



# County of Santa Cruz

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## 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

December 2, 1999

AGENDA: December 14, 1999

### BOARD OF SUPERVISORS

County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

SUBJECT: Quail Hollow Ranch County Park

Dear Members of the Board:

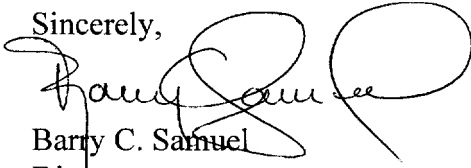
On November 16, 1999, your Board directed the Parks Department to meet with representatives of the Board of the Scotts Valley/San Lorenzo Valley Soccer League to revisit the issue of an appropriate place for soccer fields at the Quail Hollow Ranch County Park.

Parks Department Staff met with David Moriconi, President of the Scotts Valley/San Lorenzo Valley Soccer League, on November 17<sup>th</sup> and discussed options for placement of a soccer field at Quail Hollow Ranch County Park. The Soccer League is particularly interested in a field for its 10 and under players. Such a field is small and would fit in the location of the proposed southern ballfield.

As you know, the Parks Commission held public hearings on the Quail Hollow Ranch Park Master Plan and made recommendations for elimination of all playing fields based upon the lack of community interest and request of the neighbors for the elimination of these fields. Under the circumstances, it is reasonable that the Commission hold an additional public hearing to give residents and Commissioners an opportunity to react to the latest proposal and possible modification of the revised Quail Hollow Ranch Park Master Plan.

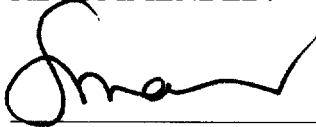
It is therefore RECOMMENDED that your Board request that the Parks Commission hold a public hearing at its February 14<sup>th</sup>, 2000 meeting to determine whether to include a soccer field in the revised master plan and that the Commission report back to your Board on March 14, 2000.

Sincerely,



Barry C. Samuel  
Director

RECOMMENDED:



SUSAN A. MAURIELLO  
County Administrative Officer

cc: CAO, Planning, Historical Preservation Commission, Parks Commission, POSCS

COUNTY OF SANTA CRUZ  
STATE OF CALIFORNIA



AT THE BOARD OF SUPERVISORS MEETING  
On the Date of November 16, 1999

REGULAR AGENDA Item No. 057

(Public hearing held to consider proposed revisions to  
(the Quail Hollow Ranch County Park Master Plan;  
(continued public hearing until December 14, 1999 and  
(directed the Parks Director to meet with  
(representatives of the Board of the Scotts Valley/San  
(Lorenzo Valley Soccer League and revisit the issue of  
(whether there is an appropriate place for soccer  
(fields at the Quail Hollow Ranch facility and report  
(back at that time...

Public hearing held to consider proposed revisions to the Quail  
Hollow Ranch County Park Master Plan;

Upon the motion of Supervisor Wormhoudt, duly seconded by Su-  
pervisor Symons, the Board, by unanimous vote, continued public  
hearing until December 14, 1999 and directed the Parks Director to  
meet with representatives of the Board of the Scotts Valley/San  
Lorenzo Valley Soccer League and revisit the issue of whether there  
is an appropriate place for soccer fields at the Quail Hollow Ranch  
facility and report back at that time

cc:

CAO  
Auditor-Controller  
County Counsel  
Planning Department  
Parks

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State of California, County of Santa Cruz-ss.

*I, Susan A. Mauriello, Ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California, do hereby certify that the foregoing is a true and correct copy of the order made and entered in the minutes of said Board of Supervisors. In witness thereof I have hereunto set my hand and affixed the seal of said Board of Supervisors.*

Page 1 of 1

by \_\_\_\_\_, Deputy Clerk, on November 19, 1999. **63**

COUNTY OF SANTA CRUZ  
STATE OF CALIFORNIA



0802

AT THE BOARD OF SUPERVISORS MEETING

On the Date of November 16, 1999

REGULAR AGENDA Item No. 057

(Public hearing held to consider proposed revisions to  
(the Quail Hollow Ranch County Park Master Plan;  
(continued public hearing until December 14, 1999 and  
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cc:

CAO

Auditor-Controller  
County Counsel  
Planning Department  
Parks

State of California, County of Santa Cruz-ss.

I, Susan A. Mauriello, Ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California, do hereby certify that the foregoing is a true and correct copy of the order made and entered in the Minutes of said Board of Supervisors. In witness thereof I have hereunto set my hand and affixed the seal of said Board of Supervisors.

63

by

, Deputy Clerk, on November Page 1 of 19, 1999.



# County of Santa Cruz

Addenda  
0803

## 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 16, 1999

AGENDA: November 16, 1999

### BOARD OF SUPERVISORS

County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

### SUBJECT: ADDENDUM TO QUAIL HOLLOW RANCH MASTER PLAN AND ENVIRONMENTAL IMPACT REPORT (EIR) BOARD LETTER

Dear Members of the Board:

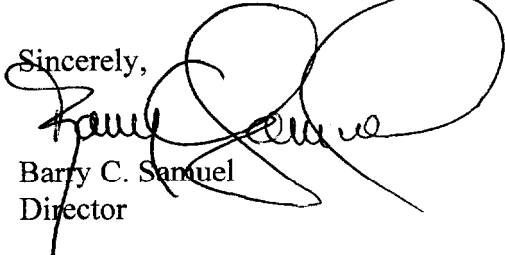
As stated in the Board Letter, this Addendum to that letter, and the Revised Quail Hollow Ranch Master Plan, the Santa Cruz County Department of Parks, Open Space and Cultural Services has complied with all aspects of the County's EIR certification process as required below. The Parks Department therefore recommends that your Board certify the final EIR for Quail Hollow Ranch County Park.

In order to certify the final Environmental Impact Report for the Quail Hollow Ranch County Park, your Board must certify that:

- (a) The final EIR has been completed in compliance with the California Environmental Quality Act (CEQA); and
- (b) The final EIR was presented to the decision-making body (Board of Supervisors of the County of Santa Cruz) of the lead agency (Santa Cruz County Department of Parks, Open Space and Cultural Services) and that the decision-making body reviewed and considered the information contained in the final EIR prior to approving the project; and

- (c) All significant environment effects of the project have been substantially lessened or limited through modification to the proposed project, as discussed in the staff report, and through incorporation of all other mitigation measures into the project as recommended in the EIR.

Sincerely,

  
Barry C. Samuel  
Director

BCS:CB:ja

RECOMMENDED:

  
\_\_\_\_\_  
SUSAN A. MAURIELLO  
County Administrative Officer

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



# County of Santa Cruz

0805

## PARKS, OPEN SPACE & CULTURAL SERVICES

979 17 th AVENUE, SANTA CRUZ, CA 95062

(631) 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.

0806

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



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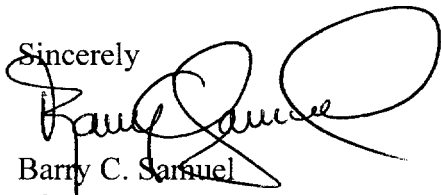
Expanded Parking in core Ranch Area (70 spaces)  
2 Shade Structures  
2 Public Restroom Facilities  
An Entry Parking Lot and Kiosk (40 Spaces)  
A Widened Entry Road and Emergency Access Road  
1 Small Play Structure  
Minor Interior Modifications to Ranch House

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.

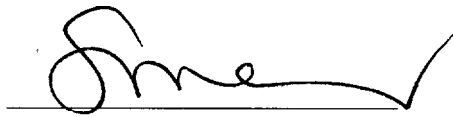
Sincerely



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

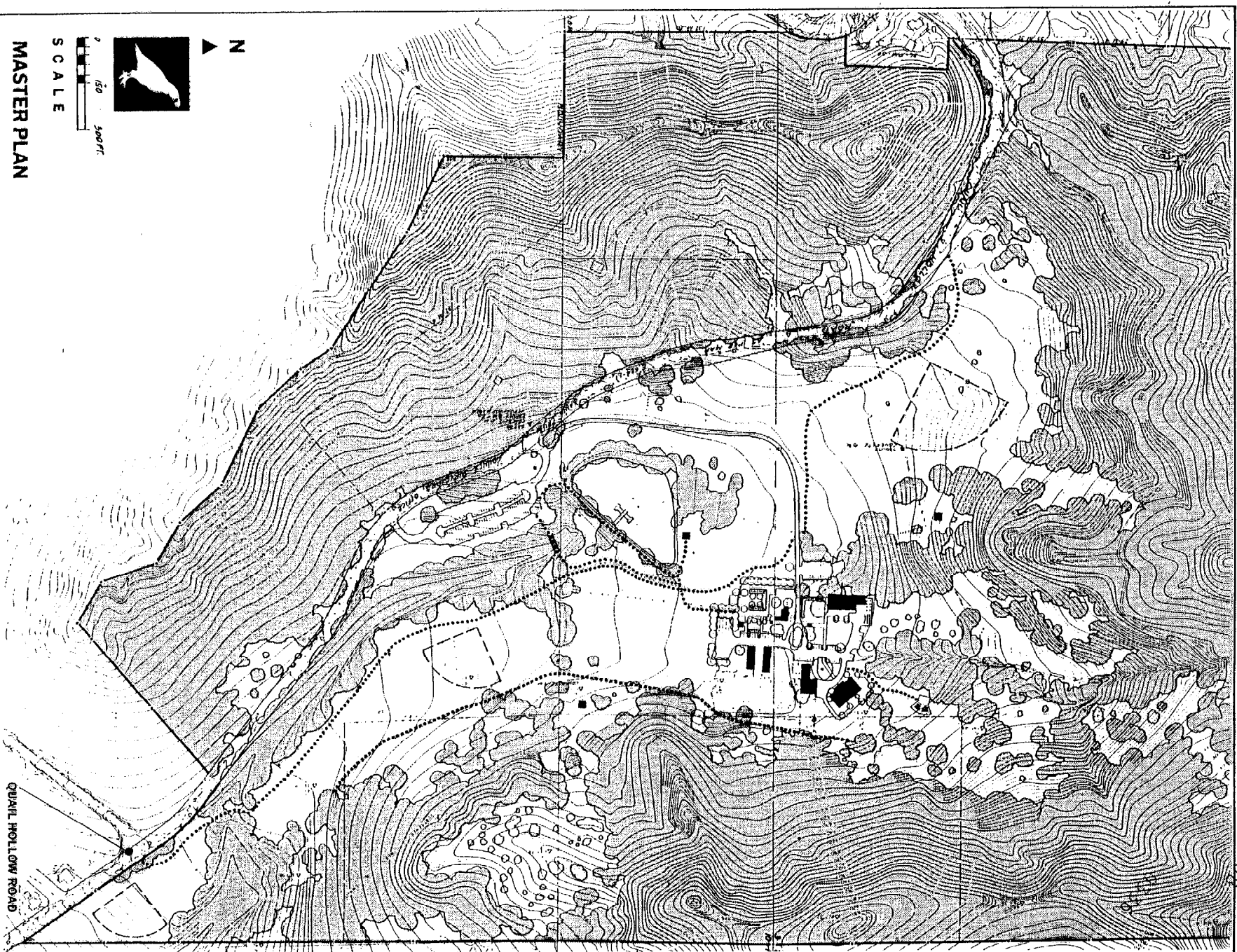
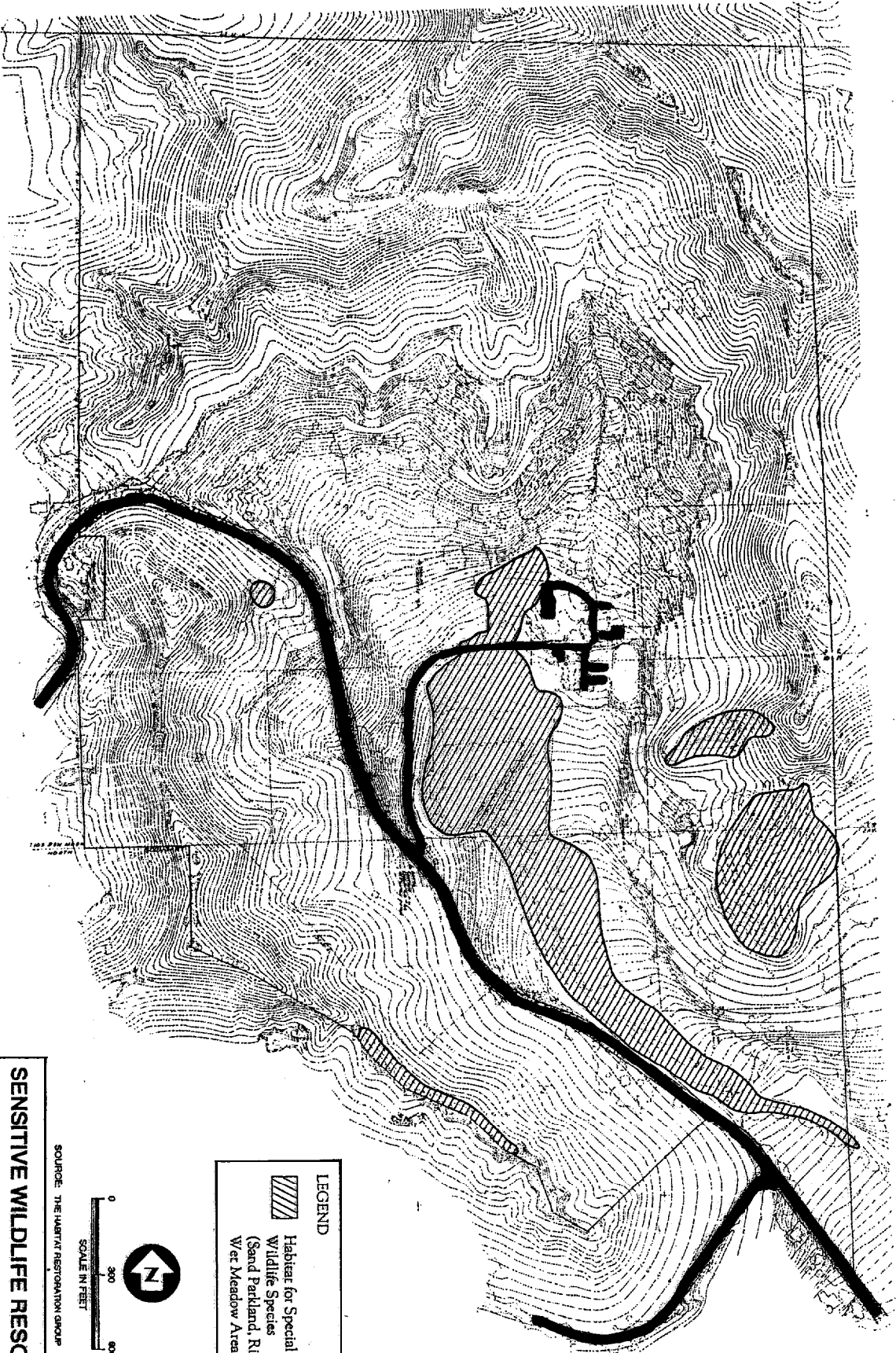





FIGURE 4.1-3



**LEGEND**

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





SCALE IN FEET

SOURCE: THE HABITAT RESTORATION GROUP

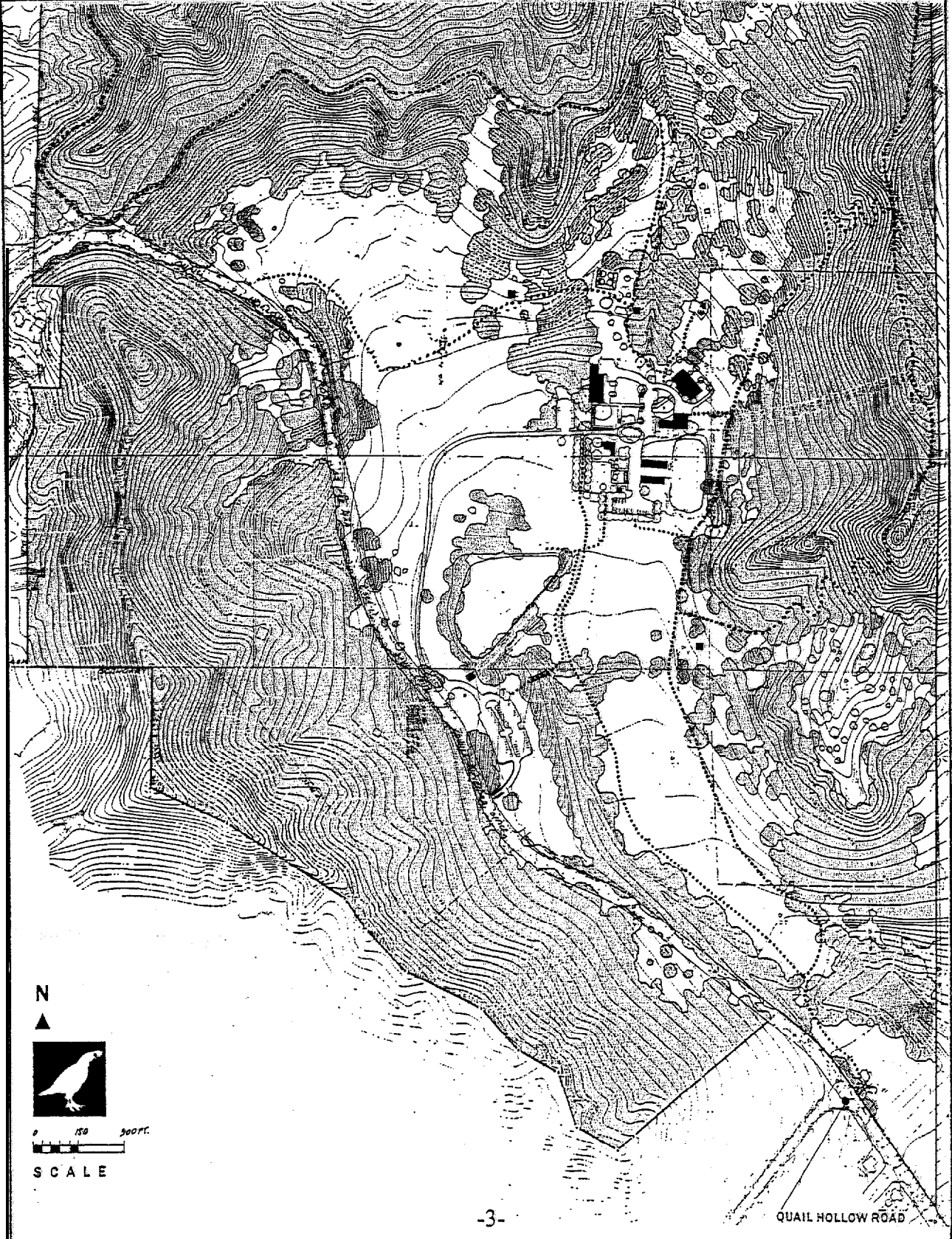
**SENSITIVE WILDLIFE RESOURCES**

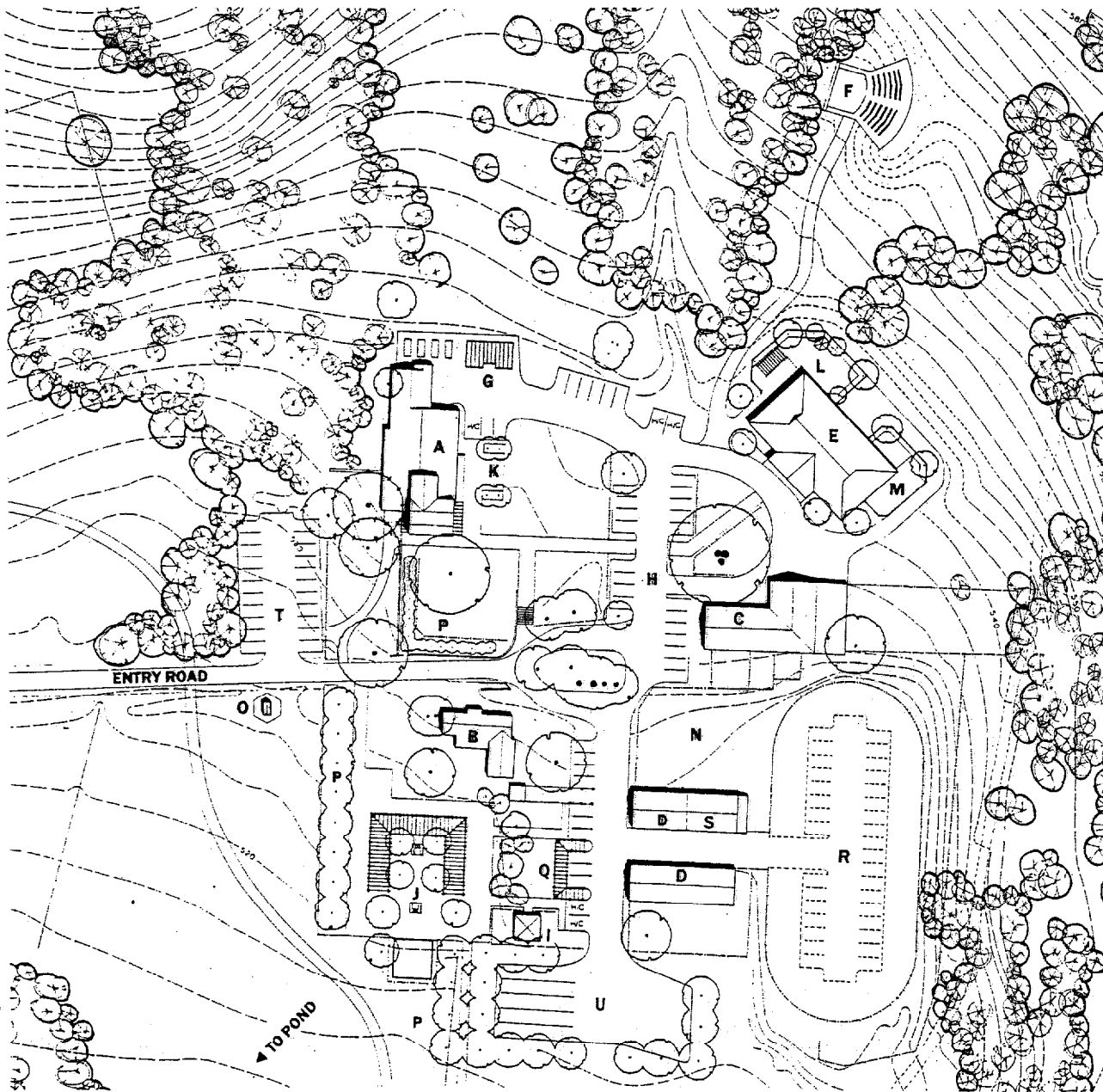
**QUAIL HOLLOW RANCH EIR**  
**SANTA CRUZ, CALIFORNIA**

ENGINEERING

Figure A: REVISED MASTER PLAN

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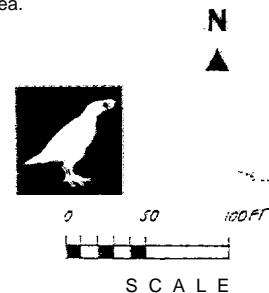


## MAIN RANCH AREA

- A. 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. 45
- F. 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

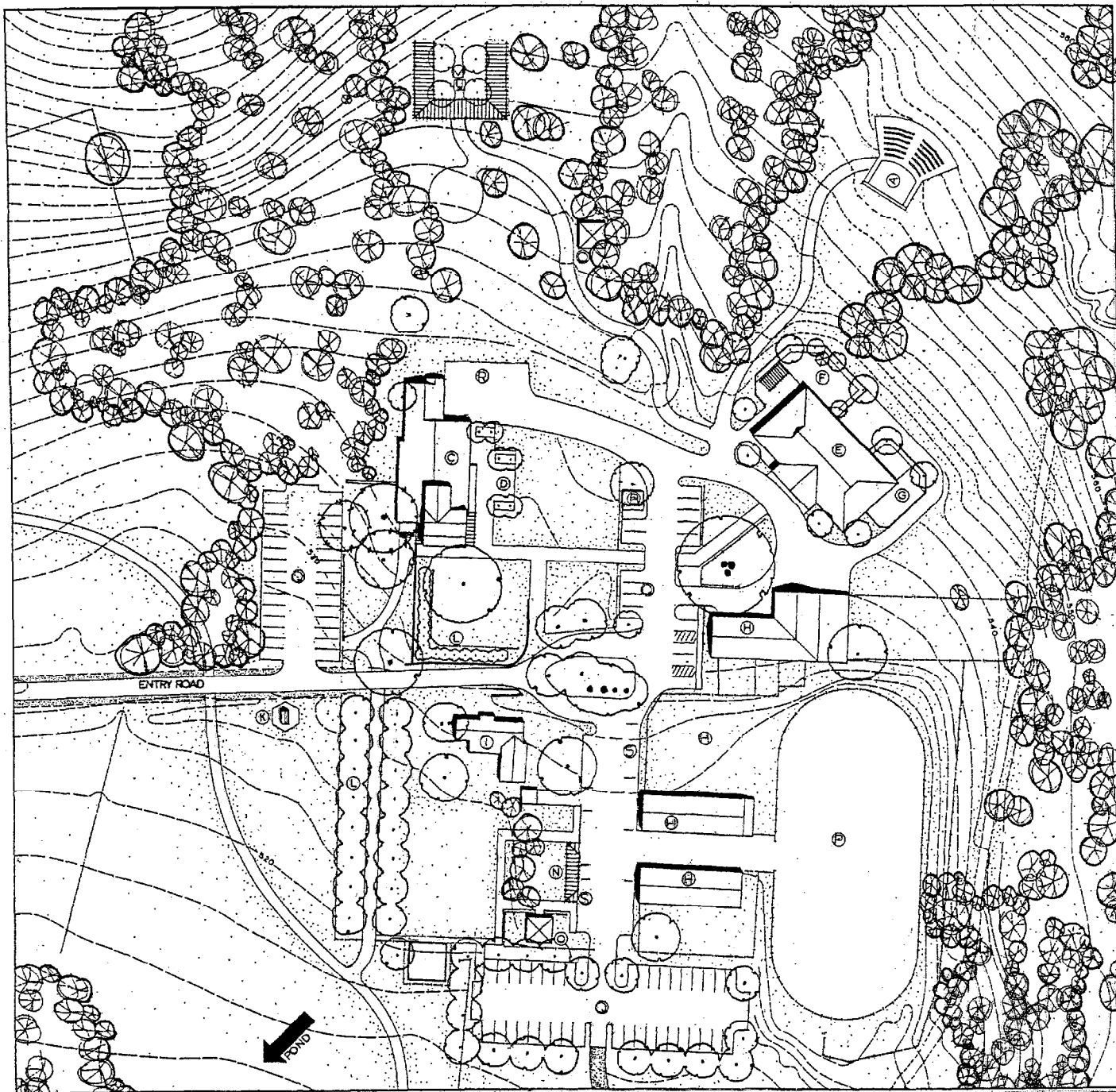
- K. Proposed Patio Outside of Main Ranch  
House to include public seating and  
landscape treatment.
- L. Proposed Area for Outdoor  
Weddings and Receptions.
- M. Proposed Outdoor Child care area.
- N. Proposed Area for Small Farm  
Animals or other outdoor  
educational programs.
- O. Proposed Entry Sign and Bulletin Board.
- P. Landscape Butter.
- 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.





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- LEGEND**
- (A) PROPOSED AMPHITHEATER
  - (B) BLACKSMITH SHOP
  - (C) EXISTING RANCH HOUSE
  - (D) POND
  - (E) PROPOSED MULTI-USE, CHILD CARE BLDG.
  - (F) AREA FOR OUTDOOR WEDDINGS
  - (G) OUTDOOR CHILD CARE AREA
  - (H) EXISTING STABLES AREA
  - (I) CARETAKER'S COTTAGE

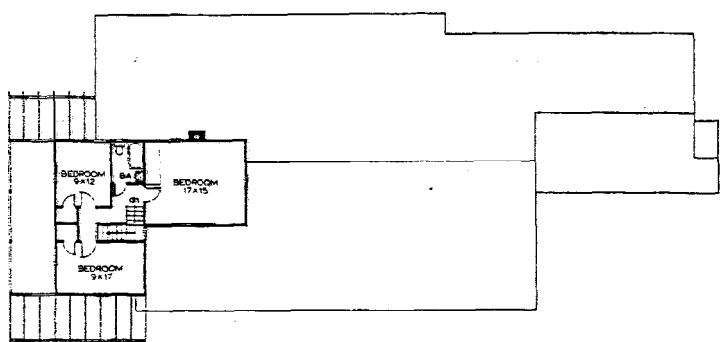
# Main Ranch Area Revised

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

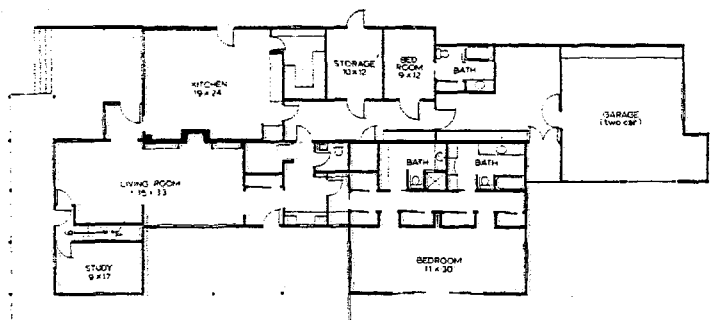


PROPOSED MASTER PLAN

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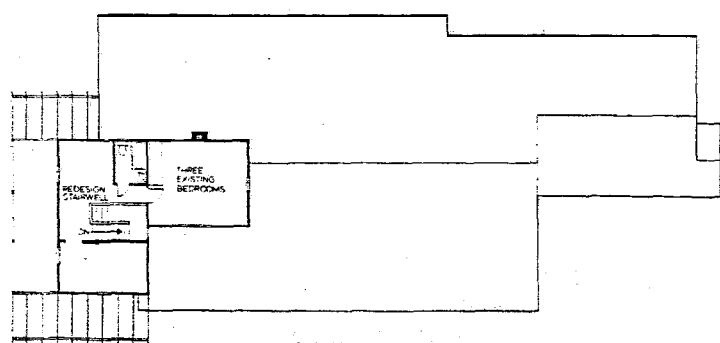
SECOND FLOOR



FIRST FLOOR

EXISTING RANCH  
HOUSE PLANS

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

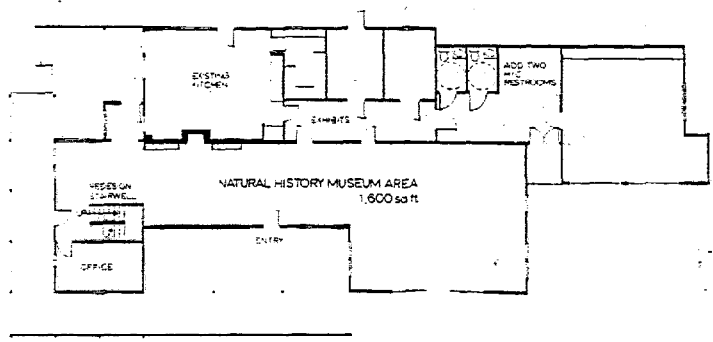


SECOND FLOOR



SCALE

CONCEPT PLAN FOR  
NATURAL HISTORY  
MUSEUM



FIRST FLOOR

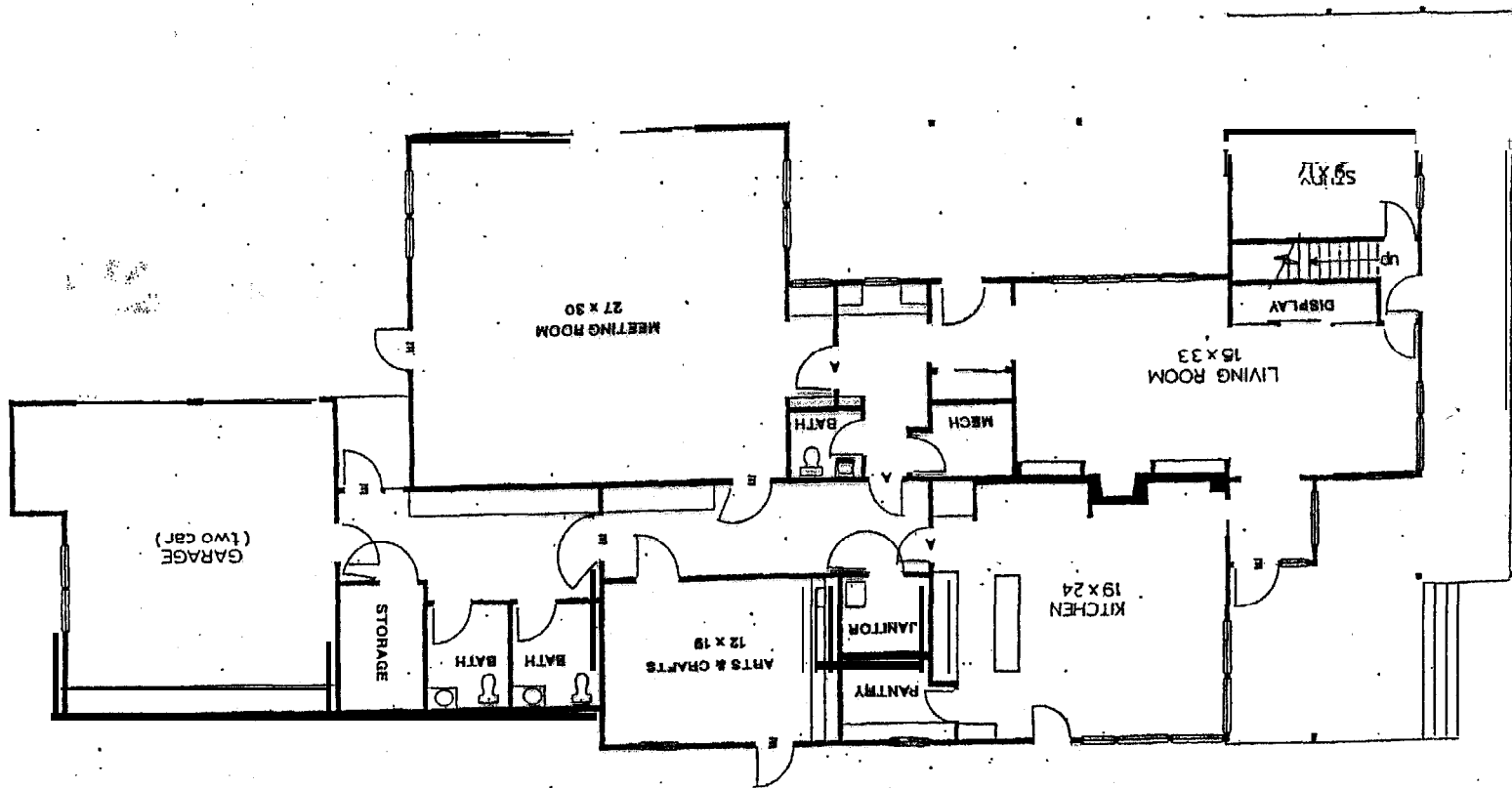


Figure C: REVISED RANCH HOUSE 1<sup>ST</sup> FLOOR PLAN

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# County of Santa Cruz

0815

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## HISTORIC RESOURCES COMMISSION

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060

(631) 454-3132 FAX: (631) 454-2131 TDD: (831) 454-2123

November 16, 1999

Board of Supervisors  
701 Ocean Street  
Santa Cruz, CA 95060

SUBJECT: Proposed Quail Hollow Ranch County Park Master Plan Revisions

Dear Members of the Board,

Barry Samuel, County Parks Director, appeared before the County Historic Resources Commission (HRC) at their Wednesday, November 10, 1999 meeting to discuss Highlands Park, a designated historic resource. At that time, Mr. Samuel mentioned that proposed Quail Hollow Ranch County Park Master Plan revisions would be presented to your Board on Tuesday, November 16". Until then, the HRC had been unaware that your Board was to be considering the proposed Master Plan changes. Since Quail Hollow Ranch is a designated historic resource in the County's Historic Inventory, the HRC maintains that they should be consulted prior to any proposed changes being approved for the designated resource.

At their Wednesday, November 10, 1999 meeting, the HRC made the following motion:

"Request that the HRC have the opportunity to review any Master Plan amendments for the Quail Hollow Park, a designated historic resource, prior to its approval by the Board, and to direct Cherry McCormick to advise the Board of Supervisors on behalf of the HRC to this effect"

The motion was moved by Chairman Fisher, seconded by Commissioner Kennedy, and passed unanimously with a vote of 3:0, with Commissioners Low and Hoffman absent.

Should you have any questions on the action taken by the HRC, please contact Cherry McCormick, Staff, Historic Resources Commission, at 454-3 132.

Thank you for your consideration.

Sincerely,

Cherry McCormick  
Staff-Historic Resources Commission

c.c. Historic Resources Commission  
Barry Samuel, County Parks