



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

www.sccoplanning.com

ENVIRONMENTAL COORDINATOR

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

****Note - the comment period has been extended until the close of business, September 4, 2012****

Pursuant to the California Environmental Quality Act, the following project has been reviewed by the County Environmental Coordinator to determine if it has a potential to create significant impacts to the environment and, if so, how such impacts could be solved. A Negative Declaration is prepared in cases where the project is determined not to have any significant environmental impacts. Either a Mitigated Negative Declaration or Environmental Impact Report (EIR) would be prepared for projects that may result in a significant impact to the environment.

Public review periods are provided for these Environmental Determinations according §21091 of the California Public Resources Code, depending upon whether state agency review is required or whether an EIR is required. The environmental document is available for review at the County Planning Department located at 701 Ocean Street, in Santa Cruz. You may also view the environmental document on the web at www.sccoplanning.com on the Planning Department main page. If you have questions or comments about this Notice of Intent, please contact Matt Johnston of the Environmental Review staff at (831) 454-3201

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. If you require special assistance in order to review this information, please contact Bernice Romero at (831) 454-3137 (TDD number (831) 454-2123 or (831) 763-8123) to make arrangements.

111078 SANTA CRUZ COUNTY CENTER FOR PUBLIC SAFETY

APN(S): 029-021-56, 57, 58, 59

Through the purchase of existing facilities located within the Live Oak Business Park, the proposed project would consolidate various Sheriff-Coroner facilities into one modern essential services facility, improving efficiency and the delivery of services to the community. The project also proposes to change the current zone and General Plan designation from Light Industrial (M-1) and Service Commercial (C-S) to Public and Community Facilities (PF) and Public/Institutional Facilities (P). Assessor parcel 029-021-55 would not be purchased and would maintain its current General Plan designation and zone. The County Board of Supervisors has determined that consolidating the Sheriff-Coroner's Office into the Live Oak/Soquel Redevelopment Project area would improve community policing, service coverage and response times in the mid-county and south county unincorporated areas. The project would include the Sheriff's offices, including all investigative, patrol and administrative functions, evidence and property storage, Coroner's facility, forensics lab, and a multi-purpose meeting room, and additional services and functions.

EXISTING ZONE DISTRICT: Light Industrial (M-1)

APPLICANT: County of Santa Cruz Sheriff-Coroner's Office

OWNER: Green Valley Corporation

PROJECT PLANNER: Todd Sexauer

EMAIL: pln459@co.santa-cruz.ca.us

ACTION: Mitigated Negative Declaration

REVIEW PERIOD: August 7, 2012 to September 4, 2012

This project will be considered at a public hearing by the Planning Commission on September 26, 2012, and the Board of Supervisors on October 30, 2012.



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MITIGATED NEGATIVE DECLARATION

Project: Santa Cruz County Center for Public Safety APN(S): 029-021-56, 57, 58, 59

Project Description: Through the purchase of existing facilities located within the Live Oak Business Park, the proposed project would consolidate various Sheriff-Coroner facilities into one modern essential services facility, improving efficiency and the delivery of services to the community. The project also proposes to change the current zone and General Plan designation from Light Industrial (M-1) and Service Commercial (C-S) to Public and Community Facilities (PF) and Public/Institutional Facilities (P). Assessor parcel 029-021-55 would not be purchased and would maintain its current General Plan designation and zone. The County Board of Supervisors has determined that consolidating the Sheriff-Coroner's Office into the Live Oak/Soquel Redevelopment Project area would improve community policing, service coverage and response times in the mid-county and south county unincorporated areas. The project would include the Sheriff's offices, including all investigative, patrol and administrative functions, evidence and property storage, Coroner's facility, forensics lab, and a multi-purpose meeting room, and additional services and functions.

Project Location: The project site is located on the southeast corner of the intersection of Soquel Avenue and Chanticleer Avenue in the unincorporated community of Live Oak. Four existing commercial buildings are located on the property to include: 5400 Soquel Avenue (029-021-56, Building B); 5200 Soquel Avenue (021-029-57, Building C); and 2400 Chanticleer Avenue (029-021-58, Building D). The parking areas surrounding the four existing buildings make up the remaining fifth parcel (029-021-59, Parking Lot).

Applicant: Santa Cruz County, Sheriff-Coroner's Office

Staff Planner: Todd Sexauer; email: pln459@co.santa-cruz.ca.us

This project will be considered at a public hearing by the Planning Commission on September 26, 2012 and the Board of Supervisors on October 30, 2012.

California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and, that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Planning Department located at 701 Ocean Street, 4th Floor, Santa Cruz, California. A digital copy of the document can be reviewed at the following web address, in the minutes of the Environmental meeting date that precedes the date below:

<http://www.sccoplanning.com/>

Required Mitigation Measures or Conditions:

- ☐ None
☒ Are Attached

Review Period Ends: ~~August 27, 2012~~ The comment period has been extended until the close of business, September 4, 2012

Note: This Document is considered Draft until it is Adopted by the Appropriate County of Santa Cruz Decision-Making Body

Date: Aug 14, 2012

Matt Johnston
MATT JOHNSTON, Environmental Coordinator
(831) 454-3201



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MITIGATION MONITORING AND REPORTING PROGRAM for the SANTA CRUZ COUNTY CENTER FOR PUBLIC SAFETY Application No. 111078, August 3, 2012

No.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Noise					
NOI-1	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Construct an acoustically-effective barrier around the east, south and west sides of MAU-4 on the roof of Building D. The top of the barrier shall be a minimum of 1 foot above the top of the unit. The barrier will be approximately 9 feet high, depending on the type of roof mounting system. A 1 foot gap at the bottom of the barrier may be left for drainage.	County Department of General Services and Contractor	To be constructed during the building renovation.	During construction.
NOI-2		Initiate a compressor and fan lock out system for the condensing system on MAU-4 during the hours of 10:00 p.m. Saturday to 6:00 a.m. Sunday.	County Department of General Services and Contractor	To be installed during building renovation.	Prior to occupancy by the Sheriff-Coroner's Office.



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CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY

Date: August 3, 2012

Application Number: 111078

Staff Planner: Todd Sexauer

Santa Cruz County Center for Public Safety

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT:

County of Santa Cruz Sheriff-Coroner's Office **APN(s):** 029-021-56, 57, 58, 59

OWNER: Green Valley Corporation

SUPERVISORAL DISTRICT: 1

PROJECT LOCATION: The project site is located on the southeast corner of the intersection of Soquel Avenue and Chanticleer Avenue in the unincorporated community of Live Oak. Four existing commercial buildings on individual parcels are located on the property to include: 5200 Soquel Avenue; 5300 Soquel Avenue (not a part of the project); 5400 Soquel Avenue; and 2400 Chanticleer Avenue. The parking areas surrounding the four existing buildings make up the remaining fifth parcel.

SUMMARY PROJECT DESCRIPTION: The impending acquisition of existing facilities located within the Live Oak Business Park is intended to consolidate various Sheriff-Coroner facilities into one modern essential services facility, improving efficiency and the delivery of services to the community. The project proposes to change the current zone and General Plan designation from Light Industrial (M-1) and Service Commercial (C-S) to Public and Community Facilities (PF) and Public/Institutional Facilities (P). The County Board of Supervisors has determined that consolidating the Sheriff-Coroner's Office into the Live Oak/Soquel Redevelopment Project area would improve community policing, service coverage and response times in the mid-county and south county unincorporated areas. The project would include the relocation of the Sheriff's offices, including all investigative, patrol and administrative functions, evidence and property storage, Coroner's facility, forensics lab, and a multi-purpose meeting room, and additional services and functions to the new facility.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: All of the following potential environmental impacts are evaluated in this Initial Study. Categories that are marked have been analyzed in greater detail based on project specific information.

☐ Geology/Soils

☐ Hydrology/Water Supply/Water Quality

☐ Biological Resources

☒ Noise

☐ Air Quality

☐ Greenhouse Gas Emissions

- | | |
|---|---|
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Visual Resources & Aesthetics | <input type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Land Use and Planning |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Population and Housing |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Mandatory Findings of Significance |

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

- | | |
|---|---|
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Coastal Development Permit |
| <input type="checkbox"/> Land Division | <input type="checkbox"/> Grading Permit |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Riparian Exception |
| <input checked="" type="checkbox"/> Development Permit (<i>Amendment</i>) | <input type="checkbox"/> Other: |

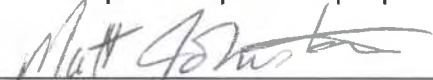
NON-LOCAL APPROVALS:


Other agencies that must issue permits or authorizations: None

DETERMINATION: (To be completed by the lead agency)

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


Matthew Johnston
Environmental Coordinator


Date

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS:

Parcel Size (acres): 4.8 (029-021-59); 0.67 (029-021-58); 0.50 (029-021-57); and 0.72 (029-021-56) for a total of 6.69 acres

Existing Land Use: The site consists of a light industrial business park.

Vegetation: The site is entirely developed with some commercial landscaping.

Slope in area affected by project: ☒ 0 - 30% ☐ 31 – 100%

Nearby Watercourse: Rodeo Gulch

Distance To: 2,000 feet

ENVIRONMENTAL RESOURCES AND CONSTRAINTS:

Water Supply Watershed: None mapped

Groundwater Recharge: None mapped

Timber or Mineral: None mapped

Agricultural Resource: None mapped

Biologically Sensitive Habitat: None

Fire Hazard: None mapped

Floodplain: Outside floodplain

Erosion: None mapped

Landslide: None mapped

Liquefaction: Low potential

Fault Zone: None mapped

Scenic Corridor: Mapped

Historic: None present

Archaeology: None mapped

Noise Constraint: None

Electric Power Lines: None

Solar Access: Adequate

Solar Orientation: Adequate

Hazardous Materials: None mapped

Other:

SERVICES:

Fire Protection: Central Fire Protection Dist.

School District: Live Oak Elementary and Santa Cruz High School Districts

Sewage Disposal: Santa Cruz Sanitation District

Drainage District: Zone 5

Project Access: Soquel Avenue and Chanticleer Avenue

Water Supply: City of Santa Cruz Water Department

PLANNING POLICIES:

Zone District: Light Industrial (M-1)

General Plan: Service Commercial (C-S)

Urban Services Line: ☒ Inside

Coastal Zone: ☐ Inside

Special Designation: None

☐ Outside

☒ Outside

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

The existing project site contains four buildings totaling 114,568 square feet on five separate parcels including the parking lot containing 349 existing parking spaces. However, Building A containing 30,220 square feet is not a part of the proposed project. Access to the project site is provided from both Chanticleer Avenue and Soquel Avenue. The subject parcels are

zoned Light Industrial (M-1) and the General Plan Designation is Service Commercial (C-S). Parcels to the east and west are also zoned M-1 with the exception of the parcel immediately to the east, which is zoned Multi-Family Residential – 2,000 sq. ft. minimum lot size (RM-2-R) with a General Plan Designation of Urban High Residential (R-UH). However, the residential parcel currently is being used for equipment and vehicle storage. Parcels located to the southwest are zoned Single-Family Residential – 5,000 sq. ft minimum lot size (R-1-5), and the parcel directly south is zoned Public Facility (PF). This zoning reflects the location of a convalescent home on the site. Uses on other surrounding properties are generally consistent with their zoning, and include various service commercial uses to the east and west and single family residential development to the southwest. Highway 1 is directly north of the project site.

PROJECT BACKGROUND:

According to the Facilities Needs Assessment, prepared for the County Administrative Office by Andrea Brewer & Associates Planning Consultants, September 1, 1989, “It is recommended that the Sheriff’s Department be relocated out of the Government Center by 1995 into another central County location which will completely accommodate all of the Sheriff’s present operations now located in the Government Center. Room for expansion should be included in the new facility and it should address the need for parking and storage of patrol and other Sheriff vehicles. Consideration should be given to relocating the Sheriff’s Department and Emergency Services-Communications Center to a single joint facility. “

Factors of import in the location of this department include a) central location in the County; b) proximity to vehicle maintenance and service; and c) secure and well lit parking for 80 vehicles. Relocation of the Sheriff out of the County Government Center would free up 11,197 square feet on the third floor of the building, and 1,542 square feet in the basement where the Sheriff’s Locker Room is currently located (Andrea Brewer & Associates, 1989).

DETAILED PROJECT DESCRIPTION:

The project site is located on the southeast corner of the intersection of Soquel Avenue and Chanticleer Avenue in the unincorporated community of Live Oak (Figure 1). Four existing commercial buildings on individual parcels are located on the property to include: 5200 Soquel Avenue (021-029-57, Building C); 5300 Soquel Avenue (029-021-55, Building A); 5400 Soquel Avenue (029-021-56, Building B); and 2400 Chanticleer Avenue (029-021-58, Building D). Building A is currently owned by Bay Federal Credit Union and is not a part of the proposed project. The parking areas surrounding the four existing buildings make up the remaining fifth parcel (029-021-59, Parking Lot).

The impending acquisition of existing facilities located within the Live Oak Business Park is intended to consolidate various Sheriff-Coroner facilities (currently located at the County Administration Building, 701 Ocean Street; the Live Oak Service Center at 870 17th Avenue

in Live Oak; 1060 Emeline Avenue in Santa Cruz; 640 Capitola Road in Santa Cruz; and at the Live Oak Business Park at 5400 Soquel Avenue in Live Oak) into one modern essential services facility, improving efficiency and the delivery of services to the community. The proposed project proposes to change the current zone and General Plan designation from Light Industrial (M-1) and Service Commercial (C-S) to Public and Community Facilities (PF) and Public/Institutional Facilities (P). The County Board of Supervisors has determined that consolidating the Sheriff-Coroner's Office into the Live Oak/Soquel Redevelopment Project area would improve community policing, service coverage and response times in the mid-county and south county unincorporated areas. The project would include the relocation of the Sheriff's offices, including all investigative, patrol and administrative functions, evidence and property storage, Coroner's facility, forensics lab, and a multi-purpose meeting room and additional services and functions to the new facility. Analysis of the spatial requirements for the proposed project suggests that a functional space of 77,757 square feet is needed to accommodate current uses, and 261 parking spaces would be required to provide the necessary essential services (see Table 1). The proposed site plan showing major functions is included as Figure 2.

Table 1: Santa Cruz County Center for Public Safety Space and Staffing Requirements

Division	Staffing	
	Sworn	Civilian
Administration/Records/Civil	9	30
Operations - Patrol	75	1
Operations - Investigations	26	8
Live Oak Service Center	4	3
Vehicle Garage		
Forensic Pathology	--	--
Property/Evidence	--	--
Forensic Lab	--	--
Common Areas	--	--
Equipment Shed		
Total	114	42
Note: * Approximately 6,753 square feet would be unassigned for a grand total of approximately 84,510 square feet. Source: County of Santa Cruz Sheriff-Coroner's Office, 2012.		

Corrections staff would remain at 259 Water Street, with the exception of court security personnel who will remain at 701 Ocean Street. Other functions currently being performed at 701 Ocean St., or other sites, that would not be moved to the new site are fleet maintenance and radio equipment shop, and the radio transmitting equipment located on the roof and in the basement of 701 Ocean Street. As mentioned above, the Live Oak Service Center would move to the new facility, but all other Sheriff-Coroner's substations would remain in current locations.

Building B, the most southeast of the buildings on the site, would house administrative offices for Patrol and Investigations Divisions, in addition to meeting rooms, locker rooms, and storage areas. The renovation area would cover the entire 25,324 square feet of existing building area.

Building C, the most northwest of the buildings, would house Sheriff's administrative offices, including the Records and Civil Divisions, community policing offices, public meeting rooms, and technical infrastructure rooms. The renovation area would be approximately 25,871 of the total building area of 32,624 square feet.

Building D, the most southwest of the buildings, would house Crime Scene Investigation offices, Forensic Pathology, Property and Evidence Storage, and a Forensics Laboratory. The renovation area would include the entire building area of 26,400 square feet.

Building A, which shares the project site, would continue to be occupied by Bay Federal Credit Union, its current owner. This parcel would remain under the M-1 zone district and the C-S General Plan designation. This building is not within the scope of this project, and no modifications to the building or building use are anticipated.

The fifth parcel at this location is the 4.8 acre site, held in common by Owners of the various buildings. Modifications to the site and the building exteriors would be minor, as described below.

The Sheriff's Office operates twenty-four hours a day, seven days a week, with most activity occurring between the hours of 7:00 am and 5:00 pm, Monday through Friday. The number of employees that are on-site during weekday business hours averages 54, with 6 staff on site from 5:00 pm to 7:00 am. Patrol shift change occurs from 7:00 am to 7:30 am, 3:00 pm to 3:30 pm, and 9:30 pm to 10:00 pm. At these times the maximum number of patrol deputies on site at one time is 10.

Both ingress and egress would remain at the existing locations off of Soquel Avenue and Chanticleer Avenue. Approximately 134 secured parking spaces would be provided, and the entire facility would be monitored by closed circuit television. An intercom to be located at the front of the main reception lobby of Building C would allow visitors to contact records staff during hours the lobby is closed for business. The project also proposes a secure property and evidence storage area and interior storage of special teams' vehicles.

The new facility would not be a prisoner-housing facility. However, a small number of suspect interviews may occur on site. Individuals being transported to the site for questioning would arrive by individual patrol car.

Deliveries of equipment and materials would occur strictly between the hours of 7:00 am, and 7:00 pm, in locations that would not disturb adjacent neighbors. Mail and package delivery would take place at the front entrance to Building C (on the west side of the building), and be distributed to other buildings.

The project also proposes a flexible meeting space with a capacity of 96 that would be used as an Emergency Operations Center, for deputy training, and as a meeting space for use by members of the community. All training activities at this site would occur indoors.

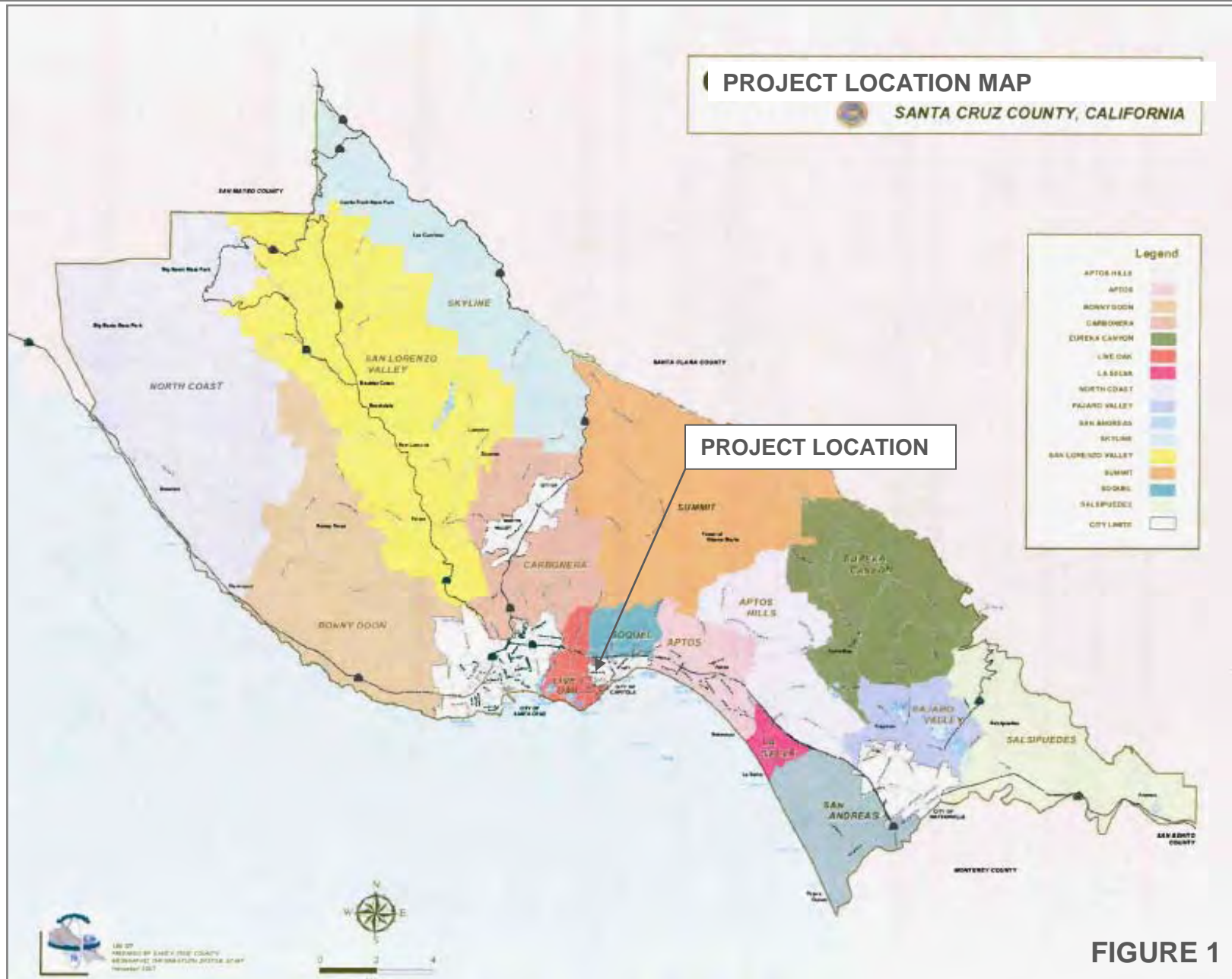
Neither structural modifications, to meet Essential Services requirements, nor other minor alterations, would substantially alter the exterior appearance of the existing buildings. All exterior finishes and colors would remain as they exist. Exterior architectural elements, such as trellises, canopies, and trash enclosures would also remain. Exterior changes would be limited to the following:

- A slight alteration to the canopy at the front entrance of Building C is proposed.
- At the front entrance to Building C, a low-profile sign over the canopy stating “SHERIFF” would be added. The County Seal, identical in appearance to the existing County Seal on the Water Street façade of the Superior Court Building at the intersection of Ocean and Water Streets, would be placed on the façade of Building C, over the canopy, and also on the north side of Building C, where it would be visible from Highway 1.
- Existing site monument signage would remain in current locations, with only the lettering being changed.
- The addition of two exit-only doors close to the northeast and northwest corners of Building C are proposed.
- Alterations to entries on Buildings B and D, consisting of relocation of storefront windows and doors are proposed.
- Canopies would be added over one relocated entry door on the Chanticleer side of Building D, visible from the street and two relocated entry doors to Building B, neither of which would be visible from the street.
- A partial enclosed canopy would also be added at the rear entrance to Forensic Pathology, on the interior side of Building D, which would not be visible from the street.
- A 40-foot tall flagpole would be installed approximately 35-feet in front of the main entrance into Building C. Required up-lighting for the flagpole would also be installed at this location.
- No additional lighting fixtures would be installed. However, existing fixtures would be retrofitted with new lamps that would increase energy-efficiency.
- Existing pole lighting at the south end of the site would be replaced by lighting under the carport, which would maintain required lighting levels.

- A 7,654 square foot cantilevered carport is proposed to be constructed at the south end of the site in the secure parking area for protection of Patrol vehicles. In addition, a 162 square foot equipment shed would be constructed at the southwest corner of Building B. These structures would be constructed of corrugated sheet metal that would be compatible with the new canopies at the main entrance of Building C, and the modified entrances on both the west side of Building D and the east and west side of Building B. These structures would be either minimally visible from the street (as in the carport), or only visible from the secure site interior.
- In the landscaped area adjacent to the south of Building C, and in the landscaped area at the northeast corner of Building D, two emergency generator enclosures would be constructed of block walls, finished with integral color cement stucco to match existing building façade and trash enclosure finishes
- In order to create secure parking for Sheriff's staff, 6 foot high wrought iron fences with automatic gates, activated by proximity cards for staff, would be installed in three locations. All three locations would be set well back from parcel boundaries, and have minimal visual impact to neighbors. At the entrance into the secure area at the southwest corner of Building D, an audio/visual intercom/ buzzer system allowing staff to remotely provide access to visitors would be installed.
- A 60-foot (above existing grade) tall radio antenna and 48-inch diameter microwave dish would be installed to support emergency communications capabilities. The radio antenna and dish would be placed on the roof of 5400 Soquel Avenue (Building B). The 60-foot tall antenna would extend approximately 18 feet beyond the building height of 5300 Soquel Avenue (Building A) to the north, which is 42 feet in height at the peak of the roof.

Noise generation is not expected to increase due to the following project features:

- Officer shift changes would occur in a secure parking lot. Adjacent sensitive receptors would be buffered by an existing 6-foot high sound wall located on the south property line.
- Patrol car sirens would be tested off-site on public roadways away from sensitive receptors.
- Vehicular traffic accessing the Coroner's facility would enter a secure enclosed area, surrounded by a sound wall engineered to mitigate noise.
- Special teams vehicles would be located in contained garages, with overhead access doors located in the area between Buildings B and D, a contained area with low impact to surrounding uses.



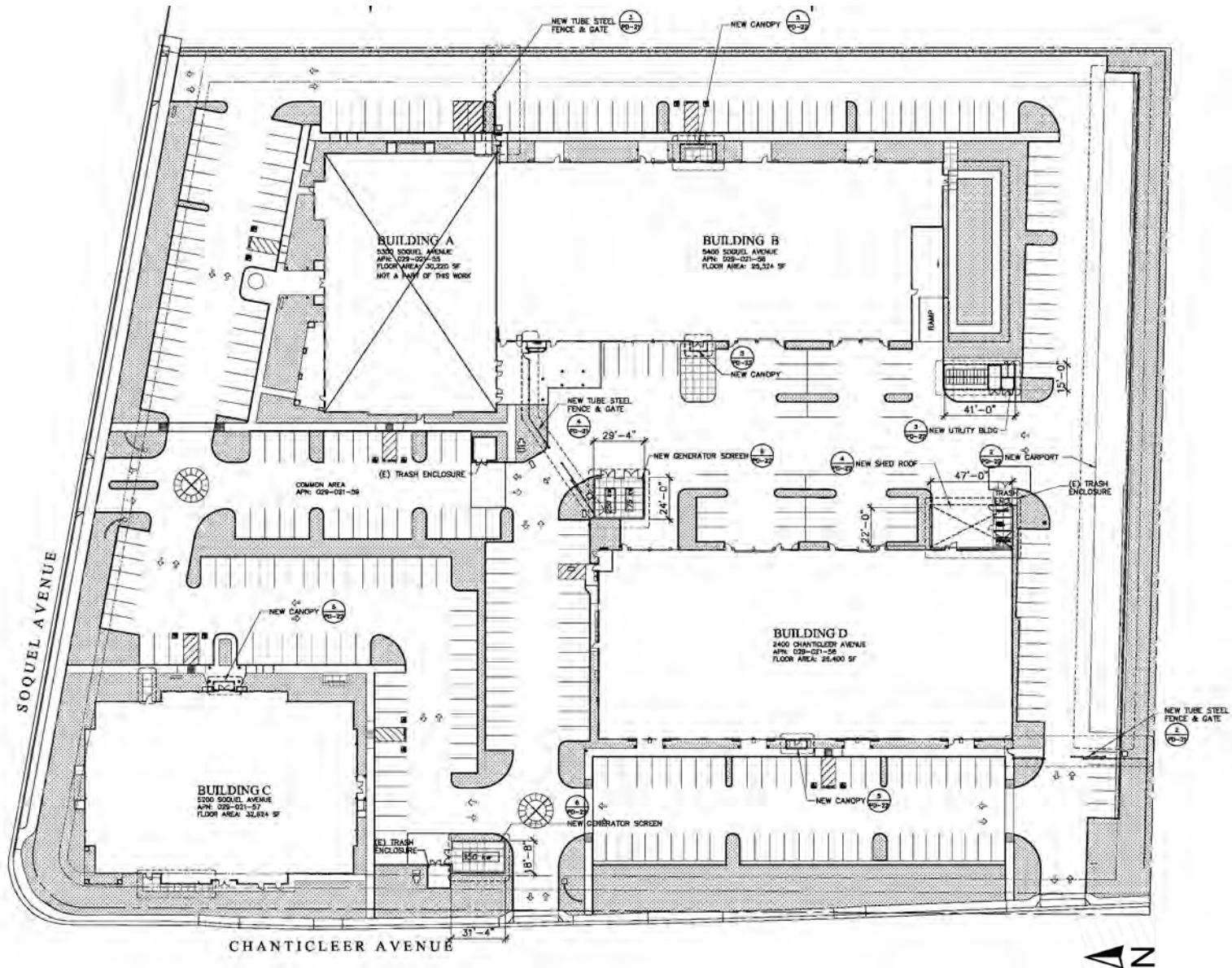


Figure 2 – Site Plan

III. ENVIRONMENTAL REVIEW CHECKLIST

A. GEOLOGY AND SOILS

Would the project:

1. *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*
 - A. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*
 - B. *Strong seismic ground shaking?*
 - C. *Seismic-related ground failure, including liquefaction?*
 - D. *Landslides?*

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

Discussion (A through D): The project site is located outside of the limits of the State Alquist-Priolo Special Studies Zone (County of Santa Cruz GIS Mapping, California Division of Mines and Geology, 2001). However, the project site is located approximately 8.7 mile(s) southwest of the San Andreas fault zone, and approximately 5.6 mile(s) southwest of the County mapped fault zone. While the San Andreas fault is larger and considered more active, each fault is capable of generating moderate to severe ground shaking from a major earthquake. Consequently, large earthquakes can be expected in the future. The October 17, 1989 Loma Prieta earthquake (magnitude 7.1) was the second largest earthquake in central California history.

A Geotechnical Investigation for the project site was completed by Steven Raas and Associates in February 1999 for the existing Live Oak Business Park. That report concluded that the existing structures build on the property, should only experience minor damage in a severe earthquake. In addition, the site is located over five miles from the nearest known active or potentially active fault (the Zayante Fault) so the potential for surface ground

rupture is low. Because of the nature of the soils present on the site, the potential for liquefaction is low, and because the site is essentially flat there is no potential for landsliding.

The project proposes that the buildings be retrofitted to meet the requirements of the Essential Services Buildings Seismic Safety Act of 1986. The Act includes requirements that such buildings shall be "...designed and constructed to minimize fire hazards and to resist the forces of earthquakes, gravity and winds." No significant impacts are anticipated.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See response to A-1 above.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | <i>Develop land with a slope exceeding 30%?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is relatively flat. No grading is proposed. The majority of the improvements would be to the internal structures of the existing buildings. No impact is anticipated.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | <i>Result in substantial soil erosion or the loss of topsoil?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is entirely developed. The project proposes the reuse of much of the proposed site including a General Plan Amendment and rezone. No impacts from soil erosion or loss of topsoil would occur.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | <i>Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: A Geotechnical Investigation for the project site was completed by Steven Raas and Associates in February 1999 for the existing Live Oak Business Park. Laboratory testing indicated that the near surface soils pose moderately low expansive property, and with the incorporation of the recommendations in the report, it was stated that the Live Oak Business Park could be constructed as proposed with no adverse impacts. Therefore, no impact is anticipated from the proposed change in use.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
6. <i>Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems where sewers are not available?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: No septic systems are proposed. The project site is currently connected to the (Attachment 5). A will serve letter from the Santa Cruz County Sanitation District was issued from the project on April 26, 2012. The proposed change in use would not require any modifications to the existing sewer connection. No impact is anticipated.

7. <i>Result in coastal cliff erosion?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project site is not located in the vicinity of a coastal cliff or bluff; and therefore, would not contribute to coastal cliff erosion. No impact is anticipated.

B. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

1. <i>Place development within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated March 2, 2006, no portion of the project site lies within a 100-year flood hazard area. Therefore, no impact is anticipated.

2. <i>Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated March 2, 2006, no portion of the project site lies within a 100-year flood hazard area. Therefore, no impact is anticipated.

3. <i>Be inundated by a seiche, tsunami, or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project area is located approximately two miles inland and approximately one mile from the nearest anticipated tsunami inundation area (State of California 2009). No impact would occur.

4. <i>Substantially deplete groundwater</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Discussion: The project site currently obtains water from City of Santa Cruz Water Department and would continue to do so under the current proposal (see Attachment 4). The proposed project would not rely on private well water. Water demand from the proposed Santa Cruz County Center for Public Safety is expected to be reduced from current water needs of the existing Light Industrial use. The project is not located in a mapped groundwater recharge area. No impact is anticipated.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | <i>Substantially degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion).</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site does not currently, and would not discharge runoff either directly or indirectly into a public or private water supply. However, no activities are proposed that would generate a substantial amount of contaminants. The parking and driveway associated with the project site would continue to incrementally contribute urban pollutants to the environment; however, the contribution would continue to be minimal given the size of the driveway and parking area. Therefore no impact is anticipated.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | <i>Degrade septic system functioning?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There is no indication that existing septic systems in the vicinity would be affected by the project. No impacts are anticipated.

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|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 7. | <i>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding, on- or</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

off-site?

Discussion: A drainage analysis was prepared by Ifland Engineers (2012) to determine the effects the proposed project would have on offsite drainage due to a 3,836 square-foot increase in impervious surfaces from the existing conditions (see Attachment 6). Ifland Engineers (2012) concluded that the additional runoff from the new impervious surfaces would represent an increase of 0.5 percent. That increase would represent an additional flow rate of 0.10 cubic feet per second, assuming all runoff reaches the on-site drainage system. However, it should be noted that most of these new impervious surfaces would be located adjacent to, or upslope from landscaped areas. Runoff from the additional impervious surfaces would be directed to landscaped areas rather than directly to the underground drainage system. As a result, it is expected that most of the runoff directed to landscaping would percolate into the soil, and only a portion is expected to reach the underground system.

Based on the analysis prepared by Ifland Engineers (2012), no adverse impacts to either the on-site or off-site drainage systems are expected from the proposed additional impervious surfaces. Further, it is also expected that with the proposed changes to the site, infiltration of runoff would be enough to reduce discharge to the public drainage system from the project site.

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|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 8. | Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems, or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See discussion under B-7 above. Prior to approval of the existing facility, Department of Public Works Drainage Section staff determined that existing storm water facilities were adequate to handle drainage associated with the project. No substantial increase in runoff is anticipated from the proposed change in use. A Stormwater Pollution Control Plan will be prepared and submitted to the Planning Department that meets the requirements of County's Construction Site Stormwater Pollution Control BMP Manual as required by Section 7.79.100 of the County Code. Also refer to response B-5 for discussion of urban contaminants and/or other polluting runoff. Therefore, no significant impact is anticipated.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 9. | Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: Refer to responses B-1 and B-2 for discussion on flood risk. The project site is not located near any levees or dams that could potentially fail; and therefore, no impact would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 10. <i>Otherwise substantially degrade water quality?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site currently has a Stormceptor storm water treatment device to trap silt and grease, as recommended by the Department of Public Works, Drainage Section. Following a change in use, the County would continue to maintain the device to ensure its effectiveness. No impacts are anticipated.

C. BIOLOGICAL RESOURCES

Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is entirely developed and does not contain suitable habitat for a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or for species listed by the California Department of Fish and Game, or U.S. Fish and Wildlife Service. No impact is anticipated.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no mapped or designated sensitive biotic communities on or adjacent to the project site. No impact is anticipated.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. <i>Interfere substantially with the movement of any native resident or</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites?

Discussion: No wildlife habitat exists on the project site. Therefore, the proposed change in use would not interfere with the movements or migrations of fish or wildlife, or impede use of a known wildlife nursery sites. No impact would occur.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | <i>Produce nighttime lighting that would substantially illuminate wildlife habitats?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The subject property is located in an urbanized area and is surrounded by existing commercial and residential development that currently generates nighttime lighting. There are no sensitive animal habitats within or adjacent to the project site. Therefore, the change in use would not result in a significant impact.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | <i>Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No wetlands are located on the existing developed project site. No impacts are anticipated.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | <i>Conflict with any local policies or ordinances protecting biological resources (such as the Sensitive Habitat Ordinance, Riparian and Wetland Protection Ordinance, and the Significant Tree Protection Ordinance)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project would not conflict with any local policies or ordinances. No impacts are anticipated.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. | <i>Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Plan, or other approved local, regional, or state habitat conservation plan?

Discussion: The proposed reuse would not conflict with the provisions of any adopted Habitat Conservation Plan Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.

D. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is fully developed, and does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. In addition, the project does not contain Farmland of Local Importance. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Farmland of Local Importance would be converted to a non-agricultural use. No impact would occur from project implementation.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is zoned Light Industrial (M-1), which is not considered to be an agricultural zone. Additionally, the project site's land is fully developed and is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impact is anticipated.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Conflict with existing zoning for, or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

Discussion: The proposed Light Industrial (M-1) project site is fully developed and contains no timber resources. The project site is located in a highly urbanized area and no timber resources are located in the project vicinity. No impacts would occur from the proposed reuse.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. <i>Result in the loss of forest land or conversion of forest land to non-forest use?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No forest land occurs on the project site or in the immediate vicinity. No impact is anticipated.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The fully developed project site is located in a highly urbanized area that does not contain any lands designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide, or Farmland of Local Importance would be converted to a non-agricultural use. In addition, the fully developed project site contains no forest land, and no forest land occurs in the vicinity of the proposed project site. Therefore, no impacts are anticipated.

E. MINERAL RESOURCES

Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site does not contain any known mineral resources that would be of value to the region and the residents of the state. Therefore, no impact is anticipated from

project implementation.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is zoned Light Industrial (M-1), which is not considered to be an Extractive Use Zone (M-3) nor does it have a Land Use Designation with a Quarry Designation Overlay (Q) (County of Santa Cruz 1994). Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan would occur as a result of this project. No impact is anticipated from the proposed reuse.

F. VISUAL RESOURCES AND AESTHETICS

Would the project:

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|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | <i>Have an adverse effect on a scenic vista?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Highway 1 in Santa Cruz County is designated as a scenic corridor; and therefore, any new development proposed in the mapped scenic corridor of Highway 1 has the potential to result in adverse impacts. The proposed reuse of much of the Live Oak Business Park includes a General Plan Amendment and rezone from C-S to P and M-1 to PF for four of the five parcels. The project site would be used as a central office for the Sheriff-Coroner, and no substantial exterior changes are proposed with the exception of a 60-foot tall radio antenna and 48-inch diameter microwave dish to be mounted on roof of 5400 Soquel Avenue (Building B) adjacent to 5300 Soquel Avenue (Building A). The roof of the existing single-story building is 22 feet high; therefore, a 38-foot high antenna would be required to meet the 60 foot height requirement needed for adequate radio transmission. The proposed antenna would be visible from both northbound and southbound Highway 1 while directly in front of the Live Oak Business Park. However, the height of the front building (5300 Soquel Avenue, Building A) at 34.5 feet, would block much of the height of the antenna. Approximately 15 feet of the antenna would be visible from northbound Highway 1, and approximately 13 feet of the antenna would be visible from southbound Highway 1. The presence of power poles and light standards along Soquel Avenue appear much larger in comparison to the proposed antenna in the background. Further, much of the current visual environment within the designated scenic corridor near the project site is diminished by the presence of outdoor storage areas filled with dilapidated equipment and vehicles. No significant impact is anticipated.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
2. <i>Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: Please see discussion for F-1 above. No significant impact is anticipated.

3. <i>Substantially degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridgeline?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: Please see discussion for F-1 above. No impact is anticipated.

4. <i>Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project site is currently fully developed as light industrial business park with existing exterior lighting. The proposed reuse of the project site by the County Sheriff would not require the installation of additional lighting that would create substantial glare or affect day or nighttime views in the area. No impact is anticipated.

G. CULTURAL RESOURCES

Would the project:

1. <i>Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The existing structures on the property were constructed within the last decade and are not designated as a historic resource on any federal, state or local inventory. No impact would occur.

2. <i>Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project proposes the reuse of an existing facility. No grading of the project site is proposed. Minor ground disturbance may be required during the retrofitting

of the structures to meet essential services architectural standards. An archaeological resources study prepared by Dr. Robert Cartier of Archaeological Resource Management dated December 21, 1998 revealed the possible presence of prehistoric cultural resources within the study area in the form of culturally modified groundstone fragments in two areas of the site. However, substantial grading of the site has occurred since 1998 resulting in the existing business park. As a result, no archaeological resources are expected to occur on the project site. No impact is anticipated from the reuse of the project site.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. <i>Disturb any human remains, including those interred outside of formal cemeteries?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No human remains are known to occur on the site according to the archaeological resources report prepared by Dr. Robert Cartier of Archaeological Resource Management, dated December 21, 1998. The entire site was recently graded to construct the existing Live Oak Business Park and no human remains were discovered. No grading of the project site is proposed for the reuse by the County Sheriff. As a result, no impact is anticipated.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. <i>Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is entirely developed and located within a highly urbanized area. No unique geologic features or paleontological resources are known to occur on the project site. No impact is anticipated.

H. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. <i>Create a significant hazard to the public or the environment as a result of the routine transport, use or disposal of hazardous materials?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project does not propose to routinely transport hazardous materials. However, the proposed Forensic Laboratory would routinely use a 36 percent solution of Formalin that would remain stored in legal containers in containment areas. Used formalin would be stored in designated containers, also in a containment area, and picked up for disposal by a licensed vendor. In addition, liquid bio-hazardous waste would be contained in a special holding tank installed as part of the retrofit, and disposed of by a licensed vendor. The proposed Forensic Laboratory would be maintained in compliance with the American Society of Crime Lab Directors' standards. No permits would be required for the

storage or disposal of either chemicals or bio-hazardous waste. A less than significant impact is anticipated.

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|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. | <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Please see discussion under H-1 above. A less than significant impact is anticipated.

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| 3. | <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Good Shepherd School (A private Catholic elementary school) is located approximately 500 feet to the east of the project site on the north side of Highway 1, and Green Acres Elementary School is located approximately 2,000 feet to the west. Although the proposed project would handle Formalin and bio-hazardous waste, no significant impact would occur as a result of hazardous emissions. See the discussion under H-1 above for a complete explanation.

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| 4. | <i>Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: A Phase I Environmental Site Assessment was prepared by RRM, Inc., dated June 9, 2011 (Attachment 3).

Small amounts of hazardous materials were observed during the property inspections. The majority of hazardous materials were paints, stains, and solvents observed in an area where Barry Swenson Builder stores construction materials. All hazardous materials observed were intact, in original containers, and appeared to be properly stored. RRM inspected the facility at the property used by County Sheriff's Office for the storage of special operations vehicles and property and evidence seized from crime scenes. Hazardous materials in connection with case evidence and special operations included small amounts of explosives and vehicle

batteries. All hazardous materials observed in connection with case evidence and special operations appeared to be properly stored.

Based on the findings of a governmental database review provided by Environmental Data Resources, Inc. (EDR), three sites were identified in the vicinity of the property where one or more underground storage tanks (USTs) had been present. RRM reviewed files available at Santa Cruz County Environmental Health Services (EHS) for the EDR-identified sites. Based on a review of available files for the selected sites in the property vicinity, the distance of the sites from the property, and the regulatory status of these sites, it is not likely that contaminants from any known offsite source have migrated into soil or groundwater at the property.

RRM searched the EHS file system for files related to the subject property; no files pertaining to hazardous materials related to the subject property, associated with the current addresses and parcel numbers, were found. The EHS file system did contain records pertaining to the property prior to redevelopment of the land into an industrial office park in 2001. In 1991, a soil and groundwater investigation conducted at the property documented the existence of two USTs used for the storage of gasoline and diesel that were located adjacent to the east of a former auto repair shop and mill. The USTs were reportedly installed in the early 1970s and removed in the late 1970s. Three groundwater monitoring wells were installed at the Property in 1991, and several investigations and remedial actions followed. During the course of these investigations, eighty near-surface and shallow subsurface soil samples were collected. Maximum detected concentrations of total recoverable petroleum hydrocarbons were 5,200 milligrams per kilogram in a soil sample collected near the former auto shop. Petroleum hydrocarbons and volatile organic compounds were not detected in water samples collected from the groundwater monitoring wells. On October 7, 2002, EHS issued a letter stating that no further assessment at the property was required.

A domestic or irrigation well was reported to exist on the property prior to redevelopment in 2002. On May 7, 2001, EHS approved a well destruction permit application proposing to abandon the well. An inspection report showing oversight from EHS in abandoning the well was not available in the records at EHS. Mr. Keith Henderson, Senior Project Manager with Barry Swenson Builder reported that the well was properly abandoned prior to grading activities and construction. The three groundwater monitoring wells installed at the project site in 1991 have not been reported to have been properly abandoned. Since there are currently no hazardous materials used or stored on the Property, and no known offsite source of contamination that might affect groundwater through these wells, EHS indicated to RRM staff that they would not require the property owner to locate and properly abandon the wells unless the property undergoes future development that allows for a search under more feasible, practical conditions.

Aerial photographs, historical topographic maps, historical address listings, and information provided by Santa Cruz County Assessor's Office and EHS, representatives of the current property owners, and a current tenant were used to ascertain former property uses. Based on a review of these sources, it was determined that the property was first developed sometime prior to 1920, and was used as a poultry farm during the 1920s until sometime during the late 1940s. Throughout the 1950s, the property was occupied by dwellings and smaller outbuildings. A large structure that first appeared on the property in an aerial photograph from 1948 suggests this portion of the property may have been used for livestock, storage, or a business. Throughout the 1960s and 1970s, the property remained occupied by several dwellings, including an apartment building that was constructed near the north border of the property sometime between 1956 and 1963. In 2001, prior to redevelopment, the property was occupied by five dwellings, a four-unit apartment complex, a lumber mill, a motorcycle repair shop, a cabinet maker/shop, a tree service company, and several sheds or outbuildings. During this time, the tree service company had been using the northeast portion of the property for temporary storage of wood and tree clipping waste. The property was also being used for storage of tennis court building materials and sealant, horse grazing, and storage of vehicles, campers, and buses. With the exception of a domestic or irrigation well and associated structure, by December 2000, all the structures and vehicles, including refuse, debris, and previously stored hazardous materials, had been removed from the property. In 2001, the well was abandoned and the structure removed, and the property underwent redevelopment into the industrial office park it is today.

Although three sites have been identified near the property where one or more USTs had been present, based on the regulatory status of these sites, and the distance of these sites from the property, it is unlikely that contaminants from any known offsite source have migrated into soil or groundwater at the property.

This assessment has revealed evidence of a historical recognized environmental condition in connection with the property. The conditions of the property prior to redevelopment in 2002 were indicative of an existing release, past release, and material threat of a release of hazardous materials into property soils. This finding was based on the reported data collected from soil and groundwater investigations conducted at the Property prior to 2000.

Although the lack of documentation supporting evidence that soil conditions in the vicinity of the reported former USTs were adequately characterized, it is RRM's opinion that this finding does not constitute a recognized environmental condition, and that based on other evidence and on discussions with persons knowledgeable about the property, including EHS staff, further investigation does not appear to be warranted.

No adverse impacts from reuse of the project site are anticipated.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
5. <i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The project site is not located within two miles of a public airport or public use airport. The nearest airport to the project site is located in the City of Watsonville, which is approximately 12 miles to the southeast. No impact is anticipated.

6. <i>For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project is not located in the vicinity of a private airstrip. However, it is located approximately 2,600 feet southeast of the Dominican Hospital heliport. The elevation of the Heliport at Dominican Hospital is 115 feet Above Mean Sea Level (AMSL). The proposed radio antenna to be place on the roof of 5400 Soquel Avenue (Building B) is located, approximately 2,645 feet from the heliport. With an existing AMSL of 110-111 feet plus the proposed 60 foot antenna (from existing grade), the antenna would not penetrate any of the heliports protected approach/departure routes or transitional surfaces (Caltrans, April 2011). Therefore, no impact would occur.

7. <i>Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The relocation and centralization of the County Sheriff's operations to the proposed project site would assist in the improvements of response times for the Sheriff. The proposed reuse of the project site by the Sheriff would not interfere with any adopted emergency response plan or evacuation plan. No impact is anticipated.

8. <i>Expose people to electro-magnetic fields associated with electrical transmission lines?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project site does not contain any electric transmission lines on the property and does not propose the construction of new lines. However, the project site does propose the installation of a single parabolic antenna, which is a high-gain, narrow beam reflector (dish) antenna used for radio and data communications. The antenna would

be positioned approximately 60 feet above the existing pad elevation of 111 feet and aimed at the existing Loma Prieta site, which is currently aimed at the Netcom dispatch center. The proposed parabolic antenna would be narrow beam (a beam width of approximately 2 degrees) high performance device with a maximum output power level of approximately 1,000 watts. The effective power density six feet above the ground at a distance of 54 feet below the 'bore-sight' of the proposed antenna would be 0.000012 milliWatts per square centimeter (mW/cm²). The Federal Communications Commission (FCC) maximum permissible exposure limit of electromagnetic energy for the safety of the general public is 1.0 mW/cm². The exposure level six feet above the ground within the bore-site of the proposed antenna would be only a fraction of what is considered to be a safe level by the FCC. No impact is anticipated.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 9. <i>Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project design incorporates all applicable fire safety code requirements and includes fire protection devices as required by the local fire agency. No impact is anticipated.

I. TRANSPORTATION/TRAFFIC

Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. <i>Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The Traffic Engineering section of the County Public Works reviewed the approved traffic study for the Live Oak Business Park dated April 25, 2000, by Higgins Associates for Barry Swenson Builder. The approved traffic report indicated a total of 931 daily trips would be generated by the proposed Research and Development uses now occupying the site. A traffic analysis was prepared by Hatch Mott MacDonald on April 26,

2012 to evaluate the trip generation of the proposed project (Attachment 1).

The proposed project (including the Bay Federal Credit Union, Building A) is estimated to generate a total of 830 daily trips, of which 125 trips (108 in, and 17 out) would occur during the AM peak hour, and 122 trips (17 in, and 105 out) during the PM peak hour. This is below the trip activity under the existing Live Oak Business Park that was approved in the Year 2000 (i.e. 931 daily trips, with 142 AM peak hour trips and 124 PM peak hour trips).

Bay Federal Credit Union is estimated to generate a total of 333 daily trips, of which 47 trips (41 in, and 6 out) would occur during the AM peak hour, and 45 (8 in, and 37 out) would occur during the PM peak hour.

The proposed Center for Public Safety (without Bay Federal Credit Union, Building A) is estimated to generate a total of 497 daily trips, of which 78 trips (67 in, and 11 out) would occur during the AM peak hour, and 77 trips (9 in, and 68 out) would occur during the PM peak hour. The proposed project (including Bay Federal Credit Union) is estimated to generate a total of 101 fewer trips than the existing Live Oak Business Park.

Due to a reduction of daily and peak hour trips generated by the proposed project, no impacts are anticipated. In addition, there would not be a requirement to pay Live Oak Transportation Improvement Area fees for the new use since the new use would ultimately have a new decrease in daily trips compared to the daily trips and fees previously approved and received.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | <i>Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project involves the reuse of the existing Live Oak Business Park by changing the zone of Light Industrial (M-1) and General Plan Designation of Service Commercial (C-S) to Public/Institutional Facilities (P) and Public and Community Facilities (PF). No change in air traffic patterns would result from project implementation. Therefore, no impact is anticipated.

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| 3. | <i>Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project does not include roadway construction; therefore, no impact is anticipated.

4. *Result in inadequate emergency access?*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The existing ingress and egress points off of Soquel Avenue and Chanticleer Avenue would remain under the proposed project. As a result, there would be no impact on emergency access.

5. *Cause an increase in parking demand which cannot be accommodated by existing parking facilities?*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The existing project site under its current General Plan Designation and zone currently meets the code requirements for the required number of parking spaces at 331. As proposed, a total parking supply of 261 spaces of 349 (134 secured and 127 unsecured, which include 96 spaces for the community room parking) would be available for the Center for Public Safety. The remaining 88 spaces would be designated for the Bay Federal Credit Union (Building A; see Table 2). The secured spaces would be reserved for patrol cars and all county employees. Volunteers, visitors, and Bay Federal Credit Union staff and tenants would use the unsecured area.

The parking demand analysis (Attachment 1) has estimated the number of secured and unsecured parking spaces (104 and 111, respectively) that would be required for the proposed Center for Public Safety to total 215 during peak business hours. Therefore, the total number of excess parking spaces would be 30 secured and 104 unsecured. The 104 excess unsecured spaces would easily accommodate the 96 parking spaces needed to host the occasional public meeting in the community room with an excess of 8 unsecured spaces. Public meetings would occur so infrequently that the entire 104 excess unsecured parking spaces would be available nearly all of the time. It would be the exception when they are not available. As a result, 112 unsecured parking spaces would be available routinely. No adverse impacts on parking demand would occur from project implementation.

Table 2: Anticipated Parking Demand for the Santa Cruz County Center for Public Safety		
Santa Cruz County Center for Public Safety (Buildings B, C, and D) 84,348 sq. ft.	Number of Spaces	
	Business Hours ⁽¹⁾	Non-Business Hours ⁽²⁾
Sheriff's Staff Parking (Secured)		
Patrol Vehicles Parked On-site	17	20
Patrol Officer Personal Vehicles Park On-site	20	17
Administrative Staff	18	0
Records and Civil	12	3
Investigations Staff	18	2
Forensic Pathology and Laboratory Staff	5	2
Emergency Operations Center	2	0
Live Oak Service Center Staff	2	0
Other (facilities maintenance, ISD, County personnel, courts and corrections staff, etc.)	10	0
<i>Subtotal for Secured Parking Demand</i>	<i>104</i>	<i>44</i>
Total Available Secured Parking	134	134
Excess Secured Parking Spaces at Peak Demand	+30	+90
Public Parking (Unsecured)		
Community Room	96 ⁽⁴⁾	96 ⁽⁴⁾
Live Scan	5	0
Records	5	0
Civil	3	0
Live Oak Service Center	7	0
Volunteers	5	0
Coroner's Facility	1	0
<i>Subtotal for Unsecured Parking Demand</i>	<i>119</i>	<i>96</i>
Total Available Unsecured Parking	127⁽³⁾	127⁽³⁾
Excess Unsecured Parking Spaces at Peak Demand	+8	+31
Bay Federal Credit Union (Building A) 30,220 sq. ft.		
Public and Employee Parking (Unsecured)		
Office Space (24,420 sq. ft.) 1 space/300 sq. ft.	82	0
Warehouse (5,800 sq. ft.) 1 space/1000 sq. ft.	6	0
<i>Subtotal for Unsecured Parking Demand</i>	<i>88</i>	<i>0</i>
Total Available Unsecured Parking	88⁽³⁾	88⁽³⁾
Excess Unsecured Parking Spaces at Peak Demand	0	+88
Total Parking Space Supply	349	349
Notes: (1) A peak time of 4:30 pm was used to determine maximum parking demand for business hours. (2) A peak time of 7:30 am was used to determine maximum parking demand for non-business hours. (3) A maximum of 215 unsecured (public) parking spaces would be available to include 13 handicap accessible parking spaces. (4) Community meetings would occur so infrequently that the 96 unsecured parking spaces would be available most of the time. Source: Hatch Mott MacDonald, 2012.		

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
6. <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The proposed project would comply with current road requirements to prevent potential hazards to motorists, bicyclists, and/or pedestrians. No impact would occur.

7. <i>Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the County General Plan for designated intersections, roads or highways?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: See response I-1 above. No impact is anticipated.

J. NOISE

Would the project result in:

1. <i>A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion: The proposed facility would be open 24 hours/day, with the majority of activity occurring during the day, between the hours of 8 a.m. and 5 p.m., and at patrol shift changes, between 6:30-7 a.m. (eight deputies), 1-1:30 p.m. (two deputies) 3-3:30 p.m. (eight deputies), and 9:30-10 p.m. (seven deputies).

Noise generation is expected to be minimal. At the beginning of patrol shift changes, patrol car sirens would be briefly tested on off-site roadways. Changes of shift would occur in a secure parking lot, buffered from adjacent uses by the existing sound wall on the south. A similar sound wall is proposed to be constructed as part of the project retrofit, between the parking area and the adjacent property to the east, which is currently used for equipment and vehicle storage. Noise generation from the proposed change in use is anticipated to be reduced from the existing light industrial use. Noise levels are expected to be no greater than 60 dB L_{dn} (day/night average noise level) for outdoor noise at the southern property line adjacent to the Chanticleer Home. No significant impact is anticipated from operations.

A supplemental acoustic study prepared by Edward L. Pack Associates (2012) analyzed the outdoor mechanical systems (Attachment 2). These systems included the noise levels

generated by the HVAC equipment on the roofs of Buildings B, C, and D, as well as the proposed emergency generators.

The noise levels generated by the roof top equipment on Building C would be within the limits of the Santa Cruz County Noise Element standards at the most impacted residences across Chanticleer Avenue to the west. As a result, no mitigation would be required for Building C.

The noise levels generated by the roof top equipment on Building D would be within the limits of the Santa Cruz County Noise Element standards at the most impacted residences across Chanticleer Avenue to the west, but would be up to 3 db in excess of the daytime standard and up to 8 dB in excess of the nighttime standard of the Santa Cruz County Noise Element at the most impacted residence adjacent to the south. The noise excess would be caused by makeup air unit #4 (MAU-4). Mitigation would be required to reduce impacts to below a level of significance.

The noise levels generated by the emergency generators would be within the limits of the Santa Cruz County Noise Element standards at the most impacted residences adjacent to the south and across Chanticleer Avenue to the west. As a result, no mitigation would be required for the proposed emergency generators.

To achieve compliance with the standards of the Santa Cruz County Noise Element, the following noise control mitigation measures will be required:

NOI-1: Construct an acoustically-effective barrier around the east, south and west sides of MAU-4 on the roof of Building D. The top of the barrier shall be a minimum of 1 foot above the top of the unit. The barrier will be approximately 9 feet high, depending on the type of roof mounting system. A 1 foot gap at the bottom of the barrier may be left for drainage.

NOI-2: Initiate a compressor and fan lock out system for the condensing system on MAU-4 during the hours of 10:00 p.m. Saturday to 6:00 a.m. Sunday.

2.	<i>Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project would not expose persons to any groundborne vibration, or generate groundborne vibration. No impact would occur.

3.	<i>Exposure of persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion: Per County policy, average hourly noise levels shall not exceed the General Plan threshold of 50 dB Leq during the day and 45 dB Leq during the nighttime. Impulsive noise levels shall not exceed 65 db during the day or 60 db at night. The acoustic study prepared by Edward L. Pack Associates (1999) has shown that traffic noise along Highway 1 can exceed these standards. However, the existing Live Oak Business Park was designed to mitigate the effects of ambient noise generated from adjacent Highway 1.

Therefore, the proposed reuse of the property would be in compliance with the Noise Element of the General Plan. No impact from traffic noise is anticipated.

See impact discussion and proposed mitigation measures under J-1 above for a complete analysis of impacts associated with outdoor mechanical systems.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. <i>A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: Noise generated during the retrofitting of the existing structures may increase the ambient noise levels for adjoining areas. Construction would be temporary, however, and given the limited duration of this impact it is considered to be less than significant.

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| 5. <i>For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project is located approximately 12 miles from the nearest airport. No impact is anticipated.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. <i>For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project is located approximately 12 miles from the nearest airport. No impact is anticipated.

K. AIR QUALITY

Where available, the significance criteria established by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) may be relied upon to make the following determinations. Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The North Central Coast Air Basin does not meet state standards for ozone and particulate matter (PM₁₀). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NO_x]), and dust.

Given the anticipated reduction in traffic generation by the proposed project from the existing use, there is no indication that new emissions of VOCs or NO_x would exceed MBUAPCD thresholds for these pollutants and therefore there would not be a significant contribution to an existing air quality violation.

Retrofitting of the existing facility to meet the essential services requirements may result in a short-term, localized decrease in air quality due to generation of dust. However, standard dust control best management practices will be implemented during construction. No adverse impacts are anticipated.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would not conflict with or obstruct implementation of the regional air quality plan. See K-1 above.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would not result in a cumulatively considerable net increase in criteria pollutants. No impact would occur.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: Reuse of much of the Live Oak Business Park would not expose sensitive

receptors to substantial pollutant concentrations. No impact would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Reuse of much of the Live Oak Business Park would not create objectionable odors. No impact would occur.

L. GREENHOUSE GAS EMISSIONS

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed reuse of the Live Oak Business Park would not result in a substantial increase in greenhouse gas emissions. Very little fossil fuel would be required to retrofit the site for reuse. The existing Sheriff operations would simply be transferred to the project site from other existing facilities in the County for the purpose of centralizing their operations. In addition, all project construction equipment would be required to comply with the Regional Air Quality Control Board emissions requirements for construction equipment. As a result, impacts associated with the temporary increase in greenhouse gas emissions are expected to be less than significant.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: See the discussion under L-1 above. No impacts are anticipated.

M. PUBLIC SERVICES

Would the project:

- | | | | | |
|--|--|--|--|--|
| 1. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: | | | | |
|--|--|--|--|--|

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks or other recreational activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities; including the maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a through e): The County has determined that consolidating the Sheriff-Coroner's Office into the Live Oak/Soquel Redevelopment Project area would improve community policing, service coverage and response times in the mid-county and south county unincorporated area. As a result, the centralization of the Sheriff-Coroner's Office into the Live Oak Business Park site would result in no adverse impacts to public services.

N. RECREATION

Would the project:

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed reuse of the Live Oak Business Park as the new Santa Cruz County Center for Public Safety would not result in impacts to recreational facilities. No impact would occur.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project does not propose the expansion or construction of additional recreational facilities. No impact would occur.

O. UTILITIES AND SERVICE SYSTEMS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. <i>Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project involves the reuse of much of the existing Live Oak Business Park by changing the zone of Light Industrial (M-1) and General Plan Designation of Service Commercial (C-S) to Public/Institutional Facilities (P) and Public and Community Facilities (PF). No drainage improvements are proposed as part of the essential services retrofit. No impact would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project involves the reuse of much of the existing Live Oak Business Park by changing the zone of Light Industrial (M-1) and General Plan Designation of Service Commercial (C-S) to Public/Institutional Facilities (P) and Public and Community Facilities (PF). No new water or wastewater improvements are proposed as part of the essential services retrofit. No impact would occur.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. <i>Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed reuse of the site would not result in the production of additional wastewater. No impact would be required.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. <i>Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is currently served by the City of Santa Cruz Water Department. A will serve letter has been provided by the City of Santa Cruz Water Department notifying the County Sheriff's Office that potable water is currently available

for normal domestic use and fire protection (Attachment 4). No additional water use would result from reuse of much of the project site. No impact would occur.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | <i>Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is currently served by the Santa Cruz County Sanitation District. No additional demand would result from implementation of the proposed project. A will serve letter was provided to the County Sheriff's Office from the Santa Cruz County Sanitation District on April 26, 2012 (Attachment 5). No impact would occur.

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | <i>Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No additional solid waste generation is anticipated from project implementation with the exception of minor amounts of construction debris during retrofitting of the facility. No significant impact would occur.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. | <i>Comply with federal, state, and local statutes and regulations related to solid waste?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would be in compliance with solid waste regulations. No impact would occur.

P. LAND USE AND PLANNING

Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | <i>Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project involves the reuse of the existing Live Oak Business Park by changing the existing zone of Light Industrial (M-1) and General Plan Designation

of Service Commercial (C-S) to Public/Institutional Facilities (P) and Public and Community Facilities (PF). The proposed project does not conflict with any regulations or policies adopted for the purpose of avoiding or mitigating an environmental effect. The consolidation of the existing Sheriff's facilities into one existing facility would likely be beneficial to the environment. No impact would occur.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>Conflict with any applicable habitat conservation plan or natural community conservation plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project involves the reuse of much of the existing Live Oak Business Park by changing the existing zone of Light Industrial (M-1) and General Plan Designation of Service Commercial (C-S) to Public/Institutional Facilities (P) and Public and Community Facilities (PF). The proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan. No impact would occur.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. <i>Physically divide an established community?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would not include any element that would physically divide an established community. No impact would occur.

Q. POPULATION AND HOUSING

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. <i>Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including specific plan amendments, sewer or water annexations; or Local Agency Formation Commission annexation actions. Although the project proposes a General Plan Amendment and rezone, it would not induce population growth. No impact would occur.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>Displace substantial numbers of</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

existing housing, necessitating the construction of replacement housing elsewhere?

Discussion: The proposed project would not displace any existing housing since the project is simply to reuse much of the existing site. No impact would occur.

3. *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

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

Discussion: The proposed project would not displace a substantial number of people since the project is simply to reuse much of the existing site. No impact would occur.

R. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
1. <i>Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in Section III of this Initial Study. No natural resources have been evaluated as being significantly impacted by the project. And therefore, no mitigation has been included. As a result of this evaluation, there is no substantial evidence that significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
2. <i>Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be no potentially significant cumulative effects related to the proposed project. As a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
3. <i>Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to specific questions in Section III. As a result of this evaluation, it was determined that no potentially significant effects to human beings would occur with the implementation of the proposed mitigation measures. As a result of this evaluation, there is no substantial evidence that there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

IV. TECHNICAL REVIEW CHECKLIST

	<u>REQUIRED</u>	<u>DATE COMPLETED</u>
<i>Agricultural Policy Advisory Commission (APAC) Review</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
<i>Archaeological Review</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
<i>Biotic Report/Assessment</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
<i>Geologic Hazards Assessment (GHA)</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
<i>Geologic Report</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
<i>Geotechnical (Soils) Report</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
<i>Riparian Pre-Site</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
<i>Septic Lot Check</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
<i>Traffic and Parking Analysis:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<u>April 26, 2012</u>
<i>Acoustical Analysis:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<u>April 3, 2012</u>
<i>Phase 1 Environmental Site Assessment</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<u>June 9, 2011</u>
<i>Drainage Analysis</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<u>July 10, 2012</u>
<i>Other:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	_____

V. REFERENCES USED IN THE COMPLETION OF THIS ENVIRONMENTAL REVIEW INITIAL STUDY

Andrea Brewer & Associates, 1989

Facilities Needs Assessment, prepared for the County Administrative Office, prepared by Andrea Brewer & Associates Planning Consultants, September 1, 1989.

Caltrans, 2011

Electronic mail from Donald E. Haug, Aviation Safety Officer, Caltrans Division of Aeronautics, to Constance Conroy, Construction Project Manager for the County of Santa Cruz Sheriff-Coroner, dated April 28, 2011.

Cartier, Robert Ph.D., 1998

Cultural Resources Report for the Live Oak Business Park prepared by Archaeological Resource Management, dated December 21, 1998.

County of Santa Cruz, 1994

1994 General Plan and Local Coastal Program for the County of Santa Cruz, California. Adopted by the Board of Supervisors on May 24, 1994, and certified by the California Coastal Commission on December 15, 1994.

Edward L. Pack Associates, 1999

Acoustical Analysis for the Live Oak Business Park, Prepared by Edward L. Pack Associates.

Higgins and Associates, 2000

Traffic Study for the Live Oak Business Park, prepared for Barry Swenson Builder by Higgins and Associates, dated April 25, 2000.

State of California, 2009

State of California Emergency Management Agency, Earthquake and Tsunami Program, Tsunami Inundation Map for Emergency Planning, Soquel Quadrangle, July 1, 2009.

VI. ATTACHMENTS

1. *Traffic analysis prepared by Hatch Mott MacDonald for the Live Oak Business Park Sheriff's Office Relocation, Santa Cruz County California, prepared by Hatch Mott MacDonald, dated April 26, 2012.*
2. *Acoustical Analysis of the Outdoor Mechanical Systems, Santa Cruz County Center for Public Safety, Chanticleer Avenue, Santa Cruz County, prepared by Edward L. Pack Associates, Inc., dated April 3, 2012.*
3. *Phase I Environmental Site Assessment, Center for Public Safety – Live Oak Business Park 5200, 5300, 5400 Soquel Avenue & 2400 Chanticleer Avenue APNs 029-021-55,*

029-021-56, 029-021-57, 029-021-58, & 029-021-59, Santa Cruz, California, prepare by RRM, Inc., dated June 9, 2011.

4. *Will Serve Letter from the City of Santa Cruz Water Department for APNs 029-021-56, 029-021-57, 029-021-58, & 029-021-59, dated March 21, 2012.*
5. *Will Serve Letter from the Santa Cruz County Sanitation District for APNs 029-021-56, 029-021-57, 029-021-58, & 029-021-59, dated April 26, 2012.*
6. *Impacts of Additional Impervious Surfaces, Center for Public Safety (Live Oak), Soquel Avenue at Chanticleer Avenue, Santa Cruz, prepared by Ifland Engineers, dated July 10, 2012.*

ATTACHMENT 1

Traffic Analysis



July 25, 2012

Ms. Constance Conroy
Construction Projects Manager
Santa Cruz County Sheriff-Coroner's Office
701 Ocean Street
Santa Cruz, CA 95060

**Subject: Live Oak Business Park Sheriff's Office Relocation,
Santa Cruz County, California**

Dear Constance,

Hatch Mott MacDonald (HMM) has provided traffic-engineering services for the proposed relocation of the Santa Cruz County Sheriff's Office and related support facilities to the Live Oak Business Park on Soquel Avenue at Chanticleer Avenue in Santa Cruz County, California. The Sheriff's Office would accompany a single existing owner (Bay Federal Credit Union's offices) within the series of buildings comprising the project site.

Trip generation and parking demand estimates have been prepared for the project, in order to answer the following questions:

- 1) Would the revised site uses remain under the trip generation previously approved for the project?
- 2) Can the proposed parking layout accommodate the anticipated vehicle parking demand?

The analysis results show that the answer to both questions is "Yes." The following letter documents the data, methodologies and assumptions used in estimating the site trip generation and parking demand.

A. Project Definition

The proposed project would populate the Live Oak Business Park with the following uses:

- Sheriff's Office (including official vehicle storage)
- Records and Civil Office
- Forensic Pathology and Laboratory
- Emergency Operations Center (Future)
- Live Oak Services Center
- Community Meeting Room
- Bay Federal Credit Union offices and their tenants

Note: Of the existing private tenants within the project site, only the Bay Federal Credit Union offices and other building tenants would remain on site with the Sheriff's Office uses.

Exhibit 1A depicts the project location map. The project site plan is contained within **Exhibit 1B**.



The following operational information for the Sheriff's Office was provided by Sheriff's Office staff.

Users of the Sheriff's Office would include patrol officers, investigators, administrative staff, volunteers, and visitors.

Patrol officers work within four overlapping shifts throughout the day. Investigators generally work during standard business hours (8:00 AM – 5:00 PM). Administrative, Civil and Live Oak Service Center staff, plus all volunteers, will also work standard business hours. Most Coroner staff also work standard business hours, although up to two Coroner staff can occasionally work during non-business hours. Records staff work in three shifts, with roughly half working from roughly 8:00 AM – 4:00 PM, and the rest during two shifts covering the remainder of the day.

The majority of visitors will be on site between the hours of 9:00 AM – 4:00 PM, which are the hours that the Records and Civil offices are open to the public. The Live Oak Services Center remains open one hour later than the Records and Civil office (i.e. until 5:00 PM). Live Scan visitors will be on site during roughly the same hours as the majority of visitors, with the exception of the lunch hour (i.e. 12:00 – 1:00 PM). Other visitors (facilities maintenance, miscellaneous county personnel, courts and corrections staff, etc.) would also generally be on site during normal business hours, with some present during other times of day.

Community meeting room visitors would visit only during meetings. The exact frequency of the meetings is not known at this time, nor are the meeting start and end times.

In the future, it is anticipated that the Emergency Operations Center (EOC) will also be relocated to the site. EOC staff will also work during standard business hours (8:00 AM – 5:00 PM). The EOC is currently staffed by one employee.

B. Project Trip Generation

Exhibit 2 depicts the project trip generation. There are no standard trip generation rates for a Sheriff's Office; therefore, this estimate is based in part upon the employment, employee shift, volunteer, and visitor information provided by the Sheriff's Office, plus various other assumptions by HMM. The AM and PM peak hours are roughly defined as 7:30 – 8:30 AM and 4:30 – 5:30 PM, respectively, which brackets the ends of standard AM and PM business hours. As such, depending upon the beginning and ending of each employee shift, not all employee trips would occur during the peak hours. In addition, it is assumed that roughly half of all staff would leave the site during their lunch hours for lunch or personal errands, as a conservative assumption; these trips would also not occur during the peak hours.

To be conservative, this trip generation estimate assumes that if an event is occurring at the community meeting room starting at 6:00 PM (a typical start time for events that involve the general public), an estimated 15% of these visitors are assumed to arrive on-site during the PM peak hour (i.e. roughly 4:30 - 5:30 PM); the remainder would arrive closer to the start of the event. Such a distribution of traffic is typical for public events such as this – most attendees arrive within the last 20 to 30 minutes before the event starts.



This estimate also conservatively assumes that each employee or visitor drives independently to and from the site – no carpooling, drop-offs, bicycling, walking, or transit usage is assumed. According to Sheriff's Office staff, very few staff currently use alternative transportation to commute to and from work. This is especially true for patrol officers and investigators, who must travel via automobile as part of their work day and travel to and from the site at various hours of the day. The lack of existing transit routes near the project site also limits the use of transit.

The project is estimated to generate a total of 830 daily trips, of which 125 trips (108 in, 17 out) would occur during the AM peak hour, and 122 trips (17 in, 105 out) during the PM peak hour. This is less than the trip activity approved for the Live Oak Business Park in the Year 2000 (i.e. 931 daily trips, with 142 AM peak hour trips and 124 PM peak hour trips).

Note: The estimated project daily trip generation includes an estimated trip generation for the Bay Federal Credit Union office. This estimate was based upon trip rates published by the Institute of Transportation Engineers in *Trip Generation*, 8th Edition, 2008. The Bay Federal trip generation estimate is included within **Appendix A**.

C. Project Parking Demand

The project site will have a total of 349 parking spaces, split as 134 spaces in a secured parking area, and 215 spaces in an unsecured area. The secured spaces would be reserved for patrol cars and all county employees. Volunteers, visitors, and Bay Federal Credit Union staff and tenants would use the unsecured area.

Exhibit 3 contains a table comparing estimated parking demand and supply for the project, including Bay Federal Credit Union parking activity but excluding the meeting room. The data within **Exhibit 3** summarizes tables within **Appendix B** that estimate parking demand for the project, including Bay Federal Credit Union. The parking demand is estimated based upon the employee shifts, the operating hours of the Records and Civil office (i.e. 9:00 AM - 4:00 PM) and the continued assumption that each employee and visitor generates one occupied parking space. It is also assumed that no more than half of the daily visitors would be on site at any one time. Finally, the parking demand is provided as a range of demands, depending upon the method of quantifying demand for Bay Federal (i.e. proportional based upon building square footage versus the County parking code).

The highest parking demand during a typical day would be at 4:30 PM, where 212 spaces (101 secured and 111 unsecured) would be filled. This is 137 spaces fewer than full capacity. The highest demand within the secured and unsecured areas also occurs at 4:30 PM, and are both less than the capacities of each parking area.

The maximum occupancy of the community meeting room is 96 people. As noted earlier, the frequency of events at the meeting room is not known at this time. Parking demand for the meeting room is not anticipated on a day-to-day basis. However, parking supply would need to be available in order to accommodate demand when events do occur.



An evaluation was performed to determine if sufficient excess parking supply would be available within the un-secured parking area to accommodate meeting room demand. To be conservative, a ratio of one parked vehicle per attendee is assumed – this is equivalent to a parking demand of 96 unsecured parking spaces. There will be no restrictions on when meetings can start; therefore, 96 parking spaces would need to be available to accommodate meeting room demand throughout the day.

Comparing **Exhibit 3** with the community meeting room parking demand, there will be sufficient parking supply to accommodate all meeting room attendees throughout the day. The number of excess un-secured public parking spaces would be 104 spaces, well more than the 96 spaces required for a full meeting at the meeting room.

D. Project Bicycle Parking Demand

As noted previously, few employees or visitors are expected to ride their bicycle to and from the site. Conservatively assuming that 5% of all employees and visitors would use a bicycle when traveling to and from the site, this totals approximately 15 bicyclists per day. It is recommended that any future bicycle racks be split up between the secured area (5 bicycle capacity) and the unsecured area (10 bicycle capacity).

E. Conclusion

In summary, the projected project trip generation would be less than that originally approved for the site in 2000. The projected parking demand would also be less than the on-site parking supply, both within the secured and unsecured parking areas. The suggested number of on-site bicycle racks should accommodate 5 bicycles within the secured parking area and 10 bicycles within the unsecured parking area.

If you have any questions regarding the contents of this letter or need additional information, please do not hesitate to contact Jeff Waller. Thank you for the opportunity to assist you with this project.

Very truly yours,

Hatch Mott MacDonald

Keith B. Higgins, PE, TE
Vice President
T 408.848.3122 F 408.848.2202
keith.higgins@hatchmott.com

khh:jmw
enclosures

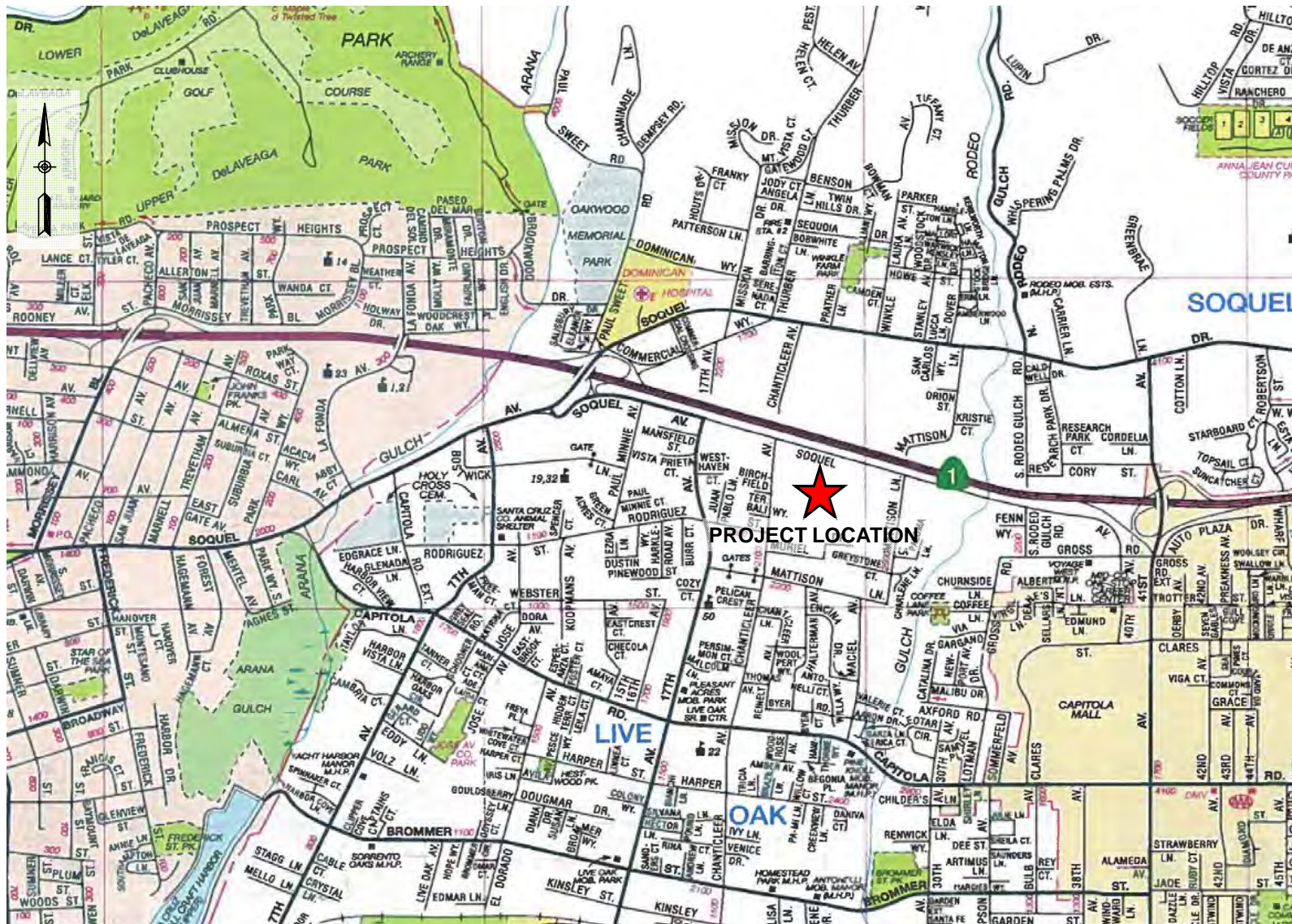
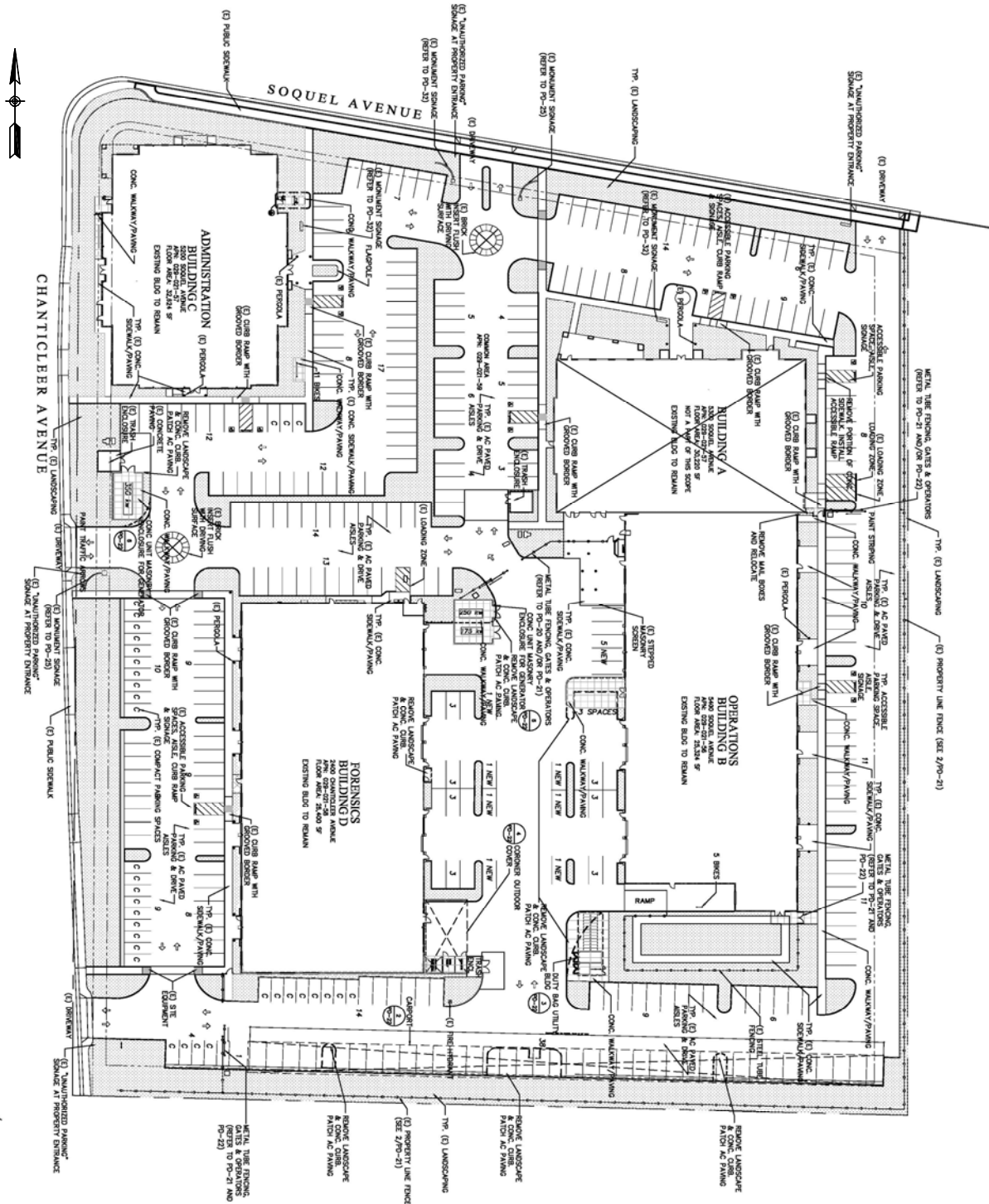


EXHIBIT 1A
Project Location
Map



Source: Barry Swenson Builder, 2012

EXHIBIT 1B
Project
Site Plan

PROJECT TRIP GENERATION									
		Amount (people or visits)	Weekday Daily Trips	AM Peak Hour			PM Street Peak Hour		
				In	Out	Total	In	Out	Total
A. Staff	Patrol	28	84	7	7	14	2	10	12
	Administrative Staff	18	54	18	0	18	0	18	18
	Records and Civil	15	40	9	3	12	0	6	6
	Investigations Staff	20	120	20	0	20	0	20	20
	Forensic Pathology and Lab.	5	15	3	0	3	0	3	3
	Emergency Operations Center	2	6	2	0	2	0	2	2
	Live Oak Service Center Staff	2	6	2	0	2	0	2	2
	Subtotal		325	61	10	71	2	61	63
B. Volunteers	Volunteers	5	14	5	0	5	0	5	5
	Subtotal		14	5	0	5	0	5	5
C. Visitors	Records	15	30	0	0	0	0	0	0
	Civil	10	20	0	0	0	0	0	0
	Live Scan	15	30	0	0	0	0	0	0
	Coroner	2	4	0	0	0	0	0	0
	Live Oak Service Center	7	14	0	0	0	0	1	1
	Community Meeting Room	20	40	0	0	0	6	0	6
	Subtotal		138	0	0	0	6	1	7
D. Other	Other (Facilities Maintenance, ISD, County personnel, courts and corrections staff, etc.)	10	20	1	1	2	1	1	2
	Subtotal		20	1	1	2	1	1	2
Total - Sheriff's Office Only (All Types)			497	67	11	78	9	68	77
Total - Bay Federal Only			333	41	6	47	8	37	45
Total - All Site Uses:			830	108	17	125	17	105	122
Maximum Allowable Trip Generation: (Live Oak Business Park, as approved in October 2000)			931	118	24	142	19	105	124

Notes:

General:

- Patrol staff is split into four daily, overlapping shifts. Two of these shift changes occur near the peak hours, with a portion of the associated traffic extending into the peak hours.
- Records and Civil staff is split -- 9 staff work roughly between 8:00 AM - 4:00 PM, 3 staff between 4:00 PM - 12:00 AM, and 7 staff between 12:00 AM - 8:00 AM.
- Administrative and Live Oak Service Center staff, all visitors (except Coroner), and all volunteers would be limited to normal business hours of 8:00 AM - 5:00 PM.
- Investigative staff generally adheres to normal business hours of 8:00 AM - 5:00 PM, although hours can extend beyond normal business hours.
- Forensic Pathology and Laboratory staff is split -- 3 staff generally limited to normal business hours of 8:00 AM - 5:00 PM, while up to 2 staff can be on call during other hours of the day.

Staff:

6. Number of Staff:
- | | |
|------------------------------------|-----------|
| Patrol: | 28 people |
| Administrative: | 18 people |
| Records/Civil: | 15 people |
| Investigations: | 20 people |
| Forensic Pathology and Laboratory: | 5 people |
| Emergency Operations Center: | 2 people |
| Live Oak Services Center: | 2 people |
7. Vehicle Occupancy:
- | | |
|------------------------------------|---------------------------------|
| Patrol (off-duty): | 1 employee/vehicle (assumption) |
| Patrol (on-duty): | 1 employee/vehicle (assumption) |
| Administrative: | 1 employee/vehicle (assumption) |
| Records/Civil: | 1 employee/vehicle (assumption) |
| Investigations (off-duty): | 1 employee/vehicle (assumption) |
| Investigations (on-duty): | 1 employee/vehicle (assumption) |
| Forensic Pathology and Laboratory: | 1 employee/vehicle (assumption) |
| Emergency Operations Center: | 1 employee/vehicle (assumption) |
| Live Oak Services Center: | 1 employee/vehicle (assumption) |
8. Staff Trip Rates:
(trips per staff)
- | | | | |
|------------------------------------|--------|-----|---|
| | Daily: | AM: | PM: |
| Patrol: | 3.0 | 0.5 | 0.43 (7 during AM, 10 during PM, rest other times) |
| Administrative: | 3.0 | 1 | 1 |
| Records/Civil: | 2.67 | 0.8 | 0.4 (9 during bus. hrs, 6 other times; one-third leave before PM) |
| Investigations: | 6.0 | 1 | 1 |
| Forensic Pathology and Laboratory: | 3.0 | 0.6 | 0.6 (3 during bus. hrs, 2 other times) |
| Emergency Operations Center: | 3.0 | 1 | 1 |
| Live Oak Services Center: | 3.0 | 1 | 1 |
9. Percentage of staff using other modes:
(e.g. walking, biking, bus, carpool)
- 0% (assumed)
10. Staff Directional Split:
- | | | | | |
|------------------------------------|------|-----|-----|------|
| | AM: | | PM: | |
| | IB | OB | IB | OB |
| Patrol: | 50% | 50% | 20% | 80% |
| Administrative: | 100% | 0% | 0% | 100% |
| Records/Civil: | 75% | 25% | 0% | 100% |
| Investigations: | 100% | 0% | 0% | 100% |
| Forensic Pathology and Laboratory: | 100% | 0% | 0% | 100% |
| Emergency Operations Center: | 100% | 0% | 0% | 100% |
| Live Oak Services Center: | 100% | 0% | 0% | 100% |

Volunteers:

11. Number of Volunteers:
- 5 staff
12. One Volunteer =
- 2.8 trips (assuming that 2 volunteers leave and return during shift)
13. Percentage of volunteers using other modes:
(e.g. walking, biking, bus, carpool)
- 0% (assumed)
14. Total Volunteers traveling during each peak hour:
- | | |
|-----|------|
| AM: | 100% |
| PM: | 100% |
15. Volunteer Directional Split:
- | | | |
|-----|------|------|
| AM: | In: | 100% |
| | Out: | 0% |
| PM: | In: | 0% |
| | Out: | 100% |

Visitors:

16. Number of daily visitors:
- | | |
|--------------------------|---|
| Records: | 15 visitors/day |
| Civil: | 10 visitors/day |
| Live Scan: | 15 visitors/day |
| Coroner: | 2 visitors/day |
| Live Oak Service Center: | 7 visitors/day |
| Community Meeting Room: | 20 visitors/day (during events only - average attendance) |
17. Visitor trip rate:
- 2 trips/vehicle
18. Percentage of visitors using other modes:
(e.g. walking, biking, bus, carpool)
- 0% (assumed)
19. Total visitors during each peak hour (assumption):
- | | | | |
|------------------------------------|-----|-----|--|
| Typical visitors: | AM: | 0% | (opens after AM peak hour -- 9:00 AM or later) |
| | PM: | 0% | (closes before PM peak hour -- 4:00 PM or earlier) |
| Live Oak Services Center visitors: | AM: | 0% | (opens after AM peak hour -- 9:00 AM) |
| | PM: | 10% | |
| Community Meeting Room visitors: | AM: | 0% | (No meeting room events during AM) |
| | PM: | 15% | (Most meeting room events after PM peak) |
20. Visitor directional split:
- | | | | |
|----------------------------------|-----|------|------|
| Typical visitors: | AM: | In: | 50% |
| | | Out: | 50% |
| | PM: | In: | 50% |
| | | Out: | 50% |
| Community Meeting Room visitors: | AM: | In: | 0% |
| | | Out: | 0% |
| | PM: | In: | 100% |
| | | Out: | 0% |
21. Number of other staff/visitors:
- 10 people/day
22. Types of other staff/visitors:
- Facilities Maintenance,
ISD, County personnel,
courts and corrections staff, etc.
23. Other staff/visitor trip rate:
- 2 trips/vehicle
24. Percentage of other staff/visitors using other modes:
(e.g. walking, biking, bus, carpool)
- 0% (assumed)
25. Total other staff/visitors during each peak hour (assumption):
- | | | |
|--|-----|-----|
| | AM: | 20% |
| | PM: | 20% |
26. Other staff/visitor directional split:
- | | | |
|-----|------|-----|
| AM: | In: | 50% |
| | Out: | 50% |
| PM: | In: | 50% |
| | Out: | 50% |

**County of Santa Cruz
Sheriff's Office Parking Analysis
Summary of Results**

PARKING CATEGORY	SPACES
<u>PARKING DEMAND</u>	
Secured Parking Area	101
Un-Secured Parking Area	111
Total Parking Demand	212
<u>PARKING SUPPLY</u>	
Secured Parking Area	134
Un-Secured Parking Area	215
Total Parking Supply	349
EXCESS PARKING SPACES - TOTAL SITE (Excluding Meeting Room)	137
EXCESS PARKING SPACES - UN-SECURED PARKING AREA (Excluding Meeting Room)	104
MAXIMUM REQUIRED SPACES FOR MEETING ROOM	96
EXCESS PARKING SPACES - UN-SECURED PARKING AREA (Including Meeting Room)	8

Notes:

1. Parking demand and supply data summarized from tables within **Appendix A**.
2. Cited parking demand is demand during period with highest parking occupancy (roughly 4:30 PM).
3. Bay Federal demand (included within Un-Secured Parking Area) based upon County parking code requirements.
4. All meeting room parking demand is assumed to use the un-secured parking area, as all (or nearly all) attendees are anticipated to be members of the public, who would only be allowed to park in the un-secured parking area.

EXHIBIT 3
Project Parking
Analysis
(Summary)



**Hatch Mott
MacDonald**

306893 Parking7.xls - ParkingSummary

APPENDIX A

BAY FEDERAL
TRIP GENERATION
ESTIMATE

TRIP GENERATION RATES (per 1000 SQ FT)	ITE ¹ LAND USE CODE	DAILY TRIP RATE	AM PEAK HOUR ²				PM PEAK HOUR			
			PEAK HOUR RATE	% OF ADT	% IN	% OUT	PEAK HOUR RATE	% OF ADT	% IN	% OUT
General Office Building	710	11.01	1.55	14%	88%	12%	1.49	14%	17%	83%

<u>GENERATED TRIPS</u>	PROJECT SIZE	DAILY TRIPS	AM PEAK HOUR				PM PEAK HOUR			
			PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT	PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT
Bay Federal - Corporate Offices	30,220 SQ FT	333	47	14%	41	6	45	14%	8	37
TRIP GENERATION - BAY FEDERAL	30,220 SQ FT	333	47	14%	41	6	45	14%	8	37

Notes:

1. Trip generation rates published by Institute of Transportation Engineers, *Trip Generation*, 8th Edition, 2008.

APPENDIX B

**PROJECT
PARKING ANALYSIS
TABLES**

COUNTY OF SANTA CRUZ
SHERIFF'S OFFICE PARKING ANALYSIS
(Bay Federal by Code)

	Maximum Parking Demand		BUSINESS HOURS													NON-BUSINESS HOURS																		
	Business Hours	Non-Business Hours	8:00	9:00	10:00	11:00	12:00	12:30	13:00	14:00	15:00	15:30	16:00	16:30	17:00	18:00	19:00	20:00	21:00	21:30	22:00	22:30	23:00	0:00	1:00	1:30	2:00	3:00	4:00	5:00	6:00	6:30	7:00	7:30
SHERIFF'S STAFF (SECURED AREA PARKING)																																		
Patrol Vehicles Parked On-Site														10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Shift 1			3	3	3	3	3							10	10	10	10	10	10	10	10	3	3	3	3	3	3	3	3	3	3	3	3	3
Shift 2			7	7	7	7	7	7	7	7	7														7	7	7	7	7	7	7	7	7	7
Shift 3			7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7													
Shift 4			7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7													
Total Patrol Vehicles Parked On-Site	17	20	17	17	17	17	17	14	14	14	14	7	7	17	17	17	17	17	17	10	10	13	13	13	13	20	20	20	20	20	20	10	10	17
Patrol Officer Personal Vehicles																																		
Shift 1			10	10	10	10	10	10	10	10	10	10	10	10																	10	10	10	10
Shift 2							3	3	3	3	3	3	3	3	3	3	3	3	3	3	3													
Shift 3											7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Shift 4																																		
Total Patrol Officer Personal Vehicles Parked On-Site	20	17	10	10	10	10	13	13	13	13	20	20	20	20	10	10	10	10	17	17	17	17	14	14	14	14	7	7	7	7	17	17	17	17
Administrative Staff	18	0	18	18	18	18	18	18	18	18	18	18	18	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Records and Civil	12	3	12	9	9	9	9	9	9	9	9	9	12	9	3	3	3	3	3	3	3	3	3	6	3	3	3	3	3	3	3	3	3	3
Investigations Staff	18	2	18	18	18	18	18	18	18	18	18	18	18	18	18	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Forensic Pathology and Laboratory Staff	5	2	5	5	5	5	5	5	5	5	5	5	5	5	5	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Emergency Operations Center	2	0	2	2	2	2	2	2	2	2	2	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Live Oak Service Center Staff	2	0	2	2	2	2	2	2	2	2	2	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (facilities maintenance, ISD, county personnel, courts and corrections staff, etc.)	10	0	10	10	10	10	10	10	10	10	10	10	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL PARKING DEMAND SECURED AREA			94	91	91	91	94	91	91	91	98	91	94	101	85	34	34	34	41	34	34	37	34	37	34	41	34	34	34	34	44	34	34	41
PARKING SPACES AVAILABLE - SECURED AREA			134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134
EXCESS (DEFICIENT) PARKING SPACES - SECURED AREA			40	43	43	43	40	43	43	43	36	43	40	33	49	100	100	100	93	100	100	97	100	97	100	93	100	100	100	100	90	100	100	93
PUBLIC PARKING (UN-SECURED AREA PARKING)																																		
Public Visitors																																		
Records	5	0	0	5	5	5	5	5	5	5	5	5	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Civil	3	0	0	3	3	3	3	3	3	3	3	3	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Live Scan	5	0	0	5	5	5	5	5	5	5	5	5	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Coroner Visitors	1	0	0	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Live Oak Service Center Visitors	7	0	0	4	4	4	4	4	4	4	4	4	4	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Volunteers	5	0	5	5	5	5	5	5	5	5	5	5	5	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COUNTY PARKING DEMAND UN-SECURED AREA	122	96	5	23	23	23	23	23	23	23	23	23	23	23	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bay Federal	88	0	88	88	88	88	88	88	88	88	88	88	88	88	88	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL PARKING DEMAND NON-SECURED AREA			93	111	111	111	111	111	111	111	111	111	111	111	97	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PARKING SPACES AVAILABLE - UN-SECURED AREA			215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215
EXCESS (DEFICIENT) PARKING SPACES - UN-SECURED AREA			122	104	104	104	104	104	104	104	104	104	104	104	118	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215
TOTAL PARKING																																		
PARKING DEMAND																																		
Secured Parking Area			94	91	91	91	94	91	91	91	98	91	94	101	85	34	34	34	41	34	34	37	34	37	34	41	34	34	34	34	44	34	34	41
Un-Secured Parking Area			93	111	111	111	111	111	111	111	111	111	111	111	97	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Parking Demand			187	202	202	202	205	202	202	202	209	202	205	212	182	34	34	34	41	34	34	37	34	37	34	41	34	34	34	44	34	34	41	
PARKING SUPPLY																																		
Secured Parking Area			134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134
Un-Secured Parking Area			215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215
Total Parking Space Supply			349	349																														

- Notes:
1. A total of 349 parking spaces will be provided on-site. 215 spaces will be located in the public, un-secured area and 134 will be located in the secured area that will not be accessible by the public.
 2. Parking demand for public visitors and service center visitors assumes that no more than one-third of all daily visitors are on site at any one time.
 3. Parking demand for Bay Federal building based upon county parking code.

Parking Requirements for Bay Federal

BLDG A PARKING REQS	
Original Discretionary Permit:	
	Code required: 1 space/300 SF of office space
Bldg A Office SF = 24,420	24,420/300 = 82
	Code required: 1 space/1000 SF of warehouse space
Bldg A Warehouse SF = 5800	5800/1000 = 6
Total Parking	88 Spaces

Source: Santa Cruz County Sheriff's Office relocation project team

ATTACHMENT 2

Acoustical Analysis



EDWARD L. PACK ASSOCIATES, INC.

1975 HAMILTON AVENUE
SUITE 26
SAN JOSE, CA 95125

Acoustical Consultants

TEL: 408-371-1195
FAX: 408-371-1196
www.packassociates.com

April 3, 2012
Project No. 44-004-1

Mr. Al Nishiura
Barry Swenson Builder
777 North First Street
5th Floor
San Jose, CA 95112

Subject: Acoustical Analysis of the Outdoor Mechanical Systems, Santa Cruz
County Center For Public Safety, Chanticleer Avenue, Santa Cruz County

Dear Mr. Nishiura:

This report presents the results of a noise level analysis of the outdoor mechanical systems at the planned Santa Cruz County Center For Public Safety at the Live Oak Business Park along Chanticleer Avenue in Santa Cruz County, as shown on the Site Plan, Ref., (a).

The HVAC equipment noise levels were evaluated against the standards of the Santa Cruz County Noise Element, Ref. (b). The results of the analysis reveal that the noise levels generated by the HVAC equipment on the roofs of Buildings B and C will be within the limits of the standards at the south property line and at the homes across Chanticleer Avenue, respectively. The roof-top equipment on Building D will also be in compliance with the standards at the homes across Chanticleer Avenue. However, the one make-up air unit closest to the south end of Building D will cause a noise excess at the south property line. The emergency generators planned for the equipment pad on the east side of building D will be in compliance with the standards at the south property line and at the homes across Chanticleer Avenue. The emergency generator planned for the equipment pad contiguous with Chanticleer Avenue will generate excessive noise at the homes across Chanticleer Avenue. Noise mitigation measures will be required for the Building D make-up air unit and for the Building C generator along Chanticleer Avenue. .

Sections I and II of this report contain a summary of our findings and recommendations, respectively. Section III contains a description of the analytical methodologies. Appendices A and B, attached, contain the list of references and the noise level calculation tables.

Noise Standards

The Santa Cruz County Noise Element utilizes the hourly average (L_{eq}) noise descriptor and maximum (L_{max}) noise descriptor for stationary noise sources, such as mechanical equipment. The standards specify limits of 50 A-weighted decibels (dBA) L_{eq} during the daytime hours of 7:00 a.m. to 10:00 p.m. and to 45 dBA L_{eq} during the nighttime hours of 10:00 p.m. to 7:00 a.m. Maximum noise levels are limited to 70 dBA during the daytime and to 65 dBA during the nighttime. The nighttime noise limits are applicable to noise sensitive land uses that operate or are occupied during nighttime hours.

Although the Santa Cruz County noise standards include maximum noise level limits as well as hourly average limits, actual maximum noise level data are not provided by the manufacturers and as the equipment runs smoothly (does not fluctuate significantly in terms of sound level), the maximum sound level and the average sound level may be considered approximately equal. Therefore, the average sound limit is most restrictive.

The allowable noise shall levels shall be raised to the ambient noise levels where the ambient levels exceed the allowable levels.

The noise standards of the Santa Cruz County Noise Element are applicable to the residential property line to the south (Chanticleer Home) and the property line of the single-family homes across Chanticleer Avenue to the west.

I. Summary of Findings

There are four residential receptor locations that will be the most impacted residences from HVAC equipment associated the three buildings of the project.

The residences most affected by the Building B equipment will be the residences of Chanticleer Home closest to Building B directly to the south.

The residences most affected by the Building C equipment will be the residences across Chanticleer Avenue closest to Building C. Note that there are no residences directly across the street from the building.

The residences most affected by the Building D equipment will be the residences of Chanticleer Home closest to Building D directly to the south and residences directly across Chanticleer Avenue to the west.

The receptor locations are shown on Figure 1, below. North is to the left.



FIGURE 1

Table I, below, provides the results of the noise level analysis. Shown in the Table are the total noise levels at each residential receptor location most impacted by the HVAC equipment associated with each of the three buildings.

TABLE I						
Outdoor Mechanical Equipment and Generator Noise Levels						
Source	Receptor	Sound Level Limits		Equip. Sound Levels, dBA L _{eq}	Noise Excess	
		Daytime (7:00 a.m. – 10:00 p.m.)	Nighttime (10:00 p.m. – 7:00 a.m.)		Daytime	Nighttime
Bldg B Roof top	Chanticleer Home (South)	50 dBA L _{eq}	45 dBA L _{eq}	44.4	0	0
Bldg. C Roof top	Chanticleer Ave. (West)	60 dBA L _{eq}	51 dBA L _{eq}	36.7	0	0
Bldg D Roof top	Chanticleer Home (South)	50 dBA L _{eq}	45 dBA L _{eq}	53.3	3.3	8.3
Bldg. D Roof top	Chanticleer Ave. (West)	60 dBA L _{eq}	51 dBA L _{eq}	48.9	0	0
Emergency Generators						
Bldgs B, D	Chanticleer Home (South)	50 dBA L _{eq}	na	44	0	na
Bldgs B, D	Chanticleer Ave. (West)	60 dBA L _{eq}	na	49	0	na
Bldg. C	Chanticleer Ave. (West)	60 dBA L _{eq}	na	60	0	na

As shown above the noise levels generated by the roof top equipment on Building B will be within the limits of the Santa Cruz County Noise Element standards at the most impacted residences adjacent to the south. Noise mitigation measures for Building B will not be required.

The noise levels generated by the roof top equipment on Building C will be within the limits of the Santa Cruz County Noise Element standards at the most impacted residences across Chanticleer Avenue to the west. Noise mitigation measures for Building C will not be required.

The noise levels generated by the roof top equipment on Building D will be within the limits of the Santa Cruz County Noise Element standards at the most impacted residences across Chanticleer Avenue to the west, but will be up to 3 dB in excess of the daytime standard and up to 8 dB in excess of the nighttime standard of the Santa Cruz County Noise Element at the most impacted residence adjacent to the south. The noise excess will be caused by make up air unit #4. Noise mitigation measures for Building D will be required.

The noise levels generated by the emergency generators will be within the limits of the Santa Cruz County Noise Element standards at the most impacted residences adjacent to the south and across Chanticleer Avenue to the west. Noise mitigation measures for the emergency generators will not be required.

The noise reduction measures for MAU-4 on Building D are provided in Section II, below.

II. Recommendations

To achieve compliance with the standards of the Santa Cruz County Noise Element, the following noise control measures will be required:

- Construct an acoustically-effective barrier around the east, south and west sides of MAU-4 on the roof of Building D. The top of the barrier shall be a minimum of 1 ft. above the top of the unit. The barrier will be approximately 9 ft. high, depending on the type of roof mounting system. A 1 ft. gap at the bottom of the barrier may be left for drainage. Please see Figure 2 on the following page.

- Initiate a compressor and fan lock out system for the condensing system on MAU-4 during the hours of 10:00 p.m. Saturday to 6:00 a.m. Sunday.

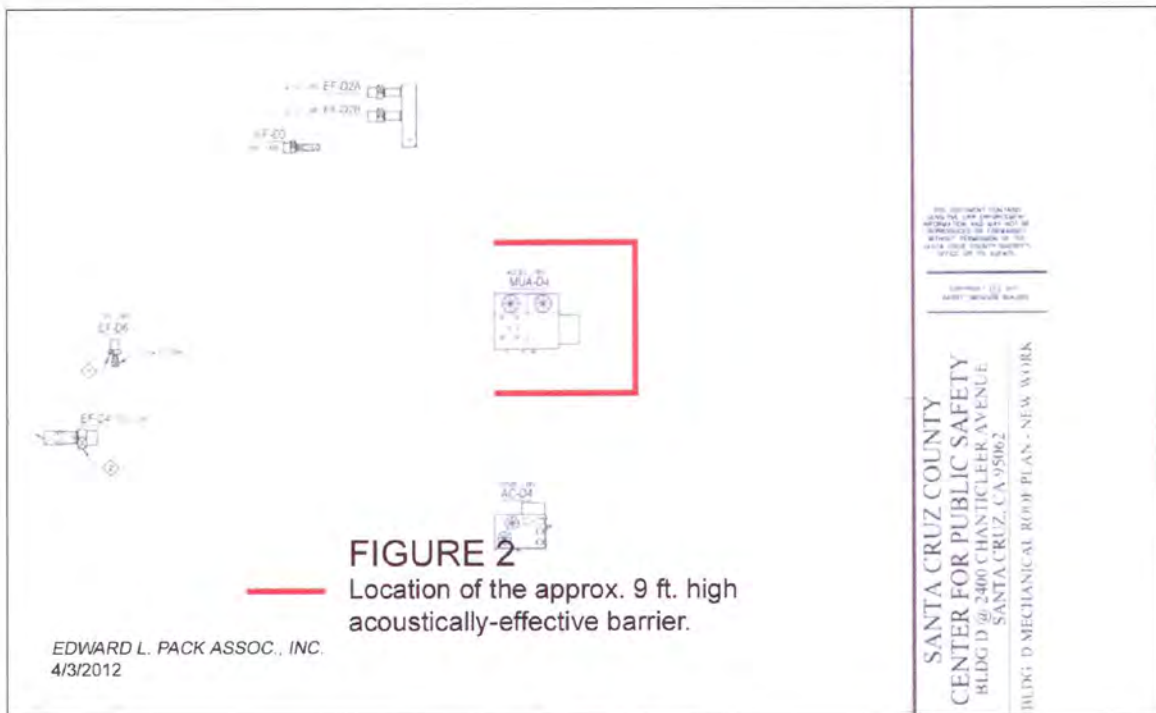


FIGURE 2

III. Analytical Methodologies

Ambient Sound Levels and Noise Level Limits

As the noise limits of the Santa Cruz County Noise Element have an adjustment factor to account for higher background noise environments, the existing ambient noise levels at the noise sensitive receptors were measured to determine if any adjustments to the noise limits are applicable. To determine the existing ambient noise levels, continuous recordings of the sound levels were made at two locations. Location 1 was along the southerly property line of the site near the rear corner of Building D contiguous with the Chanticleer Home. Location 2 was at the residential property line across Chanticleer Avenue directly across from Building D, farthest from Highway 1, where the background noise levels are lowest, hence, most restrictive. The measurement locations are provided on Figure 3, below.

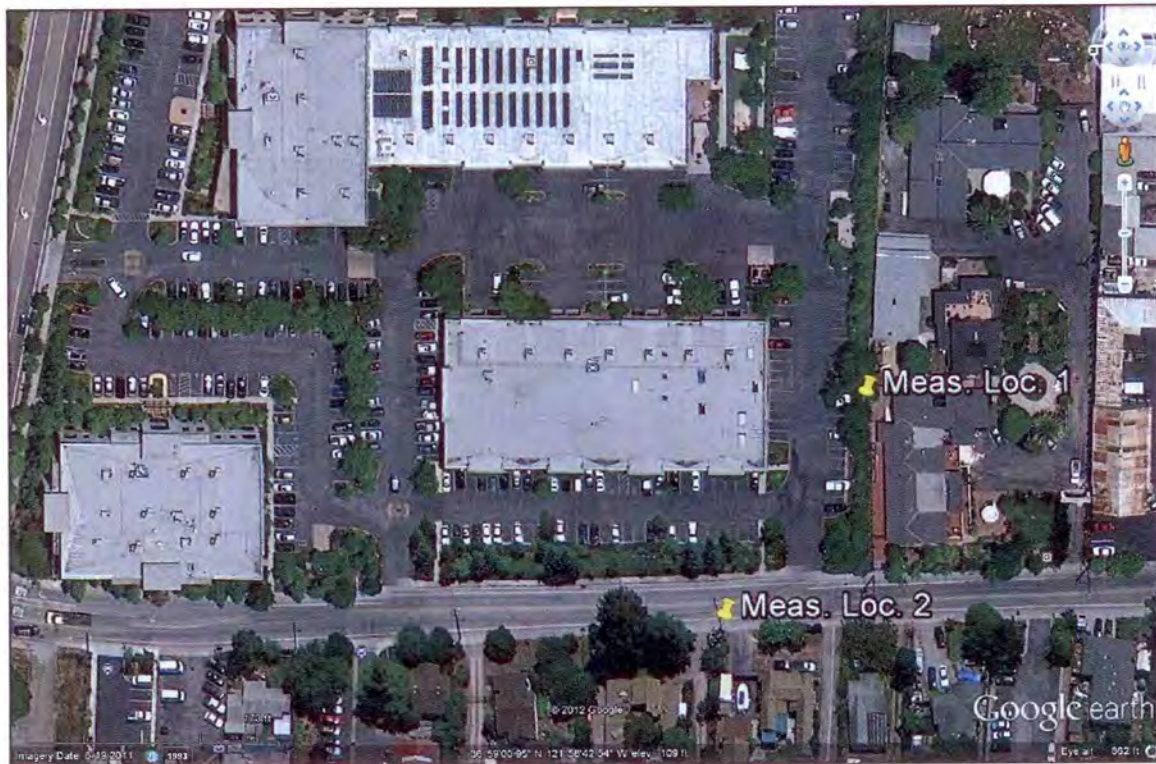


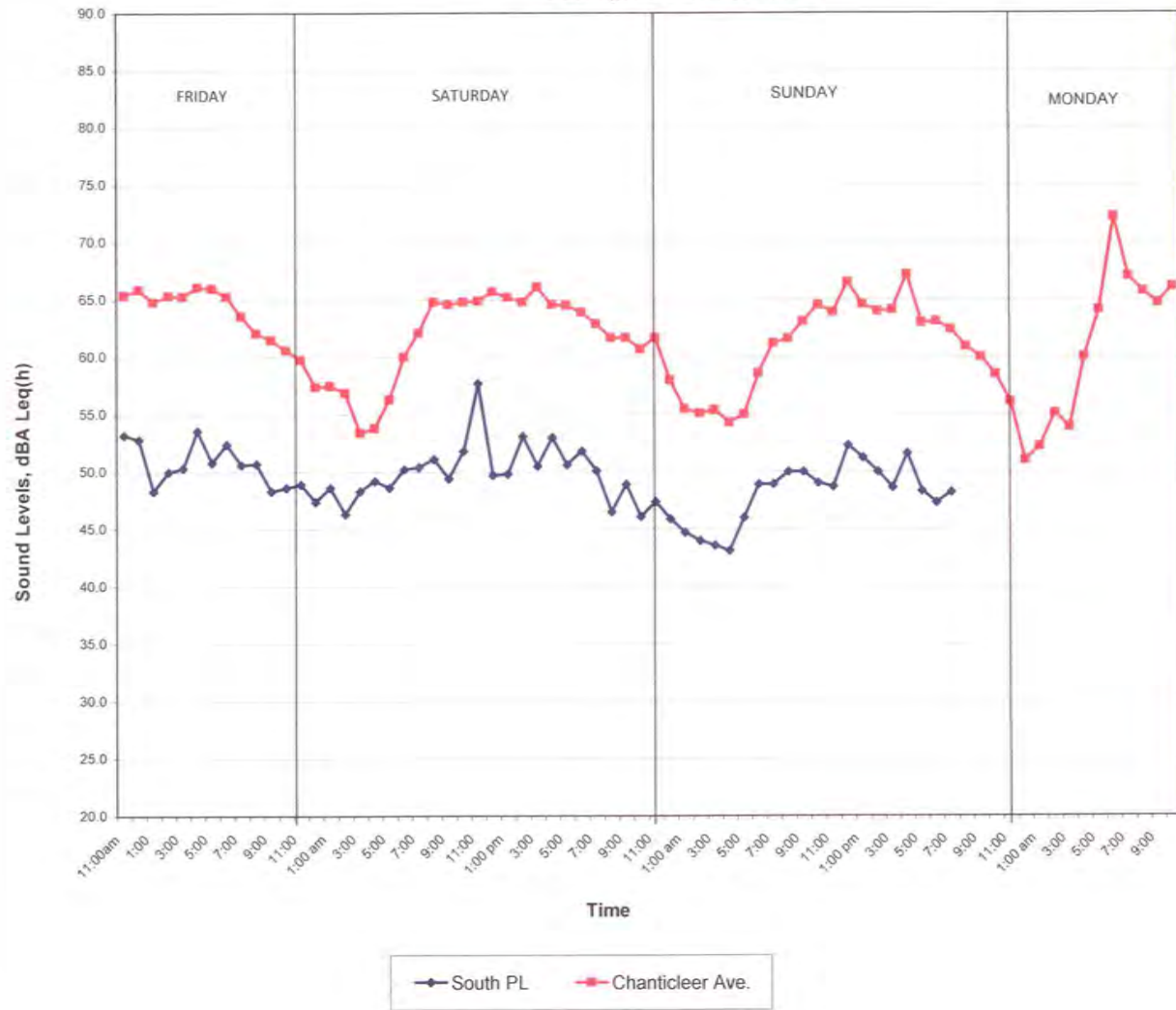
FIGURE 3

The noise level measurements were made on March 9-12, 2012 for a continuous period of 57 hours at measurement Location 1 (until battery died) and for 72 hours at measurement Location 2. The noise levels were recorded and processed using Larson-Davis LDL 812 Precision Integrating Sound Level Meters. The meter yields, by direct readout, a series of descriptors of the sound levels versus time, as described in Appendix B. The measured descriptors included the L_1 , L_{10} , L_{50} , and L_{90} descriptors, i.e., those levels exceeded for 1%, 10%, 50%, and 90% of the time. Also measured were the minimum and maximum levels and the continuous equivalent-energy levels (L_{eq}). The measured L_{eq} 's are provided in the data tables in Appendix C and in the chart on page 9.

As shown in the Appendix C tables and on the chart, the L_{eq} 's at measurement Location 1, the Chanticleer Home property line adjacent to Building D, ranged from 46.5 to 57.7 during the daytime and from 43.6 to 50.2 dBA at night. The lowest daytime L_{eq} was 46.5 dBA. The lowest nighttime L_{eq} was 43.6 dBA. As both the lowest daytime and lowest nighttime noise levels are below the standard noise limit of the Noise Element, no adjustments to the noise limits are applicable.

The L_{eq} 's at measurement Location 2, the property line of the residence along Chanticleer Avenue property line across from Building D, ranged from 60.0 to 67.0 dBA during the daytime and from 51.0 to 72.2 dBA at night. The lowest daytime L_{eq} was 60.0 dBA. The lowest nighttime L_{eq} was 51.0 dBA. As both the lowest daytime and lowest nighttime noise levels are higher than the standard noise limit of the Noise Element, the noise limits are adjusted up to the lowest ambient level during the daytime and nighttime periods, respectively.

**SANTA CRUZ CO. SHERIFF AND CORONER FACILITY
Existing Ambient Noise Levels**



Roof-Top Equipment

To determine the levels of noise generated by the roof-top equipment, manufacturer's sound level data were provided by the consulting mechanical engineer, manufacturer's websites and data of same or similar equipment from recent past HVAC noise analyses, Ref's. (c, d, e, f).

Although it is doubtful that all of the mechanical systems associated with the three project building would be in operation simultaneously, this study analyzes a worst-case scenario of all equipment in operation 24-hour per day, 7 days per week.

The sound level data for each roof top item were applied to the location on each roof of the three buildings. The distance to the parapets in the southerly direction for Buildings B and D, and to the parapets in the westerly direction for Buildings C and D were calculated from the roof plans. The distances from the parapets to the nearest residential property lines to the south and west (across Chanticleer Avenue) were calculated. The heights of the parapets, the heights of the equipment on each roof and the standard receptor height of 5 ft. above the ground were used to calculate the equipment noise levels at each sensitive receptor location given the distance from the source to the receiver and the amount of noise shielding provided by the respective parapets.

Detailed calculations of the HVAC equipment noise levels at each receptor location are shown on the spreadsheets provided in Appendix B of this report.

The results of this study reveal that the parapet walls and the large distance separation to the receptor location will provide adequate noise shielding for the residents of Chanticleer Home adjacent to the south of Building B.

The parapet walls and the large distance separation to the receptor location will provide adequate noise shielding for the residents along Chanticleer Avenue across from Building C.

The parapet walls and the large distance separation to the receptor location will provide adequate noise shielding for the residents of Chanticleer Home adjacent to the south of Building D with the exception of MAU-4, which will not be shielded by the parapet. MAU-4 will generate a noise level of 52.5 dBA L_{eq} at the residential property line. When combined with the remaining roof-top equipment that will generate a total noise level of 45.5 dBA L_{eq} , the combined noise level will be 53.3 dBA L_{eq} . Thus, the noise level will be up to 3.3 dB in excess of the 50 dBA L_{eq} daytime limit and up to 8.3 dB in excess of the 45 dBA L_{eq} nighttime limit of the Santa Cruz County Noise Element.

The parapet walls and the large distance separation to the receptor location will provide adequate noise shielding for the residents across Chanticleer Avenue from Building D.

Generator Noise

The project is planned to include three emergency generator. The generators for Buildings B and D will be situated on a pad at the northeasterly corner of Building D. The generator for Building C will be situated on a pad on the north side of the entrance driveway off of Chanticleer Avenue adjacent to the trash enclosure.

Building B and Building D will have Caterpillar 175 kW and 250 kW generators. The 175 kW generator is rated by the manufacturer to generate a sound level of 71 dBA @ 23 ft. The 250 kW generator is rated to generate a sound level of 75 dBA @ 23 ft. The Building C generator is planned to be a 300 kW Caterpillar generator rated to generate a sound level of 75 dBA @ 23 ft.

The 175 kW generator will create a sound level of 51 dBA at 320 ft. to the most impacted south property line. The 250 kW generator will create a sound level of 55 dBA at the south property line. The combined sound level of both generators will be 56 dBA at the property line. The existing property line sound barrier will provide 7 decibels of generator noise reduction. The total generator sound level at the most impacted residence of Chanticleer Home to the south of Building D will be 49 dBA. For a 20 minute routine maintenance cycle, the hourly average noise level of both generators operating will be 44 dBA L_{eq} . Assuming that routine maintenance occurs during daytime hours, the operational noise level of both generators will be within the 50 dBA L_{eq} limit of the Santa Cruz County Noise Element standards.

At the most impacted residential property line across Chanticleer Avenue, 290 ft. from the generator pad, the noise levels are 49 dBA for the 175 kW unit and 53 dBA for the 250 kW unit. The combined noise level will be 54 dBA. For a 20 minute maintenance test, the hourly average noise level of both generators is 49 dBA L_{eq} . Thus, the noise level will be within the 60 dBA L_{eq} daytime limit of the Santa Cruz County Noise Element standards (adjusted for higher ambient).

The 300 kW generator will be 70 ft. from the most impacted property line across Chanticleer Avenue. The sound level was calculated to be 65 dBA. For a 20 minute maintenance test, the hourly average noise level will be 60 dBA L_{eq} . Thus, the noise level will be within the 60 dBA L_{eq} daytime limit of the Santa Cruz County Noise Element standards.

As the generator noise levels during normal routine maintenance will be within the limits of the standards, noise mitigation measures will not be required. Note that it is standard practice to analyze emergency generators only for maintenance testing, as operations during emergent situations cannot be accurately predicted.

This report presents the results of an acoustical analysis of the roof-top mechanical systems and emergency generators at the Santa Cruz County Center For Public Safety along Chanticleer Avenue in Santa Cruz County. The study findings are based on manufacturer's sound data and other data and are correct to the best of our knowledge. Significant changes in the equipment, operational conditions, noise regulations or other changes beyond our control may produce long-range noise results different than those reported herein.

If you have any questions or would like an elaboration on this report, please call me.

Sincerely,

EDWARD L. PACK ASSOC., INC.

A handwritten signature in blue ink, appearing to read 'Jeffrey K. Pack', is written over a horizontal line.

Jeffrey K. Pack
President

Attachments: Appendices A and B

APPENDIX A

References:

- (a) Site Plan, Santa Cruz County Center for Public Safety, by Barry Swenson Builder, 2012
- (b) Santa Cruz County General Plan, Santa Cruz County, Department of County Planning and Building, December 19, 1994
- (c) "Acoustical Analysis of the Mechanical Systems, Pilgrim Haven, Pine Avenue, Los Altos", by Edward L. Pack Associates, Inc., Project No. 43-021, December 1, 2011
- (d) http://www.commercial.carrier.com/commercial/hvac/technical_literature/1,,CL11_DIV12_ETI7421_MID180,00.htmlCarrier Website
- (e) Santa Cruz County Center for Public Safety, Buildings B, C, D Mechanical Plans, CD Peer Review Submittal, by Young Engineering Services, March 8, 2012
- (f) "Noise Assessment Study for the Planned Gateway Specific Plan Commercial Center, East Boronda Road, Salinas", by Edward L. Pack Associates, Inc., Project No. 42-005, January 19, 2010

APPENDIX B

Noise Level Measurement Data

Ambient Leq			
		South PL	Chanticleer Ave.
Friday	11:00am	53.2	65.4
	12:00 pm	52.8	65.9
	1:00	48.3	64.8
	2:00	50.0	65.4
	3:00	50.3	65.3
	4:00	53.6	66.1
	5:00	50.8	66.0
	6:00	52.4	65.3
	7:00	50.6	63.6
	8:00	50.7	62.1
	9:00	48.3	61.5
	10:00	48.6	60.6
Saturday	11:00	48.9	59.8
	12:00	47.4	57.4
	1:00 am	48.6	57.5
	2:00	46.3	56.9
	3:00	48.3	53.4
	4:00	49.2	53.8
	5:00	48.6	56.3
	6:00	50.2	60.0
	7:00	50.4	62.1
	8:00	51.1	64.8
	9:00	49.4	64.6
	10:00	51.8	64.8
Sunday	11:00	57.7	64.9
	12:00 pm	49.7	65.7
	1:00 pm	49.8	65.2
	2:00	53.1	64.8
	3:00	50.5	66.1
	4:00	53.0	64.6
	5:00	50.6	64.5
	6:00	51.8	63.9
	7:00	50.1	62.9
	8:00	46.5	61.7
	9:00	48.9	61.7
	10:00	46.1	60.7
Monday	11:00	47.4	61.7
	12:00 am	45.9	58.0
	1:00 am	44.7	55.5
	2:00	44.0	55.1
	3:00	43.6	55.4
	4:00	43.1	54.3
	5:00	46.0	55.0
	6:00	48.9	58.6
	7:00	48.9	61.2
	8:00	50.0	61.6
	9:00	50.0	63.1
	10:00	49.0	64.5
Tuesday	11:00	48.7	63.9
	12:00 pm	52.3	66.5
	1:00 pm	51.2	64.6
	2:00	50.0	64.0
	3:00	48.6	64.1
	4:00	51.6	67.2
	5:00	48.3	63.0
	6:00	47.3	63.1
	7:00	48.2	62.4
	8:00		60.9
	9:00		60.0
	10:00		58.5
Wednesday	11:00		56.1
	12:00 am		51.0
	1:00 am		52.2
	2:00		55.1
	3:00		53.9
	4:00		60.0
	5:00		64.1
	6:00		72.2
	7:00		67.0
	8:00		65.7
	9:00		64.7
	10:00		66.1
		Highest Leq	
		Lowest Leq	

BUILDING B ROOF TOP

Chanticleer Home		Pad	Barrier	TOW	Source	Source to	Barrier to	Source to	Receiver	NOISE REDUCTIONS								Resultant Level	Reference Levels	Sound Level	Dist. ft.	
South PL limit = 45		Elev	Height	Elev	Height	Barrier	Receiver	Receiver	Height	d	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz					Avg IL
AC-B1	Carrier 48HCDA07	17		20	20	210	125	335	5	0.561	5.6	6.3	7.4	9.0	11.1	13.6	16.3	8.5	23.0	82	31.5	335
AC-B2	Carrier 48HCDA12	17		20	20	175	143	318	5	0.431	5.4	6.0	6.9	8.3	10.3	12.6	15.3	7.9	29.1	87	37.0	318
AC-B3	Carrier 48HCDA05	17		20	20	146	143	289	5	0.396	5.4	5.9	6.8	8.1	10.0	12.3	14.9	7.7	21.1	78	28.8	289
AC-B4	Carrier 48HCDA08	17		20	20	117	143	260	5	0.352	5.3	5.8	6.6	7.9	9.7	11.9	14.5	7.5	26.2	82	33.7	260
AC-B5	Carrier 48HCDA05	16.5		20	19.5	80	125	205	5	0.386	5.4	5.9	6.7	8.1	9.9	12.2	14.8	7.7	24.1	78	31.8	205
AC-B6	Carrier 48HCDA04	16.5		20	19.5	16	125	141	5	0.161	5.0	5.3	5.7	6.5	7.7	9.4	11.6	6.3	26.7	76	33.0	141
AC-B7A	Carrier 50HCDA07	17		20	20	210	143	353	5	0.466	5.5	6.1	7.0	8.5	10.5	12.9	15.6	8.0	23.0	82	31.0	353
AC-B7B	Carrier 50HCDA07	17		20	20	227	143	370	5	0.481	5.5	6.1	7.1	8.6	10.6	13.0	15.7	8.1	22.5	82	30.6	370
AC-B8	Mitsubishi	16.5		20	19.5	227	143	370	5	0.501	5.5	6.1	7.2	8.7	10.7	13.2	15.9	8.2	14.4	74	22.6	370
AC-B9	Mitsubishi	17		20	20	227	143	370	5	0.481	5.5	6.1	7.1	8.6	10.6	13.0	15.7	8.1	14.5	74	22.6	370
HV-B1	Reznor RDH-150	17		20	20	61	143	204	5	0.234	5.1	5.5	6.1	7.1	8.5	10.5	12.9	6.8	40.0	93	46.8	204
MUA-B1	Carrier 62DAF015	18		20	24	63	143	206	5	0.037	4.8	4.9	5.0	5.2	5.6	6.3	7.5	5.2	41.5	93	46.7	206
EF-B1	GH Cube 220-10	17.5		20	20.5	123	125	248	5	0.414	5.4	5.9	6.8	8.2	10.1	12.5	15.1	7.8	21.3	77	29.1	248
EF-B2	GH GB-101	18		20	21	198	143	341	5	0.412	5.4	5.9	6.8	8.2	10.1	12.5	15.1	7.8	4.6	63	12.3	341
EF-B3	GH GB-091	18		20	21	3	143	146	5	0.073	4.9	5.0	5.2	5.6	6.3	7.5	9.1	5.5	17.2	66	22.7	146
EF-B5	GH GB-091	16.5		20	19.5	233	143	376	5	0.506	5.5	6.1	7.2	8.7	10.8	13.2	15.9	8.2	1.3	61	9.5	376
EF-B6	GH GB-091	16.5		20	19.5	130	125	255	5	0.486	5.5	6.1	7.1	8.6	10.6	13.1	15.7	8.1	4.7	61	12.9	255
TOTAL=																		44.4				

BUILDING C ROOF TOP

Res. PL across Chanticleer	Model	Elev	Height	Elev	Height	Barrier	Receiver	Receiver	Height	d	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	Avg IL	Level	Levels	Level	Dist. ft.
AC-C1	Carrier 48HCDA09	29.5		32.5	32.5	135	130	265	5	1.454	6.7	7.9	9.8	12.0	14.6	17.4	20.3	11.1	22.5	82	33.5	265
AC-C2	Carrier 48HCDA08	29.5		32.5	32.5	97	150	247	5	0.974	6.1	7.1	8.6	10.7	13.1	15.7	18.6	9.9	24.3	82	34.1	247
AC-C3	Carrier 48HCDA05	30		32.5	33	100	130	230	5	1.180	6.4	7.5	9.2	11.3	13.8	16.5	19.4	10.4	20.3	78	30.8	230
AC-C4	Carrier 48HCDA05	29.5		32.5	32.5	101	130	231	5	1.246	6.4	7.6	9.3	11.5	14.0	16.7	19.6	10.6	20.1	78	30.7	231
AC-C5	Carrier 48HCDA07	29.5		32.5	32.5	62	130	192	5	0.917	6.0	7.0	8.5	10.5	12.8	15.5	18.3	9.7	26.6	82	36.3	192
AC-C6	Carrier 48HCDA07	29.5		32.5	32.5	105	130	235	5	1.273	6.5	7.7	9.4	11.5	14.1	16.8	19.7	10.7	23.9	82	34.6	235
AC-C7	Carrier 48HCDA04	29.5		32.5	32.5	95	130	225	5	1.202	6.4	7.5	9.2	11.4	13.9	16.6	19.5	10.5	18.5	76	29.0	225
AC-C8	Carrier 48HCDA08	30		32.5	33	59	130	189	5	0.816	5.9	6.8	8.2	10.1	12.4	15.0	17.8	9.4	27.1	82	36.5	189
AC-C9	Carrier 48HCDA06	29.5		32.5	32.5	84	130	214	5	1.117	6.3	7.4	9.0	11.1	13.6	16.3	19.2	10.3	20.1	77	30.4	214
AC-C10	Carrier 48HCDA06	29.5		32.5	32.5	44	130	174	5	0.717	5.8	6.6	7.9	9.7	12.0	14.5	17.3	9.1	23.1	77	32.2	174
AC-C11	Carrier LVNA240403	30		32.5	33	74	130	204	5	0.966	6.1	7.1	8.6	10.6	13.0	15.7	18.5	9.9	19.1	77	29.0	250
AC-C12	Carrier 48HCDA06	29.5		32.5	32.5	100	150	250	5	0.992	6.1	7.2	8.7	10.7	13.1	15.8	18.7	9.9	20.0	76	29.8	204
AC-C13	Carrier 48HCDA08	29.5		32.5	32.5	124	130	254	5	1.392	6.6	7.8	9.6	11.9	14.4	17.2	20.1	10.9	23.0	82	33.9	254
AC-C15	Carrier 48HCDA04	29.5		32.5	32.5	145	130	275	5	1.505	6.7	8.0	9.9	12.1	14.7	17.5	20.4	11.2	16.0	76	27.2	275
AC-C16	Carrier 48HCDA04	30		32.5	33	124	130	254	5	1.339	6.5	7.8	9.5	11.7	14.3	17.0	19.9	10.8	17.1	76	27.9	254
AC-C18A	Carrier 48HCDA012	30		32.5	33	96	130	226	5	1.150	6.3	7.4	9.1	11.2	13.7	16.4	19.3	10.4	29.6	87	39.9	226
AC-C18B	Carrier 48HCDA012	29.5		32.5	32.5	89	130	219	5	1.157	6.3	7.5	9.1	11.2	13.7	16.4	19.3	10.4	29.8	87	40.2	219
AC-C19	Carrier 48HCDA04	30		32.5	33	84	130	214	5	1.054	6.2	7.3	8.8	10.9	13.4	16.1	18.9	10.1	19.3	76	29.4	214
EF-C1	GH GB-101	29.5		32.5	32.5	78	130	208	5	1.067	6.2	7.3	8.9	11.0	13.4	16.1	19.0	10.1	6.5	63	16.6	208
EF-C2	GH GB-091	29		32.5	32	48	130	178	5	0.843	6.0	6.9	8.3	10.2	12.5	15.2	18.0	9.5	13.5	68	23.0	178
EF-C3	GH GB-091	29.5		32.5	32.5	147	130	277	5	1.515	6.7	8.0	9.9	12.2	14.8	17.5	20.4	11.2	7.9	68	19.2	277
EF-C4	GH GB-071	29		32.5	32	104	130	234	5	1.325	6.5	7.7	9.5	11.7	14.2	17.0	19.9	10.8	7.8	66	18.6	234
EF-C5	GH GB-091	29		32.5	32	6	230	236	5	0.120	5.0	5.1	5.5	6.1	7.1	8.6	10.6	5.9	7.6	61	13.5	236
TOTAL=																		36.7				

BUILDING D ROOF TOP		Pad	Barrier	TOW	Source	Source to	Barrier to	Source to	Receiver	NOISE REDUCTIONS								Resultant	Reference	Sound		
Res. PL across Chanticleer	Model	Elev	Height	Elev	Height	Barrier	Receiver	Receiver	Height	d	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	Avg IL	Level	Levels	Level	Dist. ft.
AC-D1	Carrier 48HCDA08	17		20	20	58	150	208	5	0.208	5.1	5.4	5.9	6.9	8.3	10.2	12.5	6.6	29.0	82	35.6	208
AC-D2	Carrier 48HCDA04	18		20	21	63	150	213	5	0.156	5.0	5.2	5.7	6.4	7.6	9.3	11.5	6.2	23.2	76	29.4	213
AC-D3	Carrier 48HCDA06	17		20	20	66	150	236	5	0.272	5.2	5.6	6.2	7.3	8.9	11.0	13.5	7.0	22.5	77	29.5	236
AC-D4	Carrier 48HCDA07	17		20	20	34	150	184	5	0.138	5.0	5.2	5.6	6.3	7.4	9.0	11.1	6.1	30.6	82	36.7	184
AC-D5	Mitsubishi	16.5		20	19.5	112	150	262	5	0.348	5.3	5.8	6.6	7.8	9.6	11.9	14.4	7.5	18.2	74	25.6	262
AC-D6	Mitsubishi	17		20	20	79	140	219	5	0.288	5.2	5.6	6.3	7.4	9.1	11.2	13.7	7.1	20.1	74	27.2	219
MUA-D1	Carrier 62DAF024	17.5		20	25.5	42	140	182	5	0.009	4.8	4.8	4.8	4.9	5.0	5.2	5.6	4.9	42.9	93	47.8	182
MUA-D2	Carrier 62DAD024	18		20	26	60	140	200	5	0.001	4.8	4.8	4.8	4.8	4.8	4.8	4.9	4.8	42.2	93	47.0	200
MUA-D3	Carrier 62DAG024	17		20	25	79	140	219	5	0.048	4.8	4.9	5.1	5.3	5.9	6.7	8.1	5.3	40.9	93	46.2	219
MUA-D4	Carrier 62DAD024	18		20	26	66	150	216	5	0.002	4.8	4.8	4.8	4.8	4.8	4.9	5.0	4.8	41.5	93	46.3	216
EF-D1	GH SWB-327	17	10' stack	20	27	20	150	170	5		4.8	4.8	4.8	4.8	4.8	4.8	4.8		39.4	84	39.4	170
EF-D2A	GH SWB-213	16.5		20	19.5	93	150	243	5	0.317	5.3	5.7	6.4	7.6	9.4	11.5	14.1	7.3	28.0	83	35.3	243
EF-D2B	GH SWB-213	16.5		20	19.5	93	150	243	5	0.317	5.3	5.7	6.4	7.6	9.4	11.5	14.1	7.3	28.0	83	35.3	243
EF-D3	GH SWB-213	17		20	20	86	150	236	5	0.272	5.2	5.6	6.2	7.3	8.9	11.0	13.5	7.0	27.5	82	34.5	236
EF-D4	GH SWB-218	17.5		20	20.5	49	140	189	5	0.169	5.0	5.3	5.7	6.5	7.8	9.5	11.8	6.3	31.1	83	37.5	189
EF-D5	GH G-103	17.5		20	20.5	74	140	214	5	0.242	5.1	5.5	6.1	7.1	8.6	10.6	13.1	6.8	16.6	70	23.4	214
EF-D6	GH 7 IPO	18		20	21	68	140	208	5	0.194	5.1	5.4	5.9	6.7	8.1	9.9	12.2	6.5	-7.9	45	-1.4	208
EF-D7	GH GB-091	16		20	19	115	150	265	5	0.383	5.4	5.9	6.7	8.1	9.9	12.2	14.8	7.6	4.9	61	12.5	265
EF-D8	GH GB-091	18		20	21	65	140	205	5	0.186	5.1	5.3	5.8	6.7	8.0	9.8	12.1	6.5	8.3	61	14.8	205
CU-1	KeepRite KQH	16.5		20	19.5	164	150	314	5	0.414	5.4	5.9	6.8	8.2	10.1	12.5	15.1	7.8	24.3	82	32.1	314
CU-2	KeepRite KQH	17.5		20	20.5	78	150	228	5	0.223	5.1	5.4	6.0	7.0	8.4	10.4	12.8	6.7	28.1	82	34.8	228
TOTAL=																			48.9			

BUILDING D ROOF TOP		Pad	Barrier	TOW	Source	Source to	Barrier to	Source to	Receiver	NOISE REDUCTIONS								Resultant	Reference	Sound		
SOUTH PL limit = 45 dBA	Model	Elev	Height	Elev	Height	Barrier	Receiver	Receiver	Height	d	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	Avg IL	Level	Levels	Level	Dist. ft.
AC-D1	Carrier 48HCDA08	17		20	20	217	80	297	5	1.016	6.2	7.2	8.8	10.8	13.2	15.9	18.8	10.0	22.6	82	32.5	297
AC-D2	Carrier 48HCDA04	18		20	21	177	80	257	5	0.899	6.0	7.0	8.4	10.4	12.8	15.4	18.2	9.7	18.2	76	27.8	257
AC-D3	Carrier 48HCDA06	17		20	20	177	80	257	5	0.957	6.1	7.1	8.6	10.6	13.0	15.7	18.5	9.8	19.0	77	28.8	257
AC-D4	Carrier 48HCDA07	17		20	20	26	80	106	5	0.338	5.3	5.7	6.5	7.8	9.5	11.8	14.3	7.4	34.1	82	41.5	106
AC-D5	Mitsubishi	16.5		20	19.5	231	80	311	5	1.057	6.2	7.3	8.9	10.9	13.4	16.1	18.9	10.1	14.0	74	24.1	311
AC-D6	Mitsubishi	17		20	20	140	80	220	5	0.883	6.0	7.0	8.4	10.3	12.7	15.4	18.2	9.6	17.5	74	27.2	220
MUA-D1	Carrier 62DAF024	17.5		20	24.5	146	80	226	5	0.624	5.7	6.4	7.6	9.3	11.5	14.0	16.7	8.7	37.2	93	45.9	226
MUA-D2	Carrier 62DAD024	18		20	25	154	80	234	5	0.622	5.7	6.4	7.6	9.3	11.5	14.0	16.7	8.7	36.9	93	45.6	234
MUA-D3	Carrier 62DAG024	17		20	24	115	80	195	5	0.540	5.6	6.2	7.3	8.9	11.0	13.5	16.2	8.4	38.8	93	47.2	195
MUA-D4	Carrier 62DAD024	18		20	25	26	80	106	5	0.000	4.8	4.8	4.8	4.8	4.8	4.8	4.8		52.5	93	52.5	106
EF-D1	GH SWB-327	17	10' stack	20	27	223	80	303	5	0.706	5.8	6.6	7.9	9.7	11.9	14.5	17.3	9.0	25.4	84	34.4	303
EF-D2A	GH SWB-213	16.5		20	19.5	47	80	127	5	0.572	5.6	6.3	7.4	9.1	11.2	13.7	16.4	8.5	32.4	83	40.9	127
EF-D2B	GH SWB-213	16.5		20	19.5	47	80	127	5	0.572	5.6	6.3	7.4	9.1	11.2	13.7	16.4	8.5	32.4	83	40.9	127
EF-D3	GH SWB-213	17		20	27	60	80	140	5	0.083	4.9	5.0	5.3	5.7	6.5	7.7	9.5	5.6	33.4	82	39.1	140
EF-D4	GH SWB-218	17.5		20	27.5	90	80	170	5	0.224	5.1	5.4	6.0	7.0	8.4	10.4	12.8	6.7	31.7	83	38.4	170
EF-D5	GH G-103	17.5		20	27.5	148	80	228	5	0.477	5.5	6.1	7.1	8.6	10.6	13.0	15.7	8.1	14.8	70	22.8	228
EF-D6	GH 7 IPO	18		20	28	140	80	220	5	0.423	5.4	6.0	6.9	8.3	10.2	12.6	15.2	7.6	-9.7	45	-1.8	220
EF-D7	GH GB-091	16		20	26	233	80	313	5	0.768	5.9	6.7	8.1	9.9	12.2	14.8	17.6	9.2	1.9	61	11.1	313
EF-D8	GH GB-091	18		20	28	142	80	222	5	0.431	5.4	6.0	6.9	8.3	10.3	12.6	15.3	7.9	6.2	61	14.1	222
CU-1	KeepRite KQH	16.5		20	19.5	16	80	96	5	0.313	5.3	5.7	6.4	7.6	9.3	11.5	14.0	7.3	35.1	82	42.4	96
CU-2	KeepRite KQH	17.5		20	20.5	16	80	96	5	0.159	5.0	5.3	5.7	6.4	7.6	9.4	11.5	6.3	36.1	82	42.4	96
TOTAL=																			53.3			

ATTACHMENT 3

Phase 1 Environmental Site Assessment



PHASE I ENVIRONMENTAL SITE ASSESSMENT

Center for Public Safety – Live Oak Business Park
5200, 5300, 5400 Soquel Avenue & 2400 Chanticleer Avenue
APNs 029-021-55, 029-021-56, 029-021-57, 029-021-58, &
029-021-59
Santa Cruz, California

Prepared at the request of:
Ms. Constance Conroy
Santa Cruz County Sheriff-Coroner's Office

Prepared by:
RRM, Inc.
2560 Soquel Avenue, Suite 202
Santa Cruz, California 95062

June 9, 2011

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Attachment D	Current & Historical Address Listings

1.0 EXECUTIVE SUMMARY

At the request of Ms. Constance Conroy of the Santa Cruz County Sheriff-Coroner's Office (SCCSCO), RRM, Inc. (RRM) has prepared this Phase I Environmental Site Assessment (ESA) for the real property located at 5200, 5300, 5400 Soquel Avenue and 2400 Chanticleer Avenue, Santa Cruz, California (Property) (Figures 1 and 2). The Santa Cruz County Assessor's Office (SCCAO) identifies the designated common parking area of the Property as Assessor's Parcel Number (APN) 029-021-59, which encompasses four individual parcels identified as the following addresses:

5300 Soquel Avenue: APN 029-021-55

5400 Soquel Avenue: APN 029-021-56

5200 Soquel Avenue: APN 029-021-57

2400 Chanticleer Avenue: APN 029-021-58

RRM performed the ESA in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice E 1527-05. The ASTM Standard specifies minimum requirements for ESAs that permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA¹ liability (commonly referred to as the "landowner liability protections", or "LLPs"): that is, the practice that constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

As such, this ESA includes the following components: records review, site reconnaissance, interviews, and report preparation. Exceptions to this practice are described in Section 2.3 of this report and noted in the summary below.

The following is a summary of information pertaining to the Property obtained from the historical records review, aerial photograph review, interviews, site inspection, and regulatory agency file review.

- The subject Property is comprised of five parcels totaling approximately 7.2 acres, situated on the corner of Soquel Avenue and Chanticleer Avenue in the unincorporated Live Oak district in Santa Cruz, California. SCCAO reported that the current owners of the Property are Bay Federal Credit Union and Green Valley Corporation.
- Property improvements include two two-story and two one-story commercial office buildings. Surfaces of the Property not occupied by structures are either landscaped or covered in asphalt and concrete. A pad-mounted transformer is present at the northwest corner of the Property. A chain link fence with privacy slats is present along the south and east borders of the Property. All buildings are constructed similarly with concrete tilt-up walls and concrete floors. The roofs on the buildings are either flat built-up style or insulated foam. Solar panels are present on one building's roof. Interior divisions within the buildings are concrete or sheetrock. Floors inside the buildings are either sealed, bare concrete, or covered in carpet, linoleum, or tile. Two story buildings are equipped with elevators. A site location map and site map are presented as Figures 1 and 2,

¹ Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601), also known as Superfund

respectively. A site map showing previous Property uses is presented as Figure 3. Site inspection photographs are presented in Attachment A.

- Small amounts of hazardous materials were observed during the Property inspections. The majority of hazardous materials were paints, stains, and solvents observed in an area where Barry Swenson Builder stores construction materials. All hazardous materials observed were intact, in original containers, and appeared to be properly stored. RRM inspected the facility at the Property used by SCCSCO for the storage of special operations vehicles and property and evidence seized from crime scenes. Hazardous materials in connection with case evidence and special operations included small amounts of explosives and vehicle batteries. All hazardous materials observed in connection with case evidence and special operations appeared to be properly stored.
- Surface topography in the Property vicinity is generally flat with a gradual slope to the south. The surface elevation at the Property is approximately 110 feet above mean sea level (msl). The nearest surface water is Rodeo Creek Gulch, located approximately 2,000 feet to the east. Rodeo Creek drains into Corcoran Lagoon, which discharges into the Monterey Bay, located approximately 2 miles to the south of the Property.
- Based on the findings of a governmental database review provided by Environmental Data Resources, Inc. (EDR), three sites were identified in the vicinity of the Property where one or more underground storage tanks (UST) had been present. RRM reviewed files available at Santa Cruz County Environmental Health Services (SCCEHS) for the EDR-identified sites. Based on a review of available SCCEHS files for the selected sites in the Property vicinity, the distance of the sites from the Property, and the regulatory status of these sites, it is not likely that contaminants from any known offsite source have migrated into soil or groundwater at the Property.
- RRM searched the SCCEHS file system for files related to the subject Property; no files pertaining to hazardous materials related to the subject Property, associated with the current addresses and parcel numbers, were found. The SCCEHS file system did contain records pertaining to the Property prior to redevelopment of the land into an industrial office park in 2001. In 1991, a soil and groundwater investigation conducted at the Property documented the existence of two USTs used for the storage of gasoline and diesel that were located adjacent to the east of a former auto repair shop and mill (Figure 3). The USTs were reportedly installed in the early 1970s and removed in the late 1970s. Three groundwater monitoring wells were installed at the Property in 1991, and several investigations and remedial actions followed. During the course of these investigations, eighty near-surface and shallow subsurface soil samples were collected. Maximum detected concentrations of total recoverable petroleum hydrocarbons were 5,200 milligrams per kilogram in a soil sample collected near the former auto shop. Petroleum hydrocarbons and volatile organic compounds were not detected in water samples collected from the groundwater monitoring wells. On October 7, 2002, SCCEHS issued a letter stating that no further assessment at the Property was required.
- A domestic or irrigation well was reported to exist on the Property prior to redevelopment in 2002. On May 7, 2001, SCCEHS approved a well destruction permit application proposing to abandon the well. An inspection report showing oversight from SCCEHS in abandoning the well was not

available in the records at SCCEHS. Mr. Keith Henderson, Senior Project Manager with Barry Swenson Builder, reported that the well was properly abandoned prior to grading activities and construction. The three groundwater monitoring wells installed at the Property in 1991 have not been reported to have been properly abandoned. Since there are no currently hazardous materials used or stored on the Property, and no known offsite source of contamination that might affect groundwater through these wells, SCCEHS indicated to RRM staff that they would not require the Property owner to locate and properly abandon the wells unless the Property undergoes future development that allows for a search under more feasible, practical conditions.

- RRM requested copies of Sanborn Fire Insurance Maps (Sanborns) from EDR, who owns the Sanborn collection. EDR reported that Sanborn maps are not available for the Property vicinity.
- A contractual agreement between Green Valley Corporation and SCCSCO limited RRM's contact with Property tenants, and only tenants specified by Green Valley Corporation and SCCSCO were interviewed for this assessment.
- Aerial photographs, historical topographic maps, historical address listings, and information provided by SCCAO and SCCEHS, representatives of the current property owners, and a current tenant were used to ascertain former Property uses. Based on a review of these sources, it was determined that the Property was first developed sometime prior to 1920, and was used as a poultry farm during the 1920s until sometime during the late 1940s. Throughout the 1950s, the Property was occupied by dwellings and smaller outbuildings. A large structure that first appeared on the Property in an aerial photograph from 1948 suggests this portion of the Property may have been used for livestock, storage, or a business. Throughout the 1960s and 1970s, the Property remained occupied by several dwellings, including an apartment building that was constructed near the north border of the Property sometime between 1956 and 1963. In 2001, prior to redevelopment, the Property was occupied by five dwellings, a four-unit apartment complex, a lumber mill, a motorcycle repair shop, a cabinet maker/shop, a tree service company, and several sheds or outbuildings. During this time, the tree service company had been using the northeast portion of the Property for temporary storage of wood and tree clipping waste. The Property was also being used for storage of tennis court building materials and sealant, horse grazing, and storage of vehicles, campers, and buses. With the exception of a domestic or irrigation well and associated structure, by December 2000, all the structures and vehicles, including refuse, debris, and previously stored hazardous materials, had been removed from the Property. In 2001, the well was abandoned and the structure removed, and the Property underwent redevelopment into the industrial office park it is today.

Based on this inquiry, RRM concludes the following:

- Although three sites have been identified near the Property where one or more USTs had been present, based on the regulatory status of these sites, and the distance of these sites from the Property, it is unlikely that contaminants from any known offsite source have migrated into soil or groundwater at the Property.
- This assessment has revealed evidence of a historical recognized environmental condition, as defined by ASTM Standard Practice E 1527-05 in connection with the Property. The conditions of

the Property prior to redevelopment in 2002 were indicative of a then-existing release, past release, and material threat of a release of hazardous materials into soil at the Property. This finding was based on the reported data collected from soil and groundwater investigations conducted at the Property prior to 2000.

- This assessment has revealed no evidence of recognized environmental conditions resulting from use of hazardous materials in connection with the Property after 2002.

2.0 INTRODUCTION

2.1 Purpose of this Assessment

The purpose of this ESA was to determine the potential for soil and groundwater contamination resulting from the use of hazardous substances or petroleum products on or near the Property at 5200, 5300, 5400 Soquel Avenue and 2400 Chanticleer Avenue in Santa Cruz, California. This ESA has been performed at the request of Ms. Constance Conroy of SCCSCO pending a planned transaction involving the Property.

2.2 Detailed Scope of Services

Exceptions and limitations of this assessment are presented in Sections 2.3. Special terms and conditions for this assessment are presented in Section 2.4.

The steps included for this ESA are as follows:

- **Site Reconnaissance.** Accessible areas of the Property and Property vicinity were physically inspected in order to identify possible hazardous waste storage, dumping, or contamination.
- **Records Review.** A review of reasonably ascertainable records was conducted; sources included regulatory agency files, lists and databases, topographical maps, and aerial photographs.
- **Interviews.** Representatives of the current owners of the Property, a current Property tenant, and SCCEHS staff were interviewed in order to establish current and previous Property uses, current and previous use of hazardous materials, and hazardous waste practices at the Property.
- **Report Preparation.** The information gathered for this ESA was compiled, and the findings are presented in this report.

Each of the steps of the Phase I ESA is described in detail in Sections 3.0 through 7.0; the findings of this assessment are presented in Section 8.0, opinions regarding the findings are presented in Section 9.0, and the conclusions and recommendations of this assessment are presented in Section 10.0. The signatures and qualifications of the environmental professionals performing the Phase I ESA are presented in Section 11.0.

2.3 Exceptions and Limitations

We have developed and performed appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312 and as defined in ASTM Practice E 1527-05. Exceptions to ASTM Practice E1527-05 are as follows:

- **Historical Fire Insurance Maps Review.** RRM requested copies of historical Sanborn maps from EDR, who owns the Sanborn collection. EDR reported that Sanborns are not available for the Property vicinity.
- **Interviews.** A contractual agreement between Green Valley Corporation and SCCSCO limited RRM's contact with current Property tenants, and only tenants specified by Green Valley Corporation and SCCSCO were interviewed for this assessment.

This Phase I ESA is based strictly on the information obtained during this assessment. This ESA does not include the testing or sampling of petroleum hydrocarbons, solvents, radon, pesticides, molds, or polychlorinated biphenyls. Determining all historic hazardous materials and/or hazardous waste practices for the Property is not practicable and is beyond the scope of this assessment. Where applicable, the physical testing of site media is recommended in order to provide a greater degree of confidence.

This Phase I ESA is provided expressly for use by Ms. Constance Conroy and SCCSCO. No other use or disclosure is intended or authorized by RRM. All reasonable care and professionalism in carrying out this Phase I ESA was taken by RRM. However, no warranty or guarantee of any kind whatsoever, expressed or implied, is made or intended other than that this Phase I ESA was compiled using ordinarily exercised professional standards. There are inherent risks associated with Phase I ESAs. No matter how detailed a Phase I ESA is performed, all potential hazardous material or hazardous waste locations may not be determined. RRM's findings, interpretations, and recommendations are based solely on the strength of information obtained and/or reviewed.

2.4 Special Terms and Conditions

SCCSCO did not request any special terms or conditions outside the requirements set forth in ASTM Standard Practice E 1527-05.

2.5 Significant Assumptions

RRM interviewed representatives of the current Property owners, a current Property tenant, and SCCHEs staff to obtain details regarding the Property conditions, the historic use of the Property, and hazardous materials handling practices at the Property. By presenting this reported information about uses of the Property, RRM has assumed that the persons interviewed have been forthright and truthful regarding their knowledge of the conditions, uses, and materials handling practices at the Property.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject Property is comprised of five parcels totaling approximately 7.2 acres, situated on the corner of Soquel Avenue and Chanticleer Avenue in the unincorporated Live Oak district in Santa Cruz, California. The Property location is shown on the Soquel, California Quadrangle of the United States Geologic Survey (USGS) 7.5-minute topographic map series (Figure 1). SCCAO identifies the designated common parking area of the Property as Assessor's Parcel Number (APN) 029-021-59, which encompasses four individual parcels identified as the following addresses:

5300 Soquel Avenue: APN 029-021-55

5400 Soquel Avenue: APN 029-021-56

5200 Soquel Avenue: APN 029-021-57

2400 Chanticleer Avenue: APN 029-021-58

3.2 Site and Vicinity General Characteristics

The Property is located on the corner of Soquel Avenue and Chanticleer Avenue in the unincorporated Live Oak district in Santa Cruz, California (Figure 1). The Property is the location of several businesses and a school that use the buildings for office space, catering and food sales, instruction, manufacturing, and storage. The Property is bounded to the north by Soquel Avenue and the Highway 1 corridor, to the west by Chanticleer Avenue, to the east by a business and storage yard, and to the south by residential parcels.

Surface topography in the Property vicinity is generally flat with a gradual slope to the south. The surface elevation at the Property is approximately 110 feet above msl. The nearest surface water is Rodeo Creek Gulch, located approximately 2,000 feet to the east. Rodeo Creek drains into Corcoran Lagoon, which discharges into the Monterey Bay, approximately 2 miles to the south of the Property.

3.3 Current Property Uses

Currently, the Property is occupied by several businesses pertaining to software development and design, medical research, financial administration, construction administration, engineering, a printing/publishing business, car rental agency, a plastics extrusion company that manufactures plastic tubing for medical use, a bicycle parts distributor, a salon supply store, and a deli café. A complete list of Property tenants and businesses appears in Section 12.0.

3.4 Descriptions of Structures, Roads, and Other Property Improvements

Property improvements include two two-story and two one-story commercial office buildings ranging in area from 25,324 square feet (one-story) to 32,624 square feet (two-story). Surfaces of the Property not occupied by structures are either landscaped or covered in asphalt and concrete. A pad-mounted transformer is present at the northwest corner of the Property. A chain link fence with privacy slats is present along the south and east borders of the Property.

All buildings are constructed similarly with concrete tilt-up walls and concrete floors. The roofs on the buildings are either flat built-up style or insulated foam. Solar panels are present on one building's roof. Interior divisions within the buildings are concrete or sheetrock. Floors inside the buildings are either sealed, bare concrete, or covered in carpet, linoleum, or tile. Two story buildings are equipped with elevators.

A site location map and site map are presented as Figures 1 and 2, respectively. Site inspection photographs are presented in Attachment A.

3.5 Current Uses of the Adjoining Properties

The Property is set in a mixed-use commercial and residential neighborhood, situated on the southeast corner of Soquel Avenue and Chanticleer Avenue. Parcels adjacent to the Property to the east are occupied by an irrigation supply business and a storage yard for abandoned vehicles. Parcels adjacent to the Property to the west across Chanticleer Avenue are occupied by residences, an auto repair shop, a

catering business, an auto glass retailer and service, and a partially vacant lot occupied by an abandoned building. Parcels adjacent to the Property to the south are occupied by an assisted living facility.

4.0 USER PROVIDED INFORMATION

Ms. Constance Conroy of SCCSCO provided answers to the ASTM Standard E1527-05 User Questionnaire via email correspondence. The following summarizes information provided in response to the user questionnaire.

4.1 Title Records

The subject Property is comprised of five parcels totaling approximately 7.2 acres, situated on the corner of Soquel Avenue and Chanticleer Avenue in the unincorporated Live Oak district in Santa Cruz, California. The current owners of the Property are Bay Federal Credit Union (parcel 029-021-55), and Green Valley Corporation (parcels 029-021-56, 029-021-57, 029-021-58, 029-021-59), as verified by SCCAO.

4.2 Environmental Liens or Activity and Use Limitations

Ms. Conroy indicated that she has no knowledge of environmental liens related to the Property.

4.3 Specialized Knowledge

Ms. Conroy indicated that she does not have any specialized knowledge or experience that is material to recognized environmental conditions in connection with the Property as defined by 40 CFR 312.28.

4.4 Commonly Known or Reasonably Ascertainable Information

No commonly known or reasonably ascertainable information that is material to recognized environmental conditions in connection with the Property as defined by 40 CFR 312.28 was revealed by Ms. Conroy or discovered during this assessment. Reasonably ascertainable information material to a historical recognized environmental condition in connection with the Property as defined by 40 CFR 312.28 was discovered during this assessment.

4.5 Valuation Reduction for Environmental Issues

Ms. Conroy indicated that the purchase price proposed for the Property reasonably reflects the fair market value of the Property.

4.6 Owner, Property Manager, and Occupant Information

The Property is currently occupied by owners Bay Federal Credit Union and Green Valley Corporation, and other tenants as listed in Section 12.0., including the office of the Sheriff-Coroner, with whom Ms. Conroy, one of the users of this ESA, is employed. Management of the property is handled by owners Bay Federal Credit Union and Green Valley Corporation.

4.7 Reason for Performing Environmental Site Assessment

The purpose of this ESA was to determine the potential for soil and groundwater contamination resulting from the use of hazardous substances or petroleum products on or near the Property. The ESA was performed at the request of Ms. Constance Conroy of SCCSCO pending a planned transaction involving the Property.

5.0 RECORDS REVIEW

The purpose of the records review was to obtain and review information identifying recognized environmental conditions associated with the Property, and conditions on surrounding properties that may have resulted in contamination to soil or groundwater at the subject Property. Information obtained from the following sources has been incorporated into this assessment:

- EDR Report
- SCCEHS File Review
- Historical Topographic Maps
- Historical Aerial Photographs
- Historical Address Listings
- Interviews with Person(s) Knowledgeable About the Property History

RRM requested Historical Sanborn Fire Insurance Maps (Sanborns) from EDR, who owns the historical Sanborn collection. However, EDR reported that Sanborns were not available for the Property vicinity.

5.1 Standard Environmental Record Sources

5.2.1 5.1.1 EDR Report Summary

EDR provides a research service that examines databases maintained by the U.S. Environmental Protection Agency (US EPA), the California Department of Toxic Substances Control (DTSC), California Environmental Protection Agency (Cal-EPA), California Integrated Waste Management Board, California Department of Health Services (Cal-DHS), the California State Water Resources Control Board (SWRCB), and several other federal, state, and local agencies. Listed below is a summary of findings of the EDR Report. The search radius for each of the listings is specified in ASTM standard E 1527-05 (for the ASTM-specified Federal, State, and Local records) or was determined by EDR based on the type of records searched. Additional information regarding the databases searched, including the search radius for each listing, can be obtained from the complete EDR Report, which is included as Attachment B.

EDR Records Search Findings

Review of readily ascertainable information from governmental environmental databases revealed several entries within standard search radii from the Property. The records search performed by EDR resulted in the following listings:

- One RCRA–SQG site was listed within 0.25-mile of the Property. RCRA–SQG are small quantity generators of hazardous waste 100 kg/month to 1,000 kg/month.
- One ENVIROSTOR site was listed within 1-mile of the Property. ENVIROSTOR is a database of sites that have known contamination or sites for which there may be reasons to investigate further.
- Fifteen LUST sites were identified within 0.5-mile of the Property. LUST records contain an inventory of sites where incidents of leaking underground storage tanks have been reported.
- One AST site was identified within 0.25-mile of the Property. AST sites are active aboveground storage tank facilities recognized by local regulatory agencies.
- Three CA FID UST sites were identified within 0.25-mile of the Property. The Facility Inventory Database (FID) contains a historical listing of active and inactive UST locations from the SWRCB.
- Two HIST UST sites were identified within 0.25-mile of the Property. HIST UST is a historical listing of UST sites.
- Six SWEEPS UST sites were identified within 0.25-mile of the Property. SWEEPS UST is a list of UST sites updated in the early 1990s. The listing is no longer updated or maintained; local agencies are the contact for SWEEPS UST sites.
- One RCRA-NonGen site was listed within 0.25-mile of the Property. RCRA-NonGen sites are listed in a database that includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-generators do not presently generate hazardous waste.
- Ten HIST CORTESE sites were identified within 0.5-mile of the Property. These sites are listed in a database designated by the SWRCB, the Integrated Waste Board, and the DTSC.
- One Notify 65 site was identified within 1-mile of the Property. A listing of sites in the State Water Resources Control Board's Proposition 65 database that contains facility notifications about any release that could impact drinking water and thereby expose the public to a potential health risk.
- One HWP site was identified within 1-mile of the Property. HWP is a listing of sites that contain detailed information on permitted hazardous waste facilities and corrective action tracked in EnviroStor.

Several of the 42 entries were listed on more than one database.

5.2.2 5.1.2 Orphan Sites and Review of EDR Site Listing Relevance

The EDR report also contained a list of orphan sites. The location of these sites could not be identified by EDR based on site location information contained in various databases. There were thirteen orphan sites listed. None of the orphan sites listed appeared to be located at the Property or within close enough proximity to have had an effect on soil or groundwater conditions at the Property.

5.3 SCCEHS File Review

RRM staff visited the SCCEHS offices and reviewed pertinent files within the SCCEHS file system. In addition to the Property information provided by EDR, RRM searched the SCCEHS file system for information pertaining to the subject Property. The following is a summary of files reviewed at SCCEHS.

5.3.1 2322, 2338, 2400, 2402, 2444, 2464, 2500 Chanticleer Avenue & 5120, 5122 Soquel Avenue (Subject Property)

The listed addresses formerly comprised the subject Property. They were not listed in the EDR report. The SCCEHS file system contained only records pertaining to the Property prior to redevelopment of the land into an industrial office park in 2001. Prior to redevelopment, the Property was occupied by five single family dwellings, an apartment building, a lumber mill, a tree service company, a motorcycle repair shop, and several outbuildings and sheds at the above addresses; and the records available at SCCEHS relate to the former parcels and addresses. The SCCEHS file system did not contain files pertaining to hazardous materials for the subject Property associated with the current addresses and parcel numbers.

In 1991, a soil and groundwater investigation was conducted at the site². Findings from this investigation reported the existence of two USTs used for the storage of gasoline and diesel that were located adjacent to the east of the former auto repair shop and mill (Figure 3). The USTs were reportedly installed in the early 1970s and removed in the late 1970s. Records of the USTs were not available at SCCEHS, as USTs installed during this era did not require permitting or regulation through the county. The USTs may or may have not been regulated by a local fire department, however, if such records did exist with a local fire department, those records would have been transferred to SCCEHS.

In September 1991, three groundwater monitoring wells were installed at the Property to depths ranging from 46 to 52 feet below ground surface (bgs): Monitoring Well MW-1 was installed in the northwest corner along Chanticleer Avenue; Well MW-2 was installed along the eastern Property boundary; and Well MW-3 was installed approximately 60 feet to the south of the former USTs location (Figure 3). According to available records at SCCEHS, the groundwater from the wells had only been sampled one time following installation. Groundwater samples were analyzed for diesel range total petroleum hydrocarbons (TPHd) and volatile organic compounds (VOCs); the samples did not contain TPHd or VOCs above laboratory detection limits. Soil samples collected from the well borings at depths of 45 and 50 feet bgs did not contain petroleum hydrocarbons or VOCs above laboratory detection limits. Records showing proper abandonment of these monitoring wells were not available at SCCEHS or in the archives of one of the current Property owners, Barry Swenson Builder, who redeveloped the Property in 2001.

From 1991 to 1999, additional investigations and remedial excavation was conducted at the Property. During the course of these investigations, sixty-five surface soil samples ranging in depth from 0 to 6 inches bgs and fifteen shallow soil samples ranging in depth from 1 to 8 feet bgs were collected. Maximum concentrations of total recoverable petroleum hydrocarbons (TRPH) were detected at 5,200 milligrams per kilogram (mg/kg) in a soil sample collected at 3.5 feet bgs, near the former auto shop. In April 1999, soils in the area of the former auto shop were excavated to a depth of 2 feet bgs (Figure 3). Samples collected from the bottom of the excavation did not contain detectable concentrations of petroleum hydrocarbons.

On January 4, 2000, a memorandum from SCCEHS was sent to the county planning department stating that the Property has been adequately evaluated based on investigations and remediation conducted at the Property in 1999. On June 19, 2000, a work plan was submitted to SCCEHS proposing further

² Brown & Caldwell Consultants, *Report of Groundwater and Soil Sample Collection at the Proposed site of a United States Postal Service Facility*, October 22, 1991

investigation in the area where the former USTs had reportedly existed. This work plan was prepared at the request of Barry Swenson Builder, and was not work required by SCCEHS. The work plan proposed to install four soil borings to a depth of 15 feet bgs in the location where the USTs had reportedly existed. A June 21, 2000 SCCEHS letter noted receipt of the work plan and authorized the scope of proposed work. Whether this work was completed is unknown; SCCEHS did not appear to contain a subsequent report of investigation or findings, and the SCCEHS inspector who wrote the January 4, 2000 memo did not recall SCCEHS receiving a report.

In December 2000, the environmental consultant hired by Barry Swenson Builder conducted a survey of the Property and noted their findings in a letter dated December 7, 2000. The consultant reported that all the structures, including vehicles, debris, refuse, and previously stored hazardous materials, had been removed from the Property. At that time, the domestic well and associated structure was present on the Property. The consultant reported that evidence of potential environmental concern including soil staining was not observed on the Property, and that the monitoring wells installed at the Property in 1991 could not be located. The consultant had recommended that further assessment of environmental conditions at the Property at that time was not warranted.

On May 7, 2001, SCCEHS approved a well destruction permit application proposing to abandon the domestic well reported to exist at the Property. An inspection report showing oversight from SCCEHS in abandoning the well was not available in the records at SCCEHS. Mr. Keith Henderson, Senior Project Manager with Barry Swenson Builder, reported that the well was properly abandoned prior to grading activities and construction.

On October 7, 2002, SCCEHS issued a letter stating that no further assessment at the Property was required.

5.3.2 Cabinet Shop Colet, 2264 Chanticleer Avenue, Santa Cruz

This site is located approximately 180 feet south of the Property in the assumed down-gradient direction with respect to the expected direction of regional groundwater flow. The site is listed in the EDR report as the location of CA FID UST and SWEEPS UST listings related to the former presence of one 600-gallon UST first installed at the site in 1970.

The UST, which contained diesel and gasoline within a dual chamber, was removed along with piping from the site in August 1991. Two soil samples were collected from beneath the UST during removal activities at a depth of 7.5 feet bgs. Maximum concentrations of gasoline range total petroleum hydrocarbons (TPHg) in soil were 2,600 mg/kg. Benzene and TPHd were not detected in soil above laboratory detection limits.

On October 2, 1991, SCCEHS issued a letter requiring no further action related to the former UST was required. Based on the tank volume, and the regulatory status, it appears unlikely that petroleum hydrocarbons from this site have impacted groundwater beneath the Property.

5.3.3 1X Santa Cruz Freeholders, 4220 Soquel Avenue, Santa Cruz, and West Marine Center, 2450 17th Avenue, Santa Cruz

This site is located approximately 460 feet northwest of the Property in the assumed cross-gradient direction with respect to the expected direction of regional groundwater flow. The site is listed in the EDR report as the location of SWEEPS UST and HAZNET listings related to the former presence of one 500-gallon gasoline UST first installed at the site in 1976. The UST was reportedly last in use during 1986.

On November 26, 1991, the 500-gallon UST was removed from the site under oversight from SCCEHS. Two soil samples were collected in the UST excavation at 6.5 and 8 feet bgs. Petroleum hydrocarbons were not detected above laboratory detection limits in soil. SCCEHS issued a letter on February 5, 1992 stating no further actions related to the former UST were required. Based on the distance of this site from the Property, the tank volume, and the regulatory status, it appears unlikely that petroleum hydrocarbons from this site have impacted groundwater beneath the Property.

5.3.4 Central County Garbage Co Inc, 2230 Chanticleer Avenue, Santa Cruz

This site is located approximately 460 feet northwest of the Property in the assumed cross-gradient direction with respect to the expected direction of regional groundwater flow. The site is listed in the EDR report as the location of SWEEPS UST and HAZNET listings related to the former presence of one 1,500-gallon diesel UST, one 1,000-gallon diesel UST, one 500-gallon gasoline UST, and one 1,000-gallon UST used for storage of gasoline, diesel, and waste oil. The gasoline and diesel USTs were first installed at the site in 1984; the UST used for the storage of gasoline, diesel, and waste oil was reportedly installed in the mid 1970s.

The four USTs were removed from the site in December 1989. During the UST removal, a soil sample collected from beneath one of the diesel USTs contained a maximum concentration of 730 parts per million (ppm) TPHd. Two water samples collected during the UST removal contained maximum concentrations of 1,200,000 parts per billion (ppb) TPHd, 1,710,000 ppb TPHg, and 11,000 ppb benzene.

Additional investigation was conducted throughout the first quarter of 1990 that included excavation of contaminated soils and subsequent sampling, and advancement of three shallow soil borings. Two soil samples were collected from each boring at 6 and 11 feet bgs. Only one sample, collected at 6 feet bgs, contained TPHd; the concentration was 440 ppm. Thirty soil samples were collected from the bottom and side-walls of the final excavation. One sample collected at 20.5 feet bgs contained TPHd at 152 ppm. None of the other samples collected from the final excavation contained petroleum hydrocarbons above laboratory detection limits.

In a May 7, 1991 letter, SCCEHS stated that further assessment of the site regarding the USTs was not required, and the case was closed. Based on the direction of regional groundwater flow, and the regulatory status, it appears unlikely that petroleum hydrocarbons from this site have impacted groundwater beneath the Property.

5.4 Physical Setting and Historical Use Sources

Several sources were used to evaluate the physical setting and historical uses of the Property. These sources included historical topographic maps, historical aerial photographs, historical address listings, and interviews with representatives of the current owners of the Property. The following details RRM's inquiry regarding the physical setting and historical uses of the Property.

5.4.1 5.3.1 Historical Topographic Maps

Topographic Maps (topos) are created by the United States Geological Survey. Historical topos for the Property and Property vicinity were purchased from EDR. EDR reported that topographic maps for the Property vicinity were available for the years 1914, 1954, 1968, 1980, 1987, and 1994.

On the 1914 topo, Chanticleer Avenue was the only major street shown in the Property vicinity. Several structures were indicated along Chanticleer Avenue. One or more structures may have been present on the Property at that time; however, the scale of the map was too large to determine the exact locations of structures. Highway 1 was not present.

On the 1954 topo, the Highway 1 corridor was shown to the north of the Property. Several streets in the Property vicinity had been constructed since the time of the 1914 topo. Three structures were shown on the Property in the northwest corner, along Chanticleer Avenue.

By the time of the 1968 topo, areas of dense development, as indicated by pink shading (as opposed to outlining individual structures) were evident all around the Property vicinity. An improved road was shown to the south of the Property extending east from Chanticleer Avenue. The three structures present on the Property shown on the 1954 topo were also present on the topo from 1968.

At the time of the 1980 topo, two structures were shown on the Property in the northwest corner. The improved road present on the topo from 1968 appeared to have been extended to the north toward Soquel Avenue, and further east to another major road along Rodeo Creek Gulch. Features shown on the topo from 1987 are generally the same as on the topo from 1980.

At the time of the 1994 topo, the two structures present in the northwest corner of the Property on earlier topos were shown. Development along Soquel Avenue to the east continued; structures depicted as larger than dwellings were shown to the east of the Property.

A copy of the EDR Historical Map Report is presented in Attachment C.

5.4.2 Aerial Photograph Review

An aerial photograph review was conducted using digitized aerial photographs scanned from the collection at the University of California, Santa Cruz. Aerial photographs of the Property were reviewed for the years 1931, 1948, 1956, 1963, 1975, 1982, 1994, and 2003. The purpose of the aerial photograph review was to determine historical Property uses and to verify the information collected from other sources. The results of this review are presented below.

April 1, 1931Scale: 1:12,000

The Property appeared to be developed with several structures. A long, narrow structure extending the length of the Property from west to east appeared to be present near the southern border. A concrete or packed earth pad appeared to exist adjacent to the structure on the south side. Three structures appeared adjacent to this structure to the north. The middle portion of the Property appeared to be undeveloped. Four structures appeared to be present in the northwest portion of the Property; two of the structures were larger than the other two and appeared to be barns or warehouses. Soquel Avenue did not yet appear to exist. Chanticleer Avenue, or the street that would eventually be named such, appeared to be present to the west of the Property. Much of the land in the Property vicinity appeared to be used for agriculture or farming. Several structures resembling dwellings or small farm operations appeared to be present on parcels to the north of the Property along Chanticleer Avenue. Highway 1 was not present.

April 25, 1948Scale: 1:10,000

The structures shown in the southern portion of the Property in the photo from 1931 appeared to have been removed. Access roads or driveways extending west to east appeared to be present in the southern portion of the Property. Several structures appeared to exist in the middle portion of the Property; one of these structures resembled a barn or warehouse with an attached shed and a driveway that extended from Chanticleer Avenue to the eastern border of the Property. A small structure appeared to be present to the southwest of the larger structure, with a driveway accessed from Chanticleer Avenue. Portions of the Property adjacent to the structures to the north appeared to be undergoing grading for development. The Property was developed in the northwest corner with several structures and driveways accessed from Chanticleer Avenue. A rectangular pond appeared to be present behind the structures. A wide road or driveway appeared to extend from the area of development toward the east, terminating at the edge of the parcel and extending south to the southern border. Several trees appeared to be present in the area of the structures. The parcels to the east of the Property appeared to be undeveloped. Several parcels to the north of the Property appeared to have been cleared; a vacant strip of land trending east-west adjacent to the north of the Property appeared to be undergoing grading in preparation for the construction of the Highway 1 corridor.

August 13, 1956Scale: 1:10,000

The Property appeared to be developed similarly as in 1948. Highway 1 appeared to be present to the north of the Property. Parcels adjacent to the east of the Property remained undeveloped. The middle portion of the Property that was undergoing grading in 1948 appeared to be occupied by a small structure and several vehicles. An orchard appeared to be present on a previously undeveloped parcel to the southeast of the Property.

June 24, 1963Scale: 1:10,000

The Property appeared to be developed with several structures of varying sizes. The southern portion of the Property appeared to be occupied by structures that resembled dwellings, located adjacent to Chanticleer Avenue. Sheds or outbuildings appeared to be present behind the dwellings. A large structure with attached shed that first appeared in the photo from 1948 appeared to be present; and a structure resembling a dwelling was present adjacent to the west of this structure. Sheds appeared to be present to the east of the structure and adjacent to the eastern Property border. The northeast corner of the Property appeared to be undeveloped, and showed paths or roads accessing what appeared to be a pile of debris. The northwest portion of the Property appeared to be occupied by several structures; one of the structures, located adjacent to Soquel Avenue, appeared to be the apartment building identified at the Property prior to redevelopment. A long rectangular structure appeared to be present adjacent to the apartment building. The parcel adjacent to the Property to the east appeared to be occupied by several vehicles.

October 14, 1975Scale: 1:12,000

The Property appeared to be generally the same as in the photo from 1963. A structure and associated parking lot appeared to be present on the parcel adjacent to the Property to the east. Portions of this parcel appeared to be occupied by several parked vehicles. The orchard on parcels to the southeast of the Property appeared to have been removed and replaced with a housing development.

January 8, 1982Scale: 1:20,000

The number of structures and certain features on the Property were undeterminable due to the poor quality of the photograph from 1982. Surrounding parcels in the Property vicinity appeared generally the same as above.

June 22, 1994Scale: 1:15,840

Structures and features of the Property identified on the photograph from 1963 appeared to be present. Several vehicles or trucks appeared to be parked near the northeast of the Property, where a pile of debris appeared to exist. A large parking pad appeared to be present adjacent to the south of the barn structure; several vehicles appeared to be parked in this area. A portion of the Property adjacent to Chanticleer Avenue, south of the dwellings present in the northwest corner, appeared to contain a pit or cleared area surrounded by vegetation. Parcels adjacent to the Property to the east appeared to be occupied by a large structure and several parking areas and roads, with several vehicles and trucks parked in various locations. Other surrounding parcels in the Property vicinity appeared generally the same as above.

June 23, 2003Scale: 1:28,800

The Property appeared as it does today. All the former structures associated with the Property in earlier years had been removed, and replaced with four large structures surrounded by a paved parking lot and

areas of landscaping. Other surrounding parcels in the Property vicinity appeared generally the same as above.

5.4.3 Polk and Haines Directories

Polk and Haines City Directories are annual street directories that provide tenant and/or owner information for specific addresses. A limited collection of Polk Directories and Haines City Directories that included listings for the Property and surrounding areas were available at the Santa Cruz Public Library.

Directories at the public library date back to the 1920s; however, RRM found that Soquel Avenue was not listed in any directory earlier than 1960. Chanticleer Avenue was not listed in directories dated 1948 and earlier. RRM searched the directories for current addresses associated with the Property: 2400 Chanticleer Avenue, and 5200, 5300, 5400 Soquel Avenue. Several tenants were listed at these addresses in directories from 2010 and 2005, including listings for the current owners of the Property. RRM also searched the directories for previous addresses associated with the Property: 2332, 2338, 2400, 2402, 2444, 2464, and 2500 Chanticleer Avenue, and 5120, 5122 Soquel Avenue. 2464 Chanticleer Avenue was not listed in any of the directories searched in five year intervals from 2010 to 1948. Listings associated with the previous addresses included businesses and private residences. A complete list of findings from the directory search is summarized in the table in Attachment D.

5.4.4 Historical Use Summary for the Property and Adjoining Parcels

Aerial photographs, historical topographic maps, historical address listings, and information provided by SCCAO and SCCEHS, representatives of the current property owners, and a current tenant were used to ascertain former Property uses. Based on a review of these sources, it was determined that the Property was first developed sometime prior to 1920, and was used as a poultry farm during the 1920s until sometime during the late 1940s. By the 1950s, dwellings and smaller outbuildings comprised the Property; and during this period, Highway 1 was constructed. A large structure that first appeared on the Property in an aerial photograph from 1948 suggests this portion of the Property may have been used for livestock, storage, or a business; a cabinet shop was listed in the historical address directory from 1955. During this era, parcels in the Property vicinity were occupied by dwellings, used for orchards or other agriculture, or were undeveloped.

Throughout the 1960s and 1970s, the Property remained occupied by several dwellings, including an apartment building that was constructed near the north border of the Property sometime between 1956 and 1963. Businesses that operated at the Property during the 60s and 70s included a cabinet-maker shop, a real estate school and business, a photography studio, and a construction company. The parcel adjacent to the Property to the east appeared to be in use as a vehicle storage lot in the 1960s, and was developed with a large structure sometime in the late 1960s or early 1970s. The majority of this parcel remained a storage area for vehicles. By 1975, other parcels in the Property vicinity that had been vacant or used for agricultural purposes in earlier years were developed with roads, commercial structures, or dwellings.

By the late 1990s, in addition to residences, businesses occupying the Property during the 1980s and 1990s included an automotive shop, a construction company, a photography studio, a motorcycle repair

shop, a tree service company, a piano service, an antique shop, and a tile retailer. In 2001, prior to redevelopment, the Property was occupied by five dwellings, a four-unit apartment complex, a lumber mill, a motorcycle repair shop, a cabinet-maker shop, a tree service company, and several sheds or outbuildings. During this time, the tree service company had been using the northeast portion of the Property for wood and tree clipping waste. The Property was also being used for storage of tennis court building materials and sealant, horse grazing, and storage of vehicles, campers, and buses.

With the exception of a domestic or irrigation well and associated structure, by December 2000, all the structures and vehicles, including any refuse and debris, had been removed from the Property. In 2001, the well was abandoned and the structure removed, and the Property underwent development into the industrial office park it is today. In 2002, two two-story and two one-story office buildings were constructed on the Property. Associated parking areas were paved in asphalt, and landscaping was installed throughout the parking areas and along the perimeter of the Property. The Property has been occupied by a variety of tenants conducting various types of business since undergoing redevelopment. Types of businesses include software development and design, medical research, financial administration, construction administration, engineering, a printing/publishing business, car rental agency offices, a plastics extrusion company that manufactures plastic tubing for medical uses, a bicycle parts distributor, a salon supply store, and a deli café. A current list of Property tenants and businesses is included in Section 12.0.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

The Property was inspected by RRM staff on May 27, 2011 and May 31, 2011. Mr. Keith Henderson, Senior Project Manager for Barry Swenson Builder, was present during the inspection on May 27, 2011. Lt. Fred Plageman of the Investigation Division at SCCSCO, was present during the inspection on May 31, 2011. The purpose of the Property inspections was to further evaluate current and previous environmental conditions with respect to the presence of contamination from hazardous materials, petroleum hydrocarbons, and hazardous waste. Inspection of the Property was limited to areas that were immediately accessible and that did not require dismantling of structures. The majority of the office spaces within the buildings were not inspected in order to respect the tenants during working hours.

6.2 General Site Setting and Observations

The Property is set in a mixed-use commercial and residential neighborhood, situated on the southeast corner of Soquel Avenue and Chanticleer Avenue. Parcels adjacent to the Property to the east are occupied by an irrigation supply business and a storage yard for abandoned vehicles. Parcels adjacent to the Property to the west across Chanticleer Avenue are occupied by residences, an auto repair shop, a catering business, an auto glass retailer and service, and a partially vacant lot occupied by an abandoned building. Parcels adjacent to the Property to the south are occupied by an assisted living facility.

Two two-story office structures, two one-story office structures, catering and food sales businesses, school instruction, and storage currently exist on the Property. Surfaces of the Property not occupied by structures are either landscaped or covered in asphalt and concrete. A pad-mounted transformer is

present at the northwest corner of the Property. A chain link fence with privacy slats is present along the south and east borders of the Property.

RRM inspected the work space and adjacent storage space occupied by Barry Swenson Builder. The office space is used for general administrative tasks and meetings. The storage space is used for storing archived files and construction materials. At the time of the site visit, a vehicle and trailer were also parked inside the storage space.

RRM inspected the property and evidence storage facility used by SCCSCO. The facility is comprised of office space, rooms for stored property and evidence, refrigeration units for biological evidence, and a bay used for special operations vehicles and associated equipment.

6.3 Hazardous Substances in Connection with Identified Uses

Small amounts of hazardous materials were observed during the Property inspections on May 27, 2011 and May 31, 2011. The majority of hazardous materials were paints, stains, and solvents in containers no larger than five gallons, observed in an area where Barry Swenson Builder stores construction materials. All hazardous materials observed were intact, in original containers, and appeared to be properly stored. On May 31, 2011, RRM inspected the facility at the Property used by SCCSCO for the storage of special operations vehicles and property and evidence seized from crime scenes. Hazardous materials in connection with case evidence and special operations included small amounts of explosives and vehicle batteries. All hazardous materials observed in connection with case evidence appeared to be properly stored.

6.4 Unidentified Substance Containers

No unidentified containers were observed during the Property inspection.

6.5 Other Conditions Noted

A pad-mounted transformer is present on the northwest corner of the Property. The transformer appeared to be in good condition.

7.0 INTERVIEWS

7.1 Interviews with Representatives of the Current Property Owners

On May 31, 2011, RRM interviewed Ms. Libby Glass, Senior Development Manager for Barry Swenson Builder and representative of Green Valley Corporation, one of the current owners of the Property. RRM inquired of Ms. Glass' knowledge of the Property conditions prior to redevelopment in 2001. Ms. Glass reported limited recall of details surrounding the Property condition, as she was working on tasks that focused on aspects not directly involved with preparing the Property for redevelopment. Ms. Glass did not recall the presence of any wells, USTs, or possible impacts from leaking USTs located on the Property. Ms. Glass reported that, beyond the current storage of small amounts of building materials and paints, she was not aware of the current or past storage of hazardous materials, petroleum products, or the use of USTs at the Property. Ms. Glass reported that she was not aware of any liens or governmental notification

relating to past or current violations of environmental laws by users of the Property. She also reported that she was not aware of any hazardous substances or petroleum products having been dumped, buried, or burned on the Property.

During the Property inspection on May 27, 2011, RRM interviewed Mr. Keith Henderson, Senior Project Manager for Barry Swenson Builder and representative of Green Valley Corporation, one of the current owners of the Property. Mr. Henderson reported that he was aware of the conditions of the Property prior to redevelopment in 2001. At that time, the Property had been occupied by dwellings, various sheds and outbuildings, businesses, and an apartment building. RRM inquired about the domestic well and monitoring wells that were reported to be present on the Property prior to redevelopment. Mr. Henderson reported that the domestic well had been properly abandoned in 2001, and supplied a well destruction permit application for the domestic well that had been approved by SCCEHS on May 7, 2001. Mr. Henderson was not aware of the three groundwater monitoring wells installed at the Property in 1991, and did not recall discovering the wells during grading and sub-excavating activities conducted in preparation for development.

Mr. Henderson reported that, beyond the current storage of small amounts of building materials and paints, he was not aware of the current or past storage of hazardous materials, petroleum products, or the use of USTs at the Property. Mr. Henderson reported that he was not aware of any liens or governmental notification relating to past or current violations of environmental laws by users of the Property. He also reported that he was not aware of any hazardous substances or petroleum products having been dumped, buried, or burned on the Property.

On May 31, 2011, RRM interviewed Mr. Cameron Haste, Chief Operations Officer for Bay Federal Credit Union. Mr. Cameron reported that Bay Federal Credit Union purchased a portion of the Property in 2005, and that he was not aware of the Property's condition prior to redevelopment in 2002. Mr. Haste reported that he was not aware of the current or past storage of hazardous materials, petroleum products, or the use of USTs at the Property. Mr. Haste reported that he was not aware of any liens or governmental notification relating to past or current violations of environmental laws by users of the Property. He also reported that he was not aware of any hazardous substances or petroleum products having been dumped, buried, or burned on the Property.

7.2 Interviews with Current Tenant at the Property

On May 27, 2011, RRM interviewed Lieutenant Fred Plageman of the investigations division at SCCSCO. Lt. Plageman reported that SCCSCO uses the Property for property and evidence storage and to store special operations vehicles. Lt. Plageman reported that SCCSCO does not conduct auto repair or minor maintenance of vehicles on the Property. Lt. Plageman reported that, beyond the small quantity of hazardous materials in connection with special operations and crime scene evidence and property, he was not aware of the current or past storage of hazardous materials, petroleum products, or the use of USTs at the Property. Lt. Plageman reported that he was not aware of any liens or governmental notification relating to past or current violations of environmental laws by users of the Property. He also reported that he was not aware of any hazardous substances or petroleum products having been dumped, buried, or burned on the Property.

7.3 Interviews with Environmental Health Specialists From SCCEHS

On May 31, 2011, RRM interviewed Mr. Steve Baiocchi and Mr. Tim Epperson, environmental health specialists with SCCEHS. Both specialists had been involved with the Property throughout the 1990s and up until the Property was redeveloped in 2002. Mr. Baiocchi and Mr. Epperson did not recall the existence of the three groundwater monitoring wells installed at the site in 1991. RRM inquired about the work plan that was filed with SCCEHS in 2000 at the request of Barry Swenson Builder. There were no records in the files at SCCEHS showing evidence that the proposed work was completed. Mr. Epperson, who approved the work plan, stated that he did not receive a report of findings or any other indication that the work was carried out. He also reported that SCCEHS receives many work plans where the proposed work is not done, for various reasons.

On June 3, 2011, RRM spoke to Mr. Scott Carson in site mitigation at SCCEHS regarding the three groundwater monitoring wells. RRM inquired about SCCEHS's policy in handling situations where destruction of monitoring wells cannot be properly documented. Regarding the specific case of the Property, Mr. Carson stated that since there is currently not any hazardous materials used or stored on the Property, and no known offsite source of contamination that might affect groundwater through these wells, SCCEHS would not require the Property owner to locate and properly abandon the wells due to the impracticality of conducting a search on the newly developed Property. Mr. Carson also stated that policies on such cases in the future may change, and that SCCEHS may require the owner of the Property to locate and properly abandon the wells if the Property is redeveloped in the future.

8.0 FINDINGS

The following information was obtained from the historical records review, aerial photograph review, interviews, site inspection, and regulatory agency file review.

The subject Property is comprised of five parcels totaling approximately 7.2 acres, situated on the corner of Soquel Avenue and Chanticleer Avenue in the unincorporated Live Oak district in Santa Cruz, California. SCCAO reported that the current owners of the Property are Bay Federal Credit Union and Green Valley Corporation.

Property improvements include two two-story and two one-story commercial office buildings. Surfaces of the Property not occupied by structures are either landscaped or covered in asphalt and concrete. A pad-mounted transformer is present at the northwest corner of the Property. A chain link fence with privacy slats is present along the south and east borders of the Property. All buildings are constructed similarly with concrete tilt-up walls and concrete floors. The roofs on the buildings are either flat built-up style or insulated foam. Solar panels are present on one building's roof. Interior divisions within the buildings are concrete or sheetrock. Floors inside the buildings are either sealed, bare concrete, or covered in carpet, linoleum, or tile. Two story buildings are equipped with elevators. A site location map and site map are presented as Figures 1 and 2, respectively. A site map showing previous Property uses is presented as Figure 3. Site inspection photographs are presented in Attachment A.

Small amounts of hazardous materials were observed during the Property inspections. The majority of hazardous materials were paints, stains, and solvents observed in an area where Barry Swenson Builder stores construction materials. All hazardous materials observed were intact, in original containers, and

appeared to be properly stored. RRM inspected the facility at the Property used by SCCSCO for the storage of special operations vehicles and property and evidence seized from crime scenes. Hazardous materials in connection with case evidence and special operations included small amounts of explosives and vehicle batteries. All hazardous materials observed in connection with case evidence and special operations appeared to be properly stored.

Surface topography in the Property vicinity is generally flat with a gradual slope to the south. The surface elevation at the Property is approximately 110 feet above msl. The nearest surface water is Rodeo Creek Gulch, located approximately 2,000 feet to the east. Rodeo Creek drains into Corcoran Lagoon, which discharges into the Monterey Bay, approximately 2 miles to the south of the Property.

Based on the findings of a governmental database review provided by EDR, three sites were identified in the vicinity of the Property where one or more USTs had been present. RRM reviewed files available at SCCEHS for the EDR-identified sites. Based on a review of available SCCEHS files for the selected sites in the Property vicinity, the distance of the sites from the Property, and the regulatory status of these sites, it is not likely that contaminants from any known offsite source have migrated into soil or groundwater at the Property.

RRM searched the SCCEHS file system for files related to the subject Property; SCCEHS did not appear to contain hazardous materials files for the subject Property associated with the current addresses and parcel numbers. The SCCEHS file system contained records pertaining to the Property prior to redevelopment of the land into an industrial office park in 2001. In 1991, a soil and groundwater investigation conducted at the Property reported the existence of two USTs used for the storage of gasoline and diesel that were located adjacent to the east of the former auto repair shop and mill (Figure 3). The USTs were reportedly installed in the early 1970s and removed in the late 1970s. Three groundwater monitoring wells were installed at the Property in 1991, and several investigations and remedial actions followed. During the course of these investigations, eighty near-surface and shallow subsurface soil samples were collected. Maximum concentrations of total recoverable petroleum hydrocarbons were detected at 5,200 milligrams per kilogram in a soil sample collected near the former auto shop. Petroleum hydrocarbons and volatile organic compounds were not detected in water samples collected from the groundwater monitoring wells at the Property. On October 7, 2002, SCCEHS issued a letter stating that no further assessment at the Property was required.

A domestic or irrigation well was reported to exist on the Property prior to redevelopment in 2002. On May 7, 2001, SCCEHS approved a well permit application proposing to abandon the well. An inspection report showing oversight from SCCEHS in abandoning the well was not available in the records at SCCEHS. Mr. Keith Henderson, Senior Project Manager with Barry Swenson Builder, reported that the well was properly abandoned prior to grading activities and construction. The three groundwater monitoring wells installed at the Property in 1991 have not been reported to have been properly abandoned. Since there is not currently hazardous materials used or stored on the Property, and no known offsite source of contamination that might affect groundwater through these wells, SCCEHS would not require the Property owner to locate and properly abandon the wells unless the Property undergoes future development that allows for a search under more feasible, practical conditions.

RRM requested copies of Sanborn Fire Insurance Maps from EDR, who owns the Sanborn collection. EDR reported that Sanborn maps are not available for the Property vicinity.

A contractual agreement between Green Valley Corporation and SCCSCO limited RRM's contact with tenants of the Property, and only tenants specified by Green Valley Corporation and SCCSCO were interviewed for this assessment.

Aerial photographs, historical topographic maps, historical address listings, and information provided by SCCAO and SCCEHS, representatives of the current property owners, and a current tenant were used to ascertain former Property uses. Based on a review of these sources, it was determined that the Property was first developed sometime prior to 1920, and was used as a poultry farm during the 1920s until sometime during the late 1940s. By the 1950s, dwellings and smaller outbuildings comprised the Property. A large structure that first appeared on the Property in an aerial photograph from 1948 suggests this portion of the Property may have been used for livestock, storage, or a business. Throughout the 1960s and 1970s, the Property remained occupied by several dwellings, including an apartment building that was constructed near the north border of the Property sometime between 1956 and 1963. In 2001, prior to redevelopment, the Property was occupied by five dwellings, a four-unit apartment complex, a lumber mill, a motorcycle repair shop, a cabinet-maker shop, a tree service company, and several sheds or outbuildings. During this time, the tree service company had been using the northeast portion of the Property for temporary storage of wood and tree clipping waste. The Property was also being used for storage of tennis court building materials and sealant, horse grazing, and storage of vehicles, campers, and buses. With the exception of a domestic or irrigation well and associated structure, by December 2000, all the structures and vehicles, including any refuse, debris, and previously stored hazardous materials, had been removed from the Property. In 2001, the well was abandoned and the structure removed, and the Property underwent development into the industrial office park it is today.

9.0 OPINION

We offer the following opinion as to whether this inquiry, conducted in accordance with 40 CFR Part 312, has identified conditions indicative of releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products, and controlled substances on, at, in, or to the subject Property.

- Although sites have been identified near the Property where known environmental conditions are present, based on the regulatory status of these sites and the distance of these sites from the Property, it is unlikely that contaminants from any known offsite source have migrated into soil or groundwater at the Property.
- This assessment has revealed evidence of a historical recognized environmental condition in connection with the Property. The conditions of the Property prior to redevelopment in 2002 were indicative of an existing release, past release, and material threat of a release of hazardous materials into Property soils. This finding was based on the reported data collected from soil and groundwater investigations conducted at the Property prior to 2000.
- Although the lack of documentation supporting evidence that soil conditions in the vicinity of the reported former USTs were adequately characterized, it is RRM's opinion that this finding does not constitute a recognized environmental condition, and that based on other evidence and on discussions with persons knowledgeable about the Property, including SCCEHS staff, further investigation does not appear to be warranted. If the user(s) of this report feel a greater degree of certainty is necessary regarding the potential impact from the former USTs that existed on the Property, then a limited soil and groundwater investigation should be conducted in the area where the USTs had been reported to exist.

10.0 CONCLUSIONS

RRM has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05, of the referenced Property. Any exceptions to, or deletions from, this practice are listed in Section 2.4 of this report.

- Although three sites have been identified near the Property where one or more USTs had been present, based on the regulatory status of these sites, and the distance of these sites from the Property, it is unlikely that contaminants from any known offsite source have migrated into soil or groundwater at the Property.
- This assessment has revealed evidence of a historical recognized environmental condition, as defined by ASTM Standard Practice E 1527-05 in connection with the Property.
- This assessment has revealed no evidence of recognized environmental conditions resulting from use of hazardous materials in connection with the Property after 2002.

11.0 SIGNATURE AND QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

The following defines the specific qualifications of the environmental professionals who performed this assessment. Further detail regarding these qualifications can be obtained by contacting RRM.

- **Registered Environmental Assessor Steven Clark** is a California State Registered Professional Geologist, Certified Hydrogeologist, and Registered Environmental Assessor. Mr. Clark has been performing site assessments, investigations, and development and implementation of corrective action measures at contaminated sites for over 20 years. Mr. Clark received his Bachelor of Science degree in Geology from the California State University at Humboldt (1985).
- **Staff Geologist Cate Townsend** holds a Bachelor of Science degree from the University of California at Santa Cruz (1996) and has been performing work involved with environmental site assessments and remediation since 1998.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional pursuant to 40 CFR.10. We have the specific qualifications based on education, training, and experience to assess a property regarding its nature, history, and setting. RRM has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Center For Public Safety – Live Oak Business Park
5200, 5300, 5400 Soquel Avenue & 2400 Chanticleer Avenue
APNs 029-021-55, 029-021-56, 029-021-57, 029-021-58, & 029-021-59
Santa Cruz, California

June 9, 2011

Sincerely,
RRM, Inc.



Cate Townsend
Staff Geologist



Steven D. Clark
Registered Environmental Assessor 1
No. 30196



12.0 REFERENCES

The following references were used in inquiry related to this assessment:

American Society for Testing and Materials, Standard Practice E 1527-05

Environmental Data Resources, Inc. (EDR), The EDR Radius Map Report 3071863.2,
May 20, 2011

EDR, The EDR Historical Topographic Map Report 3071863.4, May 20, 2011

EDR, The EDR Aerial Photo Decade Package, 2069313.4-1-3, November 5, 2007

United States Geological Survey, Soquel, California Quadrangle of the USGS 7.5-minute Topographic
Map Series, 1994

Polk's City Directories, 1950-1971, Haines City Directories, 1975-2010

Brown & Caldwell Consultants, *Phase IIA*, May 5, 1992

RRM, Inc., *Soil Investigation & Soil Excavation Report*, May 14, 1999

Current Tenants at Live Oak Business Park

Advanced Extrusion

Barry Swenson Builder

Bay Federal Credit Union

Bay School

Cultural Council of Santa Cruz County

GraphOn

GS Spine/Medical

Hertz

Ifland Engineering

Keyfax

Live Oak Café

Maly's

Maxwell Systems

Monterey Bay Eye Services

Newman's Own

Pacific Appraisers

Pacific Publishing

Physicians Medical Group

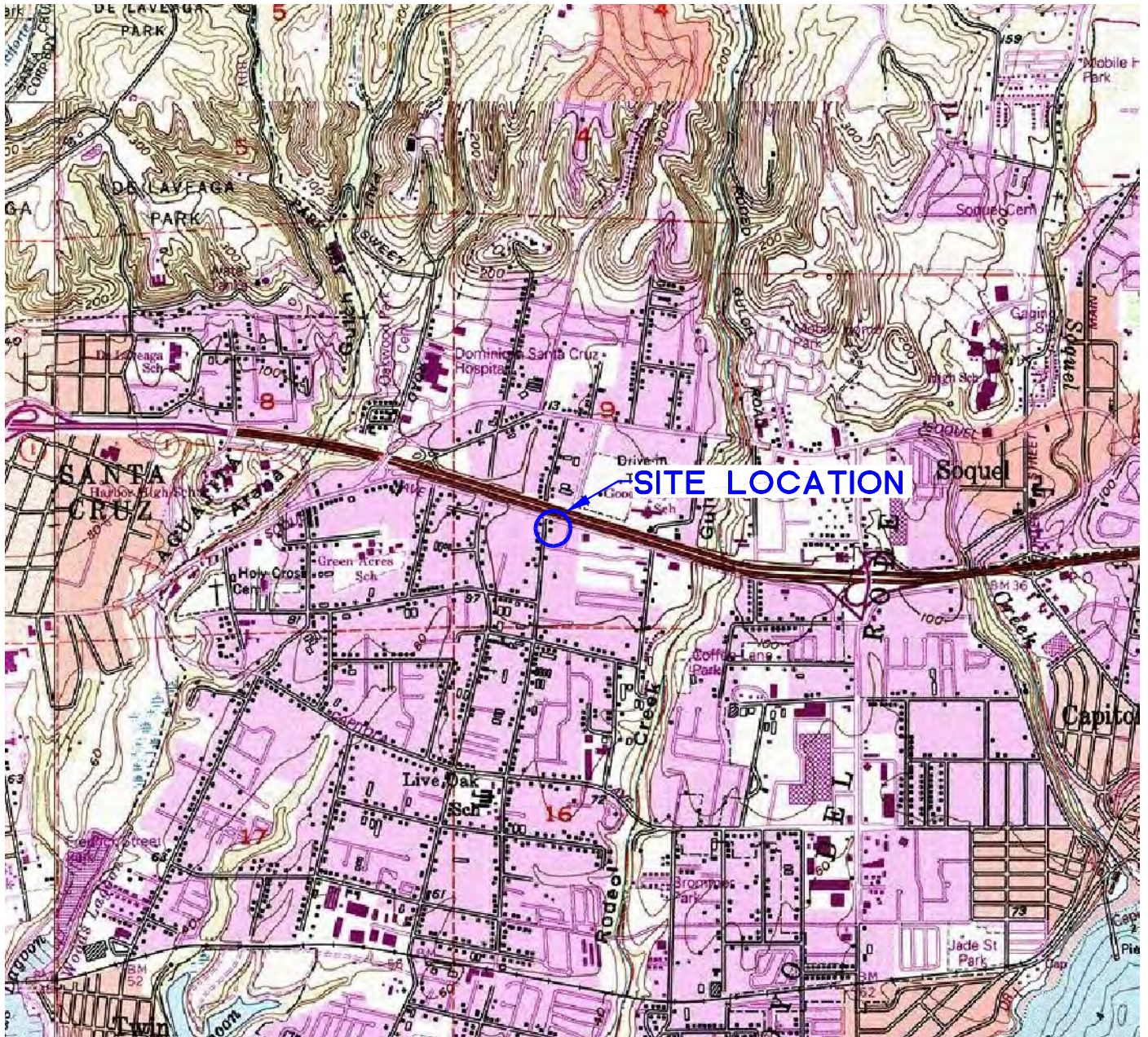
SalonCentric

Santa Cruz County Sherriff-Coroner

Soekris Engineering

Technology Vision Group

X Fusion



QUADRANGLE LOCATION



SCALE IN FEET



0 2,000

Ref. IA642/IA642-SLM.DWG
Base Map from TOPOI NGH

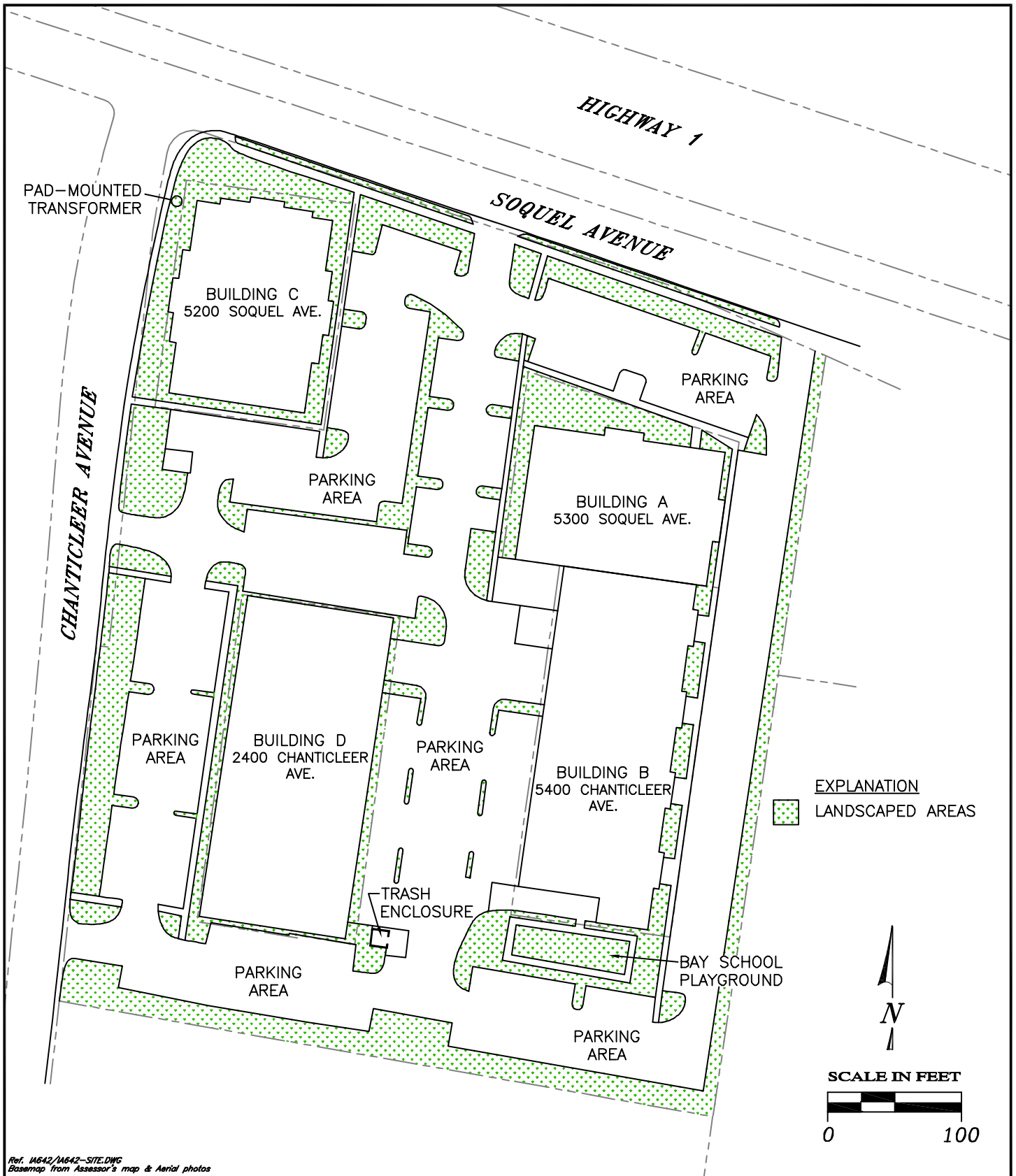
SITE LOCATION MAP


CENTER FOR PUBLIC SAFETY - LIVE OAK BUSINESS PARK
5200, 5300, 5400 Soquel Avenue & 2400 Chanticleer Avenue
APNs: 02902155, 02902156, 02902157, 02902158 & 02902159
Santa Cruz, California

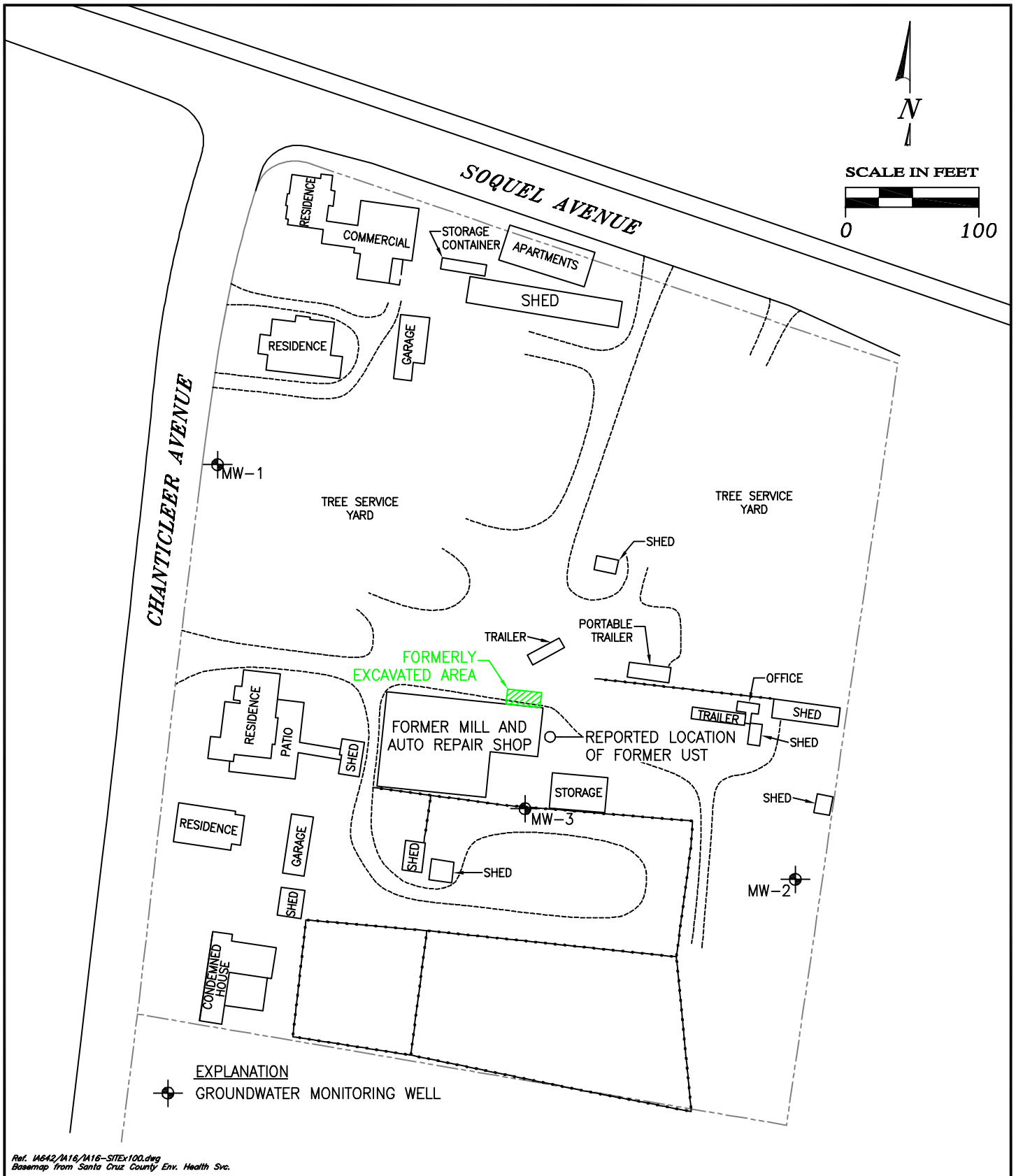
FIGURE:
1
PROJECT:
IA642


PREPARED BY





<p>PREPARED BY</p> 	<p>SITE MAP</p> <p>CENTER FOR PUBLIC SAFETY - LIVE OAK BUSINESS PARK</p> <p>5200, 5300, 5400 Soquel Avenue & 2400 Chanticleer Avenue APNs: 02902155, 02902156, 02902157, 02902158 & 02902159 Santa Cruz, California</p>	<p>FIGURE: 2</p> <p>PROJECT: IA642</p>
--	---	--



<div>PREPARED BY</div> <div></div>	PREVIOUS USES		FIGURE:
	CENTER FOR PUBLIC SAFETY - LIVE OAK BUSINESS PARK 2322, 2338, 2400, 2402, 2444 & 2500 Chanticleer Avenue and 5120 & 5122 Soquel Avenue Santa Cruz, California		3 PROJECT: IA642

Attachments A through D of the Phase 1 Environmental Site Assessment are available at the Planning Department for review upon request.

ATTACHMENT 4

Will Serve Letter from the City of Santa Cruz Water Department



W A T E R D E P A R T M E N T

212 Locust Street, Suite C Santa Cruz CA 95060 Phone (831) 420-5200 Fax (831) 420-5201

March 21, 2012

Santa Cruz County Sheriff-Coroner's Office
Connie Conroy
701 Ocean St
Santa Cruz CA 95060

**Re: APN's 029-261-56, 57, 58 - 5200 & 5400 Soquel Ave & 2400 Chanticleer Ave
Santa Cruz County, CA - Proposed Santa Cruz County Center for Public Safety Facilities
at the Live Oak Business Park**

Dear Connie:

This letter is to advise you that the subject parcel is located within the service area of the Santa Cruz Water Department and potable water is currently available for normal domestic use and fire protection. Service will be provided to each and every lot of the development upon payment of the fees and charges in effect at the time of service application and upon completion of the installation, at developer expense, of any water mains, service connections, fire hydrants and other facilities required for the parcel under the rules and regulations of the Santa Cruz Water Department. The development will also be subject to the City's Landscape Water Conservation requirements.

At the present time:

- the required water system improvements are not complete; and
- financial arrangements have not been made to the satisfaction of the City to guarantee payment of all unpaid claims.

This letter will remain in effect for a period of two years from the above date. It should be noted, however, that the City Council may elect to declare a moratorium on new service connections due to drought conditions or other water emergency. Such a declaration would supersede this statement of water availability.

If you have any questions regarding service requirements, please call the Engineering Division at (831) 420-5210. If you have questions regarding landscape water conservation requirements, please contact the Water Conservation Office at (831) 420-5230.

Sincerely,

Bill Kocher
Director

BK/js

P:\WTEN\EngTech\Jason's\Water Availability Letters\Ltr Water Avail 5200 Soquel Ave 031512.doc

Cc: SCWD Engineering

NEW WATER SERVICE INFORMATION FORM

City of Santa Cruz Water Department 212 Locust Street Suite C Santa Cruz, CA 95060 Phone (831) 420-5210 Fax 831-420-5201

APN: 029-021-58

Multiple APN? ☒ Y

Project Address: 2400 Chanticleer Ave

Date: 3/16/2012

PROJECT DESCRIPTION:

Proposed tenant improvement of an existing commercial building to become the SC County Center for Public Safety Bldg D. Related APNs 029-021-56 & 57.

Revision 1:

Revision 2:

APPLICANT INFORMATION:

Name: SC County Sheriff-Coroners Office
 Mailing Address: 701 Ocean St
 City/St/Zip: Santa Cruz CA 95060-
 EMail:

Phone:
 Cell:
 Fax:

REPRESENTATIVE INFORMATION:

Name: Connie Conroy/Project Mngr
 Mailing Address:
 City/St/Zip:
 EMail: PRC034@oo.santa-cruz.ca.us

Phone: (831) 454-7936
 Cell: (831) 247-8331
 Fax:

SECTION 1 EXISTING MAIN AND SERVICES

	Sizes	Account #'s	Old SIO #'s	Status	Date Closed	Type
Main Size/Type/Age: 6" PVC '92	2"x1"	068-04220		Active		b-gen
Elevation zone: N						
No connection fee credit(s) for services inactive over 24 months						

SECTION 2
FIREFLOWS

Hyd # Size/Type: Static Res Flow Flow w/20# Res. FF Date Location:
 Hyd # Size/Type: Static Res Flow Flow w/20# Res. FF Date Location:

SECTION 3 WATER SERVICE FEE Totals (see Page 2 for Details)

Plan Review Fees:		Permit Fees:		Meter Inst Fees:	Water Conn Fees:	Sewer Conn Fees:	Zone Cap Fees:	Credits:	Total Due:
Service/Hydrant Eng	\$150	Service/Hydrant Install	\$0.00						
Backflow	\$0	Backflow	\$0.00						
Irrigation	\$0	St. Opening	\$0.00						
		Misc Fees							
Totals	\$150		\$0.00	\$1,155	\$16,325	\$0	\$0.00	\$0	\$17,630.00

SECTION 4:

DP# PLAN APP # PLANNER REVIEWED BY J. Segal

ADDITIONAL
COMMENTS

Based on plumbing fixture count a meter upsized from the existing 1" to an 1.5" is required (Sheets P2.1/2.2, 3/8/12).

QUALIFICATIONS

Service will be furnished upon: (1) payment of the required fees due at the time service is requested (an approved building permit set of plans is required), and; (2) installation of the adequately sized water services, water mains and fire hydrants as required for the project under the rules and regulations of the Santa Cruz Water Department and the appropriate Fire District and any restrictions that may be in effect at the time application for service is made. NOTICE: This form does not in any way obligate the city. It is provided only as an estimate to assist you in your planning and as a record for the Water Department. The requirements set forth on this form may be changed or corrected at any time without prior notice. Fees collected by other agencies are not included on this form.

SECTION 5 WATER SERVICE FEE DETAILS APN: 029-021-58

SIO Info			Use Info				SIO Fees				Permit Fees						Totals					
Lat Size / Br Config			Use Type	Mtr ID	Mtr Size	Mtr Type	Num Units	Inst Fee	Water	Sys Dev Chgs Sewer	Zone Capacity	Insp Fee	Eng Hrs	Rvw Fee	BF Rvw	Backflow Permit Type # Dev	Fee					
2	Ex 2" DOM		Business		1 1/2	Omni	0	\$1,465	\$32,650	\$0	\$0.00	0										
Sub total Fees:								\$1,465	\$32,650	\$0	\$0.00											
Sub total Credits:								\$310	\$16,325	\$0	\$0.00											
SIO Totals:								\$1,155	\$16,325	\$0	\$0.00	3	\$150	\$0		0	\$0	\$17,630.00				
Grand Totals:								\$1,155	\$16,325	\$0	\$0.00	3	\$150	\$0		0	\$0	\$17,630.00				

Total Permit Insp Fees: 0

ATTACHMENT 5

Will Serve Letter from the Santa Cruz County Sanitation District



Santa Cruz County Sanitation District

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

JOHN J. PRESLEIGH, DISTRICT ENGINEER

April 26, 2012

CONSTANCE CONROY
COUNTY OF SANTA CRUZ
SHERIFF-CORONER
701 OCEAN STREET, ROOM 340
SANTA CRUZ, CA 95060

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR
THE FOLLOWING PROPOSED DEVELOPMENT:

APN: 29-021-56, 57, 58 & 59 APPLICATION NO.: PRE-APPLICATION
NO PLANS SUBMITTED

PARCEL ADDRESS: 5200 AND 5400 SOQUEL AVENUE
2400 CHANTICLEER AVENUE

PROJECT DESCRIPTION: CHANGE OF COMMERCIAL USE TO MID COUNTY
SHERIFF-CORONER OFFICES

Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Water use data (actual and/or projected), and other information as may be required for this project, must be submitted to the District for review and use in fee determination and waste pretreatment requirements before sewer connection permits can be approved.

Project Engineer or Architect shall verify that sewer laterals are sized appropriately for the number of fixture units connected. Fixture unit count shall be per the 2009 UPC.

On building plans, all plumbing fixtures shall be clearly identified as "existing" or "proposed." All fixtures to be removed shall be clearly labeled as such and plumbing shall be repaired behind the wall and no stub outs or floor drains shall be "temporarily" abandoned if they are to be removed.

CONSTANCE CONROY

Page -2-


A maintenance agreement between owners of buildings connected to the on-site private collector line shall be submitted to the District prior to recordation.

Additional conditions will be developed when applicant submits plans for review.

Yours truly,

JOHN J. PRESLEIGH

District Engineer

By: 

Rachél Lather

Senior Civil Engineer

DR:bbs/202.wpd

Copy to: Alice Daly, Planning Department

Property Owner: Barry Swenson Builder
2400 Chanticleer Avenue, Suite H
Santa Cruz, CA 985062

Green Valley Corporation
777 N. 1st Street, 5th Floor
San Jose, CA 95112

ATTACHMENT 6

Drainage Analysis



Civil Engineering

Structural Design

Development Planning

July 10, 2012

#12016

Rachel Fatoohi
County of Santa Cruz, Department of Public Works
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

**RE: Impacts of Additional Impervious Surfaces
Center for Public Safety (Live Oak)
Soquel Avenue at Chanticleer Avenue, Santa Cruz**

Dear Rachel:

At the request of the County of Santa Cruz we have conducted an analysis of the impacts of the additional impervious surfaces to be constructed upon converting the current Live Oak Business Park into a new Center for Public Safety.

The attached Site Plan prepared by Barry Swenson Builder, Architectural/HMC Architects shows the addition of approximately 3,836 SF of impervious surfaces. We calculated the increased runoff from the site due to this additional impervious surface following the same analysis used in the drainage report prepared for the original development of LOBP, conservatively assuming no infiltration and that all runoff is discharged via the underground drainage system. Our findings were as follows:

$$C = 0.90$$

$$I_{10} = 2.0$$

$$A = 1,400 / 43,560 = 0.03 \text{ AC}$$

$$Q_{100} = (0.90)(2.0)(.03)(1.86) = 0.10 \text{ cfs}$$

A review of the drainage report approved for the original development of LOBP (excerpt enclosed) shows the calculated post-development Q_{100} flowrate to be 20.64 cfs. The additional runoff from the new impervious surfaces would represent an increase of 0.5%.

Per the calculations above, the cumulative calculated Q_{100} flowrate from those surfaces is 0.10 cfs, assuming all runoff reaches the on-site drainage system. However, it should be noted that most of these new impervious surfaces will be located adjacent to, or upslope from landscaping, so runoff from those areas can be directed to those landscaped areas rather than directly from the paved parking surface to the underground drainage system.

Additionally, the plans call for the construction of a carport over the row of parking spaces along the southerly property line, under which patrol cars will be parked. The roof runoff will be discharged into the landscaped area between the parking spaces and property line. As a result, rainfall that is currently falling on the parking spaces and flowing directly into the underground drainage system will be diverted

Rachel Fatoohi
County of Santa Cruz, Department of Public Works
701 Ocean Street, 4th Floor
March 21, 2012

to landscaping. It is expected that most of the runoff directed to landscaping will percolate into the soil and that only a portion of the runoff will ever reach the underground system.

Based on this analysis it is our opinion that there are no adverse impacts to either the on-site or off-site drainage systems from the proposed additional impervious surfaces. Further, it is our expectation that with these changes to the site, infiltration of runoff will be enough to actually reduce discharge to the public drainage system from the site.

We trust this information is sufficient for your review of the project application. If you have any questions, please contact us at your convenience.

Sincerely,

IFLAND ENGINEERS, INC.

A handwritten signature in dark ink, appearing to read "David Heinrichsen", written over a horizontal line.

David A. Heinrichsen, RCE #49167

Enclosures

DRAINAGE REPORT
FOR
LIVE OAK BUSINESS PARK
Soquel Avenue / Chanticleer Avenue

Revised 12/19/00

October 2000



IFLAND ENGINEERS, INC.

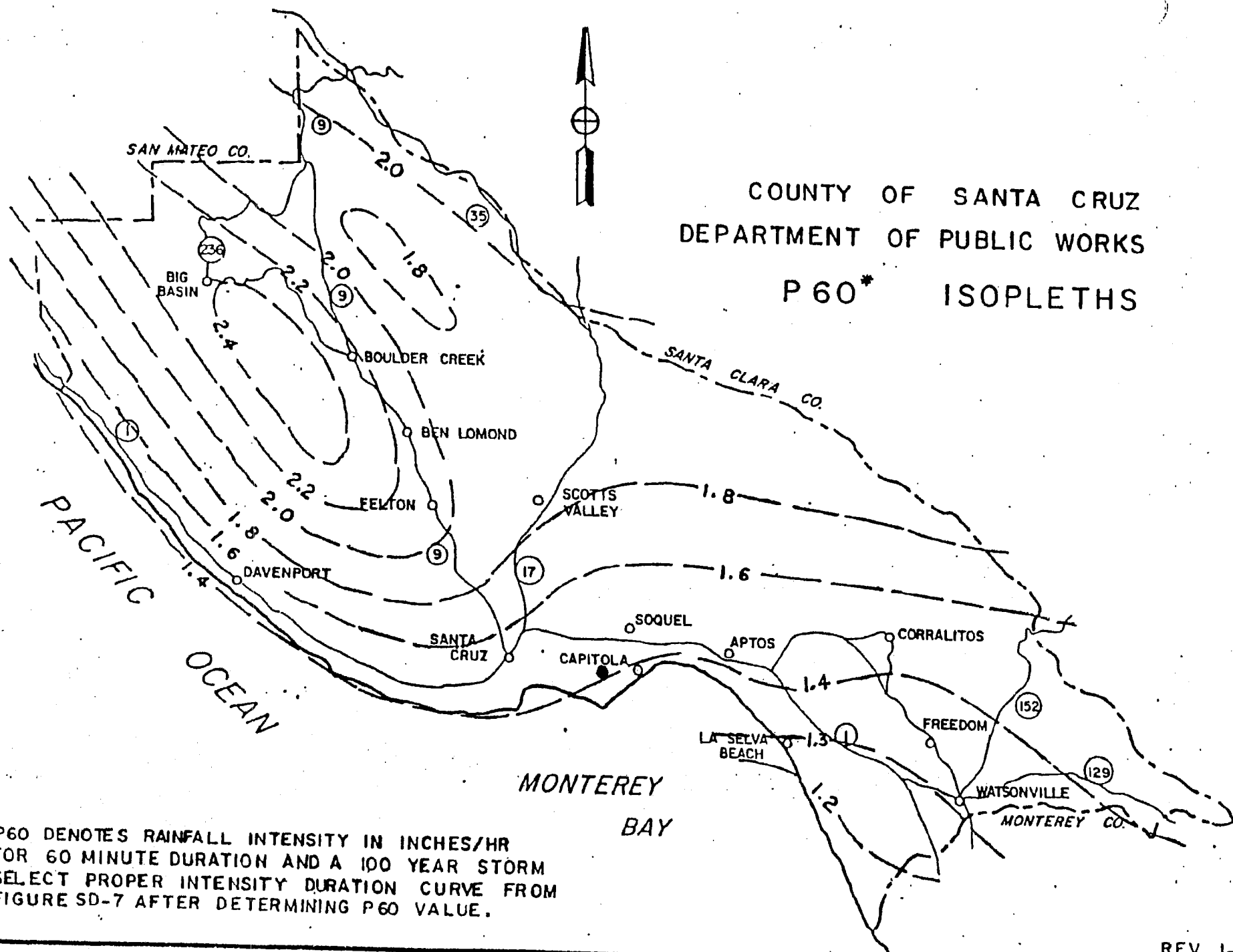
1100 Water Street

Santa Cruz, CA 95062

(831) 426-5313 FAX (831) 426-1763

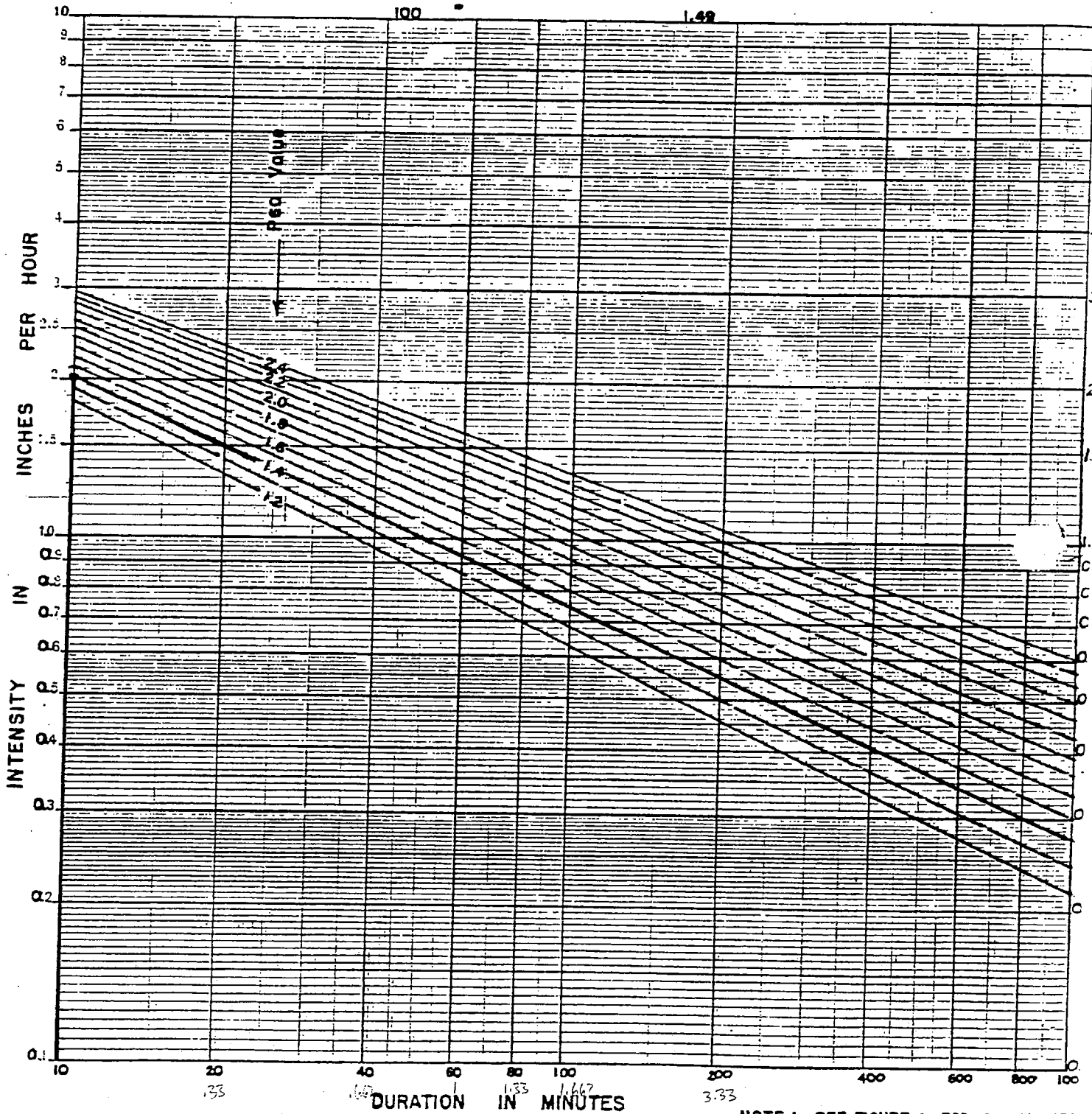
SD-4

SD-6



To convert curve intensities to return periods other than 10 years
multiply curve intensities by the following factors.

Return Period	Factors
5 YEARS	0.84
15 "	1.09
25 "	1.20
50 "	1.34
100 "	1.49



$T_c = 10 \text{ MIN.}$
 $I_{10} = 2.0 \text{ "/hr.}$

NOTE: SEE FIGURE 1. FOR P60 VALUES

RAINFALL INTENSITY DURATION CURVES

10 YEAR RETURN PERIOD

FIG. 5D-7

DRAINAGE ANALYSIS

Site Area = 7.21 Ac

PREDEVELOPMENT (EXIST.)

- From topographic survey

Impervious - $A = 30,814 \text{ sf} / 0.73 \text{ Ac}$

- $I_{10} = 2.0" / \text{HR}$

$$C_{10} = \frac{(0.9)(0.73) + (0.35)(6.48)}{7.21} = 0.41$$

$$Q_{10} = (0.41)(2.0)(7.21) = 5.91 \text{ cfs}$$

$$Q_{25} = 1.32 Q_{10} = 7.80 \text{ cfs}$$

$$Q_{100} = 1.86 Q_{10} = 11.00 \text{ cfs}$$

POSTDEVELOPMENT

- From proposed site plan

Impervious -

- Buildings - 91,200 sf

- Parking/Walks - 151,250 sf

242,450 sf / 5.57 Ac

$$C_{10} = \frac{(0.9)(5.57) + (0.35)(1.64)}{7.21} = 0.77$$

$$Q_{10} = (0.77)(2.0)(7.21) = 11.1 \text{ cfs}$$

$$Q_{25} = 1.32 Q_{10} = 14.66 \text{ cfs}$$

$$Q_{100} = 1.86 Q_{10} = 20.64 \text{ cfs}$$

County requires Q_{10} & Q_{100} to be shown on plan.
Design will be for Q_{25} -

Proposed Impervious Surface:

Buildings = 91,198 s.f. (2.1 Ac.)
Parking = 151,253 s.f. (3.47 Ac.)
Total = 242,451 s.f. (5.56 Ac.)

Existing Impervious Surface

Buildings = 31,814 s.f. (.73 Ac.)

Total Lot Area:

Existing Area = 314,120 s.f. (7.21 Ac.)

Impervious Surface Increase:

Proposed increase = $242,451 - 31,814$
= 210,637 s.f. (4.8 Ac.)

Drainage Calculations

Lot area = 314,120 square feet = 7.21 acres
 $I = 2.0''/\text{hr.}$

Pre-development Runoff

Existing Impervious Surface = 31,814 square feet
Adjusted $C = 0.41$

$$Q_{10} = (0.41)(2.0)(7.21) = 5.91 \text{ cfs}$$

$$Q_{100} = (1.86)(Q_{10}) = 11.0 \text{ cfs}$$

Post development Runoff

Proposed Impervious Surface = 242,450 square feet
Adjusted $C = 0.77$

$$Q_{10} = (0.77)(2.0)(7.21) = 11.1 \text{ cfs}$$

$$Q_{100} = (1.86)(Q_{10}) = 20.64 \text{ cfs}$$