interior noise levels attributable to exterior noise sources shall not exceed 45 dBA DNL or CNEL (as set by the local General Plan) in any habitable room.

The California Green Building Standards Code is Part 11 to the California Building Standards Code. Chapter 5, Nonresidential Mandatory Standards, Section 5.507 establishes the following requirements for non-residential development that may be applicable to the proposed project.

- 5.507.4.1.1 sets forth that buildings exposed to a noise level of 65 dB Leq (1-hour) during any hour of operation shall have exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composting sound transmission class (STC) rating of at least 45 (or an outdoor indoor transmission class (OITC) of 35), with exterior windows of a minimum STC of 40.
- Section 5.507.4.2 sets forth that wall and roof assemblies for buildings exposed to a 65 dBA Leq pursuant to Section 5.507.4.1.1, shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed 50 dBA Leq in occupied areas during any hour of operation. This requirement shall be documented by preparing an acoustical analysis documenting interior sound levels prepared by personnel approved by the architect or engineer of record.

Watsonville General Plan Chapter 12, Public Safety, of the Watsonville General Plan includes the following goals and policies relevant to the proposed project:

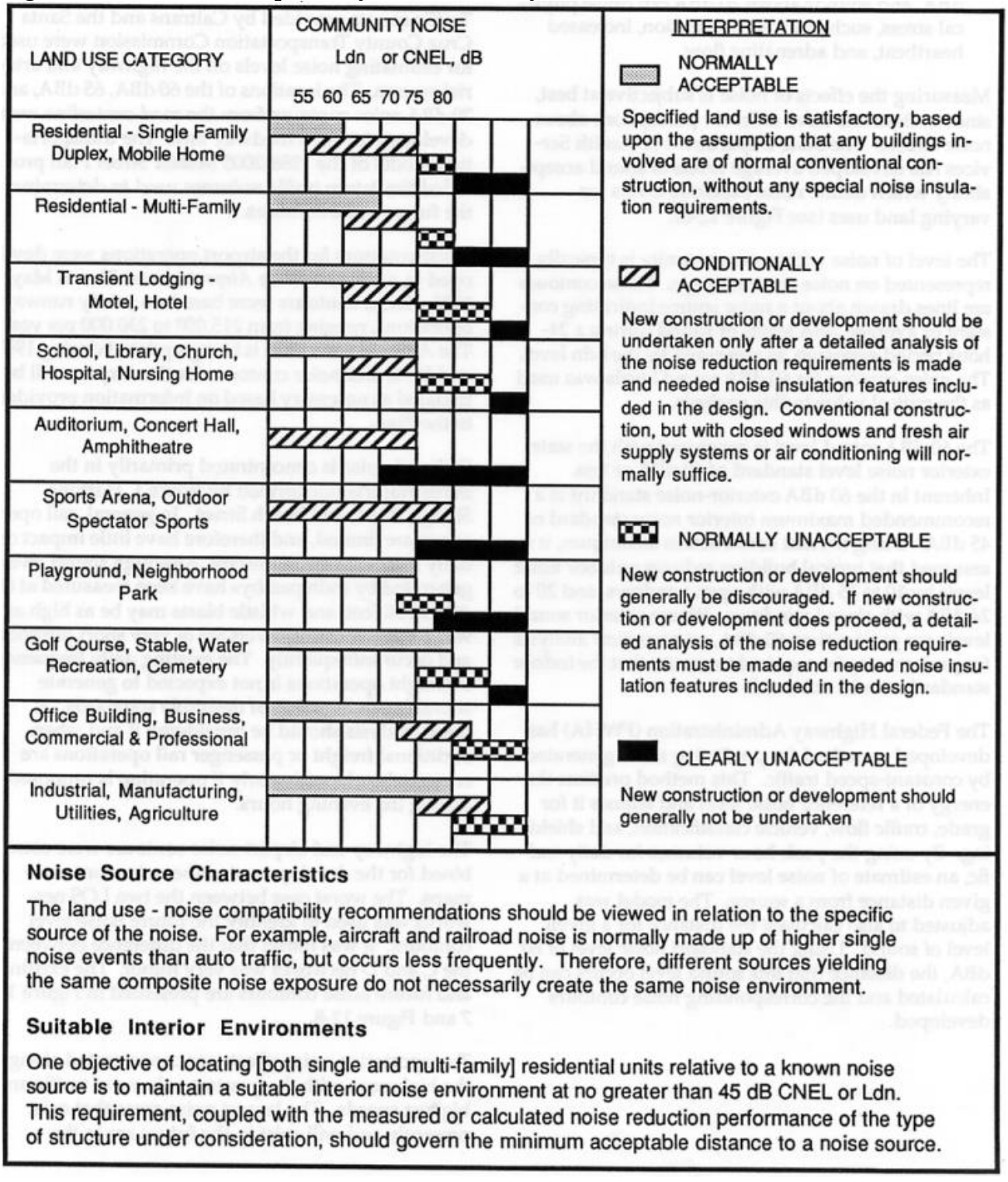
- **Goal 12.8 Noise Hazard Control.** Evaluate new and existing land uses in the city for compatibility related to noise effects and require, as appropriate, mitigation where harmful effects can be identified, and measurable improvement will result.

- **Policy 12.M Noise.** The City shall utilize land use regulations and enforcement to ensure that noise levels in developed areas are kept at acceptable levels, and that future noise-sensitive land uses are protected from noise that is harmful.

The Public Safety Element also identifies the City's noise compatibility guidelines for different land uses. According to Figure 12-6 of the General Plan, the normally acceptable noise limit for single family residential land uses is 60 CNEL, while the limit for multi-family residential land uses is 65

CNEL. In addition, the normally acceptable noise limit for hospitals, nursing homes, and office or professional land uses is 75 CNEL.

Figure 13. Land Use Compatibility for Community Noise Environments[3]



[3] *Source:* Watsonville 2005 General Plan, Figure 12-6

Watsonville Municipal Code To implement the City's noise policies, the City adopted Chapter 8, Noise, in Title 5, Public Welfare, Morals, and Conduct, of the Watsonville Municipal Code (WMC). WMC Chapter 5-8 prohibits specific types of noises, such as continuous or unusually loud noise which disturbs residential property or public ways within the City. Specifically, it is unlawful for any person to generate noise which either annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of others on residential property or public ways within the City, including, but not limited to:

- The use of radios, music instruments, stereos, televisions, or other similar devices that disturb the peace and quiet of neighboring residential inhabitants, including the use of such devices between the hours of 10 PM and 7 AM that are plainly audible at a distance of 50 feet from the structure in which the device is located (WMC Section 5-8.02(a)).
- Yelling, shouting, hooting, whistling, or signing originating from any residential property or upon any public way at any time so as to annoy or disturb the quiet comfort and repose of nearby persons (WMC Section 5-8.02(c)).

Noise Impact Analysis

Temporary Construction Noise
As described in Section 6.3, Air Quality, the proposed project involves the construction of a 72~~61~~-unit affordable housing development and re-development and expansion of the existing residential substance abuse treatment and outpatient rehabilitation facility over an approximately 16-month period, beginning in May 2020. Construction activities would disturb approximately 4.7 acres, and would include demolition, site preparation, grading, construction, paving, and architectural coating work. project construction activities, duration, and typical equipment usage are shown in Table 2, *Construction Activity, Duration, and Typical Equipment*.

Project construction would require the use of heavy-duty construction equipment that could temporarily increase noise levels at adjacent property lines near work areas. The type of equipment used would include bulldozers, backhoes, a grader, a scraper, compactors/rollers, small cranes, and material handlers, lifts, and trucks. Table 7 presents the estimated, worst-case noise levels that could occur from operation of typical construction equipment used to develop the project. During demolition, site preparation, grading, and paving activities construction equipment would operate throughout the site, moving closer to one property line and farther away from another; building construction and architectural coating activities would be concentrated in the center of the site. For these reasons, potential construction noise levels are estimated for worst-case equipment operations (50-feet from a property line) and average equipment operations (approximately 150 feet from property lines).

Table 8. Typical Construction Equipment Noise Levels (dBA)

Equipment	Reference Noise Level at 50 Feet (Lmax)[A]	Percent Usage Factor[B]	Predicted Noise Levels (Leq) at Distance[C]	
			50 Feet	150 Feet
Bulldozer	85	40	81	71
Backhoe	80	40	76	66
Compact Roller	80	20	73	63
Concrete Mixer	85	40	81	71
Crane	85	16	77	67
Excavator	85	40	81	71
Generator	82	50	79	69
Pneumatic tools	85	50	82	72
Scraper	85	40	82	72
Delivery Truck	85	40	81	71

Sources: Caltrans, 2013 and FHWA, 2010.

(A) L_{max} noise levels based on manufacturer's specifications.

(B) Usage factor refers to the amount of time the equipment produces noise over the time period.

(C) Estimate does not account for any atmospheric or ground attenuation factors. Calculated noise levels based on Caltrans, 2009: L_{eq} (hourly) = L_{max} at 50 feet – 20log (D/50) + 10log (UF), where: L_{max} = reference L_{max} from manufacturer or other source; D = distance of interest; UF = usage fraction or fraction of time period of interest equipment is in use.

The worst-case Leq noise levels associated with the operation of a bulldozer and scraper are predicted to be approximately 81 and 82 dBA, respectively, at a distance of 50 feet from the equipment operating area. At an active construction site, it is not uncommon for two or more pieces of construction equipment to operate at the same time and in close proximity. A single bulldozer provides a sound level of 81 dBA Leq at a distance of 50 feet; when two identical sound levels are combined, the noise level increases to 84 dBA Leq and when three identical sound levels are combined, the noise level increases to 86 dBA Leq. These estimates assume no shielding or other noise control measures are in place at or near the work areas. These maximum noise levels would occur for a short period time; as demolition (5 days), site preparation (18 days) and grading (15 days) is completed and building construction begins, work activities would occur further from property lines and generate lower construction noise levels.

The City does not maintain numeric thresholds for the purposes of evaluating construction noise levels; however, the noise levels of 85 dBA Leq are typically considered intrusive and would have the potential to interfere with the quiet, comfort, and use of adjacent, exterior residential areas, particularly the residential areas on Crespi Way.

The noise generated from project construction would be temporary and would not produce the same sound levels every day. In addition, the City does not maintain numeric thresholds for the purposes of evaluating construction noise level. Neither the General Plan nor the Watsonville Municipal Code specify a noise level for construction activities. Project construction noise, therefore, would not exceed an applicable standard and would not result in a significant impact. Nonetheless, noise levels of 85 dBA Leq on an hourly basis are typically considered intrusive and would have the potential to interfere with the quiet, comfort, and use of adjacent, exterior residential areas, particularly the residential areas on Crespi Way. The City will require the implementation of BMPs as conditions of project approval to reduce the potential for construction noise levels to annoy and intrude upon adjacent residential areas.

These BMPs would reduce construction noise levels and provide a mechanism for responding to construction noise complaints, thereby ensuring project construction would not result in a substantial, temporary increase in noise levels.

Construction Noise Control Best Management Practices: The City shall require the Applicant to incorporate the following construction noise best management practices into all applicable project bid, design, and engineering documents:

1) Construction work hours shall be limited to the hours of 7 AM to 10 PM.
2) The sign shall also provide a contact name and phone number for the job site and the project's representative for addressing noise concerns.
3) Heavy equipment engines shall be covered and exhaust pipes shall include a muffler in good working condition.
4) Stationary equipment such as compressors, generators, and welder machines shall be located as far away from surrounding residential land uses as possible. The project shall connect to existing electrical service at the site to avoid the use of stationary, diesel- or other alternatively-fueled power generators, if feasible.
5) Impact tools such as jack hammers shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. When use of pneumatic tools is unavoidable, it shall be ensured the tool will not exceed a decibel limit of 85 dBA at a distance of 50 feet. Pneumatic tools shall also include a noise suppression device on the compressed air exhaust.
6) No radios or other amplified sound devices shall be audible beyond the property line of the construction site.
7) Prior to the start of any construction activity, the Applicant or its contractor shall prepare a Construction Noise Complaint Plan that identifies the name and/or title and contact information (including phone number and email) of the Contractor and District-representatives responsible for addressing construction-noise related issues and details how the District and its construction contractor will receive, respond, and resolve to construction noise complaints. At a minimum, upon receipt of a noise complaint, the Applicant and/or Contractor representative identified in the Plan shall identify the noise source generating the complaint, determine the cause of the complaint, and take steps to resolve the complaint.

Exterior Noise / Land Use Compatibility

The proposed project consists of a residential substance abuse treatment facility, an outpatient rehabilitation facility, and a 72~~61~~-unit affordable housing development. According to the City's General Plan land use and noise compatibility guidelines, the normally acceptable noise limits for multi-family residential land uses such as the proposed project is 65 CNEL. The predominant noise source in the vicinity of the project site is vehicle traffic on Freedom Boulevard and Miles Lane. As shown in Table 8, the traffic noise modeling conducted for the project indicates existing and existing plus project traffic noise levels for these roadways would, at most, be 63.0 dBA, at the project property line closest to Freedom Boulevard. The proposed project, therefore, is considered compatible with the existing and projected ambient noise level at the project site.

Table 9. Net Change in ADT and Traffic Noise Levels

Road	Segment	Existing		Future		Net Change	
		ADT	CNEL(A)	ADT	CNEL(A)	ADT	CNEL(A)
Freedom Blvd.	Marin St. to Stanford St.	26,754	62.9	26,921	63.0	167	0.1
Miles Lane	Freedom Blvd. to Santa Clara St.	1,209	53.8	1,543	54.9	334	1.1

Source: MIG 2019 (see Appendix D).

(A) All CNEL values are presented at the closest property line to the modeled roadway, which is a distance of 200 feet from the center of Freedom Boulevard and 50 feet from the center of Miles Lane.

Interior Noise Level Compatibility

Part 2, California Building Code, Section 1207.4 establishes that interior noise levels attributable to exterior noise sources shall not exceed 45 dBA DNL or CNEL (as set by the local General Plan) in any habitable room. In addition, Chapter 5 of the California Green Building Standards Code sets forth that buildings exposed to a noise level of 65 CNEL (where noise contours are available) or 65 dBA Leq (1-hour where noise levels are not available) shall:

1) have exterior wall and roof-ceiling assemblies exposed to the noise source that meeting a composite sound transmission class (STC) rating of at least 50 (or a composite outdoor indoor transmission class (OITC) rating no less than 40), with exterior windows of a minimum STC of 40 or OITC 30 (Section 5.507.4.1); or
2) provide an interior noise environment attributable to exterior sources that does not exceed 50 dBA Leq in occupied areas during any hour of operation.

As described above, traffic noise modeling indicates ambient noise levels at the site are would be no more than 63 CNEL. Standard construction techniques and materials for new residential buildings are commonly accepted to provide a minimum exterior to interior noise attenuation (i.e., reduction) of 20 to 30 dBA with windows and doors closed, which would result in interior noise levels of no more than approximately 43 CNEL for all habitable rooms fronting Freedom Boulevard.* Thus, with standard construction techniques, the proposed project would satisfy interior building code noise requirements.

Potential On-Site Operational Noise Levels

Once constructed, the proposed project would generate noise from daily activities typical of residential-type facilities, including on-site vehicle trips, operation of HVAC units, landscaping and maintenance activities, waste-disposal truck traffic, etc. Specifically, the proposed project's on-site noise sources would include:

- Automobile travel along on-site roads, automobile parking, and other miscellaneous automobile noise sources such as doors closing and engine start-up and revving. The project's potential mobile noise sources would not operate continuously. Once parked and engines shut off, noise would cease to be generated.

* The U.S. Department of Housing and Urban Development (HUD) Noise Guidebook and supplement (2009a, 2009b) includes information on noise attenuation provided by building materials and different construction techniques. As a reference, a standard exterior wall consisting of 5/8-inch siding, wall sheathing, fiberglass insulation, two by four wall studs on 16-inch centers, and 1/2-inch gypsum wall board with single strength windows provides approximately 35 dBs of attenuation between exterior and interior noise levels. This reduction may be slightly lower (2-3 dBs) for traffic noise due to the specific frequencies associated with traffic noise.

- Potential rooftop-mounted HVAC units that would be sized to accommodate the residential treatment and affordable housing units. Such units are typically located in the center of a residential building, behind a parapet wall shields the HVAC unit from the street and serves to reduce potential HVAC unit noise levels at adjacent property lines.**
- Waste collection services, which would occur toward the interior of the site.
- Human use of common areas, such as the proposed community garden, on-site trail, and courtyard areas.

The project noise sources described above would not have the potential to generate substantial noise levels that could exceed the City's noise compatibility guidelines for adjacent residential areas (60 CNEL for single family, duplex, and mobile home land uses and 65 CNEL for multi-family land uses). The project site plan shows buildings would be located throughout the site and thus potential noise generating activities would be distributed throughout the site and would not affect any one receptor. The residences on Crespi Way, which border the site's southern property line, would be shielded from on-site noise sources by proposed buildings (e.g., Building 9 in the southwest corner of the site), parking area / trash enclosure walls, or property line setbacks. There is also a 12-foot wide trail easement in the southeast corner of the site that would buffer the parking area in this part of the site from adjacent land uses. The project's potential on-site noise levels would, therefore, be less than significant.

Potential Off-Site Traffic Noise Levels

The proposed project would generate traffic that would be distributed onto the local roadway system and potentially increase noise levels along travel routes. Caltrans considers a doubling of total traffic volume to result in a three dBA increase in traffic-related noise levels (Caltrans, 2013a). If the proposed project would not result in a doubling of traffic volumes on the local roadway system, it would not result in a substantial permanent increase in traffic-related noise levels.

The TIS prepared for the proposed project indicates that the project would result in 334 new trips per day, including 38 trips during the PM peak hour. In addition, the TIA identifies that most project-related traffic would be concentrated on Miles Lane, Santa Clara Street, and Freedom Boulevard, the primary roads used to access the site. The existing peak hour vehicle trips on Miles Lane, Santa Clara Street and Freedom Boulevard are approximately 103, 338, and 1,813 trips. Therefore, the project would increase existing peak hour vehicle trips by no more than approximately 36% on Miles Lane.

The proposed project would result in substantially less than a doubling of peak hour and daily traffic volumes (see Table 15) on roadways used to access the site and, therefore, would not result in a substantial, permanent increase in noise levels along the roadways used to access the project.

b. Less than Significant. As described further below, the proposed project would not generate excessive groundborne vibration or groundborne noise levels. This impact would be less than significant.

Vibration Background Information

Vibration is the movement of particles within a medium or object such as the ground or a building. Vibration may be caused by natural phenomena (e.g., earthquakes, volcanic eruptions, sea waves,

** Common building materials such as wood framing materials, plywood, and light concrete/stucco all have transmission loss rating greater than 20 dBA to 25 dBA and are capable of reducing transmitted sound levels by 10 to 15 dBA at minimum. .

landslides) or humans (e.g., explosions, machinery, traffic, trains, construction equipment). Vibration sources are usually characterized as continuous, such as factory machinery, or transient, such as explosions.

As is the case with airborne sound, groundborne vibrations may be described by amplitude and frequency; however, unlike airborne sound, there is no standard way of measuring and reporting amplitude. Vibration amplitudes can be expressed in terms of velocity (inches per second) or discussed in dB units in order to compress the range of numbers required to describe vibration. As with airborne sound, the groundborne velocity can also be expressed in decibel notation as velocity decibels, or dBV (FTA, 2018). The vibration of floors and walls may cause perceptible vibration, rattling of items such as windows or dishes on shelves, or a low-frequency rumble noise, referred to as groundborne noise. This report uses peak particle velocity (PPV) to describe vibration effects. Vibration impacts to buildings are usually discussed in terms of PPV in inches per second (in/sec). PPV represents the maximum instantaneous positive or negative peak of a vibration signal and is most appropriate for evaluating the potential for building damage. Vibration can impact people, structures, and sensitive equipment. The primary concern related to vibration and people is the potential to annoy those working and residing in the area. Vibration with high enough amplitudes can damage structures (e.g., crack plaster or destroy windows). Groundborne vibration can also disrupt the use of sensitive medical and scientific instruments, such as an electron microscope.

Common sources of vibration within communities include construction activities and railroads. Groundborne vibration generated by construction projects is usually highest during pile driving, rock blasting, soil compacting, jack hammering, and demolition-related activities. Next to pile driving, grading activity has the greatest potential for vibration impacts if large bulldozers, large trucks, or other heavy equipment are used.

Caltrans' *Transportation and Construction Vibration Guidance Manual* provides a summary of vibration criteria that have been reported by researchers, organizations, and governmental agencies (Caltrans, 2013a). Chapter six of this manual provides Caltrans' guidelines and thresholds for evaluation potential vibration impacts on buildings and humans from transportation and construction projects. These thresholds are summarized in Tables 9 and 10.

Table 10. Caltrans' Vibration Threshold Criteria for Building Damage

Structural Integrity	Maximum PPV (in/sec)	
	Transient	Continuous
Historic and some older buildings	0.50	0.25
Older residential structures	0.50	0.30
New residential structures	1.00	0.50
Modern industrial and commercial structures	2.00	0.50
Source: Caltrans, 2013a		

Table 11. Caltrans' Vibration Threshold Criteria for Human Response

Human Response	Maximum PPV (in/sec)	
	Transient	Continuous
Barely perceptible	0.035	0.012
Distinctly perceptible	0.24	0.035
Strongly perceptible	0.90	0.10
Severely perceptible	2.00	0.40
Source: Caltrans, 2013a		

Vibration Impact Analysis

The potential for groundborne vibration is typically greatest when vibratory or large equipment such as rollers, impact drivers, or bulldozers are in operation. The geotechnical report prepared for the proposed project does not identify any unusual or unique geotechnical considerations that require special, vibration-generating equipment (e.g., pile drivers). For the proposed project, the largest earthmoving equipment would primarily operate during demolition, site preparation, grading, and paving work. This equipment would, at worst-case and for limited periods of time (e.g., two weeks for demolition, see Table 2), operate adjacent to the site's property lines and within approximately 25 feet of the residences located adjacent to the project site on Miles Lane, Kimberly Lane, and Crespi Way; however, most site work would occur at least 50 feet or more from project property lines. Table 11 lists the typical vibration levels generated by the type of heavy-duty construction equipment most likely to be used during project construction, as well as the estimated vibration levels at distances of 25 feet (the closest residences to potential work areas), 50 feet, 100 feet, and 400 feet from the project site.

Table 12. Potential Groundborne Vibration Levels

Equipment	Peak Particle Velocity(A) (Inches/Second) at Distance			
	25 Feet	50 Feet	100 Feet	400 Feet
Vibratory Roller	0.21	0.085	0.035	0.006
Large Bulldozer	0.089	0.036	0.015	0.002
Small Bulldozer	0.03	0.012	0.005	0.001
Loaded Truck	0.076	0.031	0.013	0.002
Jackhammer	0.035	0.014	0.006	0.001

Sources: Caltrans, 2013a and FTA 2018.
(A) Estimated PPV calculated as: PPV(D)=PPV(ref*(25/D^1.3 where PPV(D)= Estimated PPV at distance; PPVref= Reference PPV at 25 ft; D= Distance from equipment to receiver; and n= ground attenuation rate (1.3 for competent sands, sandy clays, silty clays, and silts).

As shown in Table 11, construction equipment vibration levels from a roller, large bulldozer, or small bulldozer, could exceed Caltrans vibration detection thresholds (see Table 10) for "barely perceptible" (0.035 inches/second) and approach thresholds for "distinctly perceptible" (0.24 inches/second) when operating in close proximity (within 25 feet) to adjacent residences and would, therefore, likely be perceptible at these building locations. This, however, is not considered to be excessive, because any equipment operation near property lines would be short in duration and intermittent (lasting only a few hours or days in work areas closest to building locations). As

construction equipment moves around the site and operates at distances of 50 feet or more from nearby residences, vibration levels would begin to drop to levels that would not be perceptible according to Caltrans' thresholds. Additionally, potential construction vibration levels would not result in structural damage because the estimated vibration levels are substantially below Caltrans' thresholds for potential damage to even the most sensitive of residential buildings (0.50 inches/second for older, un-reinforced concrete masonry buildings or historic buildings). Thus, short-term, intermittent construction equipment vibration levels would not be excessive.

Once operational, the proposed project would not result in the operation of sources that would generate substantial groundborne vibration levels.

c. No Impact. The proposed project area is located 1.4 miles southeast of Watsonville Municipal Airport. The proposed p[roject area is located adjacent to a recognized "noise sensitive area" according Watsonville Municipal Airport Noise Abatement Map, which are areas where the Airport specifies the use of best practices and noise abatement procedures to control airport-related noise levels (City of Watsonville, 2019). Furthermore, the project area is not located within any existing or future noise contour zone associated with airport operations (City of Watsonville 2002, 2012). For these reasons, the proposed project would not expose people residing or working in the project area to excessive public or private airport-related noise levels.

References:

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6.14 Population and Housing

	Summary of Impacts			
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			✓	

Conclusion: Regarding population and housing, the proposed project would not result in any significant environmental impacts.

Documentation:

a. Less than Significant Impact. Residential uses are included in the project; therefore, the project would result in direct residential growth. According to the U.S. Census Bureau's American Fact Finder tool, the estimated 2018 population of Watsonville was 53,920. The 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy (2040 MTP/SCS) was developed by the Association of Monterey Bay Area Governments (AMBAG) in 2018 and contains growth projections for the City of Watsonville (AMBAG 2040 MTP/SCS 2018). According to AMBAG, the population of Watsonville is anticipated to grow to 59,743 in 2040, adding 5,823 new residents between 2018 and 2040. The population of Santa Cruz County is expected to increase to 306,881 residents, adding approximately 32,626 residents to the U.S. Census Bureau's 2018 population estimates for the County (Bureau Quick Facts). As further discussed below, the project is anticipated to add ~~212~~ 248 residents, which represents ~~3.6~~4.25% of the 5,823 anticipated new residents citywide.

The City of Watsonville is primarily a community of families. The proportion of families in Watsonville increased from 78% in 2000 to 80% in 2010. In particular, the numbers of married couples with children and other families grew noticeably, by 17% and 27%, respectively. Reflecting the increase in the number and proportion of families, the average household size did not grow, decreasing from 3.98 persons per household in 2000 to 3.75 persons per household in 2010. Household size and composition is a complex issue, often reflective of market conditions as well as demographic factors. The high cost of housing in Watsonville and throughout Santa Cruz County, coupled with the lower incomes of many Watsonville residents has resulted in many families doubling up, creating an issue of overcrowding. In addition, cultural preference toward living with the extended family has contributed to this phenomenon.

According to the Housing Element, the high prevalence of overcrowding is in part to the number of large households present in Watsonville. Large households are defined as households having five or more members residing in the home. Because of high housing cost, families and/or extended families live together under one roof. According to the 2010 Census, approximately 4,119 households, or 29.8% of total households, in Watsonville live in overcrowded conditions and approximately 4,213, or 30.5% of total households, overpay for housing (Watsonville Housing Element 2016).

The project is anticipated to house ~~212~~ 248 residents total through the residential treatment program and the 72~~61~~ proposed residential units of the affordable housing development. The affordable housing component would consist of a combination of studio (6 units), one-bedroom (18 units), two-bedroom (18 units) and three-bedroom (19 units) units and would house an estimated 195 permanent residents (including one manager). The residential treatment program would have a maximum housing capacity of 30 residents, though the project applicant anticipates housing an average of 17 program clients per night. Therefore, in total, the project is anticipated to house ~~212~~ 248 residents.[4] This level of growth is within the growth forecasts developed for the 2040 MTP/SCS and would represent 4.25~~3.6~~% of the 5,823 anticipated new Watsonville residents between 2018 and 2040.

To address overcrowding, the City is working to develop housing opportunities for all sized households to relieve overcrowding and to promote affordable ownership housing opportunities. The proposed project would provide housing for residents currently living in overcrowded housing situations thus likely reducing the overall population increase. Furthermore, the project does not include any major infrastructure expansion and therefore would not result in any indirect population growth. In addition, it is likely that the population increase may be less than ~~212~~248, as some of the residents of the new development may already live in Watsonville. Because much of the City is subject to overcrowding, the project would potentially help alleviate this issue by allowing families who are currently living in large households to move and reside in the proposed project.

There would be a short-term increase in construction jobs during project construction. It is anticipated that workers would be employed locally and live within Watsonville or in nearby towns and/or adjacent counties. This impact would be short-term and less than significant.

After the project is built, the affordable housing development would employ three full-time employees: a manager (who would also be a permanent resident), a maintenance employee, and a resident services employee. The residential treatment facility would employ 15 people (a one person increases from the 14 existing Encompass facility FTE count) and the outpatient medical facility is anticipated to employ eight people, all of which would be transferred from an existing outpatient facility located on Auto Center Drive in the City.

The project would be located on four parcels, two of which are vacant, on Miles Lane. The two vacant parcels are "Vacant Residential Parcels" designated for housing in the City's 2015-2023 Housing Element (p. 70). The project applicant is submitting a Density Bonus Housing Plan to request approval to increase the allowed density of the project site to 15.10 units per acre (a 7.93% increase), which would allow for development of 72 ~~61~~ rental residential units. The units would be 100% affordable and accommodate people of low, very low, and extremely low-income levels. The project's addition of 72~~61~~ affordable residential apartment units and one 7,389 square-foot residential treatment program facility that would house 17 people per night would implement the City Housing Element objective of utilizing vacant residential parcels for housing. As a result, impacts on City population growth from employment and residential population growth would be less than significant.

b. Less than Significant Impact. Currently, the project site contains two homes used by the Encompass substance abuse facility and housing program, three rental homes, one transitional rental

[4] ~~Calculation: 195 (affordable housing residents) + 17 (residential treatment program clients) = 212~~
New Calculation: 195/61 = 3.20 x 72 = 231 (affordable housing residents) + 17 (residential treatment program clients) = 248

home, and one vacant, uninhabitable home, for a total of seven homes. All homes would be demolished as part of the project.

The project has the potential to displace the occupants of the homes described above. However, the new housing development of 72~~61~~ residential units would have capacity to house those displaced by build-out of the project. Because new residential units would provide housing for low, very low, and extremely low-income households, units prices would most likely not be a deterrent to existing residents who may elect to secure housing in the new development.

Because the project would not displace substantial numbers of existing people or housing, and existing residents could feasibly be accommodated by the project's proposed affordable housing development, project impacts would be less than significant.

References:

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6.15 Public Services

	Summary of Impacts			
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection			✓	
b) Police protection			✓	
c) Schools			✓	
d) Parks			✓	
e) Other Public Facilities			✓	

Conclusion: Regarding public services, the proposed project would not result in any significant environmental impacts.

Documentation:

a. Less than Significant Impact. The City of Watsonville is served by the Watsonville Fire Department. The Watsonville Fire Department includes Fire Suppression, Emergency Medical Services, Fire Training and Fire Prevention Divisions. The Watsonville Fire Department provides services related to fire prevention, training and safety, which includes public education and inspection services, and standard fire department operations, which includes emergency response and development of hazard pre-incident plans. The Watsonville Fire Department protects the 6.6 square miles of the City and its 53,920 residents. In addition to City residents, the Fire Department provides service to unincorporated areas around the City of Watsonville, which increases the service area to approximately 14 square miles and a population of 60,000 (Watsonville Fire).

The Watsonville Fire Department currently operates two open fire stations, Station 1 and Station 2. Station 1 is staffed with 6-7 rotating fire fighters with one engine. Station 2 is staffed with 3-4 rotating fire fighters and one engine. All stations are staffed with paramedics on call.

The closest fire station to the project site is Station 1, located at 115 Second Street, 1.02 miles southwest of the project site. This station would be the first station to respond to calls originating from the project site. Station 2 is located at 370 Airport Boulevard approximately 1.4 miles north of the project site and would provide the secondary response. The proposed project is anticipated to marginally increase demand for protection services, but it is not expected to compromise response times, exceed planned staffing levels or equipment, nor require the construction of additional fire facilities. In addition, the Watsonville Fire Department and Fire Inspector in the Community Development Department would review the design of the proposed project structures prior to the

issuance of a building permit to ensure the proper incorporation of adequate fire and life safety features into the design of the project.

The proposed project will comply with the City 2005 General Plan Safety Element policies related to fire protection. These policies, the subjects of which are identified in Table 12, help ensure the increases in population do not impact fire services to a degree that new or expanded facilities would be required (Watsonville 2005 General Plan, p. 194).

Table 13. Watsonville 2005 General Plan Public Safety Element Policy 12.F Fire Safety Standards

Policy Number	Implementation Measures – Subject Matter
12.F.1	Access
12.F.2	Cul-de-Sacs
12.F.3	Private Access Roads
12.F.4	Road Construction
12.F.5	Width and Vertical Clearance
12.F.6	Alleys
12.F.7	Emergency Access
12.F.8	Fire Flow
12.F.9	Open Area
12.F.10	Building Safety
12.F.11	Built-In Fire Protection
12.F.12	Street Name and Numbering
12.F.13	Fire Cause Investigation

The City has also adopted the California Fire Code (Chapter 9 of the municipal code) with modifications for local conditions. Applicable policies from the code include:

- 8-9.304 Combustible waste material: Including weeds, grass, vines or other growth capable of being ignited and endangering property, will be removed by the owner or occupant.
- 8.9-903 Automatic sprinkler systems: All buildings will be required to have approved automatic sprinkler systems in new buildings and structure.

As a result, the proposed project would result in less than significant impacts related to fire protection.

b. Less than Significant Impact. The City of Watsonville is under the jurisdiction of the City of Watsonville Police Department (WPD). WPD provides police protection services throughout the City. WPD headquarters are located at 215 Union Street, approximately 1.04 miles south of the proposed project. The WPD offers many police services including an abandoned vehicle program, alarm system registration, information, dispatch, garage sale permits, live scans, and educational opportunities (City of Watsonville 2019 6d).

The proposed project would create 72~~61~~ units of affordable housing in a residential area. The proposed project is anticipated to marginally increase demand for police protection services but is not expected to compromise response times or exceed planned staffing levels/equipment nor directly require the construction of additional police facilities. In addition, the project site is located where existing residential uses are located. Therefore, the proposed project would not result in substantial adverse physical impacts to police service facilities. The impact would be less than significant.

c. Less than Significant. The project site is served by the Pajaro Valley Unified School District (PVUSD); the district operates seven alternative and charter schools, 16 elementary schools, nine secondary schools, and one adult education school (City of Watsonville 2019 6b). According to the PVUSD school district locator tool, the project site would be served by H.A. Hyde Elementary School (grades K-5) located at 125 Alta Vista Avenue, Cesar Chaves Middle School (grades 6-8) located at 440 Arthur Road, and Pajaro Valley High School (grades 9-12) located at 500 Harkins Slough (My School Locator 2019). Their capacity as of 2011 and average enrollments between 2013 and 2018 and for the 2017-2018 academic year are summarized in Table 13.

Table 14: School Capacity and Enrollment

School	Capacity	Enrollment (5-year average)[3]	Enrollment 2017-2018[3]
H.A. Hyde Elementary School	748[1]	580	546
Cesar Chavez Middle School	751[1]	610	636
Pajaro Valley High School	2,200[2]	1,442	1,406

Sources: [1]As of 2011. Source: PVSUD Comprehensive Facilities Master Plan 2012-2022.
[2] Enrollment capacity is limited to 2,200 students under the Coastal Development Permit.
[3] EdData (Education Data Partnership) data on PVUSD.

The proposed project would result in incremental population growth, including school-age children who would attend PVUSD schools. The U.S. Census Bureau American Community Survey (ACS) estimates that 24.7% of the population in Watsonville is between the ages of five and 19 (roughly the ages of K-12 population) in 2017. Using this as an assumption, out of the 248 residents, the project would have an estimated ~~53~~ 62 (rounded up from 61.25~~52.4~~) youth in the K-12 age range. It should be noted that some parents or guardians may elect to send their children to private schools or utilize home-schooling programs. Regardless, the estimate of ~~53~~ 62 K-12 aged students (or roughly five students per grade) was used to assess the project's potential impact on school district. This would result in 30 students at H.A. Hyde Elementary School, 15 students at Cesar Chavez Middle School, and 20 students at Pajaro Valley High School. Using the five-year average, all schools have capacity for the new students the project would generate.

H.A. Hyde Elementary School has a 5-year average of 580 students. H.A. Hyde Elementary School could receive approximately 610 students with the proposed project. This is less than the 748-student capacity. Cesar Chavez Middle school has a 5-year average of 610 students. Cesar Chavez Middle school could receive approximately 625 students with the proposed project. This is less than the 751-student capacity. Pajaro Valley High School has a 5-year average of 1,442 students. Pajaro Valley High School could receive approximately 1,462 students with the proposed project. This is less than the 2,200-student capacity. In the event capacity exceedance does occur, exceedance would be temporary, as enrollments fluctuate.

The payment of development fees would offset the costs incurred by PVUSD associated with providing facilities for the additional students. In accordance with California Government Code and the PVUSD, the Applicant would be required to pay standard school facilities impact fees: currently $5.02 per residential square foot and $0.07 per square foot for parking lots/structures (City of Watsonville 2019 6a). To offset any incremental impacts of the proposed project on existing school

facilities. According to AB 2926, payment of developer fees constitutes adequate mitigation for any project-related impacts to school facilities. Impacts to school facilities would be less than significant.

d. Less than Significant Impact. The proposed project includes residential dwelling units that would result in population growth that would incrementally increase demand on local and regional recreation facilities. The City operates 26 parks (see parks list in Section 6.16 Recreation) totaling 143 acres, and the City's population was 53,920. In addition, parks managed by Santa Cruz County, Monterey County, Santa Clara County, and the State are located within 20 miles of the project site. The Forest of Nisense Marks State Park, with over 10,000 acres of State-owned park lands, located approximately 11 miles (as the crow flies) from the project site would provide the closest State Parks-maintained outdoor recreation opportunities in the area (California State Parks 2019). These facilities provide a variety of recreational opportunities for existing residents and future residents. Moreover, the proposed project includes private recreational amenities (such as a playground, an observation deck, and a walking/biking trail) for residents that would somewhat reduce project-generated demand on existing public parks and recreational facilities.

The proposed project would add approximately ~~212~~ 248 new residents to the City population. The project developer would be required to pay the standard City Recreation & Parks Facilities fee for new development. Currently, the 1-2-bedroom dwelling unit fee is $1,500.00 per bedroom and the 3-bedroom dwelling unit fee is $1,667.00 per bedroom (City of Watsonville 2019 6a).

Given existing local recreational facilities, along with the new recreational facilities to be provided by the proposed project, the project is not anticipated to trigger the construction of new or physically alter existing recreational facilities that could result in environmental impacts. Impacts would be less than significant.

b. Less than Significant Impact. The proposed project would result in population growth that would incrementally affect other public services such as libraries, public transit, public meeting places, community centers, and the downtown areas of the City. In the past several years, the City has secured increased library funding and expanded physical library facilities to accommodate increased demand and a growing population. The library closest to the project site is the Watsonville Public Library located at 275 Main Street Suite 100. The Watsonville Public Library is the main and largest of the City's library facilities at 42,000 square feet. The library would experience a small increase in public use generated by the project, but not to a degree to which new or expanded library facilities would be required. The overall increase in demand would not require the construction of new or physical alteration of public facilities that could result in environmental impacts.

The addition of ~~212~~ 248 (or less) City residents generated by the project would not be significant enough to warrant new or physically altered public transit (discussed in more detail in section 6.17 Transportation), public meeting places, community centers, or City downtown areas. Impacts would be less than significant.

References:

California State Parks, 2019. Forest of Nisene Marks. Available at: https://www.parks.ca.gov/?page_id=666 (accessed on July 26, 2019).

City of Watsonville, 2005. General Plan: Public Safety Element. Available at: https://www.cityofwatsonville.org/160/2005-General-Plan (accessed October 6, 2019).

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City of Watsonville, 2019 6b. Draft 2030 General Plan Update. Available at: https://www.cityofwatsonville.org/DocumentCenter/Index/157 (accessed on October 8, 2019).

City of Watsonville, 2019 6c. Watsonville Fire Department. Available at: https://www.cityofwatsonville.org/430/Fire (accessed on July 31, 2019).

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Education Data Partnership (EdData), 2019. Pajaro Valley Unified. Available at: http://www.ed-data.org/district/Santa-Cruz/Pajaro-Valley-Unified (accessed on July 31, 2019).

My School Locator, 2019. Pajaro Valley Unified School District. Available at: https://betalocator.decisioninsite.com/?StudyID=136986 (accessed July 26, 2019).

Total School Solutions, 2012. Pajaro Valley Unified School District: Comprehensive Facilities Master Plan 2012-2022. Available at: http://pps-pajaro-ca.schoolloop.com/file/1310009033866/1309101273857/1514939043896199031.pdf (accessed October 8, 2019).

United States Census Bureau, 2019. City of Watsonville: American FactFinder. Available at: https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF (accessed on July 31, 2019).

United States Census Bureau, 2019.City of Watsonville: 2013-2017 American Community Survey 5-Year Estimates. Available at: https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF (accessed on July 26, 2019).

6.16 Recreation

	Summary of Impacts			
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	

Conclusion: Regarding recreation, the proposed project would not result in any significant environmental impacts.

Documentation:

a. Less than Significant Impact. The proposed project includes an increase in residential units that would result in increased population growth, with the new residents incrementally increasing use of surrounding public recreation facilities. According to Section 6.14, Population and Housing, the project is projected to increase the population of the City by ~~212~~ 248 residents. While the project includes several on-site recreational amenities (including a playground, an observation deck and a walking/biking trail), residents can be anticipated to use local and regional park facilities.

The City offers 143 acres of park land in the form of 26 parks open to the community:

- Pinto Lake (78 acres)
- Ramsay Park (25.91 acres)
- Arista Park (0.27 acres)
- Atri Park (0.32 acres)
- Brentwood park (0.41 acres)
- Bronte Park (0.28 acres)
- Callaghan Park (2.64 acres)
- Cherry Blossom Park (0.15 acres)
- City Plaza Park (1.4 acres)
- Crestview Park (2.01 acres)
- Emmett Court (0.15 acres)
- Flodberg Park (1.07 acres)
- Franich Park (14.02 acres)
- Hazelwood Park (1.07 acres)
- Hope Drive Park (2.46 acres)
- Joyce-Mckenzie Park (1.72 acres)
- Kearney Park (0.29 acres)
- Las Brisas Park (1.00 acres)
- Marinovich Park (1.03 acres)
- Memorial Park (0.22 acres)
- Muzzio Park (1.12 acres0
- Peace Drive Park (1.4 acres)
- River Park (1.43 acres)
- Riverside Mini Park (0.34 acres)
- Seaview Ranch Park (14 acres)
- Victorian Park (0.13 acres)

The closest parks to the project site are Callaghan Park (2.64 acres) and Flodberg Park (1.07 acres), which are located 1,60 feet south and 1,200 feet west, respectively, of the project site.

City residents also have the opportunity to access many state and county park facilities within a 20-minuite drive. These recreational opportunities include:

- Nisene Marks State Park,
- New Brighton and Sunset State Beach and Campground,
- Manresa, Seacliff, Zmudowski, Moss Landing, and Salinas River State Beaches,
- Pinto Lake County Park,
- Santa Cruz County Fair Grounds,
- Mount Madonna County Park, and
- Bike trails along the Pajaro River.

The children's playground provided by the project would reduce the need for use of off-site recreational facilities; however, it is anticipated that a minor increase in the use of off-site recreational facilities by residents of the project would occur. Additionally, the City's 2005 General Plan, although generally not providing specific locations, discusses future potential park acquisitions to provide parks in neighborhoods experiencing population expansion including locating neighborhood park facilities within one-half mile of all residential areas.

Although there is likely to be an increase in park use with the increased population in the planning area, the project would not increase the use such that substantial physical deterioration of the facility would occur or be accelerated. The project would generate property taxes that would go into the City's General Fund to help finance park maintenance and future park production. Implementation of the proposed project would not significantly increase the use of existing neighborhood and regional parks or other recreational facilities, and the impact would be less than significant.

b. Less than Significant Impact. The proposed project includes on-site recreational amenities including a playground area, an observation deck and a walking/biking trail. The proposed project does not include off-site recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. As such, the impact would be less than significant.

References:

City of Watsonville, 2005. General Plan: Recreation Element. Available at: https://www.cityofwatsonville.org/160/2005-General-Plan (accessed October 6, 2019).

City of Watsonville, 2019. Watsonville Parks & Community Services. Available at: https://www.cityofwatsonville.org/1207/City-Parks (accessed October 8, 2019).

6.17 Transportation

	Summary of Impacts			
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?		✓		
b) Conflict or be inconsistent with CEQA Guidelines 15064.3, subdivision(b)?				✓
c) Substantially increase hazards due to a geometric design feature (e,g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?		✓		
d) Result in inadequate emergency access?			✓	

Conclusion: Regarding transportation, the proposed project would not result in any significant environmental impacts. Kimley-Horn conducted a consistency analysis (Attachment C) to determine of any new significant impacts would occur under the updated Project; the analysis concluded there would be no new significant impacts to transportation.

Documentation:

a. Less than Significant with Mitigation Incorporated. Construction and operation of the proposed project may potentially affect the circulation system if a project-related increase in vehicle (both passenger and non-passenger) trips or proposed components decrease in the Level of Service (LOS) on existing streets. The project would also have an impact if proposed improvements reduce the availability or efficiency of facilities providing alternative transportation, including bus systems, bicycle routes, and pedestrian walkways.

Kimley Horn prepared a Traffic Impact Study (TIS) for the proposed project in May 2019. The TIS analyses potential traffic impacts of the project. This section summarizes and assesses the calculations made and the conclusions reached in the TIS (Appendix I).

The TIS evaluated potential project-related impacts at four intersections in the vicinity of the project site. The four intersections were chosen through analysis of existing access routes to the site and collaboration with City staff. The intersections include:

- Freedom Boulevard & Miles Lane (unsignalized)
- Santa Clara Street/Kimberly Lane & Miles Lane (unsignalized)
- Santa Clara Street & Marin Street (unsignalized)
- Auto Center Drive & Marin Street (unsignalized)

LOS is divided into six categories, LOS A through F. As shown in Table 14, LOS A represents the best operating conditions with few delays (in seconds) and LOS F represents the worst operation

conditions with long delays and high levels of congestion. Thresholds for determining LOS are different for signalized and unsignalized intersections (Transportation Research Board 2000).

Table 15. Intersection Level of Service Definitions

Level of Service	Description	Signalized (Avg. control delay per vehicles-sec/veh)	Unsignalized (Avg. control delay per vehicles-sec/veh)
A	Free flow with no delays. Users are virtually Unaffected by others in the traffic stream	< 10	≤ 10
B	Stable traffic. Traffic flows smoothly with few delays.	> 10 – 20	> 10 – 15
C	Stable flow but the operation of individual users Becomes affected by other vehicles. Modest delays.	> 20 – 35	> 15 – 25
D	Approaching unstable flow. Operation of individual Users becomes significantly affected by other Vehicles. Delays may be more than one cycle during Peak hours.	> 35 – 55	> 25 – 35
E	Unstable flow with operating conditions at or near the Capacity level. Long delays and vehicle queuing.	> 55 – 80	> 35 – 50
F	Forced or breakdown flow that causes reduced Capacity. Stop and go traffic conditions. Excessive Long delays and vehicle queuing.	> 80	> 50

Source: Transportation Research Board, *Highway Capacity Manual 2010*, National Research Council, Washington DC, 2000.

The significance threshold established in the City's General Plan is LOS D. The City's current policy is for all intersections to operate without significant delays (i.e., better than LOS D). For unsignalized intersections such as the study intersections, average delays of over 35 seconds result in a LOS E or LOS F assignment (see Table 14). Intersections and roadways operating at LOS D have some congestion and limited driver maneuverability. Intersections and roadways that operate below LOS D would need improvements to better the flow of traffic. This LOS standard is not applicable at unsignalized intersections where peak hour operations may perform below LOS D and a traffic signal is not warranted.

The study intersections were observed during two weekday two-hour periods on December 18, 2018, when schools in the area were in session (i.e., traffic counts were taken between 7:00 – 9:00 AM and 4:00 – 6:00 PM). Peak AM and PM trip hours at all four study intersections occurred during these observation hours. As shown in Table 15, all studied intersections operated at LOS B or better during the AM and PM peak hours.

The TIS evaluated the potential impacts of the project on the four study intersections. The TIS considered net new traffic added to the roadway circulation system in the area. This means the trips produced through occupancy and use of the existing dwelling units and rehabilitation facility at the project site were subtracted from the projected gross trips of the project to produce the net peak hour and daily trip generation counts the project would generate. The project would produce a net increase of 27 AM peak hour trips, 38 PM peak hour trips, and 334 daily trips. Table 15 (Table 2 of the TIS) shows Existing Conditions Level of Service, while Table 16 (Table 4 of the TIS) shows calculated Existing Plus Project Levels of Service. None of the four study intersections would experience a change in LOS as a result of the project.

Table 16. Existing Conditions Level of Service (Table 2 of TIS)

#	Intersection	LOS Standard	Control Type	Existing Conditions					
				AM Peak Hour			PM Peak Hour		
				Movement	Delay	LOS	Movement	Delay	LOS
1	Freedom Boulevard & Miles Lane	D	SSSC	Overall	2.4	A	Overall	3.1	A
			Worst Approach	EB	11.0	B	EB	12.2	B
2	Santa Clara Street & Miles Lane	D	AWSC	Overall	7.1	A	Overall	7.3	A
3	Santa Clara Street & Marin Street	D	AWSC	Overall	10.7	B	Overall	9.2	A
4	Auto Center Drive & Marin Street	D	SSSC	Overall	6.2	A	Overall	3.9	A
			Worst Approach	WB	22.8	C	WB	16.9	C

Notes:

1. Analysis performed using HCM 2010 methodologies.
2. Delay indicated in seconds/vehicle.
3. Overall level of service (LOS) standard for the City is D.
4. Intersections that fall below City standard are shown in **bold.**

Additional analyses presented in the TIS are summarized as follows:

- The four proposed driveways would generate relatively low volumes of new traffic. Thus, driveway operations were evaluated qualitatively instead of quantitatively. Driveway operations would not feasibly create a significant impact on roadways near the project site.

- A site distance analysis was conducted at the Auto Center Drive and Marin Street intersection, which provides access to and from the site via Main Street to the south. Stopping site distance at the intersection was determined to be substandard per American Association of State Highway Transportation Officials (AASHTO) standards. The project may exacerbate already hazardous driving conditions at the intersection by increasing the number of vehicles using the intersection. Mitigation to improve intersection design shall be required.

Near Term (2021) plus Project Conditions
The TIS used the year 2021 as the target year in analyzing project impacts on traffic control in the neighborhood in the near term (three years). Analysis involved assessing the trips generated by the proposed project in relation to projected near term growth in the City of Watsonville.

The TIS referenced two sources, the Sunshine Vista Phased Development Project Traffic Impact Analysis (January 2017) and the Association of Monterey Bay Area Governments (AMBAG) 2040 model, to produce near term volumes of traffic in the project vicinity. The Sunshine Vista Project, located approximately one mile south of the project site, is the only ongoing, large-scale residential development project in the area. The Sunshine Vista TIS was used to determine if trips generated by the Sunshine Vista Project would affect the study intersections. It was determined that none of the Sunshine Vista Project trips would be assigned to the four study intersections.

The AMBAG model was utilized to determine annual traffic growth rates for the neighborhood and for Freedom Boulevard and then develop near term vehicle trip volumes. The neighborhood annual growth rate calculated was 0.35% and the Freedom Boulevard annual growth rate calculated was 0.93%. The TIS used project trip generation in conjunction with the annual growth rates to evaluate traffic conditions at the study intersections in the near term. The TIS concluded that all study intersections would operate at LOS D or better for the AM and PM peak hours under near term plus project conditions. Thus, no mitigations are necessary under near term conditions.

Cumulative (2040) plus Project Conditions
The TIS utilized the Major Street Master Plan (MSMP), which indicates anticipated improvements to the City of Watsonville roadway network, and the AMBAG model to create a cumulative traffic condition to which project trips would be added. The AMBAG models incorporate growth projections from the now rescinded 2030 General Plan; although the plan has been rescinded, the AMBAG calculations still provide the most recent and best estimates of population growth in the Monterey Bay region. Cumulative traffic conditions were determined by first developing annual growth rates in traffic volumes for neighborhood streets (Auto Center Drive, Arthur Road, Miles Lane, Santa Clara Street, and Marin Street) and for Freedom Boulevard. The growth rates for cumulative conditions were the same as those developed for near term conditions, 0.35% and 0.93% respectively. The annual growth rates were added to existing traffic volumes to produce cumulative conditions.

The cumulative impact assessment compared the study intersections without and with the proposed project vehicle trips. Cumulative conditions at the study intersections without the project would impact (worsen) LOS during the AM and PM peak hours at several of the study intersections, but no LOS would fall to levels LOS E or LOS F. The Auto Center Drive and Marin Street intersection would operate at LOS D. Cumulative conditions plus project trips at the study intersections would not change the projected LOS during the AM or PM peak hours; therefore, no LOS would fall below LOS D.

Despite not being cumulatively considerable, the applicant shall be required to pay the mandatory citywide traffic impact fees, or "fair share fees," at the time of building permit issuance. These fees are mandatory regardless of whether a project is found to have a significant traffic impact. The citywide traffic impact fees are used to fund traffic improvements identified in the City's General Plan or Major Streets Master Plan. The current citywide impact fees for FY2019-20 are $199 per

daily vehicle trip (for multifamily development) and $151 per daily vehicle trip (for non-residential development).

Alternative Transportation
The project would not conflict with public transit, bicycle or pedestrian facilities. There is one bus stop located 800 feet from the project site to the south of the intersection of Freedom Boulevard and Miles Lane. The project is estimated to produce only one AM peak hour bus trip and one PM peak hour bus trip; it would not significantly increase demand at, and subsequently affect the use or performance of, the bus stop. In addition, the project does not propose to alter lane configurations of surrounding roads, meaning bus routes would not be affected.

There are several bike facilities (including Class I, II, and III facilities) located within 0.5-mile of the project site. Because the project would not alter lane configurations and because small numbers of people are anticipated to bike to and from the project site, bike facilities in the area would not be significantly impacted.

The project would slightly alter the existing condition of sidewalk facilities in the vicinity through the creation of four new driveways, but this change would not impact the performance or safety of the sidewalks. Pedestrian travel may be slightly disrupted during project construction. Temporary construction impacts on the circulation system constitute a less than significant impact as the project shall be required to follow standard City guidelines for limiting the impacts of construction activities.

The proposed project would largely have less than significant impacts on the circulation system and would not conflict with a program, plan, ordinance or policy addressing the circulation system. Project-related increase in vehicle trips would not lower the LOS at the study intersections to LOS E or F. Transit, roadway, bicycle and pedestrian facilities would not be significantly affected. However, the project may have a significant impact on the operation of Auto Center Drive and Marin Street Intersection, which in its existing condition is hazardous for drivers. Though the project would not lower LOS below LOS D at this intersection, the increase in traffic contributed by the project may exacerbate already hazardous driving conditions. **Mitigation Measure TRANS-1** below would reduce impacts to less than significant levels.

Mitigation Measure TRANS-1: Existing Plus Project Impacts on the Auto Center Drive & Marin Street Intersection. To improve driving conditions at the Auto Center Drive & Marin Street intersection, the City shall require the following improvements:

Auto Center Drive South of Marin Street

a) Provide approximately 280 feet of Striping Detail 22 (Centerline).
b) Provide approximately 350 feet of Striping Detail 27B (Right Edgeline) and create a painted bulb-out for vehicles entering from Auto Center Drive. Within the painted bulb-out, add 6" diagonal white striping with 15' spacing. The right edgeline striping would move the center of the road away from the curb allowing for better visibility.
c) Provide "Intersection Ahead" signage (W1-10e) with "Speed Sign" (W13-1P) with 20 mph speed and a custom "Limited Sight Distance" sign. Place at point of curvature for Northbound approach according to MUCTD Table 2C-4. This sign would warn drivers of the approaching intersection to be aware of cross traffic and to reduce speed.

Marin Street

a) Move the 12-inch stop bar closer to the curb line along with new "STOP" markings. This will allow drivers to pull up further into the new 8-foot parking lane to increase visibility along Auto Center Drive.
b) Provide approximately 75 feet of Striping Detail 22 (Centerline) to shift the westbound intersection approach to the north. This would allow for more visibility on the Auto Center Drive northbound approach.
c) Extend red curb on the south curb approximately 85 feet. This red curb would remove approximately three on-street parking spaces. This would prevent drivers from parking in the painted bulb-out.
d) Extend red curb on the north curb approximately 30 feet. This red curb would remove approximately one on-street parking space to allow more space for drivers to approach the intersection.

Auto Center Drive North of Marin Street

a) Extend red curb approximately 120 feet on the east curb and provide "No Parking Anytime" signage. This would remove approximately five (5) on-street parking spaces. Red curb would make parking illegal along the eastern curb allowing southbound sight distance to be unobstructed.
b) Provide "Intersection Ahead" signage (W1-10e) with "Speed Sign" (W13-1P) with 20 mph speed and a custom "Limited Sight Distance" sign. Place at point of curvature for southbound approach according to MUCTD Table 2C-4. This sign would warn drivers of the approaching intersection to be aware of cross traffic and to reduce speed.
c) Provide speed feedback sign similar to existing signage on east side of Auto Center Drive. Place at point of curvature for southbound approach according to MUCTD Table 2C-4.
d) Provide approximately 200 feet of Striping Detail 22 (Centerline) and Striping Detail 27B (Right Edgeline) for the Northbound approach. Right edgeline striping would be 8-feet from the curb. This striping would reduce confusion for vehicles traveling northbound.
e) Provide approximately 490 feet of Striping Detail 27B (Right Edgeline) for the Southbound approach. This striping would move the center of the road away from the curb allowing for better visibility.

With this mitigation measure, intersection design would meet AASHTO standards, and the Existing Plus Project impact on driver safety at the intersection would be reduced to a less-than-significant level.

b. Less than Significant Impact. Per CEQA Guidelines section 15064.3(c) (Applicability), the provisions of section 15064.3 do not apply statewide until July 1, 2020. The City does not have a VMT management plan nor a congestion management plan. See Section 6.17.a above for a discussion of project impacts on traffic.

c. Less Than Significant Impact with Mitigation Incorporated. A significant impact would occur if the proposed project considerably increased hazards due to a design feature or introduced incompatible uses to the existing circulation system. Indirect access to the project site would be provided via the four study intersections discussed above in Section 17.a. The Auto Center Drive and Marin Street intersection is considered a hazardous intersection because of its inadequate design. Stopping sight distances at the intersection do not meet AASHTO standards. Because the project applicant would be required to pay a fair share fee to implement mitigation measures to improve the

intersection, the project would decrease, not increase, hazards related to the design of the intersection. Direct access to the project site would be provided via four new driveways. The design of the driveways would comply will all applicable City regulations, including sight distances, line-of-sight triangles, and curb design. Therefore, project driveways would not increase hazards in the area.

Construction activities may create temporary hazardous conditions for pedestrians, bikers, and drivers. Construction-related impacts would cease upon project completion. **Mitigation Measure TRANS-2** below would reduce impacts of temporary construction activities to less than significant levels.

Mitigation Measure TRANS-2: Construction Period Transportation Impacts. The Applicant shall submit a Construction Period Traffic Control Plan to the City for review and approval. The plan shall include traffic safety guidelines compatible with section 12 of the Caltrans Standard Specifications ("Construction Area Traffic Control Devices") to be followed during construction. The plan shall also specify provision of adequate signing and other precautions for public safety to be provided during project construction. In particular, the plan shall include a discussion of bicycle and pedestrian safety needs due to project construction and later, project operation. In addition, the plan shall address emergency vehicle access during construction. The applicant or their general contractor for the project shall notify the Public Works & Utilities Department and local emergency services (i.e., the Police and Fire Departments) prior to construction to inform them of the proposed construction schedule and that traffic delays may occur.

Prior to approval of a grading permit, the City shall review and approve the project Construction Period Traffic Control Plan. During construction, the City shall periodically verify that traffic control plan provisions are being implemented.

d. Less than Significant Impact. A significant impact would occur if the proposed project would not satisfy emergency design and access requirements of the City of Watsonville Fire Department or otherwise inhibit the ability of emergency vehicles to serve the project site or adjacent uses. The proposed project would not result in inadequate emergency access because all access features are subject to and must satisfy City of Watsonville design requirements, including Fire Department requirements, prior to project approval. Therefore, the proposed project would result in less than significant impacts related to emergency access.

References:

California Natural Resources Agency, 2018. Amendments and Additions to the State CEQA Guidelines, Final Adopted Text. Available at: http://resources.ca.gov/ceqa/docs/2018_CEQA_FINAL_TEXT_122818.pdf (accessed on October 8, 2019).

Caltrans, 2019. Construction Manual, Chapter 12 Temporary Traffic Control. Available at: https://dot.ca.gov/-/media/dot-media/programs/construction/documents/policies-procedures-publications/construction-manual/sec4-12.pdf (accessed on October 8, 2019).

Horn, K., 2019. Miles Lane Development Traffic Impact Study. Miles Lane Housing Project application materials on file at and made available upon request to the City of Watsonville Community Development Department. Watsonville, CA,

Transportation Research Board, 2000. *Highway Capacity Manual 2010*. National Research Council, Washington DC.

6.18 Tribal Cultural Resources

	Summary of Impacts			
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource define in Public Resources Code 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:		✓		
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register or historical resources as defined in Public Resources Code section 6020.1(k), or		✓		
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.		✓		

Conclusion: Regarding tribal cultural resources, the proposed project would not result in any significant environmental impacts.

Documentation:

a.i, and a.ii Less Than Significant with Mitigation Incorporated. The cultural resources records search results conducted by the NWIC indicate that there are no Tribal Cultural Resources (TCR) or archaeological resources relating to TCRs located within the project's boundaries. The nearest archaeological site (P19-000396: shell midden) is located within a one half-mile radius of the project site and will not be impacted by the proposed project, as the resource is located outside of the project boundary (Northwest Information Center 2019). Additionally, a Sacred Lands File Search through the Native American Heritage Commission (NAHC), Native American Scoping (MIG), and an archaeological pedestrian field survey, all failed to indicate TCR's or archaeological (prehistoric and historic) resources relating to TCRs within the project site. Therefore, the proposed project would result in no substantial adverse change in the significance of TCRs as defined in CEQA Guidelines section15064.5.

Nevertheless, despite the heavy disturbances to portions of the project site, it is possible to encounter buried archaeological resources relating to TCR's given the proven prehistoric occupation of Santa Cruz County and the favorable natural conditions (e.g., ephemeral drainages, natural spring, and vegetation communities) that would have attracted prehistoric inhabitants to the area. As a result, in the event of the unanticipated discovery of cultural resources relating to TCRs during earthmoving operations, the

following mitigation measures are recommended to reduce potentially significant impacts to TCR's or related archaeological resources that are accidentally discovered during implementation of the proposed project to a less than significant level.

Application of **Mitigation Measures CUL-1** through **CUL-4** would result in less than significant impacts with respect to tribal cultural resources.

References:

MIG, Inc., 2019. Native American Scoping Letters sent to the six tribes as recommended by the NAHC's, Prepared by Chris Purtell. MIG, Inc., Riverside Office.

Native American Heritage Commission, 2019. Sacred Lands File Search Prepared in Support of the Miles Affordable Housing Project, Prepared by the Native American Heritage Commission via Ms. G. Totton, Addressed to Chris Purtell of MIG, Inc. Sacramento, California 95691.

Northwest Information Center, 2019. Cultural Resources Records Search in Support of the Miles Lane Affordable Housing Project (No. File No. 18-2323), Prepared by the Northwest Information Center, Addressed to Chris Purtell of MIG, Inc. Sonoma, California.

6.19 Utilities and Service Systems

	Summary of Impacts			
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?			✓	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			✓	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project area that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓	

Conclusion: Regarding utilities and service systems, the proposed project would not result in any significant environmental impacts.

Documentation:

a. Less than Significant Impact. As described further below, the proposed project would not result in the relocation or construction of new or expanded water supply, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities that would cause a significant environmental effect.

Water

The City owns, operates, and maintains 190 miles of water supply pipelines and, as of 2015, has 14,782 public water connections (Watsonville UWMP 2016). The project would connect to three existing water mains, one of which is located underneath Santa Clara Street and the other two under Miles Lane. Construction of new water supply infrastructure would be required. Construction of water supply infrastructure would be required to be standard for new residential development. Prior to issuance of building permits, the developer would be required to provide the City with a detailed study indicating specifications of the new water infrastructure and any minor modifications needed to the existing municipal conveyance system to accommodate proposed project needs. Construction of new water supply infrastructure would be conducted in compliance with the City's Public Improvement Standards and City-approved utilities construction best management practices.

Construction would not likely cause significant environmental effects. No new public water supply facilities would be needed to serve the proposed project. Impacts would be less than significant.

Wastewater

The City owns, operates, and maintains a sanitary sewer system of approximately 170 miles of pipelines that collect and transfer wastewater to the City's Wastewater Treatment Facility (WWTF). According to the 2015 UWMP, the WWTF is permitted to treat a maximum of 12 million gallons per day and, on average, treats 6 to 7 million gallons of wastewater per day from the City of Watsonville, Pajaro, Freedom, and Salsipuedes sanitary districts (Watsonville UWMP).

The project would connect to existing public sanitary sewer mains under Miles Lane, under Santa Clara Street, and located centrally on the project site. Completion of the proposed project would require new wastewater infrastructure to convey wastewater from the project's domestic facilities to existing City sewer mains. Construction of wastewater infrastructure is expected to be standard for new mixed-use development. Prior to issuance of project building permits, the developer would be required to provide the City with a detailed study indicating specifications of the new wastewater infrastructure and any minor modifications needed to the existing municipal conveyance system to accommodate project-generated wastewater.[5]

Anticipated project wastewater generation was calculated using a conservative industry standard in which wastewater generated equals 95 percent of water use. See section 6.19 b. below for projected project water demand; the project is expected to use 8,149,532.1~~7,044,897.4~~ gallons, or 25.01 ~~21.62~~ AF, of water per year. As a result, the project would produce approximately ~~6,692,978~~7,742,055.5 gallons (~~20.54~~23.76 AF) of wastewater per year.[6] This equates to 22,809.6~~18,337~~ gallons of wastewater (~~0.06~~0.07) AF) generated per day. At 22,809.6~~18,337~~ gallons of wastewater per day, the project would contribute an additional ~~0.03~~ 0.04 percent of the WWTF's daily wastewater intake.[7] The WWTF would have adequate capacity to treat project wastewater in addition to its existing commitments.

No new public wastewater conveyance or treatment facilities would be needed to serve the proposed project. Construction impacts would be less than significant.

Stormwater

Though the project site is developed with seven homes, paved parking lots, and paved driveways, most of the site is currently undeveloped and pervious. The proposed project would generate stormwater runoff from new impervious surfaces. Stormwater retention would be accomplished through a combination of underground infiltration and above-ground retention. Runoff would be

[5] According to Principal Engineer David Caneer, the Wastewater Collections Division in the Public Works and Utilities (PW&U) Department reports that the operation of the City's sewer pump station located at 140 Miles Lane is problematic and they believe improvements are needed to insure reliable operation of the pump station. Residential properties, mostly attached housing located at Marin and Miles east of the creek flow to the station. Counting addresses reveals 71 residential units including two commercial properties which account for ten equivalent residential units on Marin Street and 42 residential units on Miles that flow to the station. Of these, 16 of the units are Marin Street Townhomes, a market rate for sale housing project which is under construction, and 18 equivalent two-bedroom units from the proposed MidPen Miles Lane affordable housing project flow to the station. Based on units, the Miles Lane Project accounts for approximately 16 percent of the flow. The PW&U Department has commissioned a Sewer Master Plan and it will include a capacity and demand evaluation of the pump station. A plan for improvements will be prepared as needed to correct problems and deficiencies at the pump station. As such, a project condition of approval would require the applicant to pay its fair share contribution to fund improvements to the sewer pump station. Fair share shall be based on contributory flow which is approximately 16 percent of the total and the engineer's estimated cost of improvements to the existing pump station.

[6] Calculation: 8,149,532.1~~7,044,897.4~~ gallons water use x 0.95 = 7,742,055.5~~6,692,978~~ gallons wastewater.

[7] Calculation: 22,808 gallons wastewater per day / 6,000,000 gallons wastewater per day = 0.38% of WWTF daily intake

diverted by drainage channels into five drainage management areas (DMAs). All runoff would be routed through media filters for water quality and then to underground infiltration facilities for quantity. One DMA would send runoff to Miles Lane by overflow. All runoff would eventually be diverted into the stream located centrally and running north to south on the project site (C3 Engineering). Refer to section 6.10, Hydrology and Water Quality, of this Initial Study for a detailed discussion of project stormwater infrastructure and runoff treatment.

The project's Preliminary Stormwater Control Plan was created and designed in accordance with the Stormwater Post-Construction Standards incorporated into the City of Watsonville Public Improvement Standards through passage of Resolution No. 4-14. Stormwater runoff would be treated to City standards before being diverted into the stream on-site. Construction of the stormwater improvements discussed above is not expected to cause significant environmental effects. Construction would be conducted in compliance with the City Public Works & Utilities Department Engineering Division's prescribed best management practices for utilities infrastructure improvements.

No new public stormwater drainage facilities would be needed to serve the proposed project. Impacts would be less than significant.

Electric Power

The proposed project would generate demand for electric power. The project would connect to and be served by existing electricity infrastructure owned and operated by PG&E. The City is located within PG&E's Service Area. Multiple PG&E transmission poles and power lines are located adjacent to the project site running parallel to Miles Lane. The process of connecting the project to existing infrastructure is expected to be standard for conveying electrical power to a mixed-use development. Construction would be conducted in compliance with City-approved best management practices for utilities infrastructure improvements. No new electric power facilities would be needed to serve the project. Impacts would be less than significant.

Natural Gas

The proposed project would generate demand for natural gas. The project would connect to and be served by existing natural gas infrastructure owned and operated by PG&E. Several PG&E natural gas pipelines run through the City to the west of the project site (PG&E Pipe Locator). Though no new natural gas facilities would be needed to serve the proposed project, natural gas improvements would be required to connect project components to existing natural gas pipelines. The process of connecting the project to existing infrastructure is expected to be standard for conveying natural gas to a mixed-use development. Construction would be conducted in compliance with City-approved best management practices for utilities infrastructure improvements. No new natural gas facilities would be needed to serve the project. Impacts would be less than significant.

Telecommunications

The proposed project would connect to existing telecommunications infrastructure. A telecommunications provider for the project has not yet been selected. Telecommunications infrastructure is often grouped with electric power infrastructure on utility poles and transmission towers; therefore, it can be reasonably assumed the project would connect to telecommunications infrastructure on existing PG&E utility poles. The process of connecting the project to existing infrastructure is expected to be standard for transmitting Internet and other telecommunications services to a mixed-use development. Construction would be conducted in compliance with City-approved best management practices for utilities infrastructure improvements. No new

telecommunications facilities would be needed to serve the project. Connection to existing telecommunications infrastructure would not likely cause significant environmental effects. Impacts would be less than significant.

In summary, the project would not require or result in the relocation or construction of new public or private utilities and service facilities. However, project completion would require infrastructure improvements to connect project components to existing public and private utilities infrastructure. City standards include undergrounding all new connections to overhead facilities, including electric, telephone and television lines. Construction of new or expanded utilities infrastructure would comply with City standards, and impacts would be less than significant.

b. Less than Significant Impact. The City of Watsonville's primary source of potable water is groundwater from the Pajaro Valley Groundwater Basin. The City's water supply and distribution system is composed of nine hydraulic pressure zones, fourteen groundwater wells, eight reservoirs and water storage facilities, nine booster stations, 190 miles of pipelines, and the Corralitos Filter Plant (CFP), a slow sand filtration plant. The City's Water Service Area (WSA) includes the City limits and several unincorporated areas of Santa Cruz County. Potable water is provided to the service population by the City of Watsonville Public Works & Utilities Department. The City works cooperatively with the Pajaro Valley Water Management Agency (PVWMA), the administrative boundaries of which overlay the City's WSA (Watsonville UWMP 2016).

According to the City's 2015 UWMP, the City supplied approximately 6,870-acre feet (AF) of potable water to 65,966 customers in 2016. The City projects potable water demand will increase to 7,934 AF in 2020, 8,132 AF in 2025, 8,340 AF in 2030, and 8,560 AF in 2035. The City's WSA population is expected to rise to 68,957 in 2020, 72,093 in 2025, 75,382 in 2030, and 78,833 in 2035. In 2015, the City consumed 81 gallons per capita per day (GCPD); the UWMP sets a 2020 goal to limit per-capita consumption to 117 GPCD.

The project would generate residential use water demand for ~~212~~ 248 people (~~195~~ 231 residents of the proposed affordable housing component and an average of 17 residential treatment program clients per night). The applicant has not provided estimated project residential water demand. The estimated water demand for 72~~61~~ residential units, using CalEEMod's water use rates for the "apartment" land use sub type, is 7,648,488 ~~6,479,969~~ gallons (or 23.47 ~~19.9~~ AF) of water per year (indoor + outdoor use).[8] While this value does not include the water use demand of the 17 residents of the proposed residential treatment facility, this number is calculated using the 2015 UWMP per-capita consumption of 81 GPCD. This would result in approximately ~~1,052~~ 1,377gallons of water per day, or ~~1.2~~1.54 acre-feet of water annually.[9] Overall, these two approaches to measuring water use result an estimated use of 25.01 ~~21.1~~ AF annually.

Potable water would also be supplied for outpatient facility operations. CalEEMod water use rates for hospitals were used to calculated outpatient facility water use. CalEEMod provides water use

[8] Calculation: [~~61~~ 72 units x 65,154 (gal/size/year for one apartment dwelling unit – indoor water use)] + [~~61~~ 72 units x 41,075 (gal/size/year for one apartment dwelling unit – outdoor water use)] = 4,691,088~~3,974,394~~ gallons per year + 2,957,400~~2,505,575~~ gallons per year = ~~6,479, 969~~7,648,488 gallons per year = ~~19.89~~23.47 AF per year.

[9] Calculation: 81 GPCD x 17~~13~~ residents = ~~1,052~~1,377 gallons per day x 365 = ~~384,345~~502,605 gallons per year = ~~27.78~~1.54 AF annually. Total: 23.47 + 1.54 = 25.01 AF per year.

rates for every 1,000 square feet of hospital land use (CalEEMod). As a result, it is anticipated the 3,765 square foot facility would generate demand for 562,423 gallons per year, or 1.7 AF per year.[10]

Overall, project water consumption is expected to be approximately ~~23AF~~ 25.01AF per year (~~21.1~~23.47 AF for residential use + ~~1.7~~ 1.54AF for outpatient facility use). This value does not account for the water use demand that would be generated by the 17 residential treatment program residents. Additionally, the 2015 UWMP concludes the City will continue to be able to provide water to customers in normal, dry, and multiple dry years.

Considering existing and future projected groundwater supplies and City groundwater consumption, the City has adequate water supplies to serve the proposed project. No new water supply source or entitlements would be necessary, and impacts would be less than significant.

c. Less than Significant Impact. See wastewater discussion in section 17.a above.

d. Less than Significant Impact. According to CalRecycle's Disposal Reporting System (DRS), the City produced 42,533 tons of disposed solid waste in 2018; this equates to an average of 4.3 pounds per person per day, or 1,575 pounds per person per year. According to the DRS, waste generated in the City was sent to the Monterey Peninsula Landfill (25,745 tons), the City of Watsonville Landfill (12,109 tons), the Buena Vista Drive Sanitary Landfill (2,457 tons), the Fink Road Landfill (1,074 tons), the Kirby Canyon Recycling and Disposal Facility (596 tons), the Johnson Canyon Sanitary Landfill (434 tons), Altamont Landfill & Resource Recovery (65 tons), the John Smith Road Landfill (24 tons), the Portero Hills Landfill (16 tons), the Guadalupe Sanitary Landfill (7 tons), Recology Hay Road (3 tons), and the Newby Island Sanitary Landfill (2 tons). Given the regional nature of the City's distribution of solid waste, a multi-facility estimate of landfill capacity is used. Four of the landfills listed above accepted 97.3 percent (41,385 tons) of the City's solid waste in 2018. Therefore, Monterey Peninsula Landfill, the City of Watsonville Landfill, the Buena Vista Sanitary Landfill, and the Fink Road Landfill were chosen for analysis of remaining landfill capacity relative to the proposed project's estimated solid waste generation rate.

According to CalRecycle, Monterey Peninsula Landfill, as of 2004, had remaining capacity for 48,560,000 cubic yards and is permitted to intake a maximum of 3,500 tons of solid waste per day. The City of Watsonville Landfill, as of 2018, had remaining capacity for 1,417,561 cubic yards of waste and can intake 275 tons of solid waste per day. The Buena Vista Drive Sanitary Landfill, as of 2018, had remaining capacity for 2,206,541 cubic yards of waste and is permitted to intake 838 tons per day. The Fink Road Landfill, as of 2017, had a remaining capacity of 7,184,701 cubic yards and can intake 2,400 tons per day (CalRecycle SWIS).

The proposed project would house 248~~212~~ residents. Assuming the per capita per year rate of 1,575 pounds, the project would generate approximately ~~333,900~~390,600 pounds (195.3~~167~~ tons) of solid waste annually through residential uses. The proposed project also includes a 3,765 SF outpatient medical facility. CalRecycle provides estimated solid waste generation rates for various waste generation sources. CalRecycle does not provide an estimated generation rate for an outpatient facility; therefore, the rate for the professional office source type was used to assess outpatient facility waste production (CalRecycle Waste Generation Rates). At a rate of 0.084 lb/sq ft/day for a

[10] Calculation: [3.765 x 125,481 gallons (gal/size/year for 1,000 SF – indoor use)] + 3.765 x 23,901 gallons (gal/size/year for 1,000 SF – outdoor use)] = 472,435.97 gallons/year + 89,987.27 gallons/year = 562,423 gallons/year = 1.73 AF per year.

3,765 square foot facility, the outpatient facility would produce approximately 316.26 pounds of solid waste per day. This equates to 115,435 pounds, or 57.72 tons, or solid waste generated per year. In total, the project is expected to produce approximately ~~224.72~~253.02 tons, or 506,040~~449,440~~ pounds, of solid waste per year after build-out.

If project solid waste were to be diverted to only the four study landfills at a rate of ~~0.62~~ 0.69 tons/day (~~224.72~~253.02 tons/365 days = 0.69~~0.62~~ tons/day), the project would increase daily landfill throughput to each of the four study landfills by approximately 0.02 percent, 0.~~23~~ 0.25 percent, ~~0.07~~0.082 percent, and 0.03 percent, respectively.[11] In addition, because some project solid waste may be diverted to any of the remaining eight solid waste disposal facilities listed above, these percentages would most likely be even less. Because the project would produce relatively small quantities of solid waste annually, the landfills discussed above, at their current maximum permitted capacity and daily throughput, would have capacity to receive and dispose of project solid waste.

The proposed project would not result in a substantial increase in solid waste generation nor generate solid waste in excess of the capacity of local infrastructure; therefore, impacts would be less than significant.

e. Less than Significant Impact. The primary State legislation regarding solid waste is AB939, the Integrated Waste Management Act, adopted in 1989. AB939 requires local jurisdictions to achieve a minimum 50 percent solid waste diversion rate. A minimum 50 percent diversion rate for construction demolition and debris is also required. Recently, AB341, adopted in 2011, requires mandatory commercial recycling programs.

The proposed project is a mixed-use development including residential and medical (drug rehabilitation and outpatient services) uses. The residential portion of the project would not include any component that would conflict with State laws governing construction or operational solid waste diversion. The proposed project would comply with local implementation requirements.

Operation of the drug treatment and outpatient medical facilities may produce solid waste of concern. According to the World Health Organization (WHO), health-care facilities produce mostly general, non-hazardous waste, but also hazardous, infectious, or toxic waste such as used needles and syringes, used swabs and bandages, and expired and unused drugs and vaccines (WHO). The project would be required to comply with standard federal, State, and local guidelines for disposal of medical facility waste, including section 5-48.050 (Safe Disposal of Drugs and Sharps - Disposal of unwanted products) of the Watsonville Municipal Code and applicable sections of the California Health and Safety Code (e.g., sections 117600 - 118360, The Medical Waste Management Act).

The project would include construction and demolition materials disposal and recycling. The City requires all projects that include demolition and/or construction of structures to submit a Construction Waste Management Plan (Watsonville Construction and Demolition Recycling). The diversion requirements for all projects is 65 percent of the materials generated by a Construction and Demolition project. When the project is completed, the applicant must submit quantities of recycled or diverted materials and all weight receipts to the City Community Development Department. With compliance with existing solid waste regulations, impacts would be less than significant.

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[11] Calculation For Monterey Peninsula Landfill: 0.69 tons per day / 3,500 tons per day = 0.02 For Watsonville: 0.69 / 275= 0.25 For Buena Vista: 0.69 / 838 = 0.082 For Fink: 0.69 / 2400 = 0.03

References:

C3 Engineering Incorporated, 2019. Preliminary Stormwater Control Plan for Miles Lane Housing.

California Department of Public Health, 2017. Medical Waste Management Act: California Health and Safety Code Sections 117600-118360. Available at: https://www.cdph.ca.gov/programs/ceh/drsem/cdph%20document%20library/emb/medicalwaste/medicalwastemanagementact.pdf (accessed October 8, 2019).

California Department of Resources Recycling and Recovery (CalRecycle), 2019. Disposal Reporting System. Available at: https://www2.calrecycle.ca.gov/LGCentral/DisposalReporting/Origin/CountywideDetail (accessed on July 17, 2019).

California Department of Resources Recycling and Recovery (CalRecycle), 2019. Estimated Solid Waste Generation Rates. Available at: https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates (accessed on July 30, 2019).

California Department of Resources Recycling and Recovery (CalRecycle), 2019. SWIS Facility Detail (Monterey Peninsula Landfill, City of Watsonville Landfill, Buena Vista Drive Sanitary Landfill, and Fink Road Landfill). Available at: https://www2.calrecycle.ca.gov/swfacilities/Directory/27-AA-0010/Index (accessed on August 5, 2019).

City of Watsonville, 2013. Public Improvement Standards. Available at: https://www.cityofwatsonville.org/DocumentCenter/View/2152/All-Public-Improvement-Standards-PDF (accessed October 8, 2019).

City of Watsonville, 2016. 2015 Urban Water Management Plan. Available at: https://www.cityofwatsonville.org/DocumentCenter/View/2046/2015-Urban-Water-Management-Plan-Chapters-1-10-PDF (accessed October 8, 2019).

City of Watsonville, 2019. Public Works & Utilities, Construction and Demolition Recycling. Available at: https://www.cityofwatsonville.org/1490/Construction-Demolition-Recycling (accessed on July 17, 2019).

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City of Watsonville, 2019. Public Works & Utilities, Wastewater Division. Available at: https://www.cityofwatsonville.org/812/Wastewater-Division (accessed on August 5, 2019).

City of Watsonville, 2019. Public Works & Utilities, Water Division. Available at: https://cityofwatsonville.org/714/Water-Division (accessed on July 17, 2019).

City of Watsonville, 2019: City of Watsonville Municipal Code, section 5-48.050 “Safe Disposal of Drugs and Sharps – Disposal of unwanted products.” Available at: https://www.codepublishing.com/CA/Watsonville/html/Watsonville05/Watsonville0548.html (accessed on July 17, 2019).

Pacific Gas & Electric (PG&E), 2014. Electric Service Area Maps. Available at: https://www.pge.com/tariffs/tm2/pdf/ELEC_MAPS_Service_Area_Map.pdf (accessed October 8, 2019).

Pacific Gas & Electric (PG&E), 2014. Gas Service Area Maps. Available at: https://www.pge.com/tariffs/tm2/pdf/GAS_MAPS_Service_Area_Map.pdf (accessed October 8, 2019).

Pacific Gas & Electric (PG&E), 2019. Natural Gas Pipelines Locator. Available at: https://www.pge.com/en_US/safety/how-the-system-works/natural-gas-system-overview/gas-transmission-pipeline/gas-transmission-pipelines.page (accessed on August 5, 2019).

World Health Organization (WHO), 2018. Health-Care Waste. Available at: https://www.who.int/news-room/fact-sheets/detail/health-care-waste (accessed on July 30, 2019).

6.20 Wildfire

	Summary of Impacts			
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, Would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓
b) Due to scope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			✓	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			✓	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			✓	

Conclusion: Regarding wildfire, the proposed project would not result in any significant environmental impacts.

Documentation:

a. **No Impact.** The proposed project would not impair the emergency response or emergency evacuation plan for the County. The proposed project would not result in a significant change in existing circulation patterns and would have no effect on emergency response routes.

b. **Less than Significant Impact.** The project site is not located within a fire hazard area according to the Fire Hazard Severity Zones map. According to the City's General Plan, a high fire hazard zone occurs in Watsonville west of the project site in a wildland dominated area. The project area is vegetated, however, there is an existing drainage channel that intersects the site and the surrounding land uses are primarily developed residential and commercial. Therefore, the impact would be less than significant.

c. **Less than Significant Impact.** The project site is located in an urban and developed area that is equipped with emergency water sources and power lines that conform with City standards. The proposed project involves the installation of driveway approaches and internal roadways for ingress and egress to and from existing public right-of-ways. The existing transmission lines located along publicly accessible roads would continue to be maintained by PG&E.

The project would include the installation of fire breaks around the new buildings and maintenance of the existing private access roads and parking area in accordance with City ordinance. These project

components themselves would not exacerbate fire risk (fire breaks are installed expressly to prevent the start and spread of fires), but the use of construction equipment for installation, maintenance, and improvements could temporarily increase fire risk on the property. However, compliance with all applicable Code standards, including but not limited to City Construction Grading and Drainage Ordinance and City Fire Safety Ordinance requirements would reduce the effects of temporary impacts to less than significant levels.

~~f)~~d. **Less than Significant.** The project is not located in a high fire severity zone and therefore there is a low likelihood that the project would expose people or structures to significant risks as a result of runoff, post-fire slope instability. The impact would be less than significant

6.21 Mandatory Findings of Significance

	Summary of Impacts			
	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other projects, and the effects of probable future projects.)				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				

Conclusion: The proposed project would not result in any significant environmental impacts, as related to mandatory findings of significance.

Documentation:

a. Less than significant with mitigation incorporated. The proposed project would not substantially impact any scenic vistas, scenic resources, or the visual character of the area, as discussed in section 6.1, and would not result in excessive light or glare. Potential cumulative impacts to fish and wildlife species along with animal and plant communities are less than significant with the incorporation of Mitigation Measures BIO-1, BIO-2, BIO-3, BIO-4, and BIO-5.

The project site is not known to have any association with an important example of California's history or prehistory. Adverse impacts to archaeological and paleontological resources would not occur. Construction-phase procedures would be implemented in the event any archaeological or paleontological resources are discovered during grading and excavation, consistent with Mitigation Measure CUL-1, CUL-2, CUL-3, CUL-4, and CUL-5. Implementation of these Mitigation Measures would ensure that impacts related to cultural resources would be less than significant.

b. Less than Significant Impact. Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services,

transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes involved in the project. The traffic analysis assumes a cumulative annual growth rate ranging from 0.35-0.93%.

Short-term impacts related to noise and pollutant emissions would be at less than significant levels and therefore would not contribute substantially to any other concurrent construction programs that may be occurring in the vicinity. The project's contribution to long-term, cumulative impacts would not be significant. In particular, the project is subject to development impact fees and property taxes to offset project related impacts to public services and utility systems such as fire protection services, traffic control and roadways, storm drain facilities, water and wastewater facilities, and other public facilities and equipment. The impacts would be less than significant.

~~e)~~c. **Less than Significant Impact.** Based on the preceding analysis of potential impacts in the responses to checklist items 6.1 thru 6.30, no evidence is presented that this project would degrade the quality of the environment. For all the foregoing reasons, the City hereby finds that, with implementation of the incorporated Mitigation Measures listed in this IS/MND, there would be no substantial, adverse impacts on human beings, directly, or indirectly, with mitigation incorporated.

References:

None.

7. Lead Agency and Consultants

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Community Development Department
Planning Division
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Watsonville, California 95076

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San Jose, California 95113

MILES LANE HOUSING

139 / 141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

ABBREVIATIONS

&	AND	FLASH.	FLASHING	PSF	POUNDS PER SQUARE FOOT
∠	ANGLE	FLR.	FLOOR(ING)	PSI	POUNDS PER SQUARE INCH
@	AT	FLUOR.	FLUORESCENT	P.T	PRESSURE TREATED
℄	CENTERLINE	F.O.	FACE OF	PART.	PARTITION
Ø	DIAMETER OR ROUND	F.O.B.	FACE OF BLOCK	P.T. DISP.	PAPER TOWEL DISPENSER
⊥	PERPENDICULAR	F.O.C.	FACE OF CONCRETE	P.V.C.	POLYVINYL CHLORIDE
℄	PROPERTY LINE	F.O.F.	FACE OF FINISH		
#	POUND OR NUMBER	F.O.M.	FACE OF MASONRY	R	RISER
		F.O.S.	FACE OF STUD	R.A.	RETURN AIR
A.B.	ANCHOR BOLT	F.P.	FIREPLACE	RAD.	RADIUS
A.B.S.	ACRYLONITRILE BUTADIENE	F.R.P.	FIBERGLASS REINF. PANEL	R.D.	ROOF DRAIN
ABV.	ABOVE	F.S.	FULL SIZE	REG.	REGISTER
A.A.	ASPHALTIC CONCRETE	FT	FOOT/FEET	REF.	REFRIGERATOR
A/C	AIR CONDITIONING	FTG.	FOOTING	REINF.	REINFORCED
ACOUS.	ACOUSTICAL	FURR.	FURRED(ING)	REQ'D.	REQUIRED
ADJ.	ADJUSTABLE	FUT.	FUTURE	REQMT.	REQUIREMENT
A.F.F.	ABOVE FINISH FLOOR			RESIL.	RESILIENT
AGGR.	AGGREGATE	GA.	GAUGE/GAGE	REV.	REVERSED
ALUM.	ALUMINUM	GALV.	GALVANIZED	R.H.M.S.	ROUNDHEAD MACHINE SCREW
ANOD.	ANODIZED	G.B.	GRAB BAR	R.H.W.S.	ROUNDHEAD WOOD SCREW
A.P.A	AMERICAN PLYWOOD ASSOCIATION	G.I.	GALVANIZED IRON	RM.	ROOM
		GL.	GLASS/GLAZING	R.O.	ROUGH OPENING
APPROX.	APPROXIMATE	G.L.B.	GLUE-LAM BEAM	R.O.W.	RIGHT OF WAY
ARCH.	ARCHITECTURAL	GR.	GRADE(ING)	R.S.	RESAWN
A.S.	ADJUSTABLE SHELF	G.W.B.	GYPSUM WALLBOARD	RUB.	RUBBER
				RWD.	REDWOOD
BD.	BOARD	H.B.	HOSE BIB	R.W.L.	RAIN WATER LEADER
BIT.	BITUMINOUS	HBD.	HARDBOARD		
BLDG.	BUILDING	H.A.	HOLLOW CORE	S.	SOUTH
BLK.	BLOCK	HDR.	HEADER	S.B.	SOLID BLOCKING
BLKG.	BLOCKING	HDWR.	HARDWARE	S.C.	SOLID CORE
BM.	BEAM	H.M.	HOLLOW METAL	SCHED.	SCHEDULE
B.M.	BENCH MARK	HORZ.	HORIZONTAL	S.A.	STORM DRAIN
BOT.	BOTTOM	H.S.	HEAVY SHEET	SECT.	SECTION
BRG.	BEARING	HT.	HEIGHT	SERV.	SERVICE
BTWN.	BETWEEN	HTG.	HEATING	S.F.	SQUARE FOOT
B.U.R.	BUILD-UP ROOFING	H.W.	HOT WATER	S.G.	STAIN GRADE
B.W.	BOTH WAYS	HWD.	HARDWOOD	SH.	SHELF/SHELVING
		HVAC.	HEATING/VENTILATING/AIR CONDITIONING	SHWR.	SHOWER
CAB.	CABINET			SHT.	SHEET
C.B.	CATCH BASIN			SHTG.	SHEATHING
CBC	CALIFORNIA BUILDING CODE	I.C.C.	INTERNATIONAL CODE COUNCIL	SIM.	SIMILAR
CEM.	CEMENT			S.S.	STAINLESS STEEL SERVICE SINK
CER.	CERAMIC	ID.	INSIDE DIAMETER		
CFCI.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	INCL.	INCLUDE(D) (ING)	S.S.D.	SEE STRUCTURAL DRAWINGS
		INSUL.	INSULATE(D) (ING)	S.M.	SHEET METAL
C.F.	CUBIC FEET	INT.	INTERIOR	S.M.S.	SHEET METAL SCREW
C.I.	CAST IRON	INV.	INVERT	SPEC.	SPECIFICATION
C.J.	CONTROL JOINT			SQ.	SQUARE
CL.	CLOSET	JAN.	JANITOR	STL.	STEEL
CLG.	CEILING	J.H.	JOIST HANGER	STD.	STANDARD
CLKG.	CAULKING	JT.	JOINT	STAG.	STAGGERED
CLR.	CLEAR(ANCE)			STOR.	STORAGE
C.M.U.	CONCRETE MASONRY UNIT	KIT.	KITCHEN	STRUCT.	STRUCTURAL
COL.	COLUMN			SUSP.	SUSPENDED
COMP.	COMPOSITION	L.	LENGTH	SYM.	SYMMETRY(ICAL)
CONC.	CONCRETE	LAM.	LAMINATE	SYS.	SYSTEM
CONN.	CONNECTION	LAV.	LAVATORY		
CONSTR.	CONSTRUCTION	L.B.	LAG BOLT	T.	TREAD
CONT.	CONTINUOUS	LOC.	LOCATE(ION)	T.B.	TOWEL BAR
COR.	CORRUGATED	L.V.L.	LAMINATED VENEER LUMBER	T.B.D.	TO BE DETERMINED
C.O.T.G.	CLEAN-OUT TO GRADE	L.W.	LIGHTWEIGHT	T.C.	TOP OF CURB
CSMT.	CASEMENT			TEL.	TELEPHONE
CSWK.	CASEWORK	MAS.	MASONRY	TEMP.	TEMPERED
C.T.	CERAMIC TILE	MAT.	MATERIAL(S)	T.E.N.	TYPICAL EDGE NAILING
CTR.	COUNTER	MAX.	MAXIMUM	T & G	TONGUE & GROOVE
CTSK.	COUNTERSINK	M.B.	MACHINE BOLT	THK.	THICKNESS)
C.Y.	CUBIC YARD	M.C.	MEDICINE CABINET	THRESH.	THRESHOLD
		M.H.	MAN HOLE	T.J.I.	TRUSS JOIST INTERNATIONAL
DBL.	DOUBLE	MECH.	MECHANICAL	T.O.	TOP OF
DEPT.	DEPARTMENT	MEMB.	MEMBRANE	T.P.H.	TOILET PAPER HOLDER
DET.	DETAIL	MEZZ.	MEZZANINE	T.O.	TOP OF PAVEMENT
DF.	DRINKING FOUNTAIN	MFR.	MANUFACTURE(ER)	TV	TELEVISION
D.F.	DOUGLAS FIR	MIN.	MINIMUM	T.W.	TOP OF WALL
D.G.	DECOMPOSED GRANITE	MIR.	MIRROR	TYP.	TYPICAL
D.H.	DOUBLE HUNG	MISC.	MISCELLANEOUS		
DIAG.	DIAGONAL	MLDG.	MOLDING/MOULDING	U/L	UNDERWRITER'S LABORATORY
DIA.	DIAMETER	M.I.W.	MALLEABLE IRON WASHER	U.N.O.	UNLESS NOTED OTHERWISE
DIMEN.	DIMENSION	M.O.	MASONRY OPENING	U.O.N.	UNLESS OTHERWISE NOTED
DISP.	DISPENSER/DISPOSER	MTD.	MOUNTED	UR.	URINAL
DN.	DOWN	MET.	METAL		
DR.	DOOR	MULL.	MULLION	V.I.F.	VERIFY IN FIELD
DRWG.	DRAWING				
D.S.B.	DBL. STRENGTH B GRADE (GLASS)	N.	NORTH	W.	WEST/WIDTH/WIDE
		(N)	NEW	W/	WITH
D.S.	DOWNSPOUT	NAT.	NATURAL	W.C.	WATER CLOSET
DWR.	DRAWER	N.I.C.	NOT IN CONTRACT	WD.	WOOD
D.W.	DISH WASHER	NOM.	NOMINAL	WDW.	WINDOW
		N.T.S.	NOT TO SCALE	W.H.	WATER HEATER
E.	EAST			WI.	WOODWORK INSTITUTE
EA.	EACH	O/	OVER	W/O	WITHOUT
E.J.	EXPANSION JOINT	OBS.	OBSCURE	W.P.	WATERPROOF(ING)
ELEV.	ELEVATION, ELEVATOR	O.C.	ON CENTER(S)	W.R.	WATER RESISTANT
ELEC.	ELECTRIC(AL)	O.D.	OUTSIDE DIAMETER	W.S.	WOOD SCREW
EMER.	EMERGENCY	OFF.	OFFICE	WSCT.	WAINSCOT
ENCL.	ENCLOSURE	OFCI.	OWNER FURNISHED, CONTRACTOR INSTALLED	WT.	WEIGHT
EQUIP.	EQUIPMENT N.I.C. W/ WITH			W.W.M.	WELDED WIRE MESH
EWC.	ELECTRIC WATER COOLER	OFOI.	OWNER FURNISHED, OWNER INSTALLED		
(E)	EXISTING				
EXH.	EXHAUST	O.H.	OVER HANG		
EXP.	EXPOSED/EXPANSION	O.H.M.S.	OVALHEAD MACHINE SCREW		
EXT.	EXTERIOR	O.H.W.S.	OVALHEAD WOOD SCREW		
		OPNG.	OPENING		
F.A.	FIRE ALARM	OPP.	OPPOSITE		
FAST.	FASTEN(ER)				
F.A.	FLAT BAR	P.A.F.	POWDER ACTUATED FASTENER		
F.D.	FLOOR DRAIN	P.B.	PANIC BAR		
FEC.	FIRE EXTINGUISHER CABINET	PART. TBD.	PARTICLE BOARD		
F.F.	FINISH FLOOR	PCF.	POUNDS PER CUBIC FOOT		
F.G.	FINISH GRADE	P.D.	POWDER DRIVEN		
FND.	FOUNDATION	P.G.	PAINT GRADE		
F.E.	FIRE EXTINGUISHER	PERF.	PERFORATE		
F.	FIBERGLASS	PLF	POUNDS PER LINEAR FOOT		
FIN.	FINISH(ED)	PLAS. LAM.	PLASTIC LAMINATE		
F.H.M.S.	FLATHEAD MECHANICAL SCREW	PLAS.	PLASTER		
		PLYWD.	PLYWOOD		
F.H.W.S.	FLATHEAD WOOD SCREW	PR.	PAIR		

LEGEND

- EARTH
- ROCK
- SAND, MORTAR, PLASTER
- CONCRETE BLOCK
- CAST-IN-PLACE (C.I.P.) CONCRETE
- (E) STUD WALL
- (N) STUD WALL
- (E) STUD WALL TO BE REMOVED
- SOUND INSULATED STUD WALL
- METAL
- WOOD FINISH
- WOOD FRAMING CONTINUOUS MEMBER
- WOOD BLOCKING
- PLYWOOD
- GYPSUM WALLBOARD
- A.C. PAVING

SYMBOLS

- XXX — DOOR SYMBOL
- XX — WINDOW SYMBOL
- X — KEY TAG
- XX — DEMOLITION TAG
- MATCH LINE
- WORK POINT, DATUM POINT OR CONTROL
- XX — VERTICAL OR HORIZONTAL DIAPHRAGM KEY
- SECTION
  - SECTION IDENTIFICATION
  - SHEET WHERE SECTION IS DRAWN
- DETAIL
  - DETAIL IDENTIFICATION
  - SHEET WHERE DETAIL IS DRAWN
- FINISH GRADE (SPOT)
  - ELEVATION
  - SURFACE
- EXISTING GRADE (SPOT)
  - ELEVATION
  - SURFACE
- PROPERTY LINE
- REVISION

PROJECT TEAM

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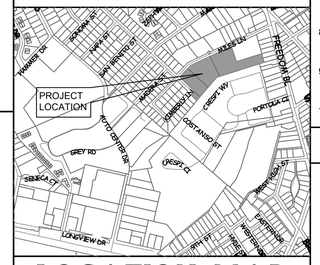
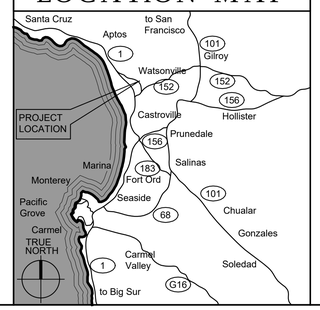
VICINITY MAP



LOCATION MAP



PROJECT INFORMATION

PROJECT:	Miles Lane Housing / Encompass	BUILDING AREA:	101,257 S.F.
LOCATION:	139 / 141 Miles Lane & 201 Kimberly Lane Watsonville, California 95076	BUILDING AREA (FOOTPRINT):	34,073 S.F.
APN:	016-491-01, 02 & 03, 016-111-44		
ZONING:	Existing : RM-2 (EM-OS @ wetland area) Proposed : RM-2/PD (EM-OS @ wetland area)		
LOT SIZE:	4.71 ACRES = 205,159 S.F.	OCCUPANCY:	R-2 / R-4
BUILDING SITE COVERAGE:	16.61%	CONSTRUCTION:	V-B-S

APPLICABLE BUILDING CODES & STANDARDS

2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (C.C.R.)
2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
2019 CALIFORNIA RESIDENTIAL CODE (CRC), PART 2.5, TITLE 24 C.C.R.
2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2019 CALIFORNIA ENERGY CODE (CEEC), PART 6, TITLE 24 C.C.R.
2019 CALIFORNIA ELEVATOR CODE, PART 7, TITLE 24 C.C.R.
2019 CALIFORNIA HISTORICAL BUILDING CODE (CHC), PART 8, TITLE 24 C.C.R.
2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.
2019 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 C.C.R.
2019 CALIFORNIA GREEN STANDARDS CODE (CALGreen), PART 11, TITLE 24 C.C.R.
2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PARTIAL LIST OF APPLICABLE STATE STANDARDS

NFPA 13, AUTOMATIC SPRINKLER SYSTEMS, (CA AMENDED) 2019 EDITION
NFPA 13R, AUTOMATIC SPRINKLER SYSTEMS, (CA AMENDED) 2019 EDITION
NFPA 72, NATIONAL FIRE ALARM CODE, (CA AMENDED) 2019 EDITION

EXITING:
NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSE) OF THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS, AND SHALL CORRELATE AT THE JOB SITE ALL SUCH ITEMS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
3. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
4. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
5. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
6. THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.
7. EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRACTOR SHALL VERIFY <E> CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
8. ANY PROPOSED SHUT DOWN OF UTILITIES SHALL BE REGISTERED IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
9. ANY PROPOSED WORK THAT TAKES PLACE AFTER NORMAL BUSINESS HOURS SHALL BE MADE IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
10. PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH SECTION 718.2 OF THE CURRENT ADOPTED EDITION OF C.B.C.

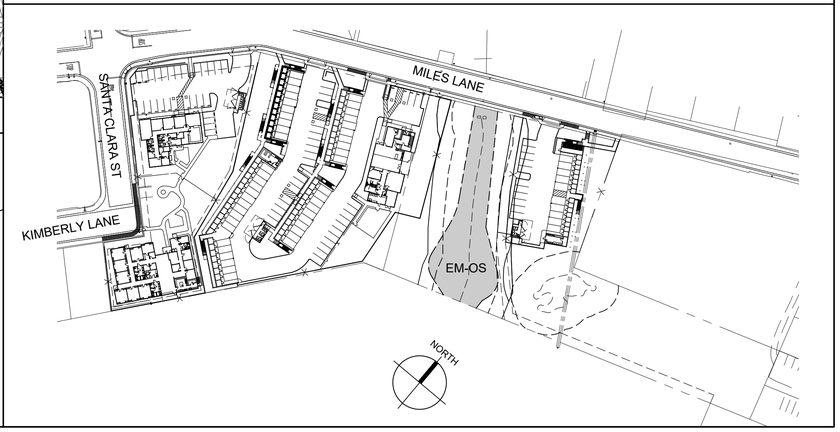
SHEET INDEX

SHT. #	SHEET TITLE
TITLE	
A001	COVER SHEET
CIVIL	
C1.0	COVER SHEET & GENERAL NOTES
C2.0	EX SITE PLAN
C2.1	OVERALL SITE PLAN
C3.0	GRADING & DRAINAGE
C3.1	GRADING & DRAINAGE
C4.0	EARTHWORK SITE PLAN
C4.1	SECTIONS
C5.0	OVERALL UTILITIES
C6.0	EROSION CONTROL
ARCHITECTURAL	
D100	DEMOLITION SITE PLAN
A100	ARCHITECTURAL SITE PLAN
A110	SITE DETAILS
A201	BUILDING 1 ARCHITECTURAL FLOOR PLANS
A202	BUILDING 1 ARCHITECTURAL FLOOR PLANS
A203	BUILDING 3 ARCHITECTURAL FLOOR PLANS
A204	BUILDING 3 ARCHITECTURAL FLOOR PLANS
A205	BUILDING 4 ARCHITECTURAL FLOOR PLANS
A206	BUILDING 4 ARCHITECTURAL FLOOR PLANS
A207	BUILDING 5 ARCHITECTURAL FLOOR PLANS
A208	BUILDING 5 ARCHITECTURAL FLOOR PLANS
A209	BUILDING 6 ARCHITECTURAL FLOOR PLANS
A210	BUILDING 6 ARCHITECTURAL FLOOR PLANS
A211	BUILDING 8 ARCHITECTURAL FLOOR PLANS
A212	ENCOMPASS RESIDENTIAL PROGRAM
A213	ENCOMPASS OUTPATIENT PROGRAM
A214	ENLARGED UNIT PLANS
A215	ENLARGED UNIT PLANS
A216	ACCESSIBLE ENLARGED UNIT PLANS
A401	BUILDINGS 1 & 2 EXTERIOR ELEVATIONS
A402	BUILDING 3 EXTERIOR ELEVATIONS
A403	BUILDINGS 4 & 5 EXTERIOR ELEVATIONS
A404	BUILDING 6 EXTERIOR ELEVATIONS
A405	BUILDING 7 EXTERIOR ELEVATIONS
A406	BUILDING 8 EXTERIOR ELEVATIONS
A407	ENCOMPASS EXTERIOR ELEVATIONS
LANDSCAPING	
L-1.0	CONCEPTUAL LANDSCAPE PLAN
L-1.1	CONCEPTUAL LANDSCAPE PLAN
L-1.2	TREE IMAGES
L-2.0	CONCEPTUAL SITE AMENITIES
L-2.1	CONCEPTUAL COMMON AREA HARDSCAPE PLAN
L-2.2	CONCEPTUAL FENCE PLAN AND ELEVATIONS
PHOTOMETRICS	
PH-1	PHOTOMETRIC SITE PLAN
PRELIMINARY MAP	
	PRELIMINARY MAP

FIRE SPRINKLER NOTES

1. THESE ARE NEW, FULLY FIRE SPRINKLERED BUILDINGS
2. DRAWINGS AND SUPPORTIVE CALCULATIONS FOR ALL NEW FIRE SPRINKLER SYSTEMS ARE REQUIRED TO BE SUBMITTED BY THE INSTALLING LICENSED FIRE SPRINKLER CONTRACTOR (C-16) TO THE FIRE PREVENTION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL PROVIDE "KNOX BOX" AT EACH BUILDING IN LOCATIONS PER FIRE DEPARTMENT RECOMMENDATIONS. THE CONTENTS SHALL INCLUDE EMERGENCY ACCESS KEYS INCLUDING A GRAND MASTER KEY FOR ROOMS, ACCESS KEY(S) TO THE FIRE ALARM PANEL(S) AND SPECIAL ACCESS KEYS (WHERE APPLICABLE).
4. ALL PLAN SUBMITTALS REQUIRING FIRE SPRINKLERS, FIRE SERVICE UNDERGROUND, FIRE ALARMS, AND HOOD AND DUCT SYSTEMS, SHALL BE SUBMITTED TO AND SHALL BE APPROVED BY THE FIRE DEPARTMENT AND FIRE MARSHALL BEFORE A FRAMING INSPECTION SHALL BE GRANTED BY THE BUILDING DEPARTMENT.

SITE PLAN



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WWW.WRDARCH.COM

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APNs: 016-491-01, 02 & 03, 016-111-44

MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

JOB NO. 17148.1

PRINT DATE:

PLOT DATE: 06.12.2019

DRAWN BY: MG

CHECKED BY: ATH

SET ISSUED:

2 RESUBMIT 02.28.2020

SHEET NAME

COVER SHEET

SHEET NO.

A001

FILE NAME: 17148.1A001

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
– LATEST REVISION OF THE CITY OF WATSONVILLE DESIGN STANDARDS AND SPECIFICATIONS
– THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
– THE 2019 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (CFC).
–STATE GENERAL CONSTRUCTION PERMIT (ORDER NO. 2012–0006–DWQ, NPDES NO. CASO00002.)

2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.

4. THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227–2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND MAINTAIN A CURRENT DIG ALERT/811 TICKET THROUGHOUT THE PROJECT.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF–HAUL AND DISPOSE OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: ASPHALT, CONCRETE STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT–BALLS FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.

11. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.

12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AND BUILDING OFFICIALS AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT–OF–WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE CITY AT SCHEDULED INSPECTIONS.

16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

STORM DRAIN

1. ALL STORM DRAIN PIPING 6"–24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE–S WITH INTEGRAL BELL & SPIGOT JOINTS (ADS–N12 OR EQUAL) OR PVC (SDR 35). INSTALLATION SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AS SHOWN ON PLANS.

2. STORM DRAIN MANHOLES SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

3. ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

SANITARY SEWER

1. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

2. SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PLASTIC GRAVITY SEWER PIPE WITH INTEGRAL WALL BELL AND SPIGOT JOINTS. ALL SOLID WALL PIPE, FITTINGS AND COUPLINGS IN 4" THROUGH 15" INCH DIAMETERS SHALL CONFORM TO ASTM 03033 AND ASTM 03034, SDR 35 MINIMUM.

3. PIPE SHALL BE INSTALLED IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS AND THE MANUFACTURERS RECOMMENDED TRENCH CONSTRUCTION PRACTICE FOR SEMI–RIGID PVC SEWER PIPE AND AS DIRECTED BY THE CITY.

4. SEWER SERVICE LATERALS SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

5. ALL SEWER SERVICES SHALL BE MARKED WITH A "S" ON TOP OF CURB.

6. SANITARY SEWER CLEAN OUTS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 100 FEET.

GRADING & DRAINAGE

1. CONTRACTOR SHALL NOTIFY CITY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE CITY GRADING ORDINANCE.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT–OF–ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER.

5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB–GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE DIRECTED.

7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOT–BALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

10. EARTHWORK QUANTITIES:
CUT = 12700 CY
FILL = 9300 CY
NET = 3400 CY FILL

EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

11. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.

12. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

13. INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB–DRAINS AND FOUNDATION SUB–DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.

14. BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN CUT AREA AS WELL AS THE FILL AREA. TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1557.

15. ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.

16. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:

A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.

C. RUN–OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

17. ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.

18. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL.

19. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

20. PREPARATION OF GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOIL AND OTHER UNSUITABLE MATERIALS.

21. PREPARATION OF THE GROUND. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON–COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.

22. FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.

23. THE ULTIMATE PURPOSE OF GRADING IS FOR THE CONSTRUCTION OF A MIXED–USE FACILITY W/PARKING AND DRIVEWAYS.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

5. SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY.

TREE PROTECTION NOTES

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

1. MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

2. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW ONTO THE GROUND. ALL CONTAMINANTS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CASAQ CONSTRUCTION BEST MANAGEMENT PRACTICES, SEE EROSION CONTROL PLAN SHEET C4.

3. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

4. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.

1. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP–LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY FORESTER.

2. ROOT PRUNING: ALL ROOTS TWO INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

1. PROTECTIVE FENCING: PRIOR TO THE ISSUANCE OF ANY BUILDING OR EARTH DISTURBANCE PERMIT, OR COMMENCING CONSTRUCTION, THE OWNER, CONTRACTOR OR SUBCONTRACTOR SHALL REQUIRE TREE PROTECTION INSPECTION AND APPROVAL BY THE CITY FORESTER, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLE THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.

2. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.

3. PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND BE CLEARLY VISIBLE TO WORKERS ON THE SITE.

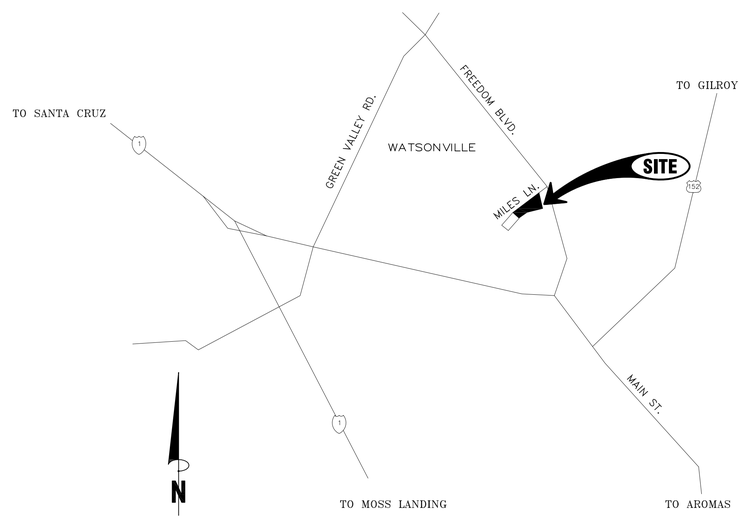
4. THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECTED WITHIN TEN (10) FEET OF THE FENCE, THE CONTRACTOR SHALL ALSO CONSULT WITH THE CITY FORESTER ON BARK PROTECTION REQUIREMENTS.

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	EASEMENT (ESMT)	
	CENTERLINE (CL)	
SD	STORM DRAIN MAIN	SD
	ROOF DRAIN LATERAL	
SS	SANITARY SEWER MAIN	SS
W	WATER MAIN	W
	DRAINAGE FLOW LINE	
	SAWCUT	
GB	GRADE BREAK	GB
	ACCESSIBLE PATH OF TRAVEL	
170	MAJOR CONTOUR	170
169	MINOR CONTOUR	169
X X X	FENCE	X X X
× 405.46	SPOT ELEVATION	FG 171.13
	DROP INLET (DI)	
	CURB INLET (CI)	
	AREA DRAIN (AD)	AD
SDMH	STORM DRAIN MANHOLE (SDMH)	SDMH
SSMH	SANITARY SEWER MANHOLE (SSMH)	SSMH
	FIRE DEPARTMENT CONNECTION (FDC)	FDC
FH	FIRE HYDRANT (FH)	FH
PIV	POST INDICATOR VALVE (PIV)	PIV
WM	WATER METER (WM)	WM
WV	WATER VALVE (WV)	
	CHECK VALVE	
	DOUBLE CHECK VALVE	
	CLEANOUT (CO)	

SHEET INDEX

C1.0 COVER & GENERAL NOTES
C2.0 EX SITE PLAN
C2.1 OVERALL SITE PLAN
C3.0 GRADING & DRAINAGE PLAN
C3.1 GRADING & DRAINAGE PLAN
C4.0 EARTHWORK
C4.1 SECTIONS
C5.0 UTILITY
C6.0 EROSION CONTROL



VICINITY MAP

REV.	DATE	DESCRIPTION	BY

MADE IN THE USA

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REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
No. 61390
CIVIL
EXP. 06/30/21
STATE OF CALIFORNIA

COVER SHEET & GENERAL NOTES

MIXED-USE DEVELOPMENT
APN# 016-491-03

Project Location: 139 MILES LANE, WATSONVILLE, CA 95076
PREPARED FOR: MIDPEN HOUSING CORPORATION

SCALE:	AS NOTED
DATE:	02–28–2020
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C1.0
OF – SHEETS	
PROJECT#	118–186

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Drawing file: Z:\Projects\118186 WRD – Miles Lane\Dwg\118186 XBase.dwg
Plotted: Feb. 27, 2020 – 12:48pm

SITE PLAN

1" = 40'

40 0 40 80 120

Scale 1" = 40'

REV.	DATE	DESCRIPTION	BY

C3 ENGINEERING INCORPORATED
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REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
No. 61390
EXP. 06/30/21
CIVIL
STATE OF CALIFORNIA

EX SITE PLAN

MIXED-USE DEVELOPMENT
APN# 016-491-03

Project Location: 139 MILES LANE, WATSONVILLE, CA 95076
PREPARED FOR: MIDPEN HOUSING CORPORATION

SCALE:	AS NOTED
DATE:	02-28-2020
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C2.0
OF – SHEETS	
PROJECT#	118-186

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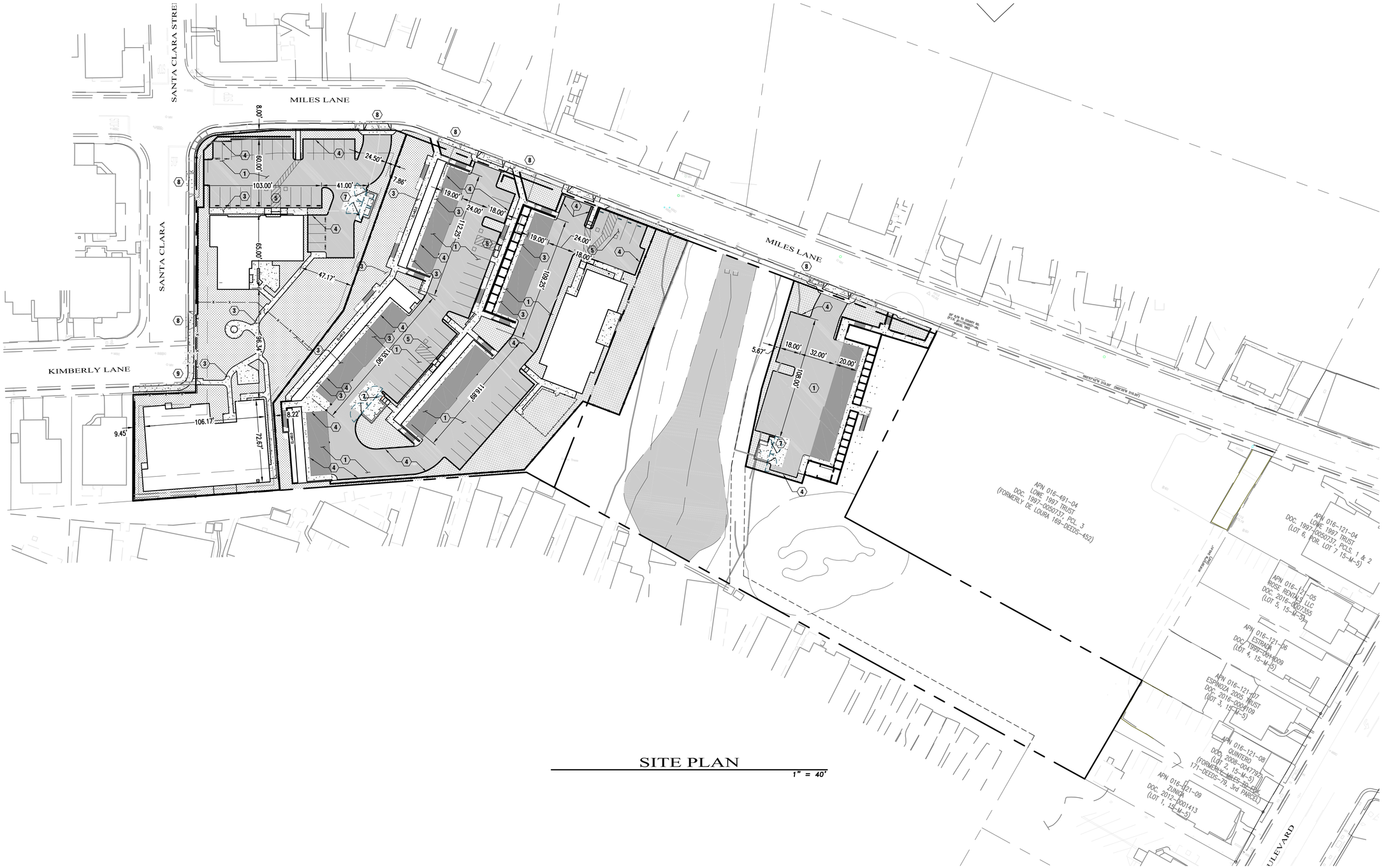

SITE PLAN

1" = 40'

HATCH LEGEND

- AC PAVEMENT
- AC PAVEMENT BELOW BUILDING
- CONCRETE PAVEMENT
- LANDSCAPE, (SEE LANDSCAPE ARCHITECT'S PLANS)
- LANDSCAPE, (UNDISTURBED)

KEY NOTES

1. AC PAVEMENT
2. CONCRETE PAVEMENT
3. CONCRETE WALKWAY
4. CONCRETE VERTICAL CURB,
5. ACCESSIBLE STALL
6. ACCESSIBLE RAMP
7. TRASH ENCLOSURE
8. EXISTING DRIVEWAY APPROACH TO BE REPLACED WITH SIDEWALK
9. SANTA CLARA/KIMBERLY INTERSECTION TO BE IMPROVED

40 0 40 80 120

Scale 1" = 40'

REV.	DATE	DESCRIPTION	BY

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REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 EXP. 06/30/21 CIVIL STATE OF CALIFORNIA

OVERALL SITE PLAN

MIXED-USE DEVELOPMENT APN# 016-491-03

Project Location: 139 MILES LANE, WATSONVILLE, CA 95076
PREPARED FOR: MIDPEN HOUSING CORPORATION

SCALE:	AS NOTED
DATE:	02-28-2020
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER:

C2.1

OF – SHEETS

PROJECT# 118-186

MADE IN THE USA

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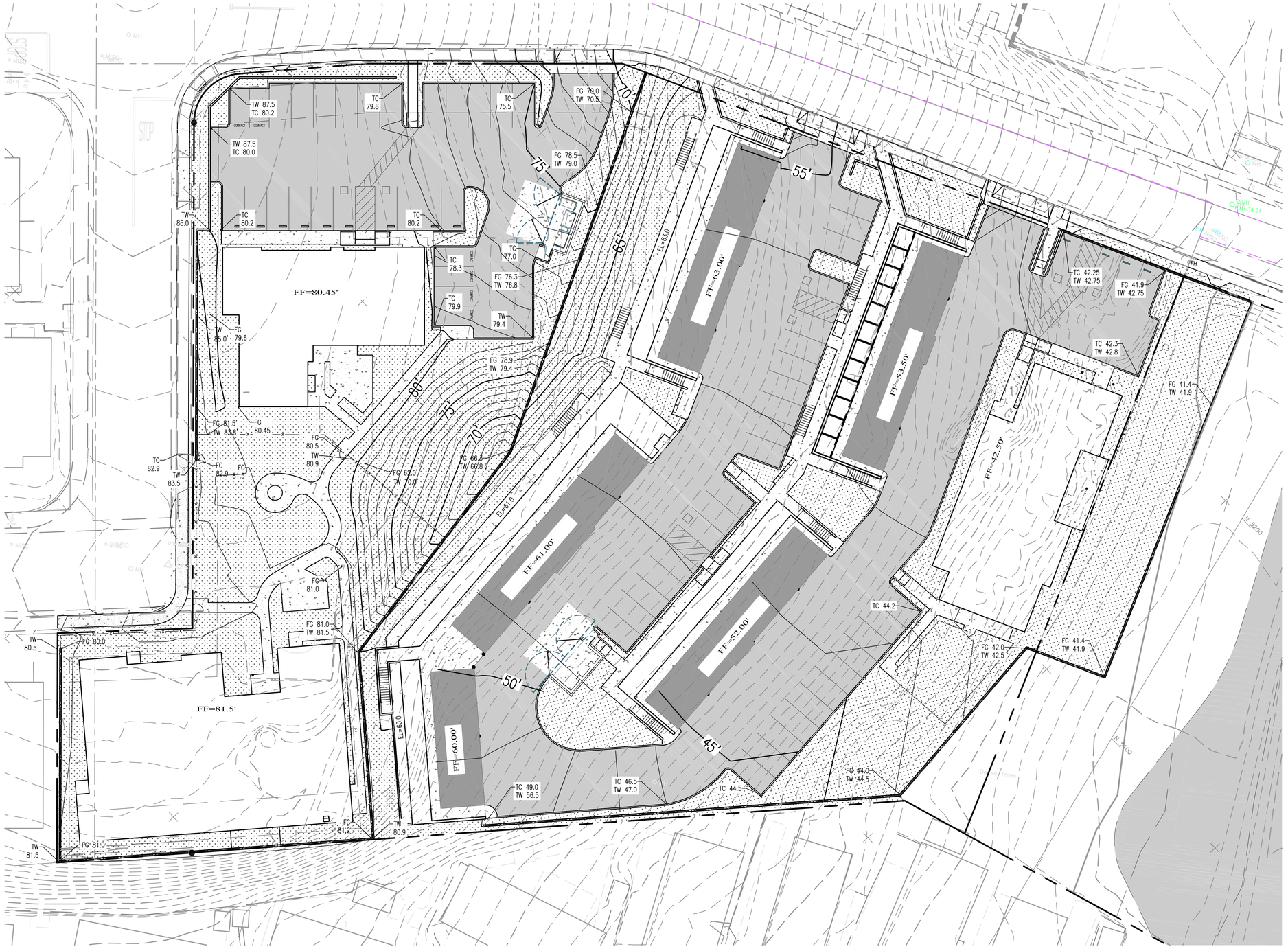
Plotted: Feb 27, 2020 - 12:48pm



HATCH LEGEND

- AC PAVEMENT, (SEE A/C15)
- AC PAVEMENT BELOW BUILDING, (SEE A/C15)
- CONCRETE PAVEMENT, (SEE B/C4)
- LANDSCAPE, (SEE LANDSCAPE ARCHITECT'S PLANS)
- LANDSCAPE, (UNDISTURBED)

GRADING & PLAN

1" = 20'

20 0 20 40 60

Scale 1" = 20'

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REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 CIVIL EXP. 06/30/21 STATE OF CALIFORNIA

GRADING & DRAINAGE

MIXED-USE DEVELOPMENT
APN# 016-491-03

Project Location: 139 MILES LANE, WATSONVILLE, CA 95076
PREPARED FOR: MIDPEN HOUSING CORPORATION

SCALE:	AS NOTED
DATE:	02-28-2020
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER:

C3.0

OF – SHEETS

PROJECT# 118-186

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Plotted: Feb 27, 2020 - 12:58pm

HATCH LEGEND

- AC PAVEMENT, (SEE A/C15)
- AC PAVEMENT BELOW BUILDING, (SEE A/C15)
- CONCRETE PAVEMENT, (SEE B/C4)
- LANDSCAPE, (SEE LANDSCAPE ARCHITECT'S PLANS)
- LANDSCAPE, (UNDISTURBED)

GRADING & PLAN

1" = 20'

20 0 20 40 60

Scale 1" = 20'

REV.	DATE	DESCRIPTION	BY

MADE IN THE USA

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 EXP. 06/30/21 CIVIL STATE OF CALIFORNIA

GRADING & DRAINAGE

MIXED-USE DEVELOPMENT
APN# 016-491-03

Project Location: 139 MILES LANE, WATSONVILLE, CA 95076
PREPARED FOR: MIDPEN HOUSING CORPORATION

SCALE:	AS NOTED
DATE:	02-28-2020
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C3.1
OF — SHEETS	
PROJECT#	118-186

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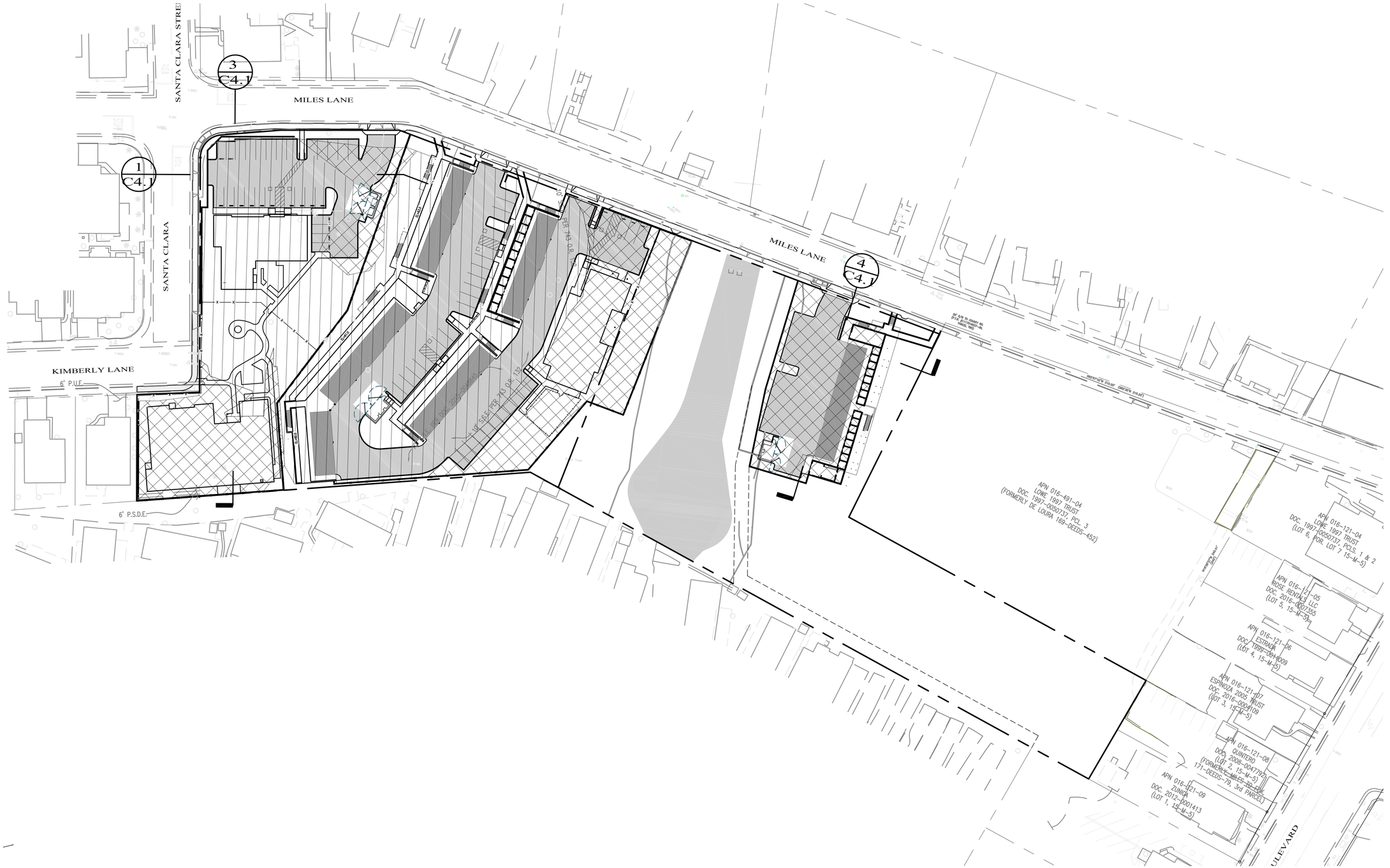
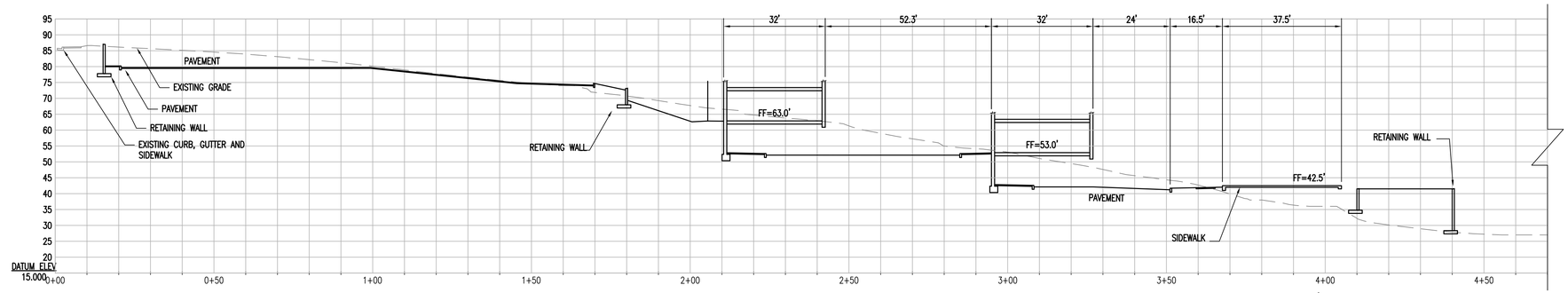
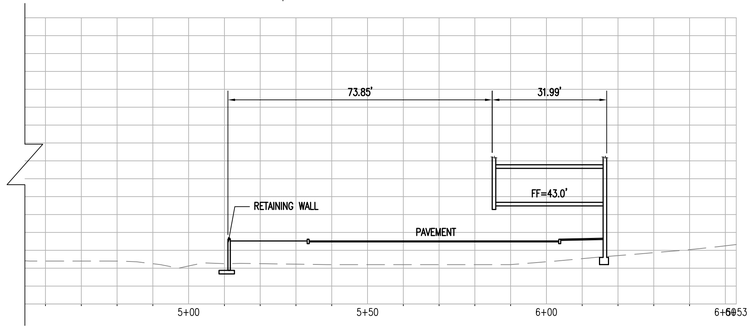
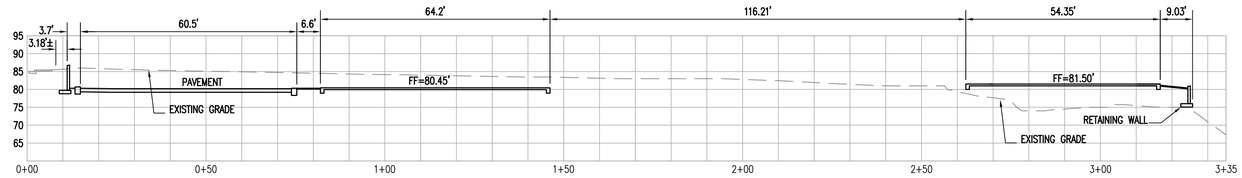

SANTA CLARA STREET
3
C4.1
MILES LANE
1
C4.1
SANTA CLARA
KIMBERLY LANE
6' P.U.E.
6' P.S.D.E.
EVE
EVE
EVE



1 / C4.1 SECTION 1

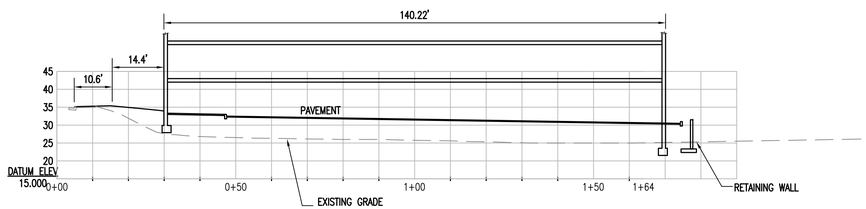
1" = 20'





3 / C4.1 SECTION 3

1" = 20'



4 / C4.1 SECTION 4

1" = 20'

20 0 20 40 60

Scale 1" = 20'

REV.	DATE	DESCRIPTION	BY

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Civil Engineering Land Development
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126 Bonifacio Place, Suite C, Monterey, CA 93940
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REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
No. 61390
EXP. 06/30/21
CIVIL
STATE OF CALIFORNIA

SECTIONS

MIXED-USE DEVELOPMENT
APN# 016-491-03

Project Location: 139 MILES LANE, WATSONVILLE, CA 95076
PREPARED FOR: MIDPEN HOUSING CORPORATION

SCALE:	AS NOTED
DATE:	02-28-2020
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SHEET NUMBER:	C4.1
OF – SHEETS	
PROJECT#	118-186

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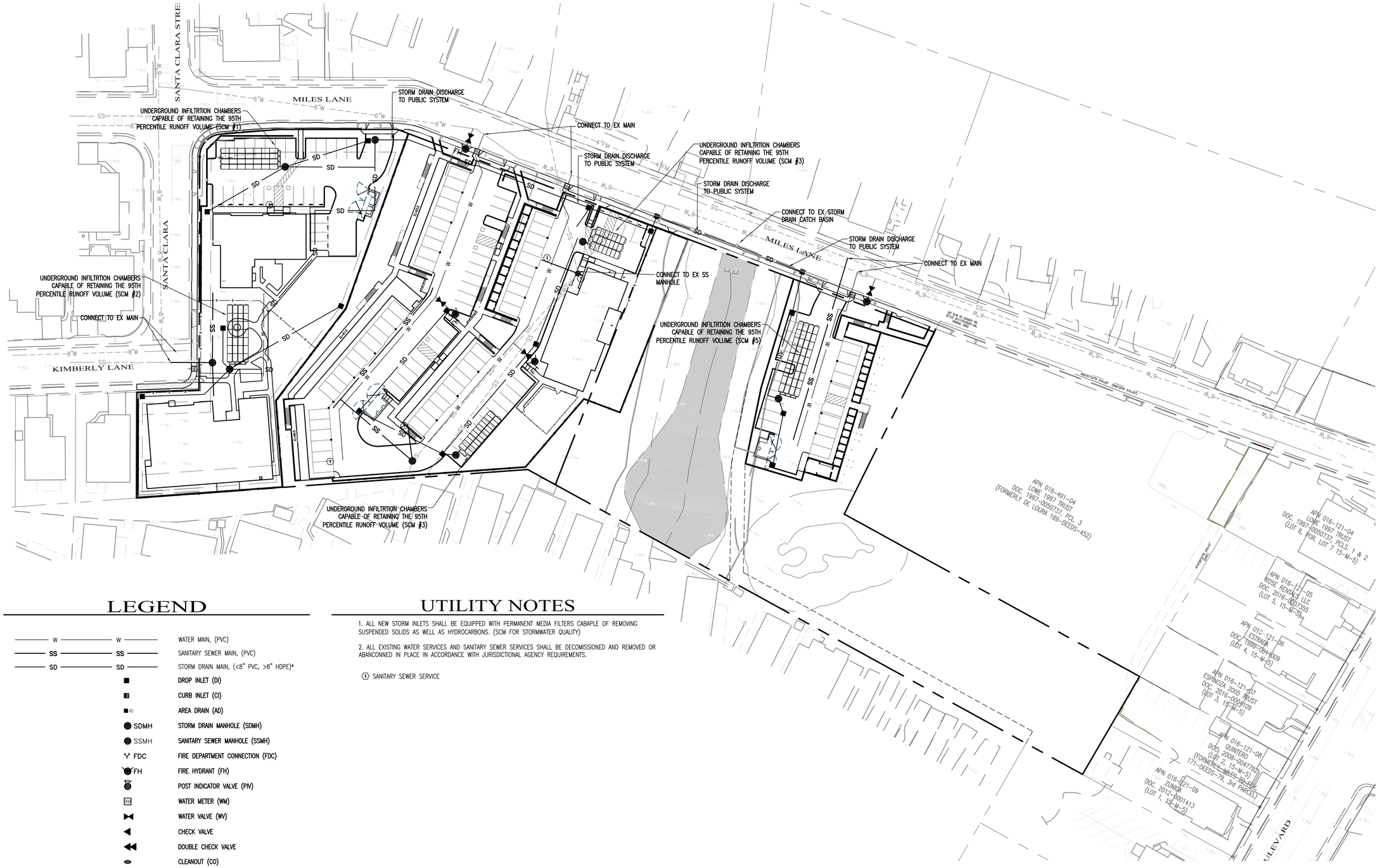

LEGEND

W — W	WATER MAIN, (PVC)
SS — SS	SANITARY SEWER MAIN, (PVC)
SD — SD	STORM DRAIN MAIN, (<8" PVC, >8" HDPE)*
■	DROP INLET (DI)
■	CURB INLET (CI)
■ AD	AREA DRAIN (AD)
● SDMH	STORM DRAIN MANHOLE (SDMH)
● SSMH	SANITARY SEWER MANHOLE (SSMH)
FDC	FIRE DEPARTMENT CONNECTION (FDC)
FH	FIRE HYDRANT (FH)
PIV	POST INDICATOR VALVE (PIV)
WM	WATER METER (WM)
	WATER VALVE (WV)
	CHECK VALVE
	DOUBLE CHECK VALVE
	CLEANOUT (CO)
	UNDERGROUND RETENTION CHAMBER (SCM FOR STORMWATER QUANTITY)

UTILITY NOTES

1. ALL NEW STORM INLETS SHALL BE EQUIPPED WITH PERMANENT MEDIA FILTERS CABAPLE OF REMOVING SUSPENDED SOLIDS AS WELL AS HYDROCARBONS. (SCM FOR STORMWATER QUALITY)

2. ALL EXISTING WATER SERVICES AND SANITARY SEWER SERVICES SHALL BE DECOMISSIONED AND REMOVED OR ABANCONNED IN PLACE IN ACCORDANCE WITH JURISDICTIONAL AGENCY REQUIREMENTS.

① SANITARY SEWER SERVICE

OVERALL UTILITIES

1" = 40'

40 0 40 80 120

Scale 1" = 40'

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REV.	DATE	DESCRIPTION	BY
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REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 EXP. 06/30/21 CIVIL STATE OF CALIFORNIA

OVERALL UTILITIES

MIXED-USE DEVELOPMENT APN# 016-491-03

Project Location: 139 MILES LANE, WATSONVILLE, CA 95076
PREPARED FOR: MIDPEN HOUSING CORPORATION

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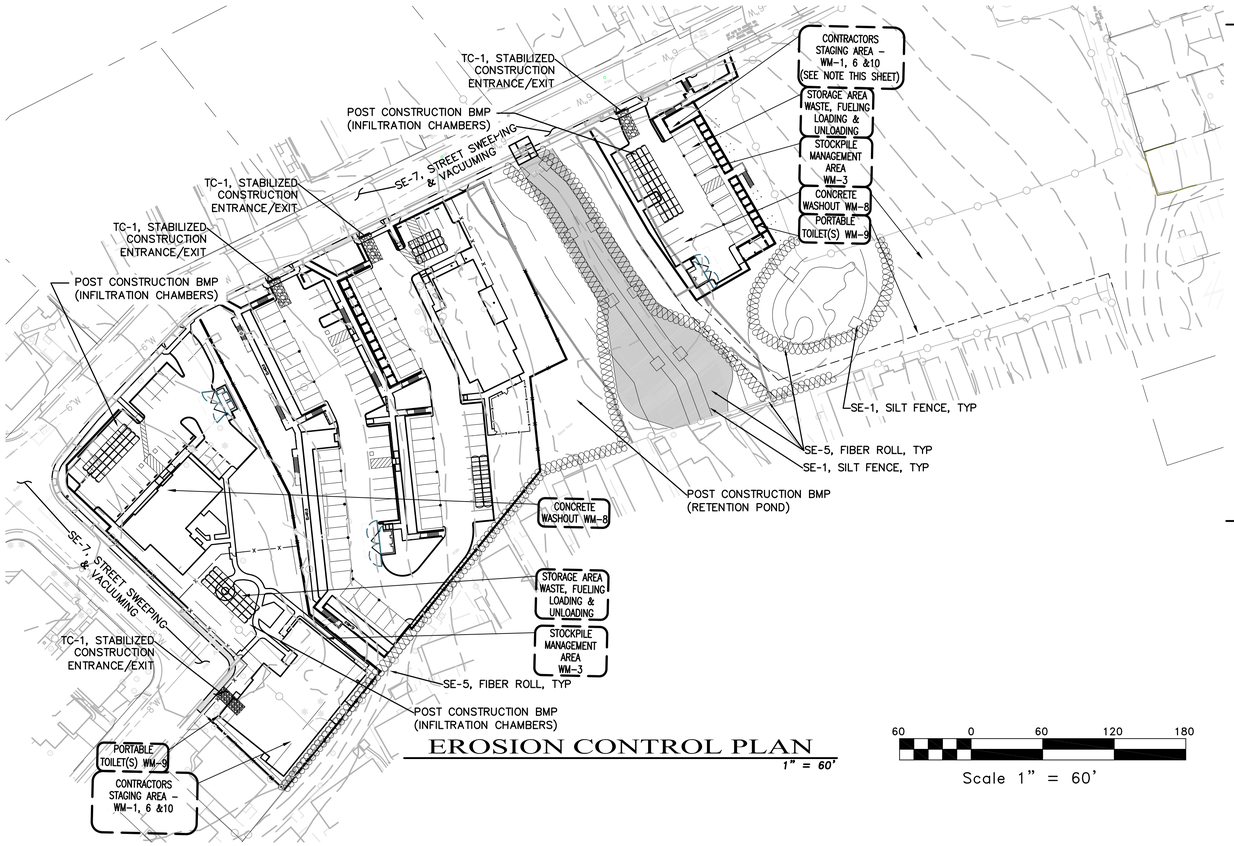
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER:

C5.0

OF – SHEETS

PROJECT# 118-186



EROSION CONTROL PLAN
1" = 60'

60 0 60 120 180
Scale 1" = 60'

BMP'S

EROSION CONTROL:
EC-1 SCHEDULING
EC-2 PRESERVATION OF EXISTING VEGETATION
EC-3 HYDRAULIC MULCH
EC-4 HYDROSEEDING
EC-8 WOOD MULCHING
EC-16 NON-VEGETATIVE STABILIZATION

SEDIMENT CONTROL:
SE-1 SILT FENCE
SE-2 SEDIMENT BASINS
SE-3 SEDIMENT TRAP
SE-5 FIBER ROLL
SE-6 GRAVEL BAG BERM
SE-7 STREET SWEEPING AND VACUUMING
SE-8 SANDBAG BARRIER
SE-9 STRAW BALE BARRIER
SE-10 STORM DRAIN INLET PROTECTION
SE-13 COMPOST SOCKS AND BERMS
SE-14 BIOFILTER BAGS

TRACKING CONTROL:
TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-3 ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL:
WE-1 WIND EROSION CONTROL

NON-STORM WATER MANAGEMENT:
NS-1 WATER CONSERVATION PRACTICES
NS-2 DEWATERING OPERATIONS
NS-3 PAVING AND GRINDING OPERATIONS
NS-6 ILLICIT CONNECTION/DISCHARGE
NS-7 POTABLE WATER/IRRIGATION
NS-8 VEHICLE AND EQUIPMENT CLEANING
NS-9 VEHICLE AND EQUIPMENT FUELING
NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
NS-12 CONCRETE CURING
NS-13 CONCRETE FINISHING
NS-14 MATERIAL AND EQUIPMENT USE

WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:
WM-1 MATERIAL DELIVERY AND STORAGE
WM-2 MATERIAL USED
WM-3 STOCKPILE MANAGEMENT
WM-4 SPILL PREVENTION AND CONTROL
WM-5 SOLID WASTE MANAGEMENT
WM-6 HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8 CONCRETE WASTE MANAGEMENT
WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
WM-10 LIQUID WASTE MANAGEMENT

REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.

LEGEND

INLET PROTECTION, (SEE D/C17)
PROPOSED DRAINAGE FLOW
FIBER ROLL, (SEE A/C17)
SILT FENCE (SEE F/C17)

STORMWATER MANAGEMENT

THE FOLLOWING STANDARD BMPS SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:

PAINTING:
1. MINIMIZE USE OF OIL-BASED PAINTS
2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.

PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:
1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.

READY-MIXED CONCRETE:
1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.

EARTH MOVING/GRADING:
1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.

PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.

DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE RMA-ENVIRONMENTAL SERVICES A LETTER FROM A LICENSED PRACTITIONER.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL RE-VEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.

4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
(GRADING/EROSION ORD. 2806-16.12.090)
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

EROSION CONTROL NOTES

6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;

7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;

8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY

9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.

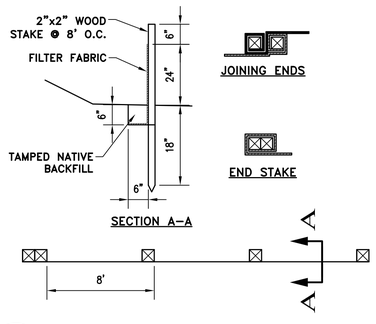
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY. FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

11. CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.

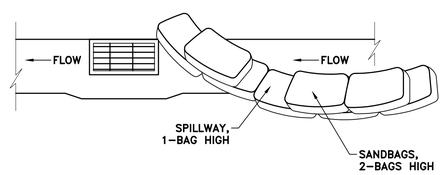
GRADING DATA

EARTHWORK QUANTITIES:
CUT = 12700 CY
FILL = 9300 CY
NET = 3400 CY FILL

GRADING AREAS
TOTAL SITE AREA: 204,359 SF/4.7 AC
AREA DISTURBED: 130,600 SF/2.99 AC

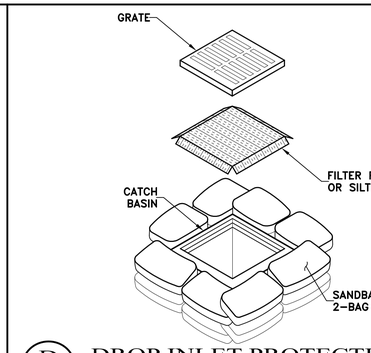


F C6.0 SILT FENCE NTS

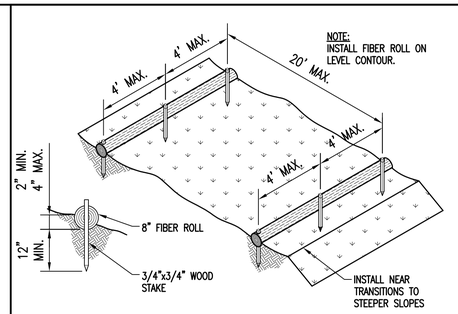


NOTES:
1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETE.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

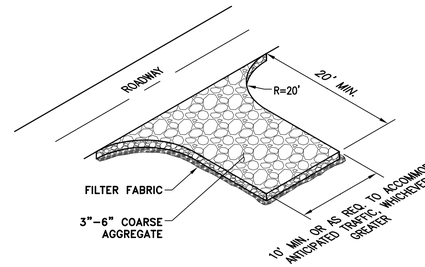
E C6.0 CURB INLET PROTECTION NTS



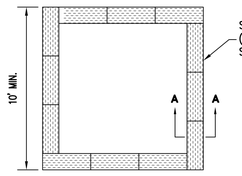
D C6.0 DROP INLET PROTECTION NTS



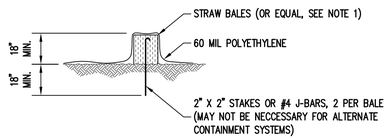
A C6.0 FIBER ROLL NTS



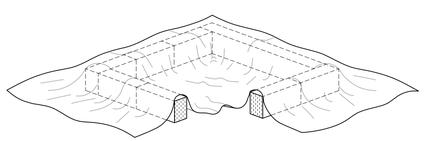
B C6.0 STABILIZE ENTRANCE NTS



CONTAINMENT CONFIGURATION



SECTION A-A



THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. CONTAINMENT PERIMETER SHALL BE CONTINUOUS.

NOTES:
1. CONTRACTOR MAY FABRICATE OR USE PRE-FAB CONTAINER IN LIEU OF STRAW BAILS.
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND AWAY FROM DRAINAGE INLETS OR WATERCOURSES

C C6.0 CONCRETE WASHOUT NTS

REV.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			

MADE IN THE USA

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 EXP. 06/30/21 CIVIL STATE OF CALIFORNIA

EROSION CONTROL
MIXED-USE DEVELOPMENT
APN# 016-491-03

Project Location: 139 MILES LANE, WATSONVILLE, CA 95076
PREPARED FOR: MIDPEN HOUSING CORPORATION

SCALE:	AS NOTED
DATE:	02-28-2020
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C6.0
OF – SHEETS	
PROJECT#	118-186

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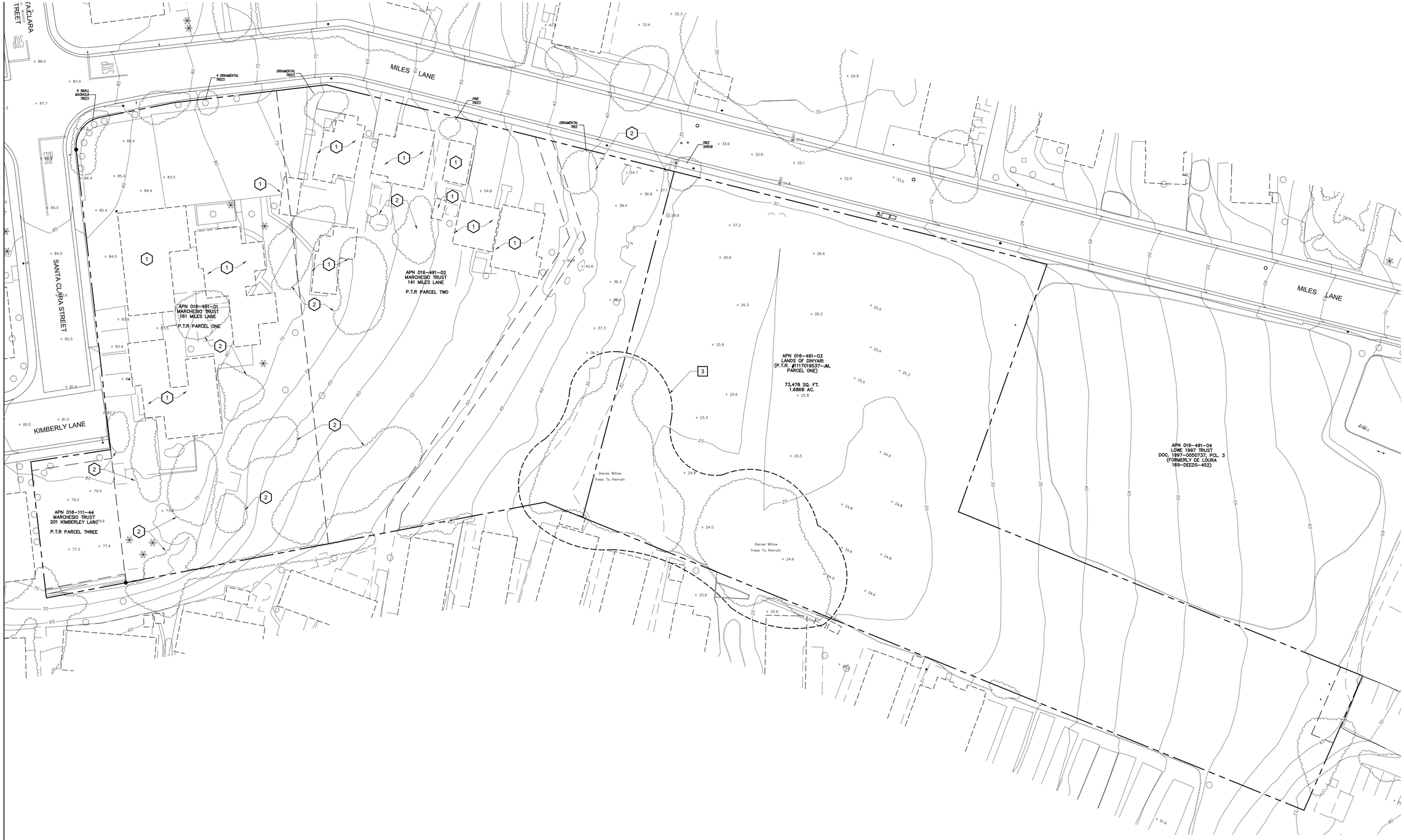
Drawing file: Z:\Projects\118186 WRD - Miles Lane\Dwg\118186 XBase.dwg
Plotted: Feb 27, 2020 - 7:41am



PLAN NORTH

1 DEMOLITION SITE PLAN

SCALE: 1"=30'-0"

DEMOLITION KEY NOTES

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

1. REMOVE EXISTING SINGLE STORY WOOD FRAME STRUCTURE.
2. REMOVE EXISTING TREE - TYPICAL.
3. EXISTING TREE GROVE - SEE SEPARATE BIOLOGICAL REPORT FOR PROTECTIONS, ALLOWABLE REMOVAL, ETC.

WALD RUHNKE & DOST ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100

MONTEREY, CALIFORNIA 93940

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APNs: 016-491-01, 02 & 03, 016-111-44

MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

JOB NO. 17148.1

PRINT DATE:

PLOT DATE: 06.12.2019

DRAWN BY: MG

CHECKED BY: ATH

SET ISSUED:

1 PLANNING COMMENTS 06.10.2019

2 RESUBMIT 02.28.2020

SHEET NAME

DEMOLITION SITE PLAN

SHEET NO.

D100

FILE NAME: 17148.1 D100

PROPERTY INFORMATION

PROJECT ADDRESS / LOCATION	139/141 Miles Lane & 201 Kimberly Lane Watsonville, California 95076		
ASSESSORS PARCEL NUMBERS	016-491-01, 016-491-02, 016-491-03 016-111-44		
CURRENT ZONING	RM-2	(EM-OS @ wetland area)	
PROPOSED ZONING	RM-2/PD	(EM-OS @ wetland area)	
OCCUPANCY	R-2 / R-4		
CONSTRUCTION TYPE	V-B-S		
TOTAL LAND AREA	205,159.32 sf (+/-) =	4.71	Acres (+/-)
APN	016-111-44 =	5,077.93	sf (+/-)
APN	016-491-01 =	44,054.65	sf (+/-)
APN	016-491-02 =	61,171.61	sf (+/-)
APN	016-491-03 =	94,855.13	sf (+/-)

TOTAL BUILDING AREA =	101,256.89 sf (all floors, balconies, decks, etc.)		
TOTAL FOOTPRINT AREA =	34,072.52 sf	Floor Area Ratio =	16.61%
TOTAL LANDSCAPE AREA =	110,138.66 sf	Landscape Area Ratio =	53.68%
TOTAL HARDSCAPE AREA =	7,202.91 sf	Hardscape Ratio Area =	3.51%
TOTAL PAVEMENT AREA =	53,745.23 sf	Pavement Area Ratio =	26.20%

REQUIRED PARKING 136 STALLS per below

Multi-Family:	(1) stall/1 bdrm unit + (2) stalls/2~3 bdrm unit		
	35 units x (1) =	35	stalls
	37 units x (2) =	74	stalls
	Total Required =	109	stalls
Residential Treatment:	(1) stalls/unit + (1) guest stall/(4) bedrooms		
	8 units x (1) =	8	stalls
	8 bdrms / (4) =	2	stalls
	4 staff/shift =	4	stalls
	Total Required =	14	stalls
Outpatient Program:	(1) stall/300sf (per GLU 66)		
	3,864 sf / 300 =	13	stalls

PROVIDED PARKING 129 STALLS per below

Multi-Family:	3	Van-Accessible (9'x18')
	3	Std Accessible (9'x18')
	96	Standard (9'x18')
	102	TOTAL PROVIDED STALLS
Residential & Outpatient Programs:	1	Van Accessible (9'x18')
	1	Std Accessible (9'x18')
	25	Standard (9'x18')
	27	TOTAL PROVIDED STALLS

LAND AREA REDUCTION REQUEST

REQUIRED LAND AREA (per Watsonville Municipal Code)

Required lot area per (1) or less bedrooms:	3250 sf		
Required lot area per each additional bedroom	375 sf		
72 units w/ (1) or less bdrms x	3250	=	234,000 sf
37 units w/ 2nd bedroom x	375	=	13,875 sf
19 units w/ 3rd bedroom x	375	=	7,125 sf
TOTAL REQUIRED LAND AREA =			255,000 sf

NET LAND AREA REQUESTED

205,159.32 sf, less Stream/Wetland & 30 ft Riparian Buffer =			175,974.12 sf
Requested reduction of Net Land Area =	69 %		
Requested lot area per (1) or less bedrooms:	2600 sf		
Requested lot area per each additional bedroom	300 sf		
72 units w/ (1) or less bdrms x	2600	=	187,200 sf
37 units w/ 2nd bedroom x	300	=	11,100 sf
19 units w/ 3rd bedroom x	300	=	5,700 sf
TOTAL REQUESTED LAND AREA =			204,000 sf

BUILDING SQUARE FOOTAGES

Land Area		205,159.32	sf (+/-)	=	4.71	Acres (+/-)
Common Open Space =		110,138.66	sf ÷	72	units = 1,530	sf per unit
MIDPEN HOUSING						Units/Bldg
Building	1	Multi-family	13,784.42	Total SF		
		Studio	359.33	Heated &	10.67 Util	3
			70.00	Unit Patio		
		1 Bedroom (A)	617.00	Heated &	10.67 Util	3
			57.33	Unit Patio		
		2 Bedroom	731.67	Heated &	10.67 Util	3
			44.67	Unit Patio		
		3 Bedroom	1,021.17	Heated &	10.67 Util	3
			40.67	Unit Patio		
		Covered Walk	627.08	sf		
		Common Balc	1,194.17	sf		
		Covered Parking	2,210.33	sf		
		Covered Storage	799.33	sf		
Building	2	REMOVED				
Building	3	Multi-family	26,978.82	Total SF		
		Studio	359.33	Heated &	10.67 Util	4
			70.00	Unit Patio		
		1 Bedroom (A)	617.00	Heated &	10.67 Util	3
			57.33	Unit Patio		
		1 Bedroom (A-1)	652.70	Heated &	16.43 Util	3
			67.22	Unit Patio		
		2 Bedroom	731.67	Heated &	10.67 Util	6
			44.67	Unit Patio		
		3 Bedroom	1,021.17	Heated &	10.67 Util	6
			40.67	Unit Patio		
		Covered Walk	1,159.07	sf		
		Common Balc	2,243.97	sf		
		Maintenance Shop	422.22	sf		
		Bike Storage	347.00	sf		
		Covered Parking	4,101.78	sf		
		Covered Storage	1,523.74	sf		
Building	4	Multi-family	12,245.25	Total SF		
		Studio	359.33	Heated &	10.67 Util	2
			70.00	Unit Patio		
		1 Bedroom (A)	617.00	Heated &	10.67 Util	2
			57.33	Unit Patio		
		2 Bedroom	731.67	Heated &	10.67 Util	3
			44.67	Unit Patio		
		3 Bedroom	1,021.17	Heated &	10.67 Util	3
			40.67	Unit Patio		
		Covered Walk	552.71	sf		
		Common Balc	854.38	sf		
		Covered Parking	2,210.33	sf		
		Covered Storage	799.33	sf		
Building	5	Multi-family	17,464.78	Total SF		
		Studio	359.33	Heated &	10.67 Util	5
			70.00	Unit Patio		
		1 Bedroom (A)	617.00	Heated &	10.67 Util	5
			57.33	Unit Patio		
		2 Bedroom	731.67	Heated &	10.67 Util	3
			44.67	Unit Patio		
		3 Bedroom	1,021.17	Heated &	10.67 Util	3
			40.67	Unit Patio		
		Covered Walk	741.88	sf		
		Common Balc	1,306.29	sf		
		Covered Parking	2,624.99	sf		
		Covered Storage	788.13	sf		
		Supplies Room	85.42	sf		
		Laundry Room	314.58	sf		
		Bike Storage	400.00	sf		
Building	6	Multi-family	13,160.25	Total SF		
		Studio	359.33	Heated &	10.67 Util	2
			70.00	Unit Patio		
		1 Bedroom (A)	617.00	Heated &	10.67 Util	3
			57.33	Unit Patio		
		2 Bedroom	731.67	Heated &	10.67 Util	3
			44.67	Unit Patio		
		3 Bedroom	1,021.17	Heated &	10.67 Util	3
			40.67	Unit Patio		
		Covered Walk	552.71	sf		
		Common Balc	1,084.38	sf		
		Covered Parking	2,210.33	sf		
		Covered Storage	799.33	sf		
Building	7	REMOVED				
Building	8	Comm Bldg	6,369.14	Total SF		
		Main Floor	4,182.90	Heated		
		Outdoor Deck	379.20	sf		
		Manager Unit	1,669.37	Heated @	145.54 Lower	1
					1523.83 Upper	
		Manager Deck	113.67	sf		
		Manager Storage	24.00	sf		
				TOTAL MULTI-FAMILY UNITS		72
ENCOMPASS						
Building	9	Residential Program	7,389.78	sf		
Building	10	Outpatient Program	3,864.44	sf		

BUILDING DESCRIPTIONS

BLDG	DESCRIPTION	TOTAL SQ FT
1	2-Story Residential Apartments with Tuck-Under Parking	13,784
2	(not used)	0
3	2-Story Residential Apartments with Tuck-Under Parking	26,979
4	2-Story Residential Apartments with Tuck-Under Parking	12,245
5	2-Story Residential Apartments with Tuck-Under Parking	17,465
6	2-Story Residential Apartments with Tuck-Under Parking	13,160
7	(not used)	0
8	2-Story Community Center with Residential Mgr's Unit @ 2nd Flr	6,369
9	Encompass Residential Program	7,390
10	Encompass Outpatient Program	3,864

UNIT MIX

UNIT TYPE	UNITS (ea)	TOTAL OF EACH TYPE	PERCENT OF TOTAL
Studio	15	16	22
Studio - Accessible	1		
1 Bedroom (Type 'A')	15	19	26
1 Bedroom (Type 'B')	3		
1 Bedroom - Accessible	1		
2 Bedroom	18	18	25
3 Bedroom	17	19	26
3 Bedroom - Accessible	1		
3 Bedroom (Manager)	1		
TOTALS	72	72	100

ARCHITECTURAL SITE PLAN

SCALE: 1"=30'-0"

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
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APNs: 016-491-01, 02 & 03, 016-111-44

MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

JOB NO. 17148.1

PRINT DATE:

PLOT DATE: 06.12.2019

DRAWN BY: MG

CHECKED BY: ATH

SET ISSUED:

1	PLANNING COMMENTS	06.10.2019
2	RESUBMIT	02.28.2020

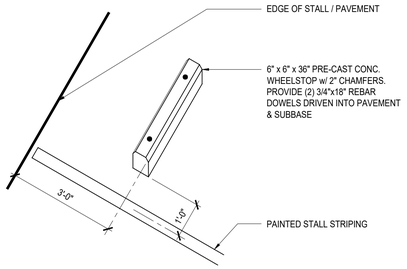
SHEET NAME

ARCHITECTURAL SITE PLAN

SHEET NO.

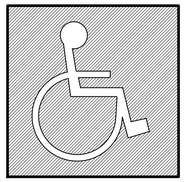
A100

FILE NAME: 17148.1



10 PRE-CAST WHEELSTOP

SCALE: 1/2" = 1'-0"

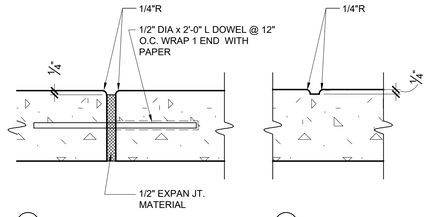


INTERNATIONAL SYMBOL OF ACCESSIBILITY

1. MINIMUM 5"x5" DECAL TO BE LOCATED BY PRIMARY ENTRANCE.
2. MINIMUM 36"x36" PAINTED SYMBOL ON PAVEMENT AT ACCESSIBLE PARKING STALL(S).
3. BACKGROUND TO BE BLUE, WHEELCHAIR SYMBOL TO BE WHITE (TYPICAL).

7 ACCESSIBILITY SYMBOL

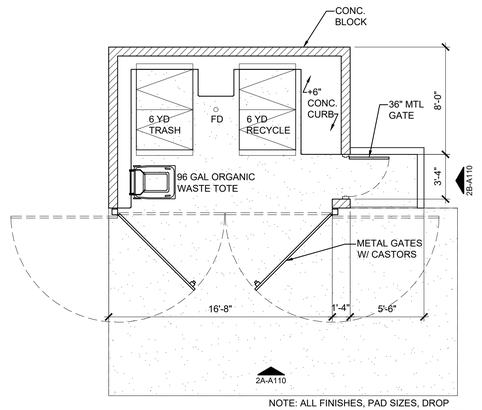
SCALE: NO SCALE



NOTE:
REFER TO CONCRETE JOINT NOTES DETAIL 2/~ FOR ADDITIONAL NOTATION.

4 CONCRETE JOINTS

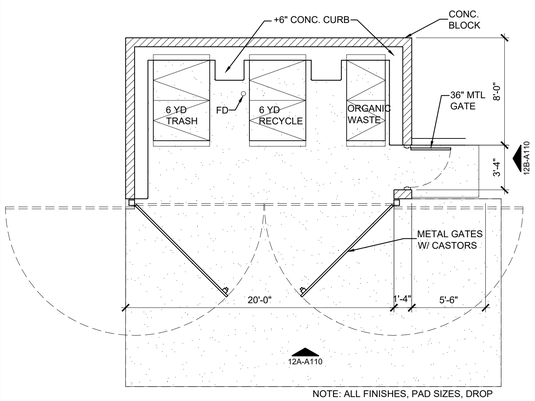
SCALE: 3" = 1'-0"



NOTE: ALL FINISHES, PAD SIZES, DROP BOLTS, ETC. TO BE PER CITY STANDARDS

1 SMALL TRASH ENCLOSURE

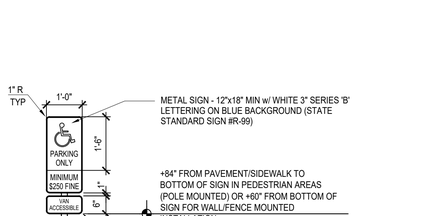
SCALE: 3/16" = 1'-0"



NOTE: ALL FINISHES, PAD SIZES, DROP BOLTS, ETC. TO BE PER CITY STANDARDS

11 LARGE TRASH ENCLOSURE

SCALE: 3/16" = 1'-0"



NOTE:
PROVIDE AS SHOWN AT EACH ACCESSIBLE PARKING STALL.

8 ACCESSIBLE STALL SIGN

SCALE: 1/2" = 1'-0"

CONTROL JOINTS (CONTRACTION)

CONCRETE FLATWORK SHALL BE DIVIDED INTO AS NEARLY SQUARE PANELS AS POSSIBLE, I.E., 8' WIDE CONCRETE WALK WOULD HAVE (CONTRACTION) JOINTS AT 8' O.C. PROVIDE (CONTRACTION) JOINTS, SECTIONING CONCRETE TO A 4 DEPTH EQUAL TO AT LEAST ¼" CONCRETE THICKNESS, AS FOLLOWS:

TOOLED JOINTS / SCORED JOINTS (S.J.)

FORM WEAKENED - PLANE JOINTS IN FRESH CONCRETE BY GROOVING TOP PORTION WITH A RECOMMENDED CUTTING TOOL AND FINISHING EDGES WITH A JOINTER.

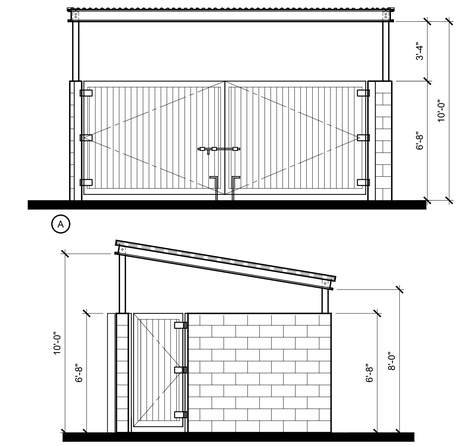
EXPANSION JOINTS (E.J.)

PROVIDE EXPANSION JOINTS AT MINIMUM 15' O.C. TO MAXIMUM 20' O.C. TO MATCH EQUAL SPACING SECTIONS OF (CONTRACTION) JOINTS TO PROVIDE A UNIFORM PATTERN.

CONTRACTOR SHALL PROVIDE A DRAWING SHOWING ALL EXPANSION / CONTROL JOINTS IN WALKS AND SLABS TO THE ARCHITECT FOR REVIEW PRIOR TO COMMENCING WITH ANY WORK.

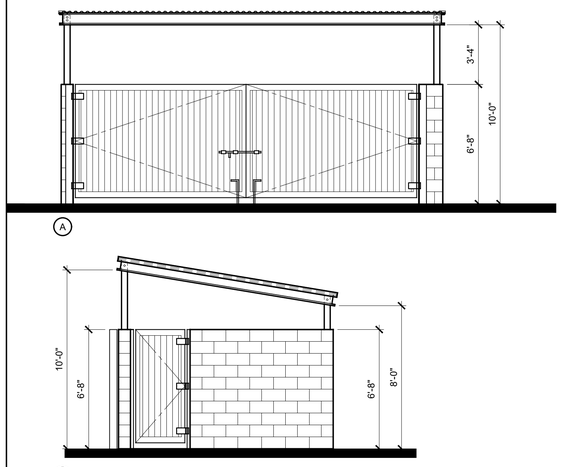
5 CONCRETE JOINT NOTES

SCALE: NONE



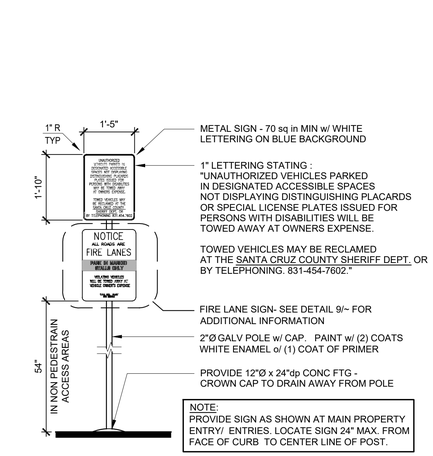
2 SMALL TRASH ENCLOSURE ELEVATIONS

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



12 LARGE TRASH ENCLOSURE ELEVATIONS

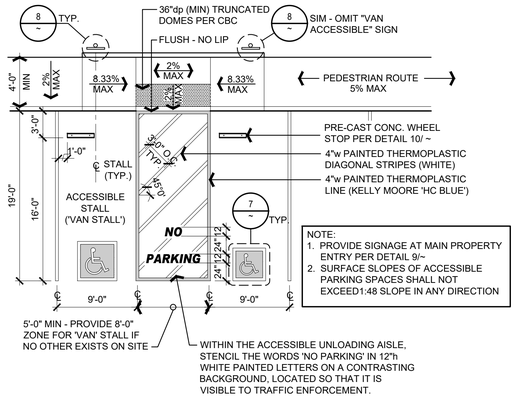
SCALE: 1/4" = 1'-0"



NOTE:
PROVIDE SIGN AS SHOWN AT MAIN PROPERTY ENTRY/ ENTRIES. LOCATE SIGN 24" MAX. FROM FACE OF CURB TO CENTER LINE OF POST.

9 TOW - AWAY SIGN (DISABLED ENTRY)

SCALE: 1/2" - 1'-0"

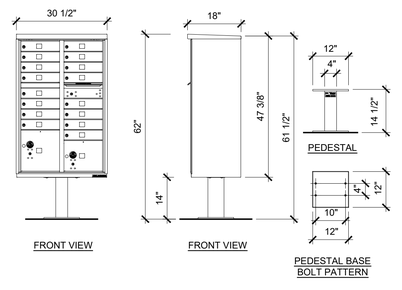


NOTE:
1. PROVIDE SIGNAGE AT MAIN PROPERTY ENTRY PER DETAIL 9/~
2. SURFACE SLOPES OF ACCESSIBLE PARKING SPACES SHALL NOT EXCEED1:48 SLOPE IN ANY DIRECTION

6 *ACCESSIBLE PARKING STALL*

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

'AF FLORENCE MANUFACTURING COMPANY' PRODUCT SERIES: vital CLUSTER BOX TYPE III - MODEL 1570-16



3 TYPICAL MAILBOX

SCALE: 1/2" = 1'-0"

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MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

JOB NO. 17148.1

PRINT DATE:

PLOT DATE:	06.12.2019
DRAWN BY:	MG
CHECKED BY:	ATH

SET ISSUED:

2	RESUBMIT 02.28.2020

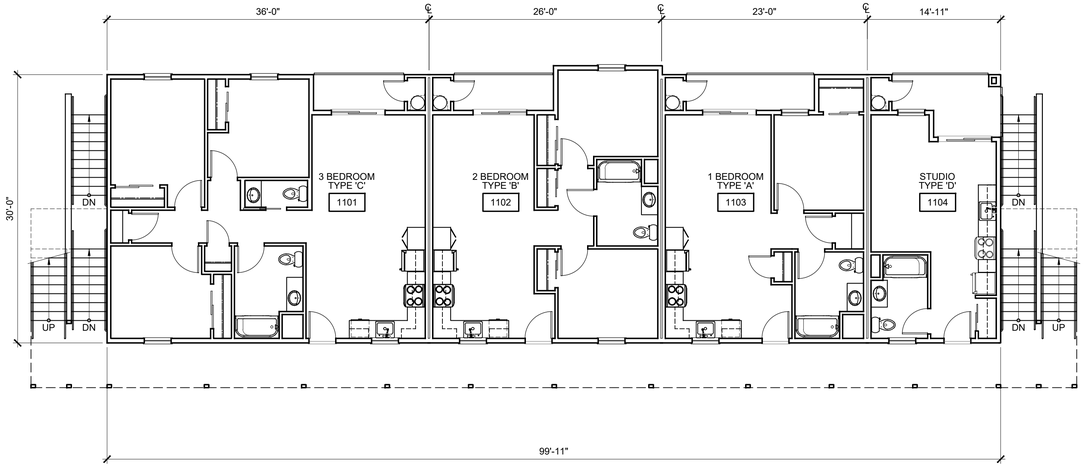
SHEET NAME

SITE DETAILS

SHEET NO.

A110

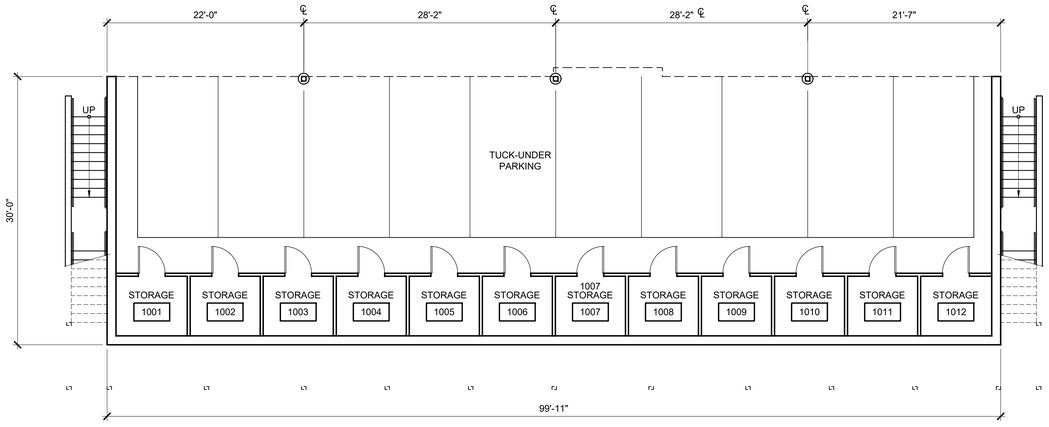
FILE NAME: 17148.1



FIRST LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	1	359	359
1-BEDROOM	1	617	617
2-BEDROOM	1	732	732
3-BEDROOM	1	1,021	1,021
TOTAL UNIT AREA, THIS FLOOR			2,729



PARKING LEVEL FLOOR PLAN

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

NOTE:
SEE SHEETS A214, THRU A216
FOR UNIT FLOOR PLANS

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PRINT DATE:
PLOT DATE: 06.12.2019
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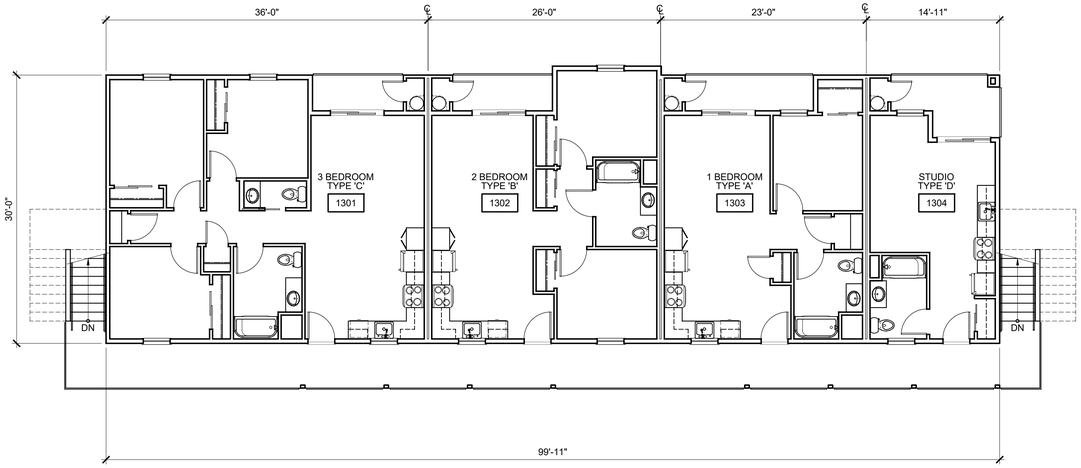
CHECKED BY: HR
SET ISSUED:

2 RESUBMIT 02.28.2020

SHEET NAME
BUILDING 1
ARCHITECTURAL
FLOOR PLANS

SHEET NO.
A201

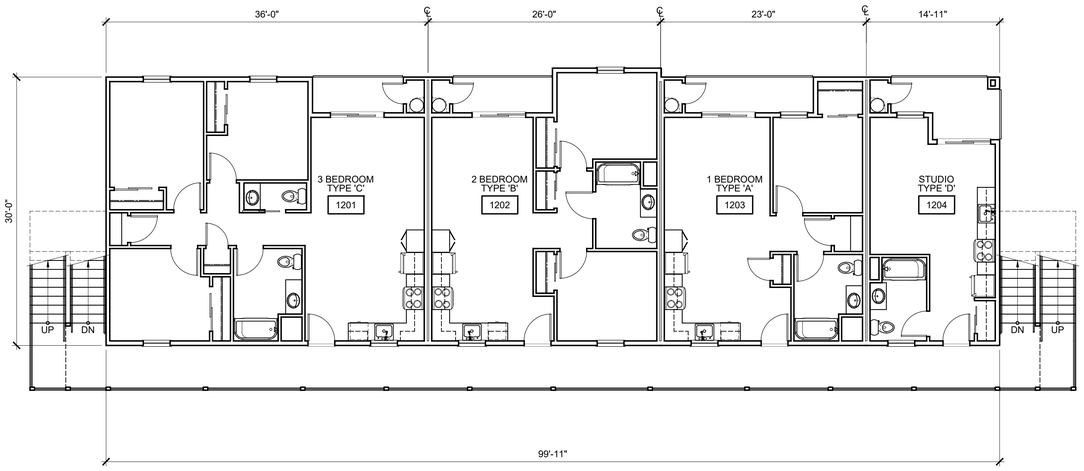
FILE NAME: 17148.1



THIRD LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	1	359	359
1-BEDROOM	1	617	617
2-BEDROOM	1	732	732
3-BEDROOM	1	1,021	1,021
TOTAL UNIT AREA, THIS FLOOR			2,729



SECOND LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	1	359	359
1-BEDROOM	1	617	617
2-BEDROOM	1	732	732
3-BEDROOM	1	1,021	1,021
TOTAL UNIT AREA, THIS FLOOR			2,729

NOTE:
SEE SHEETS A214, THRU A216
FOR UNIT FLOOR PLANS

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MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

APNs: 016-491-01, 02 & 03, 016-111-44

JOB NO.
17148.1

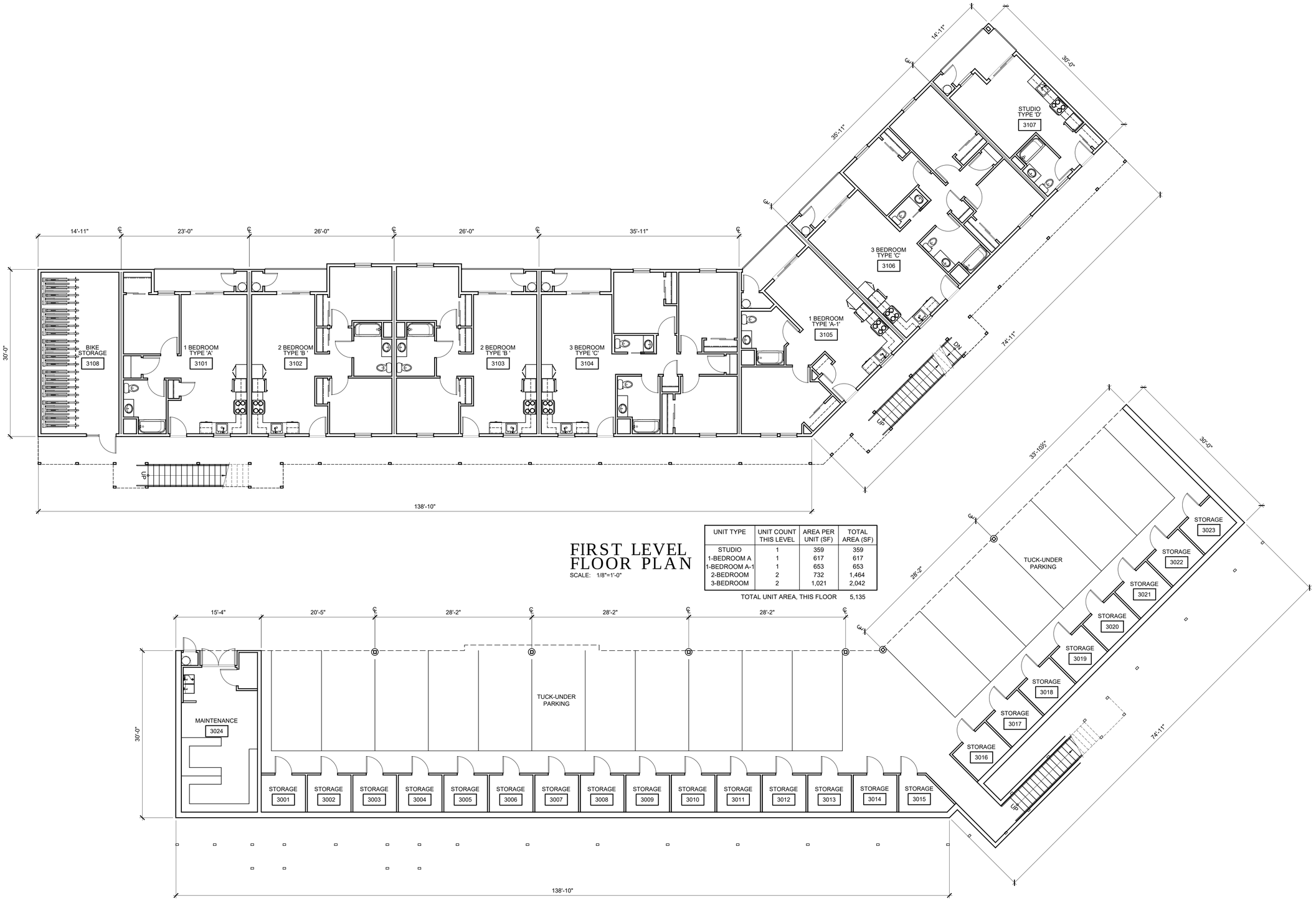
PRINT DATE:
PLOT DATE: 06.12.2019
DRAWN BY: ATH
CHECKED BY: HR
SET ISSUED:

2 RESUBMIT 02.28.2020

SHEET NAME
BUILDING 1
ARCHITECTURAL
FLOOR PLANS

SHEET NO.
A202

FILE NAME: 17148.1 A202



FIRST LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	1	359	359
1-BEDROOM A	1	617	617
1-BEDROOM A-1	1	653	653
2-BEDROOM	2	732	1,464
3-BEDROOM	2	1,021	2,042
TOTAL UNIT AREA, THIS FLOOR			5,135

PARKING LEVEL FLOOR PLAN

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

NOTE:
SEE SHEETS A214, THRU A216
FOR UNIT FLOOR PLANS

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JOB NO.
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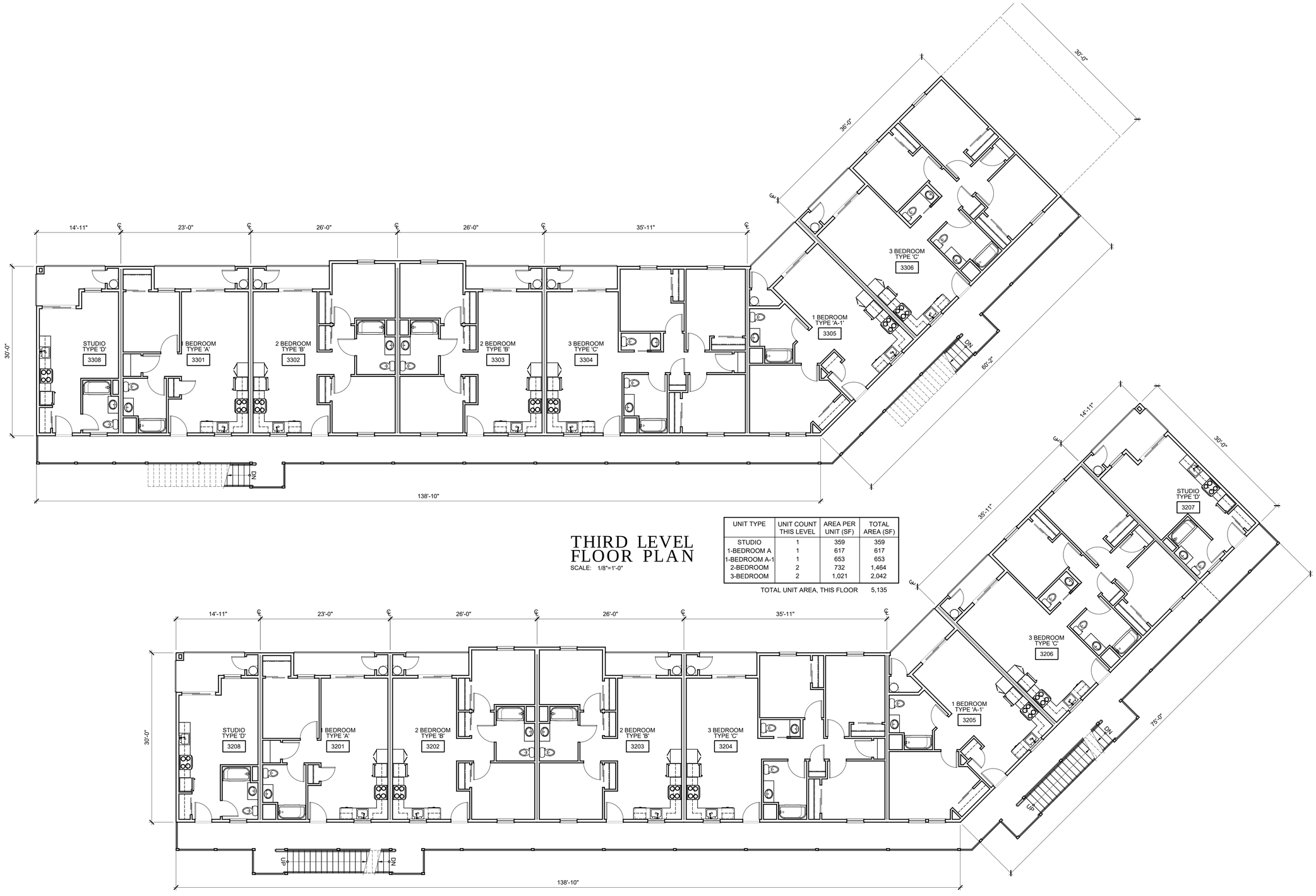
SHEET NAME
BUILDING 3 ARCHITECTURAL FLOOR PLANS

SHEET NO.
A203

FILE NAME: 17148.A203



THIRD LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	1	359	359
1-BEDROOM A	1	617	617
1-BEDROOM A-1	1	653	653
2-BEDROOM	2	732	1,464
3-BEDROOM	2	1,021	2,042
TOTAL UNIT AREA, THIS FLOOR			5,135

SECOND LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	2	359	718
1-BEDROOM A	1	617	617
1-BEDROOM A-1	1	653	653
2-BEDROOM	2	732	1,464
3-BEDROOM	2	1,021	2,042
TOTAL UNIT AREA, THIS FLOOR			5,494

NOTE:
SEE SHEETS A214, THRU A216
FOR UNIT FLOOR PLANS

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ARCHITECTS LLP

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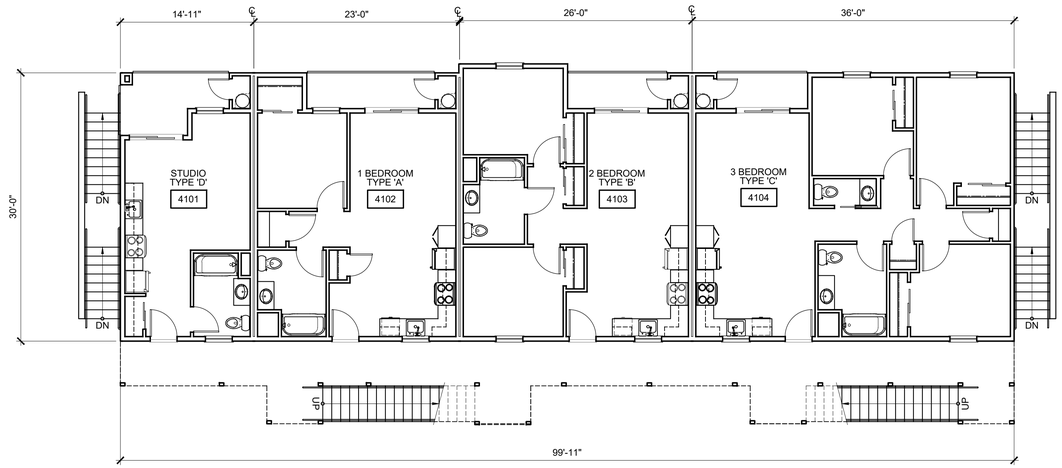
SHEET NAME
BUILDING 3
ARCHITECTURAL
FLOOR PLANS

SHEET NO.
A204

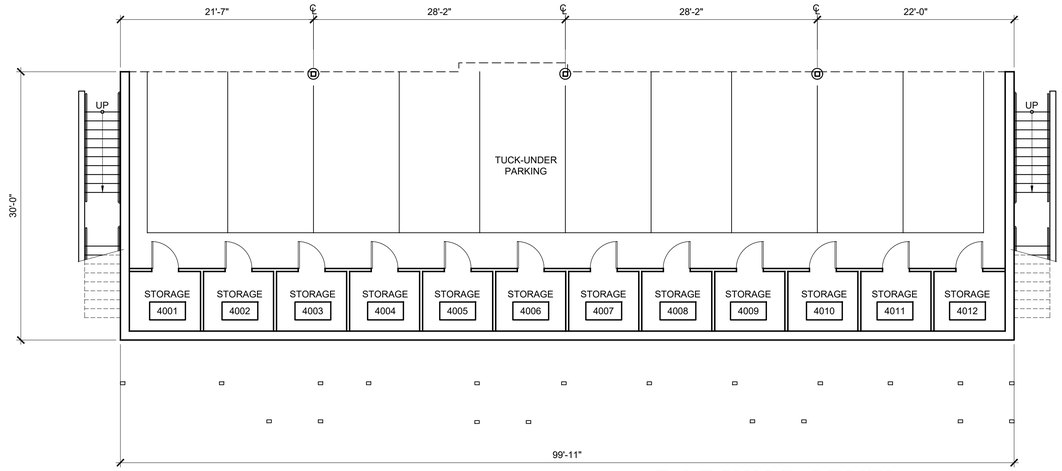
FILE NAME: 17148.1A2



FIRST LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	1	359	359
1-BEDROOM	1	617	617
2-BEDROOM	1	732	732
3-BEDROOM	1	1,021	1,021
TOTAL UNIT AREA, THIS FLOOR			2,729



PARKING LEVEL FLOOR PLAN

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

NOTE:
SEE SHEETS A214, THRU A216
FOR UNIT FLOOR PLANS

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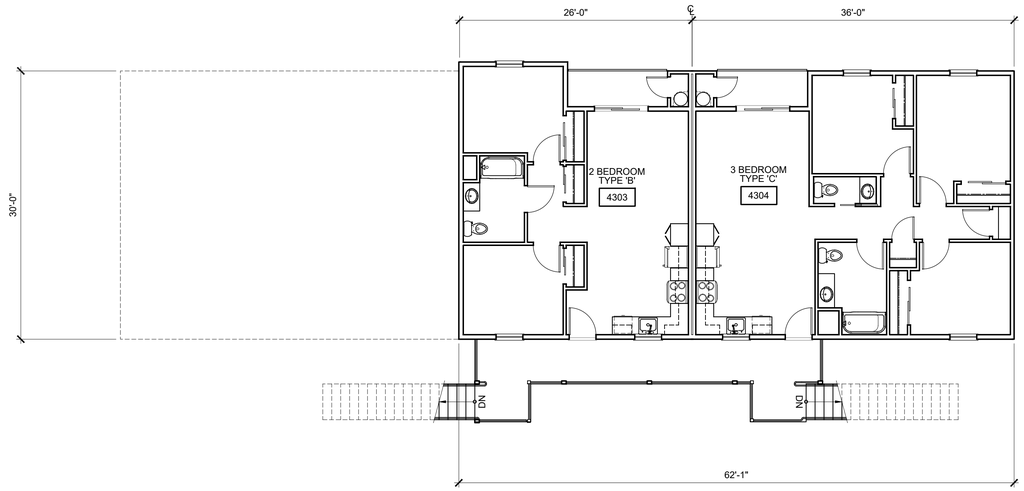
SHEET NAME
BUILDING 4 ARCHITECTURAL FLOOR PLANS

SHEET NO.
A205

FILE NAME: 17148.1A205

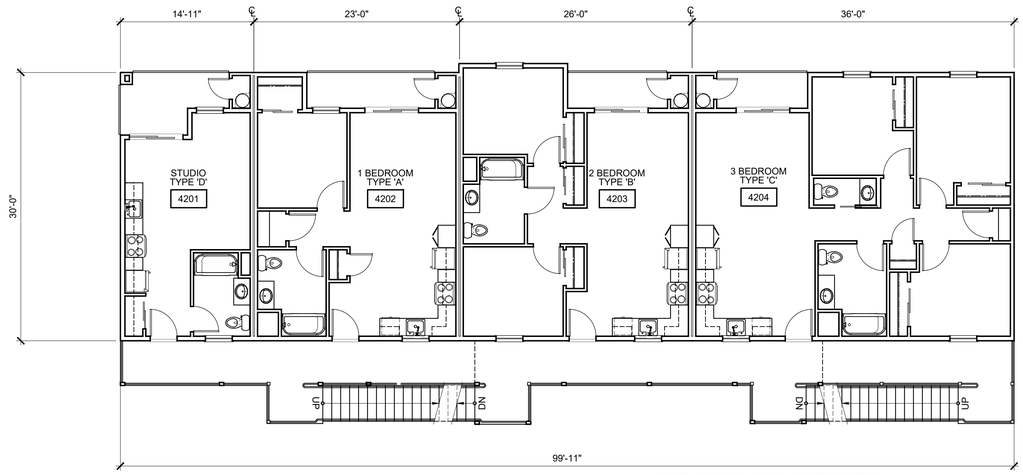


THIRD LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	0	359	0
1-BEDROOM	0	617	0
2-BEDROOM	1	732	732
3-BEDROOM	1	1,021	1,021

TOTAL UNIT AREA, THIS FLOOR 1,753



SECOND LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	1	359	359
1-BEDROOM	1	617	617
2-BEDROOM	1	732	732
3-BEDROOM	1	1,021	1,021

TOTAL UNIT AREA, THIS FLOOR 2,729

NOTE:
SEE SHEETS A214, THRU A216
FOR UNIT FLOOR PLANS

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APNs: 016-491-01, 02 & 03, 016-111-44

MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

JOB NO. 17148.1

PRINT DATE:

PLOT DATE: 06.12.2019

DRAWN BY: ATH

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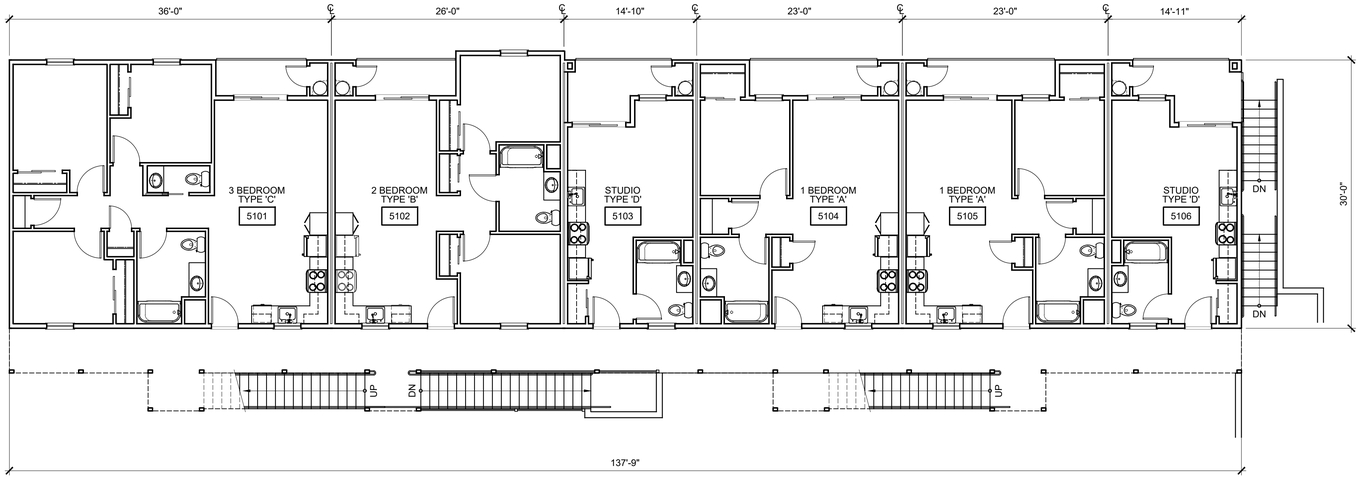
SET ISSUED:

2 RESUBMIT 02.28.2020

SHEET NAME
BUILDING 4
ARCHITECTURAL
FLOOR PLANS

SHEET NO.
A206

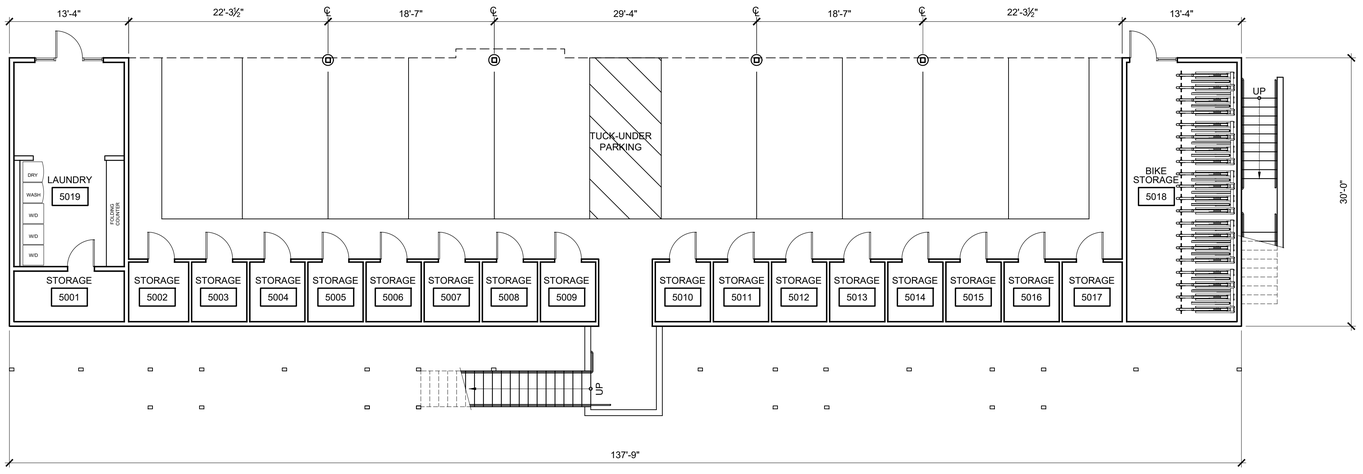
FILE NAME: 17148.1A206



FIRST LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	2	384	768
1-BEDROOM	2	648	1,296
2-BEDROOM	1	792	792
3-BEDROOM	1	1,080	1,080
TOTAL UNIT AREA, THIS FLOOR			3,936



PARKING LEVEL FLOOR PLAN

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

NOTE:
SEE SHEETS A211, A212 & A213
FOR UNIT FLOOR PLANS

1

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APNs: 016-491-01, 02 & 03, 016-111-44

JOB NO.

17148.1

PRINT DATE:

PLOT DATE: 06.12.2019

DRAWN BY: ATH

CHECKED BY: HR

SET ISSUED:

1 PLANNING COMMENTS 06.10.2019

2 RESUBMIT 02.28.2020

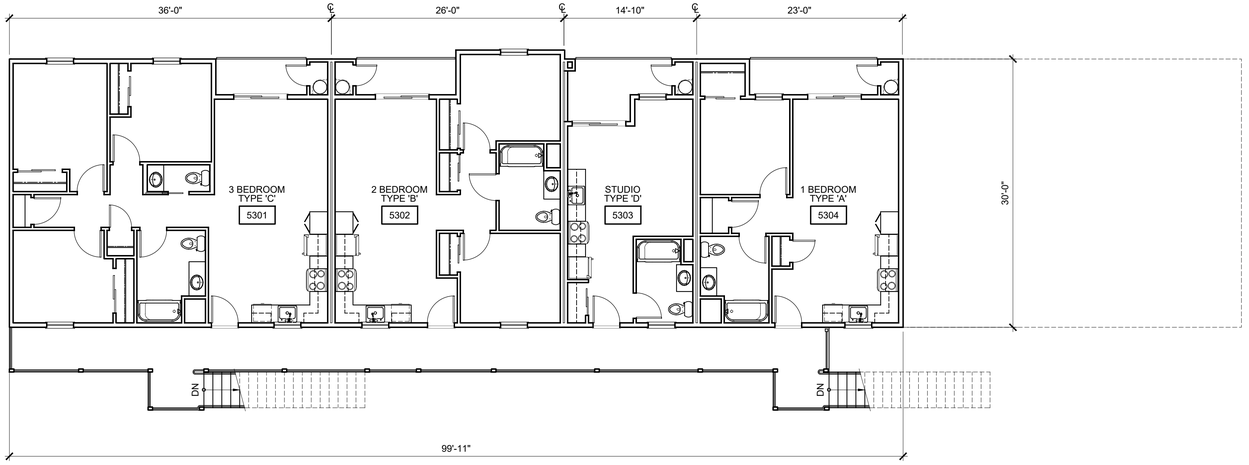
SHEET NAME

BUILDING 5
ARCHITECTURAL
FLOOR PLANS

SHEET NO.

A207

FILE NAME: 17148.1A207

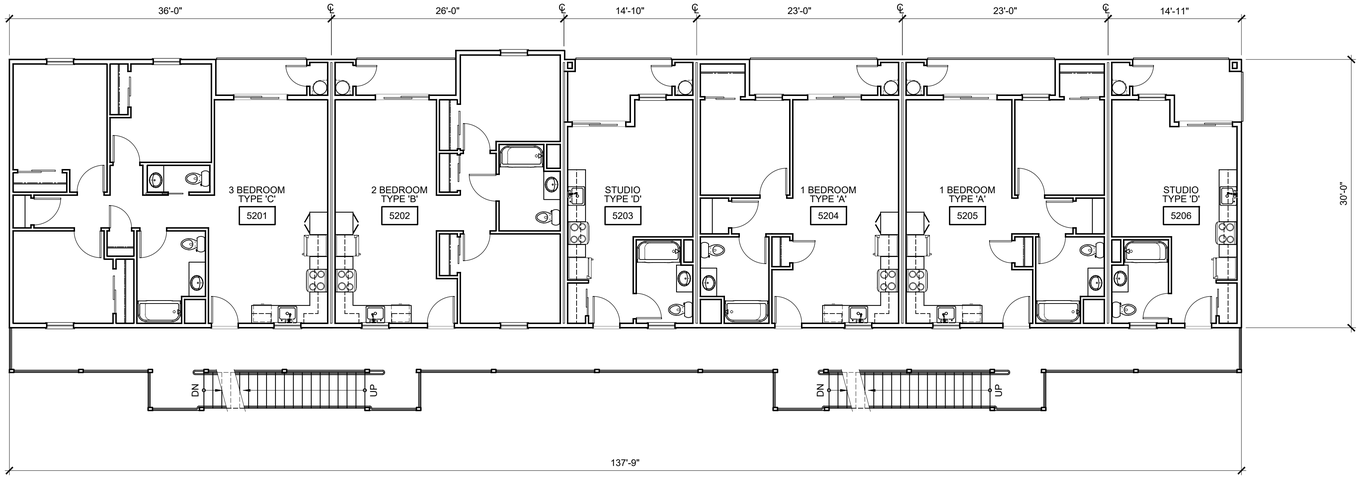


THIRD LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	1	359	359
1-BEDROOM	1	617	617
2-BEDROOM	1	732	732
3-BEDROOM	1	1,021	1,021

TOTAL UNIT AREA, THIS FLOOR 2,729



SECOND LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	2	359	718
1-BEDROOM	2	617	1,234
2-BEDROOM	1	732	732
3-BEDROOM	1	1,021	1,021

TOTAL UNIT AREA, THIS FLOOR 3,705

NOTE:
SEE SHEETS A214, THRU A216
FOR UNIT FLOOR PLANS

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Watsonville, California 95076

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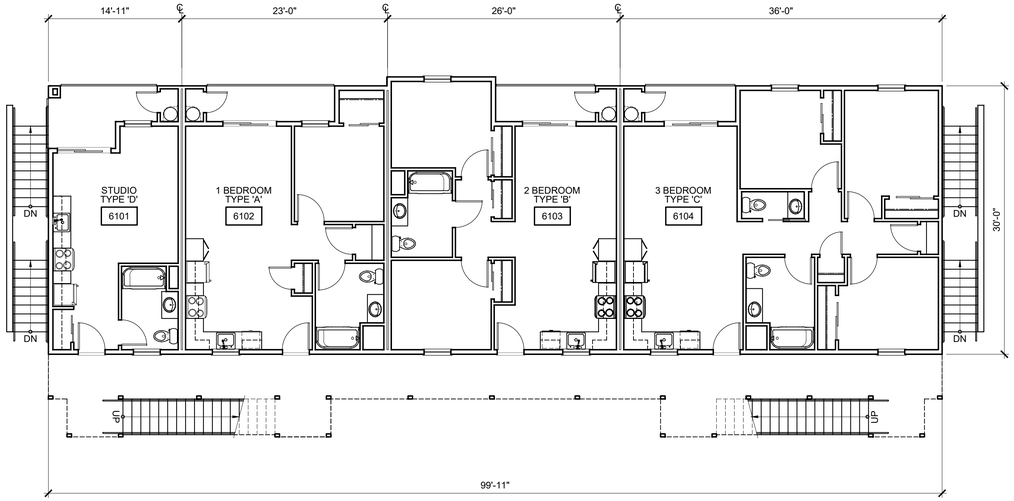
SHEET NAME
BUILDING 5
ARCHITECTURAL
FLOOR PLANS

SHEET NO.
A208

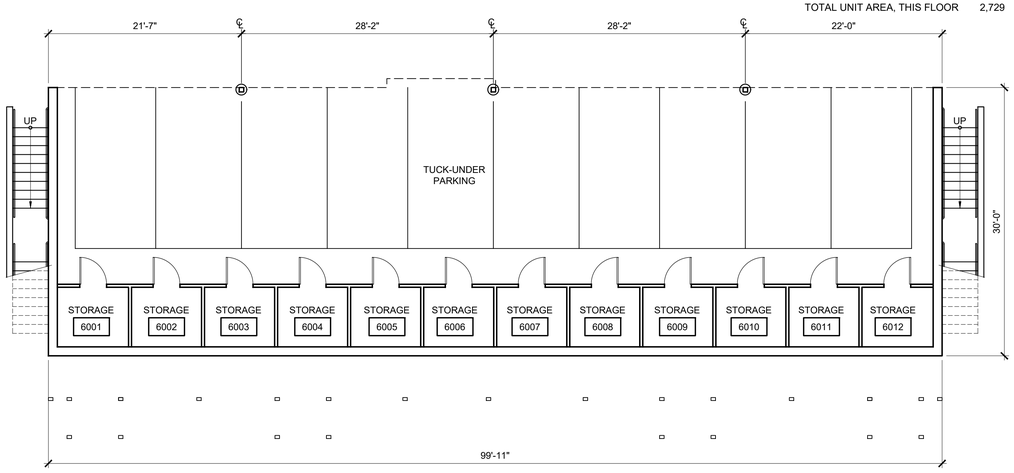
FILE NAME: 17148.1A208



FIRST LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	1	359	359
1-BEDROOM	1	617	617
2-BEDROOM	1	732	732
3-BEDROOM	1	1,021	1,021
TOTAL UNIT AREA, THIS FLOOR			2,729



PARKING LEVEL FLOOR PLAN

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

NOTE:
SEE SHEETS A214, THRU A216
FOR UNIT FLOOR PLANS

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17148.1

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SHEET NAME
BUILDING 6 ARCHITECTURAL FLOOR PLANS

SHEET NO.
A209

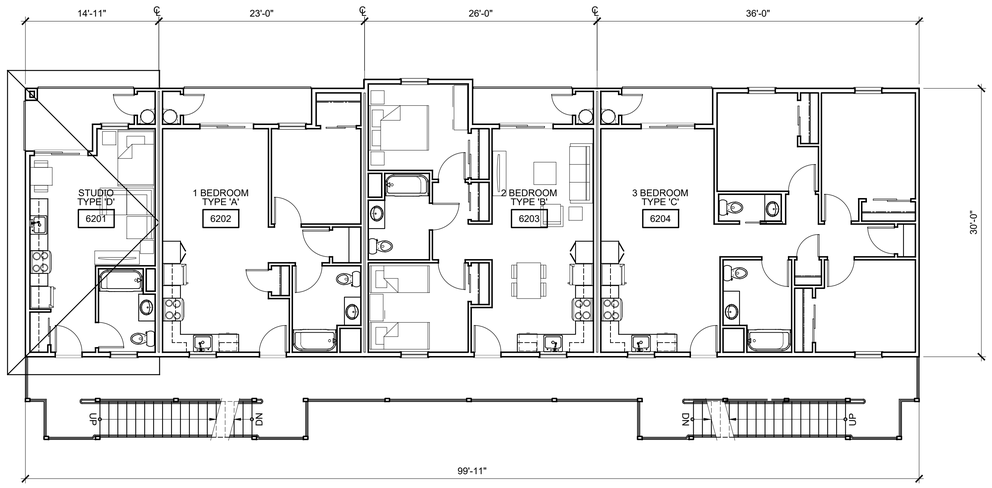
FILE NAME: 17148.1A209

THIRD LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	0	359	0
1-BEDROOM	1	617	617
2-BEDROOM	1	732	732
3-BEDROOM	1	1,021	1,021

TOTAL UNIT AREA, THIS FLOOR 2,370



SECOND LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	1	359	359
1-BEDROOM	1	617	617
2-BEDROOM	1	732	732
3-BEDROOM	1	1,021	1,021

TOTAL UNIT AREA, THIS FLOOR 2,729

NOTE:
SEE SHEETS A214. THRU A216
FOR UNIT FLOOR PLANS

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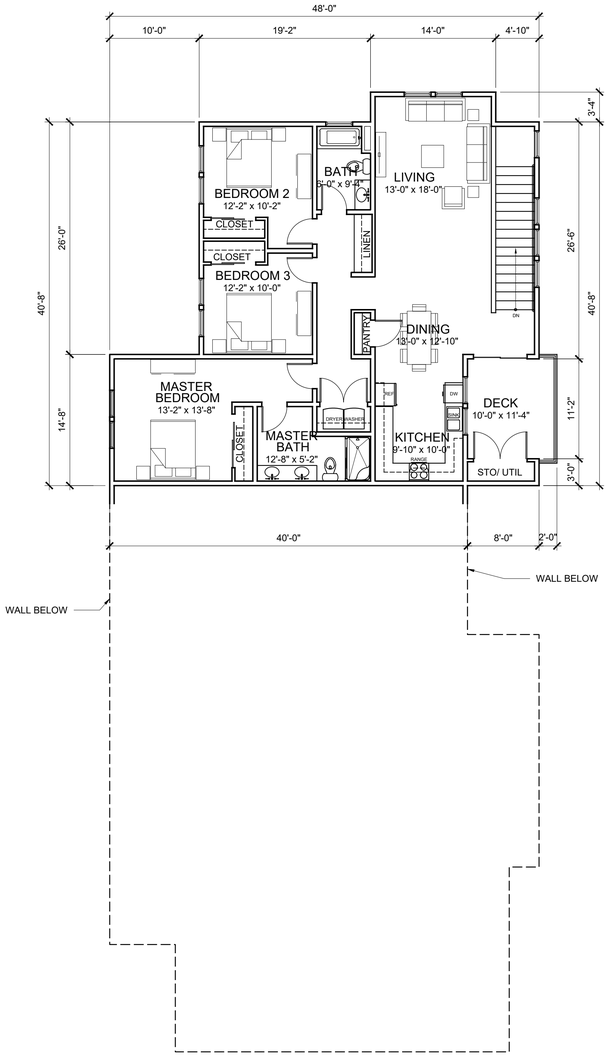
SHEET NAME
BUILDING 6
ARCHITECTURAL
FLOOR PLANS

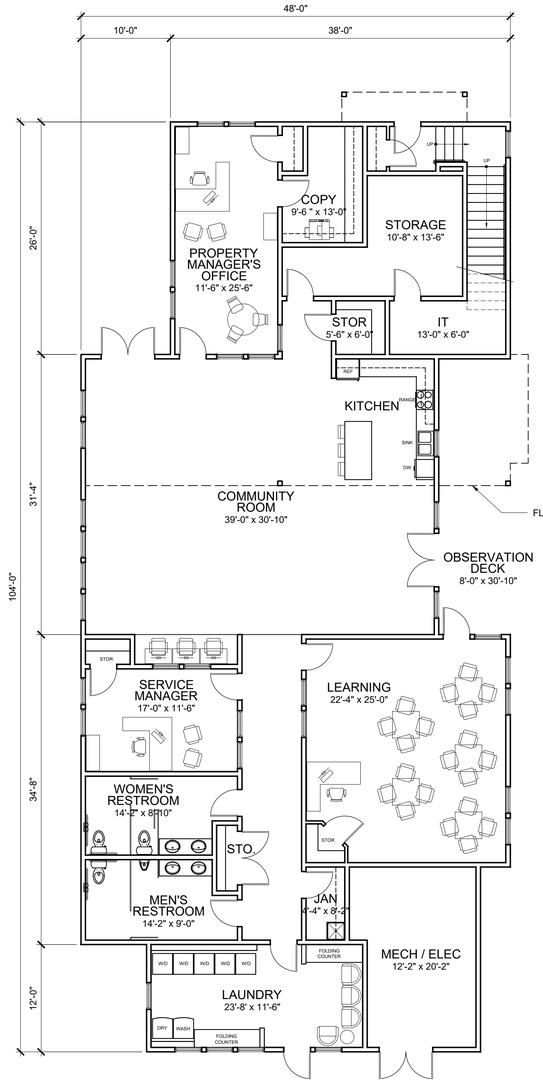
SHEET NO.
A210

FILE NAME: 17148.1A210



SECOND LEVEL
FLOOR PLAN

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



FIRST LEVEL
FLOOR PLAN

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

OCCUPANT LOAD CALCULATIONS

COMMUNITY BUILDING

ROOM USE	ROOM SF			LOAD FACTOR		TOTAL OCC
Property Manager's Office	337.85	sf	/	150	=	2
Copy	114.33	sf	/	150	=	1
Storage/ IT	323.77	sf	/	300	=	1
Community Room	1,129.38	sf	/	15	=	75
Kitchen	166.46	sf	/	200	=	1
Observation Deck	370.00	sf	/	15	=	25
Service Manager	232.17	sf	/	150	=	2
Learning	591.46	sf	/	20	=	30
Laundry	299.10	sf	/	100	=	3
Mechanincal / Electrical	287.51	sf	/	300	=	1
				TOTAL OCC	=	140

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MILES LANE
HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

APNs: 016-491-01, 02 & 03, 016-111-44

JOB NO.
17148.1

PRINT DATE:

PLOT DATE: 06.12.2019

DRAWN BY: ATH

CHECKED BY: HR

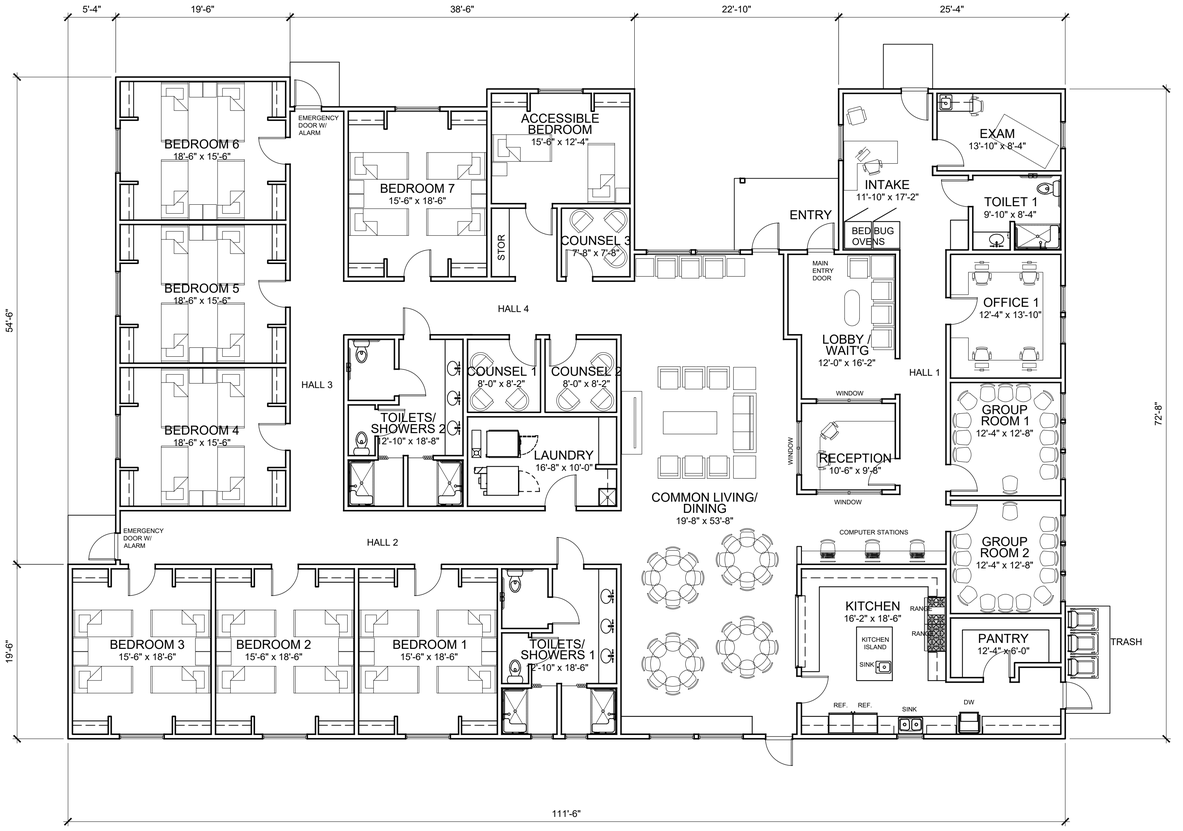
SET ISSUED:

2 RESUBMIT 02.28.2020

SHEET NAME
BUILDING 8
ARCHITECTURAL
FLOOR PLANS

SHEET NO.
A211

FILE NAME: 17148.1



RESIDENTIAL PROGRAM FLOOR PLAN

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

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MILES LANE HOUSING

APNs: 016-491-01, 02 & 03, 016-111-44

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

JOB NO.
17148.1

PRINT DATE:	
PLOT DATE:	06.12.2019
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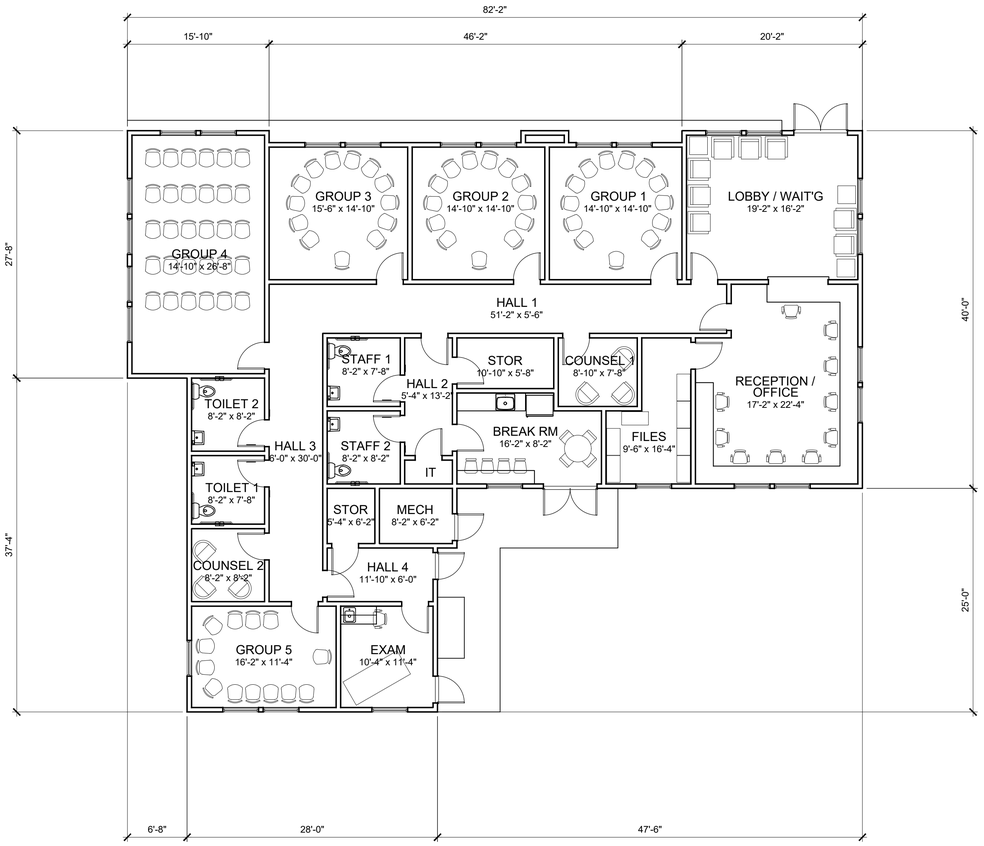
2 RESUBMIT	02.28.2020

SHEET NAME
ENCOMPASS RESIDENTIAL PROGRAM

SHEET NO.
A212

FILE NAME: 17148.1



OUTPATIENT PROGRAM FLOOR PLAN

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

WALD RUHNKE & DOST ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100

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JOB NO.

17148.1

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2 RESUBMIT	02.28.2020

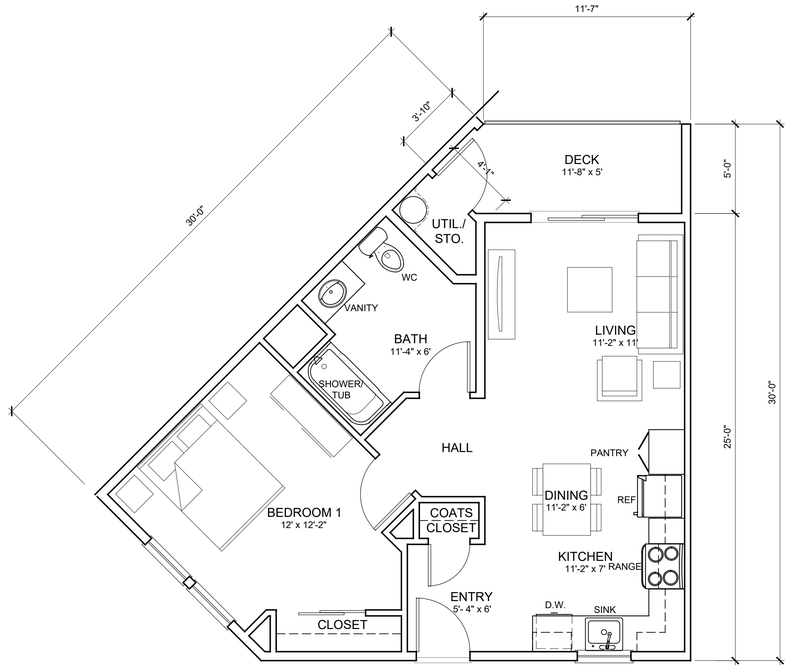
SHEET NAME

ENCOMPASS OUTPATIENT PROGRAM

SHEET NO.

A213

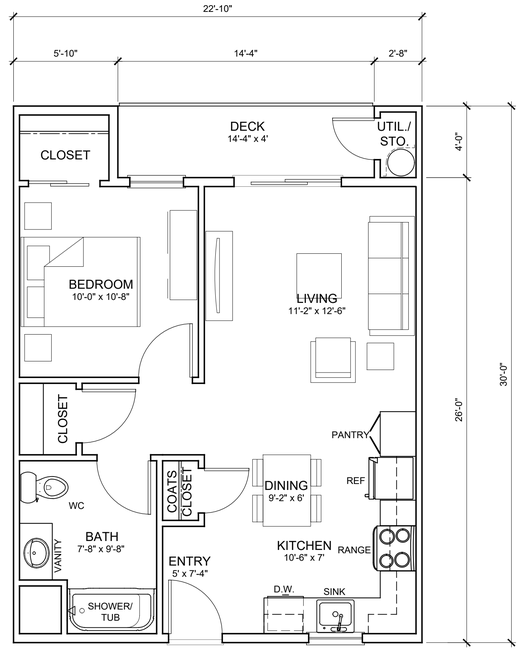
FILE NAME: 17148.1



1 BEDROOM - TYPE 'B' UNIT PLAN

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

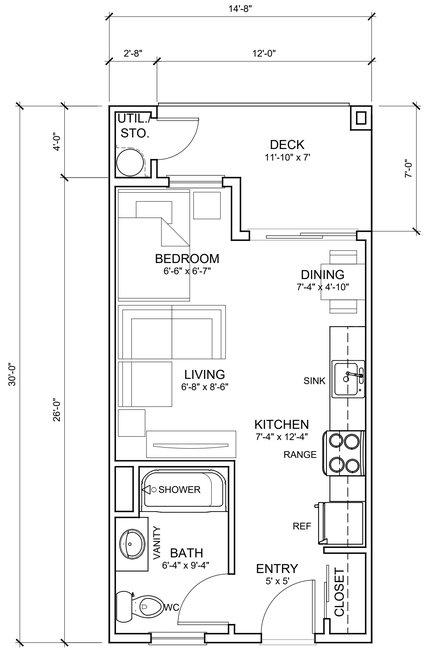
LIVING AREA: 653 SQ. FT.
OPEN AREA: 67 SQ. FT.



BEDROOOM 1 - TYPE 'A' UNIT PLAN

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

LIVING AREA: 617 SQ. FT.
OPEN AREA: 57 SQ. FT.



STUDIO UNIT PLAN

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

LIVING AREA: 359 SQ. FT.
OPEN AREA: 70 SQ. FT.

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APNs: 016-491-01, 02 & 03, 016-111-44

MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

JOB NO.
17148.1

PRINT DATE:
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2 RESUBMIT 02.28.2020

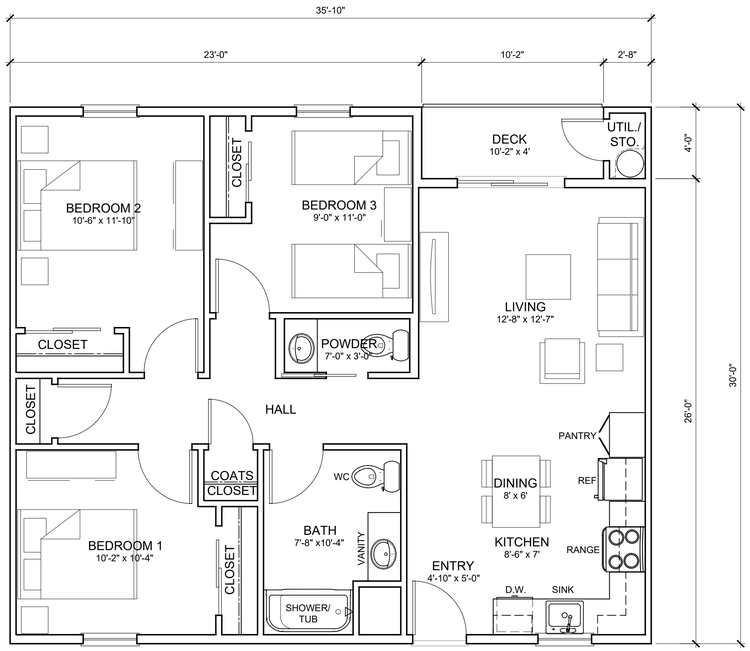
SHEET NAME

ENLARGED UNIT PLANS

SHEET NO.

A214

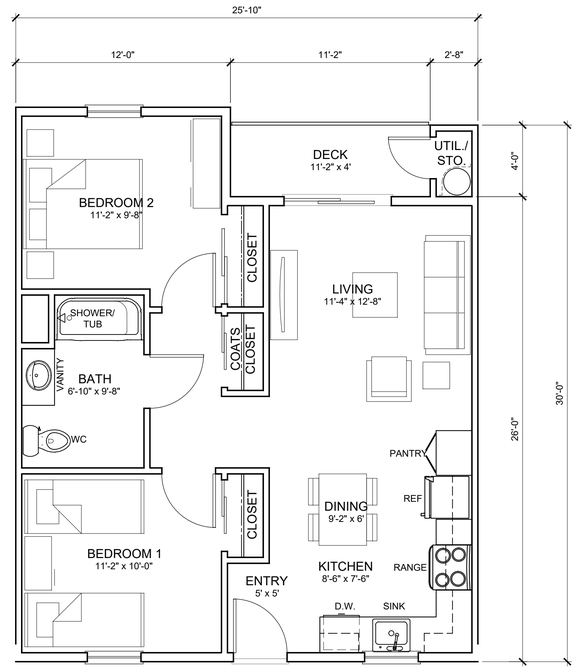
FILE NAME: 17148.1



3 BEDROOM UNIT PLAN

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

LIVING AREA: 1,021 SQ. FT.
OPEN AREA: 41 SQ. FT. 1



2 BEDROOM UNIT PLAN

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

LIVING AREA: 732 SQ. FT.
OPEN AREA: 45 SQ. FT. 1

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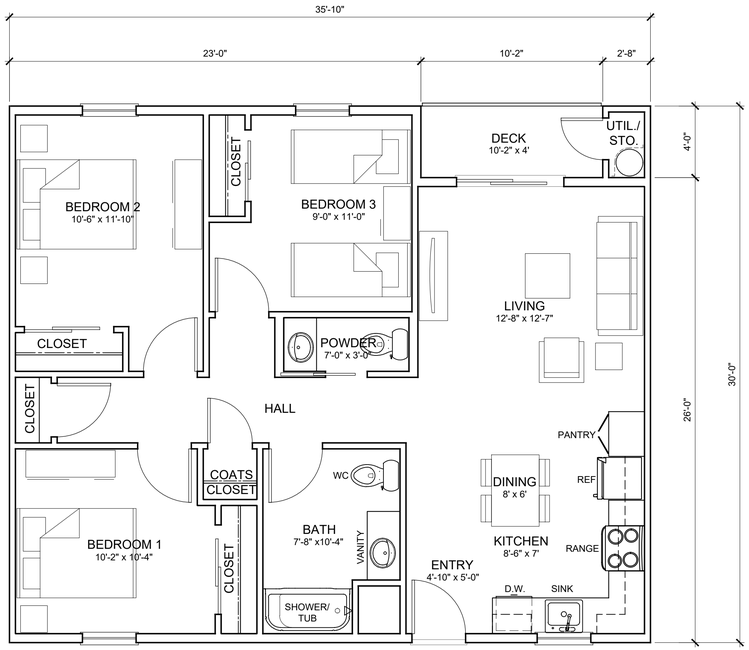
SHEET NAME
ENLARGED UNIT PLANS

SHEET NO.
A215

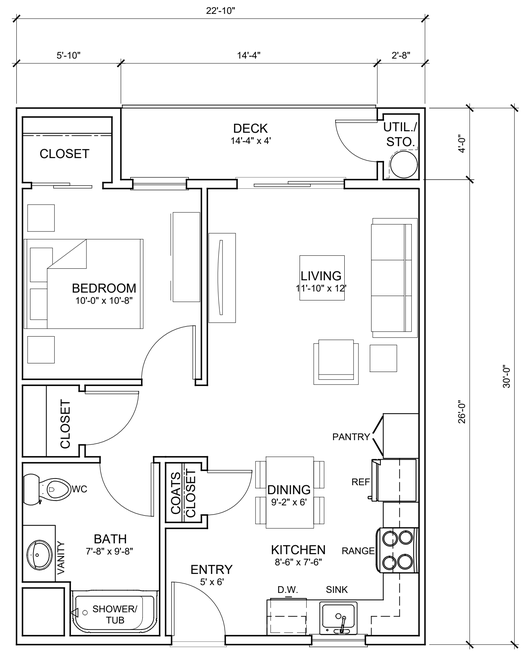
FILE NAME: 17148.1.25



ACCESSIBLE 3 BEDROOM UNIT PLAN

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

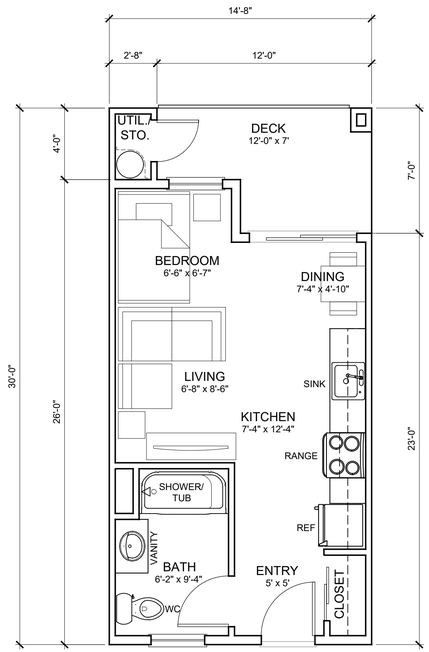
LIVING AREA: 1,021 SQ. FT.
OPEN AREA: 41 SQ. FT.



ACCESSIBLE BEDROOOM 1 UNIT PLAN

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

LIVING AREA: 732 SQ. FT.
OPEN AREA: 45 SQ. FT.



ACCESSIBLE STUDIO UNIT PLAN

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

LIVING AREA: 384 SQ. FT.
OPEN AREA: 97 SQ. FT.

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APNs: 016-491-01, 02 & 03, 016-111-44

MILES LANE
HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

JOB NO.
17148.1

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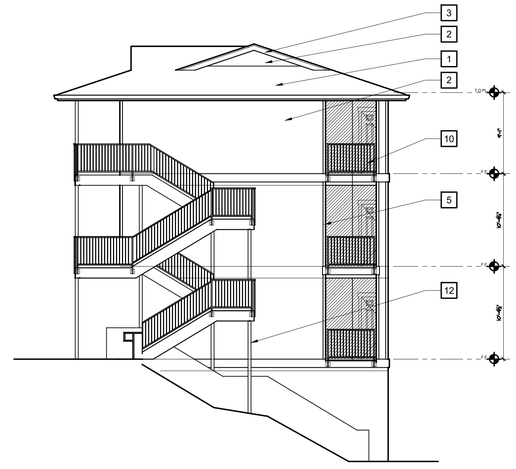
SHEET NAME
ACCESSIBLE ENLARGED UNIT PLANS

SHEET NO.
A216

FILE NAME: 17148.1

BUILDING 1 PLAN
FRONT ELEVATION

SCALE□ 1/8"=1'-0"

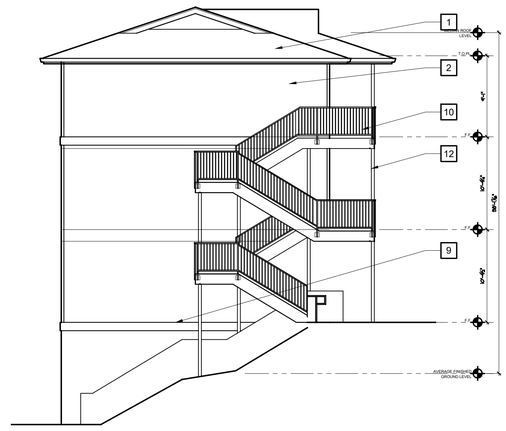


BUILDING 1 PLAN
RIGHT ELEVATION

SCALE□ 1/8"=1'-0"

BUILDING 1 PLAN
REAR ELEVATION

SCALE□ 1/8"=1'-0"



BUILDING 1 PLAN
LEFT ELEVATION

SCALE□ 1/8"=1'-0"

KEY NOTES

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

1. INDICATES COMPOSITE ROOFING
2. INDICATES VERTICAL CEMENT FIBER SIDING, ALSO USED AT DUTCH GABLE END
3. INDICATES 2x FASCIA
4. INDICATES DUAL GLAZED WINDOW SYSTEM
5. INDICATES COMPOSITE 2x 'HARDI-TRIM'
6. INDICATES EXTERIOR DOOR
7. INDICATES HORIZONTAL CEMENT FIBER SIDING
8. INDICATES DUAL GLAZED SLIDING DOOR
9. INDICATES COMPOSITE BELLY BAND TRIM AROUND BUILDING
10. INDICATES METAL RAILING
11. INDICATES HM EXTERIOR DOOR
12. INDICATES STRUCTURAL COLUMN
13. INDICATES STOREFRONT WINDOW GLAZING SYSTEM

EXTERIOR FINISH LEGEND

GENERAL EXTERIOR FINISH MATERIAL:
CEMENT FIBER SIDING, DIRECTION INDICATED ON RENDERINGS
WOOD TRIM
VINYL WINDOW - WHITE
ASPHALT ROOF SHINGLES□

RF-1 AT APARTMENTS AND COMMUNITY BUILDING□
GAF - TIMBERLINE HD - AGED CHESTNUT CRRC PRODUCT ID□0676-0130a

RF-2 AT RESIDENTIAL PROGRAM AND OUTPATIENT PROGRAM BUILDING□
GAF - TIMBERLINE HD - STONE GRAY CRRC PRODUCT ID□0676-0137

PAINT COLORS ON SIDING□
P-1 SHERWIN WILLIAMS - SW7005 PURE WHITE
P-2 SHERWIN WILLIAMS - SW7547 SANDBAR
P-3 SHERWIN WILLIAMS - SW0037 MORRIS ROOM GREY
P-4 SHERWIN WILLIAMS - SW6020 MAROONED
P-5 DUNN EDWARDS - DEW329 WAX WING

PAINT FINISH□
FLAT = ON SIDING
EGGSHELL = ON TRIM AND WINDOW FRAME
SEMI-GLOSS = ON DOOR AND DOOR FRAME

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MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane □ 201 Kimberly Lane
Watsonville, California 95076

APNs:□016-491-01, 02 □ 03, 016-111-44

JOB NO.
17148.1

PRINT DATE□	
PLOT DATE□	06.12.2019
DRAWN BY□	ATH
CHECKED BY□	HR
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2 RESUBMIT	02.28.2020

SHEET NAME
BUILDING 1 EXTERIOR ELEVATIONS

SHEET NO.
A401

FILE NAME□ 17148.1A1

BUILDING 3 PLAN
FRONT ELEVATION
SCALE: 1/8"=1'-0"

BUILDING 3 PLAN
REAR ELEVATION
SCALE: 1/8"=1'-0"

BUILDING 3 PLAN
RIGHT ELEVATION
SCALE: 1/8"=1'-0"

BUILDING 3 PLAN
LEFT ELEVATION
SCALE: 1/8"=1'-0"

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12. INDICATES STRUCTURAL COLUMN
13. INDICATES STOREFRONT WINDOW GLAZING SYSTEM

EXTERIOR FINISH LEGEND

GENERAL EXTERIOR FINISH MATERIAL:
CEMENT FIBER SIDING, DIRECTION INDICATED ON RENDERINGS
WOOD TRIM
VINYL WINDOW - WHITE
ASPHALT ROOF SHINGLES:

RF-1 AT APARTMENTS AND COMMUNITY BUILDING:
GAF - TIMBERLINE HD - AGED CHESTNUT CRRC PRODUCT ID# 0676-0130a

RF-2 AT RESIDENTIAL PROGRAM AND OUTPATIENT PROGRAM BUILDING:
GAF - TIMBERLINE HD - STONE GRAY CRRC PRODUCT ID# 0676-0137

PAINT COLORS ON SIDING:

P-1 SHERWIN WILLIAMS - SW7005 PURE WHITE

P-2 SHERWIN WILLIAMS - SW7547 SANDBAR

P-3 SHERWIN WILLIAMS - SW0037 MORRIS ROOM GREY

P-4 SHERWIN WILLIAMS - SW6020 MAROONED

P-5 DUNN EDWARDS - DEW329 WAX WING

PAINT FINISH:
FLAT = ON SIDING
EGGSHELL = ON TRIM AND WINDOW FRAME
SEMI-GLOSS = ON DOOR AND DOOR FRAME

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SET ISSUED:

1 PLANNING COMMENTS	06.10.2019
2 RESUBMIT	02.28.2020

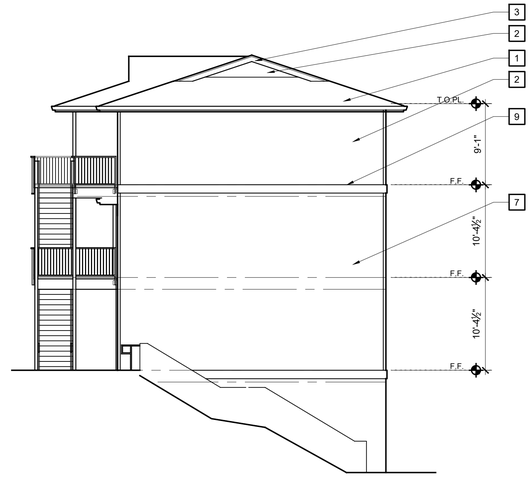
SHEET NAME
BUILDING 3
EXTERIOR
ELEVATIONS

SHEET NO.
A402

FILE NAME: 17148.1 A402

BUILDING 4 PLAN
FRONT ELEVATION

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

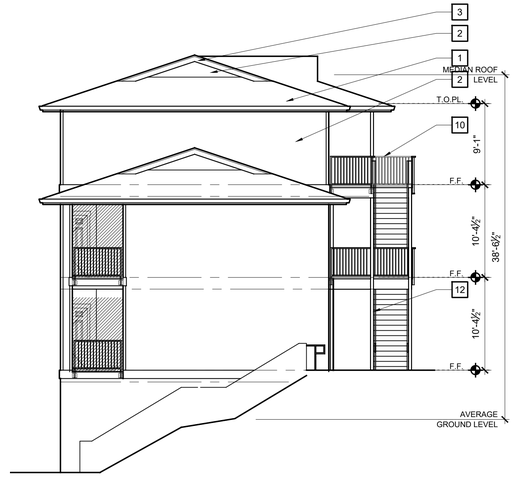


BUILDING 4 PLAN
RIGHT ELEVATION

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

BUILDING 4 PLAN
REAR ELEVATION

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



BUILDING 4 PLAN
LEFT ELEVATION

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

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13. INDICATES STOREFRONT WINDOW GLAZING SYSTEM

EXTERIOR FINISH LEGEND

GENERAL EXTERIOR FINISH MATERIAL:
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WOOD TRIM
VINYL WINDOW - WHITE
ASPHALT ROOF SHINGLES:

RF-1 AT APARTMENTS AND COMMUNITY BUILDING:
GAF - TIMBERLINE HD - AGED CHESTNUT CRRC PRODUCT ID# 0676-0130a

RF-2 AT RESIDENTIAL PROGRAM AND OUTPATIENT PROGRAM BUILDING:
GAF - TIMBERLINE HD - STONE GRAY CRRC PRODUCT ID# 0676-0137

PAINT COLORS ON SIDING:

P-1 SHERWIN WILLIAMS - SW7005 PURE WHITE
P-2 SHERWIN WILLIAMS - SW7547 SANDBAR
P-3 SHERWIN WILLIAMS - SW0037 MORRIS ROOM GREY
P-4 SHERWIN WILLIAMS - SW6020 MAROONED
P-5 DUNN EDWARDS - DEW329 WAX WING

PAINT FINISH:
FLAT = ON SIDING
EGGSHELL = ON TRIM AND WINDOW FRAME
SEMI-GLOSS = ON DOOR AND DOOR FRAME

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MILES LANE HOUSING

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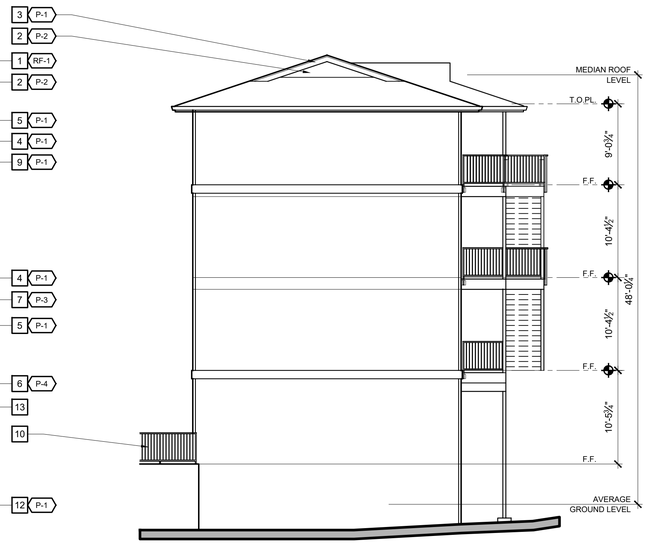
SHEET NAME
BUILDING 4 EXTERIOR ELEVATIONS

SHEET NO.
A403

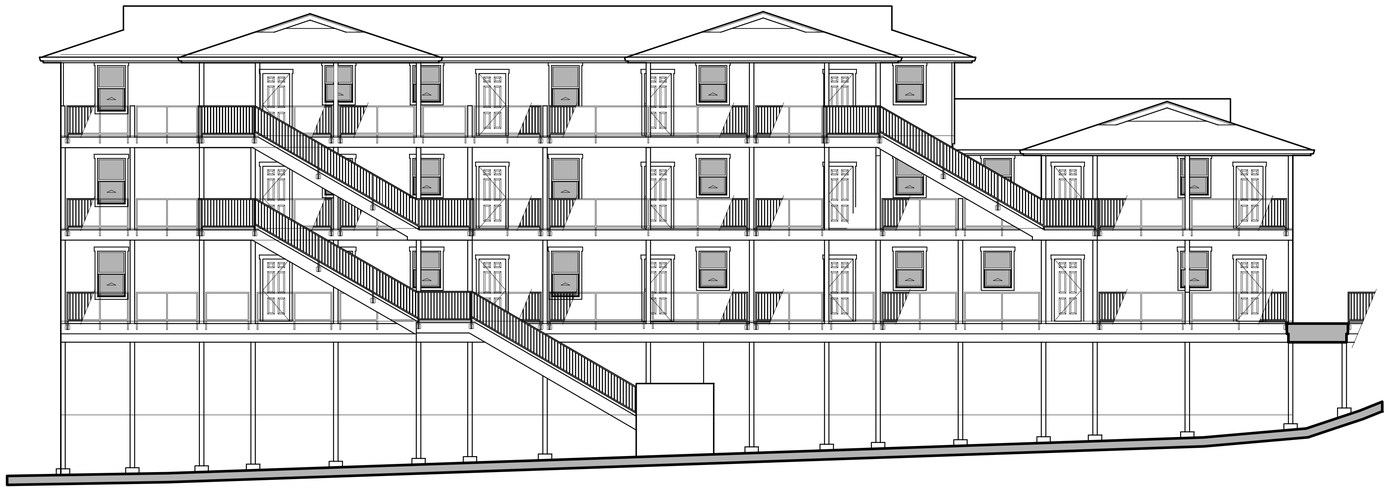
FILE NAME: 17148.1 Bldg 4



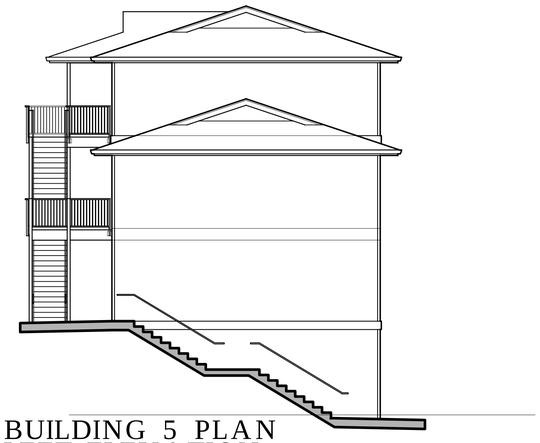
3 P-1
2 P-2
1 RF-1
2 P-2
5 P-1
4 P-1
9 P-1
4 P-1
7 P-3
5 P-1
6 P-4
13
10
12 P-1

BUILDING 5 PLAN
REAR ELEVATION
SCALE: 1/8"=1'-0"

BUILDING 5 PLAN
RIGHT ELEVATION
SCALE: 1/8"=1'-0"



BUILDING 5 PLAN
FRONT ELEVATION
SCALE: 1/8"=1'-0"



BUILDING 5 PLAN
LEFT ELEVATION
SCALE: 1/8"=1'-0"

KEY NOTES

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

1. INDICATES COMPOSITE ROOFING
2. INDICATES VERTICAL CEMENT FIBER SIDING, ALSO USED AT DUTCH GABLE END
3. INDICATES 2x FASCIA
4. INDICATES DUAL GLAZED WINDOW SYSTEM
5. INDICATES COMPOSITE 2x 'HARDI-TRIM'
6. INDICATES EXTERIOR DOOR
7. INDICATES HORIZONTAL CEMENT FIBER SIDING
8. INDICATES DUAL GLAZED SLIDING DOOR
9. INDICATES COMPOSITE BELLY BAND TRIM AROUND BUILDING
10. INDICATES METAL RAILING
11. INDICATES HM EXTERIOR DOOR
12. INDICATES STRUCTURAL COLUMN
13. INDICATES STOREFRONT WINDOW GLAZING SYSTEM

EXTERIOR FINISH LEGEND

GENERAL EXTERIOR FINISH MATERIAL:
CEMENT FIBER SIDING, DIRECTION INDICATED ON RENDERINGS
WOOD TRIM
VINYL WINDOW - WHITE
ASPHALT ROOF SHINGLES:

RF-1 AT APARTMENTS AND COMMUNITY BUILDING:
GAF - TIMBERLINE HD - AGED CHESTNUT CRRC PRODUCT ID# 0676-0130a

RF-2 AT RESIDENTIAL PROGRAM AND OUTPATIENT PROGRAM BUILDING:
GAF - TIMBERLINE HD - STONE GRAY CRRC PRODUCT ID# 0676-0137

PAINT COLORS ON SIDING:
P-1 SHERWIN WILLIAMS - SW7005 PURE WHITE
P-2 SHERWIN WILLIAMS - SW7547 SANDBAR
P-3 SHERWIN WILLIAMS - SW0037 MORRIS ROOM GREY
P-4 SHERWIN WILLIAMS - SW6020 MAROONED
P-5 DUNN EDWARDS - DEW329 WAX WING

PAINT FINISH:
FLAT = ON SIDING
EGGSHELL = ON TRIM AND WINDOW FRAME
SEMI-GLOSS = ON DOOR AND DOOR FRAME

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MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

APNs: 016-491-01, 02 & 03, 016-111-44

JOB NO. 17148.1
PRINT DATE:
PLOT DATE: 06.12.2019
DRAWN BY: ATH
CHECKED BY: HR
SET ISSUED:

2 RESUBMIT 02.28.2020

SHEET NAME
BUILDING 5 EXTERIOR ELEVATIONS

SHEET NO.
A404

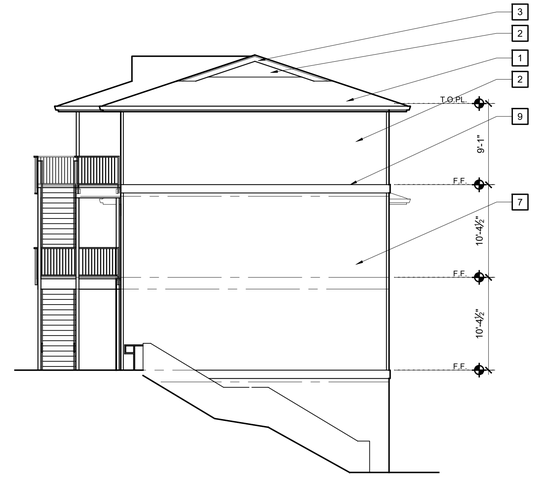
FILE NAME: 17148.1

BUILDING 6 PLAN
FRONT ELEVATION

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

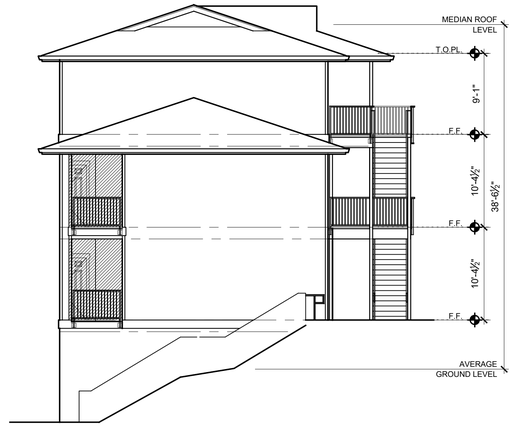
BUILDING 6 PLAN
REAR ELEVATION

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



BUILDING 6 PLAN
RIGHT ELEVATION

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



BUILDING 6 PLAN
LEFT ELEVATION

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

KEY NOTES

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12. INDICATES STRUCTURAL COLUMN
13. INDICATES STOREFRONT WINDOW GLAZING SYSTEM

EXTERIOR FINISH LEGEND

GENERAL EXTERIOR FINISH MATERIAL:
CEMENT FIBER SIDING, DIRECTION INDICATED ON RENDERINGS
WOOD TRIM
VINYL WINDOW - WHITE
ASPHALT ROOF SHINGLES:

RF-1 AT APARTMENTS AND COMMUNITY BUILDING:
GAF - TIMBERLINE HD - AGED CHESTNUT CRRC PRODUCT ID# 0676-0130a

RF-2 AT RESIDENTIAL PROGRAM AND OUTPATIENT PROGRAM BUILDING:
GAF - TIMBERLINE HD - STONE GRAY CRRC PRODUCT ID# 0676-0137

PAINT COLORS ON SIDING:

P-1 SHERWIN WILLIAMS - SW7005 PURE WHITE
P-2 SHERWIN WILLIAMS - SW7547 SANDBAR
P-3 SHERWIN WILLIAMS - SW0037 MORRIS ROOM GREY
P-4 SHERWIN WILLIAMS - SW6020 MAROONED
P-5 DUNN EDWARDS - DEW329 WAX WING

PAINT FINISH:
FLAT = ON SIDING
EGGSHELL = ON TRIM AND WINDOW FRAME
SEMI-GLOSS = ON DOOR AND DOOR FRAME

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MILES LANE HOUSING

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APNs: 016-491-01, 02 & 03, 016-111-44

JOB NO.
17148.1

PRINT DATE:
PLOT DATE: 06.12.2019
DRAWN BY: ATH
CHECKED BY: HR

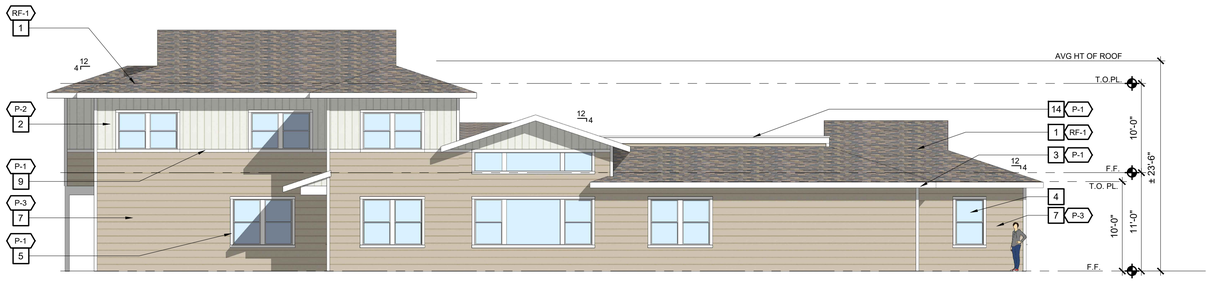
SET ISSUED:

2 RESUBMIT 02.28.2020

SHEET NAME
BUILDING 6 EXTERIOR ELEVATIONS

SHEET NO.
A405

FILE NAME: 17148.1A2E



BUILDING 8 PLAN
FRONT ELEVATION

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

BUILDING 8 PLAN
RIGHT ELEVATION

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

BUILDING 8 PLAN
REAR ELEVATION

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

BUILDING 8 PLAN
LEFT ELEVATION

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

KEY NOTES

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EXTERIOR FINISH LEGEND

GENERAL EXTERIOR FINISH MATERIAL:
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VINYL WINDOW - WHITE
ASPHALT ROOF SHINGLES:

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Watsonville, California 95076

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JOB NO. 17148.1

PRINT DATE:
PLOT DATE: 06.12.2019
DRAWN BY: ATH
CHECKED BY: HR
SET ISSUED:

2 RESUBMIT 02.28.2020

SHEET NAME
BUILDING 8 EXTERIOR ELEVATIONS

SHEET NO.
A406

FILE NAME: 17148.1 A406

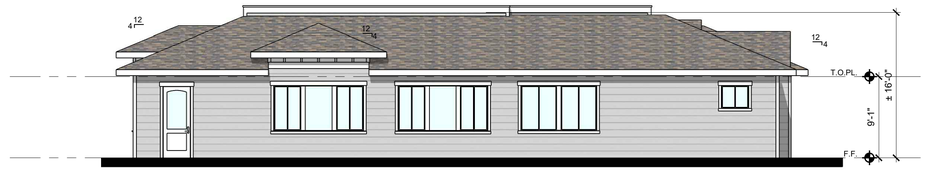
NORTH ELEVATION
OUTPATIENT BUILDING
SCALE: 1/8"=1'-0"

EAST ELEVATION
OUTPATIENT BUILDING
SCALE: 1/8"=1'-0"

WEST ELEVATION
OUTPATIENT BUILDING
SCALE: 1/8"=1'-0"

SOUTH ELEVATION
OUTPATIENT BUILDING
SCALE: 1/8"=1'-0"

NORTH ELEVATION
RESIDENTIAL BUILDING
SCALE: 1/8"=1'-0"



EAST ELEVATION
RESIDENTIAL BUILDING
SCALE: 1/8"=1'-0"

WEST ELEVATION
RESIDENTIAL BUILDING
SCALE: 1/8"=1'-0"

SOUTH ELEVATION
RESIDENTIAL BUILDING
SCALE: 1/8"=1'-0"

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EXTERIOR FINISH LEGEND

GENERAL EXTERIOR FINISH MATERIAL:
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WOOD TRIM
VINYL WINDOW - WHITE
ASPHALT ROOF SHINGLES:

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GAF - TIMBERLINE HD - AGED CHESTNUT CRRC PRODUCT ID# 0676-0130a

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MILES LANE
HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

APNs: 016-491-01, 02 & 03, 016-111-44

JOB NO.
17148.1

PRINT DATE:
PLOT DATE: 06.12.2019
DRAWN BY: ATH
CHECKED BY: HR

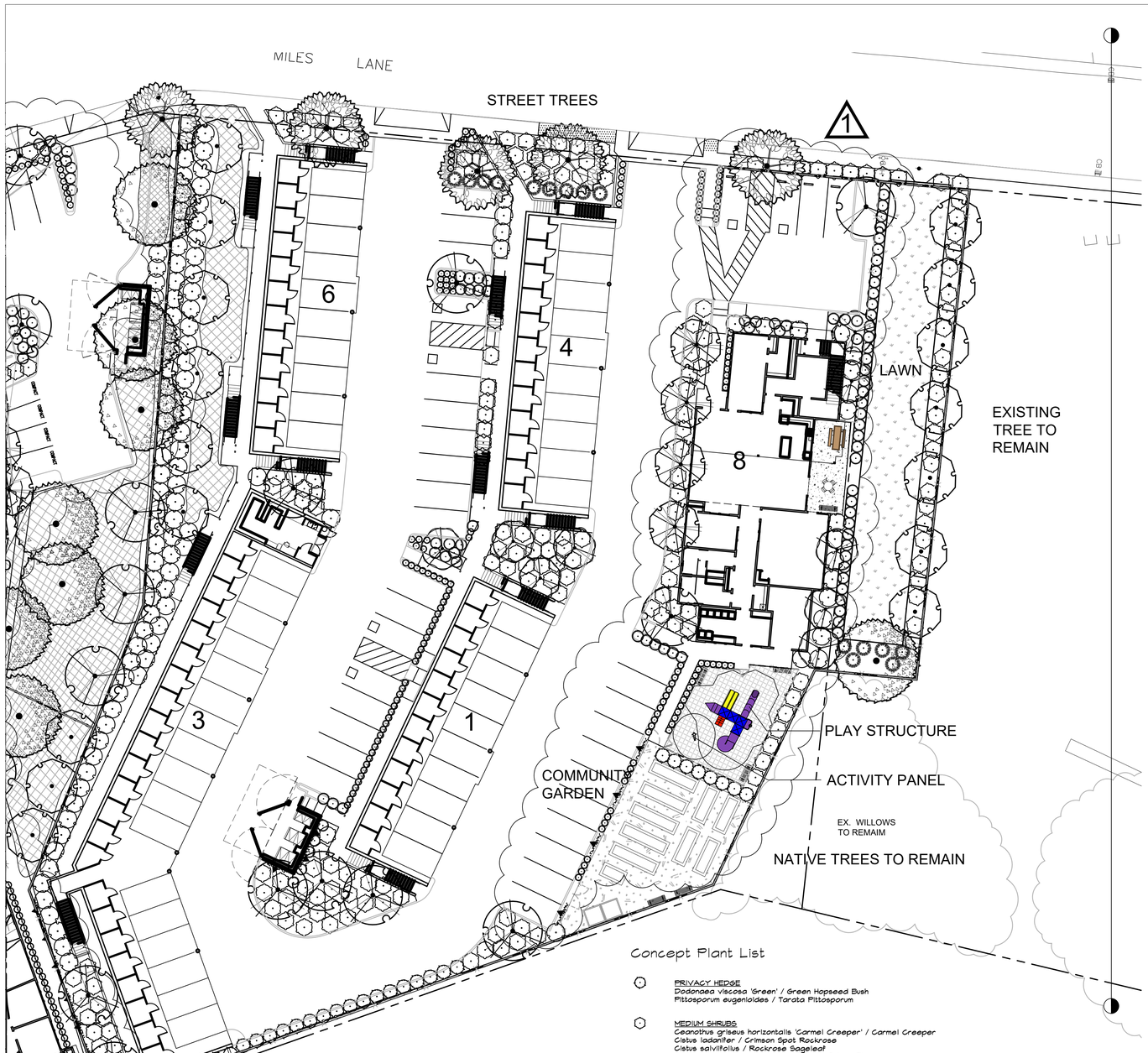
SET ISSUED:

2 RESUBMIT 02.28.2020

SHEET NAME
ENCOMPASS
EXTERIOR
ELEVATIONS

SHEET NO.
A407

FILE NAME: 17148.1A07



Concept Tree List

STREET TREE	Pistacia x 'Red Push' / Pistache Platanus x acerifolia 'Columbia' / London Plane Tree	17
ACCENT TREE	Lagerstroemia indica / Crape Myrtle Prunus cerasifera / Flowering Plum	16
LARGE NATIVE TREE	Platanus racemosa / California Sycamore Multi-Trunk Quercus agrifolia / Coast Live Oak Multi-Trunk	8
INTERIOR TREE	Arbutus x 'Marina' / Arbutus Standard Laphostemon confertus / Brisbane Box	32
EVERGREEN TREE	Melaleuca linariifolia / Flaxleaf Paperbark Podocarpus gracilior / Fern Pine	9
SMALL NATIVE TREE	Acer circinatum / Vine Maple Heteromeles arbutifolia / Toyon	19

Concept Plant List

PRIVACY HEDGE
Dodonaea viscosa 'Green' / Green Hopseed Bush
Pittosporum eugenioides / Tarata Pittosporum

MEDIUM SHRUBS
Ceanothus griseus horizontalis 'Carmel Creeper' / Carmel Creeper
Cistus ladanifer / Crimson Spot Rockrose
Cistus salvifolius / Rockrose Sageleaf
Loropetalum chinense rubrum / Chinese Fringe Flower

SMALL SHRUBS
Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita
Coleonema pulchrum 'Sunset Gold' / Golden Breath Of Heaven
Cordyline australis 'Red Sensation' / Red Sensation Dracaena
Cordyline x 'Festival Grass' / Dracaena
Correa alba / White Correa
Correa x 'Wyn's Wonder' / Variegated Australian Fuchsia

LARGE SHRUBS
Ceanothus x 'Concha' / California Lilac
Cotinus coggygria 'Pink Champagne' / Pink Champagne Smoke Tree
Loropetalum chinense 'Emerald Snow' / Emerald Snow Loropetalum
Ribes sanguineum glutinosum / Red Flowering Currant

SMALL ORNAMENTAL GRASSES
Festuca ovina glauca 'Elijah Blue' / Blue Fescue
Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass
Nassella tenuissima 'Pony Tails' / Mexican Feathergrass

LARGE ORNAMENTAL GRASSES
Muhlenbergia lindheimeri / Lindheimer's Muhly
Muhlenbergia rigens / Deer Grass
Phormium tenax 'Fiesta' / Fiesta Dwarf Red Flax
Phormium tenax 'Jubilee' / New Zealand Flax
Phormium tenax 'Maori Maiden/Sunrise' / Tricolor New Zealand Flax
Phormium tenax 'Wings of Gold' / New Zealand Flax

VINES
Ficus pumila / Creeping Fig
Hydrangea anomala 'Skylands' / Climbing Hydrangea
Jasminum polyanthum / Pink Jasmine
Trachelospermum jasminoides / Chinese Star Jasmine

Concept Ground Cover List

FLOWERING GROUND COVERS
Armeria maritima 'Alba' / Thrift
Cotoneaster 'Lowfast' / Lowfast Cotoneaster
Oenothera berlandieri 'Siskiyou' / Mexican Evening Primrose
Thymus praecox 'Elfin' / Elfin Creeping Thyme

ARTIFICIAL TURF
-

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE
3370 Samuel Pl. Santa Cruz, CA 95062
831.462.4986 mike@arnonelandscape.com www.arnonelandscape.com

MIDPEN HOUSING
MILES LANE
WATSONVILLE, CALIFORNIA

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REVISIONS
1 6.10.19

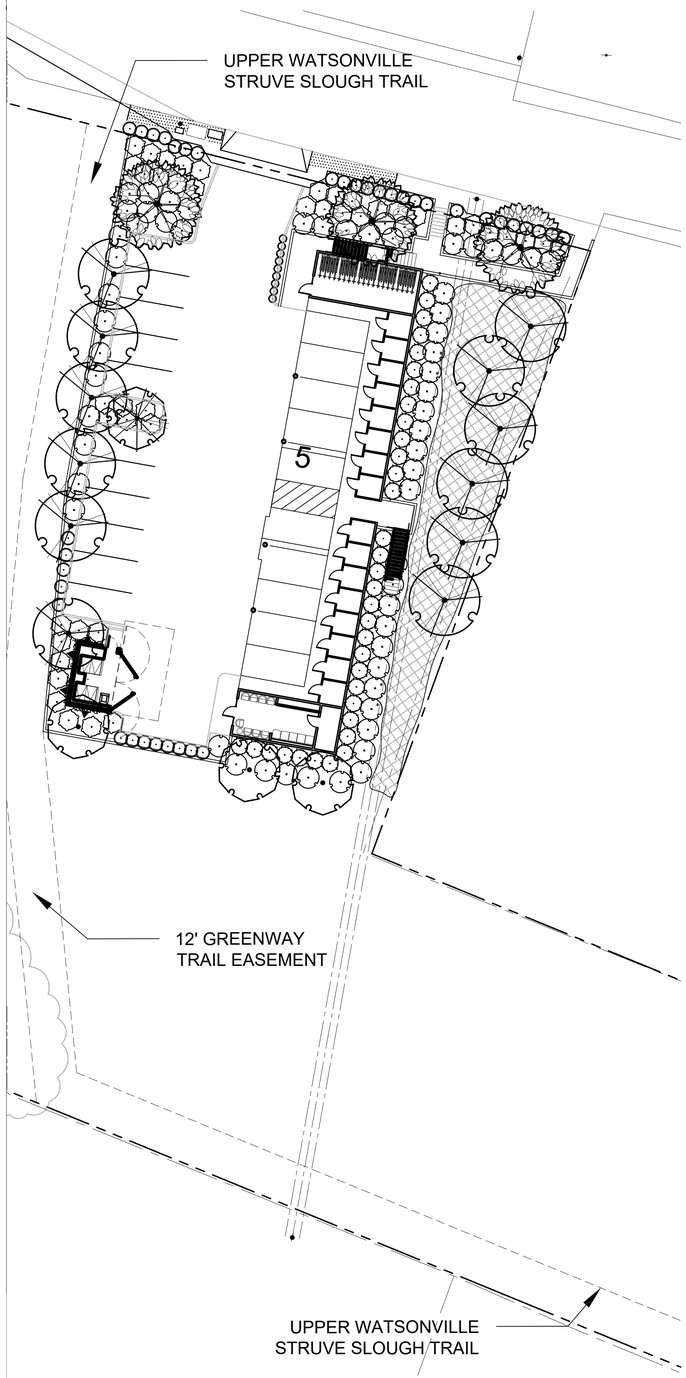
LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/20)
STATE OF CALIFORNIA

CONCEPTUAL LANDSCAPE PLAN

JOB NO.	201840
SCALE	1" = 20' - 0"
DRAWN	MA
CHECK	JC/MA
DATE	2.28.2020

SHEET
L-1.0

SHEET 1 OF 6



Concept Plant List

CONCEPT PLANT SCHEDULE

STREET TREE	Pistacia x 'Red Push' / Pistache Platanus x acerifolia 'Columbia' / London Plane Tree	17
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SMALL NATIVE TREE	Acer circinatum / Vine Maple Heteromeles arbutifolia / Toyon	19
PRIVACY HEDGE	Dodonaea viscosa 'Green' / Green Hopseed Bush Pittosporum eugenioides / Tarata Pittosporum	114
MEDIUM SHRUBS	Ceanothus griseus horizontalis 'Carmel Creeper' / Carmel Creeper Cistus ladanifer / Crimson Spot Rockrose Cistus salvifolius / Rockrose Sageleaf Loropetalum chinense rubrum / Chinese Fringe Flower	334
SMALL SHRUBS	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita Calocenema pulchrum 'Sunset Gold' / Golden Breath Of Heaven Cordyline australis 'Red Sensation' / Red Sensation Dracaena Cordyline x 'Festival Grass' / Dracaena Correa alba / White Correa Correa x 'Wyn's Wonder' / Variegated Australian Fuchsia	184
LARGE SHRUBS	Ceanothus x 'Concha' / California Lilac Cotinus coggygria 'Pink Champagne' / Pink Champagne Smoke Tree Loropetalum chinense 'Emerald Snow' / Emerald Snow Loropetalum Ribes sanguineum glutinosum / Red Flowering Currant	195
SMALL ORNAMENTAL GRASSES	Festuca ovina glauca 'Elijah Blue' / Blue Fescue Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass Nassella tenuissima 'Pony Tails' / Mexican Feathergrass	269
LARGE ORNAMENTAL GRASSES	Muhlenbergia lindheimeri / Lindheimer's Muhly Muhlenbergia rigens / Deer Grass Phormium tenax 'Fiesta' / Fiesta Dwarf Red Flax Phormium tenax 'Jubilee' / New Zealand Flax Phormium tenax 'Maori Maiden/Sunrise' / Tricolor New Zealand Flax Phormium tenax 'Wings of Gold' / New Zealand Flax	35
VINES	Ficus pumila / Creeping Fig Hydrangea anomala 'Skylands' / Climbing Hydrangea Jasminum polyanthum / Pink Jasmine Trachelospermum jasminoides / Chinese Star Jasmine	17
FLOWERING GROUND COVERS	Armeria maritima 'Alba' / Thrift Cotoneaster 'Lowfast' / Lowfast Cotoneaster Oenothera berlandieri 'Siskiyou' / Mexican Evening Primrose Thymus praecox 'Elfin' / Elfin Creeping Thyme	11,620 sf 6,793 755 3,020 3,020
ARTIFICIAL TURF	-	5,284 sf

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MIDPEN HOUSING
MILES LANE
WATSONVILLE, CALIFORNIA

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REVISIONS

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/20)
STATE OF CALIFORNIA

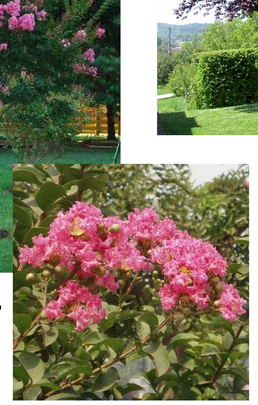
CONCEPTUAL LANDSCAPE PLAN

JOB NO.	201840
SCALE	1" = 20' - 0"
DRAWN	MA
CHECK	JC/MA
DATE	2.28.2020

SHEET
L-1.1

Columbia Sycamore
Platanus x acerifolia 'Columbia'

ACCENT TREES



Pink Crape Myrtle
Lagertroemia indica 'Hopi'

Flowering Plum
Prunus cerasifera

LARGE NATIVE TREES

California Sycamore
Platanus racemosa

Coast Live Oak
Quercus agrifolia

EVERGREEN TREE

Flaxleaf Paperbark
Melaleuca linariifolia

Fern Pine
Podocarpus gracilior

SMALL NATIVE TREES

Vine Maple
Acer circinatum

Toyon
Heteromeles arbutifolia

n confertus

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831.462.4988 mike@arnonelandscape.com www.arnonelandscape.com

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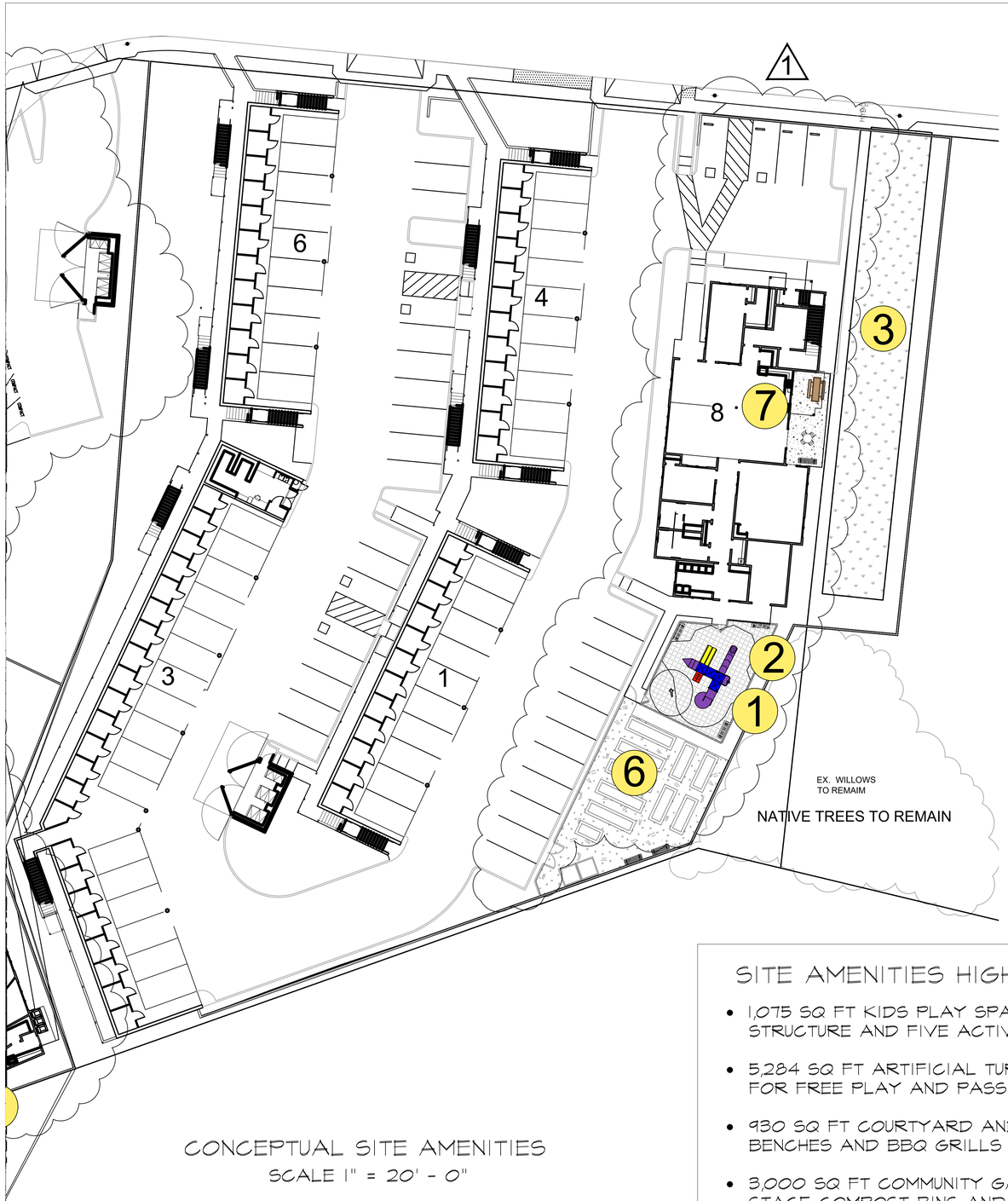
TREE IMAGES

JOB NO.	201840
SCALE	NO SCALE
DRAWN	MA
CHECK	JC/MA
DATE	2.28.2020

SHEET
L-1.2

SHEET 3 OF 6



CONCEPTUAL SITE AMENITIES
SCALE 1" = 20' - 0"

SITE AMENITIES LEGEND

KEY	ITEM DESCRIPTION
1	KIDS PLAY AREA WITH ACCESSIBLE PLAY STRUCTURE AND ACCESSIBLE ACTIVITY PANELS TO BE SELECTED
2	INTERLOCKING RUBBER TILE SAFETY PLAY SURFACE
3	ARTIFICIAL TURF AREA FOR OPEN PLAY
4	COURTYARD SEATING AREA WITH PICNIC TABLES, BENCHES, 2 BBQ GRILLS AND TABLES/CHAIRS
5	LAWN FOR PASSIVE RECREATION WITH SHADE TREES AND BENCHES
6	COMMUNITY GARDEN WITH RAISED BEDS AND BENCHES
7	SLOUGH OBSERVATION PATIO WITH PICNIC TABLE, BENCH AND TABLE/CHAIRS
8	CIRCULAR SEAT WALL PLANTER WITH SPECIMEN TREE

SITE AMENITIES HIGHLIGHTS

- 1,075 SQ FT KIDS PLAY SPACE WITH ACCESSIBLE CLIMBING STRUCTURE AND FIVE ACTIVITIES FOR VARIED AGES
- 5,284 SQ FT ARTIFICIAL TURF LAWNS AT THREE LOCATIONS FOR FREE PLAY AND PASSIVE RECREATION
- 930 SQ FT COURTYARD AND SEATING PATIOS WITH TABLES, BENCHES AND BBQ GRILLS
- 3,000 SQ FT COMMUNITY GARDEN WITH 10 RAISED BEDS, 2 STAGE COMPOST BINS AND TWO BENCHES
- 380 SQ FT SLOUGH OBSERVATION PATIO WITH TABLES AND BENCHES
- 101 NEW TREES
- LOW WATER USE ORNAMENTAL LANDSCAPE PLANTING

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REVISIONS
1 6.10.19

LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
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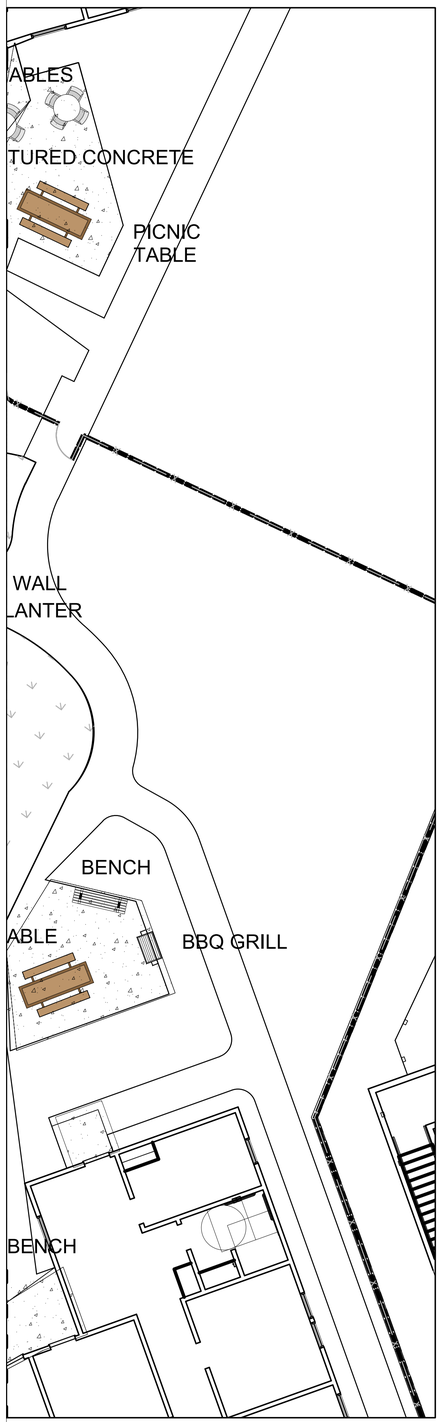
STATE OF CALIFORNIA

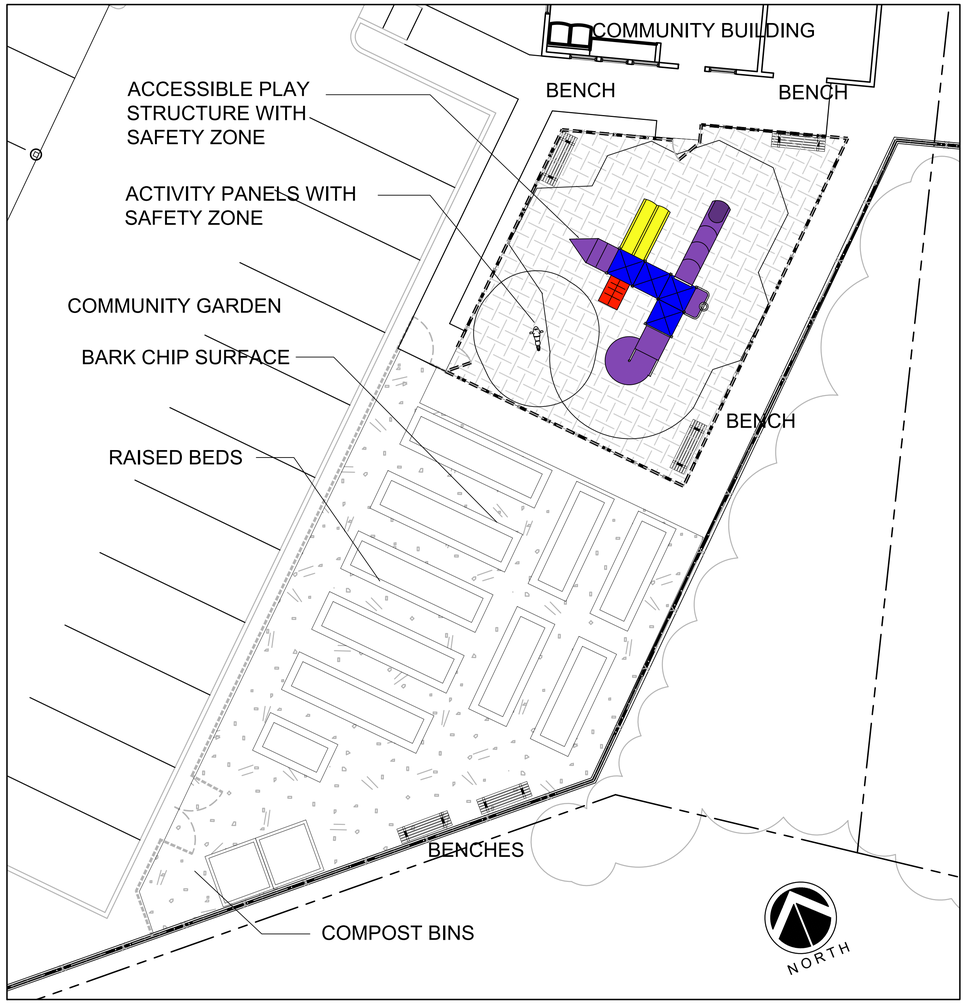
CONCEPTUAL SITE AMENITIES

JOB NO.	201840
SCALE	1" = 20' - 0"
DRAWN	MA
CHECK	JC/MA
DATE	2.28.2020

SHEET
L-2.0

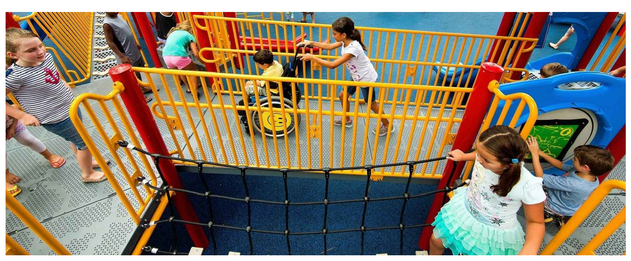


ATING AREAS
= 1' - 0"

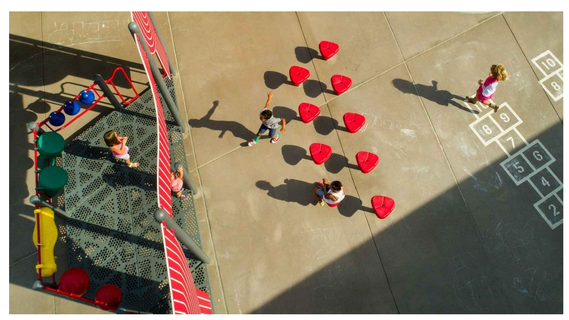


KIDS PLAY SPACE & COMMUNITY GARDEN
SCALE 1/8" = 1' - 0"

Interlocking rubber mat safety play surface



All inclusive play activities



Varied activities for all ages

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REVISIONS

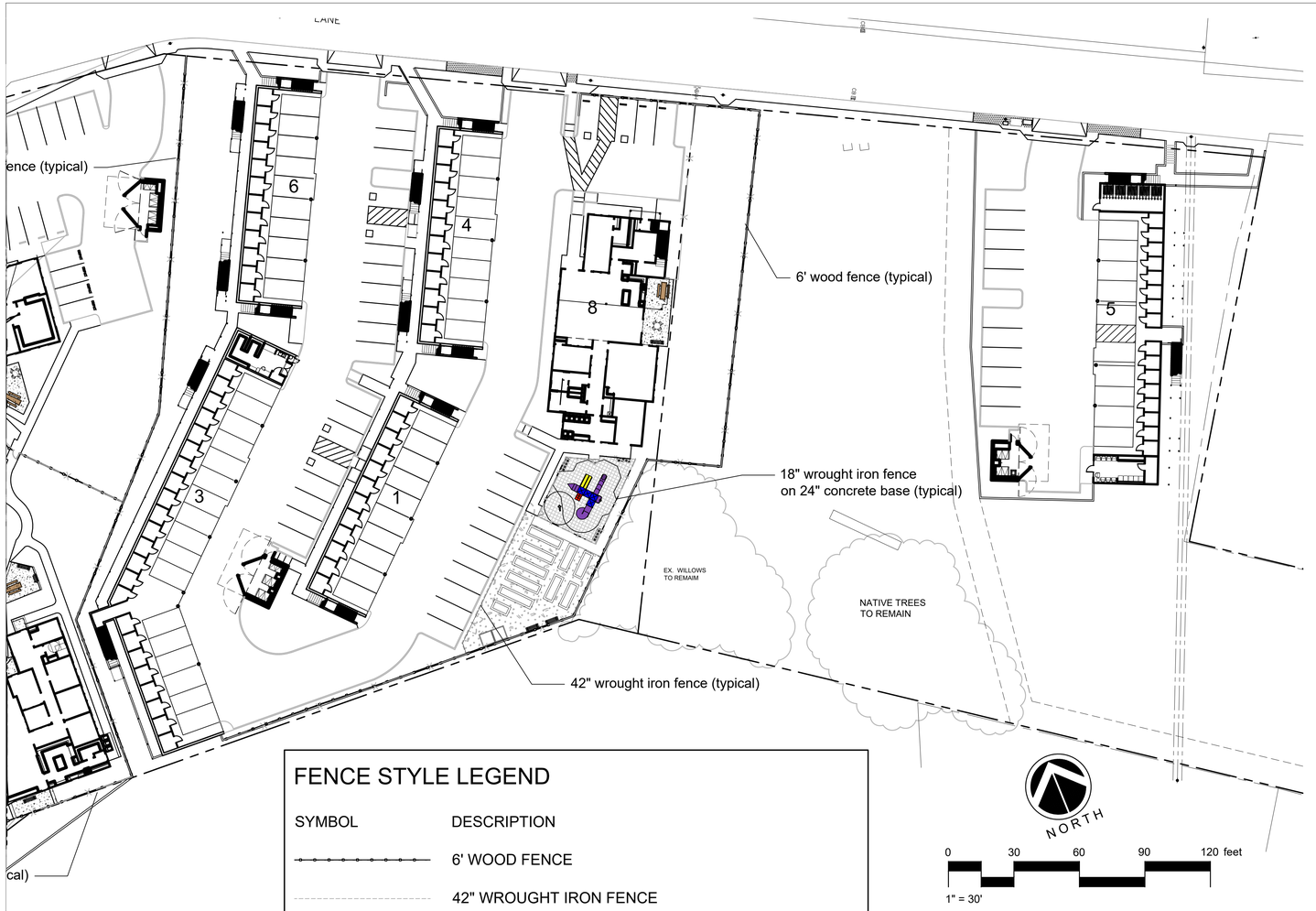
LICENSED LANDSCAPE ARCHITECT
MICHAEL A. ARNONE
No. 3347
(Exp 7/31/20)
STATE OF CALIFORNIA

CONCEPTUAL COMMON AREA HARDSCAPE PLAN

JOB NO.	201840
SCALE	1/8" = 1' - 0"
DRAWN	MA
CHECK	JC/MA
DATE	2.28.2020

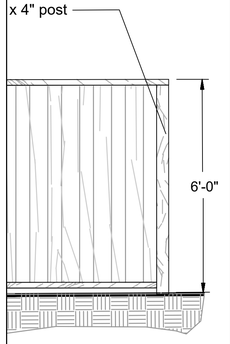
SHEET L-2.1

SHEET 5 OF 6



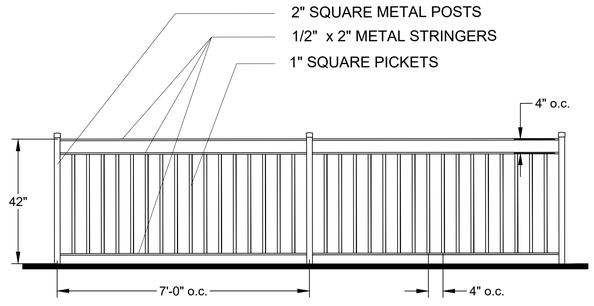
FENCE STYLE LEGEND

SYMBOL	DESCRIPTION
	6' WOOD FENCE
	42" WROUGHT IRON FENCE
	18" WROUGHT IRON FENCE ON 24" CONCRETE BASE



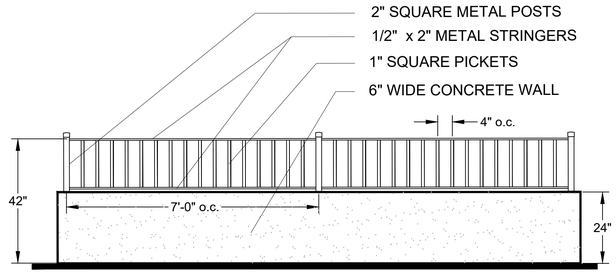
) FENCE

ALL METAL TO BE BLACK POWDER COAT FINISH



42" METAL FENCE
SCALE 1/2" = 1' - 0"

ALL METAL TO BE BLACK POWDER COAT FINISH



METAL FENCE w/ CONCRETE BASE
SCALE 1/2" = 1' - 0"

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REVISIONS
1 6.10.19

LICENSED LANDSCAPE ARCHITECT
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No. 3347
(Exp 7/31/20)
STATE OF CALIFORNIA

CONCEPTUAL FENCE PLAN AND ELEVATIONS

JOB NO.	201840
SCALE	as noted
DRAWN	MA
CHECK	JC/MA
DATE	2.28.2020

1
SHEET
L-2.2

SHEET 6 OF 6

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 3	QUANTITY
1P		(1) LED, LED	DSX0 LED Visual Comfort, P3 symmetric Type V distribution 30K	ELECTRONIC	POLE	Lithonia Lighting, DSX0 LED P3 VLS 30K	120V 1P 2W	/5/2017 12/3/2017 SCALED PHOTOMETRY TYPE VS, BUG RATING: B3 - U0 - G1 10910.5 0 , 0 LED 116 2, 1.2, 0.5 0, 0, 0 POLE MOUNT D-Series VC Area Size 0 6de3854f-14f5-4e0d-8121-92573568d434 NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED. 12441 80 120.1 VOLTS, 117.0 WATTS, 0.979 AMPS AMBIENT: 25.5	56
C		(108) ,	Contractor Select CNY LED Canopy P1=4,500lm	ELECTRONIC	CEILING	Lithonia Lighting, CNY LED P1 40K MVOLT	120V 1P 2W	/10/2018 3/4/2019 IES LM-79-08 TYPE VS, CUTOFF, BUG RATING: B2 - U3 - G1 LED 4476.3232421875 SURFACE 0.85, 0.85, 0.15 Contractor Select CNY LED Canopy 7e38f6e7-4099-4300-9a7e-f39f82af31e5	52
W1		(1) LED,	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3S OPTIC, 3000K, @ 350mA WITH DIFFUSE DROP LENS.	ELECTRONIC	WALL	Lithonia Lighting, DSXW1 LED 10C 350 30K T3S MVOLT DDL	120V 1P 2W	/1/2014 1/11/2016 SCALED PHOTOMETRY TYPE IV, SHORT, BUG RATING: B0 - U2 - G1 1285.5 0 , 0 LED 13.3 Wall D-Series Wall Size 1 d964cde6-d765-419b-a875-494b4556ef9f SCALED FROM ABSOLUTE TEST: LTL25766	85

PHOTOMETRIC SITE PLAN

SCALE: 1"=30'-0"

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

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APNs: 016-491-01, 02 & 03, 016-111-44

MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

JOB NO.
17148.1

PRINT DATE:

PLOT DATE: 06.12.2019

DRAWN BY: AH

CHECKED BY: HR

SET ISSUED:
1 PLANNING COMMENTS 06.10.2019
2 RESUBMIT 02.28.2020

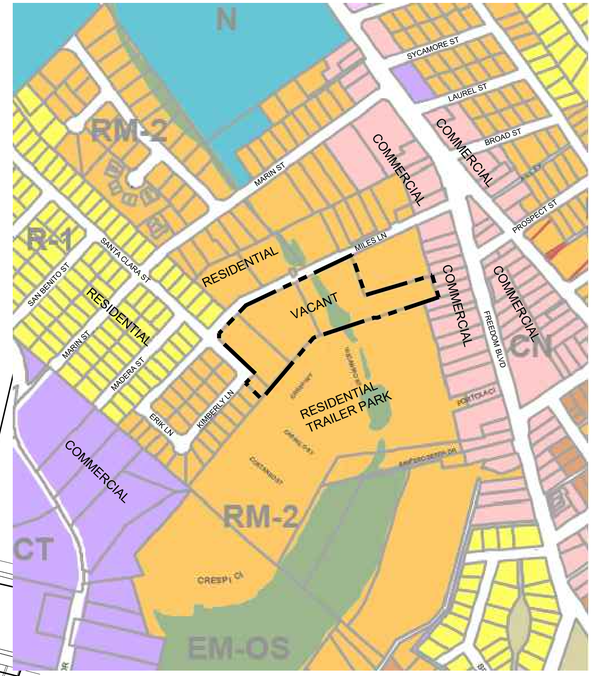
SHEET NAME
PHOTOMETRIC SITE PLAN

SHEET NO.
PH-1

FILE NAME: 17148.1 Site

SITE PLAN

SCALE□ 1"=30'-0"



MAP OF AREA

PLAN NORTH

WALD RUHNKE & DOST ARCHITECTS LLP
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MONTEREY, CALIFORNIA 93940
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DRAWN BY□	AH
CHECKED BY□	HR

SET ISSUED□

1 PLANNING COMMENTS	06.10.2019
2 RESUBMIT	02.28.2020

SHEET NAME

SITE PLAN

SHEET NO.

PD-1

FILE NAME□ 17148.1

800 Hearst Avenue
Berkeley, CA 94710
(510)845-7549
www.migcom.com

Memo

To: Justin Meek, Principal Planner, City of Watsonville

CC: Bill Spain, Senior Environmental Planner, MIG Inc.

From: Chris Dugan, Director of Air Quality, Greenhouse Gas, and Noise Services, MIG Inc.

Date: 3/25/2020

SUBJECT: Miles Lane Housing Project Modification and the Impact on Air Quality and Noise

---

The Miles Lane Housing Project has been modified but will not have a substantial changes to the air quality, greenhouse gases/energy, or noise/vibration analyses and significance conclusions in the December 2, 2019 Initial Study/Mitigated Negative Declaration (IS/MND) as demonstrated below. The following table summarizes the changes being proposed:

Prior Proposed Project	New Proposed Project	Change
61 units	72 units	+18%
10 buildings (106,400 sqft)	8 buildings (101,256 sqft)	-5%
143 residential parking spaces (170)	102 residential parking spaces (129)	-28%
109 trees	101 trees	-7%
8,430 sq ft artificial turf area	5,284 sqft artificial turf area	-37%
2,670 sqft community gardens	3, 000 sqft community gardens	+13%
81,000 square feet of impervious surfaces	63,336 square feet of impervious surfaces	-22%
Construction Period May 2020-October 2021	Construction Period May 2021-October 2022	-
352 Net new daily trips	406 Net new daily trips	+15%

Air Quality – Construction and Operational Emissions

By increasing the number of units from 61 to 72, an approximate 18% increase in construction emissions will occur. The project's changes in construction emissions are summarized in the table below.

Change in Unmitigated Maximum Daily Criteria Air Pollutant Construction Emissions (lbs/day)						
Worst-Cast Construction Emissions Estimates	**ROG**	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Project IS/MND (2021)(A)	58.2	19.0	19.1	<0.0(B)	1.6	1.1
New Project (18% Increase)	68.7	22.4	22.5	<0.0(B)	1.9	1.3
MBARD CEQA Threshold	**--**	**--**	**--**	**--**	**82**	**--**
Threshold Exceeded?	**--**	**--**	**--**	**--**	**No**	**--**
(A) IS/MND emissions estimates from Table 3 of the December 2, 2019 Miles Lane Project IS/MND. (B) <0.0 does not mean emissions are zero, rather, it means emissions are greater than 0.00 but less than 0.1.						

By increasing the number of net daily trips from 352 to 406, an approximately 15% increase in operational mobile source emissions will occur. The project changes are anticipated to result in lower energy and area source emissions due to decreases in total building square footage and parking, trees, and turf areas. The project's changes in operational emissions are summarized in the table below.

Change in Unmitigated Maximum Daily Criteria Air Pollutant Operational Emissions (lbs/day)						
Worst-Cast Operational Emissions Estimates	**ROG**	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Project IS/MND (2022)(A)	3.4	5.8	19.2	<0.0(B)	2.9	0.8
New Project (18% Increase)	4.0	6.8	22.7	<0.0(B)	3.4	0.9
MBARD CEQA Threshold	**137**	**137**	**500**	**150**	**82**	**--**
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**--**
(A) IS/MND emissions estimates from Table 4 of the December 2, 2019 Miles Lane Project IS/MND. (B) <0.0 does not mean emissions are zero, rather, it means emissions are greater than 0.00 but less than 0.1.						

GHG Emissions and Energy

As described above, the project revisions are expected to increase construction and mobile source emissions but decrease area and energy emissions. The increase in residential units will increase water/wastewater and solid waste consumption and generation rates and associated GHG emissions. The project's changes in GHG emissions are summarized in the table below.

Change in Project Greenhouse Gas Emissions	
Worst-Cast GHG Emissions Estimates	**Total GHG Emissions (Metric Tons of Carbon Dioxide Equivalents per year ($MTCO_2e$))**
Project IS/MND (2022)(A)	574.3
New Project (18% Increase)(B)	647.0
CEQA Threshold	**1,100**
Derived 2030 Emissions Goal	**660**
Threshold Exceeded?	**No**
(A) IS/MND emissions estimates from Table 6 of the December 2, 2019 Miles Lane Project IS/MND. (B) New emissions assume decreases in area (-5%) and energy (-5%) emissions and increases in mobile source (14.25%), solid waste (18%), wastewater (18%), and construction (18%) emissions. Mobile source emissions increases were discounted by 5% to account for the fact the project vehicle trip increase is for weekday activities and are not representative of total annual vehicle trip activities. This approach is consistent with the California Air Resources Board's GHG emissions inventory recommendations.	

Noise - Construction and Operation

The project revisions do not substantially change the overall project size or construction schedule and, therefore, do not substantially change the construction noise and vibration analyses contained in the IS/MND. The revised project would result in less overall construction activity along the eastern portion of the site, including in areas directly adjacent to residences on Crespi Way. The revised project, therefore, is likely to result in slightly lower overall construction noise and vibration impacts than the original project.

The project revisions increase vehicle trips by 54 trips per day, including 2 additional peak hour trips on Miles Lane at worst-case. The increase in peak hour trips on Miles Lane from 38 to 40 peak trips would represent a 2% increase above the values evaluated in the IS/MND and an approximately 40% increase above existing peak hour trip levels on Miles Lane (103 trips, see IS/MND, page 108). This revised peak hour trip level will not increase not result in a doubling of traffic volumes on Miles Lane nor be substantially different from the impact identified in the IS/MND. Peak hour traffic noise impacts on all project roadways will remain less than significant. The project's total daily increase in trip generation to 406 daily trips also will not impact land use and compatibility or overall ambient noise levels. The revised project's increase in trips will result in less than a 1 dBA change in traffic noise levels on Miles Lane and Freedom Boulevard from that identified in Table 9 of the IS/MND and will not cause noise levels along these roadways to exceed 65 CNEL.

The project revisions may reduce on-site noise levels due to reduce parking and turf areas; however, there is no substantial change to the IS/MND's on-site operational noise analysis expected from the project revisions because the revised project will involve substantially the same type and amount of operations as that identified and evaluated in the IS/MND.

CONCLUSIONS

As demonstrated above, the proposed changes to the project do not result in any new or substantially more severe air quality, GHG/energy, or noise/vibration impacts. Project emissions will continue to be below all applicable MBARD thresholds of significance, and project noise and vibration levels will continue to comply and meet all applicable City standards and would not otherwise result in a substantial change to the existing ambient noise environment.

Kimley»Horn

MEMORANDUM

From: Frederik Venter, PE and Jake Mirabella, Kimley-Horn and Associates

To: Ashley Schweickart, Midpen Housing

Date: March 18, 2020

Re: **Miles Lane Development – Consistency Evaluation**

1. Introduction

A Transportation Impact Analysis (TIA) was prepared and submitted for a mixed-use development along Miles Lane in the City of Watsonville in May 2019. The proposed Project has since been revised slightly as indicated below. The purpose of this consistency evaluation is to determine whether or not the revised Project would result in new significant transportation impacts. The previous Project description was described in the previous May 2019 TIA (dated May 10, 2019) as follows:

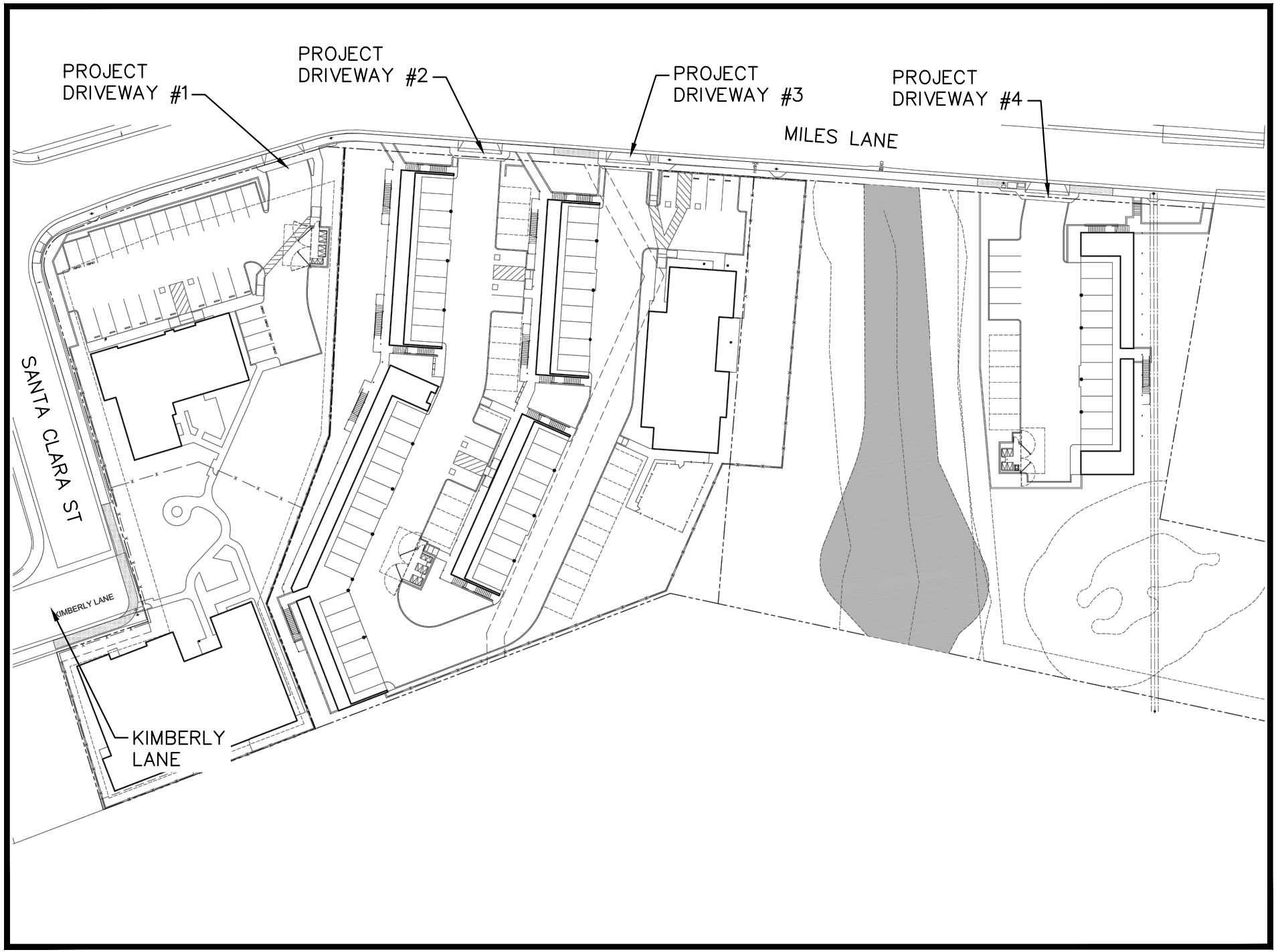
1. *The Project proposes to construct 60 affordable housing units (plus one manager's unit) and 628.15 square feet of a food retail incubator and storefront, as well as an Encompass Community Center, which will include a 6,044 square foot Residential Treatment Facility and a 3,766 square foot Out-Patient Center… The development will accommodate on-site parking for 36 bicycles and 170 passenger vehicles.*

The corresponding site plan used for the previous May 2019 TIA is included in the **Appendix** of this document. The revised site plan is included in **Figure 1** and was provided via email on Thursday, February 20, 2020. The revised Project description is as follows:

1. *The Project proposes to construct **71 affordable housing units** (plus one manager's unit), as well as an Encompass Community Center, which will include a 6,044 square foot Residential Treatment Facility and a 3,766 square foot Out-Patient Center… The development will accommodate on-site parking for **40 bicycles and 129 passenger vehicles**.*

Therefore, the revised Project proposes to (1) construct an additional 11 affordable housing units and (2) accommodate on-site parking for 40 bicycles and 129 passenger vehicles.

The two Project description changes described above was evaluated in the following sections of this study to determine if any new significant transportation impacts would result due to the revised Project.



Kimley»Horn

FIGURE 1
PROPOSED PROJECT SITE PLAN
MILES LANE DEVELOPMENT TRAFFIC IMPACT STUDY

2. Trip Generation and Assignment

2.1 Trip Generation Analysis

Table 1 below provides trip generation estimates analyzed in the May 2019 TIA for *60 affordable housing units (plus one manager's unit) as well as an Encompass Community Center, which will include a 6,044 square foot Residential Treatment Facility and a 3,766 square foot Out-Patient Center.*

As indicated in **Table 1**, the May 2019 Project description would generate approximately 352 net new Daily trips, 27 net new AM peak hour trips (13 IN / 14 OUT), and 38 net new PM peak hour trips (18 IN / 20 OUT).

Table 2 below provides trip generation estimates for revised Project description provided to Kimley-Horn in February 2020 for ***71 affordable housing units*** *(plus one manager's unit) as well as an Encompass Community Center, which will include a 6,044 square foot Residential Treatment Facility and a 3,766 square foot Out-Patient Center.*

As indicated in the revised February 2020 Project description the Project would generate approximately 406 net new Daily trips, 29 AM net new peak hour trips (14 IN / 15 OUT), and 43 PM net new peak hour trips (20 IN / 23 OUT).

Comparing the net new trips generated by the May 2019 and revised February 2020 Project descriptions results in the revised Project generating an additional 54 net new Daily trips, 2 net new AM peak hour trips (1 IN / 1 OUT), and 5 net new PM peak hour trips (2 IN / 3 OUT) above what was analyzed in the May 10, 2019 TIA previously submitted to the City of Watsonville.

2.2 Trip Assignment

Based on distribution estimates provided in the May 2019 TIA, the additional 11 affordable housing units and new Driveway #1 location would result in additional Project trips on the local transportation network (above previously analyzed) as follows:

1. Freedom Boulevard & Miles Lane: 2 additional AM peak hour trips and 1 additional PM peak hour trip.
2. Santa Clara Street/Kimberly Lane & Miles Lane: 0 additional AM peak hour trips and 4 additional PM peak hour trips.
3. Santa Clara Street & Marin Street: 0 additional AM peak hour trips and 4 additional PM peak hour trips.
4. Auto Center Drive & Marin Street: 0 additional AM peak hour trips and 2 additional PM peak hour trips.

The net new Project trip assignment due to the revised Project description and February 2020 site plan is provided in **Figure 2**.

Kimley»Horn

Table 1 – Trip Generation (May 2019 TIA)

Land Use	ITE Land Use Code	Size	Unit	Daily		AM Peak Hour				PM Peak Hour			
				Rate	Trips	Rate	In	Out	Total	Rate	In	Out	Total
Existing Conditions													
Single-Family Detached Housing[1]	210	4	DU	13.50	54	2.00	2	6	8	1.25	3	2	5
Assisted Living[2]	254	3.442	1,000 SQFT	4.19	16	0.39	1	0	1	0.48	1	1	2
Total Existing Trip Credit					***70***		***3***	***6***	***9***		***4***	***3***	***7***
Proposed Project													
Multifamily Housing (Mid-Rise)[3]	221	60	DU	5.43	326	0.35	5	16	21	0.45	17	10	27
Multifamily Housing (Mid-Rise)[4]	221	1	DU	5.43	6	0.00	0	0	0	0.00	0	0	0
Encompass In-Patient[5]	254	7.1	1,000 SQFT	4.19	30	0.39	2	1	3	0.48	1	2	3
Encompass Out-Patient[6]	720	3.81	1,000 SQFT	15.75	60	3.15	9	3	12	3.94	4	11	15
Total Proposed Project Trips					***422***		***16***	***20***	***36***		***22***	***23***	***45***
Proposed Net New Project Trips													
Total Existing Trip Credit					*-70*		*-3*	*-6*	*-9*		*-4*	*-3*	*-7*
Total Proposed Project Trips					*422*		*16*	*20*	*36*		*22*	*23*	*45*
Net New Project Trips					**352**		**13**	**14**	**27**		**18**	**20**	**38**

Notes:

1. ITE Code 210 (Single-Family Detached Housing); Based on ITE equation.
2. ITE Code 720 (Medical Office Building) assumed for Residential Treatment Facility; Based on ITE equation. Storage building not included in floor area estimate.
3. ITE Code 221 (Multi-Family Housing, Mid-Rise); Based on ITE equation.
4. Manager's Unit. No commute peak hour trips assumed (AM & PM peaks). ITE Code 221 (Multi-Family Housing, Mid-Rise) used for daily trip estimate.
5. ITE Code 254 (Assisted Living) assumed for Residential Treatment Facility; Based on ITE average rate. No equation available.
6. ITE Code 720 (Medical Office Building) assumed for Out-Patient Center; Based on ITE equation.

Source: Institute of Transportation Engineers (ITE) Trip Generation 10th Edition, 2017;

Kimley»Horn

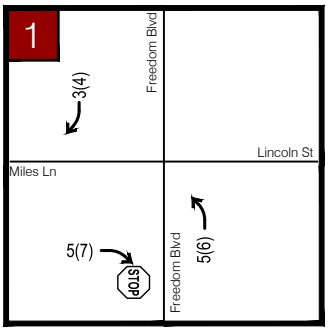
Table 2 – Trip Generation (February 2020 Site Plan)

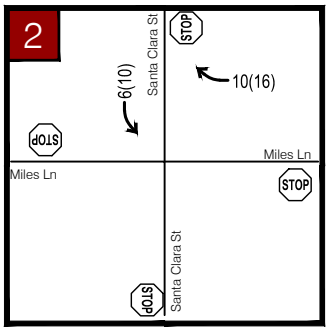
Land Use	ITE Land Use Code	Size	Unit	Daily		AM Peak Hour				PM Peak Hour			
				Rate	Trips	Rate	In	Out	Total	Rate	In	Out	Total
Existing Conditions													
Single-Family Detached Housing[1]	210	4	DU	13.50	54	2.00	2	6	8	1.25	3	2	5
Assisted Living[2]	254	3.442	1,000 SQFT	4.19	16	0.39	1	0	1	0.48	1	1	2
Total Existing Trip Credit					***70***		***3***	***6***	***9***		***4***	***3***	***7***
Proposed Project													
Multifamily Housing (Mid-Rise)[3]	221	71	DU	5.44	386	0.34	6	18	24	0.45	19	13	32
Multifamily Housing (Mid-Rise)[4]	221	1	DU	5.44	6	0.00	0	0	0	0.00	0	0	0
Encompass In-Patient[5]	254	6.044	1,000 SQFT	4.19	26	0.39	2	0	2	0.48	1	2	3
Encompass Out-Patient[6]	720	3.766	1,000 SQFT	15.40	58	3.19	9	3	12	3.98	4	11	15
Total Proposed Project Trips					***476***		***17***	***21***	***38***		***24***	***26***	***50***
Proposed Net New Project Trips													
Total Existing Trip Credit					*-70*		*-3*	*-6*	*-9*		*-4*	*-3*	*-7*
Total Proposed Project Trips					*476*		*17*	*21*	*38*		*24*	*26*	*50*
Net New Project Trips					**406**		**14**	**15**	**29**		**20**	**23**	**43**
2019 Net New Project Trips					352		13	14	27		18	20	38
2020 Net New Project Trips – 2019 Net New Project Trips					**54**		**1**	**1**	**2**		**2**	**3**	**5**

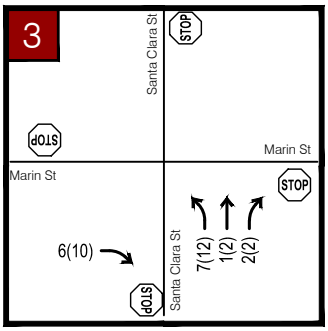
Notes:

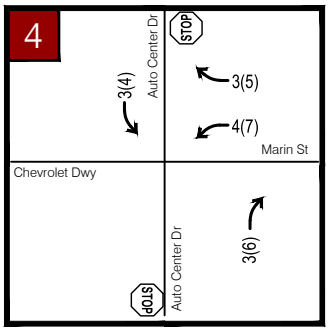
1. ITE Code 210 (Single-Family Detached Housing); Based on ITE equation.
2. ITE Code 720 (Medical Office Building) assumed for Residential Treatment Facility; Based on ITE equation. Storage building not included in floor area estimate.
3. Manager's Unit. No commute peak hour trips assumed (AM & PM peaks). ITE Code 221 (Multi-Family Housing, Mid-Rise) used for daily trip estimate.
4. ITE Code 221 (Multi-Family Housing, Mid-Rise); Based on ITE equation.
5. ITE Code 254 (Assisted Living) assumed for Residential Treatment Facility; Based on ITE average rate. No equation available.
6. ITE Code 720 (Medical Office Building) assumed for Out-Patient Center; Based on ITE equation.

Source: Institute of Transportation Engineers (ITE) Trip Generation 10th Edition, 2017;









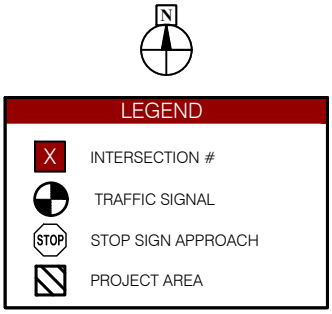


FIGURE 2

PROPOSED (FEBRUARY 2020) PROJECT PEAK HOUR TURNING MOVEMENT VOLUMES

3. Parking Review

3.1 Vehicle Parking Review

Table 3 provides the required parking calculations for the proposed Project.

Table 3 – Parking Review

Land Use	Rates		No. of Units	Required Spaces
February 2020	0-1 bedrooms	1 space per unit	35 units	35
	2-3 bedrooms	2 spaces per unit	37 units	74
	Required Parking for Other Uses			27
	Total Spaces Required			**136**
Total Spaces Provided (February 2020)				**129**
Parking Surplus (Deficiency)				**(7)**

The proposed Project would build 129 spaces on the Project site, which is a **deficiency of 7 spaces**, compared to City requirements. The Applicant has requested a reduction of a 7-space requirement from the City based on California Government Code Section 65915(d)(2). With this reduction, the site would meet City of Watsonville vehicle parking requirements.

3.2 Americans with Disability Act (ADA) Parking Requirements

Minimum ADA parking requirements are provided in the 2010 ADA Standards for Accessible Design (2010) Table 208.2. The revised Project will provide 129 spaces. Per City and 2010 ADA requirements, a minimum of 5 ADA spaces must be provided (4 vehicle and 1 van Accessible space.

The site will provide 8 total ADA spaces (including 4 passenger car and 4 van spaces) which is acceptable per the 2010 ADA Standards and City requirements.

3.3 Bicycle Parking Review

Table 4 provides the bicycle parking requirements for the Project.

Table 4 – Bicycle Parking Requirements

Rate	No. of Parking Spaces Required	Bicycle Spaces Required
Equivalent of 5% of the automobile parking requirement where 20 or more spaces are provided	129	7

According to the City of Watsonville Municipal Code, the Project is required to provide a minimum of 7 bicycle parking spaces. The site provides 40 bicycle spaces in an enclosed area within Buildings 3 and 4. It is recommended to include the bicycle parking requirements with in the Property Information on Sheet A100.

4. Potential Impacts and Conclusion

All study intersections analyzed for Existing, Existing Plus Project, Near Term, Near Term Plus Project, Cumulative, and Cumulative Plus Project conditions were determined to operate at overall level of service (LOS) C or better in the previously submitted May 2019 TIA, which is acceptable per City standards. Study

intersection #4 (Auto Center Drive / Marin Street) westbound approach operates at LOS D in the Cumulative Plus Project AM scenario.

It is anticipated that the few additional peak hour trips that would be generated by the proposed Project would not result in a noticeably increased delay for drivers and would not cause LOS to degrade from acceptable to unacceptable.

Since no significant LOS impacts were determined in the May 2019 TIA and analysis and the revised February 2020 Project would only result in 2 additional AM peak hour trips and 5 PM peak hour trips, the revised Project is consistent will not generate any new significant impacts to the local transportation network. Furthermore, the Project's proposed parking supply satisfies City and ADA requirements. Therefore, the Project will not cause any parking impacts.

APPENDIX

MILES LANE HOUSING

139 / 141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

ABBREVIATIONS

&	AND	FLASH.	FLASHING	PSF	POUNDS PER SQUARE FOOT
∠	ANGLE	FLR.	FLOOR(ING)	PSI	POUNDS PER SQUARE INCH
@	AT	FLUOR.	FLUORESCENT	P.T	PRESSURE TREATED
℄	CENTERLINE	F.O.	FACE OF	PART.	PARTITION
Ø	DIAMETER OR ROUND	F.O.B.	FACE OF BLOCK	P.T. DISP.	PAPER TOWEL DISPENSER
⊥	PERPENDICULAR	F.O.C.	FACE OF CONCRETE	P.V.C.	POLYVINYL CHLORIDE
℄	PROPERTY LINE	F.O.F.	FACE OF FINISH		
#	POUND OR NUMBER	F.O.M.	FACE OF MASONRY	R	RISER
		F.O.S.	FACE OF STUD	R.A.	RETURN AIR
A.B.	ANCHOR BOLT	F.P.	FIREPLACE	RAD.	RADIUS
A.B.S.	ACRYLONITRILE BUTADIENE	F.R.P.	FIBERGLASS REINF. PANEL	R.D.	ROOF DRAIN
ABV.	ABOVE	F.S.	FULL SIZE	REG.	REGISTER
A.A.	ASPHALTIC CONCRETE	FT	FOOT/FEET	REF.	REFRIGERATOR
A/C	AIR CONDITIONING	FTG.	FOOTING	REINF.	REINFORCED
ACOUS.	ACOUSTICAL	FURR.	FURRED(ING)	REQ'D.	REQUIRED
ADJ.	ADJUSTABLE	FUT.	FUTURE	REQMT.	REQUIREMENT
A.F.F.	ABOVE FINISH FLOOR			RESIL.	RESILIENT
AGGR.	AGGREGATE	GA.	GAUGE/GAGE	REV.	REVERSED
ALUM.	ALUMINUM	GALV.	GALVANIZED	R.H.M.S.	ROUNDHEAD MACHINE SCREW
ANOD.	ANODIZED	G.B.	GRAB BAR	R.H.W.S.	ROUNDHEAD WOOD SCREW
A.P.A	AMERICAN PLYWOOD ASSOCIATION	G.I.	GALVANIZED IRON	RM.	ROOM
		GL.	GLASS/GLAZING	R.O.	ROUGH OPENING
APPROX.	APPROXIMATE	G.L.B.	GLUE-LAM BEAM	R.O.W.	RIGHT OF WAY
ARCH.	ARCHITECTURAL	GR.	GRADE(ING)	R.S.	RESAWN
A.S.	ADJUSTABLE SHELF	G.W.B.	GYPSUM WALLBOARD	RUB.	RUBBER
				RWD.	REDWOOD
BD.	BOARD	H.B.	HOSE BIB	R.W.L.	RAIN WATER LEADER
BIT.	BITUMINOUS	HBD.	HARDBOARD		
BLDG.	BUILDING	H.A.	HOLLOW CORE	S.	SOUTH
BLK.	BLOCK	HDR.	HEADER	S.B.	SOLID BLOCKING
BLKG.	BLOCKING	HDWR.	HARDWARE	S.C.	SOLID CORE
BM.	BEAM	H.M.	HOLLOW METAL	SCHED.	SCHEDULE
B.M.	BENCH MARK	HORZ.	HORIZONTAL	S.A.	STORM DRAIN
BOT.	BOTTOM	H.S.	HEAVY SHEET	SECT.	SECTION
BRG.	BEARING	HT.	HEIGHT	SERV.	SERVICE
BTWN.	BETWEEN	HTG.	HEATING	S.F.	SQUARE FOOT
B.U.R.	BUILD-UP ROOFING	H.W.	HOT WATER	S.G.	STAIN GRADE
B.W.	BOTH WAYS	HWD.	HARDWOOD	SH.	SHELF/SHELVING
		HVAC.	HEATING/VENTILATING/AIR CONDITIONING	SHWR.	SHOWER
CAB.	CABINET			SHT.	SHEET
C.B.	CATCH BASIN			SHTG.	SHEATHING
CBC	CALIFORNIA BUILDING CODE	I.C.C.	INTERNATIONAL CODE COUNCIL	SIM.	SIMILAR
CEM.	CEMENT			S.S.	STAINLESS STEEL SERVICE SINK
CER.	CERAMIC	ID.	INSIDE DIAMETER		
CFCI.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	INCL.	INCLUDE(D) (ING)	S.S.D.	SEE STRUCTURAL DRAWINGS
		INSUL.	INSULATE(D) (ING)	S.M.	SHEET METAL
C.F.	CUBIC FEET	INT.	INTERIOR	S.M.S.	SHEET METAL SCREW
C.I.	CAST IRON	INV.	INVERT	SPEC.	SPECIFICATION
C.J.	CONTROL JOINT			SQ.	SQUARE
CL.	CLOSET	JAN.	JANITOR	STL.	STEEL
CLG.	CEILING	J.H.	JOIST HANGER	STD.	STANDARD
CLKG.	CAULKING	JT.	JOINT	STAG.	STAGGERED
CLR.	CLEAR(ANCE)			STOR.	STORAGE
C.M.U.	CONCRETE MASONRY UNIT	KIT.	KITCHEN	STRUCT.	STRUCTURAL
COL.	COLUMN			SUSP.	SUSPENDED
COMP.	COMPOSITION	L.	LENGTH	SYM.	SYMMETRY(ICAL)
CONC.	CONCRETE	LAM.	LAMINATE	SYS.	SYSTEM
CONN.	CONNECTION	LAV.	LAVATORY		
CONSTR.	CONSTRUCTION	L.B.	LAG BOLT	T.	TREAD
CONT.	CONTINUOUS	LOC.	LOCATE(ION)	T.B.	TOWEL BAR
COR.	CORRUGATED	L.V.L.	LAMINATED VENEER LUMBER	T.B.D.	TO BE DETERMINED
C.O.T.G.	CLEAN-OUT TO GRADE	L.W.	LIGHTWEIGHT	T.C.	TOP OF CURB
CSMT.	CASEMENT			TEL.	TELEPHONE
CSWK.	CASEWORK	MAS.	MASONRY	TEMP.	TEMPERED
C.T.	CERAMIC TILE	MAT.	MATERIAL(S)	T.E.N.	TYPICAL EDGE NAILING
CTR.	COUNTER	MAX.	MAXIMUM	T & G	TONGUE & GROOVE
CTSK.	COUNTERSINK	M.B.	MACHINE BOLT	THK.	THICKNESS)
C.Y.	CUBIC YARD	M.C.	MEDICINE CABINET	THRESH.	THRESHOLD
		M.H.	MAN HOLE	T.J.I.	TRUSS JOIST INTERNATIONAL
DBL.	DOUBLE	MECH.	MECHANICAL	T.O.	TOP OF
DEPT.	DEPARTMENT	MEMB.	MEMBRANE	T.P.H.	TOILET PAPER HOLDER
DET.	DETAIL	MEZZ.	MEZZANINE	T.O.	TOP OF PAVEMENT
DF.	DRINKING FOUNTAIN	MFR.	MANUFACTURE(ER)	TV	TELEVISION
D.F.	DOUGLAS FIR	MIN.	MINIMUM	T.W.	TOP OF WALL
D.G.	DECOMPOSED GRANITE	MIR.	MIRROR	TYP.	TYPICAL
D.H.	DOUBLE HUNG	MISC.	MISCELLANEOUS		
DIAG.	DIAGONAL	MLDG.	MOLDING/MOULDING	U/L	UNDERWRITER'S LABORATORY
DIA.	DIAMETER	M.I.W.	MALLEABLE IRON WASHER	U.N.O.	UNLESS NOTED OTHERWISE
DIMEN.	DIMENSION	M.O.	MASONRY OPENING	U.O.N.	UNLESS OTHERWISE NOTED
DISP.	DISPENSER/DISPOSER	MTD.	MOUNTED	UR.	URINAL
DN.	DOWN	MET.	METAL		
DR.	DOOR	MULL.	MULLION	V.I.F.	VERIFY IN FIELD
DRWG.	DRAWING				
D.S.B.	DBL. STRENGTH B GRADE (GLASS)	N.	NORTH	W.	WEST/WIDTH/WIDE
		(N)	NEW	W/	WITH
D.S.	DOWNSPOUT	NAT.	NATURAL	W.C.	WATER CLOSET
DWR.	DRAWER	N.I.C.	NOT IN CONTRACT	WD.	WOOD
D.W.	DISH WASHER	NOM.	NOMINAL	WDW.	WINDOW
		N.T.S.	NOT TO SCALE	W.H.	WATER HEATER
E.	EAST			WI.	WOODWORK INSTITUTE
EA.	EACH	O/	OVER	W/O	WITHOUT
E.J.	EXPANSION JOINT	OBS.	OBSCURE	W.P.	WATERPROOF(ING)
ELEV.	ELEVATION, ELEVATOR	O.C.	ON CENTER(S)	W.R.	WATER RESISTANT
ELEC.	ELECTRIC(AL)	O.D.	OUTSIDE DIAMETER	W.S.	WOOD SCREW
EMER.	EMERGENCY	OFF.	OFFICE	WSCT.	WAINSCOT
ENCL.	ENCLOSURE	OFCI.	OWNER FURNISHED, CONTRACTOR INSTALLED	WT.	WEIGHT
EQUIP.	EQUIPMENT N.I.C. W/ WITH			W.W.M.	WELDED WIRE MESH
EWC.	ELECTRIC WATER COOLER	OFOI.	OWNER FURNISHED, OWNER INSTALLED		
(E)	EXISTING				
EXH.	EXHAUST	O.H.	OVER HANG		
EXP.	EXPOSED/EXPANSION	O.H.M.S.	OVALHEAD MACHINE SCREW		
EXT.	EXTERIOR	O.H.W.S.	OVALHEAD WOOD SCREW		
		OPNG.	OPENING		
F.A.	FIRE ALARM	OPP.	OPPOSITE		
FAST.	FASTEN(ER)				
F.A.	FLAT BAR	P.A.F.	POWDER ACTUATED FASTENER		
F.D.	FLOOR DRAIN	P.B.	PANIC BAR		
FEC.	FIRE EXTINGUISHER CABINET	PART. TBD.	PARTICLE BOARD		
F.F.	FINISH FLOOR	PCF.	POUNDS PER CUBIC FOOT		
F.G.	FINISH GRADE	P.D.	POWDER DRIVEN		
FND.	FOUNDATION	P.G.	PAINT GRADE		
F.E.	FIRE EXTINGUISHER	PERF.	PERFORATE		
F.	FIBERGLASS	PLF	POUNDS PER LINEAR FOOT		
FIN.	FINISH(ED)	PLAS. LAM.	PLASTIC LAMINATE		
F.H.M.S.	FLATHEAD MECHANICAL SCREW	PLAS.	PLASTER		
		PLYWD.	PLYWOOD		
F.H.W.S.	FLATHEAD WOOD SCREW	PR.	PAIR		

LEGEND

- EARTH
- ROCK
- SAND, MORTAR, PLASTER
- CONCRETE BLOCK
- CAST-IN-PLACE (C.I.P.) CONCRETE
- (E) STUD WALL
- (N) STUD WALL
- (E) STUD WALL TO BE REMOVED
- SOUND INSULATED STUD WALL
- METAL
- WOOD FINISH
- WOOD FRAMING CONTINUOUS MEMBER
- WOOD BLOCKING
- PLYWOOD
- GYPSUM WALLBOARD
- A.C. PAVING

SYMBOLS

- DOOR SYMBOL (XXX)
- WINDOW SYMBOL (XX)
- KEY TAG (X)
- DEMOLITION TAG (XX)
- MATCH LINE
- WORK POINT, DATUM POINT OR CONTROL
- VERTICAL OR HORIZONTAL DIAPHRAGM KEY (XX)
- SECTION
  - SECTION IDENTIFICATION
  - SHEET WHERE SECTION IS DRAWN
- DETAIL
  - DETAIL IDENTIFICATION
  - SHEET WHERE DETAIL IS DRAWN
- FINISH GRADE (SPOT)
  - ELEVATION
  - SURFACE
- EXISTING GRADE (SPOT)
  - ELEVATION
  - SURFACE
- PROPERTY LINE
- REVISION

PROJECT TEAM

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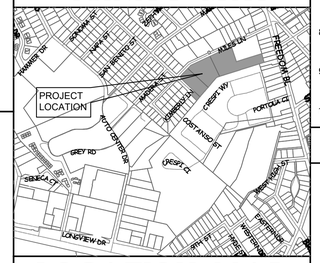
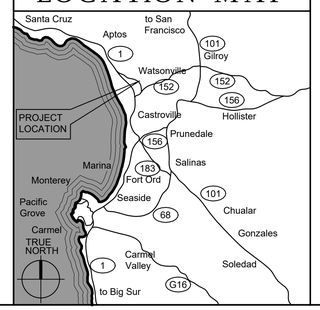
3370 SAMUEL PLACE
SANTA CRUZ, CALIFORNIA 95062
ph: (831) 462-4988
Email: riknown1@hotmail.com
Contact: Michael Arnone

VICINITY MAP



LOCATION MAP



PROJECT INFORMATION

PROJECT:	Miles Lane Housing / Encompass	BUILDING AREA:	101,257 S.F.
LOCATION:	139 / 141 Miles Lane & 201 Kimberly Lane Watsonville, California 95076	BUILDING AREA (FOOTPRINT):	34,073 S.F.
APN:	016-491-01, 02 & 03, 016-111-44		
ZONING:	Existing : RM-2 (EM-OS @ wetland area) Proposed : RM-2/PD (EM-OS @ wetland area)		
LOT SIZE:	4.71 ACRES = 205,159 S.F.	OCCUPANCY:	R-2 / R-4
BUILDING SITE COVERAGE:	16.61%	CONSTRUCTION:	V-B-S

APPLICABLE BUILDING CODES & STANDARDS

2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (C.C.R.)
2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
2019 CALIFORNIA RESIDENTIAL CODE (CRC), PART 2.5, TITLE 24 C.C.R.
2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2019 CALIFORNIA ENERGY CODE (CEEC), PART 6, TITLE 24 C.C.R.
2019 CALIFORNIA ELEVATOR CODE, PART 7, TITLE 24 C.C.R.
2019 CALIFORNIA HISTORICAL BUILDING CODE (CHC), PART 8, TITLE 24 C.C.R.
2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.
2019 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 C.C.R.
2019 CALIFORNIA GREEN STANDARDS CODE (CALGreen), PART 11, TITLE 24 C.C.R.
2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PARTIAL LIST OF APPLICABLE STATE STANDARDS

NFPA 13, AUTOMATIC SPRINKLER SYSTEMS, (CA AMENDED) 2019 EDITION
NFPA 13R, AUTOMATIC SPRINKLER SYSTEMS, (CA AMENDED) 2019 EDITION
NFPA 72, NATIONAL FIRE ALARM CODE, (CA AMENDED) 2019 EDITION

EXITING:
NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSE) OF THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS, AND SHALL CORRELATE AT THE JOB SITE ALL SUCH ITEMS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
3. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
4. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
5. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
6. THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.
7. EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRACTOR SHALL VERIFY <E> CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
8. ANY PROPOSED SHUT DOWN OF UTILITIES SHALL BE REGISTERED IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
9. ANY PROPOSED WORK THAT TAKES PLACE AFTER NORMAL BUSINESS HOURS SHALL BE MADE IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
10. PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH SECTION 718.2 OF THE CURRENT ADOPTED EDITION OF C.B.C.

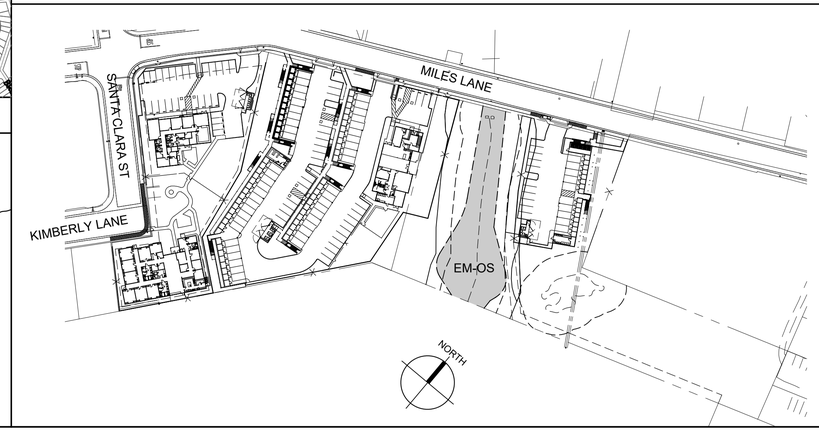
SHEET INDEX

SHT. #	SHEET TITLE
TITLE	
A001	COVER SHEET
CIVIL	
C1.0	COVER SHEET & GENERAL NOTES
C2.0	EX SITE PLAN
C2.1	OVERALL SITE PLAN
C3.0	GRADING & DRAINAGE
C3.1	GRADING & DRAINAGE
C4.0	EARTHWORK SITE PLAN
C4.1	SECTIONS
C5.0	OVERALL UTILITIES
C6.0	EROSION CONTROL
ARCHITECTURAL	
D100	DEMOLITION SITE PLAN
A100	ARCHITECTURAL SITE PLAN
A110	SITE DETAILS
A201	BUILDING 1 ARCHITECTURAL FLOOR PLANS
A202	BUILDING 1 ARCHITECTURAL FLOOR PLANS
A203	BUILDING 3 ARCHITECTURAL FLOOR PLANS
A204	BUILDING 3 ARCHITECTURAL FLOOR PLANS
A205	BUILDING 4 ARCHITECTURAL FLOOR PLANS
A206	BUILDING 4 ARCHITECTURAL FLOOR PLANS
A207	BUILDING 5 ARCHITECTURAL FLOOR PLANS
A208	BUILDING 5 ARCHITECTURAL FLOOR PLANS
A209	BUILDING 6 ARCHITECTURAL FLOOR PLANS
A210	BUILDING 6 ARCHITECTURAL FLOOR PLANS
A211	BUILDING 8 ARCHITECTURAL FLOOR PLANS
A212	ENCOMPASS RESIDENTIAL PROGRAM
A213	ENCOMPASS OUTPATIENT PROGRAM
A214	ENLARGED UNIT PLANS
A215	ENLARGED UNIT PLANS
A216	ACCESSIBLE ENLARGED UNIT PLANS
A401	BUILDINGS 1 & 2 EXTERIOR ELEVATIONS
A402	BUILDING 3 EXTERIOR ELEVATIONS
A403	BUILDINGS 4 & 5 EXTERIOR ELEVATIONS
A404	BUILDING 6 EXTERIOR ELEVATIONS
A405	BUILDING 7 EXTERIOR ELEVATIONS
A406	BUILDING 8 EXTERIOR ELEVATIONS
A407	ENCOMPASS EXTERIOR ELEVATIONS
LANDSCAPING	
L-1.0	CONCEPTUAL LANDSCAPE PLAN
L-1.1	CONCEPTUAL LANDSCAPE PLAN
L-1.2	TREE IMAGES
L-2.0	CONCEPTUAL SITE AMENITIES
L-2.1	CONCEPTUAL COMMON AREA HARDSCAPE PLAN
L-2.2	CONCEPTUAL FENCE PLAN AND ELEVATIONS
PHOTOMETRICS	
PH-1	PHOTOMETRIC SITE PLAN
PRELIMINARY MAP	
	PRELIMINARY MAP

FIRE SPRINKLER NOTES

1. THESE ARE NEW, FULLY FIRE SPRINKLERED BUILDINGS
2. DRAWINGS AND SUPPORTIVE CALCULATIONS FOR ALL NEW FIRE SPRINKLER SYSTEMS ARE REQUIRED TO BE SUBMITTED BY THE INSTALLING LICENSED FIRE SPRINKLER CONTRACTOR (C-16) TO THE FIRE PREVENTION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL PROVIDE "KNOX BOX" AT EACH BUILDING IN LOCATIONS PER FIRE DEPARTMENT RECOMMENDATIONS. THE CONTENTS SHALL INCLUDE EMERGENCY ACCESS KEYS INCLUDING A GRAND MASTER KEY FOR ROOMS, ACCESS KEY(S) TO THE FIRE ALARM PANEL(S) AND SPECIAL ACCESS KEYS (WHERE APPLICABLE).
4. ALL PLAN SUBMITTALS REQUIRING FIRE SPRINKLERS, FIRE SERVICE UNDERGROUND, FIRE ALARMS, AND HOOD AND DUCT SYSTEMS, SHALL BE SUBMITTED TO AND SHALL BE APPROVED BY THE FIRE DEPARTMENT AND FIRE MARSHALL BEFORE A FRAMING INSPECTION SHALL BE GRANTED BY THE BUILDING DEPARTMENT.

SITE PLAN



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APNs: 016-491-01, 02 & 03, 016-111-44

MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

JOB NO. 17148.1

PRINT DATE:
PLOT DATE: 06.12.2019
DRAWN BY: MG
CHECKED BY: ATH
SET ISSUED:

2 RESUBMIT 02.28.2020

SHEET NAME
COVER SHEET

SHEET NO.
A001

FILE NAME: 17148.1A001

PROPERTY INFORMATION

PROJECT ADDRESS / LOCATION	139/141 Miles Lane & 201 Kimberly Lane Watsonville, California 95076		
ASSESSORS PARCEL NUMBERS	016-491-01, 016-491-02, 016-491-03 016-111-44		
CURRENT ZONING	RM-2	(EM-OS @ wetland area)	
PROPOSED ZONING	RM-2/PD	(EM-OS @ wetland area)	
OCCUPANCY	R-2 / R-4		
CONSTRUCTION TYPE	V-B-S		
TOTAL LAND AREA	205,159.32 sf (+/-) =	4.71	Acres (+/-)
APN	016-111-44 =	5,077.93	sf (+/-)
APN	016-491-01 =	44,054.65	sf (+/-)
APN	016-491-02 =	61,171.61	sf (+/-)
APN	016-491-03 =	94,855.13	sf (+/-)
TOTAL BUILDING AREA =	101,256.89 sf (all floors, balconies, decks, etc.)		
TOTAL FOOTPRINT AREA =	34,072.52 sf	Floor Area Ratio =	16.61%
TOTAL LANDSCAPE AREA =	110,138.66 sf	Landscape Area Ratio =	53.68%
TOTAL HARDSCAPE AREA =	7,202.91 sf	Hardscape Ratio Area =	3.51%
TOTAL PAVEMENT AREA =	53,745.23 sf	Pavement Area Ratio =	26.20%

REQUIRED PARKING 136 STALLS per below

Multi-Family:	(1) stall/1 bdrm unit + (2) stalls/2~3 bdrm unit	
	35 units x (1) =	35 stalls
	37 units x (2) =	74 stalls
	Total Required =	109 stalls
Residential Treatment:	(1) stalls/unit + (1) guest stall/(4) bedrooms	
	8 units x (1) =	8 stalls
	8 bdrms / (4) =	2 stalls
	4 staff/shift =	4 stalls
	Total Required =	14 stalls
Outpatient Program:	(1) stall/300sf (per GLU 66)	
	3,864 sf / 300 =	13 stalls

PROVIDED PARKING 129 STALLS per below

Multi-Family:	3 Van-Accessible (9'x18')
	3 Std Accessible (9'x18')
	96 Standard (9'x18')
	102 TOTAL PROVIDED STALLS
Residential & Outpatient Programs:	1 Van Accessible (9'x18')
	1 Std Accessible (9'x18')
	25 Standard (9'x18')
	27 TOTAL PROVIDED STALLS

LAND AREA REDUCTION REQUEST

REQUIRED LAND AREA (per Watsonville Municipal Code)

Required lot area per (1) or less bedrooms:		3250	sf
Required lot area per each additional bedroom		375	sf
72 units w/ (1) or less bdrms x	3250 =	234,000	sf
37 units w/ 2nd bedroom x	375 =	13,875	sf
19 units w/ 3rd bedroom x	375 =	7,125	sf
TOTAL REQUIRED LAND AREA =		255,000	sf

NET LAND AREA REQUESTED

205,159.32 sf, less Stream/Wetland & 30 ft Riparian Buffer =		175,974.12	sf
Requested reduction of Net Land Area =	69 %		
Requested lot area per (1) or less bedrooms:		2600	sf
Requested lot area per each additional bedroom		300	sf
72 units w/ (1) or less bdrms x	2600 =	187,200	sf
37 units w/ 2nd bedroom x	300 =	11,100	sf
19 units w/ 3rd bedroom x	300 =	5,700	sf
TOTAL REQUESTED LAND AREA =		204,000	sf

BUILDING SQUARE FOOTAGES

Land Area		205,159.32	sf (+/-)	=	4.71	Acres (+/-)	
Common Open Space =		110,138.66	sf ÷	72	units =	1,530	sf per unit
MIDPEN HOUSING							
Building	1	Multi-family	13,784.42	Total SF			Units/Bldg
		Studio	359.33	Heated &	10.67	Util	3
			70.00	Unit Patio			
		1 Bedroom (A)	617.00	Heated &	10.67	Util	3
			57.33	Unit Patio			
		2 Bedroom	731.67	Heated &	10.67	Util	3
			44.67	Unit Patio			
		3 Bedroom	1,021.17	Heated &	10.67	Util	3
			40.67	Unit Patio			
		Covered Walk	627.08	sf			
		Common Balc	1,194.17	sf			
		Covered Parking	2,210.33	sf			
		Covered Storage	799.33	sf			
Building	2	REMOVED					
Building	3	Multi-family	26,978.82	Total SF			
		Studio	359.33	Heated &	10.67	Util	4
			70.00	Unit Patio			
		1 Bedroom (A)	617.00	Heated &	10.67	Util	3
			57.33	Unit Patio			
		1 Bedroom (A-1)	652.70	Heated &	16.43	Util	3
			67.22	Unit Patio			
		2 Bedroom	731.67	Heated &	10.67	Util	6
			44.67	Unit Patio			
		3 Bedroom	1,021.17	Heated &	10.67	Util	6
			40.67	Unit Patio			
		Covered Walk	1,159.07	sf			
		Common Balc	2,243.97	sf			
		Maintenance Shop	422.22	sf			
		Bike Storage	347.00	sf			
		Covered Parking	4,101.78	sf			
		Covered Storage	1,523.74	sf			
Building	4	Multi-family	12,245.25	Total SF			
		Studio	359.33	Heated &	10.67	Util	2
			70.00	Unit Patio			
		1 Bedroom (A)	617.00	Heated &	10.67	Util	2
			57.33	Unit Patio			
		2 Bedroom	731.67	Heated &	10.67	Util	3
			44.67	Unit Patio			
		3 Bedroom	1,021.17	Heated &	10.67	Util	3
			40.67	Unit Patio			
		Covered Walk	552.71	sf			
		Common Balc	854.38	sf			
		Covered Parking	2,210.33	sf			
		Covered Storage	799.33	sf			
Building	5	Multi-family	17,464.78	Total SF			
		Studio	359.33	Heated &	10.67	Util	5
			70.00	Unit Patio			
		1 Bedroom (A)	617.00	Heated &	10.67	Util	5
			57.33	Unit Patio			
		2 Bedroom	731.67	Heated &	10.67	Util	3
			44.67	Unit Patio			
		3 Bedroom	1,021.17	Heated &	10.67	Util	3
			40.67	Unit Patio			
		Covered Walk	741.88	sf			
		Common Balc	1,306.29	sf			
		Covered Parking	2,624.99	sf			
		Covered Storage	788.13	sf			
		Supplies Room	85.42	sf			
		Laundry Room	314.58	sf			
		Bike Storage	400.00	sf			
Building	6	Multi-family	13,160.25	Total SF			
		Studio	359.33	Heated &	10.67	Util	2
			70.00	Unit Patio			
		1 Bedroom (A)	617.00	Heated &	10.67	Util	3
			57.33	Unit Patio			
		2 Bedroom	731.67	Heated &	10.67	Util	3
			44.67	Unit Patio			
		3 Bedroom	1,021.17	Heated &	10.67	Util	3
			40.67	Unit Patio			
		Covered Walk	552.71	sf			
		Common Balc	1,084.38	sf			
		Covered Parking	2,210.33	sf			
		Covered Storage	799.33	sf			
Building	7	REMOVED					
Building	8	Comm Bldg	6,369.14	Total SF			
		Main Floor	4,182.90	Heated			
		Outdoor Deck	379.20	sf			
		Manager Unit	1,669.37	Heated @	145.54 Lower		1
					1523.83 Upper		
		Manager Deck	113.67	sf			
		Manager Storage	24.00	sf			
				TOTAL MULTI-FAMILY UNITS			72
ENCOMPASS							
Building	9	Residential Program	7,389.78	sf			
Building	10	Outpatient Program	3,864.44	sf			

BUILDING DESCRIPTIONS

BLDG	DESCRIPTION	TOTAL SQ FT
1	2-Story Residential Apartments with Tuck-Under Parking	13,784
2	(not used)	0
3	2-Story Residential Apartments with Tuck-Under Parking	26,979
4	2-Story Residential Apartments with Tuck-Under Parking	12,245
5	2-Story Residential Apartments with Tuck-Under Parking	17,465
6	2-Story Residential Apartments with Tuck-Under Parking	13,160
7	(not used)	0
8	2-Story Community Center with Residential Mgr's Unit @ 2nd Flr	6,369
9	Encompass Residential Program	7,390
10	Encompass Outpatient Program	3,864

UNIT MIX

UNIT TYPE	UNITS (ea)	TOTAL OF EACH TYPE	PERCENT OF TOTAL
Studio	15	16	22
Studio - Accessible	1		
1 Bedroom (Type 'A')	15	19	26
1 Bedroom (Type 'B')	3		
1 Bedroom - Accessible	1		
2 Bedroom	18	18	25
3 Bedroom	17	19	26
3 Bedroom - Accessible	1		
3 Bedroom (Manager)	1		
TOTALS	72	72	100

PLAN NORTH

ARCHITECTURAL SITE PLAN

SCALE: 1"=30'-0"

WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
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APNs: 016-491-01, 02 & 03, 016-111-44

MILES LANE HOUSING

MidPen Housing Corp.
139/141 Miles Lane & 201 Kimberly Lane
Watsonville, California 95076

JOB NO. 17148.1

PRINT DATE:

PLOT DATE: 06.12.2019

DRAWN BY: MG

CHECKED BY: ATH

SET ISSUED:

1	PLANNING COMMENTS	06.10.2019
2	RESUBMIT	02.28.2020

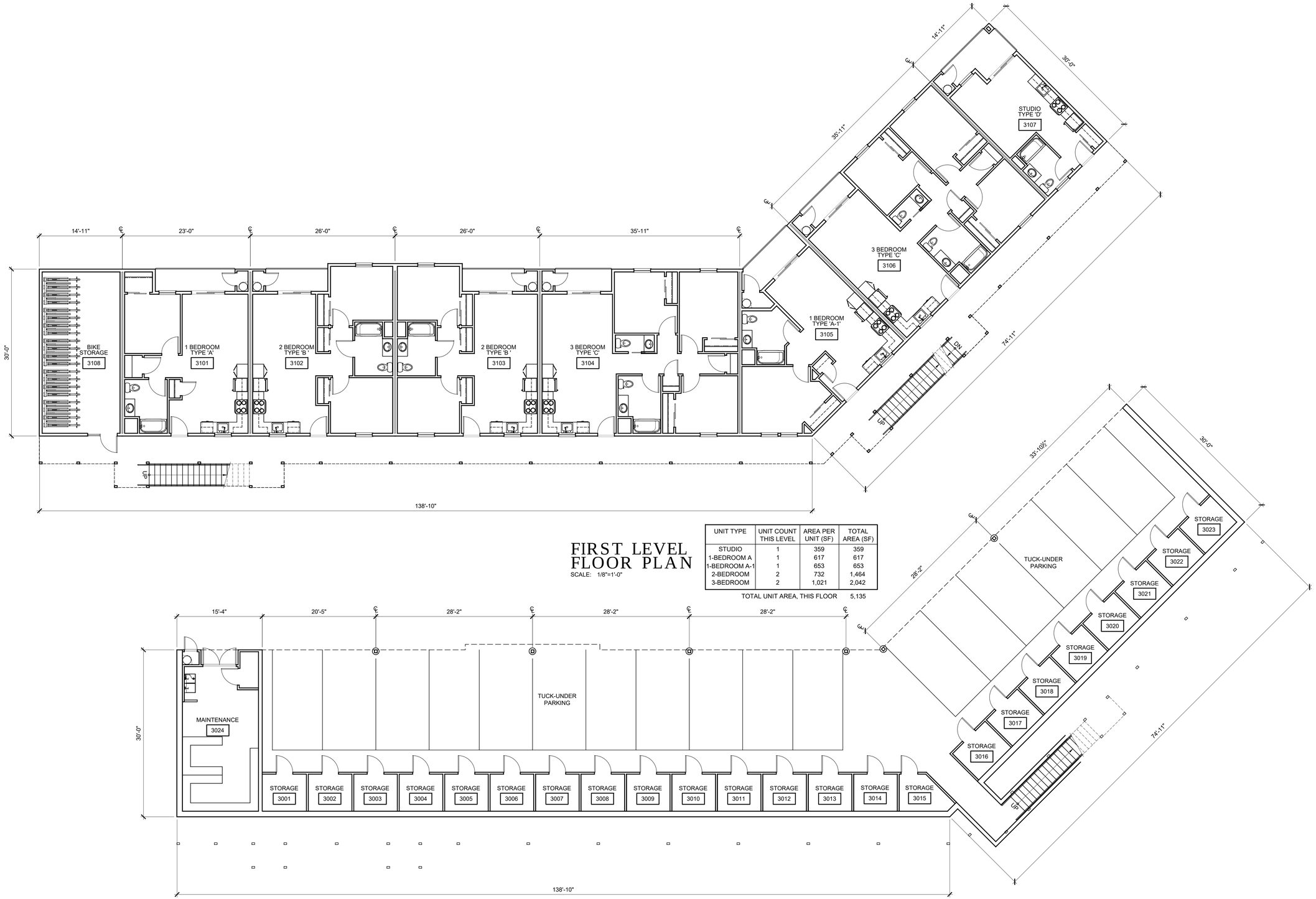
SHEET NAME

ARCHITECTURAL SITE PLAN

SHEET NO.

A100

FILE NAME: 17148.1



FIRST LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	1	359	359
1-BEDROOM A	1	617	617
1-BEDROOM A-1	1	653	653
2-BEDROOM	2	732	1,464
3-BEDROOM	2	1,021	2,042
TOTAL UNIT AREA, THIS FLOOR			5,135

PARKING LEVEL FLOOR PLAN

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

NOTE:
SEE SHEETS A214, THRU A216
FOR UNIT FLOOR PLANS

WALD RUHNKE & DOST ARCHITECTS LLP

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MILES LANE HOUSING

MidPen Housing Corp.
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APNs: 016-491-01, 02 & 03, 016-111-44

JOB NO.
17148.1

PRINT DATE:

PLOT DATE: 06.12.2019

DRAWN BY: ATH

CHECKED BY: HR

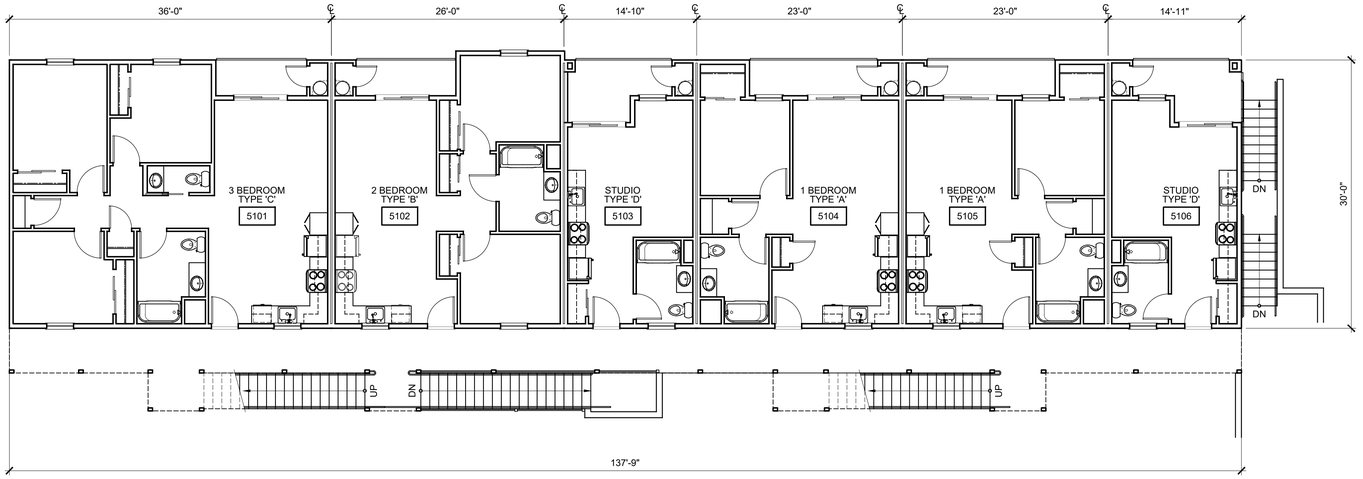
SET ISSUED:

2 RESUBMIT 02.28.2020

SHEET NAME
BUILDING 3 ARCHITECTURAL FLOOR PLANS

SHEET NO.
A203

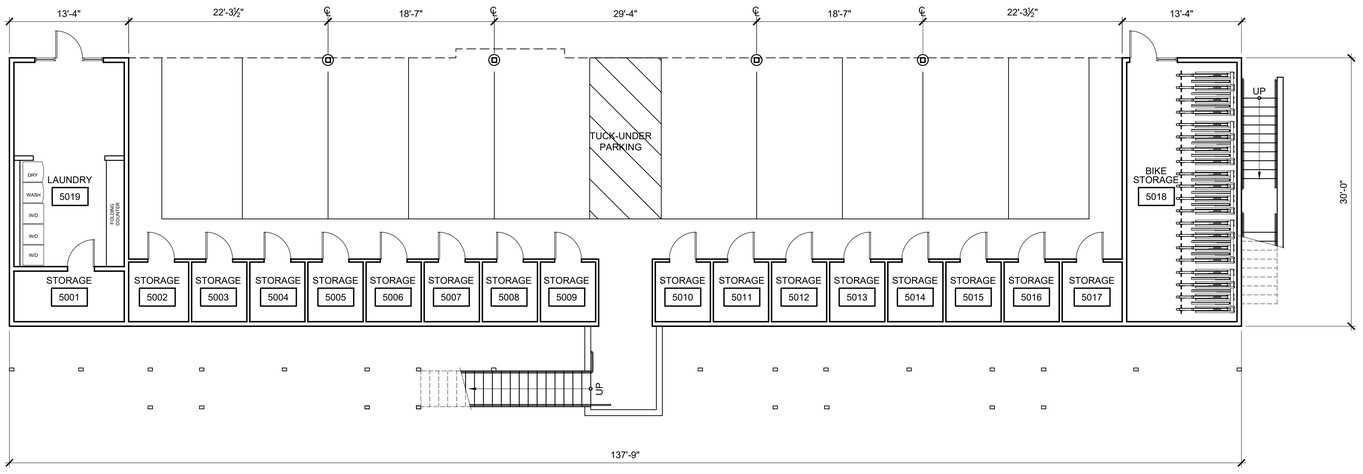
FILE NAME: 17148.A203



FIRST LEVEL FLOOR PLAN

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

UNIT TYPE	UNIT COUNT THIS LEVEL	AREA PER UNIT (SF)	TOTAL AREA (SF)
STUDIO	2	384	768
1-BEDROOM	2	648	1,296
2-BEDROOM	1	792	792
3-BEDROOM	1	1,080	1,080
TOTAL UNIT AREA, THIS FLOOR			3,936



PARKING LEVEL FLOOR PLAN

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

NOTE:
SEE SHEETS A211, A212 & A213
FOR UNIT FLOOR PLANS

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ARCHITECTS LLP

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1 PLANNING COMMENTS 06.10.2019
2 RESUBMIT 02.28.2020

SHEET NAME
BUILDING 5 ARCHITECTURAL FLOOR PLANS

SHEET NO.
A207

FILE NAME: 17148.1A207

Response to Comments on the Miles Lane Project

Initial Study/Mitigated Negative Declaration

SCH No. 2019129010

Prepared for:

City of Watsonville
Department of
Community
Development
250 Main Street
Watsonville, CA 95076

Prepared by:

MIG, Inc.

April 2020

Miles Lane Project Response to Comments Summary

The City of Watsonville received one comment letter from the Monterey Bay Air Resources District (MBARD) on the Miles Lane Initial Study and Mitigated Negative Declaration (IS/MND) during the 30-day public review period. The written responses to the comments along the comment letter are attached below. The responses are in a table format with the comments shown in the first column and the response in the second column. Some of the comments relate to input on the Project but do not necessarily raise a CEQA issue.

Comments from MBARD	Response to Comment
Comment 1: Air Quality: Construction Near Neighborhoods – Section 1.9, Figure 2 shows that construction will be occurring near / adjacent to residential neighborhoods. The Air District requests that additional diligence be used along these perimeters so as to not create a public nuisance due to dust or odors (See District Rule 402 - Nuisances). This could include additional watering in dry and dusty areas and the staging of activity so that clusters of heavy-duty construction equipment are not operating all at once near these homes. The Air District recommends using cleaner construction equipment that conforms to ARB's Tier 3 and Tier 4 emission standards. We further recommend that, whenever feasible, construction equipment use alternative fuels such as compressed natural gas (CNG), propane, electricity or biodiesel. This would have the added benefit of reducing diesel exhaust emissions.	***Response 1:*** The Air District is correct that project construction would occur near and adjacent to residential neighborhoods. Section 6.3 of the IS evaluates the project's potential construction-related dust and odor impacts. Construction emission impacts, including dust and particulate matter, were found to be less than significant because emissions levels would be substantially below the Air District's recommended CEQA thresholds of significance (IS page 42, Table 3). Odor impacts were found to be less than significant because the project would not generate any sustained, unusual odors that could impact a substantial amount of people (IS page 44). Since these impacts were found to be less than significant, no mitigation measures or best management practices are required to reduce construction emissions for the project. At this point, specific details on construction engine certifications are not known for the project; however, the IS evaluation air quality impacts factually concludes that the partial or full use of equipment with Tier 3- or Tier 4-certified engines is not necessary to avoid any air quality impact. The IS notes that compliance with Air District rules and regulations such as Rule 402 (Nuisance) would further reduce the less than significant magnitude of the project's construction emissions. As requested by the Air District, the City is incorporating the following Best Management Practices to further limit the potential fugitive dust, construction emissions, and odors generated by the project. The following items will be added as a condition of approval for the Project not as a CEQA requirement. **Best Management Practices for Controlling Construction Emissions** • Water all exposed surfaces (e.g., staging areas, soil piles, graded areas, and unpaved access roads) at least two times per day during construction and adequately wet demolition surfaces to limit visible dust emissions. • Cover all haul trucks transporting soil, sand, or other loose materials off the project site. • Use wet power vacuum street sweepers at least once per day to remove all visible mud or dirt track-out onto adjacent public roads (dry power sweeping is prohibited) during construction of the proposed project.

	• Vehicle speeds on unpaved roads/areas shall not exceed 15 miles per hour. • Complete all areas to be paved as soon as possible and lay building pads as soon as possible after grading unless seeding or soil binders are used. • Minimize idling time of diesel-powered construction equipment to five minutes and post signs reminding workers of this idling restriction at access points and equipment staging areas during construction of the proposed project. • Maintain and properly tune all construction equipment in accordance with manufacturer's specifications and have a CARB-certified visible emissions evaluator check equipment prior to use at the site. Post a publicly visible sign with the name and telephone number of the construction contractor and City staff person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. The publicly visible sign shall also include the contact phone number for the Monterey Bay Air Resources Management District to ensure compliance with applicable regulations.
Comment 2: Greenhouse Gases: EV Charging Stations - With the growing use of electric vehicles (EV), please consider making public EV charging stations available in the parking areas. For information about potential electric infrastructure grant funding opportunities, please contact the Air District's Planning Division at (831) 647-9411.	***Response 2:*** The Air District provides information on grant opportunities to support the installation of public EV charging stations at the project site. This information does not change the analyses or conclusions contained in the IS and, therefore, no changes to the IS/MND are necessary to address this comment. The project does not result in significant impacts to greenhouse gasses. The City is providing the information provided by the Air District to the project applicant for consideration during final project design. The recommendation will be forwarded to the applicant for consideration.
Comment 3: Transportation and Traffic - In an effort to improve LOS and congestion management, the Air District strongly supports the consideration of the following inclusions at street intersections surrounding the project site:	***Response 3:*** The project does not result in a change in LOS nor any significant impacts to transportation and traffic. The recommendations provided by MBARD will be forwarded to the City's Public Works Department.

– Include roundabout design and construction as an alternative mitigation – Include the use of currently available Adaptive Traffic Control Systems (ATCS) for existing or new signalized intersections. For funding opportunities for congestion management projects, please contact Alan Romero in the Planning Division at (831) 718-8030.	
***Comment 4*:** <u>Permits Required: Portable Construction Equipment</u> - Please consult with the Air District Engineering Division on the use of stationary portable engines. Per Rule 201, Section 4.14.1 (10/15/2014) any stationary IC engine greater than 50 HP must be permitted by the Air District or registered with the California Air Resources Board. For Engine-Generator sets, the engine will have a different rating, normally higher than the rating of the generator output. Please contact the Air District at (831) 647-9411 if you have questions about permitting.	***Response 4:*** The Air District provides information on a potential permit that the project may require pursuant to Air District rules and regulations. This information does not change not change the analyses or conclusions contained in the IS and, therefore, no changes to the IS/MND are necessary to address this comment. The City notes the project is required to comply with all applicable laws, ordinances, regulations, and standards, including Air District regulations, and would obtain all permits necessary to construct and/or operate the project. The City also notes the IS includes construction noise BMPs that call for electric hook-ups to avoid the use generators during construction (IS page 106).
Comment 5: <u>Permits Required:</u> <u>Tree Removal</u> – Figure 3 Demolition Plan - In the event a wood chipper may be utilized to dispose of any trees removed from the project site, please make sure to contact the Air District's Engineering Division at (831) 647-9411 to discuss if a Portable Equipment Registration is necessary.	***Response 5:*** The Air District provides information on a potential permit that the project may require pursuant to Air District rules and regulations. This information does not change not change the analyses or conclusions contained in the IS and, therefore, no changes to the IS/MND are necessary to address this comment. The City notes the project is required to comply with all applicable laws, ordinances, regulations, and standards, including Air District regulations, and would obtain all permits necessary to construct and/or operate the project.

Comment 6: Permits Required: Hazards and Hazardous Materials - Mitigation Measure HAZ-1, Section 6.9b – Asbestos containing material is referenced in Mitigation Measure HAZ-1 and Section 6.9. During demolition/retrofitting, grading and/or trenching activities other Air District rules may apply. Rule 424 contains the investigation and reporting requirements for asbestos which includes surveys and advanced notification on structures being renovated or demolished. Rule 424 can be found online at https://www.arb.ca.gov/drdb/mbu/cur.htm. Please contact Shawn Boyle, Compliance Program Coordinator, at (831) 718-8010 sboyle@mbard.org for more information regarding this rule.	***Response 6:*** The Air District provides information on a potential permit that the project may require pursuant to Air District rules and regulations. This information is similar to, and consistent with, the evaluation of pollutant concentrations and sensitive receptor impacts on page 44 of the IS, which specifically notes Air District Rule 424 regulates the handling of asbestos-containing building materials. The Air District's information does not change not change the analyses or conclusions contained in the IS and, therefore, no changes to the IS/MND are necessary to address this comment. The City notes the project is required to comply with all applicable laws, ordinances, regulations, and standards, including Air District regulations, and would obtain all permits necessary to construct and/or operate the project.

Comment Letter from the

Monterey Bay Air Resources District

Miles Lane Project

Initial Study/Mitigated Negative Declaration

SCH No. 2019129010

April 2020

Monterey Bay Air Resources District
Serving Monterey, San Benito, and Santa Cruz Counties

24580 Silver Cloud Court
Monterey, CA 93940
PHONE: (831) 647-9411 • FAX: (831) 647-8501

December 31, 2019

Justin Meek
City of Watsonville
Community Development Department
250 Main Street,
Watsonville, CA 95076

Email: justin.meek@cityofwatsonville.org

Re: Comments on Notice of Intent to Adopt a Mitigated Negative Declaration - Miles Lane Project

Dear Mr. Meek:

Thank you for providing the Monterey Bay Air Resources District (Air District) with the opportunity to comment on the above-referenced document. The Air District has the following comments:

Air Quality:

- *Construction Near Neighborhoods* – Section 1.9, Figure 2 shows that construction will be occurring near / adjacent to residential neighborhoods. The Air District requests that additional diligence be used along these perimeters so as to not create a public nuisance due to dust or odors (See District Rule 402 - Nuisances). This could include additional watering in dry and dusty areas and the staging of activity so that clusters of heavy duty construction equipment are not operating all at once near these homes.

  The Air District recommends using cleaner construction equipment that conforms to ARB's Tier 3 and Tier 4 emission standards. We further recommend that, whenever feasible, construction equipment use alternative fuels such as compressed natural gas (CNG), propane, electricity or biodiesel. This would have the added benefit of reducing diesel exhaust emissions.

Greenhouse Gases:

- *EV Charging Stations* - With the growing use of electric vehicles (EV), please consider making public EV charging stations available in the parking areas. For information about potential electric infrastructure grant funding opportunities, please contact the Air District's Planning Division at (831) 647-9411.

Transportation/Traffic:

- In an effort to improve LOS and congestion management, the Air District strongly supports the consideration of the following inclusions at street intersections surrounding the project site:
  - Include roundabout design and construction as an alternative mitigation
  - Include the use of currently available Adaptive Traffic Control Systems (ATCS) for existing or new signalized intersections.

  For funding opportunities for congestion management projects, please contact Alan Romero in the Planning Division at (831) 718-8030.

Permits Required:

- *Portable Construction Equipment* - Please consult with the Air District Engineering Division on the use of stationary portable engines. Per *Rule 201, Section 4.14.1 (10/15/2014)* any stationary IC engine greater than 50 HP must be permitted by the Air District or registered with the California Air Resources Board. For Engine-Generator sets, the engine will have a different rating, normally higher than the rating of the generator output. Please contact the Air District at (831) 647-9411 if you have questions about permitting.
- *Tree Removal – Figure 3 Demolition Plan* - In the event a wood chipper may be utilized to dispose of any trees removed from the project site, please make sure to contact the Air District's Engineering Division at (831) 647-9411 to discuss if a Portable Equipment Registration is necessary.
- *Hazards & Hazardous Materials – Mitigation Measure HAZ-1, Section 6.*9b– Asbestos containing material is referenced in Mitigation Measure HAZ-1 and Section 6.9. During demolition/retrofitting, grading and/or trenching activities other Air District rules may apply. Rule 424 contains the investigation and reporting requirements for asbestos which includes surveys and advanced notification on structures being renovated or demolished. Rule 424 can be found online at https://www.arb.ca.gov/drdb/mbu/cur.htm. Please contact Shawn Boyle, Compliance Program Coordinator, at (831) 718-8010 sboyle@mbard.org for more information regarding this rule.

We appreciate the opportunity to comment on the NOI / MND Miles Lane Project. Please let us know if you have any questions.

Best Regards,

Christine Duymich
Air Quality Planner II

Cc: David Frisbey,
Shawn Boyle
Cindy Searson

800 HEARST AVE,
BERKELEY, CA 94710
WWW.MIGCOM.COM

Memo

To: Justin Meek, Principal Planner, City of Watsonville

CC: Scott Davidson, MIG Inc.

From: Bill Spain, MIG. Inc.

Date: April 21, 2020

SUBJECT: Miles Lane Project IS/MND Recirculation Memo

MidPen Housing Corporation (MidPen) and Encompass Community Services (Encompass) are jointly submitting an application to develop four parcels located on 139-161 Miles Lane (APNs: 016-491-01, 016-491-02, 016-491-03) and 201 Kimberly Lane (APN: 016-111-44) totaling 4.7 acres, collectively called the Miles Lane Project (project). The project will include a residential substance use disorder treatment facility known as *Si Se Puede* and an outpatient rehabilitation facility owned by Encompass, and an affordable housing developed by MidPen. Originally, the project had proposed construction of 10 buildings and 61 housing units, and now the proposal includes eight buildings and 72 housing units. This recirculated IS/MND includes a "redlined" version (showing changes from the draft submitted to the State Clearinghouse) and a clean version. The recirculated document concludes that the project results in no new significant impacts as they relate to CEQA.

The updated plan increases housing density and increases the setback from the seep wetland. The setbacks from the sensitive habitats have increased, eliminating the need for a mitigation measure related to a habitat restoration plan. Six of the buildings would be used for providing affordable housing (operated by MidPen) and two of the buildings would be used as an inpatient (residential) and outpatient facilities, respectively (operated by Encompass). Recirculation of the updated ISMND is not necessary as the updates are consistent with §15073.5 Recirculation of a Negative Declaration Prior to Adoption (c)3; the regulations are provided at the end of the memo.

The following additional documents have been provided for the update:

- Updated Site Plans (Attachment A)
- Air Quality, Greenhouse Gas and Noise Memo (Attachment B)
- Traffic Consistency Evaluation (Attachment C)

Updates to these sections were related to increasing residential density, as well as increasing setbacks from the seep wetland.

The following updates have been made to the updated version:

- Building square footage has decreased from 106,400 to 101,256 square feet.
- Impervious surface has decreased from 81,000 to 63,336 square feet

- The applicant is no longer required to restore the seep wetland and account for encroachment into the wetland buffer. However, the applicant still needs to account for impact to a willow woodland.
- The project would house 248 residents, up from 212.
- With increased density, the project would contribute 0.04% of the WWTF's daily wastewater intake, up from 0.03%
- The project would consume 25.01 acre-feet (AF) per year, up from 23 AF per year.

The following CEQA sections were updated as part of project changes:

- Aesthetics: The buildings have increased in height, there is no change in significance.
- Biological Resources: Setbacks from seep wetlands have increased, decreasing significance for some sensitive habitats.
- Population and Housing: The number of residents has increased, there is no change in significance.
- Public Services: More residents onsite would increase use of public services. There is no change in significance.
- Transportation: An updated Traffic Consistency Plan was provided for the new population estimation, there is no change in significance.
- Utilities: More residents onsite would increase demand on utility services however there is no change in significance.

Applicable Regulation:

§15073.5. Recirculation of a Negative Declaration Prior to Adoption.

(c) Recirculation is not required under the following circumstances:

> (3) Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.

RESOLUTION NO. _____ - 20 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT A RESOLUTION APPROVING A LOT LINE ADJUSTMENT, DENSITY BONUS, PLANNED DEVELOPMENT, AND SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2019-14) TO ALLOW THE CONSTRUCTION OF THE MILES LANE PROJECT ON A 4.7± ACRE SITE LOCATED AT 139, 141, 161 MILES LANE AND 201 KIMBERLY LANE, WATSONVILLE, CALIFORNIA (APNS 016-491-01, -02, & -03, & 016-111-44016-491-01, -02, & -03, & 016-111-44)

Project: Miles Lane Project
APN: 016-491-01, -02, & -03, & 016-111-44

WHEREAS, on January 16, 2019, Elizabeth Nahas Wilson with MidPen Housing Corporation, applicant, on behalf of Michael C. Marchisio Trust (APNs: 016-491-01, 016-491, and 016-111-44) and Namvar & Shireen Dinyari (APN: 016-491-03), property owners, applied for a Lot Line Adjustment, Density Bonus, and Special Use Permit with Design Review and Environmental Review (PP2019-14) to allow construction of the Miles Lane Project at the subject site. The Density Bonus application originally included a request of three concessions to reduce certain development standards and zoning code requirements. Namely, the applicant requested reducing the minimum net land area per unit requirement, allowing both residential and non-residential uses onsite, and reducing parking. At the time, the parking reduction request did not constitute a concession, since the proposed number of parking spaces were consistent with the alternative provisions are set forth in the City's zoning code for affordable housing projects, in accordance with state law; and

WHEREAS, the majority of the project site is designated Residential Medium Density on the General Plan Land Use Diagram and is within the Multiple Residential-Medium Density (RM-2) Zoning District; and

WHEREAS, small portion of the project site corresponding with the upper reaches of the Watsonville Slough is designated Environmental Management on the General Plan Land Use Diagram and is within Environmental Management Open Space (EM-OS) Zoning District; and

WHEREAS, the Miles Lane Project is a joint effort by MidPen Housing Corporation (MidPen) and Encompass Community Services (Encompass). MidPen is a non-profit that develops, owns and managers affordable housing. In the 45-plus years since it was founded, MidPen has developed over 100 communities and 8,500 homes for low-income families, seniors and special needs individuals throughout Northern California. Encompass is a non-profit organization that provides services in behavioral health, family and social well-being, early childhood education, housing, and substance use recovery. Begun in 1973, Encompass has about 40 programs throughout Santa Cruz County; and

WHEREAS, on June 12, 2019, the applicant amended the entitlement application to include a request for adopting a Planned Development (PD) Overlay District to allow the modification of building setback regulations. The applicant indicates that this request is necessary to ensure the feasibility of the proposed treatment facilities and affordable housing development; and

WHEREAS, on February 28, 2020, the applicant revised the project plans to remove two buildings and associated retaining walls on steep slopes. This change was based on reducing construction costs. The applicant also revised the project plans to increase the overall number of dwelling units from 61 to 72 by adding a third story to five

buildings. As one of the buildings now exceeds the maximum height limit of 40 feet, the applicant requests a height limit modification to allow this building with a height of 48 feet; and

WHEREAS, the applicant further amended and clarified the entitlement application requests at this time. The applicant indicated that the Planned Development process would also be used "to modify density and use." Modifications to district regulations may be requested using the Planned Development process rather than as concessions per state Density Bonus law. Altogether, requested modifications to district regulations include a mix of allowable uses onsite (i.e., residential and non-residential), an increase in maximum building height, a reduction of minimum building setbacks, and a reduction of minimum net land area per unit requirements; and

WHEREAS, the Density Bonus request is still required to allow a residential density greater than the maximum allowed per the General Plan. In a revised Density Bonus Housing Plan, the applicant notes that recent changes to state Density Bonus law permits housing developments to receive a density bonus of up to 80 percent if 100 percent of the total units are for lower income households. The applicant further clarified the reduced parking concession request at 6.4 percent fewer stalls than required per the provisions set forth in the City's zoning code for affordable housing projects; and

WHEREAS, pursuant to Section 65915 of Chapter 4.3 of Division 1 of Title 7 of the California Government Code (GOV), when an applicant seeks a density bonus for a housing development within the jurisdiction of a city, county, or city and county, that local government shall comply with this section; and

WHEREAS, the Planning Commission shall review the request for the establishment of a PD Overlay District and make a recommendation to the City Council,

which shall review the matter at a public hearing and establish the PD Overlay District by ordinance; and

WHEREAS, pursuant to WMC Section 14-12.400 of the Watsonville Municipal Code (WMC), 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, an Initial Study/Mitigated Negative Declaration has been prepared for the project, in accordance with the provisions of the California Environmental Quality Act (CEQA); and

WHEREAS, notice of time and place of the hearing to consider Lot Line Adjustment, Density Bonus, Planned Development, and Special Use Permit with Design Review and Environmental Review (PP2019-14) 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 Lot Line Adjustment, Density Bonus, Planned Development, Special Use Permit with Design Review and Environmental Review (PP2019-14) to allow construction of the Miles Lane Project on a 4.7± acre site located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville (APNs 016-491-01, -02, & -03, & 016-111-44).

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 Lot Line Adjustment, Density Bonus, Planned Development, Special Use Permit with Design Review and Environmental Review (PP2019-14), attached hereto and marked as Exhibit “C,” subject to the Conditions attached hereto and marked as Exhibit “B,” to allow construction of the Miles Lane Project on a 4.7± acre site located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville (APNs 016-491-01, -02, & -03, & 016-111-44).

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 5th day of May, 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: PP2019-14
APNs: 016-491-01, -02, & -03, & 016-111-44
Applicant: MidPen
Hearing Date: May 5, 2020

DENSITY BONUS FINDINGS (WMC § 14-47.140[b])

1. The application is eligible for a Density Bonus and any concessions, or incentives requested if conforms to all standards included in Chapter 14-47 and includes a financing mechanism for all implementation and monitoring costs.

Supportive Evidence
The project will provide a 100 percent affordable rental housing development, serving extremely low-income, very low-income, and low-income households, and therefore is eligible for up to an 80 percent density bonus and three concessions, per state Density Bonus law. GOV § 65915.

2. Any requested incentive or concession will result in identifiable, financially sufficient, and actual cost reductions based upon appropriate financial analysis and documentation as described in Section 14-47.130 of Chapter 14-47.

Supportive Evidence
In the Density Bonus Housing Plan, the applicant indicates that the parking reduction is critical to developing an affordable housing project with enough units to be financially viable over the lifetime of the buildings. The challenging site topography and natural areas minimize the developable portion of the site. Without a parking reduction, the applicant would have to expand the amount of level surfaces necessary for constructing parking stalls, which would require costly site improvements (e.g., retaining walls, soil excavation, offhauling).

The partnership between MidPen and Encompass allows proportioning the purchase price of their division of land, sharing the cost of obtaining entitlements with a single design team, and minimizing the construction costs through shared road and utility infrastructure and site circulation.

The applicant provided a pro form to demonstrate that the requested concessions result in identifiable and actual cost reductions and, thereby, provide evidence that the cost reduction allows the applicant to provide affordable rents.

3. If the Density Bonus is based all or in part on donation of land, the approval body has made the findings included in Section 14-47.070(c) of Chapter 14-47.

Supportive Evidence
Not applicable. The proposed project does not involve a land donation.

4. If the Density Bonus, incentive, or concession is based all or in part on the inclusion of a Day Care Center, the approval body has made the findings required by Section 14-47.080(b) of Chapter 14-47.

Supportive Evidence
Not applicable. The proposed project does not include a Day Care Center.

5. A Density Bonus Housing Agreement in recordable form has been signed by the owner of the Residential Development with terms and conditions reasonably to satisfy the requirements of Chapter 14-47 and the Density Bonus Program Guidelines.

Supportive Evidence
The project will provide a 100 percent affordable rental housing development, serving extremely low-income, very low-income, and low-income households. More than 50 percent of the units are proposed to be restricted to be affordable to households earning 60 percent of Area Median Income or below with no units service households earning more than 80 percent of Area Median Income. Regulatory agreements setting forth affordability restrictions shall be recorded when all financing has been secured. Affordability restrictions shall be in place for at least 55 years. A condition of approval requires the applicable to record a Density Bonus Housing Agreement in accordance with the requirements of Chapter 14-47 and the Density Bonus Program Guidelines prior to issuance of a building permit.

PLANNED DEVELOPMENT OVERLAY DISTRICT FINDINGS (WMC § 14-16.2508)

The following findings apply to the portion of the project site in which a Planned Development (PD) Overlay District shall be combined with the underlying RM-2 Zoning District to allow the development of the Miles Lane Project, consisting of 72 affordable housing units (owned and operated by MidPen) and the replacement of an existing residential substance abuse treatment facility with a new residential substance abuse treatment facility and new outpatient rehabilitation facility (owned and operated by Encompass).

1. The District is consistent with the General Plan and/or the Local Coastal Land Use Plan, and/or adopted area plans when applicable.

Supportive Evidence
The developable portion of the project site is designated Residential Medium Density on the General Plan Land Use Diagram, which allows a density range of 8 to 13.99 units per acre. Per state law, the project is eligible for a density bonus of up to 80 percent greater than the maximum allowed because it is a 100 percent affordable housing project. The project would not result in a residential density that exceeds the maximum allowed per state Density Bonus law and

would help accomplish the community's affordable housing goals in the Housing Element.

A small portion of the project site is designated Environmental Management. This area corresponds with the portion of the upper reaches of the Watsonville Slough that runs through the low-lying portion of the site and has been set aside for the protection and preservation of natural resources, such as wetlands, sloughs, and wildlife habitat. No development is proposed within this area.

2. The District is consistent with the purposes of WMC Chapter 14-16 and other applicable sections of Title 14.

Supportive Evidence

The PD process can be used to make modifications to subdivision and zoning district development standards for project sites that exceed one acre. The purpose of the PD process is to provide a technique to foster development plans which serve public objectives more fully than development plans permitted under conventional zoning regulations. A PD Overlay District may provide for modifications on district regulations, such as to building setbacks, building height, lot area, parking, and use.

The proposed project serves public objectives more fully than development plans permitted under conventional zoning regulations, in that proposed site layout, orientation and location of buildings, clustered development away from riparian areas, vehicular access, pedestrian circulation, parking, setbacks, common open space areas and communal amenities, and similar elements have been designed to create an attractive, livable project which addresses the housing needs of the City without having a negative effect on nearby neighborhoods and natural open spaces.

3. The General Development Plan includes planned variations to underlying district regulations which serve public purposes to an equivalent or higher degree than would underlying district regulations.

Supportive Evidence

Variations from conventional development standards are justified as the project is designed in a manner which offers amenities that enhance neighborhood quality, in general, and provides additional open space greater than what would be permitted by the underlying district regulations. The following is a list of project features that are considered a public benefit and, therefore, provide justification for a Planned Development:

- A centrally located community building that would provide the following amenities: a community room and kitchen, a computer lab, a Learning Center for afterschool programming, a laundry room, and property manager and service manager offices; and
- Multiple recreation facilities, including a 1,075 square-foot play space with climbing structure, 5,284 square feet of artificial turf for recreational activities, 930 square-foot courtyard with tables and BBQ, a 3,000 square-

foot community garden with raised beds, and a 380 square-foot observation patio;
- Clustering development away from the perennial stream onsite and maximizing the developable land are for a mix of land uses compatible with the surrounding neighborhood;
- Providing 72 affordable housing units; and
- Providing in/outpatient substance use disorder treatment program facilities.

4. The General Development Plan can be coordinated with existing and proposed development of surrounding areas.

Supportive Evidence
The proposed project allows infill housing in a manner consistent with existing and planned nearby residential neighborhoods. Single- and multi-family dwellings comprise nearby residences. Several apartment buildings are located across the street from the project site at 130, 136, and 154 Miles Lane.

5. The General Development Plan, overall, provides an amenity level and amount of open space greater than what would have been permitted by the underlying district regulations.

Supportive Evidence
The proposed project provides, overall, amenities greater than would be permitted by the underlying district regulations. The project provides multiple recreation facilities, including a 1,075 square-foot play space with climbing structure, 5,284 square feet of artificial turf for recreational activities, 930 square-foot courtyard with tables and BBQ, a 3,000 square-foot community garden with raised beds, and a 380 square-foot observation patio. In addition, the project includes a centrally located community building that would provide the following amenities: a community room and kitchen, a computer lab, a Learning Center for afterschool programming, a laundry room, and property manager and service manager offices. In addition, the project layout permits a large portion of the site to remain natural open space.

6. If applicable, a final subdivision map for the proposed planned development shall be recorded within two years of the expected date of adoption of the General Development Plan for the planned development.

Supportive Evidence
Not applicable. The proposed project does not involve recordation of a final subdivision map.

7. The General Development Plan is planned so that the total development in each individual development phase can exist as an independent unit; adequate assurance will be provided that such objective will be attained; that the uses proposed will not be detrimental to present and planned surrounding uses, as shown in the General Plan, but will have a beneficial effect which could not be achieved without being located in a PD District.

Supportive Evidence

The PD Overlay District would allow a mix of residential and non-residential uses. The project involves providing infill affordable housing within an existing neighborhood on land designated for residential development. The project also involves replacing the existing residential substance abuse treatment facility at 161 Miles Lane with a new residential substance use disorder treatment facility and an outpatient rehabilitation facility. These facilities provide a valuable service for the community and are complementary with the affordable housing component of the project.

8. The General Development Plan includes streets and thoroughfares, suitable and adequate to carry anticipated traffic, and the proposed densities will not generate traffic in such amounts as to overload the street network outside the development.

Supportive Evidence

The proposed project would not generate traffic in such an amount that would overload the street network outside the development. An Initial Study has been prepared for the proposed project, which includes a Traffic Impact Study. Transportation-related impacts were found to be less than significant with mitigation incorporated. Identified measures that mitigate potential impacts to Auto Center Drive and Marin Street Intersection have been included as conditions of approval.

9. The General Development Plan is designed so that existing or proposed utility services and facilities and other public improvements are adequate for the population densities and land uses proposed.

Supportive Evidence

An Initial Study has been prepared for the proposed project. Section 6.15 of the Initial Study assesses the potential impacts to public services and utilities from the proposed project. No significant impacts were identified. In addition, the applicant is required to pay impact fees, which are a one-time charge paid to the City by developers to offset the additional public service costs of new developments.

10. The General Development Plan is designed so that proposed ratios for off-street parking are consistent with parking regulations.

Supportive Evidence

The minimum parking requirement for residential projects with apartment units is a one carport and one open parking space per dwelling unit, pursuant to Section II.A.2 of the Residential Development Standards and WMC Section 14-17.201(a)(3). In addition, the minimum guest parking requirement for apartments with up to 75 units is one space per four bedrooms. The proposed project is not required to be consistent with these parking requirements, because state Density Bonus law has established lower standards for affordable housing projects

eligible for a density bonus. WMC Section 14-47.110(f) sets forth these lower parking requirements consistent with state law, as follows:

- Zero to one bedroom: one on-site parking space;
- Two to three bedrooms: two on-site parking spaces; and
- Four and more bedrooms: two and one-half parking spaces.

Table 4a in the staff report provides a breakdown of the minimum parking requirement for the affordable housing component of the project. As shown in this table, a minimum of 109 would be required. However, the project provides seven fewer parking spaces and the applicant has requested a concession under state Density Bonus law to allow the parking standard for the proposed studio units to have a parking ratio of 0.565 spaces. The challenging site topography and natural areas minimize the developable portion of the site. Without a parking reduction, the applicant would have to expand the amount of level surfaces necessary for constructing parking stalls, which would require costly site improvements (e.g., retaining walls, soil excavation, offhauling). MidPen further indicates in the Density Bonus Housing Plan that this ratio is based on the parking demand at other affordable housing development in Santa Cruz County, such as the Jessie Street Apartment in Santa Cruz, St. Stephen Senior Housing in Live Oak, Aptos Blue in Aptos, and Sunny Meadows in Watsonville.

11. The General Development Plan will not have a detrimental and unmitigatable financial impact on the City.

Supportive Evidence

The project would provide 72 affordable housing units, which would help the City accomplish the community's affordable family housing goals in the Housing Element. As mentioned previously, the applicant is also required to pay impacts fees to offset the additional public service costs of new developments.

SPECIAL USE PERMIT FINDINGS (WMC § 14-12.513)

The proposed mix of uses are permitted conditionally in the underlying RM-2 Zoning District. Apartments with 17 or more units are permitted conditionally with issuance of a Special Use Permit. In addition, a residential care facility for seven or more persons is also permitted with issuance of a Special Use Permit.

The purpose of the Special Use Permit is to formally allow a mix of residential and non-residential uses per the PD Overlay District, consisting of 72 affordable housing units (owned and operated by MidPen) and the replacement of an existing residential substance abuse treatment facility with a new residential substance abuse treatment facility and new outpatient rehabilitation facility (owned and operated by Encompass).

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 majority of the project site is designated Residential Medium Density on the General Plan Land Use Diagram and is within the RM-2 (Multiple Residential-Medium Density) Zoning District. The purpose of the Residential Medium Density designation is to provide living environments through various forms of housing developments, including apartments, at densities between 8 and 13.99 dwelling units per net acre. Per state law, the project is eligible for a density bonus of up to 80 percent greater than the maximum allowed because it is a 100 percent affordable housing project. The project would not result in a residential density that exceeds the maximum allowed per state Density Bonus law and would help accomplish the community's affordable family housing goals in the Housing Element.

A small portion of the project site is designated Environmental Management and is within the EM-OS (Environmental Management Open Space) Zoning District. This area corresponds with the portion of the upper reaches of the Watsonville Slough that runs through the low-lying portion of the site and has been set aside for the protection and preservation of natural resources, such as wetlands, sloughs, and wildlife habitat. No development is proposed within this area.

The proposed project is consistent with the following General Plan goals, policies, and implementation measures concerning housing, land use compatibility, design, site improvement, and wildlife habitat protection:

- **Housing Element Goal 3.0: Housing Production** – Provide housing opportunity for Watsonville's share of the regional housing need for all income groups.

- **Housing Element Policy 3.1** – Encourage the production of housing that meets the needs of all economic segments, including lower, moderate, and above moderate-income households, to achieve a balanced community.

- **Housing Element Policy 3.2** – Provide high quality rental and ownership housing opportunities for current and future residents that are affordable to a diverse range of income levels.

- **Housing Element Policy 3.4** – Continue to implement the Affordable Housing Ordinance, Density Bonus Ordinance, and other programs as a means of integrating affordable units within new residential development.

- **Housing Element Policy 4.2** – Implement and enforce residential design guidelines to ensure that the community's expectations are met with respect to the quality and style of housing projects.

- **Housing Element Program 18: Design Review Process** – The City will continue to use the Livable Community Residential Design Guidelines in concert with the City's General Plan, Zoning and Subdivision Ordinance

and other area plans. The City will continue to ensure that projects comply with the City's design review process and the Design Guidelines.

- **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.

- **Goal 4.2: Neighborhoods** – Conserve and improve the living environment of existing Watsonville neighborhoods.

- **Policy 4.B: Neighborhood Preservation** – The City shall plan for the protection of existing neighborhood qualities and the provision of adequate neighborhood facilities in developing areas.

- **Implementation Measure 4.B.2: New Neighborhood Facilities** – The City shall utilize land use controls, such as, specific plan, LOS standards, and zoning development controls, to ensure balanced neighborhood development in a compact pattern, and to avoid premature extension of public facilities and services.

- **Implementation Measure 4.A.2: Land Use Compatibility** – The City shall monitor housing production to ensure compatibility with surrounding land uses.

- **Goal 5.1 Visual Resources** – Preserve and enhance the built and natural visual resources within Watsonville.

- **Goal 5.2 Community Appearance** – Blend new development and recognized values of community appearance and scenic qualities, and ensure that new development enhances, rather than detracts from its surroundings.

- **Goal 5.6 Urban Design** – Achieve high standards of street, site and building design that are both efficient, and aesthetically pleasing.

- **Policy 5.A Project Design Review** – The preservation of visual resources shall be accomplished through the design review process.

- **Policy 5.B Design Consistency** – The City shall review new development proposals to encourage high standards of urban design and to ensure that elements of architectural design and site orientation do not degrade or conflict with the appearance of existing structures.

- **Implementation Measure 5.A.4: Development Standards** – In addition to the Design Review Guidelines, the City shall use the adopted standards for multiple family residential developments to ensure that medium- and high-density development is designed so as to enhance rather than detract from the urban environment.

- **Implementation Measure 5.B.3: Enhancement** – The City shall utilize the development standards, zoning ordinance regulations for each district, and the design review guidelines to ensure that new development is an asset to the existing neighborhood and community with regard to parking, landscaping, open space, and project design.

- **Goal 9.5 Water Quality** – Ensure that surface and groundwater resources are protected.

- **Policy 9.D Water Quality** – The City shall provide for the protection of water quality to meet all beneficial uses, including domestic, agricultural, industrial, recreational, and ecological uses.

- **Goal 9.8 Wildlife Habitat** – Preserve and protect the remaining areas of wildlife habitat for their scenic and scientific value.

- **Policy 9.F Wildlife Habitat Protection** – The City shall designate for open space and environmental management those areas rich in wildlife species and fragile in ecological makeup. These habitat zones shall be made part of the greenbelt where appropriate.

The project would provide housing within an existing neighborhood on land designated for residential development. The units would be 100 percent affordable and accommodate people of low, very low, and extremely low-income levels. The 72 units would contribute towards achieving the RHNA figures in the City's 2015-2023 Housing Element for these income categories. The City's 2015-2023 Housing Element also identifies the two vacant parcels onsite for development. To allow development of 72 affordable housing units, the applicant has submitted a Density Bonus application in accordance with state Density Bonus law and the City's Density Bonus Ordinance.

The project would also replace the existing residential substance abuse treatment facility at 161 Miles Lane with a new residential substance use disorder treatment facility and an outpatient rehabilitation facility. These facilities provide a valuable service for the community and are complementary with the affordable housing component of the project.

The site abuts existing utilities that can be extended to serve the project. The project is not anticipated to induce population growth other than the residents that would directly inhabit the proposed residential units.

The project is consistent with all development regulations of the RM-2 Zoning District and the City of Watsonville Residential Development Standards for multi-family rental projects with approval of the requested concessions and modifications to development regulations. Additionally, the project is consistent with the City of Watsonville Livable Community Residential Design Guidelines (2001).

The proposed project does not encroach on land designated Environmental Management. Pursuant to WMC Section 6-3-535, the project is required to comply with the City's post-construction stormwater requirements, which are intended to minimize stormwater pollution and thereby protect receiving waterbodies, such as rivers, creeks and wetlands.

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 provide infill housing within an existing residential neighborhood. Single- and multi-family dwellings comprise nearby residences. Several apartment buildings are located across the street from the project site at 130, 136, and 154 Miles Lane.

The proposed project would not generate traffic in such an amount that would overload the street network outside the development. An Initial Study has been prepared for the proposed project, which includes a Traffic Impact Study. Transportation-related impacts were found to be less than significant with mitigation incorporated. Identified measures that mitigate potential impacts to Auto Center Drive and Marin Street Intersection have been included as conditions of approval.

Nighttime illumination has the potential to change ambient lighting conditions and create a visual nuisance. The proposed lighting provides adequate light to illuminate the site, consistent with light levels in a residential neighborhood. The photometric analysis prepared for the project demonstrate that anticipated light intensities would not result in a visual nuisance. Little to no light would spill over onto adjoining residential properties and into nearby riparian habitat. Any potential spillover light would be further obscured from view by landscape plantings and fencing. Therefore, the project is not anticipated to create a glare nuisance.

The proposed trash enclosures could attract nuisance pest species because of the close proximity of nearby riparian habitat. Unless these enclosures are carefully maintained, they could attract Norway rat, raccoon, opossum and other nuisance pest species that could become dependent on this possible food source, disrupting natural behaviors and creating nuisance conditions. A

condition of approval requires the applicant to develop a monitoring program to be implemented by future tenants to ensure trash areas are routinely cleaned and secured at night.

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 would not generate traffic which would be hazardous or conflict with existing and anticipated traffic in the neighborhood. An Initial Study has been prepared for the proposed project, which includes a Traffic Impact Study. Transportation-related impacts were found to be less than significant with mitigation incorporated. Identified measures that mitigate potential impacts to Auto Center Drive and Marin Street Intersection have been included as conditions of approval.

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

Direct access to the project site would occur from new driveways located along Miles Lane. As mentioned previously, mitigation measures to reduce transportation-related impacts to a less than significant level have been included as conditions of approval. No other roadway improvements, traffic control devices or access restrictions to control or divert traffic flow is 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 providing infill housing within an existing residential neighborhood. The project would also avoid areas set aside for the protection and preservation of natural resources, such as the portion of the upper reaches of the Watsonville Slough that traverses the site.

The project is designed in accordance with the City of Watsonville Livable Community Residential Design Guidelines. The project provides buildings that are well-composed, balanced, and appropriately articulated on all sides and have facades with materials and architectural details that are aesthetically pleasing and harmonious. The massing of wall and roof planes are broken up by the use of balconies, dormers, trim, offsets in surfaces, and varying roof heights. Buildings materials are primarily alternative vertical and horizontal cement fiber siding (painted different colors) to provide a smooth lap siding appearance; a belly band divides vertical and horizontal siding. Parking is unobtrusively tucked under buildings 1, 3, 4, 5 and 6. Surface lots in view of the public right-of-way

have landscaping and/or fencing to help screen parking spaces from view and minimize their visual impact. Building 3 steps down from three to two floors near the property boundary shared with the mobile home park.

The project would not create a visual impact on adjoining residential properties or nearby riparian habitat. Little to no light would spill over onto adjoining residential properties and into nearby riparian habitat. Any potential spillover light would be further obscured from view by landscape plantings and fencing. Therefore, the project is not anticipated to create a new source of potential light spillover or glare nuisance.

In addition, the project's trash enclosures would not attract nuisance pest species, such as Norway rat, raccoon, and opossum, with implementation of the condition of approval requiring regular monitoring of said enclosures to ensure they are routinely cleaned and secured at night.

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

There are no additional standards applicable to a mix of uses consisting of affordable housing and an inpatient/outpatient substance abuse treatment and rehabilitation facility.

As discussed previously, the project is designed in accordance with the City of Watsonville Livable Community Residential Design Guidelines. A condition of approval requires the installation of street frontage improvements to City standards.

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 providing infill housing within an existing residential neighborhood and would avoid areas set aside for the protection and preservation of natural resources, such as the portion of the upper reaches of the Watsonville Slough that traverses the site. The project would also replace the existing residential substance abuse treatment facility at 161 Miles Lane with a new residential substance use disorder treatment facility and an outpatient rehabilitation facility. These facilities provide a valuable service for the community and are complementary with the affordable housing component of the project. Therefore, the project would not materially damage or prejudice 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 a serious public health or safety problem to future residents and substance use disorder patients onsite.

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 majority of the project site is designated Residential Medium Density on the General Plan Land Use Diagram and is within the RM-2 (Multiple Residential-Medium Density) Zoning District. The purpose of the Residential Medium Density designation is to provide living environments through various forms of housing developments, including apartments, at densities between 8 and 13.99 dwelling units per net acre. Per state law, the project is eligible for a density bonus of up to 80 percent greater than the maximum allowed because it is a 100 percent affordable housing project. The project would not result in a residential density that exceeds the maximum allowed per state Density Bonus law and would help accomplish the community's affordable family housing goals in the Housing Element.

A small portion of the project site is designated Environmental Management and is within the EM-OS (Environmental Management Open Space) Zoning District. This area corresponds with the portion of the upper reaches of the Watsonville Slough that runs through the low-lying portion of the site and has been set aside for the protection and preservation of natural resources, such as wetlands, sloughs, and wildlife habitat. No development is proposed within this area.

The proposed project is consistent with the following General Plan goals, policies, and implementation measures concerning housing, land use compatibility, design, site improvement, and wildlife habitat protection:

- **Housing Element Goal 3.0: Housing Production** – Provide housing opportunity for Watsonville's share of the regional housing need for all income groups.

- **Housing Element Policy 3.1** – Encourage the production of housing that meets the needs of all economic segments, including lower, moderate, and above moderate-income households, to achieve a balanced community.

- **Housing Element Policy 3.2** – Provide high quality rental and ownership housing opportunities for current and future residents that are affordable to a diverse range of income levels.

- **Housing Element Policy 3.4** – Continue to implement the Affordable Housing Ordinance, Density Bonus Ordinance, and other programs as a means of integrating affordable units within new residential development.

- **Housing Element Policy 4.2** – Implement and enforce residential design guidelines to ensure that the community's expectations are met with respect to the quality and style of housing projects.

- **Housing Element Program 18: Design Review Process** – The City will continue to use the Livable Community Residential Design Guidelines in concert with the City's General Plan, Zoning and Subdivision Ordinance and other area plans. The City will continue to ensure that projects comply with the City's design review process and the Design Guidelines.

- **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.

- **Goal 4.2: Neighborhoods** – Conserve and improve the living environment of existing Watsonville neighborhoods.

- **Policy 4.B: Neighborhood Preservation** – The City shall plan for the protection of existing neighborhood qualities and the provision of adequate neighborhood facilities in developing areas.

- **Implementation Measure 4.B.2: New Neighborhood Facilities** – The City shall utilize land use controls, such as, specific plan, LOS standards, and zoning development controls, to ensure balanced neighborhood development in a compact pattern, and to avoid premature extension of public facilities and services.

- **Implementation Measure 4.A.2: Land Use Compatibility** – The City shall monitor housing production to ensure compatibility with surrounding land uses.

- **Goal 5.1 Visual Resources** – Preserve and enhance the built and natural visual resources within Watsonville.

- **Goal 5.2 Community Appearance** – Blend new development and recognized values of community appearance and scenic qualities, and ensure that new development enhances, rather than detracts from its surroundings.

- **Goal 5.6 Urban Design** – Achieve high standards of street, site and building design that are both efficient, and aesthetically pleasing.

- **Policy 5.A Project Design Review** – The preservation of visual resources shall be accomplished through the design review process.

- **Policy 5.B Design Consistency** – The City shall review new development proposals to encourage high standards of urban design and to ensure that elements of architectural design and site orientation do not degrade or conflict with the appearance of existing structures.

- **Implementation Measure 5.A.4: Development Standards** – In addition to the Design Review Guidelines, the City shall use the adopted standards for multiple family residential developments to ensure that medium- and high-density development is designed so as to enhance rather than detract from the urban environment.

- **Implementation Measure 5.B.3: Enhancement** – The City shall utilize the development standards, zoning ordinance regulations for each district, and the design review guidelines to ensure that new development is an asset to the existing neighborhood and community with regard to parking, landscaping, open space, and project design.

- **Goal 9.5 Water Quality** – Ensure that surface and groundwater resources are protected.

- **Policy 9.D Water Quality** – The City shall provide for the protection of water quality to meet all beneficial uses, including domestic, agricultural, industrial, recreational, and ecological uses.

- **Goal 9.8 Wildlife Habitat** – Preserve and protect the remaining areas of wildlife habitat for their scenic and scientific value.

- **Policy 9.F Wildlife Habitat Protection** – The City shall designate for open space and environmental management those areas rich in wildlife species and fragile in ecological makeup. These habitat zones shall be made part of the greenbelt where appropriate.

The project would provide housing within an existing neighborhood on land designated for residential development. The units would be 100 percent affordable and accommodate people of low, very low, and extremely low-income levels. The 72 units would contribute towards achieving the RHNA figures in the City's 2015-2023 Housing Element for these income categories. The City's 2015-2023 Housing Element also identifies the two vacant parcels onsite for development. To allow development of 72 affordable housing units, the applicant has submitted a Density Bonus application in accordance with state Density Bonus law and the City's Density Bonus Ordinance.

The project would also replace the existing residential substance abuse treatment facility at 161 Miles Lane with a new residential substance use disorder treatment facility and an outpatient rehabilitation facility. These facilities provide a valuable service for the community and are complementary with the affordable housing component of the project.

The site abuts existing utilities that can be extended to serve the project. The project is not anticipated to induce population growth other than the residents that would directly inhabit the proposed residential units.

The project is consistent with all development regulations of the RM-2 Zoning District and the City of Watsonville Residential Development Standards for multi-family rental projects with approval of the requested concessions and modifications to development regulations. Additionally, the project is consistent with the City of Watsonville Livable Community Residential Design Guidelines (2001).

The proposed project does not encroach on land designated Environmental Management. Pursuant to WMC Section 6-3-535, the project is required to comply with the City's post-construction stormwater requirements, which are intended to minimize stormwater pollution and thereby protect receiving waterbodies, such as rivers, creeks and wetlands.

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 provide infill housing within an existing residential neighborhood. Single- and multi-family dwellings comprise nearby residences. Several apartment buildings are located across the street from the project site at 130, 136, and 154 Miles Lane.

The proposed project would not generate traffic in such an amount that would overload the street network outside the development. An Initial Study has been prepared for the proposed project, which includes a Traffic Impact Study. Transportation-related impacts were found to be less than significant with mitigation incorporated. Identified measures that mitigate potential impacts to Auto Center Drive and Marin Street Intersection have been included as conditions of approval.

Nighttime illumination has the potential to change ambient lighting conditions and create a visual nuisance. The proposed lighting provides adequate light to illuminate the site, consistent with light levels in a residential neighborhood. The photometric analysis prepared for the project demonstrate that anticipated light intensities would not result in a visual nuisance. Little to no light would spill over

onto adjoining residential properties and into nearby riparian habitat. Any potential spillover light would be further obscured from view by landscape plantings and fencing. Therefore, the project is not anticipated to create a glare nuisance.

The proposed trash enclosures could attract nuisance pest species because of the close proximity of nearby riparian habitat. Unless these enclosures are carefully maintained, they could attract Norway rat, raccoon, opossum and other nuisance pest species that could become dependent on this possible food source, disrupting natural behaviors and creating nuisance conditions. A condition of approval requires the applicant to develop a monitoring program to be implemented by future tenants to ensure trash areas are routinely cleaned and secured at night.

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 proposed project would not generate traffic which would be hazardous or conflict with existing and anticipated traffic in the neighborhood. An Initial Study has been prepared for the proposed project, which includes a Traffic Impact Study. Transportation-related impacts were found to be less than significant with mitigation incorporated. Identified measures that mitigate potential impacts to Auto Center Drive and Marin Street Intersection have been included as conditions of approval.

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

Direct access to the project site would occur from new driveways located along Miles Lane. As mentioned previously, mitigation measures to reduce transportation-related impacts to a less than significant level have been included as conditions of approval. No other roadway improvements, traffic control devices or access restrictions to control or divert traffic flow is 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 providing infill housing within an existing residential neighborhood. The project would also avoid areas set aside for the protection and preservation of natural resources, such as the portion of the upper reaches of the Watsonville Slough that traverses the site.

The project is designed in accordance with the City of Watsonville Livable Community Residential Design Guidelines. The project provides buildings that are well-composed, balanced, and appropriately articulated on all sides and have facades with materials and architectural details that are aesthetically pleasing and harmonious. The massing of wall and roof planes are broken up by the use of balconies, dormers, trim, offsets in surfaces, and varying roof heights. Buildings materials are primarily alternative vertical and horizontal cement fiber siding (painted different colors) to provide a smooth lap siding appearance; a belly band divides vertical and horizontal siding. Parking is unobtrusively tucked under buildings 1, 3, 4, 5 and 6. Surface lots in view of the public right-of-way have landscaping and/or fencing to help screen parking spaces from view and minimize their visual impact. Building 3 steps down from three to two floors near the property boundary shared with the mobile home park.

The project would not create a visual impact on adjoining residential properties or nearby riparian habitat. Little to no light would spill over onto adjoining residential properties and into nearby riparian habitat. Any potential spillover light would be further obscured from view by landscape plantings and fencing. Therefore, the project is not anticipated to create a new source of potential light spillover or glare nuisance.

In addition, the project's trash enclosures would not attract nuisance pest species, such as Norway rat, raccoon, and opossum, with implementation of the condition of approval requiring regular monitoring of said enclosures to ensure they are routinely cleaned and secured at night.

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

There are no additional standards applicable to the development of affordable housing and an inpatient/outpatient substance abuse treatment and rehabilitation facility.

As discussed previously, the project is designed in accordance with the City of Watsonville Livable Community Residential Design Guidelines. A condition of approval requires the installation of street frontage improvements to City standards.

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 providing infill housing within an existing residential neighborhood and would avoid areas set aside for the protection and preservation of natural resources, such as the portion of the upper reaches of the Watsonville Slough that traverses the site. The project would also replace the existing residential substance abuse treatment facility at 161 Miles Lane with a new residential substance use disorder treatment facility and an outpatient rehabilitation facility. These facilities provide a valuable service for the community and are complementary with the affordable housing component of the project. Therefore, the project would not materially damage or prejudice 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 a serious public health or safety problem to future residents and substance use disorder patients onsite.

LOT LINE ADJUSTMENT FINDINGS (WMC § 13-8.03[a])

1. The parcels resulting from the lot line adjustment are consistent with the general plan, any applicable specific plan and the regulations of the zoning ordinance and building codes.

Supportive Evidence
The project complies with the General Plan and applicable regulations of the Zoning Ordinance with approval of the requested Density Bonus and PD Overlay District.

2. A greater number of parcels than originally existed are not created by the lot line adjustment.

Supportive Evidence
The proposed lot line adjustments of the four subject properties would result in three properties, and therefore would not create a greater number of parcels than originally existing.

3. The lot line adjustment shall not impair existing easements or it shall include the relocation of existing easements, utilities, or infrastructure serving adjacent lots, parcels, or public lands and streets prior to completing the lot line adjustment.

Supportive Evidence
There are no existing easements that would be impaired by the proposed lot line adjustment. In addition, there are not existing easements, utilities, or infrastructure serving adjacent lots that would need to be relocated.

4. The lot line adjustment shall not impair existing access or create a need for access to adjacent lots or parcels.

Supportive Evidence
The project site would be accessed through four driveways off of Miles Lane. The lot line adjustment would not create a need for access to adjacent lots.

5. The lot line adjustment shall not require alteration of existing improvements or buildings, create a need for any building improvements, or otherwise create noncompliance with the Uniform Building Codes.

Supportive Evidence
The proposed lot line adjustment would accommodate the proposed building layout of the Miles Lane Project. The lot line adjustment is, therefore, necessary to accommodate the project and ensure buildings are not constructed over property lines.

CITY OF WATSONVILLE
PLANNING COMMISSION

EXHIBIT "B"

Application No: PP2019-14
APNs: 016-491-01, -02, & -03, & 016-111-44
Applicant: MidPen
Hearing Date: May 5, 2020

LOT LINE ADJUSTMENT & SPECIAL USE PERMIT WITH DESIGN REVIEW CONDITIONS OF APPROVAL

General Conditions:

1. **Approval.** This approval applies to the Plan Set identified as "Miles Lane Housing" located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville, CA 95076, dated and received by the Community Development Department on February 28, 2020, and filed by Elizabeth Nahas Wilson with MidPen Group, Inc., applicant, on behalf of Michael C. Marchisio Trust (APNs 016-491-01, 016-491, and 016-111-44) and Namvar & Shireen Dinyari (APN 016-491-03), property owners. (CDD-P)

2. **Conditional Approval Timeframe.** This Lot Line Adjustment and Special Use Permit with Design Review (PP2019-14) 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 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)

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 decision-making body or following final action on any appeal. (CDD-P)

7. **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)

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 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

Affordable Housing Condition:

10. **Density Bonus (Affordable) Housing Agreement.** The applicant shall record a Density Bonus Housing Agreement prior to issuance of a building permit. The Council, by Resolution, shall process, review, and consider the Density Bonus Housing Agreement in the same manner it considers Affordable Housing Agreements pursuant to WMC Section 14-46.110. (CDD-P, CA)

CEQA Environmental Document Filing Fee Condition:

11. **CDFW Filing Fee.** The California Department of Fish and Wildlife (CDFW) imposes and collects a filing fee to defray the costs of managing and protecting California's fish and wildlife resources, including, but not limited to, consulting with other public agencies, reviewing environmental documents, recommending mitigation measures, and developing monitoring programs. The applicant shall pay the fee for filing the Mitigated Negative Declaration (MND). (CDD-P)

Lot Line Adjustment Conditions:

12. **Legal Description.** The applicant shall prepare and submit legal descriptions for the revised parcel boundaries approved by this action, including a description of the trail access easement. (CDD-E)

13. **Certificate of Compliance and Recordable Map.** Prior to preparing and recording a certificate of compliance the applicant shall submit a legal description and geometric closure calculations for the exterior boundary of the three lots along with a recordable map presenting the metes and bounds of the legal description. (CDD-E)

Building and Fire-related Conditions:

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

15. **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)

16. **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:

17. **Engineering Comments/Corrections.** The applicant shall revised the project plants in accordance with the comments/corrections provided by David Caneer, Principal Engineer, dated March 27, 2020. (CDD-E)

18. **Colors & Materials.** Plans submitted for building permit shall indicate that all final colors and materials shall be consistent with the colors and materials approved by this permit. (CDD-P)

19. **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 **101 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)

20. **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)

21. **Trash Enclosure.** The trash enclosure shall conform with City of Watsonville Public Improvement Standard No. S-602, and is subject to review and approval by the Community Development Department. (CDD-P-E, PW)

22. **Street Frontage Improvements.** The applicant shall install street improvements (i.e., driveways, sidewalk, curb & gutter) where absent along the project street frontage (e.g., along Santa Clara Street and Kimberly Lane). The applicant shall also replace any and all existing street improvements that do not meeting City standards and/or are in need of repair. (CDD-E)

23. **Utility Connection.** The project shall connect to City utilities. (CDD-E)

24. **On/Off Site Permit.** Separate On/Off Site Permits are required for work in the public right-of-way and on the project site. The applicant shall obtain an encroachment permit for all off-site work. (CDD-E)

25. **Mechanical Equipment Screening.** All new mechanical equipment and appurtenances, including gas and water meters, electrical boxes, roof vents, air conditioners, antennas, etc. visible from the public way and from adjacent properties, shall be screened with material compatible with the materials of the building and shall be subject to the approval of the Zoning Administrator. (CDD-P)

26. **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)

27. **Address Assignment.** Prior to building permit issuance, complete and submit an application for address assignment. (CDD-E)

28. **Nesting Bird Avoidance or Conduct Preconstruction Surveys (Mitigation Measure BIO-1).** If construction, grading, or other project-related improvements are scheduled during the nesting season of protected raptors and migratory birds, a focused survey for active nests of such birds shall be conducted by a qualified biologist within seven (7) days prior to the beginning of project-related activities. The results of the survey shall be sent to the City of Watsonville prior to the start of project activities. The minimum survey radii surrounding the work area shall be the following: i) 250 feet for passerines; ii) 500 feet for other small raptors such as accipiters; iii) 1,000 feet for larger raptors such as buteos. Nesting seasons are typically defined as follows: i) March 15 to August 30 for smaller bird species such as passerines; ii) February 15 to August 30 for raptors.

    The following measures shall be taken to avoid potential inadvertent destruction or disturbance of nesting birds on and near the project site as a result of construction-related vegetation removal and site disturbance

    - To avoid impacts to nesting birds, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) shall occur outside the avian nesting season (generally prior to February 1 or after August 31). Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest.

    - If construction-related activities are scheduled to occur during the nesting season (generally February 1 through August 31), a qualified biologist shall conduct a habitat assessment and preconstruction nesting survey for nesting bird species no more than seven (7) days prior to initiation of work. A

qualified wildlife biologist is an individual who possesses, at a minimum, a bachelor's or advanced degree, from an accredited university, with a major in biology, zoology, wildlife biology, natural resources science, or a closely related scientific discipline, at least two years of field experience in the biology and natural history of local plant, fish, and wildlife resources present at the development site, and knowledge of state and federal laws regarding the protection of sensitive and endangered species. The qualified biologist conducting the surveys shall be familiar with the breeding behaviors and nest structures of birds known to nest in the project site. Surveys shall be conducted at the appropriate times of day during periods of peak activity (i.e., early morning or dusk) and shall be of sufficient duration to observe movement patterns. Surveys shall be conducted within the Project area and 250 feet of the construction limits for nesting non-raptors and 1,000 feet for nesting raptors, as feasible. If the survey area is found to be absent of nesting birds, no further mitigation would be required. However, if project activities are delayed by more than seven (7) days, an additional nesting bird survey shall be performed.

- If pre-construction nesting bird surveys result in the location of active nests, no site disturbance (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), shall take place within the buffer zone established under BIO-2. Monitoring, by a qualified biologist, shall be required to ensure compliance with the relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented. Active nests found inside the limits of the buffer zones or nests within the vicinity of the project site showing signs of distress from Project activity, as determined by the qualified biologist, shall be monitored daily during the duration of the Project for changes in breeding behavior. If changes in behavior are observed (e.g., distress, disruptions), the buffer shall be immediately adjusted by the qualified biologist until no further interruptions to breeding behavior are detected. The nest protection buffers may be reduced if the qualified biologist determines in compliance with CDFW permit requirements (if any) that construction activities would not be likely to adversely affect the nest. If buffers are reduced, twice weekly monitoring may need to be conducted to confirm that construction activity is not resulting in detectable adverse effects on nesting birds or their young. The qualified biologist may implement an alternative monitoring schedule depending on the construction activity, season, and species potentially subject to impact, subject to compliance with CDFW permits (if any). Construction shall not commence within the prescribed buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use. A report of the findings will be prepared by a qualified biologist and submitted to the City prior to the initiation of construction-related activities that have the potential to disturb any active nests during the nesting season.

- City staff will not issue permits for ground disturbing activities until after the site has been surveyed by a qualified biologist to ensure that no active nest disturbance or destruction will occur as a result of the project. If necessary,

nest protection buffers will be fenced off and active nest monitoring will be initiated prior to permit issuance. (CDD-P-E, PW)

29. **Active Nest Buffer (Mitigation Measure BIO-2).** The applicant shall designate active nests as "Ecologically Sensitive Areas" (ESA) and protect the nest (while occupied) during project activities with the establishment of a fence barrier surrounding the nest site.

- Buffer distances for bird nests should be site specific and an appropriate distance, as determined by the qualified biologist. The buffer distances should be specified to protect the bird's normal behavior to prevent nesting failure or abandonment.

- The qualified biologist shall have authority to order the cessation of all nearby project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established.

- Typical protective buffers between each identified nest site and construction site are as follows: 1) 300 feet for hawks, owls and eagles; 2) 50 feet for passerines.

- The qualified biologist shall monitor the behavior of the birds (e.g., adults and young, when present) at the nest site to ensure that they are not disturbed by project activities.

- Nest monitoring shall continue during project work until the young have completely left the nest site; as determined by the qualified biologist.

- No habitat removal or modification shall occur within the ESA-fenced nest zone until the young have fully fledged and will no longer be adversely affected by the project. (CDD-P-E, PW)

30. **California Red-Legged Frog and Western Pond Turtle Avoidance (Mitigation Measure BIO-3).** Implementation of the following mitigation measure would reduce potential impacts to CRLF and WPT to less-than-significant:

- Silt fencing and orange construction fencing shall be erected along the project boundary, running parallel north to south along the perennial stream and around the seep wetland. The northern and southern ends of the silt and orange construction fencing shall extend at least 50 feet beyond the project site boundary to close off the work area. The bottom 4-6 inches of the fencing shall be buried to prevent wildlife from burrowing under the fence, allowing frogs or turtles entry to the work areas.

- Once the fences are erected and within 48 hours of initiating project construction, a qualified wildlife biologist (as defined under Mitigation Measure BIO-1 shall conduct a preconstruction survey of the project site in the vicinity of the fences to ensure that no frogs or turtles are trapped inside the project construction zone. During this preconstruction survey the biologist

shall also inspect the fence to make sure it is installed correctly. The project lead (i.e. foreman) should alert the biologist if the exclusion fence is damaged and/or otherwise non-functioning and initiate repairs as soon as possible. In consultation with the qualified biologist, the project lead may also initiate a second survey to relocate any CRLF or WPT within the project fencing to outside the work area.

- Finally, a qualified biologist shall provide project contractors and construction crews with a worker-awareness program and oversee the placement of CRLF or WPT exclusion fencing before any work within aquatic habitats or adjacent upland habitats where CRLF or WPT have potential to occur. This program shall include a description of the species and its habitats, legal status and required protection, and all applicable mitigation measures. (CDD-P-E, PW)

31. **Wetland Avoidance and BMP Implementation (Mitigation Measure BIO-4).** Prior to grading, sturdy construction fencing shall be placed along the development boundaries and no construction activities shall be allowed outside of those boundaries. A qualified biologist shall confirm the extent to which jurisdictional wetlands will be impacted by the project. The biologist shall provide a written report, including photos, to the City of Watsonville, and, to the extent required by project permits, to the Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish and Wildlife no more than 30 days after this visit. (CDD-E, PW)

32. **Develop and Implement a Habitat Restoration Plan (Mitigation Measure BIO-5).** The applicant shall develop and implement a Habitat Restoration Plan to be submitted and approved by the City of Watsonville prior to the issuance of final grading plans to mitigate for direct impacts to the willow woodland. The plan will address the following:
    - In order to mitigate for 0.040 acres removal of willow riparian habitat the Habitat Restoration Plan shall provide a minimum of 0.120 acres (a 3:1 ratio) of habitat restoration and enhancement the site.

    - The plan shall include performance criteria against which to measure the project's success, a minimum of five years of maintenance and monitoring shall be included in order to demonstrate attainment of the performance criteria, and yearly status reports to be submitted to the City of Watsonville, and, to the extent required by project permits, to the Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish and Wildlife no later than December 31 of the year that monitoring occurred.

33. **Conduct Archaeological Sensitivity Training for Construction Personnel (Mitigation Measure CUL-1).** The Applicant shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards to conduct an archaeological sensitivity training for construction personnel prior to commencement of excavation activities. The training session shall be carried out by a cultural resource professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The Applicant and/or qualified

professional archaeologist shall propose a date for scheduling the training at the pre-construction meeting with City staff. The Applicant shall notify the City at least 48 hours before holding the training and keep a log of all attendees. The training session shall include a handout and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and the general steps a qualified professional archaeologist would follow in conducting a salvage investigation, if one is necessary. (CDD-P,-E, PW)

34. **Cease Ground-Disturbing Activities and Implement Treatment Plan if Archaeological Resources Are Encountered (Mitigation Measure CUL-2).** In the event that archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities will not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Monitored work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. In the event that the newly discovered artifacts are determined to be prehistoric, Native American Tribes/Individuals shall be contacted and consulted, and Native American construction monitoring shall be initiated. The Applicant and City shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis. (CDD-P,-E, PW)

35. **Conduct Archeological Resource Spot Check during Grading and Earth-moving Activities in Younger Alluvial Sediments (Mitigation Measure CUL-3).** The Applicant shall retain an archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards (qualified archaeologist) to conduct an archaeological spot check after excavation has reached two feet below ground surface. The check shall determine if excavations have exposed archaeological resources, or if there is significant potential remaining for discovery. Additional spot checks may be required at the discretion of the monitoring archaeologist. If archaeological resources are discovered during a spot check, a qualified archaeological monitor shall be required to monitor all subsequent ground moving activity. Multiple earth-moving construction activities may require multiple archaeological monitors, as deemed appropriate by the qualified archaeologist. (CDD-P,-E, PW)

36. **Prepare Report Upon Completion of Monitoring Services (Mitigation Measure CUL-4).** The archaeological monitor, under the direction of a qualified professional archaeologist who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards, shall prepare a final report at the conclusion of archaeological monitoring (if required). The report shall be submitted to the Applicant, the NWIC, the City, and representatives of other

appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures. The report shall include a description of resources unearthed, if any, evaluation of the resources with respect to the California Register and CEQA. (CDD-P,-E, PW)

37. **Cease Ground-Disturbing Activities and Notify County Coroner If Human Remains Are Encountered (Mitigation Measure CUL-5).** If human remains are unearthed during implementation of the proposed project, the County of Santa Cruz and the Applicant shall comply with State Health and Safety Code Section 6050.5. The County of Santa Cruz and the Applicant shall immediately notify the County Coroner and no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). After the MLD has inspected the remains and the site, they have 48 hours to recommend to the landowner the treatment and/or disposal, with appropriate dignity, the human remains and any associated funerary objects. Upon the reburial of the human remains, the MLD shall file a record of the reburial with the NAHC and the project archaeologist shall file a record of the reburial with the CHRIS-NWIC. If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. (CDD-P,-E, PW)

38. **California Building Code (Mitigation Measure GEO-1).** All construction activities shall meet the California Building Code regulations for seismic safety. Construction plans shall be subject to review and approval of the City prior to the issuance of a building permit. All work shall be subject to inspection by the City and must conform to all applicable code requirements and approved improvement plans prior to final inspection approval or the issuance of a certificate of occupancy. The Applicant shall be responsible for notifying construction contractors about California Building Code regulations for seismic safety. (CDD-B)

39. **Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan (Mitigation Measure GEO-2).** The Applicant shall submit an Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan prepared by a registered professional engineer or qualified stormwater pollution prevention plan developer as an integral part of the grading plan. The Plan shall be subject to review and approval of the City prior to the issuance of a grading permit. The Plan shall include all erosion control measures to be used during construction, including run-on control, sediment control, and pollution control measures for the entire site to prevent discharge of sediment and contaminants into the drainage system. The Plan shall include the following measures as applicable:

- Throughout the construction process, ground disturbance shall be minimized, and existing vegetation shall be retained to the extent possible to reduce soil erosion. All construction and grading activities, including short-term needs (equipment staging areas, storage areas and field office locations) shall minimize the amount of land area disturbed. Whenever possible, existing disturbed areas shall be used for such purposes.

- All drainage ways, wetland areas and creek channels shall be protected from silt and sediment in storm runoff using appropriate BMPs such as silt fences, diversion berms and check dams. Fill slopes shall be stabilized and covered when appropriate. All exposed surface areas shall be mulched and reseeded. All cut and fill slopes shall be protected with hay mulch and/or erosion control blankets, as appropriate.

- All erosion control measures shall be installed according to the approved plans prior to the onset of the rainy season but no later than October 15th. Erosion control measures shall remain in place until the end of the rainy season but may not be removed before April 15th. The applicant shall be responsible for notifying construction contractors about erosion control requirement.

- Example design standards for erosion and sediment control include, but are not limited to, the following: avoiding disturbance in especially erodible areas; minimizing disturbance on slopes exceeding 30 percent; using berms, swales, ditches, vegetative filter strips, and catchbasins to prevent the escape of sediment from the site; conducting development in increments; and planting bare soils to restore vegetative cover.

- The applicant will also develop an inspection program to evaluate if there is any significant on-site erosion as a result of the rainfall. If there were problem areas at the site, recommendations will be made to improve methods to manage on-site erosion. (CDD-E, PW)

40. **Conduct Paleontological Sensitivity Training for Construction Personnel (Mitigation Measure GEO-3).** The Applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology and shall conduct a paleontological sensitivity training for construction personnel prior to commencement of excavation activities. The Applicant and/or qualified professional paleontologist shall propose a date for scheduling the training at the pre-construction meeting with City staff. The Applicant shall notify the City at least 48 hours before holding the training and keep a log of all attendees. The training will include a handout and will focus on how to identify paleontological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of paleontological monitors, notification and other procedures to follow upon discovery of resources, and the general steps a qualified professional paleontologist would follow in conducting a salvage investigation if one is necessary. (CDD-P-E, PW)

41. **Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered (Mitigation Measure GEO-4).** If paleontological resources and or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the Applicant and the City. Work shall be allowed to continue outside of the buffer area. The Applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing. (CDD-P-E, PW)

42. **Asbestos Containing Materials (Mitigation Measure HAZ-1).** Per recommendations in the Phase I Environmental Site Assessment (ESA) performed for the project site, prior to any redevelopment or demolition activities the Applicant shall: (1) survey the existing on-site structures for the presence of asbestos containing materials (to be conducted by an OSHA-certified inspector); and (2) if building elements containing any amount of asbestos are present, prepare a written Asbestos Abatement Plan describing activities and procedures for removal, handling, and disposal of these building elements using EPA- and/or OSHA-approved procedures, work practices, and engineering controls. (CDD-E, PW)

43. **Lead-based Paints (Mitigation Measure HAZ-2).** The Applicant shall test the existing on-site structures for lead-based paint. If present, the lead-based paint shall be removed and disposed of following lead abatement performance standards included in the U.S. Department of Housing and Urban Development Guidelines for Evaluation and Control of Lead-Based Paint program, in compliance with Title 8 California Code of Regulations (including Section 1532.1). (CDD-E, PW)

44. **Existing Plus Project Impacts on the Auto Center Drive & Marin Street Intersection (Mitigation Measure TRANS-1).** To improve driving conditions at the Auto Center Drive & Marin Street intersection, the City shall require the following improvements. (CDD-E, PW)

Auto Center Drive South of Marin Street

- Provide approximately 280 feet of Striping Detail 22 (Centerline).
- Provide approximately 350 feet of Striping Detail 27B (Right Edgeline) and create a painted bulb-out for vehicles entering from Auto Center Drive. Within the painted bulb-out, add 6" diagonal white striping with 15' spacing. The right

edgeline striping would move the center of the road away from the curb allowing for better visibility.

- Provide “Intersection Ahead” signage (W1-10e) with “Speed Sign” (W13-1P) with 20 mph speed and a custom “Limited Sight Distance” sign. Place at point of curvature for Northbound approach according to MUCTD Table 2C-4. This sign would warn drivers of the approaching intersection to be aware of cross traffic and to reduce speed.

Marin Street

- Move the 12-inch stop bar closer to the curb line along with new “STOP” markings. This will allow drivers to pull up further into the new 8-foot parking lane to increase visibility along Auto Center Drive.
- Provide approximately 75 feet of Striping Detail 22 (Centerline) to shift the westbound intersection approach to the north. This would allow for more visibility on the Auto Center Drive northbound approach.
- Extend red curb on the south curb approximately 85 feet. This red curb would remove approximately three on-street parking spaces. This would prevent drivers from parking in the painted bulb-out.
- Extend red curb on the north curb approximately 30 feet. This red curb would remove approximately one on-street parking space to allow more space for drivers to approach the intersection.

Auto Center Drive North of Marin Street

- Extend red curb approximately 120 feet on the east curb and provide “No Parking Anytime” signage. This would remove approximately five (5) on-street parking spaces. Red curb would make parking illegal along the eastern curb allowing southbound sight distance to be unobstructed.
- Provide “Intersection Ahead” signage (W1-10e) with “Speed Sign” (W13-1P) with 20 mph speed and a custom “Limited Sight Distance” sign. Place at point of curvature for southbound approach according to MUCTD Table 2C-4. This sign would warn drivers of the approaching intersection to be aware of cross traffic and to reduce speed.
- Provide speed feedback sign similar to existing signage on east side of Auto Center Drive. Place at point of curvature for southbound approach according to MUCTD Table 2C-4.
- Provide approximately 200 feet of Striping Detail 22 (Centerline) and Striping Detail 27B (Right Edgeline) for the Northbound approach. Right edgeline striping would be 8-feet from the curb. This striping would reduce confusion for vehicles traveling northbound.
- Provide approximately 490 feet of Striping Detail 27B (Right Edgeline) for the Southbound approach. This striping would move the center of the road away from the curb allowing for better visibility.

45. **Construction Period Transportation Impacts (Mitigation Measure TRANS-2).** The applicant shall submit a Construction Period Traffic Control Plan to the City for review and approval. The plan shall include traffic safety guidelines compatible with section 12 of the Caltrans Standard Specifications (“Construction Area Traffic Control Devices”) to be followed during construction. The plan shall also specify provision of adequate signing and other precautions for public safety

to be provided during project construction. In particular, the plan shall include a discussion of bicycle and pedestrian safety needs due to project construction and later, project operation. In addition, the plan shall address emergency vehicle access during construction. The applicant or their general contractor for the project shall notify the Public Works & Utilities Department and local emergency services (i.e., the Police and Fire Departments) prior to construction to inform them of the proposed construction schedule and that traffic delays may occur.

Prior to approval of a grading permit, the City shall review and approve the project Construction Period Traffic Control Plan. During construction, the City shall periodically verify that traffic control plan provisions are being implemented. (CDD-E, PW)

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

46. **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)

47. **MMRP Implementation.** The applicant shall prepare a list identifying the individuals responsible for implementing the Mitigation Monitoring and Reporting Program. The applicant shall provide upon request by the City a compliance log demonstrating all Mitigation Measures have been implemented. (CDD-P)

48. **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:

49. **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)

50. **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, PW)

51. **BMPs for Controlling Construction Emissions (Monterey Bay Air Resources District Recommendation).** The project applicant shall implement the following Best Management Practices to limit the potential fugitive dust, construction emissions, and odors generated by the project:

- Water all exposed surfaces (e.g., staging areas, soil piles, graded areas, and unpaved access roads) at least two times per day during construction and adequately wet demolition surfaces to limit visible dust emissions.
- Cover all haul trucks transporting soil, sand, or other loose materials off the project site.
- Use wet power vacuum street sweepers at least once per day to remove all visible mud or dirt track-out onto adjacent public roads (dry power sweeping is prohibited) during construction of the proposed project.
- Vehicle speeds on unpaved roads/areas shall not exceed 15 miles per hour.
- Complete all areas to be paved as soon as possible and lay building pads as soon as possible after grading unless seeding or soil binders are used.
- Minimize idling time of diesel-powered construction equipment to five minutes and post signs reminding workers of this idling restriction at access points and equipment staging areas during construction of the proposed project.
- Maintain and properly tune all construction equipment in accordance with manufacturer's specifications and have a CARB-certified visible emissions evaluator check equipment prior to use at the site.

Post a publicly visible sign with the name and telephone number of the construction contractor and City staff person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. The publicly visible sign shall also include the contact phone number for the Monterey Bay Air Resources Management District to ensure compliance with applicable regulations. (CDD-E, PW, MBARD)

52. **Complimentary Dust Control Measures.** 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)

53. **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)

54. **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)

55. **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)

Construction notes to be included with the Improvement Plans:

56. **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)

57. **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)

58. **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:

59. **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)

60. **Landscaping Installation.** All landscaping and irrigation shall be installed and approved by Community Development Department staff. (CDD-P-E)

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

Ongoing Conditions:

62. **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)

63. **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)

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

65. **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)

66. **Ongoing Maintenance.** Common (patio) areas, landscaping, street trees, driveways, parking spaces, walks, fences and walls shall be maintained on an ongoing basis by the property owner(s) for the entire development area. (CDD-P)

67. **Potential Attractive Pest Nuisance Avoidance.** To ensure trash enclosures do not attract nuisance pest species, such as Norway rat, raccoon, and opossum, the applicant shall develop a monitoring program to ensure trash areas are routinely cleaned and secured at night. (PW)

Future Sign Permit:

68. **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:

69. **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 (PP2019-14), 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
MBARD – Monterey Bay Air Resources District
CA – City Attorney

CITY OF WATSONVILLE
PLANNING COMMISSION

EXHIBIT "C"

Application No: PP2019-14
APNs: 016-491-01, -02, & -03, & 016-111-44
Applicant: MidPen
Hearing Date: May 5, 2020

Applicant: Elizabeth Nahas Wilson, MidPen Housing Corp.

Property Owner: Michael C. Marchisio Trust, 19745 Oakmont Drive, Los Gatos, CA 95033 (APNs: 016-491-01, 016-491, and 016-111-44); Namvar & Shireen Dinyari, 299 Vista Drive, Watsonville, CA 95076 (APN: 016-491-03)

Project: Special Use Permit with Design Review and Environmental Review

Location: 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville, CA 95076

Purpose: Allow the construction of the Miles Lane Project with a mix of residential and non-residential uses

A Special Use Permit with Design Review and Environmental Review (PP2019-14) to allow the construction of the Miles Lane Project on a 4.7± acre site located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville, California (APNs 016-491-01, -02, & -03, & 016-111-44), was reviewed by the Planning Commission at a public hearing on May 5, 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

RESOLUTION NO. _____ - 20 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT A RESOLUTION ADOPTING THE MITIGATED NEGATIVE DECLARATION (PP2019-14) FOR THE MILES LANE PROJECT ON A 4.7± ACRE SITE LOCATED AT 139, 141, 161 MILES LANE AND 201 KIMBERLY LANE, WATSONVILLE, CALIFORNIA (APNS 016-491-01, -02, & -03, & 016-111-44); AND RECOMMENDING THE CITY COUNCIL ADOPT CONCURRENTLY A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Project: Miles Lane Project
APN: 016-491-01, -02, & -03, & 016-111-44

WHEREAS, on January 16, 2019, Elizabeth Nahas Wilson with MidPen Housing Corporation, applicant, on behalf of Michael C. Marchisio Trust (APNs: 016-491-01, 016-491, and 016-111-44) and Namvar & Shireen Dinyari (APN: 016-491-03), property owners, applied for a Lot Line Adjustment, Density Bonus, and Special Use Permit with Design Review and Environmental Review (PP2019-14) to allow construction of the Miles Lane Project at the subject site; and

WHEREAS, on June 12, 2019, the applicant amended the entitlement application to include a request for adopting a Planned Development (PD) Overlay District; and

WHEREAS, the California Environmental Quality Act (Public Resources Code section 21000, *et seq*., and the California Environmental Quality Act Guidelines, 14 California Code of Regulations section 15000, *et seq*., collectively, "CEQA") requires a lead agency to prepare a Mitigated Negative Declaration for projects that could have a significant impact on the environment without mitigation; and

WHEREAS, an Initial Study was prepared for the proposed project (dated December 2, 2019) in accordance with Section 15063 of the CEQA Guidelines. The Initial Study addresses the potential physical environmental effects of the proposed

project for each of the environmental topics outlined in Appendix G of the CEQA Guidelines. Impacts to biological resources, cultural and tribal resources, geology and soils, hazards and hazardous materials, and transportation were found to be potentially significant but mitigable to less than significant. Impacts to other resource areas and environmental topics were found to be less than significant without mitigation; and

WHEREAS, on December 2, 2019, City staff filed a Notice of Intent and copies of the proposed Mitigated Negative Declaration ("MND") with the State Clearinghouse, and thereby initiated the 30-day public review period for the document, which closed at 5:00 p.m. on January 2, 2020. Notice was also given to local and regional agencies by mail and to neighboring property owners and interested parties as part of public hearing notices. Copies of the Initial Study were made available for public review at the Community Development Department and Watsonville Public Library; and

WHEREAS, on February 28, 2020, the applicant revised the project plans to remove two buildings and associated retaining walls on steep slopes. This change was based on reducing construction costs. The applicant also revised the project plans to increase the overall number of dwelling units from 61 to 72 by adding a third story to five buildings. These changes to the project do not result in any new impacts to the environment and, therefore, did not trigger the need for the Initial Study to be recirculated, pursuant to Section 15073.5 of the CEQA Guidelines; and

WHEREAS, notice of time and place of the hearing to consider a Lot Line Adjustment, Density Bonus, Planned Development, and Special Use Permit with Design Review and Environmental Review (PP2019-14) 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.

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

The Planning Commission does hereby recommend that the City Council make and adopt the following Findings and adopt concurrently with these Findings a Mitigation Monitoring and Reporting Program, attached hereto and marked as Exhibit "A," in support of the MND for the Miles Lane Project located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville (APNs 016-491-01, -02, & -03, & 016-111-44) in compliance with the requirements of CEQA:

1. The City, in its capacity as Lead Agency, has prepared an Initial Study and MND for the project. The purpose of the Initial Study is to determine whether the project could have a potentially significant effect on the environment and to identify and impose appropriate project mitigation measures to avoid such impacts or reduce them to a less-than significant level;
2. The Initial Study and MND reflects the City of Watsonville's independent judgment and analysis;
3. The MND was prepared in accordance with all legal requirements, including all public notice and comment period requirements, set forth in CEQA;
4. The Initial Study examined all relevant environmental issues associated with the project, and is a complete and adequate environmental document under the requirements of CEQA. Specifically, the Planning Commission supports the conclusions of the Initial Study and the mitigation measures

proposed for the MND, as both documents as supported by substantial evidence; and

5. There is not substantial evidence in the record that the project, as mitigated, will have a significant effect on the environment for areas analyzed in the Initial Study, including biological resources, cultural and tribal resources, geology and soils, hazards and hazardous materials, and transportation. As discussed in the Initial Study analysis, mitigation measures have been identified that, when implemented, will avoid or reduce each of these impacts to less-than-significant levels.

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 5th day of May, 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: PP2019-14
APNs: 016-491-01, -02, & -03, & 016-111-44
Applicant: MidPen
Hearing Date: May 5, 2020

CEQA FINDINGS AND MITIGATION MONITORING AND REPORTING PROGRAM

I. INTRODUCTION TO CEQA FINDINGS

These Findings of Fact are made pursuant to the California Environmental Quality Act (Pub. Res. Code §21000 et seq., CEQA) and the CEQA Guidelines (Cal. Code Regs. title 14, §15000 et seq.) by the City of Watsonville (City), as the lead agency for the Miles Lane Project (or the project). These Findings of Fact pertain to the Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2019129010) prepared for the project.

II. LOCATION AND CUSTODIAN OF THE RECORD

The documents and other materials that constitute the record of proceedings on which the City of Watsonville's Findings of Fact are based are located at 250 Main Street, Watsonville, California. The custodian of these documents is Justin Meek, AICP, Principal Planner. This information is provided in compliance with Public Resources Code § 21081.6(a)(2) and 14 Cal. Code Regs. § 15074(c).

For purposes of CEQA and these Findings of Fact, the Record of Proceedings for the project consists of the following documents, at a minimum:

- The Notice of Intent (NOI) to adopt a Mitigated Negative Declaration and all other public notices issued by the City of Watsonville and in conjunction with the project.
- The Initial Study, including appendices and technical studies included or referenced in the Initial Study, including the Mitigation Monitoring and Reporting Program (MMRP) for the project.
- All comments submitted by agencies or members of the public during the public comment period on the Initial Study.
- All comments and correspondence submitted to the City of Watsonville with respect to the project.
- All Findings and resolutions adopted by the City of Watsonville decision makers in connection with the project and all documents cited or referred to therein.
- All reports, studies, memoranda, maps, staff reports, or other planning documents relating to the project prepared by MIG, consultant to the City of Watsonville.
- All reports, memoranda, documentation, data output files relating to the land use and transportation modeling for the project.
- All documents and information submitted to the City of Watsonville by responsible, trustee, or other public agencies, or by individuals or organizations,

in connection with the project, up through the date the City of Watsonville decision makers approved the project planning entitlements.
- Matters of common knowledge to the City of Watsonville, including, but not limited to federal, State, and local laws and regulations.
- Any documents expressly cited in these Findings of Fact, in addition to those cited above.

III. MITIGATION MONITORING AND REPORTING PROGRAM

The City of Watsonville decision makers finds that a Mitigation Monitoring and Reporting Program (MMRP) for the project has been prepared and has been adopted concurrently with these Findings of Fact (Public Resources Code, § 21081.6(a)(1)). The MMRP for the project has been prepared in compliance with the requirements of Section 21081.6 of the California Public Resources Code and Section 15073 of the CEQA Guidelines.

The purpose of the MMRP is to ensure the adopted mitigation measures adopted in the Findings of Fact for the project are implemented, in accordance with CEQA requirements. The Findings of Fact adopt feasible mitigation measures to reduce the significant environmental impacts of the project. The mitigation measures adopted in the project Findings of Fact are listed in Section III of these Findings of Fact.

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
BIOLOGICAL RESOURCES					
BIO-1: Nesting Bird Avoidance or Conduct Preconstruction Surveys. If construction, grading, or other project-related improvements are scheduled during the nesting season of protected raptors and migratory birds, a focused survey for active nests of such birds shall be conducted by a qualified biologist within seven (7) days prior to the beginning of project-related activities. The results of the survey shall be sent to the City of Watsonville prior to the start of project activities. The minimum survey radii surrounding the work area shall be the following: i) 250 feet for passerines; ii) 500 feet for other small raptors such as accipiters; iii) 1,000 feet for larger raptors such as buteos. Nesting seasons are typically defined as follows: i) March 15 to August 30 for smaller bird species such as passerines; ii) February 15 to August 30 for raptors. The following measures shall be taken to avoid potential inadvertent destruction or disturbance of nesting birds on and near the project site as a result of construction-related vegetation removal and site disturbance: ▪ To avoid impacts to nesting birds, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) shall occur outside the avian nesting season (generally prior to February 1 or after August 31). Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. ▪ If construction-related activities are scheduled to occur during the nesting season (generally February 1 through August 31), a qualified biologist shall conduct a habitat assessment and preconstruction nesting survey for nesting bird species no more than seven (7) days prior to initiation of work. A qualified wildlife biologist is an individual who possesses, at a minimum, a bachelor's or advanced degree, from an accredited university, with a major in biology, zoology, wildlife biology, natural resources science, or a closely related scientific discipline, at least two years of field experience in the biology and natural history of local plant, fish, and wildlife resources present at the development site, and knowledge of state and federal laws regarding the protection of sensitive and endangered species. The qualified biologist conducting the surveys shall be familiar with the breeding behaviors and nest structures of birds known to nest in the project site. Surveys shall be conducted at the appropriate times of day during periods of peak activity (i.e., early morning or dusk) and shall be of sufficient duration to observe movement patterns. Surveys shall be conducted within the Project area and 250 feet of the construction limits for nesting non-raptors and 1,000 feet for	Project Applicant	Prior to construction	City of Watsonville Planning Division and Public Works Inspector	Prior to issuance of any grading permit(s). The City shall review and approve the results of all pre-construction surveys and any measures recommended by the biologist to avoid sensitive species, which shall be noted on the final project plans. The project proponent shall not initiate any ground disturbing activity until applicant has submitted evidence to the City that Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-4 has been completed and are consistent with USFWS and/or CDFW permit requirements (if agency involvement is required). In addition, prior to ground disturbing activities, the City shall be provided with a written summary of the results of surveys by a qualified biologist	Dependent on pre-construction survey results. If necessary, nest protection buffers will be fenced off and active nest monitoring will be initiated prior to permit issuance.

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
nesting raptors, as feasible. If the survey area is found to be absent of nesting birds, no further mitigation would be required. However, if project activities are delayed by more than seven (7) days, an additional nesting bird survey shall be performed. ▪ If pre-construction nesting bird surveys result in the location of active nests, no site disturbance (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), shall take place within the buffer zone established under BIO-2. Monitoring, by a qualified biologist, shall be required to ensure compliance with the relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented. Active nests found inside the limits of the buffer zones or nests within the vicinity of the project site showing signs of distress from Project activity, as determined by the qualified biologist, shall be monitored daily during the duration of the Project for changes in breeding behavior. If changes in behavior are observed (e.g., distress, disruptions), the buffer shall be immediately adjusted by the qualified biologist until no further interruptions to breeding behavior are detected. The nest protection buffers may be reduced if the qualified biologist determines in compliance with CDFW permit requirements (if any) that construction activities would not be likely to adversely affect the nest. If buffers are reduced, twice weekly monitoring may need to be conducted to confirm that construction activity is not resulting in detectable adverse effects on nesting birds or their young. The qualified biologist may implement an alternative monitoring schedule depending on the construction activity, season, and species potentially subject to impact, subject to compliance with CDFW permits (if any). Construction shall not commence within the prescribed buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use. A report of the findings will be prepared by a qualified biologist and submitted to the City prior to the initiation of construction-related activities that have the potential to disturb any active nests during the nesting season. ▪ City staff will not issue permits for ground disturbing activities until after the site has been surveyed by a qualified biologist to ensure that no active nest disturbance or destruction will occur as a result of the project. If necessary, nest protection buffers will be fenced off and active nest monitoring will be initiated prior to permit issuance.				to ensure that no active bird nest disturbance or destruction of breeding bat roosts will occur as a result of the project. If necessary, nest protection buffers will be fenced off and active nest monitoring will be initiated prior to permit issuance. A qualified biologist will also provide worker-awareness training prior to any work within aquatic habitats or adjacent upland habitat where California red-legged frog has potential to occur.	

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
BIO-2: Active Nest Buffer. The applicant shall designate active nests as "Ecologically Sensitive Areas" (ESA) and protect the nest (while occupied) during project activities with the establishment of a fence barrier surrounding the nest site. ▪ Buffer distances for bird nests should be site specific and an appropriate distance, as determined by the qualified biologist. The buffer distances should be specified to protect the bird's normal behavior to prevent nesting failure or abandonment. ▪ The qualified biologist shall have authority to order the cessation of all nearby project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established. ▪ Typical protective buffers between each identified nest site and construction site are as follows: 1) 300 feet for hawks, owls and eagles; 2) 50 feet for passerines. ▪ The qualified biologist shall monitor the behavior of the birds (e.g., adults and young, when present) at the nest site to ensure that they are not disturbed by project activities. ▪ Nest monitoring shall continue during project work until the young have completely left the nest site; as determined by the qualified biologist. ▪ No habitat removal or modification shall occur within the ESA-fenced nest zone until the young have fully fledged and will no longer be adversely affected by the project.	Project Applicant	Prior to construction	City of Watsonville Planning Division and Public Works Inspector	Review survey, confirm buffer zones (if required)	Once for survey/ Ongoing if nesting birds identified and until they have left the nest
BIO-3: California Red-Legged Frog and Western Pond Turtle Avoidance. Implementation of the following mitigation measure would reduce potential impacts to CRLF and WPT to less-than-significant. ▪ Silt fencing and orange construction fencing shall be erected along the project boundary, running parallel north to south along the perennial stream and around the seep wetland. The northern and southern ends of the silt and orange construction fencing shall extend at least 50 feet beyond the project site boundary to close off the work area. The bottom 4-6 inches of the fencing shall be buried to prevent wildlife from burrowing under the fence, allowing frogs or turtles entry to the work areas. ▪ Once the fences are erected and within 48 hours of initiating project construction, a qualified wildlife biologist (as defined under Mitigation Measure BIO-1 shall conduct a preconstruction survey of the project site in the	Project Applicant	Prior to and during construction	City of Watsonville Planning Division and Public Works Inspector	Confirm fencing, training, biological monitoring, and erosion control measures; review surveys	Ongoing

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
vicinity of the fences to ensure that no frogs or turtles are trapped inside the project construction zone. During this preconstruction survey the biologist shall also inspect the fence to make sure it is installed correctly. The project lead (i.e. foreman) should alert the biologist if the exclusion fence is damaged and/or otherwise non-functioning and initiate repairs as soon as possible. In consultation with the qualified biologist, the project lead may also initiate a second survey to relocate any CRLF or WPT within the project fencing to outside the work area. ▪ Finally, a qualified biologist shall provide project contractors and construction crews with a worker-awareness program and oversee the placement of CRLF or WPT exclusion fencing before any work within aquatic habitats or adjacent upland habitats where CRLF or WPT have potential to occur. This program shall include a description of the species and its habitats, legal status and required protection, and all applicable mitigation measures.					
BIO-4: Wetland Avoidance and BMP Implementation. Prior to grading, sturdy construction fencing shall be placed along the development boundaries and no construction activities shall be allowed outside of those boundaries. A qualified biologist shall confirm the extent to which jurisdictional wetlands will be impacted by the project. The biologist shall provide a written report, including photos, to the City of Watsonville, and, to the extent required by project permits, to the Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish and Wildlife no more than 30 days after this visit.	Project Applicant	Prior to grading or construction	City of Watsonville Planning Division and Public Works Inspector	Review report and confirm fencing	Once
BIO-5: Develop and Implement a Habitat Restoration Plan. The applicant shall develop and implement a Habitat Restoration Plan to be submitted and approved by the City of Watsonville prior to the issuance of final grading plans to mitigate for direct impacts to the willow woodland. The plan will address the following: ▪ In order to mitigate for 0.040 acres removal of willow riparian habitat the Habitat Restoration Plan shall provide a minimum of 0.120 acres (a 3:1 ratio) of habitat restoration and enhancement the site. ▪ The plan shall include performance criteria against which to measure the project's success, a minimum of five years of maintenance and monitoring shall be included in order to demonstrate attainment of the performance criteria, and yearly status reports to be submitted to the City of Watsonville, and, to the extent required by project permits, to the Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish and Wildlife no later than December 31 of the year that	Project Applicant	Prior to grading or construction	City of Watsonville Planning Division and Public Works Inspector	Review Habitat Restoration Plan	Once

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
monitoring occurred.					
CULTURAL RESOURCES & TRIBAL CULTURAL RESOURCES					
CUL-1: Conduct Archaeological Sensitivity Training for Construction Personnel. The Applicant shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards to conduct an archaeological sensitivity training for construction personnel prior to commencement of excavation activities. The training session shall be carried out by a cultural resource professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The Applicant and/or qualified professional archaeologist shall propose a date for scheduling the training at the pre-construction meeting with City staff. The Applicant shall notify the City **at least 48 hours before** holding the training and keep a log of all attendees. The training session shall include a handout and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and the general steps a qualified professional archaeologist would follow in conducting a salvage investigation, if one is necessary.	Project Applicant	Prior to grading or construction	Consulting archaeologist and City of Watsonville Public Works Inspector	Conduct training	Once (if entire team is trained at once)
CUL-2: Cease Ground-Disturbing Activities and Implement Treatment Plan if Archaeological Resources Are Encountered. The Applicant shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards to conduct an archaeological sensitivity training for construction personnel prior to commencement of excavation activities. The training session shall be carried out by a cultural resource professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The Applicant and/or qualified professional archaeologist shall propose a date for scheduling the training at the pre-construction meeting with City staff. The Applicant shall notify the City at least 48 hours before holding the training and keep a log of all attendees. The training session shall include a handout and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and the general steps a qualified professional archaeologist would follow in conducting a salvage investigation, if one is necessary.	Project Applicant	During construction	Consulting archaeologist and City of Watsonville Public Works Inspector	Review and confirm recommendations	As needed if resources are unearthed

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
CUL-3: Conduct Archeological Resource Spot Check during Grading and Earth-moving Activities in Younger Alluvial Sediments. The Applicant shall retain an archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards (qualified archaeologist) to conduct an archaeological spot check after excavation has reached two feet below ground surface. The check shall determine if excavations have exposed archaeological resources, or if there is significant potential remaining for discovery. Additional spot checks may be required at the discretion of the monitoring archaeologist. If archaeological resources are discovered during a spot check, a qualified archaeological monitor shall be required to monitor all subsequent ground moving activity. Multiple earth-moving construction activities may require multiple archaeological monitors, as deemed appropriate by the qualified archaeologist.	Project Applicant	During construction	Consulting archaeologist and City of Watsonville Public Works Inspector	Conduct spot checks	As needed, after excavation of two feet or more below the ground surface
CUL-4: Prepare Report Upon Completion of Monitoring Services. The archaeological monitor, under the direction of a qualified professional archaeologist who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards, shall prepare a final report at the conclusion of archaeological monitoring (if required). The report shall be submitted to the Applicant, the NWIC, the City, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures. The report shall include a description of resources unearthed, if any, evaluation of the resources with respect to the California Register and CEQA.	Project Applicant	During construction	Consulting archaeologist and City of Watsonville Public Works Inspector	Receive and review report	As needed if resources are unearthed
CUL-5: Cease Ground-Disturbing Activities and Notify County Coroner If Human Remains Are Encountered. If human remains are unearthed during implementation of the proposed project, the County of Santa Cruz and the Applicant shall comply with State Health and Safety Code Section 6050.5. The County of Santa Cruz and the Applicant shall immediately notify the County Coroner and no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). After the MLD has inspected the remains and the site, they have 48 hours to recommend to the landowner the treatment and/or disposal, with appropriate dignity, the human remains and any associated funerary objects. Upon the reburial of the human remains, the MLD shall file a record of	Project Applicant	During construction	Consulting archaeologist and City of Watsonville Public Works Inspector	Review and confirm recommendations	As needed if human remains are unearthed

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
the reburial with the NAHC and the project archaeologist shall file a record of the reburial with the CHRIS-NWIC. If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.					
GEOLOGY AND SOILS					
GEO-1: California Building Code. All construction activities shall meet the California Building Code regulations for seismic safety. Construction plans shall be subject to review and approval of the City prior to the issuance of a building permit. All work shall be subject to inspection by the City and must conform to all applicable code requirements and approved improvement plans prior to final inspection approval or the issuance of a certificate of occupancy. The Applicant shall be responsible for notifying construction contractors about California Building Code regulations for seismic safety.	Project Applicant	Prior to issuance of building permit(s)	City of Watsonville Building Division	Review construction plans	Once
GEO-2: Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan. The Applicant shall submit an Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan prepared by a registered professional engineer or qualified stormwater pollution prevention plan developer as an integral part of the grading plan. The Plan shall be subject to review and approval of the City prior to the issuance of a grading permit. The Plan shall include all erosion control measures to be used during construction, including run-on control, sediment control, and pollution control measures for the entire site to prevent discharge of sediment and contaminants into the drainage system. The Plan shall include the following measures as applicable: ▪ Throughout the construction process, ground disturbance shall be minimized, and existing vegetation shall be retained to the extent possible to reduce soil erosion. All construction and grading activities, including short-term needs (equipment staging areas, storage areas and field office locations) shall minimize the amount of land area disturbed. Whenever possible, existing disturbed areas shall be used for such purposes. ▪ All drainage ways, wetland areas and creek channels shall be protected from silt and sediment in storm runoff using appropriate BMPs such as silt fences,	Project Applicant	Prior to issuance of grading permit(s)	City of Watsonville Public Works Inspector	Review Erosion Control Plan	Once for review of Erosion Control Plan; Ongoing for conformance with erosion control measures during construction

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
diversion berms and check dams. Fill slopes shall be stabilized and covered when appropriate. All exposed surface areas shall be mulched and reseeded. All cut and fill slopes shall be protected with hay mulch and/or erosion control blankets, as appropriate. ▪ All erosion control measures shall be installed according to the approved plans prior to the onset of the rainy season but no later than October 15th. Erosion control measures shall remain in place until the end of the rainy season but may not be removed before April 15th. The applicant shall be responsible for notifying construction contractors about erosion control requirement. ▪ Example design standards for erosion and sediment control include, but are not limited to, the following: avoiding disturbance in especially erodible areas; minimizing disturbance on slopes exceeding 30 percent; using berms, swales, ditches, vegetative filter strips, and catchbasins to prevent the escape of sediment from the site; conducting development in increments; and planting bare soils to restore vegetative cover. ▪ The applicant will also develop an inspection program to evaluate if there is any significant on-site erosion as a result of the rainfall. If there were problem areas at the site, recommendations will be made to improve methods to manage on-site erosion.					
GEO-3: Conduct Paleontological Sensitivity Training for Construction Personnel. The Applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology and shall conduct a paleontological sensitivity training for construction personnel prior to commencement of excavation activities. The Applicant and/or qualified professional paleontologist shall propose a date for scheduling the training at the pre-construction meeting with City staff. The Applicant shall notify the City **at least 48 hours before** holding the training and keep a log of all attendees. The training will include a handout and will focus on how to identify paleontological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of paleontological monitors, notification and other procedures to follow upon discovery of resources, and the general steps a qualified professional paleontologist would follow in conducting a salvage investigation if one is necessary.	Project Applicant	Prior to grading or construction	Consulting paleontologist and City of Watsonville Public Works Inspector	Conduct training	Once (if entire team is trained at once)
GEO-4: Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered. If paleontological resources and or	Project Applicant	During construction	Consulting paleontologist and	Review and confirm recommendations	As needed if resources are

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the Applicant and the City. Work shall be allowed to continue outside of the buffer area. The Applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.			City of Watsonville Public Works Inspector		unearthed
HAZARDS & HAZARDOUS MATERIALS					
HAZ-1: Asbestos Containing Materials. Per recommendations in the Phase I Environmental Site Assessment (ESA) performed for the project site, prior to any redevelopment or demolition activities the Applicant shall: (1) survey the existing on-site structures for the presence of asbestos containing materials (to be conducted by an OSHA-certified inspector); and (2) if building elements containing any amount of asbestos are present, prepare a written Asbestos Abatement Plan describing activities and procedures for removal, handling, and disposal of these building elements using EPA- and/or OSHA-approved procedures, work practices, and engineering controls.	Project Applicant	Prior to demolition	City of Watsonville Building Division and Public Works Inspector	Review survey results and Asbestos Abatement Plan, if needed	Once to review survey results; Ongoing during demolition activities if asbestos containing materials are present
HAZ-2: Lead-based Paints. The Applicant shall test the existing on-site structures for lead-based paint. If present, the lead-based paint shall be removed and disposed of following lead abatement performance standards included in the U.S. Department of Housing and Urban Development Guidelines for Evaluation and Control of Lead-Based Paint program, in compliance with Title 8 California Code of Regulations (including Section 1532.1).	Project Applicant	Prior to demolition	City of Watsonville Building Division and Public Works Inspector	Review inspection results	Once to review inspection results; Ongoing during demolition activities if lead-based paint is present
TRANSPORTATION					
TRANS-1: Existing Plus Project Impacts on the Auto Center Drive & Marin Street Intersection. To improve driving conditions at the Auto Center Drive & Marin Street intersection, the City shall require the following improvements:	Project Applicant	Prior to issuance of occupancy permit	City of Watsonville Public Works & Utilities Department	Implement changes to Marin Street and Auto Center Drive North &	Once

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
				South	

Auto Center Drive South of Marin Street

- Provide approximately 280 feet of Striping Detail 22 (Centerline).
- Provide approximately 350 feet of Striping Detail 27B (Right Edgeline) and create a painted bulb-out for vehicles entering from Auto Center Drive. Within the painted bulb-out, add 6" diagonal white striping with 15' spacing. The right edgeline striping would move the center of the road away from the curb allowing for better visibility.
- Provide "Intersection Ahead" signage (W1-10e) with "Speed Sign" (W13-1P) with 20 mph speed and a custom "Limited Sight Distance" sign. Place at point of curvature for Northbound approach according to MUCTD Table 2C-4. This sign would warn drivers of the approaching intersection to be aware of cross traffic and to reduce speed.

Marin Street

- Move the 12-inch stop bar closer to the curb line along with new "STOP" markings. This will allow drivers to pull up further into the new 8-foot parking lane to increase visibility along Auto Center Drive.
- Provide approximately 75 feet of Striping Detail 22 (Centerline) to shift the westbound intersection approach to the north. This would allow for more visibility on the Auto Center Drive northbound approach.
- Extend red curb on the south curb approximately 85 feet. This red curb would remove approximately three on-street parking spaces. This would prevent drivers from parking in the painted bulb-out.
- Extend red curb on the north curb approximately 30 feet. This red curb would remove approximately one on-street parking space to allow more space for drivers to approach the intersection.

Auto Center Drive North and Marin Street

- Extend red curb approximately 120 feet on the east curb and provide "No Parking Anytime" signage. This would remove approximately five (5) on-street parking spaces. Red curb would make parking illegal along the eastern curb allowing southbound sight distance to be unobstructed.
- Provide "Intersection Ahead" signage (W1-10e) with "Speed Sign" (W13-1P) with 20 mph speed and a custom "Limited Sight Distance" sign. Place at point of curvature for southbound approach according to MUCTD Table 2C-4. This sign would warn drivers of the approaching intersection to be aware of cross

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
traffic and to reduce speed. ▪ Provide speed feedback sign similar to existing signage on east side of Auto Center Drive. Place at point of curvature for southbound approach according to MUCTD Table 2C-4. ▪ Provide approximately 200 feet of Striping Detail 22 (Centerline) and Striping Detail 27B (Right Edgeline) for the Northbound approach. Right edgeline striping would be 8-feet from the curb. This striping would reduce confusion for vehicles traveling northbound. Provide approximately 490 feet of Striping Detail 27B (Right Edgeline) for the Southbound approach. This striping would move the center of the road away from the curb allowing for better visibility.					
TRANS-2: Construction Period Transportation Impacts. The Applicant shall submit a Construction Period Traffic Control Plan to the City for review and approval. The plan shall include traffic safety guidelines compatible with section 12 of the Caltrans Standard Specifications ("Construction Area Traffic Control Devices") to be followed during construction. The plan shall also specify provision of adequate signing and other precautions for public safety to be provided during project construction. In particular, the plan shall include a discussion of bicycle and pedestrian safety needs due to project construction and later, project operation. In addition, the plan shall address emergency vehicle access during construction. The applicant or their general contractor for the project shall notify the Public Works & Utilities Department and local emergency services (i.e., the Police and Fire Departments) prior to construction to inform them of the proposed construction schedule and that traffic delays may occur. Prior to approval of a grading permit, the City shall review and approve the project Construction Period Traffic Control Plan. During construction, the City shall periodically verify that traffic control plan provisions are being implemented:	Project Applicant	Prior to issuance of grading permit(s)	City of Watsonville Public Works Inspector	Review Construction Period Traffic Control Plan and confirm implementation	Once to review plan; Ongoing during grading and construction activities

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Public Comment: Item E, Miles Lane Project

Leslie Conner <LConner@schealthcenters.org> Tue, May 5, 2020 at 10:37 AM
To: "cdd@cityofwatsonville.org" <cdd@cityofwatsonville.org>
Cc: "Laura Marcus (laura@dientes.org)" <laura@dientes.org>

To the Watsonville City Council:

We are writing on behalf of Santa Cruz Community Health and Dientes Community Dental – two longstanding nonprofit health care providers serving a combined 20,000 Santa Cruz County residents, including Watsonville individuals and families.

We are writing to endorse MidPen and the Miles Lane development which your Council is considering approving this evening: **Item E, Miles Lane Project.**

We have worked closely with MidPen over the last two years on planning for a health and housing development in Live Oak. This development is similar to Miles Lane in that it advances the well-being and safety of vulnerable members of our community.

MidPen has proven to be a strong and trusted partner with years of community housing development experience. They have taken the lead as developer of our project, coordinating with numerous County staff and departments, as well as the Board of Supervisors. This has been an extremely complex process requiring numerous stages of planning, legal review, document submissions, and financing. MidPen has been a reliable, informed, and transparent partner each step of the way. The MidPen team communicates clearly, is proactive in addressing requirements, and brings years of property development experience to the table. Frankly, our project would not have been possible without their leadership.

We are available to answer any further questions you have about MidPen's role so please feel free to contact us.

Leslie Conner (lconner@schealthcenters.org)

Laura Marcus (laura@dientes.org)

Could you please confirm that the City Council will receive this in their packet tonight?

Thank you,

Leslie Conner, CEO SCCH

Laura Marcus, CEO Dientes

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Public Comment

Rafael Hernandez <rhernandez@mbep.biz> Tue, May 5, 2020 at 9:59 AM
To: cdd@cityofwatsonville.org

Item: **Item E**

Project: **Miles Lane Project**

Hello Planning Commissioners,

My name is Rafael Hernandez, I am the Housing Program Associate for the Monterey Bay Economic Partnership (MBEP). I am writing in support of the Miles Lane project by Encompass Community Services and MidPen which includes 72 units of affordable housing. MBEP supports projects that reflect high quality design, high density, at every income level, in appropriate locations near jobs and services. Additionally, my work focuses on the implementation of the Farmworker Housing Study Action Plan for the Pajaro Valley and Salinas Valley. The study reveals in very specific detail the great need for inclusionary housing for our agricultural workers. Miles Lane brings 72 units of much needed affordable housing. MidPen's housing properties in Watsonville always include a very large amount of residents from our agricultural worker community and their projects are in line with the recommendations of the Farmworker Housing Study Action Plan. For these reasons I ask that you approve the entitlement request for Miles Lane.

Very kind regards,

Rafael Hernandez

Rafael Hernandez, MPA
Housing Program Associate
(818) 795-5612

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impact in the Monterey Bay region

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