

City of Capitola

Planning Commission Meeting Agenda

Thursday, January 15, 2026 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Paul Estey

Commissioners: Matthew Howard, Nathan Kieu, TJ Welch, Courtney Christiansen

All correspondence received prior to 5:00 p.m. on the Wednesday preceding a Planning Commission Meeting will be distributed to Commissioners to review prior to the meeting. Information submitted after 5 p.m. on that Wednesday may not have time to reach Commissioners, nor be read by them prior to consideration of an item.

1. Roll Call and Pledge of Allegiance

Commissioners Matthew Howard, Nathan Kieu, TJ Welch, Courtney Christiansen, and Chair Paul Estey

2. Additions and Deletions to the Agenda

3. New Business

A. Nomination and Appointment of Chair and Vice Chair

4. Oral Communications

Please review the section How to Provide Comments to the Planning Commission for instructions. Oral Communications allows time for members of the public to address the Planning Commission on any Consent Item on tonight's agenda or on any topic within the jurisdiction of the City that is not on the Public Hearing section of the Agenda. Members of the public may speak for up to three minutes unless otherwise specified by the Chair. Individuals may not speak more than once during Oral Communications. All speakers must address the entire legislative body and will not be permitted to engage in dialogue.

5. Planning Commission/Staff Comments

6. Consent Calendar

All matters listed under "Consent Calendar" are considered by the Planning Commission to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time the Planning Commission votes on the action unless the Planning Commission request specific items to be discussed for separate review. Items pulled for separate discussion will be considered in the order listed on the Agenda.

A. Approval of December 4, 2025 Planning Commission Minutes

B. 620 Capitola Avenue, New Brighton Middle School

Project Description: Application #25-0578. APN: 036-101-38, 035-151-19. Coastal Development Permit for field improvements to New Brighton Middle School, including an electronic scoreboard, and perimeter fencing. The project is located within the CF (Community Facility) zoning district. The Coastal Development Permit is not appealable to the California Coastal Commission. Environmental Determination: Categorical Exemption

Recommended Action: Consider application #25-0578 and approve the project based on the Findings and Conditions of Approval.

7. Public Hearings

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

A. 1855 41st Avenue Ste. F02

Project Description: Application #25-0540. APN: 034-261-37. Conditional Use Permit for the sale and onsite consumption of beer and wine for a proposed restaurant to be located at the Capitola Mall within the C-R (Regional Commercial) zoning district. This project is not within the Coastal Zone. Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #25-0540 and approve the project based on the Findings and Conditions of Approval.

8. Director's Report

9. Adjournment – Adjourn to the next regularly scheduled meeting of the Planning Commission on February 5, 2026, at 6:00 PM.

How to View the Meeting

Meetings are open to the public for in-person attendance at the Capitola City Council Chambers located at 420 Capitola Avenue, Capitola, California, 95010

Other ways to Watch:

Spectrum Cable Television channel 8

City of Capitola, California YouTube Channel: <https://www.youtube.com/@cityofcapitolacalifornia3172>

To Join Zoom Application or Call in to Zoom:

Meeting link: <https://us02web.zoom.us/j/84412302975?pwd=NmlrdGZRU2tnYXRjeSs5SlZweUOQT09>

Or dial one of these phone numbers: 1 (669) 900 6833, 1 (408) 638 0968, 1 (346) 248 7799

Meeting ID: 844 1230 2975

Meeting Passcode: 161805

How to Provide Comments to the Planning Commission

Members of the public may provide public comments to the Planning Commission in-person during the meeting. If you are unable to attend the meeting in person, please email your comments to planningcommission@ci.capitola.ca.us and they will be included as a part of the record for that meeting. Emailed comments will be accepted after the start of the meeting until the Chairman announces that public comment for that item is closed.

Appeals: The following decisions of the Planning Commission can be appealed to the City Council within the (10) calendar days following the date of the Commission action: Design Permit, Conditional Use Permit, Variance, and Coastal Permit. If the tenth day falls on a weekend or holiday, the appeal period is extended to the next business day. All appeals must be submitted in writing on an official city application form, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk. An appeal must be accompanied by a filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee. If you challenge a decision of the Planning Commission in court, you may be

limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

Notice regarding Planning Commission meetings: The Planning Commission meets regularly on the 1st Thursday of each month at 6 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

Agenda and Agenda Packet Materials: The Planning Commission Agenda and complete Agenda Packet are available on the Internet at the City's website: <https://www.cityofcapitola.org/> .

Need more information? Contact the Community Development Department at (831) 475-7300.

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

Americans with Disabilities Act: Disability-related aids or services are available to enable persons with a disability to participate in this meeting consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individuals with hearing impairments at the meeting in the City Council Chambers. Should you require special accommodations to participate in the meeting due to a disability, please contact the Community Development Department at least 24 hours in advance of the meeting at (831) 475-7300. In an effort to accommodate individuals with environmental sensitivities, attendees are requested to refrain from wearing perfumes and other scented products.

Si desea asistir a esta reunión pública y necesita ayuda - como un intérprete de lenguaje de señas americano, español u otro equipo especial - favor de llamar al Departamento de la Secretaría de la Ciudad al 831-475-7300 al menos tres días antes para que podamos coordinar dicha asistencia especial o envíe un correo electrónico a jgautho@ci.capitola.ca.us.

Televised Meetings: Planning Commission meetings are cablecast "Live" on Charter Communications Cable TV Channel 8 and are recorded to be replayed on the following Monday and Friday at 1:00 p.m. on Charter Channel 71 and Comcast Channel 25. Meetings can also be viewed from the City's website: <https://www.cityofcapitola.org/> .

City of Capitola

Planning Commission Meeting Minutes

Thursday, December 04, 2025 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Paul Estey

Commissioners: Matthew Howard, Nathan Kieu, TJ Welch, Courtney Christiansen

1. **Roll Call and Pledge of Allegiance** - *The meeting was called to order at 6:00 PM. In attendance: Commissioners Howard, Kieu, Welch, Vice Chair Christiansen, Chair Estey.*
2. **Additions and Deletions to the Agenda** - *The Deputy City Clerk announced that five emails had been received for Item 6C.*
3. **Oral Communications – None**
4. **Planning Commission/Staff Comments**

Commissioner Welch announced that the Santa Cruz County Regional Transportation Commission voted to advance the interim trail in segments 8-11; Chair Estey complimented the work of Consultant Ben Noble and staff on the drafting of the proposed Zoning Code amendments; Director Herlihy reminded the Commission that this is the last meeting of the year, and a new Chair and Vice Chair will be selected at the meeting on January 15, 2026.

5. Consent Calendar

- A. **Approval of October 30, November 6, and November 19, 2025 Planning Commission Minutes**

B. **2026 Regular Meeting Schedule**

Recommended Action: Adopt the 2026 Regular Meeting Schedule of the Planning Commission.

C. **620 Capitola Avenue, New Brighton Middle School**

Project Description: Application #25-0578. APN: 036-101-38, 035-151-19. Coastal Development Permit for field improvements to New Brighton Middle School, including an electronic scoreboard, perimeter fencing, and upgrades to the public pathway between Orchid Avenue and Monterey Avenue Park. The project is located within the CF (Community Facility) Zoning District.

The Coastal Development Permit is not appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Property Owner: Soquel Union Elementary School District

Representative: Scott Turnbull, SUESD, Filed: 11/14/2025

Recommended Action: Continue item to the next regularly scheduled Planning Commission meeting on January 15, 2026.

Motion to approve the Consent Calendar: Vice Chair Christiansen

Second: Commissioner Kieu

Voting Yea: 5-0

6. Public Hearings

A. 201 Esplanade

Project Description: Application #25-0494. APN: 035-211-05. Conditional Use Permit for the sale and onsite consumption of beer and wine at an existing restaurant located within the Mixed-Use Village (MU-V) zoning district. This project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Recommended Action: Consider application #25-0494 and approve the project based on the attached Conditions and Findings for Approval.

Associate Planner Sesanto presented the staff report.

Public Comment: None

Motion to approve Application #25-0494 based on the Conditions and Findings for approval: Vice Chair Christiansen

Second: Commissioner Howard

Voting Yea: 5-0

B. 413 Capitola Avenue

Project Description: Application #25-0580. APN: 035-131-33. Variance to amend Permit #23-0524 to waive the underground utility requirement for new construction. Original approval included the construction of a two-story single-family residence and attached JADU with a variance to reduce the number of required parking spaces.

The project is located within the MU-N (Mixed Use Neighborhood) Zoning District.

This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #25-0580 and approve the project based on the Conditions and Findings for Approval.

Commissioner Welch recused himself due to his employment with PGE.

Associate Planner Sesanto presented the staff report.

Public Comment: None

The Commission discussed the conditions imposed with Application #25-0580.

Motion to approve Application #25-0580 based on the Conditions and Findings for approval, with addition of Condition 4 recommended by staff: Commissioner Howard

Second: Commissioner Kieu

Voting Yea: Commissioners Howard, Kieu, Christiansen, Estey

Abstain: Commissioner Welch

Variance Findings:

- A. There are unique circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, that do not generally apply to other properties in the vicinity or in the same zone as the subject property.

Staff Analysis: The lot is small by Capitola standards, which is acknowledged by Section 17.20.040[3] that allows the Planning Commission to reduce setbacks for lots between the Trestle and 431 Capitola Avenue without requiring a Variance. This specific area of

the City includes 15 lots that average 1,594 square feet; the subject property is 1,384 square feet. The property is also irregular in shape with angled front, side, and rear lot lines, and several jogs on the south side property line. The existing shared utility easement along the southern property line between the subject property and 411 Capitola Avenue cannot be utilized due to PG&E and CPUC standards for recorded easement language and clearances for new service connections. Amending the utility easement requires consent from the property owners of 411 Capitola Avenue which the applicant has been unable to obtain. There are no feasible alternatives within the small lot for another location to install the utilities underground.

B. The strict application of the zoning code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zone as the subject property.

Staff Analysis: Numerous properties within the vicinity and zoning district continue to have overhead electrical service connections, as undergrounding is required only for new construction or major remodels. However, the strict application of the zoning code requirement would require the owner to obtain a new easement from the adjacent property owners, which the City cannot grant, nor can the subject property owner compel.

C. The variance is necessary to preserve a substantial property right possessed by other property in the vicinity or in the same zone as the subject property.

Staff Analysis: The project was designed and approved to comply with underground utility requirement via an existing utility easement area. However, after completing most construction, the property owner was informed by PG&E that a new easement is required with the adjacent property, which they are unable to obtain. Therefore, the variance is necessary for the completion of the subject property's project.

D. The variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the properties or improvements in the vicinity or in the same zone as the subject property.

Staff Analysis: The project involves a single-family residence and JADU and will not negatively impact the public, properties or improvements in the vicinity or in the same zone as the subject property. The variance allows overhead electrical connection in a manner similar prior development on the subject property. There are no current or foreseeable plans for removal of the affected power pole or other poles from this segment of Capitola Avenue.

E. The variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.

Staff Analysis: The subject property is irregularly shaped with limited frontage. The recent development was designed, approved, and constructed in good faith with expectation of complying with the underground electrical requirement by utilizing the existing utility corridor between 411 and 413 Capitola Avenue. As the project neared completion, it was discovered that plans previously accepted by PG&E were deficient and the only means of meeting PG&E specifications was to obtain a new recorded easement over 411 Capitola Avenue, which is separately owned. The variance does not constitute a grant of special privilege owing to the lack of feasible alternatives to compliance with this standard, which has distinct constraints by comparison to properties in the vicinity and in the same zone as the subject property.

F. The variance will not have adverse impacts on coastal resources.

Staff Analysis: The property does not contain existing coastal resources or public coastal access and will not have an adverse impact on nearby coastal resources.

California Environmental Quality Act (CEQA)**A. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).**

Section 15303 of the CEQA Guidelines exempts the construction of small facilities or structures, including a single-family residence in a residential zone, or up to three single-family residences in an urbanized area. The previously approved project includes the construction of a new residential structure which includes one JADU in the MU-V (Mixed-Use Village) zoning district. The proposed amendment is a Variance to allow the electric utility connection to remain overhead rather than placed underground. The proposed amendment is also consistent with Section 15303 of the CEQA Guidelines.

Conditions of Approval:

1. The project approval consists of a permit amendment of #23-0523 for a Variance to the utility underground requirement. The amendment does not modify the original scope of work. The maximum Floor Area Ratio for the 1,456 square foot property is 100% (1,456 square feet). The total FAR of the project is 95% with a total of 1,384 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on December 4, 2025, except as modified through conditions imposed by the Planning Commission during the hearing.
2. The project shall adhere to all original conditions of approval, except for Condition #14 (underground utility requirement), which is waived.
3. Prior to issuance of building permit, all Planning fees associated with permits #23-0524 and #25-0580 shall be paid in full.
4. At such time the City Council designates the area an underground utility district, the property owner of 413 Capitola Avenue shall, at their expense, remove all overhead facilities and install underground utilities. Removal and replacement of services to the property shall follow the time and manner described within Chapter 13.08 of Capitola Municipal Code (Underground Utility Districts).

C. Capitola Mall Properties Zoning Code Amendments

Project Description: Amendments to Capitola Municipal Code Title 17: Zoning Code and the General Plan Land Use Element for Capitola Mall properties located between Clares Street, 41st Avenue, and Capitola Road. The proposed amendments implement the 6th Cycle Housing Element of the General Plan to facilitate mixed use redevelopment on Capitola Mall properties. The Zoning Code is part of the City's Local Coastal Program (LCP) and amendments require certification by the California Coastal Commission before taking effect in the Coastal Zone.

Recommended Action: Consider amendments to the draft Zoning Code and General Plan amendments and either 1) adopt resolutions recommending the City Council adopt the proposed Zoning Code and General Plan amendments or 2) continue the item to the January 15, 2025, Planning Commission meeting.

Director Herlihy and Planning Consultant Ben Noble presented the staff report.

Public Comment:

- ***Rafas Sonnefeld***
- ***James Gwilliam***
- ***Brian Shields***

- **Terre Thomas**
- **Keith Cahalen**
- **Cami Corvin**

The Commission discussed the potential amendments to the Zoning Code and General Plan.

Motion to continue Item 6C to a special meeting on January 29, 2025: Vice Chair Christensen

Second: Commissioner Kieu

Voting Yea: 5-0

7. Director's Report

Director Herlihy informed the Commission that the Capitola Library is installing solar panels; the Capitola Avenue Bridge is set to open in January; early registration has opened for the California League of Cities Planning Commission Academy; amendments to the Local Coastal Plan will be presented to the City Council for approval on January 8, 2026.

8. Adjournment – The meeting adjourned at 9:05 PM. The next regularly scheduled meeting of the Planning Commission is on January 15, 2026, at 6:00 PM.

ATTEST:_____

Rosie Wyatt, Deputy City Clerk

Capitola Planning Commission

Agenda Report

Meeting: January 15, 2026

From: Community & Economic Development Department

Address: 620 Capitola Avenue, New Brighton Middle School



Project Description: Application #25-0578. APN: 036-101-38, 035-151-19. Coastal Development Permit for field improvements to New Brighton Middle School, including an electronic scoreboard, and perimeter fencing. The project is located within the CF (Community Facility) zoning district. The Coastal Development Permit is not appealable to the California Coastal Commission. Environmental Determination: Categorical Exemption

Recommended Action: Consider application #25-0578 and **approve** the project based on the Findings and Conditions of Approval.

Property Owner: Soquel Union Elementary School District

Representative: Scott Turnbull, SUESD, Filed: 11/14/25

Background: On June 7, 2018, the City approved a Coastal Development Permit (CDP) for the removal of one classroom building and 12 portable buildings and the construction of four new buildings for additional classrooms, locker rooms, and other instructional purposes.

On April 4, 2024, the Planning Commission made findings to support a land swap agreement between the Soquel Union Elementary School District (SUESD) and the City of Capitola, to exchange portions of Monterey Avenue Park for New Brighton Middle School's pathway through Orchid Avenue to maintain public access.

In November 2025, SUESD and City staff met to discuss recent and pending field improvements and determined a Coastal Development Permit would be required.

Development Standards: Development of public-school facilities is regulated by the State of California and is not subject to local zoning standards. However, they may be required to obtain a Coastal Development Permit, which is subject to Planning Commission review for consistency with the City's Local Coastal Program Implementation Plan.

Discussion: The property is located within the Cliffwood Heights neighborhood across from St. Joseph's Church and adjacent Monterey Avenue Park and numerous single-family residences.

The 2018 CDP was for the replacement of aging educational structures and did not include the improvements within the public-school open space around the buildings. The current CDP application includes replacement of the existing natural field with new artificial turf and track, volleyball courts, bleachers, and digital scoreboard. The open space will have security fencing along the athletic grounds as required by the State. New fencing entails six-foot metal picket panels from the Monterey Avenue parking lot to the southeast corner adjacent to the Orchid Avenue pathway with lower fencing between the field and school structures. The application also includes ADA improvements and the demolition of two remaining portable structures, which were originally approved for demolition under the 2018 application. SUESD is seeking retroactive approval as the field improvements have been largely completed without a CDP.

The project includes an electronic scoreboard, located along the southern property line adjacent Orchid Avenue residences. The scoreboard is raised on 8-foot posts and the sign itself measures 3 and a half feet tall and 16 feet in width, for a sign area of 56 square feet. The scoreboard originally selected was larger and mounted on taller posts. The reduced scoreboard dimensions and height are the result of a resolution between SUESD and adjacent homeowners to reduce visual impacts.

Pathway to Monterey Avenue Park: An existing pedestrian pathway connects Orchid Avenue to Monterey Avenue Park and has historically provided public access between the Cliffwood Heights neighborhood, New Brighton Middle School, and the public park. The City participated in a land swap with SUESD for a portion of property behind Orchid Avenue in 2024, to maintain access and to accommodate construction of the school athletic fields. The City owns the pathway. The pathway was realigned and requires regrading to re-establish a clear, safe, and accessible public connection. The pathway improvements are exempt from a CDP (§17.44.080.C.2) as they will not alter the level or type of public use and will preserve public access, consistent with the City's Local Coastal Program. This pathway is not part of the current scope, as it is City owned and the work will be done under a separate grading permit.

CEQA: This project is categorically exempt under Section 15314 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

Coastal Development Permit Findings:

A. The project is consistent with the LCP land use plan, and the LCP implementation program.

The project improves facilities serving the existing public-school use. Public and private schools are specifically identified as permitted uses within the CF (Community Facility) zoning district. The proposed development is consistent with the City's certified Local Coastal Plan (LCP) land use plan and the LCP implementation program.

B. The project maintains or enhances public views.

The proposed project is located on an existing public school property at 620 Monterey Avenue. The project improves the quality of the school's open space and athletic amenities. There is no impact on public views.

C. The project maintains or enhances vegetation, natural habitats, and natural resources.

The proposed project is located at New Brighton Middle School. The project is not located in an area with natural habitats. The project will maintain or enhance vegetation consistent with the allowed use and will not have an effect on natural habitats or natural resources.

D. The project maintains or enhances low-cost public recreational access, including to the beach and ocean.

The project involves field upgrades to a school and will improve low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.

The project involves a public school within the CF (Community Facility), involving enhancements to the existing open space for school use, which will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

The project involves a school within the CF (Community Facility) zone, involving enhancements to the existing open space for school use, which will not negatively impact coastal resources.

G. The project, including its design, location, size, and operating characteristics, is consistent with all applicable design plans and/or area plans incorporated into the LCP.

The proposed public-school facilities project complies with all applicable design criteria, design guidelines, area plans, and development standards. The operating characteristics are consistent with the CF (Community Facility) zone.

H. The project is consistent with the LCP goal of encouraging appropriate coastal development and land uses, including coastal priority development and land uses (i.e., visitor serving development and public access and recreation).

The project involves a school within the CF (Community Facility) zone, involving enhancements to the existing open space for school use. The project is consistent with the LCP goals for appropriate coastal development and land uses. The use is an allowed use consistent with the CF zoning district.

California Environmental Quality Act (CEQA) Findings:

A. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Section 15314 of the CEQA Guidelines exempts minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less. The proposed project involves upgrades to existing school grounds that will not result in the addition of student capacity within the CF (Community Facility) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

The Project is further exempt from CEQA pursuant to CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures), which consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. These include accessory (appurtenant) structures such as garages, carports, patios, swimming pools, and fences. The proposed scoreboard and fencing constitute small structures appurtenant to the main school building, and are therefore exempt.

Further, none of the exceptions listed in CEQA Guidelines section 15300.2 apply. There are no successive projects of the same type in the same place resulting in cumulative impacts, as the 2024 project dealt with a land swap which also had no impacts. There are no significant effects due to unusual circumstances, as the project is typical for a school conducting updates to its facilities. The project will not result in damage to scenic resources, or within a highway officially designated as a state scenic highway. The project does not involve a hazardous waste site or historical resource.

Conditions of Approval:

1. The project approval consists of a Coastal Development Permit to replace an existing grass field with a track and turf field, volleyball courts, digital scoreboard, bleachers, student security fencing, perimeter landscaping, the demolition of two portable buildings and ADA improvements. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on January 15, 2026, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community and Economic Development Department. Any significant changes to the plans may require Planning Commission approval.

Attachments:

1. 620 Monterey Avenue – Plans
2. 620 Monterey Avenue – Project Summary
3. 620 Monterey Avenue – 2024 Land Swap and Field Diagram
4. 620 Monterey Avenue – 2024 Final Local Action Notice (Permit Letter)
5. Public Comment Received

Report Prepared By: Sean Sesanto, Associate Planner

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community and Economic Development Director

FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

Division of the State Architect (DSA) documents referenced within this publication are available on the DSA Form & Data Publications webpage.

To facilitate the review of the State Architect's (DSA) fire and life safety plan review of project site conditions, consisting of construction of a new classroom, construction of new buildings, and the supporting buildings, structures, and site improvements, the following information is to be provided at time of project submittal for projects indicated in the table below. This information is to be provided for all project types indicated in the table below.

Information associated with compliance items 1 through 3 below is to be provided for all project types indicated in the table below. Information associated with compliance items 4 through 8 below is to be provided for all project types indicated in the table below.

Acknowledgment by the school district and signature from the Local Fire Authority (LFA) is only required when an acknowledgement is requested.

Project Information and Fire & Life Safety Information sections are to be completed for all projects and integrated onto the same site plan. All alternative designisms are proposed, all sections on pages 1 and 2 are to be completed and integrated on the fire access site plan.

For additional information refer to the instructions at the end of this form and DSA Form PL-09-01: Fire Plan for

PROJECT INFORMATION

SCHOOL DISTRICT: SOUTHERN UNION ELEMENTARY SCHOOL DISTRICT

School District Name:

New Brighton Middle School

Project Name/Number:

Project Address: 1020 Monterey Avenue, Capitola, CA 95010

FIRE & LIFE SAFETY INFORMATION

1. Has a fire hydrant flow test been performed within the past 12 months? Yes No If yes, provide a copy of the test date: _____

2. Has a fire hydrant water flow test been performed as part of this LFA review? Yes No If yes, provide a copy of the test date: _____

3. Is the project located within a designated fire hazard severity zone? Yes No If yes, provide a copy of the Fire Hazard Severity Zone classification below: _____

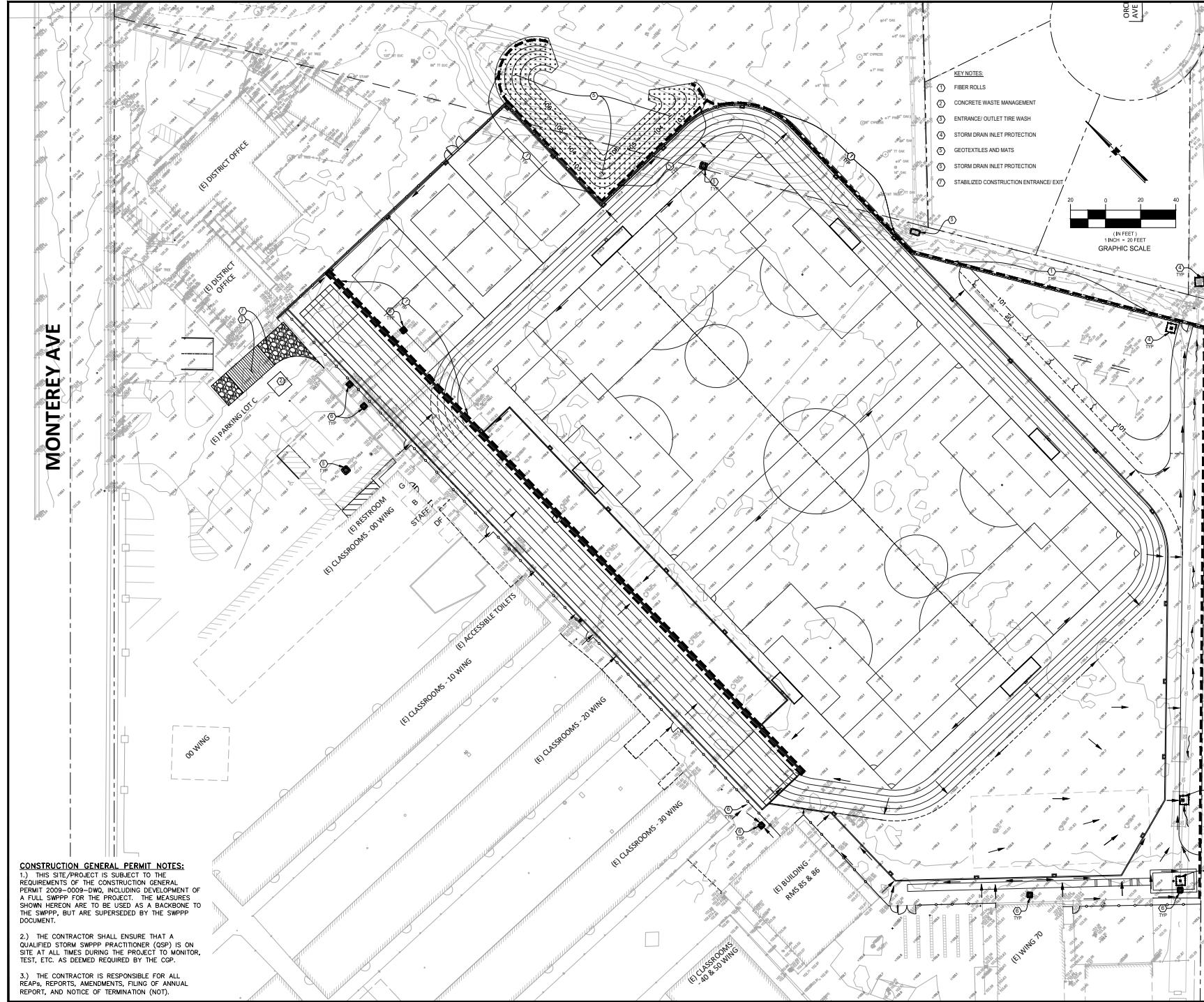
Refer to the following website for FHZS location: Moderate High Very High

Wildland Interface Area (WFA): If any designations are checked, project design must meet the requirements of CBC Chapter 1A: WFA

DSA D-810 (Revised 01/05/2020) DIVISION OF THE STATE ARCHITECT DEPARTMENT OF GENERAL SERVICES STATE OF CALIFORNIA Page 1 of 4

HYDRANT #783

HYDRANT #741



Item 6 B.

APP-01-121730 INC.
REVIEWED FOR
SS FLS ACS
DATE: 4/11/2025

96
ARCHITECTS

303 POTRERO STREET, SUITE 5
SANTA CRUZ, CA 95060
TEL (831) 440-7300

CONSULTANTS

CIVIL ENGINEER
CIVIL ENGINEERS INC.
1101 S. Winchester Blvd Suite H104
San Jose, CA 95131
TEL (408) 266-9500 Mobile (831) 588-2497

LANDSCAPE ARCHITECT
SSA LANDSCAPE ARCHITECTS, INC.
303 POTRERO STREET, SUITE 40-C
SANTA CRUZ, CA 95060
TEL (831) 459-0455 FAX (831) 459-0484

ELECTRICAL ENGINEER
ELECTRICAL CONTRACTORS INC.
404 W. Franklin Street, Suite 100
Monterey, CA 93940
TEL (831) 646-3330 FAX (831) 646-3336

ARCHITECT STAMP CONSULTANT STAMP



REVISIONS DATE

NO. DESCRIPTION

1 6/10/05

THE ARCHITECT DOES NOT REPRESENT THAT THESE PLANS OR THE SPECIFICATIONS ARE SUITABLE FOR USE OTHER THAN THE ONE FOR WHICH THEY WERE PREPARED. THE ARCHITECT DISCLAIMS RESPONSIBILITY FOR ANY USE OF THESE PLANS OR SPECIFICATIONS IF THEY ARE USED IN WHOLE OR IN PART FOR OTHER PURPOSES. THE DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

PROJECT OWNER & TITLE
Soquel Union Elementary
School District
600 Monterey Avenue
Capitola, CA 95010

**New Brighton Middle
School - Natural Field
to Artificial Turf**

250 Washburn Avenue,
Capitola, CA 95010

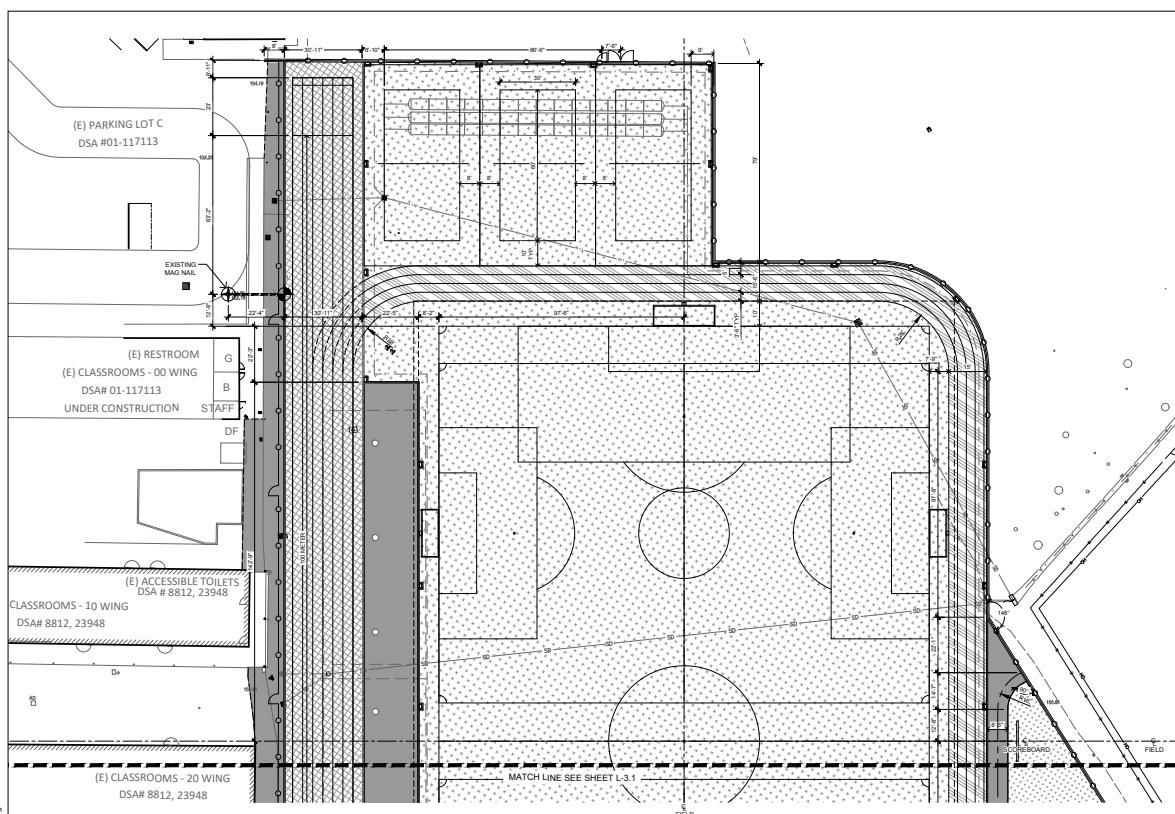
SHEET TITLE
**EROSION
CONTROL PLAN**

DRAWN BY: STAFF JOB NUMBER: 2027-01
C6 PROJECT NO. 200

SHEET NO.

C6.1

DATE: MARCH 26, 2005



LAYOUT LEGEND	
SYMBOL	DESCRIPTION
	LINEAR DIMENSION
	RADIUS DIMENSION
	CENTERLINE
	POINT OF ORIGIN
	GRID LAYOUT BASELINE, PERPENDICULAR AXIS
	MATCH ALIGNMENT
	FLUSH CONDITION
	DIMENSION EXTENSION LINE

LAYOUT AND SYNTHETIC TURF NOTES

1. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITY AND ELEMENTS INCLUDING UTILITY LOCATIONS AND REQUIRED SLEEVING PRIOR TO INSTALLATION. VERIFICATION OF EXISTING UTILITY LOCATIONS AND REQUIRED SLEEVING CONDITIONS PRIOR TO INITIATING CONSTRUCTION. TEMPORARY BENCHMARKS OR REFERENCE POINTS SHALL BE SET BY THE CONTRACTOR AS NECESSARY. NOTIFY THE OWNERS REPRESENTATIVE OF THE EXISTING CONDITIONS AND THE PROPOSED WORK TO AVOID DELAY.
2. THE CONTRACTOR'S PROPOSED IMPROVEMENTS TO EXISTING SITE SHALL CONFORM AND BE SMOOTH AND UNIFORM. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE IMMEDIATELY IF DISCREPANCY IS SUSPECTED OR RE-DIRECT APPLICABLE WORK TO AVOID DELAY.
3. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. CONTRACTOR SHALL CHALK STING LINE AND MARKING STRIPS IN THE FIELD. CONTRACTOR SHALL MAKE ADJUSTMENT IN THE FIELD TO ACHIEVE THE OVERALL DESIGN SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. POSITION MARKING STRIPS SHALL BE INLAID OR TUFTED STRIPS TO BE CENTER.
5. REFER TO DETAILS FOR ADDITIONAL COURT LAYOUTS.
6. ALL MARKINGS SHALL BE INLAID OR TUFTED BY A LICENSED SURVEYOR.
7. IT IS ASSUMED THAT THIS LAYOUT INFORMATION WILL BE USED IN CONJUNCTION WITH THE PROJECT CAD FILES. IF NECESSARY, CONTRACTOR SHALL REQUEST IN WRITING ADDITIONAL INFORMATION.
12. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, INCLUDING SEAMING PLANS, FOR SYNTHETIC TURF FIELD. DRAWINGS SHALL BE IN ACCORDANCE WITH CURRENT STANDARDS SET FORTH BY THE NATIONAL FEDERATION OF STATE HIGH SCHOOLS ASSOCIATION AND THE CALIFORNIA INTERSCHOLASTIC FEDERATION.
14. SYNTHETIC TURF:
 - a. SOCCER U14: MARKINGS SHALL BE INLAID OR TUFTED 2" WIDE, YELLOW.
 - b. SOCCER U10: MARKINGS SHALL BE INLAID OR TUFTED 2" WIDE, WHITE.
 - c. TRACK LANES: MARKINGS SHALL BE INLAID OR TUFTED, 2" WIDE, WHITE.
 - d. VOLLEYBALL COURT: MARKINGS SHALL BE INLAID OR TUFTED, 4" WIDE, WHITE.
 - e. A MARKING STRIP SHALL BE INLAID OR TUFTED, 4" LONG BY 16" WIDE, WHITE. TAKE OFF BORDERS TO BE INLAID OR TUFTED, 4" LONG BY 16" WIDE, WHITE.

Item 6.B.

APP-01-121730 INC.
REVIEWED FOR
SS <input checked="" type="checkbox"/> FLS <input type="checkbox"/> ACS <input type="checkbox"/>
DATE: 4/11/2025

196

CONSULTANTS
 CIVIL ENGINEER
 CARRIOL ENGINEERING, INC.
 1101 S. Winchester Blvd, Suite H104
 San Jose, CA 95131
 Ph: (408) 261-9000 Mobile: (831) 588-2497
 LANDSCAPE ARCHITECT
 SOLEIL LANDSCAPE ARCHITECTURE
 303 POTRERO STREET, SUITE A/C
 SANTA CRUZ, CA 95060
 Tel: (831) 459-0450
 Fax: (831) 459-0464
 ELECTRICAL ENGINEER
 AURORA CONSULTING ENGINEERS
 404 W. Franklin Street, Suite 100
 Monterey, CA 93940
 Tel: (831) 646-3339 FAX: (831) 646-3336



REVISIONS
NO. DATE DESCRIPTION

THE ARCHITECT DOES NOT REPRESENT THAT THESE PLANS OR THE SPECIFICATIONS ARE SUITABLE FOR CONSTRUCTION. THESE ARE FOR WHICH THEY WERE SPECIFICALLY PREPARED AND THE CONTRACTOR'S RESPONSIBILITY FOR THESE PLANS AND SPECIFICATIONS IS LIMITED TO THE WHOLE OR IN PART AT ANY OTHER SITE. WRITTEN DIMENSIONS AND SCALES ON THESE PLANS WILL HAVE PREDENCE OVER SCALED DIMENSIONS.

PROJECT OWNER & TITLE
Squel Union Elementary School District
 620 Monterey Avenue,
 Capitola, CA 95010

New Brighton Middle School - Natural Field to Artificial Turf
 250 Washburn Avenue,
 Capitola, CA 95010

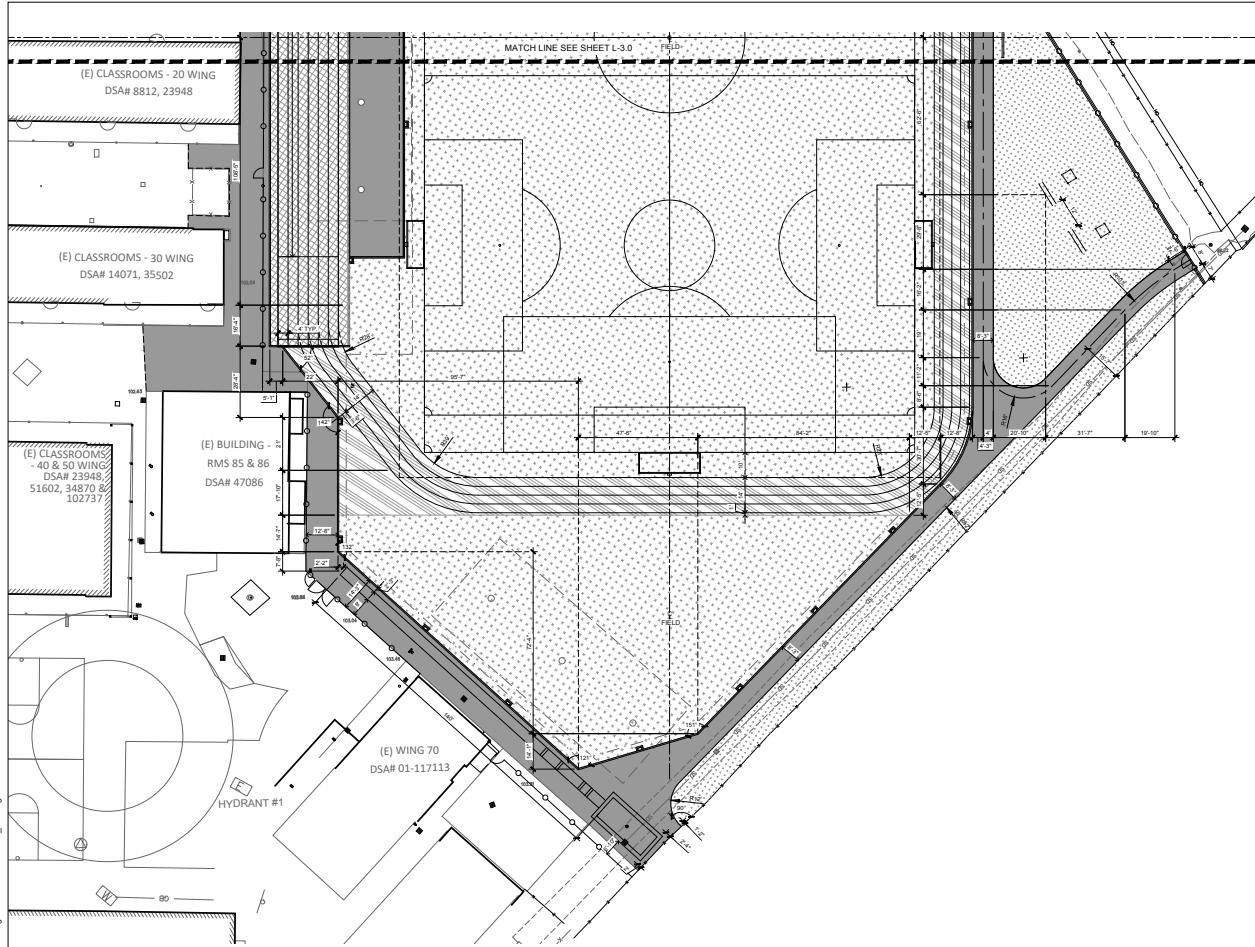
FILE LOCATION: C:\Users\mendes\Documents\21027.01_Squel USD_New Brighton MS Track & Field.dwg.dwg



DRAWN BY: BC JOB NUMBER: 21027.01

DATE: FEBRUARY 18, 2025

25



Item 6 E

APP: 01-121730 INC:
REVIEWED FOR
SS FLS ACS
DATE: 4/11/2025

96

LAYOUT LEGEN

SYMBOL	DESCRIPTION
	LINEAR DIMENSION
	RADIUS DIMENSION
	CENTERLINE
	POINT OF ORIGIN
	GRID LAYOUT BASELINE, PERPENDICULAR AXIS
	MATCH ALIGNMENT
	FLUSH CONDITION
	DIMENSION EXTENSION LINE

LAYOUT AND SYNTHETIC TURF NOTES

1. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITY AND ELEMENTS INCLUDING UTILITY LOCATIONS AND REQUIRED ELEVATING PRIOR TO INSTALLATION. VERIFICATION OF UTILITY LOCATIONS AND ELEVATING REQUIREMENTS SHALL BE MADE ON CONDITIONS PRIOR TO INITIATING CONSTRUCTION. TEMPORARY BENCHMARKS OR REFERENCE POINTS SHALL BE SET BY THE CONTRACTOR AS NECESSARY. NOTIFY THE OWNER OF ANY CHANGES IN UTILITY LOCATIONS OR ELEVATING REQUIREMENTS DURING WORK TO AVOID DELAYS.
2. THE CONTRACTOR SHALL PROPOSED IMPROVEMENTS TO EXISTING SITE SHALL CONFORM AND BE SMOOTH AND UNIFORM. CONTRACTOR SHALL NOTIFY OWNERS IMMEDIATELY IF DISCREPANCY IS SUSPECTED AND RE-DIRECT APPLICABLE WORK TO AVOID DELAYS.
3. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. CONTRACTOR SHALL CHALK, STING, STAKE AND MARK ALL DIMENSIONS. ALL DIMENSIONS AND LINES MADE IN THE FIELD TO ACHIEVE THE OVERALL DESIGN SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN A DEDICATED STRIPING TO BE CENTER.
5. REFER TO DETAILS FOR ADDITIONAL CONTRACT LAYOUTS.
6. ALL LAYOUT AND GRADING SHALL BE COMPLETED BY LICENSED SURVEYORS.
7. THE CONTRACTOR SHALL NOT INVESTIGATE OR USE IN CONJUNCTION WITH THE PROJECT CAD FILES IF NECESSARY, CONTRACTOR SHALL REQUEST IN WRITING ADDITIONAL INFORMATION FROM THE OWNERS.
12. CONTRACTOR SHALL PROVIDE SHOW DRAWINGS, INCLUDING SEAM PLANS FOR SYNTHETIC TURF SYSTEM. ALL FIELDS SHALL MEET CURRENT STANDARDS OF THE CALIFORNIA STATE HIGHWAY COMMISSION, THE STATE HIGHWAYS ASSOCIATION AND THE CALIFORNIA INTERSCHOLASTIC FEDERATION.
14. SYNTHETIC TURF SYSTEM:
 - SOCER L14 MARKINGS SHALL BE INLAID OR TURFTED 4" WIDE, YELLOW.
 - SOCER L14 MARKINGS SHALL BE INLAID OR TURFTED 4" WIDE, WHITE.
 - TRIANGLE MARKINGS SHALL BE INLAID OR TURFTED 4" WIDE, WHITE.
 - VEOLLEYBALL COURT MARKINGS SHALL BE INLAID OR TURFTED 4" WIDE, WHITE.
 - LINE MARKINGS SHALL BE INLAID OR TURFTED 4" LONG BY 16" WIDE, WHITE. TAKE OFF BOUNDS SHALL BE INLAID OR TURFTED 4" LONG BY 16" WIDE, WHITE.

CONSULTANTS
CIVIL ENGINEER
CAZIER ASSOCIATES, INC.
1101 S. Winchester Blvd., Suite H184
San Jose, CA 95128
Ph: (408) 261-9800 Mobile (831) 588-2497

LANDSCAPE ARCHITECT
SCOTT & ASSOCIATES, INC.
303 POTTERY STREET, SUITE 40-C
SANTA CRUZ, CA 95060
TEL: (831) 459-0455 FAX (831) 459-0484

ELECTRICAL ENGINEER
AURUM CONSULTING ENGINEERS
404 W. Franklin Street, Suite 100
Monterey, CA 93940
Tel: (831) 646-3333 Fax (831) 646-3336

ARCHITECT STAMP	CONSULTANT STAMP
	

THE ARCHITECT DOES NOT REPRESENT THESE PLANS OR THE SPECIFICATIONS AS SUITABLE FOR ANY SITE OTHER THAN THAT FOR WHICH THEY WERE SPECIFICALLY PREPARED. THE ARCHITECT DISCLAIMS RESPONSIBILITY FOR THESE PLANS AND SPECIFICATIONS IF THEY ARE USED IN WHOLE OR IN PART AT ANY OTHER SITE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL PRECEDENCE OVER SCALED DIMENSIONS.

PROJECT OWNER & TITLE
**Soquel Union Elementary
School District**
620 Monterey Avenue
Capitola, CA 95010

**New Brighton Middle
School - Natural Field
to Artificial Turf**
250 Washburn Avenue,
Capitola, CA 95010

SHEET TITLE

LAYOUT PLAN

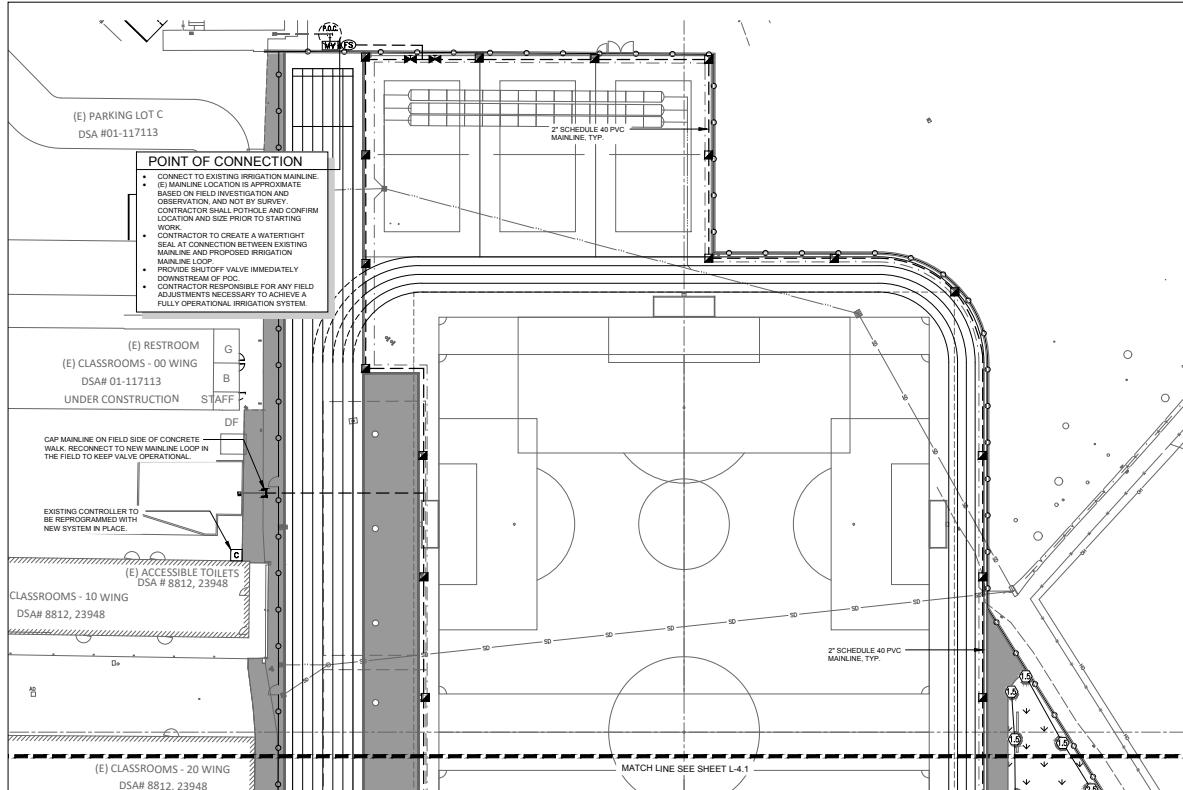
DRAWN BY: BC JOB NUMBER: 21027.01
SHEET NO. **L-3 1**

DATE: FE

26

A compass rose with a circle containing a diagonal line pointing from the bottom-left to the top-right. Below the circle, the word "North" is written. Below the compass rose is a horizontal scale bar with tick marks at 0, 10, and 20.

26



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	HUNTER MP CORNER PRS-6-PRSA-CV TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI. MP ROTATOR NOZZLE ON PRSA4 BODY. T-14GROUZE ADJ ARC 45-105.	4	40	JL-6.0
	HUNTER MP1000 PRS6-PRSA40-CV TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED PRESSURE REGULATED TO 40 PSI. MP ROTATOR NOZZLE ON PRSA4 BODY. M-14GROUZE ADJ ARC 45-105.	36	40	
	RAIN BIRD PRV-5 1400 SERIES ROOF WATERING SYSTEM WITH 4.0IN. DIAMETER X 36.0IN. LONG WITH LOCKING GRATE, 36.0IN. DIAMETER X 36.0IN. CHROME PLATED, 1400 GPM. 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	16	40	HL-6.0
	HUNTER 120-06-PRB TURF ROTATOR, 6" POP-UP, ADJUSTABLE AND FULL CIRCLE PLASTIC RISER, DRAIN CHECK VALVE, STANDARD NOZZLE, PRESSURE REGULATING BODY.	4	45	1.5 31'
	HUNTER 120-06-PRB 1.5 TURF ROTATOR, 6" POP-UP, ADJUSTABLE AND FULL CIRCLE PLASTIC RISER, DRAIN CHECK VALVE, STANDARD NOZZLE, PRESSURE REGULATING BODY.	3	45	2 34'
	HUNTER 120-06-PRB 2.0 TURF ROTATOR, 6" POP-UP, ADJUSTABLE AND FULL CIRCLE PLASTIC RISER, DRAIN CHECK VALVE, STANDARD NOZZLE, PRESSURE REGULATING BODY.	1	45	2.5 35'
	HUNTER 120-06-PRB 5.0 TURF ROTATOR, 6" POP-UP, ADJUSTABLE AND FULL CIRCLE PLASTIC RISER, DRAIN CHECK VALVE, STANDARD NOZZLE, PRESSURE REGULATING BODY.	6	45	6 43'
	RAIN BIRD 44-LRS 1IN. 1/2IN. COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	30		DL-6.0
	SHUT OFF VALVE KBI BTU-6 PVC BLOCKED TRUE UNION BALL VALVE 1/2" TO 2" SAME SIZE AS PIPE	2		EL-6.0
	RAIN BIRD 24PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET.	1		KL-6.0
	EXISTING BOTTOM CONTROLLER	1		KL-6.0
	CREATIV SENSOR TECHNOLOGY FSI-T15-001 1/2" DIAMETER, 1/2" FLOW SENSING WIRE ENDS, CUSTOM MOUNTING, 1/2" ULTRA LIGHTWEIGHT	1		
	IMPELLER ENHANCES LOW FLOW MEASUREMENT, 2 WIRE DUAL-ENDED, 100' CABLE, 120VAC, 100W, IRRIGATION CONTROLLERS, FLOW RANGE 1-100 GPM			
	POINT OF CONNECTION	1		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	1.350 LF.		CL-6.0
	IRRIGATION MAINLINE: PVC SCHEDULE 40	1.620 LF.		CL-6.0
	EXISTING IRRIGATION MAINLINE			

IRRIGATION NOTES

1. THIS SYSTEM IS DESIGNED TO OPERATE AT A MAXIMUM FLOW OF XX GALLONS PER MINUTE (GPM) AND A MAX. OF XX P.S.I. STATIC AT THE POINT OF CONNECTION (TAKING INTO ACCOUNT FRICTION).
2. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL SUPPLY, TELEPHONE CONNECTION, GROUNDING, SLEEVING AND STUBOUT WORK REQUIRED FOR SYSTEM WITH THE GENERAL CONTRACTOR AND/OR OWNERS REPRESENTATIVE AS APPLICABLE.
3. IRRIGATION SYSTEM DESIGN SHOWN MAY BE PARTIALLY DIAGRAMMATIC, WHERE EQUIPMENT IS SHOWN OUTSIDE PLANTING AREAS OR LIMIT OF WORK, INTENT IS FOR EQUIPMENT TO BE INSTALLED IN PLANTING AREAS. CONTRACTOR SHALL INDICATE PRECISE LOCATIONS OF ALL WORK INSTALLED DIFFERENTLY THAN AS SHOWN IN THE CONTRACT DOCUMENTS ON THE RECORD DRAWINGS. REFER TO PLANTING NOTES FOR PLANTING REQUIREMENTS.
4. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO IRRIGATION SYSTEM IN FIELD AS NECESSARY. VALVES SHALL BE ADJUSTED TO PROVIDE SPECIFIED PRESSURE AT THE HEAD.
5. THE CONTRACTOR SHALL PROGRAM CONTROLLER TO INSURE PROPER IRRIGATION BASED ON PLANT TYPE, EXPOSURE AND SEASON. CONTRACTOR SHALL NOT START PLANTING UNTIL IRRIGATION SYSTEM IS FULLY OPERATIONAL FROM THE CONTROLLER AUTOMATICALLY. CONTRACTOR SHALL NOT START PLANTING UNTIL THE PLANTING IS FULLY OPERATIONAL. CONTRACTOR SHALL DETERMINE THE INTENT OF THIS IRRIGATION SYSTEM TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE PLANTING REQUIREMENTS AND/OR THE OWNER TO MAKE ADJUSTMENTS TO THE CONTROLLER PROGRAM FOR SEASONAL WEATHER CHANGES AND MICROCLIMATE VARIATIONS.
6. EXISTING IRRIGATION CONTROLLER TO BE UTILIZED FOR PROPOSED IRRIGATION SYSTEM COMPONENTS. CONTRACTOR TO RUN IRRIGATION WIRE BACK TO EXISTING CONTROLLER TO REMAIN.
7. CONTRACTOR TO FIELD VERIFY FUNCTION OF ALL EXISTING VALVES, MAINLINE AND OTHER COMPONENTS AFFECTED BY CONTRACT WORK. THE EXISTING IRRIGATION SYSTEM OUTSIDE OF LIMIT OF WORK BUT AFFECTED BY CONTRACT WORK SHALL REMAIN FULLY FUNCTIONAL. CONTRACTOR SHALL NOT DESTROY OR REMOVE ANY EXISTING EQUIPMENT THAT IS NON-FUNCTIONING AND REQUIRES REPLACEMENT PRIOR TO CONSTRUCTION.
8. REFER TO IRRIGATION DETAIL SHEETS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY	DETAIL
	PKD	PISTACIA CHINENSIS / KEITH DAVEY / KEITH DAVEY CHINESE PISTACHE	36 BOX	8	LL-6.0
	TB	TURF SOD BOLERO PLUS / FESCUE BLEND - CONFIRM SOD TYPE WITH THE DISTRICT BEFORE PROCUREMENT AND INSTALLATION	SOD	10,768 SF	A/L-6.0

PLANTING NOTES

1. PLANT COUNTS SHOWN ARE FOR BIDDING REFERENCE ONLY. CONTRACTOR SHALL SUPPLY ALL PLANTS REQUIRED TO FULLY MEET DESIGN REQUIREMENTS. ADDITIONAL PLANTS IF A PLANT COVERS A PATTERN IS BIDDEN, STOPPING AT THE EDGE OF A TREE OR SHRUB CANOPY SYMBOL. IF A PLANT COVERS A PATTERN IT IS THE GROUNDCOVER CONTINUE UNDERNEATH THE CANOPY SYMBOL(S) TO PROVIDE AN EVENLY COVERED GROUND PLANE WHILE MAINTAINING APPROPRIATE BUFFER AND PLANTING DISTANCE FROM THE CANOPY SYMBOL.
2. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PLANT MATERIAL FROM THE TIME OF DELIVERY TO THE TIME OF PROJECT ACCEPTANCE. THE OWNER SHALL NOT BE RESPONSIBLE FOR LOSSES DUE TO VANDALISM, THEFT, OR SEVERE WEATHER.
3. CONTRACTOR SHALL PLACE PLANT MATERIALS SO THEY DO NOT INTERFERE WITH IRRIGATION SYSTEM OR IRIGATION HEADS. CONTRACTOR SHALL NOT PLANT MATERIAL IN CONTAINERS OR PLANTERS AS DESIGNATED OR ALTER SIGNIFICANTLY. CONTRACTOR SHALL SET OUT PLANT MATERIAL IN THEIR CONTAINERS AND RECEIVE ACCEPTANCE FROM PROJECT TEAM. CONTRACTOR SHALL NOT PLANT MATERIAL IN CONTAINERS OR PLANTERS UNTIL APPROVED BY THE OWNER. CONTRACTOR SHALL GIVE A MINIMUM OF 2 WORKING DAY NOTICE FOR INSPECTION/ACCEPTANCE AND SHALL HAVE ALL MATERIAL IN SPECIFIED LOCATIONS FOR REVIEW AT ONE TIME.
4. ALL PLANT MATERIAL SHALL BE PLANTED IN A 12" DEEP HOLE, 1" DEEP HERBICIDE TREATMENT AND A 3" LAYER OF NATURAL COLOR PRO CHIP MULCH TOP DRESS (1" PECES-SUBMIT SAMPLES). REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. ALL PLANTING AREAS SHALL BE MAINTAINED IN A WEED FREE CONDITION UNTIL PROJECT ACCEPTANCE.
6. PLANTS CAN BE INSPECTED AND REJECTED UPON DELIVERY.

SHADE TREE REQUIREMENTS

TOTAL PROJECT AREA DESIGNATED AS PLAYFIELD FOR ORGANIZED SPORT ACTIVITY. PER DSA SUBMITTAL GUIDELINE-4 SECTION 5.106.12.2, PLAYFIELDS FOR ORGANIZED SPORT ACTIVITY ARE EXEMPT FROM SHADE TREE REQUIREMENTS.

Item 6 B.

APP-01-121730 INC.
REVIEWED FOR
SS FLS ACS
DATE: 4/11/2025

196

CONSULTANTS
CIVIL ENGINEER
CARRIOL ENGINEERING, INC.
1101 S. Winchester Blvd, Suite H104
San Jose, CA 95131
Ph: (408) 261-1900 Mobile (831) 588-2497

LANDSCAPE ARCHITECT
SOLARIS LANDSCAPE ARCHITECTURE
303 POTHOLE STREET, SUITE 40-C
SANTA CRUZ, CA 95060
TEL: (831) 459-0444 FAX: (831) 459-0484

ELECTRICAL ENGINEER
AURORA CONSULTING ENGINEERS
404 W. Franklin Street, Suite 100
Monterey, CA 93940
TEL: (831) 446-3339 FAX: (831) 646-3336

ARCHITECT STAMP
CONSULTANT STAMP

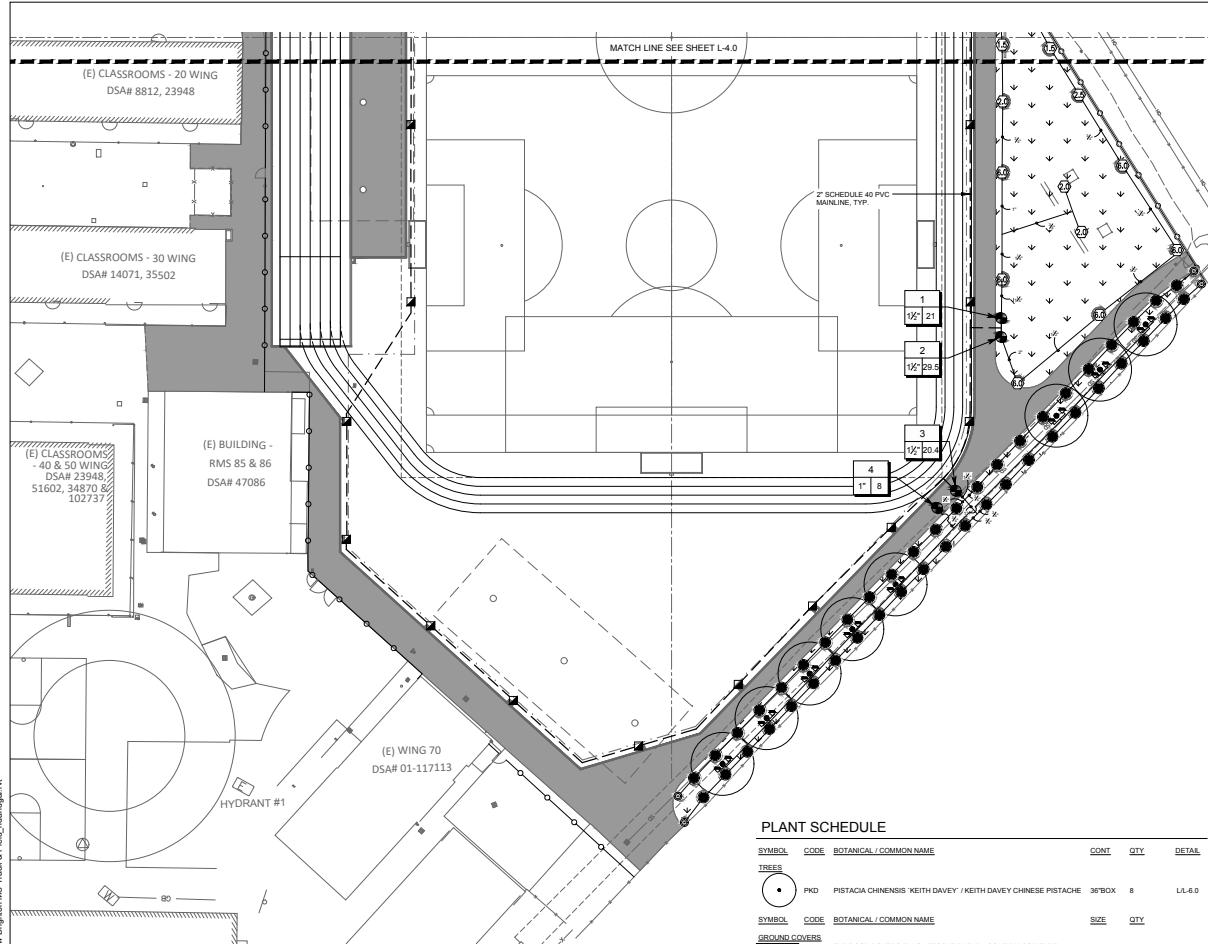
REVISIONS
NO. DATE DESCRIPTION

THE ARCHITECT DOES NOT REPRESENT THAT THESE PLANS OR THE SPECIFICATIONS ARE THE FINAL PLANS FOR THE PROJECT. THIS IS THE ONE FOR WHICH THEY WERE SPECIFICALLY PREPARED. THE CONTRACTOR IS RESPONSIBLE FOR THESE PLANS AND SPECIFICATIONS AND SHALL NOT MAKE ANY CHANGES OR ALTERATIONS TO THESE PLANS OR SPECIFICATIONS IN PART OR AT ANY OTHER SITE. WRITTEN DRAFTS OR CHANGES MADE BY THE CONTRACTOR SHALL HAVE PRECEDENCE OVER SCALED DRAWINGS.

PROJECT OWNER & TITLE
Soquel Union Elementary
School District
620 Monterey Avenue
Capitola, CA 95010

FILE LOCATION: C:\Users\andrea\Documents\21027.01-L-Soquel USD_New Brighton MS Track & Field.dwg.dwg
DATE PLOTTED: 7/26/2024 11:13:20 AM

LANDSCAPE PLAN
DRAWN BY: BC JOB NUMBER: 21027.01
SHEET NO. L-40
DATE: FEBRUARY 18, 2025
PROJECT STATUS
27



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY	DETAIL
●	PKD	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	36/BOX	8	LIL-6.0
■	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
■	TB	TURF SOD BOLERO PLUS / FESCUE BLEND - CONFIRM SOD TYPE WITH THE DISTRICT BEFORE PROCUREMENT AND INSTALLATION	SOD	10,768 SF	A-L-6.0

PLANTING NOTES

- PLANT COUNTS SHOWN ARE FOR BIDDING REFERENCE ONLY. CONTRACTOR SHALL SUPPLY ALL PLANTS REQUIRED TO FULFILL THE REQUIREMENTS AS SHOWN. ADDITIONAL PLANT MATERIAL, WHICH IS SPANNED OUT AT THE EDGE OF A TREE OR PLANTING SYMBOL, THE INTENT IS THAT THE GROUNDCOVER CONTINUE UNDERNEATH THE CANOPY SYMBOL TO PROVIDE AN EVENLY COVERED GROUND PLANE WHILE MAINTAINING APPROPRIATE BUFFER AROUND THE PLANT.
- CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PLANT MATERIAL FROM THE TIME OF DELIVERY TO THE TIME OF PROJECT ACCEPTANCE. THE OWNER SHALL NOT BE RESPONSIBLE FOR LOSSES DUE TO VANDALISM, THEFT, OR SEVERE WEATHER.
- CONTRACTOR SHALL PLANT PLANT MATERIALS SO THEY DO NOT INTERFERE WITH IRRIGATION SYSTEM OR INHIBIT DESIGNATED PLANT LOCATIONS. PLANTING MATERIALS WHICH ARE PLANTED OUTSIDE THE PLANTING AREA, CONTRACTOR SHALL SET OUT PLANT MATERIAL IN THEIR CONTAINERS AS SHOWN AND RECEIVE ACCEPTANCE FROM PROJECT TEAM. CONTRACTOR SHALL NOT PLANT MATERIAL IN PLANTING AREAS WHICH ARE LOCATED OUTSIDE THE PLANTING AREA. CONTRACTOR SHALL GIVE A MINIMUM OF 2 WORKING DAY NOTICE FOR INSPECTION/INSPECTION AND SHALL HAVE ALL MATERIAL IN SPECIFIED LOCATIONS FOR REVIEW AT ONE TIME.
- ALL PLANT MATERIALS SHALL BE TREATED FOR INSECTICIDE, FUNGICIDE, HERBICIDE TREATMENT AND A 2" LAYER OF NATURAL COLOR PRO CHIP MULCH TOP DRESS (1" 3" PEICES SUBMIT SAMPLES), REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- PLANTS CAN BE INSPECTED AND REJECTED UPON DELIVERY.

SHADE TREE REQUIREMENTS

TOTAL PROJECT AREA DESIGNATED AS PLAYFIELD FOR ORGANIZED SPORT ACTIVITY. PER DSA SUBMITTAL GUIDELINE-4 SECTION 5.106.12.2. PLAYFIELDS FOR ORGANIZED SPORT ACTIVITY ARE EXEMPT FROM SHADE TREE REQUIREMENTS.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
●	HUNTER MP1000 PROS-06-PRSA-04 TURF ROTATOR, 6IN POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI. MP ROTATOR NOZZLE ON PRSA BODY. T-TURQUOISE ADJ ARC 45-108	4	40	JL-6.0
●	HUNTER MP1000 PROS-06-PRSA-04-CV TURF ROTATOR, 6IN POP-UP, CHECK VALVE, PRESSURE REGULATED TO 40 PSI. MP ROTATOR NOZZLE ON PRSA BODY. T-AMARONIC ADJ. 90 TO 110, T-LIGHT BLUE ADJ. 110 TO 130, T-RED ADJ. 130 TO 150	36	40	
●	RAIN BIRD RWS-6 1400 SERIES ROOT WATERING SYSTEM WITH 4.0IN. DIAMETER X 36.0IN. LONG RIBBED TUBE, 1/2IN. I.D. TUBE, 1/2IN. O.D. TUBE, AND CHECK VALVE. RAIN BIRD PROPOLE OPTION AS INDICATED. 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	16	40	HL-6.0
●	HUNTER I-20-06-PRB-1.5 TURF ROTATOR, 6IN POP-UP, ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER, DRAIN CHECK VALVE, STANDARD NOZZLE. PRESSURE REGULATING BODY.	4	45	1.5 31°
●	HUNTER I-20-06-PRB-1.5 TURF ROTATOR, 6IN POP-UP, ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER, DRAIN CHECK VALVE, STANDARD NOZZLE. PRESSURE REGULATING BODY.	3	45	2 34°
●	HUNTER I-20-06-PRB-1.5 TURF ROTATOR, 6IN POP-UP, ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER, DRAIN CHECK VALVE, STANDARD NOZZLE. PRESSURE REGULATING BODY.	1	45	2.5 35°
●	HUNTER I-20-06-PRB-1.5 TURF ROTATOR, 6IN POP-UP, ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER, DRAIN CHECK VALVE, STANDARD NOZZLE. PRESSURE REGULATING BODY.	6	45	6 43°
●	HUNTER I-20-06-PRB-1.5 TURF ROTATOR, 6IN POP-UP, ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER, DRAIN CHECK VALVE, STANDARD NOZZLE. PRESSURE REGULATING BODY.			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	
●	HUNTER I-20-06-PRB-1.5 1" - 1/2" PLASTIC ELECTRIC REMOTE CONTROL VALVE, OLIVE GREEN COLOR, OPERATION WITH NPT THREADED INLET/OUTLET.	4		DL-6.0
●	RAIN BIRD 44LRC 1IN. BRASS QUARTER COUPLING VALVE WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	30		DL-6.0
●	SHUT OFF VALVE KBI BTU-E PVC BLOCKED TRUE UNION BALL VALVE 1/2" TO 2" SAME SIZE AS PIPE	2		IL-6.0
●	HUNTER 2" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET.	1		KL-6.0
●	EXISTING HUNTER CONTROLLER	1		KL-6.0
●	CREATIVE SENSOR TECHNOLOGY FS1-T15-001 FS1-T15-001 1/4" NPT PLASTIC ELECTRIC FLOW SENSOR, CUSTOM MOUNTING TEE AND ULTRA LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DUAL-POINT FLOW MEASUREMENT, VARIABLE WALL IRRIGATION CONTROLLERS FLOW RANGE 1.8-100 GPM POINT OF CONNECTION 2"	1		
●	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	1,350 LF.		CL-6.0
●	IRRIGATION MAINLINE: PVC SCHEDULE 40	1,620 LF.		CL-6.0
●	EXISTING IRRIGATION MAINLINE			

IRRIGATION NOTES

- THE SYSTEM IS DESIGNED TO OPERATE AT A MAXIMUM FLOW OF 4X GALLONS PER MINUTE (GPM) AND A RIN OF 40 P.S.I. STATIC AT THE POINT OF CONNECTION DOWNSTREAM OF BACKFLOW PREVENTER. THE CONTRACTOR SHALL VERIFY THE EXISTING SYSTEM AND STATIC P.S.I. AT THE POINT OF CONNECTION TO THE PROPOSED IRRIGATION DESIGN PRIOR TO BEGINNING WORK AND CONFIRM WITH THE OWNER'S REPRESENTATIVE IMMEDIATELY IF PROPOSED WORK DISCREPANCY ARISE WHILE RE-DIRECTING APPLICABLE WORK TO ANOTHER LOCATION.
- CONTRACTOR SHALL COORDINATE ALL ELECTRICAL SUPPLY, TELEPHONE CONNECTION, GROUNDING, SLEEVING AND STUBOUT CONTRACTOR RESPONSIBLE TO SUPPLY ALL SLEEVING NECESSARY TO ACCESS INDIVIDUAL PLANTER BEDS. NOT ALL REQUIRED CONTRACTING WORK IS TO BE PERFORMED BY THE CONTRACTOR.
- IRRIGATION SYSTEM DESIGN SHOWN MAY BE PARTIALLY DIAGRAMMATIC. WHERE EQUIPMENT IS BROWN OUTSIDE PLANTING AREAS, CONTRACTOR SHALL INDICATE PRECISE LOCATIONS OF ALL WORK REQUIRED DIFFERENTLY THAN AS SHOWN IN THE CONTRACT DOCUMENTS ON THE RECORD DRAWINGS. CONTRACTOR SHALL PROVIDE ADDITIONAL INFORMATION AS REQUIRED.
- THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO IRRIGATION SYSTEM IN FIELD AS NECESSARY. VALVES SHALL BE ADJUSTED TO PROVIDE SPECIFIED PRESSURE AT THE HEAD.
- THE CONTRACTOR SHALL PROGRAM CONTROLLER TO INSURE PROPER IRRIGATION BASED ON PLANT TYPE, EXPOSURE AND SEASON. CONTRACTOR SHALL NOT START PLANTING UNTIL IRRIGATION SYSTEM IS FULLY OPERATIONAL FROM THE CONTROLLER. CONTRACTOR SHALL NOT PLANT PLANT MATERIALS UNTIL THE PLANTING AREA IS PREPARED AND THE GROUNDCOVER IS PLANTED DOWN. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH. PROGRAM IN NURTURE MODE TO MAINTAIN PLANT HEALTH AND AVOID OVERIRRIGATION. CONTRACTOR AND THE OWNER TO MAKE ADJUSTMENTS TO THE CONTROLLER FOR SEASONAL WEATHER CHANGES AND MICROCLIMATE VARIATIONS.
- EXISTING IRRIGATION CONTROLLER TO BE UTILIZED FOR PROPOSED IRRIGATION SYSTEM COMPONENTS. CONTRACTOR TO RUN IRRIGATION WIRE BACK TO EXISTING CONTROLLER TO REMAIN.
- CONTRACTOR TO FIELD VERIFY FUNCTION OF ALL EXISTING VALVES, MAINLINE AND OTHER COMPONENTS AFFECTED BY CONTRACT WORK. THE EXISTING IRRIGATION SYSTEM OUTSIDE OF LIMIT OF WORK BUT AFFECTED BY CONTRACT WORK SHALL REMAIN FULLY FUNCTIONAL. CONTRACTOR SHALL NOT DESTROY OR REMOVE ANY EXISTING EQUIPMENT THAT IS NON-FUNCTIONING AND REQUIRES REPLACEMENT PRIOR TO CONSTRUCTION.
- REFER TO IRRIGATION DETAIL SHEETS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- ALL PLANTING AREAS SHALL BE MAINTAINED IN A WEED FREE CONDITION UNTIL PROJECT ACCEPTANCE.

Item 6 B.

APP-01-121730 INC.
REVIEWED FOR
SS FLS ACS
DATE: 4/11/2025

196

CONSULTANTS
CIVIL ENGINEER
CARRIOL ENGINEERING, INC.
1101 S. Winchester Blvd, Suite H104
San Jose, CA 95131
Ph: (408) 261-9100 Mobile: (831) 588-2497

LANDSCAPE ARCHITECT
SOLARIS LANDSCAPE ARCHITECTURE
303 POTRERO STREET, SUITE 40-C
SANTA CRUZ, CA 95060
TEL: (831) 459-0444 FAX: (831) 459-0484

ELECTRICAL ENGINEER
AURORA CONSULTING ENGINEERS
404 W. Franklin Street, Suite 100
Mountain View, CA 95039
TEL: (831) 446-3339 FAX: (831) 646-3336

ARCHITECT STAMP

CONSULTANT STAMP

LICENSED LANDSCAPE ARCHITECT
No. 2805
Exp. 1-31-26
State of California
Board of Landscape Architecture

REVISIONS

NO.	DATE	DESCRIPTION

THE ARCHITECT DOES NOT REPRESENT THAT THESE PLANS OR THE SPECIFICATIONS ARE SUITABLE FOR USE AS A CONTRACT DOCUMENT FOR WHICH THEY WERE SPECIFICALLY PREPARED. THE ARCHITECT IS NOT RESPONSIBLE FOR THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THESE PLANS AND SPECIFICATIONS IN THE FIELD. THE CONTRACTOR SHALL HAVE PREFERENCE OVER SCALED DRAWINGS.

PROJECT OWNER & TITLE
Soquel Union Elementary
School District
620 Monterey Avenue
Capitola, CA 95010

FILE LOCATION: C:\users\enduser\Documents\21027.01-L_Sequoia USD_New Brighton MS Track & Field.dwg
SHEET TITLE
LANDSCAPE PLAN
DRAWN BY: BC JOB NUMBER: 21027.01
SHEET NO.

PROJECT STATUS
DATE: FEBRUARY 18, 2025
L-4-1
28

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-121730 INC.
REVIEWED
SS FLS ACS
DATE: 4/11/2025

PRE-CHECK (PC) DOCUMENT

CODE: 2022 CBC

A SEPARATE PROJECT APPLICATION FOR
CONSTRUCTION IS REQUIRED

WILLIS L. HOLMES, S.E.
651 W. CALLENA PARK BLVD., STE. 101
DIAZ, UT 84020
(801) 990-1770
(801) 990-1776 FAX



08/07/2023

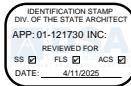
STRUCTURAL ENGINEER OF RECORD

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-192194-PC
REVIEWED
SS FLS ACS
DATE: 09/18/2023

PROJECT-SPECIFIC APPROVALS

PRE-CHECK (PC) DOCUMENT
Code: 2022 CBC
A separate project application for construction
is required.





PRE-CHECK (PC) DOCUMENT

CODE: 2022 CBC

SEPARATE PROJECT APPLICATION FOR
CONSTRUCTION IS REQUIRED.

WELLS L. HOLMES, S.E.
651 W. GALENA PARK BLVD. STE. 101
DRAPER, UTAH 84020
(801) 899-1778
(801) 990-1776 FAX

A circular registration stamp. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "WELLS HOLMES" in the center, with "S 6203" written vertically in the middle. The inner circle contains "STRUCTURAL" at the top and "STATE OF CALIFORNIA" at the bottom. The date "08/07/2023" is written at the bottom of the stamp.

STRUCTURAL ENGINEER
OF RECORD



PROJECT-SPECIFIC APPROVALS



FRONT ELEVATION VIEW

SEE TABLE 'W'

SEE TABLE 'W'

JOINT(S) BETWEEN DISPLAY COMPONENTS, TYPICAL

SEE TABLE 'S'

IF WALKING SURFACE
NOT PROVIDED, PROTECT
FOR OVERHEAD HAZARD.
(11B-307.4)

DOWN-SLOPING
THE FOOT
IN ANY HOP

SEE TABLE 'T'

SEE TABLE 'T'

DISPLAY COMPOSED OF ANY COMBINATION OF VIDEO DISPLAYS, SCOREBOARDS, BACKUP DISPLAY PANELS, NON-BACKLIT AD PANELS, TRUSSES, AND SPEAKER CABINET. EQUIPMENT CAN BE IN ANY ORDER, WITH THE EXCEPTION OF THE SPEAKER CABINET WHICH WILL ALWAYS BE LOCATED AT THE TOP OF DISPLAY.

DISPLAY CABINETS, SCOREBOARDS, SPEAKER CABINETS AND SIGNS ARE NOT IN THE SCOPE OF DSA REMOTE

CLAMPS PLACED AT BOTTOM AND TOP OF EACH SECTION
REFER TO SHEET 4 OR 5 FOR EQUIPMENT MOUNTING DETAILS.

SEE SEAT ANGLE DETAILS

IF WALKING SURFACE
BELOW 80° MN OR PROTECT
FROM OVERHEAD HAZARD.
HR 300-1000

DOWN-SLOPE STEEPER THAN 12:1 (H:V) NOT
PERMITTED UNLESS A DISTANCE OF 1.5 TIMES
THE SLOPING DEPTH IS PROVIDED (SEE
INSTRUCTION 070501, SECTION 1000-1000).

This technical drawing shows the front elevation of a rectangular basket. The basket is made of a dense, woven material, likely reeds or willow, forming a grid pattern. It features two vertical panels of a different, more solid-looking material, possibly wood or metal, on the left and right sides. A horizontal hinged lid is attached to the top edge of the basket. The drawing includes several dimension lines and text labels. At the top, a dimension line with arrows indicates a width of 14 inches. On the left side, a dimension line with arrows indicates a height of 10 inches, and the text 'SEE TABLE' is written above it. On the right side, a dimension line with arrows indicates a height of 10 inches, and the text 'SEE TABLE' is written below it. At the bottom center, the text 'FRONT ELEVATION VIEW' is written. The entire drawing is enclosed in a rectangular border.

SCOREBOARD SIDE ELEVATION VIEW
SEE SHEET 4 FOR MOUNTING DETAILS

VIDEO DISPLAY SIDE ELEVATION VIEW
SEE SHEET 5 FOR MOUNTING DETAIL

CONCRETE DRILLED PIER - SIDE PLAN VIEW
N.T.S.



FOUNDATION PLAN VIEW

SEAT ANGLE DETAIL
MAXIMUM CAPACITY = 5,750 LBS. PER SEAT
SEAT ANGLE IS REQUIRED AT BOTTOM
OF DISPLAY STACKS
THESE ARE FOR INFORMATION ONLY

Check Option	Table A - Standard Wind Regions (100 MPH)										Project-Specific Approvals	
	Overall Dimensions			Columns		Pier Footings		Wind			Seismic	
"Max Height (H' ft)"	"Max. Width (W' ft)"	Max. Display Weight (lbs)	"Spacing (S' ft)"	Size	"Diameter (Ø' ft)"	"Depth (D' ft)"	"Long. Reinf. (Qty - Size)"	Kz	Cf	"Design Wind Pressure (lbs/ft²)"	"Base Stiffness (LBS)"	
✓	8.00	16.00	2306.00	10.00	W10X14	3	6.25	(7) #8	0.80	1.73	26.10	1600
	12.00	16.00	3154.00	10.00	W10X13	3	10	(7) #8	0.92	1.71	29.11	2380
	16.00	16.00	3922.00	10.00	W10X45	3	11.5	(7) #8	0.95	1.69	26.83	3600
	20.00	16.00	4690.00	10.00	W12X6	3	13.5	(7) #8	0.98	1.66	30.50	4060
	8.00	20.00	2770.00	12.00	W12X6	3	9	(7) #8	0.85	1.73	26.10	1600
	12.00	20.00	3730.00	12.00	W10X9	3	10.75	(7) #8	0.92	1.69	26.83	2800
	16.00	20.00	4590.00	12.00	W10X49	3	12.75	(7) #8	0.95	1.68	25.61	3500
	20.00	20.00	5050.00	12.00	W12X65	3	15.5	(7) #8	0.96	1.67	30.20	4620
	24.00	20.00	5618.00	12.00	W12X75	3	16.25	(7) #8	1.01	1.66	31.65	5000
	28.00	20.00	6250.00	12.00	W14X45	3	17.75	(7) #8	1.06	1.64	28.50	3600
	32.00	20.00	6940.00	12.00	W10X65	3	14.25	(7) #8	0.95	1.65	29.31	4200
	36.00	20.00	7670.00	15.00	W14X14	3	17.75	(7) #8	0.98	1.65	30.93	5600
	36.00	24.50	8894.00	15.00	W14X90	3	21	(7) #8	1.01	1.64	31.65	7000
	28.00	25.50	10118.00	15.00	W14X109	4	20.25	(12) #8	1.03	1.64	31.33	5540
	32.00	25.50	11342.00	15.00	W18X140 ⁺	4	22.75	(12) #8	1.05	1.64	31.97	10760
	36.00	25.50	12566.00	15.00	W27X161 ⁺	4	25.5	(12) #8	1.07	1.64	32.50	12740

Check Option	Table B - Special Wind Regions (130 MPH)										
	Overall Dimensions		Columns		Pier Footings		Wind		Seismic		
"Max Height 'H' (ft)"	"Max. Width 'W' (ft)"	Max. Display Weight (lbs)	"Spacing 'S' (ft)"	Size	"Diameter 'Ø' (ft)"	"Depth 'D' (ft)"	"Long. Reinf. (Qty. - Size)"	Kz	Cf	"Design Wind Pressure (lbs/ft²)"	"Base Shear (lbs)"
8.00	16.00	2306.00	10.00	W10x30	3	10	(7) #8	0.88	1.73	47.64	1820
12.00	16.00	3154.00	10.00	W10x40	3	12.25	(7) #8	0.92	1.71	49.20	2520
16.00	16.00	3922.00	10.00	W10x50	3	15.00	(7) #8	0.95	1.69	50.41	3360
20.00	16.00	4600.00	10.00	W10x72	3	18.75	(7) #8	0.98	1.68	51.80	4400
8.00	20.00	2770.00	12.00	W10x33	3	14	(7) #8	0.88	1.73	47.64	2400
12.00	20.00	3730.00	12.00	W14x40	3	13.75	(7) #8	0.92	1.69	46.72	2940
16.00	20.00	4600.00	12.00	W14x61	3	17.5	(7) #8	0.95	1.68	50.41	3620
20.00	20.00	5568.00	12.00	W14x82 ²	3	21.25	(7) #8	0.98	1.67	51.17	4580
24.00	20.00	6510.00	12.00	W14x99	4	21	(12) #8	1.01	1.66	52.44	5440
12.00	25.50	4522.00	15.00	W14x63	3	16	(7) #8	0.92	1.68	48.25	3360
16.00	25.50	5746.00	15.00	W16x67	3	20.25	(7) #8	0.95	1.66	49.53	4400
20.00	25.50	7670.00	15.00	W14x90	4	20.5	(12) #8	0.98	1.65	50.75	6020
24.00	25.50	8894.00	15.00	W24K117 ³	4	24.25	(12) #8	1.01	1.64	51.82	7840
28.00	25.50	10118.00	15.00	W14x145 ⁴	4	28	(12) #8	1.03	1.64	52.95	9800
32.00	25.50	11342.00	15.00	W30K173 ⁵	5	27.50	(19) #8	1.05	1.64	54.83	12040
36.00	25.50	12566.00	15.00	W33K204 ⁶	5	30.75	(19) #8	1.07	1.64	55.62	14500

(1) PER ASCET-16 LOADING, CASE B LOADING = (CASE A LOADING) X (1.67). THE PRESSURES HAVE BEEN MULTIPLIED BY 0.6 (ASD LOAD FACTOR).
(2) 0.7V PER ASCET-16 ASD EQUATIONS.
(3) COLUMN MAY BE SPLICED WITH A PREQUALIFIED CJP WELD.
(4) MAY NEED LONGER ROLLS FOR CAMP ATTACHMENTS.

Soquel Union Elementary School District
620 Monterey Avenue
Capitola, CA 95010

Project:
New Brighton Middle School

Scope of Work Summary:

The scope of this project included demolition of existing portables and converting the natural field to artificial turf, new track and field infrastructure with PC score board, new fences, and gates.

Project specifics:

- Soccer field: 330' x 195'
- Practice soccer fields (2): 195' x 135'
- Jogging Track: 3 lanes, 4' wide lanes
- Sprint 100 Meter track: 5-6 lanes at 42" per lane
- Multi-Use PE spaces, including post sleeves for volleyball courts (2) 30' x 60' each
- Long Jump Pit, High Jump, Circuit Training
- Bleachers under the solar array
- Scoreboard at opposite site of soccer field along the halfway line
- Fencing and gates
- Path of Travel ADA (Americans with Disability Act) improvements to support the project the existing bathrooms will be used

Scoreboard Dimensions:

- The original dimensions for the scoreboard were 14' height and 16' wide. Columns set at 10' on center.
- The final height was revised to 6' above finished grade (AFG) to the underside, and it is 3'-6" tall for the scoreboard section, so 9'-6 AFG.





FINAL LOCAL ACTION NOTICE AND ZONING PERMIT

April 18, 2024

Scott Turnbull, Superintendent
Soquel Union Elementary School District
620 Monterey Avenue
Capitola, CA 95010

City of Capitola
420 Capitola Avenue
Capitola, CA 95010

RE: Notice of Final Action on Application #24-0115

New Brighton Middle School & Monterey Avenue Park
#24-0115 APN: 036-151-01, -02

Proposed land exchange by and between the City of Capitola and the Soquel Union Elementary School District regarding a portion of New Brighton Middle School, 620 Monterey Avenue (APN: 036-151-01), located within the Community Facility Zone, for a portion of Monterey Avenue Park (APN: 036-151-02), located within the Parks/Open Space Zone. This project is in the Coastal Zone and does not require a Coastal Development Permit.

Property Owner: City of Capitola; Soquel Union Elementary School District
Representative: Community Development Department, Filed: 03.05.24

The above matter was presented to the Planning Commission on April 4, 2024, and was **approved**, with the following findings and conditions. Any modifications to the conditions and findings are indicated below in strikeout and underline notation.

Adopted Findings:

1. The approval of #24-0115 is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the Class 12 exemption set forth in State CEQA Guideline §15312;

2. The City Exchange Parcel to be disposed of by the City and acquired by the District is to be used and developed by the District to enhance the recreational facilities at the New Brighton Middle School as part of a larger redevelopment of the District Parcel as depicted on Attachment 2. The District's intended use of the City Exchange Parcel is permitted by and consistent with the City's General Plan land use designation of Parks and Open Space (P/OS);
3. The District Exchange Parcel to be acquired by the City is to be used and developed by the City to enhance the recreational facilities at Monterey Avenue Park, as well as to maintain and enhance pedestrian access to the Park from within the Cliffwood Heights neighborhood as depicted in Attachment 2. The City's intended use of the District Exchange Parcel is permitted by and consistent with the City's General Plan land use designation of Public/Quasi Public (P/QP); and
4. The Planning Commission has reviewed and considered the proposed exchange of the District Exchange Parcel and City Exchange Parcel by and between the District and the City and hereby finds the City's proposed acquisition of the District Exchange Parcel from the District and disposition of the City Exchange Parcel to the District is consistent with the Capitola General Plan.

Should you have any questions on this matter, do not hesitate to call.

Respectfully,

Sean Sesanto
Associate Planner

cc: Claudia Weaver, Lozano Smith Attorneys

Sesanto, Sean

From: Tiffany Hsu <[REDACTED]>
Sent: Tuesday, December 16, 2025 1:30 PM
To: Planning; CapitolaDPW
Cc: City Council; Herlihy, Katie (kherlihy@ci.capitola.ca.us); Kahn, Jessica; Gautho, Julia; Sesanto, Sean
Subject: Formal Protest – Proposed Public Walkway Adjacent to My Property – Request for Review and Record

Follow Up Flag: Follow up
Flag Status: Flagged

To: Community Development Department
CC: Public Works Director; Mayor; City Council Members

Please accept this letter as a formal protest and include it in the official record for this project.

I am writing to formally submit my protest and objection to the City's proposed plan to convert the existing school walkway adjacent to my home into a public pedestrian walkway, including its extension along the rear of my property.

The neighborhood already has direct and adequate access to the park via Monterey Avenue, which is a public and accessible street that also provides parking. Given this existing access, I am not aware of any demonstrated necessity for an additional public pathway that would run immediately alongside and behind private residences.

Historically, the pathway in question functioned as a school access route, not a public right-of-way. This is evidenced by the presence of a gate that was frequently locked and by the walkway's direct connection to school grounds. Its original purpose appears to have been limited to student use rather than general public access.

The proposed conversion to a public walkway would significantly impact my property by introducing ongoing privacy, safety, security, and nuisance concerns. These impacts, while affecting only a small number of homes, are substantial and permanent in nature and should not be dismissed solely due to the limited number of properties involved.

Because this change represents a material alteration in use, I believe it warrants a formal public process, including proper notice and an opportunity for affected property owners to be heard. I am requesting confirmation that this letter is being accepted as a formal protest and entered into the official record. Please also advise me of any additional steps required to ensure my objection is fully considered as part of the City's decision-making process.

Thank you for your time and attention. I respectfully request written confirmation of receipt of this protest and information regarding any upcoming hearings, reviews, or approvals related to this proposal.

I respectfully request written confirmation that this protest has been received and entered into the project record.

Sincerely,
Tiffany Hsu

Capitola Planning Commission

Agenda Report

Meeting: January 15, 2026

From: Community & Economic Development Department

Address: 1855 41st Avenue Ste. F02



Project Description: Application #25-0540. APN: 034-261-37. Conditional Use Permit for the sale and onsite consumption of beer and wine for a proposed restaurant to be located at the Capitola Mall within the C-R (Regional Commercial) zoning district. This project is not within the Coastal Zone. Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #25-0540 and approve the project based on the Findings and Conditions of Approval.

Property Owner: MGP XI Capitola, LLC

Applicant: Juan Manuel Garcia, Filed: October 24, 2025

Background: City records show the Capitola Mall space (Suite F02) has historically been occupied by restaurant uses (Carl's Jr. and Five Guys). The proposed tenant, Evarista's Comal Restaurant, will be relocating from their East Cliff location in Santa Cruz, where they have operated a business since 2021.

Discussion: Evarista's Comal Restaurant proposes to locate within the Capitola Mall, in the former Five Guys location. The restaurant is a family-owned restaurant in Santa Cruz County. The applicant has provided a floor plan (Attachment 1). The applicant has a current Type 41-On-sale Beer and Wine-Eating Place ("Type 41") license through the California Department of Alcoholic Beverage Control (ABC) for their existing business (Attachment 2) which they intend to transfer to the new Capitola Mall location. The application to transfer the license is pending the City of Capitola's action on the Conditional Use Permit (CUP).

Conditional Use Permit: The project site is located within the C-R zone district, where a CUP is required for alcoholic beverage sales. The applicant is proposing a Type 41 license, which authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). The applicant must operate and maintain the licensed premises as an eating place. Based upon records from ABC, Evarista's Comal Restaurant has maintained a Type 41 license since 2021 and has had no discipline history with their permit. The owner plans to keep the current restaurant hours from 9 am to 4 pm Monday through Saturday.

Police Chief, Sarah Ryan, reviewed the application and has prepared the required Public Convenience and Needs letter (Attachment 3) required by ABC when an application for a site is in a high crime area and/or a census tract with an over-concentration of off-sale alcohol outlets. The Chief has indicated that there are few public safety concerns with the requested CUP.

CEQA: Pursuant to the authority and criteria contained in CEQA, staff determined the proposed project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 15301 (Class 1-Existing Facilities). Staff further determined that none of the six exceptions to the use of a categorical exemption apply to this project CEQA Guidelines Section 15300.2.

Conditional Use Permit Findings:

A. The proposed use is allowed in the applicable zoning district.

The general sale of alcoholic beverages for onsite consumption is categorized as a conditional use within the C-R zoning district. The Community Development Department and Planning Commission have determined that alcoholic beverage consumption in conjunction with a restaurant use would be appropriate at the subject site with the issuance of the CUP. The sale of alcohol is accessory to the restaurant and will occur only when a complete restaurant menu is available.

B. The proposed use is consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.

The proposed use is consistent with the goals, policies, and standards established by the City, and permitting the restaurant to serve alcohol in conjunction with meals allows the establishment to be competitive with other restaurants that are already permitted to sell alcoholic beverages.

C. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and planned land uses in the vicinity of the property.

The request to serve alcohol with food at the restaurant is not anticipated to have an adverse impact on surrounding land uses or create a special problem, because the project site is located within the Capitola Mall, which has a mix of restaurant and retail uses. The sale of alcohol would be accessory to the primary function of the restaurant. The proposed use is consistent with the existing and planned uses in the Capitola Mall.

D. The proposed use will not be detrimental to the public health, safety, and welfare.

The proposed business is in police responsibility area 4401 and U.S. census tract number 1217.02. The site is in a high crime area, and the census tract is over-concentrated (17 on-sale licenses) with off-sale alcohol outlets. Consideration was given to the over-concentration of on-sale licenses and crime rate in the area, and it was determined by the Capitola Police Department that the proposed CUP would not create a nuisance to the community or a burden on police services.

E. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.

The restaurant is existing and is adequately served by utilities, services, and infrastructure. The CUP for general sale of alcoholic beverages for onsite consumption will not require additional services or infrastructure.

F. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

The proposed project is categorically exempt from the provisions of CEQA pursuant to Section 15301 (Class 1-Existing Facilities) because the project consists of the operation and licensing of a restaurant in an existing commercial building, consistent with the property's zoning and General Plan designation. No adverse environmental impacts were discovered during project review.

Conditions of Approval:

1. The Conditional Use Permit allows a beer and wine establishment with on-site consumption at 1855 41st Avenue, Suite F02. The Conditional Use Permit is approved as outlined in the analysis of the staff report reviewed and approved by the Planning Commission on January 15, 2026, except as modified through conditions imposed by the Planning Commission during the hearing.
2. The applicant shall maintain an active business license with the City of Capitola. The applicant shall maintain an active license through the California Department of Alcoholic Beverage Control (ABC) so long as alcohol is sold.

3. Prior to opening, all Planning fees associated with permit #25-0540 shall be paid in full.
4. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
5. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Capitola Municipal Code Chapter 17.156.
6. Conditional Use Permits are issued to the underlying property. An approved Conditional Use Permit may be assigned to future tenants of the same tenant space. The Conditional Use Permit shall expire and become void if the permitted use is abandoned or discontinued for one year or longer. The permit cannot be transferred off the site on which the approval was granted.

Attachments:

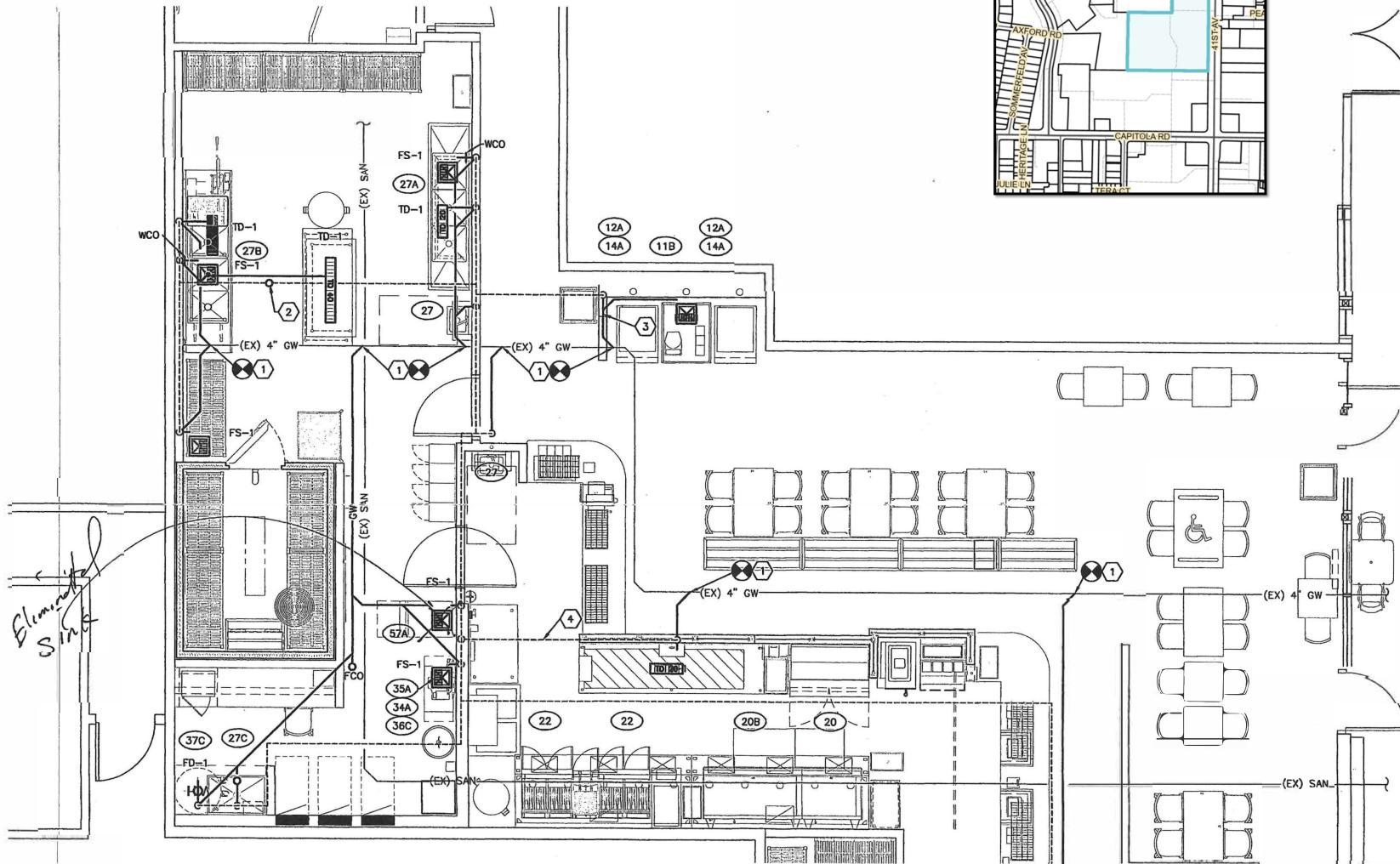
1. 1855 41st Avenue – Floor Plan
2. 1855 41st Avenue – ABC License Details
3. 1855 41st Avenue – Public Convenience and Necessity Letter

Report Prepared By: Gina Paolini, Principal Planner

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community and Economic Development Director

1855 41st Ave Ste. 02
APN: 034-261-37





Search



Report Date: Monday, December 08, 2025

LICENSE INFORMATION

License Number:

622455

Primary Owner:

EVARISTA'S COMAL LLC

Office of Application:

26 - SALINAS

BUSINESS NAME

EVARISTA'S COMAL

BUSINESS ADDRESS

2-1245 E CLIFF DR STE A, SANTA CRUZ, CA, 95062

County:

SANTA CRUZ

Census Tract:

1214.03

LICENSEE INFORMATION

Licensee:

EVARISTA'S COMAL LLC

Company Information

OFFICER: GARCIA, JUAN (MEMBER)

OFFICER: VILLALOBOS, CRISTINA (MEMBER)

STOCKHOLDER: GARCIA, JUAN

STOCKHOLDER: VILLALOBOS, CRISTINA

Item 7 A.

LICENSE TYPES

*Allow up to six weeks for expiration date updates after renewal fee submittal.

41 - ON-SALE BEER AND WINE - EATING PLACE

License Type Status:

ACTIVE

Status Date:

07-SEP-2021

Term:

12 Month(s)

Original Issue Date:

03-SEP-2021

Expiration Date*:

31-AUG-2026

Master:

Y

Duplicate:

0

Item 7 A.

Fee Code:

P40

Transfers:

OPERATING RESTRICTIONS:

Full and complete meals must be offered and made available at all times the premises is exercising the privileges of its alcoholic beverage license, with the exception of the last ½ hour of operation each day.

Sales, service and consumption of alcoholic beverages shall be permitted in or on the patio area only between the hours of 8AM to 10PM, each day of the week.

Entertainment provided shall not be audible beyond the area under the control of the licensee(s) as depicted on the most recently certified ABC-257.

Trash shall not be disposed of into outside trash or recycling containers between the hours of (10PM and 8AM).

No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253.

Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the most recently certified ABC-253.

When the said patio/terrace/other area of the premises is being utilized for the sales, service, and consumption of alcoholic beverages, a premises employee shall be in attendance and maintain continuous supervision at all times of said area.

DISCIPLINARY ACTION:

No Active Disciplinary Action found

DISCIPLINARY HISTORY:

No Disciplinary History found.

HOLDS:

No Active Holds found

ESCROWS:

No Escrow found

NOTIFICATIONS:

No notifications found



SARAH A. RYAN
CHIEF OF POLICE

422 CAPITOLA AVENUE
CAPITOLA, CALIFORNIA 95010
TELEPHONE (831) 475-4242
FAX (831) 479-8881

Item 7 A.

December 16, 2025

District Administrator
California Department of Alcoholic Beverage Control
1137 Westridge Parkway
Salinas, CA 93907

Reference: Evarista's Comal
1855 41st Ave Suite F02 Capitola Avenue, Capitola, CA 95010 (Proposed location)
On Sale- Beer and Wine Type 41

Dear Administrator:

The applicant, Evarista's Comal, applied to the City of Capitola on October 26, 2025, for a use permit to conduct business at 1855 41st Avenue Ste. F02, Capitola, California. Their letter indicates Evarista's Comal will be offering on sale beer and wine under a Type 41 alcohol beverage license.

The proposed business is located in police responsibility area 4401 and U.S. census tract number 1217.02. The site is in a high crime area and the census tract is over-concentrated with 17 existing on sale alcohol outlets, thus requiring a letter of necessity and convenience.

The Local Governing Body has determined, pursuant to §23958.4 of the Business and Professions Code, that the applicant serves the public convenience (§23958.4 b(2) B & P) and California Department of Alcoholic Beverage Control (A.B.C.) should approve an alcohol license Type 41, On Sale Beer & Wine (eating place) to the above captioned applicant.

This letter is being issued with the understanding that conditions placed by the City of Capitola on the businesses' special use permit, be incorporated in the license issued by ABC.

In 1994, the California legislature provided amendments to the law that allowed for local control of some alcohol licenses. The purpose of this legislation is to help fight blighted and crime-impacted areas. The City Council appointed the Chief of Police as the local governing body in decisions related to public convenience or necessity in the issuance of certain alcohol licenses as required by section §23958.4 B. & P.

In the several years that we have been working with these new laws, we have applied the law of undue concentration and high crime areas as defined by the legislation. As part of our review, we look at all the circumstances that could be negative or positive about the determination of convenience or necessity.

We also weigh both sides as it applies to specific location in the City and the specific applicant. Does the proposed establishment fit the goals of the city? Does the proposed establishment promote rather than detract from economic goals, plans, or redevelopment of the city? Does the proposed establishment pose a law enforcement or public health problem? Does the establishment help alleviate blight or a crime affected area?

In making the decision of public convenience or necessity in the aforementioned application, the following facts were considered and weighed;

1. In 2023, the Planning Commission found beer and wine to be an acceptable addition to food establishments within the Capitola Mall food court and authorized administrative review and approval of future alcohol use permits within the food court. Evarista's Comal is located outside the food court but is contained within the Mall and has a dedicated and enclosed seating area.
2. Evarista's Comal has operated with an ABC alcohol license near Capitola and has remained in good standing.
3. The Capitola Police Department along with the Capitola Community & Economic Development Department has found it to fit with the types of business the City supports in our community.

In summary, Evarista's Comal has the potential to become a successful business in the City of Capitola and will most likely enjoy success and provide positive economic vitality to the City with very few public safety concerns.

Sincerely,

Sarah Ryan
Chief of Police

cc: Sean Sesanto, Associate Planner, Community & Economic Development Department