

PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

704

701 OCEAN STREET  
FAX (408) 454-2131

SANTA CRUZ, CALIFORNIA 95060  
(408) 454-2580

**NEGATIVE DECLARATION AND NOTICE OF DETERMINATION**

**96-0685**

**GREG STELTENPOHL for FRED & BREN BAILEY**

Proposal to: 1) Remodel an existing 13,127 square foot commercial/residential structure and to construct a 9,791 square foot addition on the structure; both to be done in three phases for a Master Occupancy Approval for a mixed use project which includes visitor-serving accommodations, caretaker's residence, restaurant, microjuicery, offices and retail uses 2) Excavate 1,350 cubic yards of earth to construct a parking lot to serve the proposed uses and 3) Rezone the property from the "C-1" (Neighborhood Commercial) zone district to the "S-U" (Special Use) zone district to allow the mixed uses to occur on the site. Requires a Commercial Development Permit to amend Permits 74-124-U and 84-0230, a Variance to reduce the minimum 10 foot front yard to 0 feet, A Coastal Zone Permit and preliminary Grading Approval. Property is located on the west side of Highway 1 opposite the intersection of Highway 1 and Center Street in the town of Davenport.

**APN(s): 058-121-04**

**Kim Tschantz, planner**

**Zone District(s): C-1**

Findings:

This project, if conditioned to comply with required mitigation measures or conditions shown below, will not have a significant effect on the environment. The expected environmental impacts of the project are documented in the Initial Study on this project attached to the original of this notice on file with the Planning Department, County of Santa Cruz, 701 Ocean Street, Santa Cruz, California.

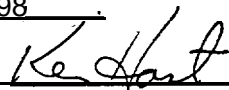
Required Mitiaation Measures or Conditions:

N o n e

, Are Attached

Review Period Ends SEPTEMBER 17, 1997

Date Approved By Environmental Coordinator FEBRUARY 24, 1998

  
\_\_\_\_\_  
KEN HART  
Environmental Coordinator  
(408) 454-3127

If this project is approved, complete and file this notice with the Clerk of the Board:

NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by \_\_\_\_\_

on \_\_\_\_\_. No EIR was prepared under CEQA.

THE PROJECT WAS DETERMINED TO NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

Date completed notice filed with Clerk of the Board: \_\_\_\_\_

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EXHIBIT E

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 Applic. No.: 95-0685  
 A. P. N.: 58-121-04

AS REVISED

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NEGATIVE DECLARATION MITIGATIONS

1. To prevent any soil or bluff instability problems on the project site, all project development shall follow the recommendations of the geotechnical report prepared for this project by Reynolds and Associates dated May 5, 1997 and its addendum report, including the requirement that all grading and paving associated with the new parking lot be setback a minimum of 25 feet from the edge of the bluff that borders the southwestern edge of the parcel.
2. To prevent this project from contributing to accelerated filling of either the City or County of Santa Cruz landfills, the owner/applicant shall have all excess fill material removed from the site shall be transported to Big Creek Lumber Company on Highway 1 for use as 6 inch cover on the surface of their staging yard or transported to a County approved fill site.
3. To control all surface drainage and prevent erosion impacts, the owner/applicant shall implement an engineered drainage plan that conforms to the preliminary engineered drainage plan prepared for the project by Bowman and Williams dated April 4, 1997. The final drainage plan shall be reviewed and approved by County Planning prior to issuance of a Building Permit or Grading Permit for this project. All improvements specified in the approved plan shall be installed prior to final inspection and clearance of the Building Permit for phase 1 of the project. All installed drainage improvements shall be permanently maintained.
4. To prevent drainage discharges from carrying silt, grease and other parking lot related contaminants, the final drainage plan shall incorporate and silt and grease trap at the most downstream inlet of parking lot drainage facilities. The trap shall be installed by the owner/applicant according to the plan at the time other drainage improvements are installed and shall be maintained according to the following monitoring and maintenance procedures:
  - a. The trap shall be inspected to determine if it needs to be cleaned out or repaired at the following minimum frequencies:
    - i) Prior to October 15 each year;
    - ii) Prior to April 15 each year; and
    - iii) During each month that it rains between November 1 and April 1.
  - b. A brief annual report shall be prepared by the trap inspector at the conclusion of each October 15 inspection and submitted to the property owner and to County Public Works staff within 5 days of this inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.

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5. To minimize noise impacts to insignificant levels to users of the project building, all building construction shall meet noise insulation requirements for residential and commercial buildings as specified by the Uniform Building Code.
6. To minimize the visual impact of the main project building to insignificant levels and allow ocean vistas to be retained at the northwest portion of the parcel, the owner/applicant shall incorporate the following measures into the project:
  - a. The exterior colors of the main project building shall be earthen tone colors that blend with the surrounding landscape and corrugated metal siding replicating an agricultural building appearance both of which have been approved by County Planning;
  - b. The landscape plan prepared for this project by Charles Franks and Associates dated April 18, 1997 shall be implemented prior to final inspection and clearance of the Building Permit for phase 1 of the project;
  - c. Any fencing in the vicinity of the parking lot shall be limited to the rustic split rail fencing shown on the landscape plan that restricts access to the edge of the bluff southwest of the parking lot; and
  - d. All project landscaping shall be permanently maintained with the species specified on the landscape plan. Replacement of any tree or shrub fatalities shall be done with the same species as shown on the plan or a species with nearly identical characteristics as approved by County Planning. Parking lot landscaping shall always be limited to ground cover and low growing (less than 2-1/2 feet in height) shrubs.
7. To minimize dust impacts to surrounding properties during excavation for the parking lot, the owner/applicant shall have a water truck on the site during all major grading activities and shall have all exposed earthen surfaces water sprayed at frequencies that prevent significant amounts of dust from leaving the project site.
8. To prevent increased erosion of the steep bluff face that borders the southwestern edge of the parcel from increased pedestrian traffic, the owner/applicant shall construct a pedestrian stairway to traverse this bluff face and repair the three areas of pedestrian induced erosion on the bluff face prior to the final inspection and clearance of the Building Permit for phase 1 of the project. The stairway shall be located to pro-

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vide access from the southwest corner of the new parking lot. Engineered-construction plans shall be submitted to County Planning for review and approval. A Building Permit shall be issued by County Planning for the stairway prior to commencing any work for this improvement. The stairway shall be constructed according to the approved plans and shall be permanently maintained in good condition by the property owner.

9. To prevent operational conflicts from occurring from project generated traffic, the owner/applicant shall make the following improvements prior to completion of phase 2 of the project:
  - a. Realign the south project entrance driveway to be located directly opposite Davenport Avenue to create a "4-legged" intersection with Highway 1 according to Caltrans specifications; and
  - b. Provide striping and signage on Highway 1 as approved by Caltrans which advises north bound motorists that northbound left turns into the south driveway entrance to the project are disallowed.
10. To prevent over utilization of the Davenport Water and Sanitation District's domestic water supply, the owner/applicant shall provide the necessary improvements to the District water treatment plant as determined by the District for an additional 3,000 gallons/day of domestic water use. The installation of improvements may be spread over a time period specified by the District as long as, at least one half of the necessary improvements are installed prior to the final inspection and clearance of the Building Permit for phase 1 of the project and all remaining improvements are completed prior to the final inspection and clearance of the Building Permit for phase 2 of the project.
11. To prevent over capacity problems from being exacerbated from project sewage discharges into the Davenport Water and Sanitation District's sewer system, the owner/applicant shall pay the appropriate sewer connections charges, as calculated by the District, to pay for necessary sewer system upgrades. At least 50% of the total fee charges shall be paid prior to issuance of a Building Permit for phase 1 of the project. An additional payment of at least 43% of the total charges shall be paid prior to issuance of the Building Permit for phase 2 construction. The remaining 7% of the total charges shall be paid prior to issuance of the Building Permit for phase 3 construction.

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