



County of Santa Cruz

PARKS, OPEN SPACE & CULTURAL SERVICES

979 17 th AVENUE, SANTA CRUZ, CA 95062

(831) 454-7900 FAX: (831) 454-7940 TDD: (831) 454-7978

BARRY C. SAMUEL, DIRECTOR

November 2, 1999

AGENDA: November 16, 1999

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95062

SUBJECT: AMENDMENT TO THE QUAIL HOLLOW RANCH COUNTY PARK MASTER PLAN

Dear Members of the Board:

The purpose of this Public Hearing is to consider the proposed revisions to the Quail Hollow Ranch County Park Master Plan (Master Plan) attached as Exhibit A, as presented in the revised Staff Report attached as Exhibit B. These revisions are based on the findings of the Quail Hollow Ranch Environmental Impact Report (EIR), also attached as Exhibit C, as well as recommendations from the Santa Cruz County Parks and Recreation Commission. In addition to the above, it is also appropriate, at this time, to consider certification of the Quail Hollow Ranch Environmental Impact Report.

The following is a brief background of the master planning steps to date:

In 1989, the County initiated the preparation of the Master Plan by hiring a team of design professionals, and involving over 200 participants from the community at multiple public workshops, meetings and hearings. On February 27, 1990, your Board adopted the Quail Hollow Ranch County Park Master Plan with the following modifications as recommended by the County Park and Recreation Commission:

- A. That the proposed south little league field be developed as a practice baseball field such that the outfield could be utilized for soccer practice.
- B. That two rather than one little league field be developed in the middle field area.
- C. That an area for a north softball field, as discussed but not recommended in the draft plan, be included as part of the environmental review of the plan; and that the findings of the environmental review be returned to the Parks and Recreation Commission for final consideration and recommendation to the Board of Supervisors.

In July of 1996, an Environmental Impact Report (EIR) was completed. Based on the findings of the EIR, several elements of the adopted Master Plan were determined to have a potentially significant impact on the environment. In December 1998, a Staff Report was prepared which proposed several modifications to the adopted Master Plan in order to reduce the potentially significant environmental impacts of the adopted Master Plan.

The Staff Report proposed eliminating 2 of the 4 ballfields. It also proposed eliminating the dock, and picnic areas associated with the pond, as well as relocating park improvements such as the group picnic area, and restrooms outside of potential wetland areas and wetland setbacks. The Staff Report also recommended scaling back the modifications proposed in the Master Plan for the Main Ranch House in order to preserve more of the buildings cultural history. In addition, the Staff Report identified two Statements of Overriding Consideration that would need to be approved in order to implement the adopted Master Plan

The December 1998 Staff Report was presented to the Parks and Recreation Commission, and the community at two (2) separate informational meetings. On March 8, 1999, The Parks and Recreation Commission held a public hearing which continued for one month and was concluded on April 19, 1999. The testimony taken from 40 individuals, at the public hearing, was overwhelmingly in opposition to the development of any sports fields and related amenities at Quail Hollow Ranch. As a result, of the Public testimony, the Parks and Recreation Commission passed a motion with the following recommendations:

That the Board of Supervisors adopt the proposed Staff Report as revisions to the Quail Hollow Ranch Master Plan except those sections pertaining to the development of ballfields and the amenities associated with ballfields; parking areas, restrooms, and roads, and that the main parking area (adjacent to Quail Hollow Road) be downsized appropriately.

In light of the above, the December 1998 Staff Report has been revised to address the Parks and Recreation Commission's recommendations. For clarification this document has been retitled The Quail Hollow Ranch County Park Master Plan Revised Staff Report (Revised Staff Report). The Revised Staff Report eliminates all the ballfields proposed in the original Master Plan. Additionally, the Revised Staff Report reduces the size of the parking lot at the Park entrance from 90 cars and 6 bus and/or truck and horse trail parking spaces to 40 cars and 6 bus and/or truck and horse trail parking spaces.

Accepting the Revised Staff Report as an amendment to the 1990 adopted Master Plan would result in a regional park facility with the following amenities:

- An Improved Trail System (+-8 miles)
- A Group Barbeque and Picnic Area (100 person)
- A Multi-purpose Building and Outdoor Space (3,200 SF)
- A Small Equestrian Center (25 horses, existing barns, arena & cottage)
- A Small Outdoor Amphitheater (100 person)
- A Lath House

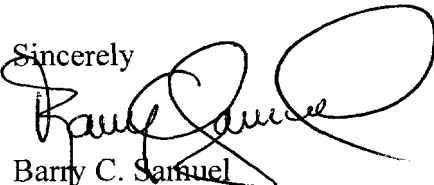
Expanded Parking in core Ranch Area (70 spaces)
2 Shade Structures
2 Public Restroom Facilities
An Entry Parking Lot and Kiosk (40 Spaces)
A Widened Entry Road and Emergency Access Road
1 Small Play Structure
Minor Interior Modifications to Ranch House

The Revised Staff Report eliminates all potentially significant impacts from the Quail Hollow Ranch Master Plan which cannot be mitigated, thereby allowing for certification of the EIR without any Statements of Overriding Consideration. It is the Parks Department's experience that with a certified EIR funding opportunities for project development are more successful. Obtaining grant funds for this Project will be critical in many Park development scenarios at Quail Hollow Ranch County Park.

It is therefore RECOMMENDED that your Board:

1. Accept the Revised Staff Report as an amendment to the Quail Hollow Ranch County Park Master Plan and;
2. Certify the Quail Hollow Ranch Environmental Impact Report.

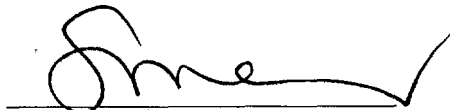
Sincerely



Barry C. Samuel
Director

B.C.S.: L.C.H

RECOMMENDED:

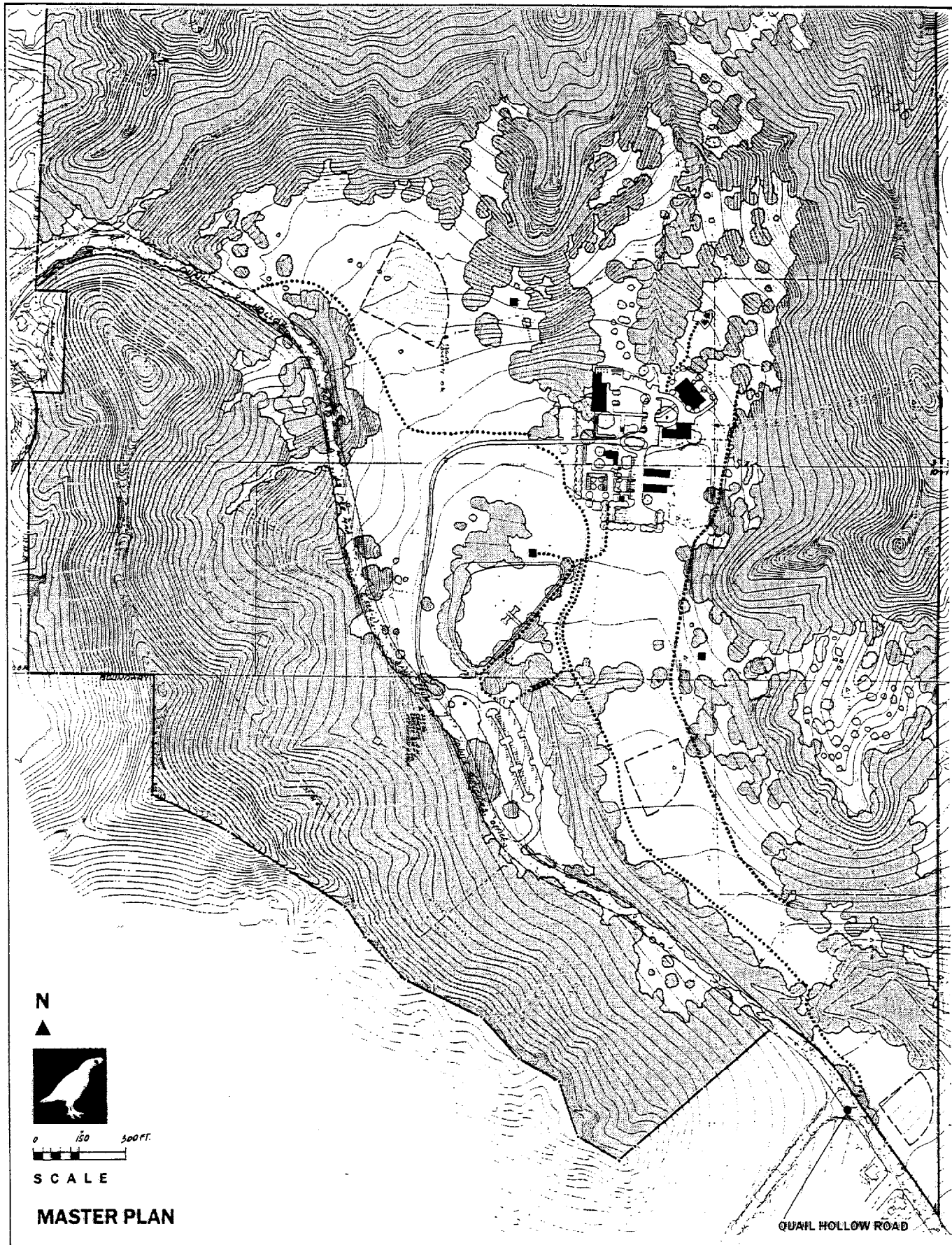


SUSAN A. MAURIELLO
County Administrative Officer

Attachments: Exhibits A, B & C, and copies of overhead transparencies (1-7) used in the public presentation

cc: CAO, County Counsel, Auditor, Planning, POSCS

PROPOSED MASTER PLAN



0337

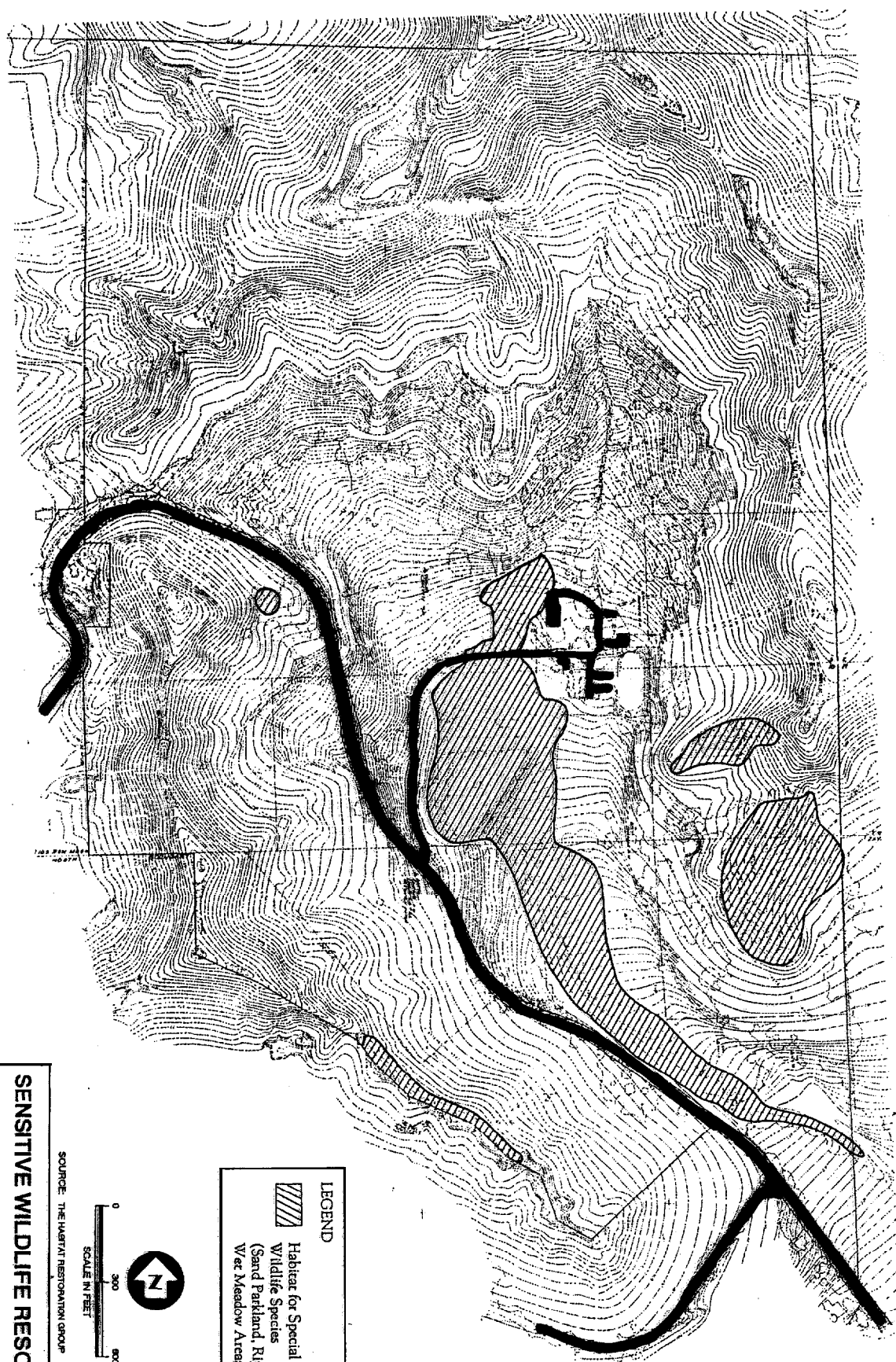




FIGURE 4.1-3

57

LEGEND

 Habitat for Special Status Wildlife Species (Sand Parkland, Riparian and Wet Meadow Areas)



SCALE IN FEET

0 300 500

SOURCE: THE HABITAT RESTORATION GROUP

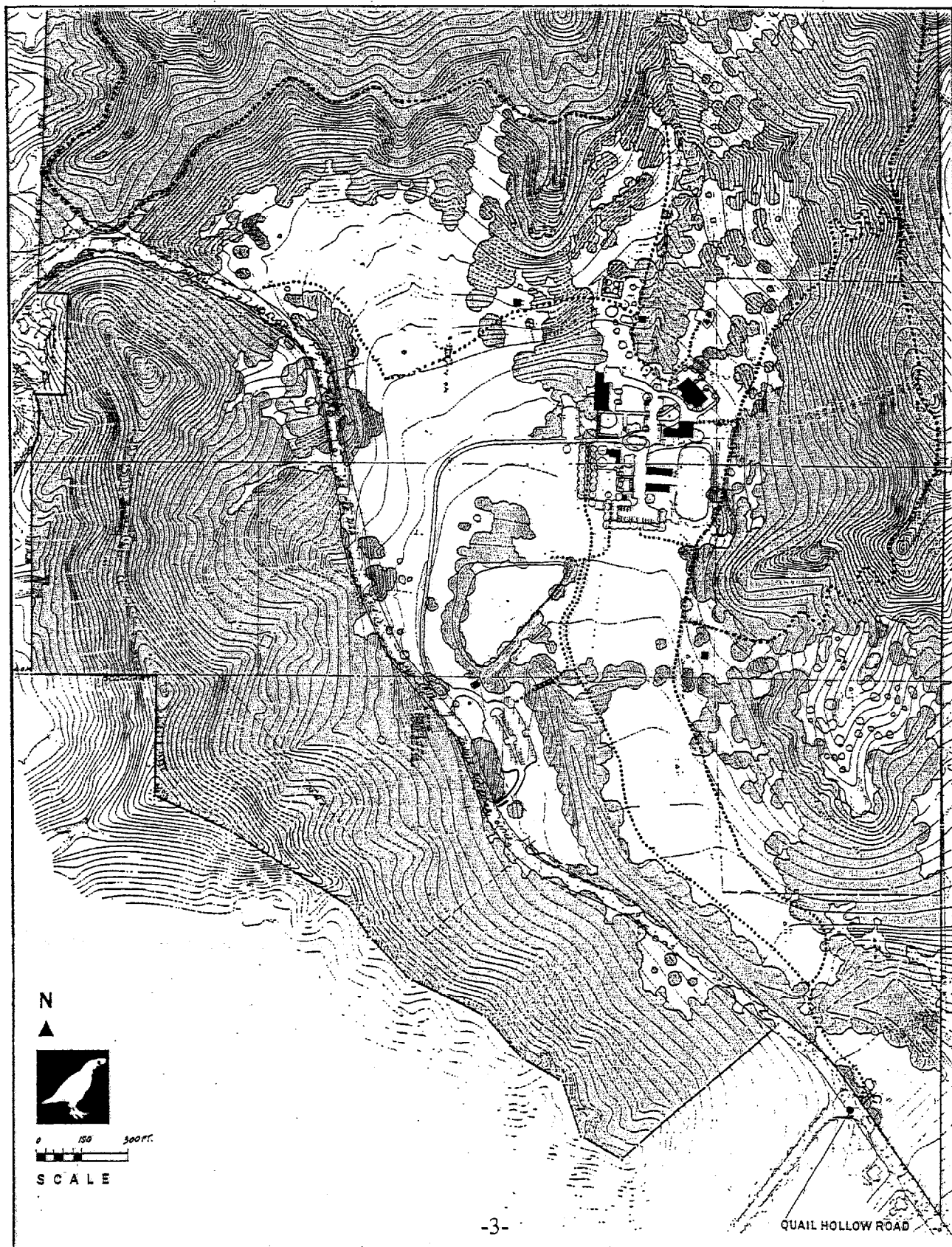
SENSITIVE WILDLIFE RESOURCES

QUAIL HOLLOW RANCH EIR
SANTA CRUZ, CALIFORNIA

PARSONS ENGINEERING SCIENCE, INC.

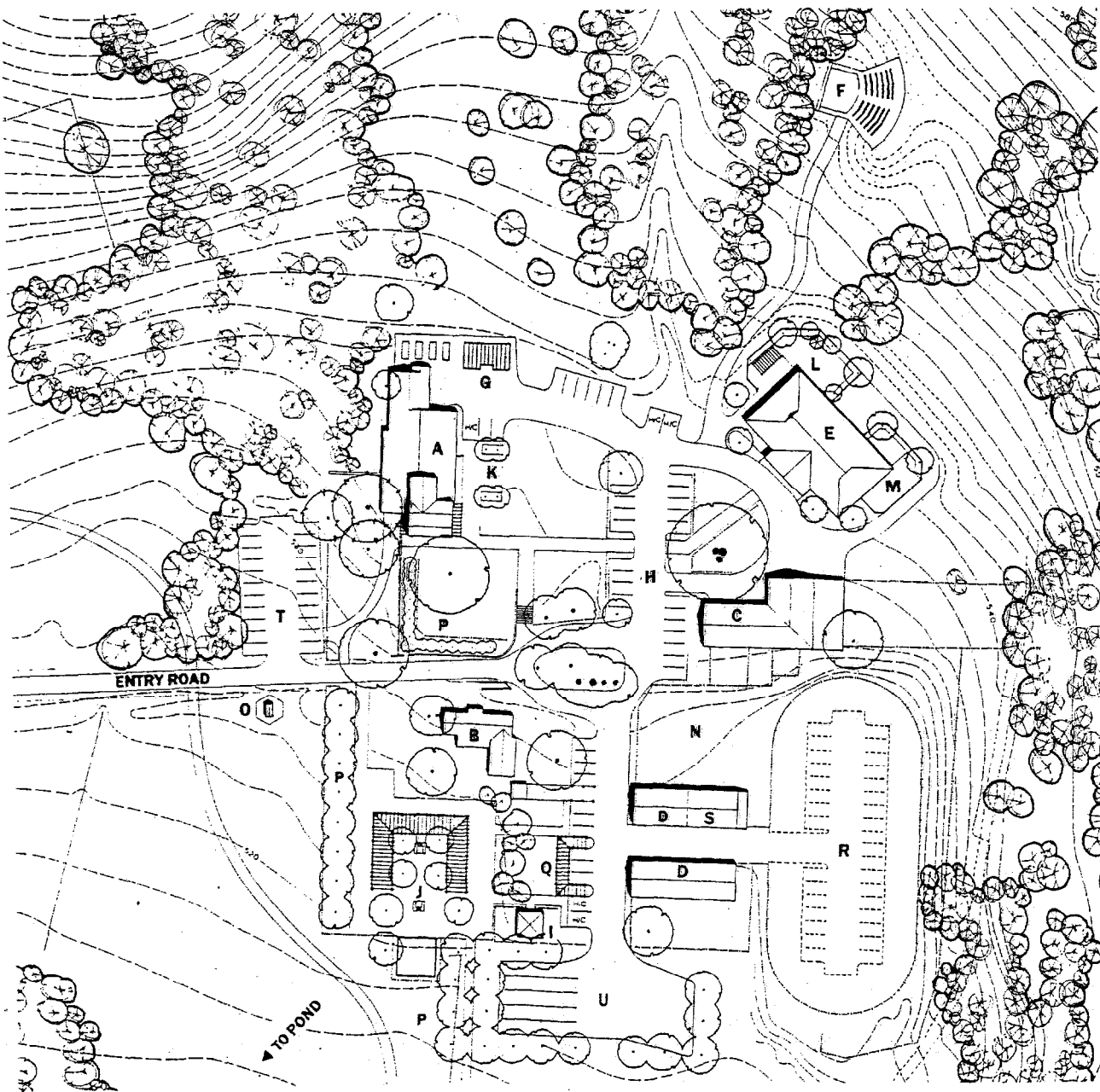
Figure A: REVISED MASTER PLAN

0338



-3-

QUAIL HOLLOW ROAD

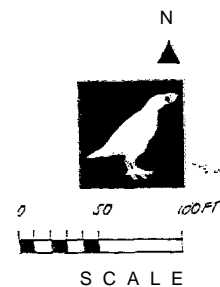


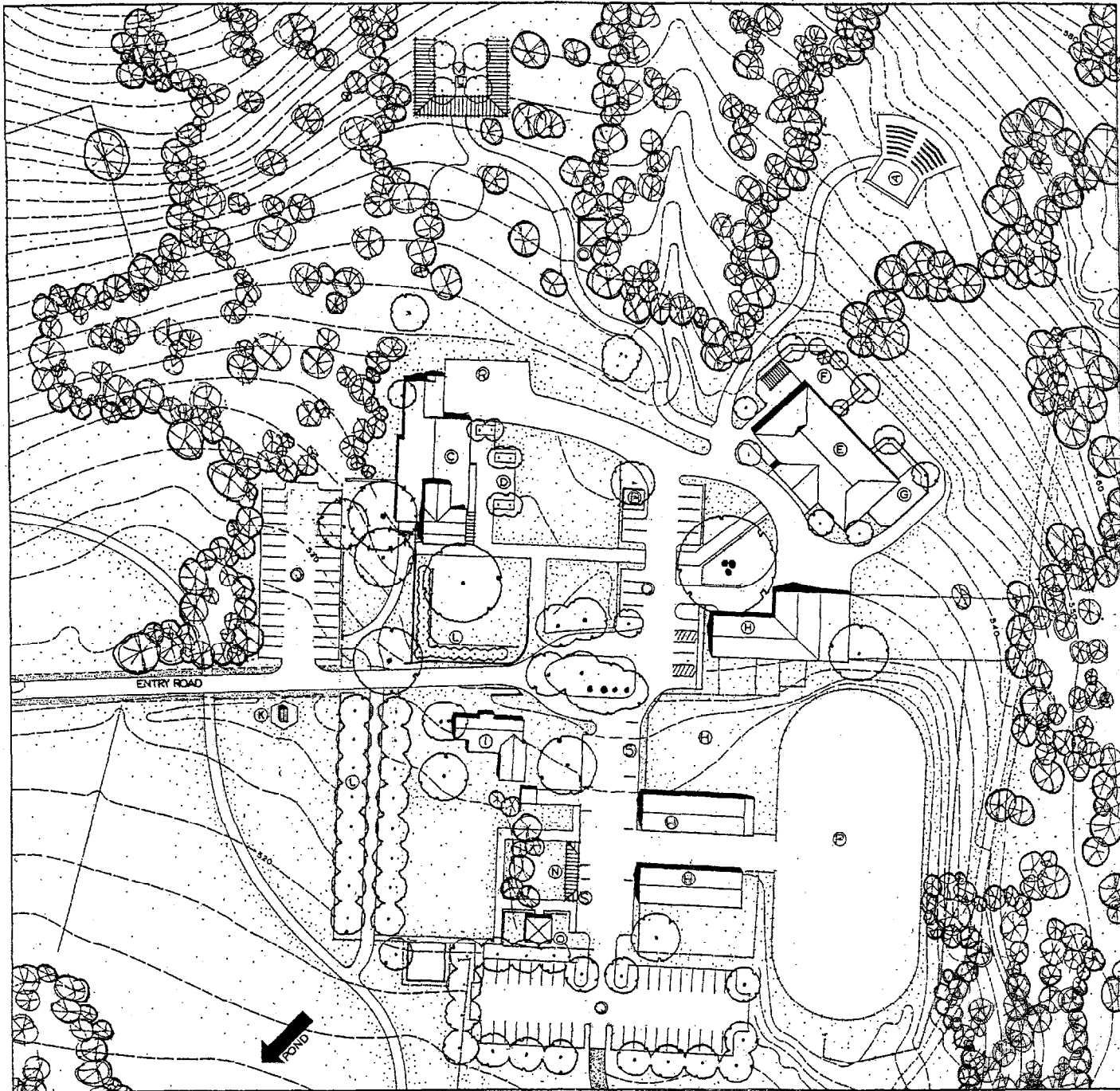
MAIN RANCH AREA

- 4. Existing Main Ranch House P. 39
- B. Existing Caretaker's Cottage
(See drawings on pages 41-42 for
proposed new Caretaker's Cottage)
- C. Existing Barn/Stables P. 43
- D. Existing Maintenance and
Equipment Sheds P. 44
- E. Proposed Multi-Purpose/
Childcare Building P. 46
- Proposed Amphitheatre to seat
approximately 100 people P. 46
- G. Proposed Lath House P. 46
- H. Main Ranch Area Parking
and Site Development P. 46
- I. Proposed Restrooms P. 48
- J. Proposed B.B.Q. Area with
Picnic Tables and trellis P. 48

- K. Proposed Patio Outside of Main Ranch
House to include public seating and
landscape treatment.
- L. Proposed Area for Outdoor
Weddings and Receptions.
- M. Proposed Outdoor Child care area.
- N. Proposed Area for Small Farm
Animals or other outdoor
educational programs.
- O. Proposed Entry Sign and Bulletin Board.
- P. Landscape Buffer.
- Q. Proposed Grape Arbor to replace
existing arbor.
- R. Existing Corral with Proposed,
Unpaved. Overflow Parking.

- S. Proposed Staff Maintenance Area.
- T. Proposed Parking Area.
- U. Proposed Horse-Trailer
Parking Area.





- LEGEND**
- Ⓐ PROPOSED AMPHITHEATER
 - Ⓑ BLACKSMITH SHOP
 - Ⓒ EXISTING RANCH HOUSE
 - Ⓓ PATIO
 - Ⓔ PROPOSED MULTI-USE, CHILD CARE BLDG.
 - Ⓕ AREA FOR OUTDOOR WEDDINGS
 - Ⓖ OUTDOOR CHILD CARE AREA
 - Ⓗ EXISTING STABLES AREA
 - Ⓜ CARETAKERS COTTAGE

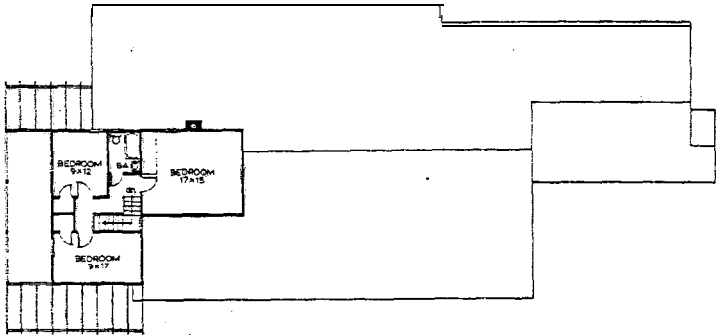
Main Ranch Area Revised

- LEGEND (CONTINUED)**
- Ⓜ AREA FOR SMALL FARM ANIMALS
 - Ⓜ ENTRY SIGN / BULLETIN BOARD
 - Ⓜ LANDSCAPE BUFFER
 - Ⓜ BAR-B-Q AREA WITH TABLES AND SHADE TRELLIS
 - Ⓜ GRAPE ARBOR
 - Ⓜ RESTROOMS
 - Ⓜ EXISTING CORRAL

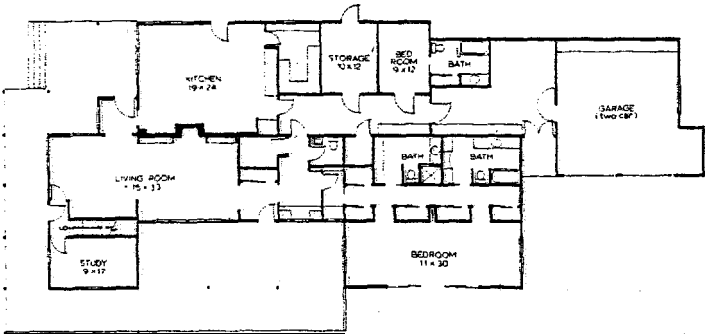


PROPOSED MASTER PLAN

0341



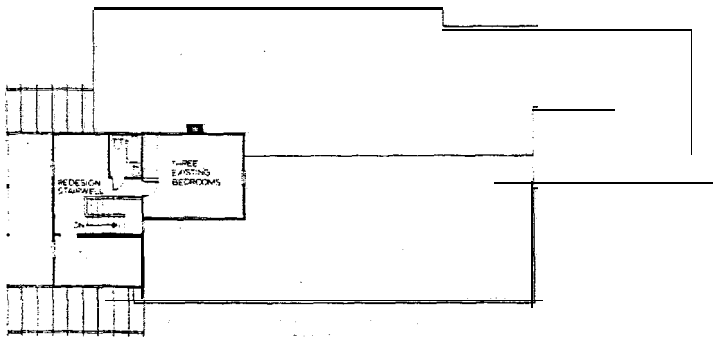
SECOND FLOOR



FIRST FLOOR

EXISTING RANCH
HOUSE PLANS

GROSS SQUARE FOOTAGE	
second floor	736
first floor	3,389
total	4,125
garage	586



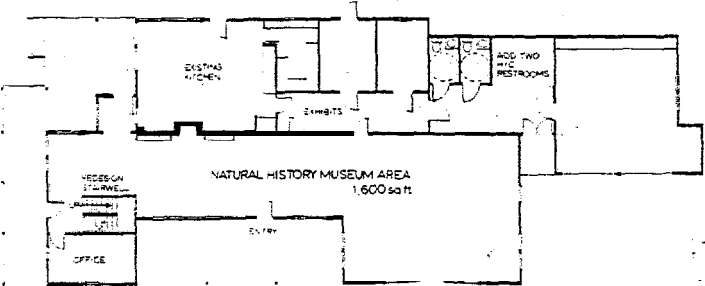
SECOND FLOOR

N



SCALE

CONCEPT PLAN FOR
NATURAL HISTORY
MUSEUM



FIRST FLOOR

Figure C: REVISED RANCH HOUSE 1ST FLOOR PLAN

