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PLANNING DEPARTMENT

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GOVERNMENTAL CENTER

Alvin D. James  
Planning Director



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COUNTY OF SANTA CRUZ

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701 OCEAN STREET - SANTA CRUZ, CALIFORNIA 95060  
FAX (831) 454.2131 TDD (831) 454-2123 PHONE (831) 454.2580

Agenda Date: August 4, 1998

July 21, 1998

BOARD OF SUPERVISORS

County of Santa Cruz  
701 Ocean Street  
Santa Cruz CA 95060

Subject: Proposal to allow construction, including grading and landscaping activities to occur on five weekends beginning August 8, 1998, at the Polo Grounds Regional Park. Requires an Amendment to Development Permit No. 91-0749 and Grading Permit No. 97-0612. Located on west side of Huntington Avenue (at 2255 Huntington Drive), and between North and South drives, Aptos planning area.

Members of the Board:

Background

On October 19, 1994, the Santa Cruz County Planning Commission conditionally approved Development Permit No. 91-0749, authorizing the construction of the Polo Grounds Regional Park (Attachment 5). The Commission concurrently certified an Environmental Impact Report (EIR) and a Supplemental EIR for the project. They based these decisions, in part, on the adoption of a series of required findings recommended by Planning Department staff based on the project analysis and the administrative record.

One condition of the permit restricts construction activities to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. The purpose of this condition is to reduce the impact of construction noise on the adjacent residential neighborhoods. The project proponent, the Department of Parks, Open Space and Cultural Services (POSCS), was conditioned to obtain a Grading Permit from the Planning Department to begin construction. This permit was administratively approved on June 4, 1998. The general conditions of the Grading Permit also restrict construction hours from 8:00 a.m. to 6:00 p.m., Monday through Friday (Attachment 6).

On June 25, 1998, your Board directed County Counsel and the Planning Director to return on this date at a scheduled public hearing to present all necessary actions to provide for the immediate approval to allow for weekend work on the Polo Grounds (Attachment 3). In response, POSCS submitted an application to the Planning Department on July 15, 1998, requesting an amendment

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to their permits. This application consists of a request to allow park construction to occur over five weekends beginning August 8, 1998. According to POSCS' request, this construction will consist of grading and drainage work performed by Granite Construction Company and installation of landscaping by volunteer help. They expect grading to be completed by the October 15 deadline on County-wide grading approvals. This work will allow fields to be available next spring for little league baseball and softball, and in the fall, soccer.

#### Analysis and Discussion

On June 16, 1998 the Board authorized acceptance of a donation from the Monte Foundation to construct three ball fields, one soccer field, a second paved parking area, an extension of the access road and associated drainage improvements. The estimated value of the donation was calculated by POSCS at approximately \$470,000 (Attachment 4).

The Monte Foundation retained the services of Granite Construction to do the grading and drainage work associated with the project. Granite, who is partially donating their services to the project, has requested authorization to perform some of the grading work on weekends. An additional reason for seeking approval to utilize weekends is to increase the ability of POSCS to take advantage of volunteer help in planting trees and shrubs. According to the Director of POSCS, approval of a modification of permit conditions to allow work to occur on five weekends beginning August 8, 1998 will permit the ballfields to be available next spring and the soccer field by fall, 1999.

As noted, an EIR and a Supplemental EIR were prepared for the Polo Grounds Regional Park in accordance with the California Environmental Quality Act (CEQA). These documents identified numerous issues that had the potential to cause a significant adverse impact on the environment. Mitigations were incorporated into the project as either project redesign or conditions of approval to reduce most impacts to a less than significant level. However, several impacts could not be mitigated to a less than significant level. These impacts consisted of the removal of agricultural soils from production, cumulative traffic, and park noise. Even restricting park construction to weekdays did not reduce this impact to a less than significant level because of the change in ambient noise levels on the surrounding residential neighborhood.

For projects that result in unavoidable adverse impacts that cannot be mitigated to less than a significant level, CEQA requires the decision-making body to balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project. If the benefits of a proposal outweigh the unavoidable effects, these effects may be considered acceptable.' For this reason, the County Planning Commission adopted a Statement of Overriding Considerations finding the unavoidable adverse effects of developing the Polo Grounds (loss of agricultural soils, cumulative traffic impacts, and park noise), are acceptable and are outweighed by

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'Chide to the *California Environmental* Quality Act, 1996 (Ninth) Addition, Michael H. Remy, et al., pages 209-2 12.

the benefits the project will provide.

Because weekend ambient noise levels in the surrounding residential neighborhoods will increase from the proposed weekend, construction, your Board, should you decide to allow weekend construction, must make a similar Statement of Overriding Considerations. Positive impacts associated with weekend construction should be to shorten the duration of park construction and the savings of public funds to construct the park through the use of donated materials and labor.

Recommendation

It is therefore, RECOMMENDED, that your Board take the following actions:

- I. Adopt the Statement of Overriding Considerations (Attachment 1), and
2. Approve Application No. 98-0477 subject to the attached Conditions of Approval (Attachment 2) to permit weekend grading and landscaping at the Polo Ground Regional Park for five weekends.

Sincerely,



ALVIN D. JAMES  
Planning Director

RECOMMENDED:



SUSAN A. MAURIELLO  
County Administrative Officer

Attachments:

1. Statement of Overriding Consideration
2. Conditions of Approval
3. Letter of Supervisor Walter J. Symons dated June 23, 1998
4. Letter of Barry C. Samuel, Director of Parks, Open Space and Cultural Services dated July 2, 1998
5. Development Permit No. 91-0749 with Findings
6. Grading Permit No. 97-0612

cc: Parks, Open Space and Cultural Services  
county Counsel

### STATEMENT OF OVERRIDING CONSIDERATIONS

Project: Construction of the Polo Grounds Regional Park

A Final and Supplemental Environmental Impact Report have been prepared and certified for this project. The required CEQA findings adopted for this project indicate that significant unavoidable land use impacts will occur and that certain mitigation measures are infeasible for specified reasons. This additional significant unavoidable land use impact is:

Park noise associated with weekend construction activities, compared to the current ambient noise level, will significantly affect residences bordering the park.

Notwithstanding this environmental effect, the project has the following benefits:

1. The Polo Grounds Park will relieve overburdened recreational fields in the mid-County area of Santa Cruz County. Current facilities are inadequate for the present demand for organized soccer, baseball, and softball leagues.
2. On the basis of General Plan policies, the County currently faces a shortage of neighborhood and community parks within the Aptos planning area and regional parks County-wide. Development of the Polo Grounds Park will help to alleviate this deficit.
3. The park will preserve, in perpetuity, a large segment of urban open space for the benefit of County residents.
4. Due to County-wide budget constraints, the offer of donated labor, including weekend work, and materials to construct the Polo Grounds Park will provide important assistance towards developing the Polo Grounds Park.
5. The permitting of grading and landscaping construction activities for five weekends beginning August 8, 1998, will allow the recreational fields to be available for public use next spring.

For the above reasons, the Board of Supervisors of the County of Santa Cruz finds that the unavoidable significant impact of this project is outweighed by the benefits of the project and hence, is acceptable.

CONDITIONS OF APPROVAL

Applicant and Owner: County of Santa Cruz;  
Department of Parks, Open Space, and Cultural Services  
Application No. 98-0477

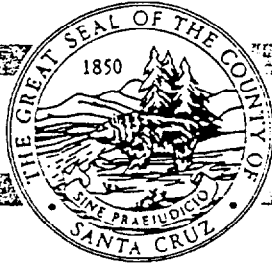
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- I. This permit authorizes construction of the Polo Grounds Park, including grading and landscaping, to occur for five weekends beginning August 8, 1998. Prior to exercising any rights granted by the permit including, without limitation, any occupancy, construction or site disturbance, the applicant/owner shall sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - II. Unless modified by the conditions of this permit, all conditions of Development Permit No. 91-0749 and Grading Permit No. 97-0612, are, by reference, hereby incorporated into the conditions of this permit.
  - III. Prior to installation of landscaping, submit a Final Landscape Plan for the review and approval by the Planning Department's Development Review section.
  - IV. All construction and maintenance activities are limited to the hours between 8:00 a.m. and 5:00 p.m..
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In accordance with Chapter 18.10 of the County Code, minor variations to this permit which do not affect the overall concept, intensity, or density may be approved by the Planning Director at the request of the applicant or staff.

NOTICE: THIS PERMIT EXPIRES AT 5:00 P.M. AT THE END OF THE FIFTH WEEKEND OF CONSTRUCTION OR ON OCTOBER 15, 1998, WHICHEVER OCCURS FIRST.

BOARD OF SUPERVISORS



COUNTY OF SANTA CRUZ

GOVERNMENTAL CENTER

 701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060-4069  
 (408) 454-2200 ATSS 564-2200 FAX (408) 454-3262 TDD (408) 454-2123

 JANET K. BEAUTZ  
 FIRST DISTRICT

 WALTER J. SYMONS  
 SECOND DISTRICT

 MARDI WORMHOUDT  
 THIRD DISTRICT

 RAY BELGARD  
 FOURTH DISTRICT

 JEFF ALMQUIST  
 FIFTH DISTRICT

June 23, 1998

 BOARD OF SUPERVISORS  
 County of Santa Cruz  
 701 Ocean Street  
 Santa Cruz, CA 95060

 RE: POLO GROUNDS PERMIT REQUIREMENT  
 RELATING TO WEEKEND WORK

Dear Members of the Board:

On June 16, 1998, the Board received a letter from the Director of POSCS requesting authority to accept a donation from the Monte Foundation to construct three ball fields, one soccer field, a second paved parking area, an extension of the access road and associated drainage improvements. The estimated value of the donation was calculated by POSCS at approximately \$470,000. The request was unanimously approved.

I was so pleased to be able to play a part in working with the Foundation to be able to accept this extremely important gift and to move toward the establishment of important recreational facilities that will benefit all of the residents of our County.

In the last several days, we have identified that it was the intent of the Monte Foundation to retain the services of Granite Construction to perform the work to County specifications, however, it is the desire of the contractor to perform some work on weekends rather than weekdays. Such work is not permitted under our existing permit conditions and a modification of the conditions would be required. Counsel is currently reviewing these issues and additional actions may be necessary.

Given the Board's summer recess, the soonest a hearing before the Board could be set to consider changing the permit conditions and taking any other actions determined by Counsel to be required would be August 4, 1998. While I wish this matter could be addressed more expeditiously, this does not appear possible, given our local requirements. I would therefore like to request that a public hearing be scheduled for August 4, 1998 to consider whether to take necessary actions to permit weekend work at the Polo Ground site to adapt to the needs of our generous donor and their

BOARD OF SUPERVISORS  
June 25, 1998  
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contractor.

IT IS THEREFORE RECOMMENDED THAT YOUR BOARD:

- 1) Schedule a public hearing to consider whether to take all necessary actions to permit weekend work at the Polo Ground Park;
- 2) Direct the Clerk of the Board to work with County Counsel to provide all required notices;
- 3) Direct the County Counsel to work with the Planning Director to present all necessary actions that would provide for the immediate approval and commencement of weekend work at the Polo Ground site for the Board's consideration on August 4, 1998; and
- 4) Direct county staff to take any other actions deemed necessary to facilitate the Board's consideration of this matter, including providing any further information to the Board to allow the work to proceed as expeditiously as possible, under the County rules.

Very truly yours,



Walter J. Symons  
Second District Supervisor

cc: CAO  
POSCS  
County Counsel  
Planning

WS:SAM:hs.c/polo1

PARKS, OPEN SPACE AND  
CULTURAL SERVICES



## COUNTY OF SANTA CRUZ

BARRY C. SAMUEL  
DIRECTOR

(408) 462-8300  
FAX (408) 462-8330  
TDD (408) 454-1453

9000 SOQUEL AVE., SUITE 101 SANTA CRUZ, CALIFORNIA 95062

July 2, 1998

Alvin James, Director  
Santa Cruz County Planning Department  
701 Ocean Street 4<sup>th</sup> Floor  
Santa Cruz, California 95060

SUBJECT: **POLO GROUNDS COUNTY PARK (APN 041-201-04 & 041-191-35)**  
**Development Permit 91-0749** **Grading Permit 97-0612**

Dear Mr. James:

-- On June 16, 1998, the Board of Supervisors authorized the acceptance of a donation from the Monte Foundation to construct three ball fields, one soccer field, a second paved parking area, an extension of the access road and associated drainage improvements at the Polo Grounds County Park. The value of the donation is approximately \$470,000.

The donation by the Monte Foundation is extremely important to the development of these fields. Existing facilities in the County are overburdened and inadequate to meet the current demand of organized soccer, baseball and softball leagues. The addition of these fields will relieve some of the demand for recreational fields in the mid-county area.

The Monte Foundation has retained the services of Granite Construction Company to do the grading and drainage work associated with the construction of the three ball fields, one soccer field, a second paved parking area, and the extension of the access road to the second parking lot as indicated in the plans prepared by Bowman and Williams, Consulting Civil Engineers dated March 3, 1998 as referenced in our Grading Permit 97-0612. It is the desire of Granite Construction Company, who is partially donating their services to this project, to perform some of the grading work on weekends rather than weekdays. Such work is not permitted under our existing Development Permit (91-0749) and Grading Permit (97-0612), therefore, we are requesting modifications to our existing permits to allow grading work to occur on five weekends (Saturday and Sunday) beginning on August 8, 1998. Furthermore, we are requesting that construction work associated with landscaping the park be permitted on weekends to utilize volunteer help in planting of trees and shrubs. Such action will permit the ball fields to be available next spring and the soccer field in the fall.



POLO GROUNDS COUNTY PARK (APN 041-201-04 &amp; 041-201-04)

page 2 of 2

The development of the one pony league field, two little league fields and three soccer fields are allowed under our permit, which states:

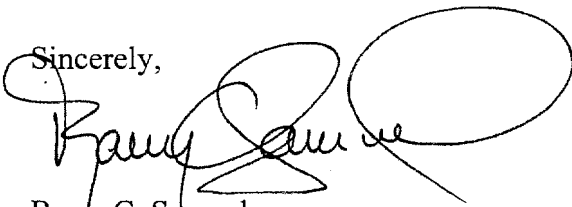
“Notwithstanding the phasing program outlined, interim use of the Polo Grounds Park is hereby authorized. Interim use shall consist of the following:

1. Full development of each playing field provided that adequate access and on-site parking is developed.
2. Temporary portable restrooms.
3. Roads and parking area surfaces shall consist of a minimum oil screening our 5 inches of baserock. If access road gradient exceeds 15% slope, 1 -1/2 inches of asphaltic concrete shall be provided.”

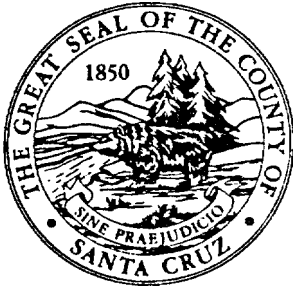
The development of the park to-date has complied with the requirements above for interim use.

Your attention to this matter is truly appreciated. If you have any questions regrading this request, please call me at 462-8300.

Sincerely,



Barry C. Samuel  
Director



## COUNTY OF SANTA CRUZ Planning Department

91-0749

**PERMIT**

Owner County of Santa Cruz, Parks Dept. Permit Number 91-0749  
 Address 701 Ocean Street Parcel Number(s) 041-201-04  
Santa Cruz CA

### PROJECT DESCRIPTION AND LOCATION

Permit to construct the Polo Grounds regional, community, and neighborhood park consisting of a community/day care center, a caretakers residence, park maintenance buildings, access roads and parking lots, picnic areas, playgrounds, sports fields and sport courts. Located at the northeast end of Polo Avenue at the intersection of Polo Avenue and North and South Drives, Aptos planning area. Permit consists of a Master Site Plan, a Development Permit, and a Grading Permit.

Approval Date: October 19, 1994  
 Exp. Date (if not exercised) Nov. 4, 1996  
 Denied by: \_\_\_\_\_

Effective Date: November 4, 1994  
 Coastal Appeal Exp. Date: \_\_\_\_\_  
 Denial Date: \_\_\_\_\_

\_\_\_\_\_ This project requires a coastal zone permit which is not appealable to the California Coastal Commission. It may be appealed to the Planning Commission. The appeal must be filed within 10 working days of action by the Zoning Administrator.

This project requires a Coastal Zone Permit, the approval of which is appealable to the California Coastal Commission. (Grounds for appeal are listed in the County Code Section 13.20.1 10) The appeal must be filed with the Coastal Commission within 10 working days of receipt by the Coastal Commission of notice of local action. Approval or denial of the Coastal Zone Permit is appealable to the Planning Commission; the appeal must be filed within 10 working days of action by the Zoning Administrator.

This permit cannot be exercised until after the Coastal Commission appeal period. That appeal period ends on the above indicated date. Permittee is to contact Coastal staff at the end of the above appeal period prior to commencing any work.

A Building Permit must be obtained (if required) and construction must be initiated prior to the expiration date in order to exercise this permit. THIS PERMIT IS NOT A BUILDING PERMIT.

By signing this permit below, the owner agrees to accept the terms and conditions of this permit and to accept responsibility for payment of the County's costs for inspections and all other actions related to noncompliance with the permit conditions. This permit shall be null and void in the absence of the owner's signature below.

*Randy [Signature]*  
 Signature of Owner/Agent  
*Martin [Signature]*  
 Staff Planner

11/10/94  
 Date  
Oct. 1994  
 Date;

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**CONDITIONS OF APPROVAL FOR DEVELOPMENT PERMIT #91-0749, INCLUDING  
A MASTER SITE PLAN APPROVAL, A GRADING PERMIT, AND A PHASING PROGRAM**

**Applicant and Owner: County of Santa Cruz;  
Parks, Open Space, & Cultural Services  
Location: Northeast end of Polo Avenue  
at the intersection of Polo Avenue and North and South Drives.  
APNs: 041-191-35, 041-201-04**

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**EXHIBITS:**

- A. Polo Grounds Master Site Plan**
  - B. Mitigation Monitoring Program**
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**I. This permit authorizes the construction of the Polo Grounds Regional, Community and Neighborhood Park and the associated site improvements illustrated on Exhibit "A". Park development shall be consistent with Exhibit "A", except as modified by these conditions.**

**A. This project may be implemented as a phased program pursuant to the following schedule and the accompanying conditions. Each phase shall be reviewed and approved by the Planning Commission in accordance with the public hearing procedures established by Chapter 18.10 of the County Code. When the specific conditions are to be implemented is noted parenthetically following each condition.**

**1. Phase I shall include:**

- a. Complete the signalization of the Rio Del Mar Boulevard/Soquel Drive/Polo Avenue intersection.**
- b. Construction of the Huntington Drive access road and the 78-space parking lot.**
- c. Extension of water and sewer lines.**
- d. Construction of two soccer fields, two baseball fields, the playground (tot-lot), and one restroom building.**

**2. Phase II shall include:**

- a. Construction of the tennis courts and the remaining sports fields.**
- b. Completion of the Huntington Drive road improvements.**

- c. Construction of the restroom and concession buildings (in the middle of the athletic fields).
    - d. Construction of the 98-space parking lot.
    - e. Completion of the Polo Avenue road improvements.
  3. Phase III shall include:
    - a. Construction of the Community Center and the caretakers residence at a floor area to be reviewed and approved by the Planning Commission.
- B. Prior to exercising any rights granted by this approval including obtaining grading or building permits, the applicant shall pay an EIR filing fee of \$875.00 to the Clerk of the Board of the County of Santa Cruz as required by the California Department of Fish and Game mitigation fees program (Phase I)
- C. Notwithstanding the phasing program outlined above, interim use of the Polo Grounds Park is hereby authorized. Interim use shall consist of the following:
  1. Full development of each playing field provided that adequate access and on-site parking is developed.
  2. Temporary portable restrooms.
  3. Roads and parking area surfaces shall consist of a minimum oil screening over 5 inches of baserock. If access road gradient exceeds 15% slope, 1-1/2 inches of asphaltic concrete shall be provided.
- II. Prior to any site disturbance, the applicant/owner shall obtain a Grading Permit from the County of Santa Cruz Planning Department. All 26 recommendations of the geotechnical/geological report prepared by Applied Soil Mechanics for this project dated June 2, 1989 shall be followed in the construction of buildings and associated development of the site. (All phases)
- III. Prior to issuance of a Grading Permit described in Condition II., and prior to site disturbance, the applicant/owner shall submit a Final Grading, Drainage and Erosion Control Plan prepared by a qualified professional for review and approval of the County Planning Department and the Department of Public Works. Separate Grading Permits may be submitted for the specific phases. However, the entire Grading, Drainage and Erosion Control Plan shall be submitted to the Planning Department prior to commencement of Phase I.
  - A. The Erosion Control Plan shall incorporate the following performance standards:
    - 2.

1. Energy dissipaters shall be placed at all channel or conduit outfalls. (All phases)
  2. Disturbed surfaces shall be revegetated and maintained to establish native or naturalized plant growth. (All phases)
  3. Planting of bare soils shall be done by October 15 of any year and shall include mulching. (All phases)
  4. Jute netting or similar erosion control materials (e.g., filter fabric) will be required on bared soils on steep slopes such as around the Huntington Drive access road., (All phases)
  5. Run-off from developed areas shall be detained or filtered by berms, hale bales, filter fencing, vegetative filter strips, catch basins or other accepted measures to prevent escape of sediments from the flat part of the site. (All phases)
  6. Grading and road construction shall not be permitted between October 15 and April 15 of any year unless a winter operations approval is obtained from County Planning. (All phases)
  7. Measures to retain the increased runoff generated by the project on the site. Measures may include percolation trenches, level spreaders, infiltration basins, oversized underground pipes (for detention storage) and detention basins. If on-site detention is required, the plan shall include engineered hydrologic calculations of pre-development and post-development runoff. (All phases)
- B. The access road from Huntington Drive shall be carefully routed to avoid the bottle brush grass population and redwood forest area. (Phase I)
- C. Prior to final design approval, a registered engineering geologist shall examine the geology of the hillside in the area of the proposed access road to Huntington Drive. Based on subsurface explorations, the geologist shall recommend the specific route of this road and appropriate guidelines and standards for construction. (Phase I)
- IV. Prior to the commencement of building construction, site disturbance, or issuance of the Grading Permit for each applicable phase, the applicant/owner shall:
- A. Submit Final Construction Plans for review and approval by the Santa Cruz County Planning Department Development Review section. The final plans prepared by a qualified professional shall be in substantial compliance with the plans marked Exhibit "A" on file

## ATTACHMENT 5

with the Planning Department. The final plans shall include, but not be limited to, the following:

1. Project structures and their foundations shall be designed according to the Uniform Building Code and other seismic design standards applicable. These standards take into account potential levels of seismic shaking, and amplification due to soil type and thickness. (All phases)
2. Exterior elevations identifying finish materials and colors shall conform to all approved exhibits for this permit. (All phases)
3. Floor plans identifying the type and purpose of each room (All phases)
4. A site plan showing the location of all site improvements, including, but not limited to, points of ingress and egress, loading and unloading areas, parking areas, turnarounds, trash and recycling enclosures, pedestrian pathways, and utility connections. (All phases)
5. A final sign plan showing location, materials, colors, dimensions, and type and intensity of illumination. (Phase I)
6. The Soquel Creek Water District shall review the approved Master Design plan to determine if improvements will be required to provide adequate funds to meter the site. If necessary, County POSCS shall replace 1,000 lineal feet of the 2 inch main between Soquel Drive/Monroe Avenue intersection and the Polo/Rhodes Avenue intersection with a larger main that can provide at least 1,500 gpm at the park site. (Phase I)
7. Final plans shall note that Santa Cruz County Sanitation District will provide sewer service to the facility and shall meet all requirements of the District. Final engineered plans shall be reviewed and accepted by the District. (phase I)
8. Locate and identify the type, intensity, manufacturer, and technical specifications of all on-site exterior lighting. Light standards (maximum 10-16 feet in height) shall be energy efficient state-of-the-art luminaires with high beam efficiency, sharp cut-off, and glare and spill control. Upward glow shall be eliminated. All exterior lighting shall be for security purposes only. Athletic fields and courts shall not be illuminated for nighttime use. (All phases)
9. The parking, circulation and loading areas shall be surfaced with a minimum of 2 inches of asphalt concrete over 6 inches

## ATTACHMENT 5

of Class II base rock (or other approved equivalent surface). All spaces and loading berths shall be striped or defined by wheel stops. (All phases)

10. The parking lot shall include at least 231 parking spaces (of which 40% may be designed to compact space standards (7-1/2' x 16') and appropriately marked), 4 handicapped spaces (12' x 18'), and 55 bicycle spaces (2' x 6') designed according to Santa Cruz County Code Section 13.10.552 -.571. (Phases I and II)
11. All new electrical power, telephone, and cable television service connections shall be installed underground. (All phases)
12. All improvements shall comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Regulations. (All phases)
13. All structures shall be designed and constructed in accordance with the "PR" Parks, Recreation and Open Space site and structural dimensions standards specified in Section 13.10.350 et seq. of the County Code. Final designs shall include the following standards to help achieve a positive visual character of the project:
  - a. All buildings (community center, caretaker's house and restrooms) shall have the the same architectural exterior or use uniform exterior architecture elements to achieve design continuity among all structures. (All phases)
  - b. Fencing and signs shall be rustic in appearance and shall be of uniform design. (All phases)
  - c. Reduce night lighting to the minimum necessary for security purposes. All exterior lighting shall be shielded to eliminate glares off- site. Non-glare type of illumination shall be used. (All phases)
  - d. Landscaping shall be planted along the park frontages of North and South Drives that moderates but not completely shields views of the park. Planting shall not result in a "wall" of vegetation but rather focus on using a variety of plant heights and densities planted on a low earth mound. (Phase I)
  - e. Parallel parking on the edge of the through park access road shall be kept to a minimum (All phases)
14. The restroom building and the rest rooms and kitchen in the community center shall be provided with state-of-the-art

**ATTACHMENT 5**

water conservation devices to minimize water demand. Examples are 1.5 gallon flush toilets, low flow urinals and flow restrictions on faucets. (Phase I)

- B. Submit a Final Landscaping Plan for review and approval by the Planning Department's Development Review section. The final Landscaping Plan shall be prepared by a licensed Landscape Architect and including the following:**
- 1. Irrigation shall be planned to avoid runoff. Landscaping shall concentrate on using species native to the locale. (All phases)**
  - 2. Provide adequate backstops behind playing fields. (All phases)**
  - 3. Provide fencing for especially sensitive areas (e.g., protection of evening primrose habitat area). (All phases)**
  - 4. Provide buffer zone between the playing fields and other areas of designated activity and the areas of natural vegetation. Signs should be posted encouraging park uses not to leave designated trails. (All phases)**
  - 5. The proposed Community/Interpretive Center should provide information on the sensitive biological resources in the park, including reasons for avoiding incursions into areas supporting these resources. (Phase III)**
  - 6. Use native plants in site landscaping to the greatest degree feasible and develop a turf maintenance program that minimizes reliance on landscape chemicals. (All phases)**
- C. The Landscape Plan shall include specific details on the location, construction, and materials for all trails and include the following:**
- 1. Trails in the park shall be constructed to the following standards:**
    - a. Hillside trails generally should not exceed a gradient of 10%. (All phases)**
    - b. Creation of informal trails by park users shall be discouraged (e.g., fencing of undesirable access points). (All phases)**
    - c. Avoid areas where winter ponding occurs, especially at the old reservoir. (All phases)**
    - d. Use water bars or other measures to prevent erosion on steeper trails. (All phases)**



## ATTACHMENT 5

- e. **Fence (split rail) trails where off-trail use will create serious problems. (All phases)**
2. **The hiking path at the east end of the site shall stay on the flat agricultural portion of the site and not extend into the shrub or live oak habitats or it shall be designed to comply with Condition IV.C.4.b., below. (Phase III)**
3. **This condition consists of two options:**
  - a. **Remove the proposed pedestrian trail from all presently undisturbed areas (lands not formerly cultivated) at the north end of the site; or (Phase III)**
  - b. **Conduct aquatic sampling surveys to determine the presence or absence of the of the Santa Cruz long-toed salamander as described in Condition I.B.2. (Mitigation VW 6A). If the survey is positive, construct the trail according to the approved Habitat Conservation Plan described in Mitigation VW 6B. (W 6 from SFEIR) (Phase III)**
4. **Limit trails into forested area at north end of site to:**
  - a. **Existing trail that leads from level area to Valencia Creek at north end of site; and (Phase II)**
  - b. **Around periphery of willow habitat at old reservoir. Trails shall be fenced where appropriate (e.g. split rail fence) to encourage users to remain on trails and shall be located beyond the outer drip-line of willow forest. (Phase II)**
5. **The trail proposed along the Valencia Creek bank shall be located away from the edge of the bank and unstable areas of the bank shall be protected with a vegetated berm that separates the trail from the edge of the bank. The trail shall be fenced where appropriate (e.g. split rail fence) to encourage users to remain on the trail. (Phase II)**
- C. **Meet all requirements of the Department of Public Works Zone 6 of the Santa Cruz County Flood Control and Water Conservation District. (All phases)**
- D. **Submit proof of water connection fee payment to the Soquel Creek Water District. (Phase I)**
- E. **Submit proof of sewer connection fee payment to the Santa Cruz County Sanitation District. (Phase I)**

## ATTACHMENT 5

### V. Construction Activities

- A. If any prehistoric or historic resources are uncovered during project grading or construction, work shall be halted in the area of the find until the resources can be examined and assessed by a professional archaeologist according to the provisions of County Code Section 16.42.100. (All phases)
- B. Require all construction activities to include the following noise attenuation practices:
  1. Restrict construction activities to the hours of 8:00 A.M to 5:00 P.M weekdays. (All phases)
  2. Require mufflers on all construction equipment powered with internal combustion engines. (All phases)
  3. Locate noise generating construction equipment such as compressors, generators or concrete pumpers as far as possible from existing residences and shield the equipment with plywood screen barriers where feasible. (All phases)
- C. All proposed roadway and roadside improvements shall be constructed in conformance with the Department of Public Works design criteria. Construction plans shall be reviewed and approved by Public Works prior to construction. Make the following improvements to Polo Avenue:
  1. Widen the roadway and repave where needed to create two 12 foot wide travel lanes. (Phase II)
  2. Accommodate on-street residential parking and construct parking bays consistent with the adopted plan line. (Phase II)
  3. Construct a 4 foot wide pedestrian pathway within the public right-of-way. (Phase II)
  4. Post roadway sections for "Bike Route", "No Polo Grounds Park Parking" and an appropriate speed limit. Signs should be combined wherever possible and kept to a minimum to avoid visual impacts on the neighborhood. All improvements shall be constructed according to a County approved Plan Line for the street. (See T-1 through T-4 in SDEIR, also refer to Mitigation LU-1A). (Phase II)
  5. Realign the Polo Avenue/North Drive/South Drive intersection consistent with the adopted plan line. (Phase II)

ATTACHMENT 5

- D. **Signalize the Rio Del Mar Blvd./Polo Avenue/Soquel Drive intersection and Rio Del Mar overpass/Highway 1 ramps as planned by Caltrans and the County. Also provide exclusive left turn lanes on Rio Del Mar Boulevard and Polo Avenue approaches to Soquel Drive and exclusive right turn lane on the east bound Soquel Drive approach to the intersection. (See T-5 of SDEIR). (Phase I)**
- E. **Improve the roadways of both North and South Drives to provide two 12 foot wide paved travel lanes and one 6-8 foot wide parking lane on the park side of both streets. (See T-6 and T-7 in SFEIR). (Phase II)**
- F. **Make the following improvements to Huntington Drive:**
  - 1. **Widen Huntington Drive to 32 feet to provide two 11-12 foot wide vehicle lanes and two 4 foot wide bicycle lanes. (Phase II)**
  - 2. **Continue the existing 4 foot wide pedestrian path on the north side of Huntington Drive, beyond the junior high school entrance all the way to the park entrance. (Phase II)**
  - 3. **Provide a left turn lane for northbound traffic at the Huntington Drive access to the park. (See T-8 through T-10 in SDEIR). (Phase II)**
- G. **Post Polo Avenue with appropriate speed limit signs. (See Mitigation T-2 for signing standards). (Phase I)**
- H. **The project improvements shall include the following design features to provide adequate fire protection:**
  - 1. **All Buildings and access routes shall be constructed to comply with all applicable Uniform Fire Code standards and Aptos/La Selva Fire District requirements. (All phases)**
  - 2. **Hydrants shall be installed and spaced according to Aptos/La Selva Fire District requirements. Minimum fire flow shall be 1,500 gpm (Phase I)**
  - 3. **The community center will be constructed with a sprinkler system according to the County Sprinkler Ordinance. (Phase III)**
- I. **Project improvements shall include the extension of the 10 inch diameter sewer main from the cleanout at the intersection of Polo and Rhodes Avenues to the project site. All toilet and sink drains shall be served by this sewer extension except for the temporary use of chemical toilets. (Phase I)**

VI. All construction shall be performed in accordance with the approved plans. Prior to final building inspection and building occupancy, the applicant/owner shall comply with the following:

- A. A letter from the Project Architect and/or Project Engineer shall be submitted to the Planning Department to verify that all site improvements including, but not limited to, building construction, grading, baserock, paving, and drainage, have been completed in accordance with the approved plans. (All phases)
- B. The owner/applicant shall install all irrigation facilities, trees, shrubs, and ground cover specified on the landscape plan.

A letter from the Landscape Architect for the project shall be submitted to the Planning Department to verify that installation of all irrigation, soil amendments, and plants have been completed in accordance with the approved Landscaping Plan's specifications and species list. (All phases)

- C. Complete all required building inspections. (All phases)
- D. Complete all improvements specified in Conditions III., and IV., above.

VII. Operational Conditions.

- A. All site improvements including drainage improvements, paving, and landscaping shall be permanently maintained.
- B. No nighttime use of the play fields or game courts shall occur. This can be accomplished by prohibiting lighting of both the fields and the courts.
- C. Parks, Open Space and Cultural Services shall conform to all provisions of the Trip Reduction Ordinance, Chapter 5.52 of the County Code.
- D. The use of temporary, portable chemical toilets shall meet all requirements of Environmental Health Services.
- E. Outdoor electronically amplified music is prohibited.

VIII. Mitigation Monitoring Program

The mitigation measures contained in Exhibit "B" have been incorporated into the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for the mitigations is hereby adopted as a condition of approval for this project. This monitoring program is specifically described following each mitigation measure in Exhibit "B". The purpose of the monitoring is to ensure compliance with the envi-

ronmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program may result in permit revocation pursuant to Section 18.10.462 of the Santa Cruz County Code.

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Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the Santa Cruz County Code.

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM DATE OF APPROVAL UNLESS YOU OBTAIN A GRADING PERMIT AND COMMENCE CONSTRUCTION.

**DEVELOPMENT PERMIT FINDINGS:**

1. **THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OR THE GENERAL PUBLIC, AND WILL NOT RESULT IN INEFFICIENT OR WASTEFUL USE OF ENERGY, AND WILL NOT BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.**

Subject to the adoption of a Statement of Overriding Considerations (Exhibit "B"), the location of the Polo Grounds Regional Park and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity in that the project is located in an area designated for recreational uses, development avoids the site's physical constraints, and the facility will result in an efficient use of land and help to conserve natural resources by reducing the number and shortening the length of automobile trips.

2. **THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.**

The project site is located in the "SU-D" and "R-1-6" zone districts. The proposed location of the Polo Grounds Regional Park and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone districts in that the development of the park will implement the park site designation ("D"), parks are conditionally permitted uses in the "R-1-6" zone, all structures will conform to the development standards of the implementing zoning district ("PR", Parks, Recreation, and Open Space), in terms of setbacks and height, and this permit will constitute a Master Site Plan as specified by Section 13.10.355 of the County Code. The project design protects the environment and natural resources by not developing or disturbing the adjacent Valencia Creek riparian corridor or its buffer setback.

3. **THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.**

The project is located in the Agriculture, Proposed Park/Recreation, Urban Reserve, Neighborhood Park, Urban Open Space, Residential urban low land use designations. Subject to the adoption of a Statement of Overriding Considerations (Exhibit "B"), the proposed recreational uses are consistent with all elements of the General Plan in that the Polo Grounds provides a recreational opportunity not currently available in the community, is located on a site that is readily accessible, and is associated with attractive natural features. A specific plan has not been adopted for this por-

tion of the County. The project is consistent with the General Plan in that the full range of urban services is available to the site including municipal water and sewer service. The use is not located in a hazardous or environmentally sensitive areas and protects natural resources by expanding in an area designated for this type of development.

4. **THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.**

Subject to the adoption of a Statement of Overriding Considerations (Exhibit "B"), the use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity in that roadside and roadway improvements will be constructed to mitigate most project impacts, and municipal water and sewer are available to serve the project.

5. **THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.**

The proposed Polo Grounds Regional Park will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood in that the proposed public facility will satisfy a documented community need and the project will not influence development densities in the planning area.

**VW 2A:** The hiking path at the east end of the site should stay on the flat agricultural portion of the site and not extend into the shrub or live oak habitats.

**VW 2B:** This measure consists of two options:

- a) Remove the proposed pedestrian trail from all presently undisturbed areas (lands not formerly cultivated) at the north end of the site; or
- b) Conduct aquatic sampling surveys to determine the presence or absence of the Santa Cruz long-toed salamander as described in Mitigation VW 6A. If the survey is positive, construct the trail according to the approved Habitat Conservation Plan described in Mitigation VW 6B. (W-6 from SFEIR)

**VW 3:**

- a) Provide adequate backstops behind playing fields.
- b) Provide fencing for especially sensitive areas (e.g., protection of evening primrose habitat area).
- c) Provide buffer zone between the playing fields and other areas of designated activity and the areas of natural vegetation. Signs should be posted encouraging park users not to leave designated trails.
- d) The proposed Community/Interpretive Center should provide information on the sensitive biological resources in the park, including reasons for avoiding incursions into areas supporting these resources.

**VW 4:** Irrigation shall be planned to avoid runoff. Landscaping shall concentrate on using species native to the locale.

**VW 5:** Limit trails into forested area at north end of site to:

- a) Existing trail that leads from level area to Valencia Creek at north end of site, and
- b) Around periphery of willow habitat at old reservoir. Trails shall be fenced where appropriate (e.g. split rail fence) to encourage users to remain on trails and shall be located beyond the outer drip-line of willow forest.

**VW 6A:** Conduct aquatic sampling surveys of the reservoir to determine the presence or absence of the Santa Cruz long-toed salamander on the site. Sampling should be conducted by a qualified wildlife biologist (i.e. persons permitted by the California Department of Fish and Game (CDFG) and the U.S. Fish and Wildlife Service (USFWS)), between November and May to capture breeding adults or larvae under a USFWS survey permit. Ten aquatic sampling days should be conducted, with each survey following heavy rains. The surveys shall also consist of carefully turning over debris (i.e. dead logs and boards) and examining entrances to rodent burrows in the oak woodland/scrub vegetation bordering the southeastern portion of the project site, to locate adults and juveniles seeking refuge. The biotic survey shall include a written explanation of the survey methods used and the survey results. It shall be submitted to County Planning, CDFG and USFWS for review and approval. If the approved survey concludes no long-toed salamanders inhabit the site no further action is necessary. No land alteration or development shall occur within the northeastern one-third of



**REQUIRED CEQA FINDINGS:**

The California Environmental Quality Act and County Environmental Review Guidelines require that when an EIR has been completed which for a project identifies one or more significant environmental effects for the project, the public agency shall not approve said project unless one or more of the following findings can be made:

1. Changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR and Final SEIR.
2. Such changes or alterations are with the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such agency or can and should be adopted by such other agency.
3. Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR and Final SEIR.

The Final Environmental Impact Report for the Polo Grounds Park has identified as significant the impacts described below. Changes have been incorporated in the project or mitigation have been required as permit conditions which reduce all identified impacts to levels of insignificance. Project revisions and/or mitigations are described below each impact.

**Vegetation and Wildlife**

**Impact:** The proposed park could significantly impact special status plants, wildlife, and habitats. The access road from Huntington Drive will cross a population of bottlebrush grass and close to a portion of a redwood forest. A proposed hiking trail could cross a population of evening primrose or populations of bottlebrush grass. Native vegetation may be disturbed by hiking, picnicking, and retrieving sports equipment outside of developed areas. The trail could also impact the small area of willow riparian habitat bordering the field or the scrub habitat adjacent to the willow woodland. In the event the Santa Cruz long-toed salamander breeds at the reservoir, which is now comprised of the willow woodland, this trail could significantly impact this endangered species. The scrub/willow ecotone could be a primary habitat for the salamander.

**Mitigations:**

**VW-1:** The access road from Huntington Drive should be carefully routed to avoid the bottle brush grass population and redwood forest area.

the site (north of the smaller parking lot) until the survey results are complete or, in the event the survey is positive, until a Habitat Conservation Plan described in Mitigation W-6B is approved by the USFWS. (See W1 of SFEIR and W2 of SDEIR).

**VW-6B:** In the event the Santa Cruz long-toed salamander is found to occur on the site, prepare and implement a Habitat Conservation Plan (HCP) for the species, as required by Section 9 of the Federal Endangered Species Act. The objective of the HCP would be to manage the salamander habitat on the project site to sustain a viable breeding population in perpetuity, while allowing development of the Polo Grounds into a County park. Preparation of the HCP would involve conducting detailed studies of habitat use by this species to identify development constraints. Impact analysis, mitigation, monitoring and enhancement measures, as well, must be included in the HCP. Funding sources for the successful implementation of the HCP must be identified. The HCP would be subject to environmental review prior to approval.

**Finding:** Mitigations have been incorporated into the project approval to avoid or substantially lessen the significant environmental effect as identified in the Final EIR. Specifically, conditions have been incorporated into the project's approval which locate trails in less environmentally sensitive areas of the property, and incorporate design additions to avoid sensitive habitats, and require biotic studies to determine the presence of endangered species.

#### Geology

**Impact:** Buildings could fail if not constructed according to generally accepted geotechnical and geological standards especially during seismic events. Development of the project site could potentially create and worsen geologic conditions and construction of the access road from Huntington Drive are a potentially significant project impacts.

#### **Mitigations:**

**G-1:** All 26 recommendations of the geotechnical/geological report prepared by Applied Soil Mechanics for this project dated June 2, 1989 shall be followed in the construction of buildings and associated development of the site.

**G-2:** Prior to final design approval, a registered engineering geologist shall examine the geology of the hillside in the area of the proposed access road. Based on subsurface explorations, the geologist shall recommend the specific route of this road and appropriate guidelines and standards for construction.

**Finding:** Mitigations have been incorporated into the project approval to avoid or substantially lessen the significant environmental effect as identified in the Final EIR. The project designer will incorporate all re-

quirements of the geotechnical report for the property into the final construction drawings; A registered geologist will review and approval the design of the access road at Huntington Drive.

Hydrology

**Impact:** Roadway and parking lot improvements, building construction, and installation of sport courts will increase storm water runoff. Project grading and construction could lead to increased erosion and downstream sedimentation. Increased erosion and even bank slumping adjacent to Valencia Creek could occur as a result of hiking trails and other uses. Approximately 4 acres of the site will be converted to impervious surfaces that will increase storm water runoff and could generate erosion and minor amounts of localized ponding and flooding.

**Mitigations:**

H-1: County POSCS shall submit an engineered drainage plan to County Planning for review and approval. This plan shall include the following specifications: Measures to retain the increased runoff generated by the project on the site. Measures may include percolation trenches, level spreaders, infiltration basins, oversized underground pipes (for detention storage) and detention basins. If on-site detention is required, the plan shall include engineered hydrologic calculations of pre-development and post-development runoff.

H-2A: County POSCS shall submit an erosion control plan prepared by either a licensed civil engineer or certified erosion control specialist to County Planning for review and approval prior to issuance of a Grading Permit. The plan shall incorporate the following performance standards:

- a) Energy dissipators shall be placed at all channel or conduit outfalls;
- b) Disturbed surfaces shall be revegetated and maintained to establish native or naturalized plant growth;
- c) Planting of bare soils shall be done by October 15 of any year and shall include mulching;
- d) Jute netting or similar erosion control materials (e.g., filter fabric) will be required on bared soils on steep slopes such as around the Huntington Drive access road;
- e) Run-off from developed areas shall be detained or filtered by berms, bale bales, filter fencing, vegetative filter strips, catch basins or other accepted measures to prevent escape of sediments from the flat part of the site; and
- f) Grading and road construction shall not be permitted between October 15 and April 15 of any year unless a winter operations approval is obtained from County Planning.

H-2B: The trail proposed along the Valencia Creek bank shall be located away from the edge of the bank and unstable areas of the bank shall be protected with a vegetated berm that separates the trail from the edge of the bank.

**H-2C: Other pedestrian trails in the park shall be constructed to the following standards:**

- a) Hillside trails generally should not exceed a gradient of 10%;
- b) Creation of informal trails by park users shall be discouraged (e.g., fencing of undesirable access points);
- c) Avoid areas where winter ponding occurs, especially at the old reservoir;
- d) Use water bars or other measures to prevent erosion on steeper trails; and
- e) Fence (split rail) trails where off-trail use will create serious problems.

**H-3: Use native plants in site landscaping to the greatest degree feasible and develop a turf maintenance program that minimizes reliance on landscape chemicals.**

**Finding:** Mitigations have been incorporated into the project approval to avoid or substantially lessen the significant environmental effect as identified in the Final EIR. Planning staff will review to final construction plans to verify compliance with the mitigations. Follow-up inspections will confirm adherence with the approved plans.

#### **Archeology**

**Impact:** While not expected, it is always possible that archaeological resources could be uncovered during project construction.

#### **Mitigation:**

**A-1:** If any prehistoric or historic resources are uncovered during project grading or construction, work shall be halted in the area of the find until the resources can be examined and assessed by a professional archaeologist according to the provisions of County Code Section 16.42.100.

**Finding:** The project developer will be responsible for notifying the Planning Department in the event of the discovery of prehistoric or historic resources. Periodic inspections will be conducted by Planning staff to verify compliance with this conditions.

#### **Traffic**

**T-2 Impact:** Project traffic impacts to the intersections of Rio Del Mar Boulevard and Soquel Drive and the freeway access ramps can be mitigated by signalization and other roadway improvements. Potential safety problems could be created at the intersection of Huntington Drive and the park access road and the new access road intersection with North and South Drives. The park is expected to generate an additional 191 vehicles/weekday peak hour during the spring (peak park use) months on Polo Avenue if no access restrictions were placed on Polo Avenue (and access via Huntington Drive was also provided).

**Mitigations:**

**T-1: Prohibit traffic exiting from the park using Polo Avenue with an internal park roadway design and a one-lane entry road from Polo Avenue. This will reduce the projected peak hour traffic to 135 vehicles/weekday peak hour. (See T-11 in SDEIR).**

**Impact T-2: While vehicular traffic will be directed to Huntington Drive, a moderate increase in vehicle trips is expected on Polo Avenue. Though park access will not be permitted, some traffic would be expected by people using the west end of the park and for people drop-off or pick-ups by a return vehicle. With the expected traffic increases, an increase in pedestrian and bicycle traffic would create a potentially significant operational and safety problems for all forms of traffic utilizing the roadway. Neither sidewalk nor bicycle lanes extend to proposed park access point.**

**Mitigation:**

**T-2: Make the following improvements to Polo Avenue:**

- a) **Widen the roadway and repave where needed to create two 11 foot wide travel lanes and two 5 foot wide bicycle lanes;**
- b) **Eliminate on-street parking, but construct parking bays within the northwest side of the right-of-way where requested by property owners;**
- c) **Construct a 4 foot wide pedestrian pathway within the northwest side of the right-of-way; and**
- d) **Post roadway sections for "Bike Lane", "No Parking" and an appropriate speed limit. Provide signage at Polo Avenue/Soquel Drive intersection directing vehicles to Huntington Drive for park access. Signs should be combined wherever possible and kept to a minimum to avoid visual impacts on the neighborhood.**

**All improvements shall be constructed according to a County approved Plan Line for the street. (See T-1 through T-4 in SDEIR). (Also refer to Mitigation LU-1A)**

**Impact T-3: Project traffic is expected to add 169 vehicles/weekday peak hour to the Rio Del Mar Blvd./Polo Avenue/Soquel Drive intersection during the spring (peak park use) months. Increased traffic volumes would increase delays at intersection stops signs and reduce the operational capability of the intersection.**

**Mitigation:**

**T-3: Signalize the Rio Del Mar Blvd./Polo Avenue/Soquel Drive intersection and Rio Del Mar overpass/Highway 1 ramps as planned by Caltrans and the County. Also provide exclusive left turn lanes on Rio Del Mar Blvd. and Polo Avenue approaches to Soquel Drive and exclusive right turn lane on the east bound Soquel Drive approach to the intersection. (See T-5 of SDEIR).**

**Impact T-4:** Park visitors may utilize North and South Drives for parking and searching for park access, potentially impacting the operation and safety of these streets. These narrow streets are in poor condition with no parking lanes or shoulders. There is no through access or turnaround for either street, so visitors would probably turn around in private driveways. While an inconvenience to private residents, this is anticipated to be a less than significant impact.

**Mitigations:**

**T-4:** While impacts are less than significant the following improvements can reduce the impacts to a greater degree:

- a) Realign the Polo Avenue/North Drive/South Drive intersection so North and South Drives meet Polo Avenue at a 90 degree configuration and provide stop signs at the North and South Drive approaches to Polo Avenue.
- b) Improve the roadways of both North and South Drives to provide two 12 foot wide paved travel lanes and one 6-8 foot wide parking lane on the park side of both streets. (These are both private right-of-ways.) (See T-6 and T-7 in SFEIR).

**Impact T-5:** PM peak hour/peak season traffic volumes will increase significantly. Non-peak season/PM peak hour traffic volumes will increase moderately to significantly. The roadway segment from Soquel Drive to Aptos Junior High is adequate for anticipated demands. However, from the Junior High north to View Court, the roadway narrows and sightlines are limited. Left turns movement in and out of the park would create a potentially significant operation problem on the existing two lane roadway if no left turn/deceleration lane is provided at the proposed park entrance.

**Mitigations:**

**T-5:** Make the following improvements to Huntington Drive:

- a) Widen Huntington Drive to 32 feet to provide two 12 foot wide vehicle lanes and two 4 foot wide bicycle lanes.
- b) Continue the existing 4 foot wide pedestrian path on the north side of Huntington Drive beyond the junior high school entrance all the way to the park entrance.
- c) Provide a left turn lane for northbound traffic at the Huntington Drive access to the park. (See T-8 through T-10 in SDEIR).

**Finding:** Mitigations have been incorporated into the project approval to avoid or substantially lessen most significant environmental effect as identified in the Final EIR. Staff will verify that all required improvements are shown of the final construction plans. Occupancy and use of the park will not be authorized until all required improvements have been installed consistent with the approved plans. Planning and Public Works staffs' will verify compliance with these conditions.

The project plus cumulative traffic will result in further deterioration of the level of service on State Route 1 north of the Rio Del Mar interchange during the P.M. peak traffic hour. Improvement to this roadway is the responsibility of the State Department of Transportation (CALTRANS) and the County of Santa Cruz. Short of constructing additional travel lanes on State Route 1 which is financially infeasible, this impact cannot be mitigated to an acceptable level.

### Noise

**Impact:** Construction activities will result in significant short-term noise impacts on the surrounding neighborhoods. Increased use of the park, including traffic generated by the project and sporting events, will produce a long-term noise impact to surrounding neighborhoods.

### **Mitigations:**

**N-1:** No nighttime use of the play fields or game courts shall occur. This can be accomplished by prohibiting lighting of both the fields and the courts.

**N-2:** Post Polo Avenue with appropriate speed limit signs. (See Mitigation T-2 for signing standards).

**N-3:** Require all construction activities to include the following noise attenuation practices:

- a) Restrict construction activities to the hours of 8:00 A.M. to 5:00 P.M. weekdays.
- b) Require mufflers on all construction equipment powered with internal combustion engines.
- c) Locate noise generating construction equipment such as compressors, generators or concrete pumpers as far as possible from existing residences and shield the equipment with plywood screen barriers where feasible.

**Finding:** Mitigations have been incorporated into the project approval to avoid or substantially lessen the significant environmental effect as identified in the Final EIR. Staff will conduct periodic inspections to verify compliance with the conditions of the permit.

Park noise, when compared to the current ambient noise level, will significantly affect residences bordering the park. Any intensification of the use of the property will increase the current ambient noise level. Therefore, the only method to mitigate this impact is to select the no project alternative and not construct the park.

### Land Use

**Impact:** The improvements in the Polo Avenue right-of-way required to mitigate the impacts of additional traffic will change the residential character of the street by eliminating some natural vegetation and residential landscaping within the County right-of-way. This will result in less "green space" in front of those homes on Polo Avenue north of Lyons Avenue

duction represents a significant unavoidable impact. Development of the park site cannot be feasibly accomplished in conjunction with a continued agricultural use of the property.

Visual Quality

**Impact:** The proposal will convert agricultural land into an active recreational park. Views from the private right-of-ways and residences on North and South Drives and from some residential properties on View Court and Huntington Drive that complement and reinforce the rural character of the land will be altered to a developed park site.

**Mitigations:**

**V-1:** The design of the Master Site Plan shall include the following standards to help achieve a positive visual character of the project:

- a) All buildings (community center, caretaker's house and restrooms) shall have the the same architectural exterior or use uniform exterior architecture elements to achieve design continuity among all structures.
- b) Fencing and signs shall be rustic in appearance and should be of uniform design.
- c) Reduce night lighting to the minimum necessary for security purposes. All exterior lighting shall be shielded to eliminate glares off- site. Non-glare type of illumination shall be used.
- d) Landscaping shall be planted along the park frontages of North and South Drives that moderates but not completely shields views of the park. Planting shall not result in a "wall" of vegetation but rather focus on using a variety of plant heights and densities planted on a low earth mound.
- e) Parallel parking on the edge of the through park access road shall be kept to a minimum

**Finding:** Mitigations have been incorporated into the project approval to avoid or substantially lessen the significant environmental effect as identified in the Final EIR. Staff will review final construction plans to verify that all mitigations have been incorporated into the plans. Staff will conduct follow-up inspections to verify that all construction has been performed in accordance with the approved plans.

Public Services

**Impact:** The project will increase demand for public services including police and fire protection, and municipal water and sewage supplies. Provided that the project is designed properly, service providers have stated that they can serve the project.

**Mitigations:**

**PS-1:** The project improvements shall include the following design features to provide adequate fire protection:



- a) All Buildings and access routes shall be constructed to comply with all applicable Uniform Fire Code standards and Aptos/La Selva Fire District requirements.
- b) Hydrants shall be installed and spaced according to Aptos/La Selva Fire District requirements. Minimum fire flow shall be 1,500 gpm
- c) The community center will be constructed with a sprinkler system according to the County Sprinkler Ordinance.

**PS-2:** The Soquel Creek Water District shall review the approved Master Design plan to determine if improvements will be required to provide adequate funds to meter the site. If necessary, County POSCS shall replace 1,000 lineal feet of the 2 inch main between Soquel Drive/Monroe Avenue intersection and the Polo/Rhodes Avenue intersection with a larger main that can provide at least 1,500 gpm at the park site.

**PS-3:** The restroom building and the rest rooms and kitchen in the community center shall be provided with state-of-the-art water conservation devices to minimize water demand. Examples are 1.5 gallon flush toilets, low flow urinals and flow restrictions on faucets.

**PS-4:** Project improvements shall include the extension of the 10 inch diameter sewer main from the cleanout at the intersection of Polo and Rhodes Avenues to the project site. All toilet and sink drains shall be served by this sewer extension except for the temporary use of chemical toilets.

**Finding:** Mitigations have been incorporated into the project approval to avoid or substantially lessen the significant environmental effect as identified in the Final EIR. Specifically, final construction plans are required to conform to the standards of the County Sheriff's Department, Soquel Creek Water District, and Aptos-La Selva Fire District.

STATEMENT OF OVERRIDING CONSIDERATIONS

**PROJECT:** Construction of the Polo Grounds regional, community, and neighborhood park consisting of a 13,000 square foot community/daycare center, a caretakers residence, park maintenance buildings, access roads and parking lots, picnic areas, playgrounds, sports fields and sport courts.

A Final and Supplemental Environmental Impact Report have been prepared and certified for this project. The required CEQA findings adopted for this project indicate that significant unavoidable land use impacts will occur and that certain mitigation measures are infeasible for specified reasons. These significant unavoidable land use impacts are:

1. Removal of 40 acres of prime agricultural soils from agricultural production.
2. The project plus cumulative traffic will result in further deterioration of the level of service on State Route 1 north of the Rio Del Mar interchange during the P.M peak hour.
3. Park noise, when compared to the current ambient noise level, will significantly affect residences bordering the park.

Notwithstanding these environmental effects, the project has the following benefits:

1. The Polo Grounds park will relieve overburdened recreational fields in the mid-county area of Santa Cruz County. Current facilities are inadequate for the current demand for organized soccer, baseball, and softball leagues.
2. On the basis of General Plan policies, the County currently faces a shortage of neighborhood and community parks within the Aptos planning area and regional parks county-wide. Development of the Polo Grounds park will help to alleviate this deficit.
3. The park will provide space for a daycare facility which will help to relieve a critical shortage this service field.
4. The park will preserve, in perpetuity, a large segment of urban open space for the benefit of County residents.

For the above reasons, the Santa Cruz County Planning Commission' finds that the unavoidable significant effects of this project are outweighed by the benefits of the project and hence, are acceptable.

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**PLANNING DEPARTMENT**

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GOVERNMENTAL CENTER



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**COUNTY OF SANTA CRUZ**

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701 OCEAN STREET, ROOM 400, SANTA CRUZ, CALIFORNIA 95060  
(408) 454-2580 FAX: (408) 454-2131 TDD: (408) 454-2123

06/04/98

Dave Mitchell for County Parks Department  
9000 Soquel Drive, Suite 101  
Santa Cruz CA 95062

PROJECT LOCATION: Polo Grounds Park Site

SUBJECT: GRADING PERMIT - LEVEL III

PROJECT: APN: 041-201-04, APPLICATION NO. 97-0612

Your application has been reviewed as follows: Site reconnaissance, plan review, discussion with County staff and applicant.

Analysis and Discussion: The applicant proposes to grade approximately 6.600 cubic yards of earth in order to construct improvements to an existing County Park facility.

The proposed application, when subject to all technical recommendations and permit conditions, is in conformance with the Santa Cruz County Grading and Erosion Control Ordinances (Chapters 16.20 and 16.22, respectively).

The County Geologist of Environmental Planning has acted on your application as follows:

XXX&amp;XX - APPROVED WITH PROJECT AND GENERAL CONDITIONS

PROJECT CONDITIONS:

1. Winter grading operations (October 15 through April 15 of any year) are prohibited unless the owner obtains formal Winter Grading Approval from the County Environmental Planning Division.
3. This permit shall expire one year from date of issuance.
4. All grading shall conform to the plans by Bowman and Williams consisting of 4 sheets dated March 3, 1998 as submitted to the Planning De-

partment on 05/29/98 and approved by the Planning and Public Works Departments on this date.

5. Wherever possible and practicable, stockpiling and reapplication of topsoil is required.
7. Responsible party shall notify Geotechnical Associate 48 hours prior to site disturbance/grading.
8. Responsible party shall notify Geotechnical Associate upon project completion for final site inspection and permit clearance.
9. If significant changes to the proposed grading and construction occur during development, responsible party shall submit a final "as-graded" grading plan to Environmental Planning prior to final permit clearance.
10. In the event that future County inspections of the subject property disclose noncompliance with any conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections or necessary enforcement actions, up to and including permit revocation.

GENERAL CONDITIONS:

(1) Approved Plans. When the Planning Director issues the permit, all of the plans and specifications shall be endorsed "approved". Such approved plans and specifications shall not be changed, modified, or altered without written authorization by the Planning Director, and all work shall be done in accordance with the approved plans and this chapter.

(2) Retention of Plans. One set of plans and specifications shall be retained by the Planning Director for a period of not less than two years from the date of completion of work covered therein. Plans which have been submitted for checking and for which no permit issued may be destroyed by the Planning Director if not picked up by the applicant within 90 days.

(3) Work Time Limits. The permittees shall fully perform and complete all of the work required to be done within the time limit specified. If no time limit is specified, the permittee shall complete the work within 180 days after the date of the issuance of the grading permit. If the permittee is unable to complete the work within the specified time, he shall, prior to the expiration of the permit, present in writing a request for an extension of time, setting forth the reasons for the requested extension. If, in the opinion of the Planning Director, an extension is warranted, additional ~~time~~ may be granted for the completion of the work.

(4) Working Hours. Hours of grading operation shall be between 8:00 a.m. and 5:00 p.m. on weekdays.

(5) Expiration. Unless otherwise specified, approvals issued pursuant to this Chapter shall expire on year from the date of issuance if not exercised. Where approvals are issued in conjunction with a development permit granted pursuant to Chapter 13.10 the approval shall expire in accordance with the provisions of Chapter 18.10.

(6) Safety Precautions. The permittee shall take all appropriate and necessary precautions to protect adjacent public and private property from damage that may result from the operations.

(7) Property Line. Whenever the location of a property line is in question as the result of or during operations, the Planning Director may require any boundary evidence which the Planning Director deems necessary. The Planning Director may require the applicant to furnish a parcel survey.

(8) Inclement Weather and Winter Grading. The Planning Director shall stop grading during periods of inclement weather when weather-generated problems are not being controlled adequately. No grading shall occur during the winter season (October 15 through April 15) unless authorized in advance by the Planning Director with reference to the Erosion Control Ordinance.

(9) Validity. The issuance or granting of an approval of plans and specifications shall not be construed to be an approval of any violation of any of the provisions of this chapter or of any other law.

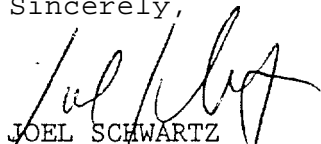
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The issuance of an approval based on plans and specifications shall not prevent the Planning Director from thereafter requiring the correction of errors in plans and specifications or from preventing operations from being carried on when in violation of this chapter or of any other law.

(10) Dust from grading operations shall be controlled at all times.

(11) No earth or organic material shall be deposited or placed where it may be deposited into a stream, marsh, slough, lagoon or body of standing water in a quantity deleterious to wildlife, aquatic life, or other beneficial uses of the water.

If you have any questions, please contact the County Geotechnical Associate at the phone number listed below.

Sincerely,




JOEL SCHWARTZ  
County Geotechnical Associate  
(408)454-3164

JOE HANNA  
County Engineering Geologist  
CEG 1313

You may exercise your permit after signing and dating below and meeting any conditions which are required to be met prior to exercising the permit. If you file an appeal of this decision, permit issuance will be stayed and the permit cannot be exercised until the appeal is decided. See below for information regarding appeals.

By signing below, the owner agrees to accept the terms and conditions of this permit. This permit is null and void in the absence of the owner's signature below.

  
signature of property owner

  
date

#### APPEALS

In accordance with Section 18.10.320 of the Santa Cruz County Code, the applicant may appeal an action or decision taken under the provisions of such County Code. Appeals of decisions of the Chief of Environmental and Technical Review on your application are made to the Planning Director. All appeals shall be made in writing and shall state the nature of the application and the basis upon which the decision is considered to be in error. Appeals must be made not later than ten (10) working days following the date of the action from which the appeal is being taken.