



County of Santa Cruz 0381

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 400, SANTA CRUZ, CA 950604073

(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

ALVIN D. JAMES, DIRECTOR

REVISED NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

99-0044

KEN ROGERS AND J.E. EDWARD

Proposal to construct a two story 4,000 square foot structure with a 2,000 square foot retail/office on the second floor and two 1,000 square foot residential units on the first floor. The Proposal includes the relocation of an existing 925 square foot storage structure from the project site to the neighboring parcel (APN 077-1 04-02). Requires a Commercial Development Permit, a Grading Permit to cut 450 cubic yards of earth and a General Plan Amendment to remove the realigned Mill Street as shown in the Ben Lomond Town Plan.

APN(s): 077-104-01,-02 Michael S. Ferry, planner

Zone District(s): C-1

Findings:

This project, if conditioned to comply with required mitigation measures or conditions shown below, will not have 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 Mitigation Measures or Conditions:

None

Are AttachedReview Period Ends May 26, 1999Date Approved By Environmental Coordinator May 27, 1999
KEN HARTEnvironmental Coordinator
(408) 454-3 127

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 SIGNIFICANT EFFECT ON THE ENVIRONMENT.

Date completed notice filed with Clerk of the Board: _____

CALIFORNIA DEPARTMENT OF FISH AND GAME

0382

CERTIFICATE OF FEE EXEMPTION**De minimis Impact Finding****Project Title/Location (Santa Cruz County):**

99-0044

Kenneth Rogers
1420 Rodriguez Street
Santa Cruz, CA 95062

Project Description:

Proposal to construct a two story 4,000 square foot structure with a 2,000 square foot retail/office on the second floor and two 1,000 square foot residential units on the first floor. The Proposal includes the relocation of an existing 925 square foot storage structure from the project site to the neighboring parcel (APN 077-104-02). Requires a Commercial Development Permit, a Grading Permit to cut 450 cubic yards of earth and a General Plan Amendment to remove the realigned Mill Street as shown in the Ben Lomond Town Plan.

Findings of Exemption (attach as necessary):

An Initial Study has been prepared for this project by the County Planning Department according to the provisions of CEQA. This analysis shows that the project will not create any potential for adverse environmental effects on wildlife resources.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Pam Harvey for:
KEN HART
Environmental Coordinator
for Alvin D. James, Planning Director
County of Santa Cruz

Date: 5/27/99

Name: Ken Rogers for J.E. and Donna Edwards
Application No. 99-0044
APN: 077-104-01, -02

NEGATIVE DECLARATION MITIGATIONS (REVISED)

- A. In order to prevent erosion, off site sedimentation, and pollution of creeks, the applicant/owner shall prepare a detailed erosion control plan for the project. The plan shall be integrated with the grading plan, and shall include a clearing and grading schedule, re-vegetation specifications, temporary road surfacing and construction entry stabilization, details of temporary drainage control including lined swales, erosion protection at the outlets of pipes, sediment barriers around drain inlets, etc. The erosion control plan shall be submitted to Environmental Planning staff for review and approval prior to the approval of a grading permit or building permit.
- B. To prevent drainage discharges from carrying silt, grease and other contaminants into the storm drain system, the two silt and grease traps in the parking areas shall be maintained according to the following monitoring and maintenance schedule:
 - 1. The trap shall be inspected to determine if it needs cleaning or repair prior to October 15 of each year;
 - 2. A brief annual report shall be prepared by the inspector at the conclusion of the October inspection and submitted to the Drainage Section of the Department of Public Works within 5 days of inspection. The report shall specify any repairs that have been done or that are needed for the traps to function well.
- C. In order to prevent conflicts with adopted General Plan policies regarding noise, prior to the scheduling of the public hearing, the owner/applicant shall:
 - 1. Submit a noise study, prepared by an acoustic engineer, for review and approval. The study shall either verify that the General Plan thresholds of 69 dBl. exterior noise and 45 dBl. interior noise will be met as the plan is currently designed, or it shall specify the design modifications that must be incorporated into the plans for the project to meet the thresholds. These modifications may consist of specifications regarding glazing, orientation of windows, soundproof materials, or berms and fencing;
 - 2. Submit a letter from the acoustical engineer verifying that the plans reflect the necessary modifications.

- D. In order to prevent conflicts with the adopted Ben Lomond Town Plan, prior to scheduling of the public hearing, the owner/applicant shall ~~revise the improvement plans to include curb, gutter, and sidewalk along the entire frontage of Mill Street and Highway 9, and obtain approval of the revised plan from the Department of Public works, Traffic Engineering staff. The sidewalk shall be designed to preserve the two significant existing trees on the parcel (14" Oak near the northwest corner and 14" Locust north of the Oak, see improvement plan, sheet 1, Beautz, 10-1997)~~ **enter into a binding, legal agreement with the County of Santa Cruz, to run with the land, that provides for the installation of the required street improvements within a specified period of time, and provides a financial security for the performance of the agreement. This agreement is intended to allow the improvements to be installed by CalTrans, rather than by the owner, as long as they are installed within an agreed upon period of time. The agreement shall be approved by County Counsel prior to execution.**
- E. In order to prevent conflicts with the adopted General Plan policies regarding landscaping, and to mitigate the visual impact of the development on highway 9, a designated scenic roadway, the owner/applicant shall revise the landscape plan to include the following elements:
- Plan shall utilize native species, including Oaks;
 - Indicate that the two significant existing trees on the parcel (14" Oak near the northwest corner and 14" Locust north of the Oak) ~~will be preserved~~ **that are to be removed to provide continuous sidewalk from Mill street to Highway 9, will be replaced with 24" box size, native trees, at a ratio of 3:1;**
 - Removal of all Acacia and Scotch broom on the property, with a plan to maintain the parcel free of non-native invasive species;
 - Meet the criteria given in General Plan policy 5.10.13 .b



County of Santa Cruz

ATTACHMENT 4

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 400, SANTA CRUZ, CA 95060-4073

(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

ALVIN D. JAMES, DIRECTOR

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NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNN

APPLICANT: KEN ROGERS FOR J.E. EDWARD

APPLICATION N O : 99-0044

APN: 077-I 04-01, -02

The Environmental Coordinator has reviewed the Initial Study for your application and made the following preliminary determination:

X Negative Declaration
(Your project will not have a significant impact on the environment.)

x Mitigations will be attached to the Negative Declaration.

 No mitigations will be attached.

 Environmental Impact Report
(Your project may have a significant effect on the environment. An EIR must be prepared to address the potential impacts.)

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. You may discuss your project with the Environmental Coordinator, submit additional information, modify the project, or clarify questions.

Please contact Ken Hart, Environmental Coordinator at (408) 454-3127, if you wish to comment on the preliminary determination. Comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: May 26, 1999

-Michael Ferry
Staff Planner

Phone: 454-3114
Date: April 22, 1999

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ENVIRONMENTAL REVIEW
INITIAL STUDY

0386

APPLICANT: Ken Rogers
OWNER: J.E. Edward
Application No: 99-0044
Site Address: 9670 Mill Street
Location: The property is located on the southwest corner of the intersection of Highway 9 & Mill Street.

APN: 077-104-01,02

Supervisory District: 5

EXISTING SITE CONDITIONS

Parcel Size: 15,202 & 16,000 square feet
Existing Land Use: Vacant, existing duplex
Vegetation: Native & non-native trees and grasses
Slope: Parcel is flat, steep cut at rear, 10' high
Nearby Watercourse: San Lorenzo River
Distance To: 150 feet
Rock/Soil Type: Monterey formation

ENVIRONMENTAL CONCERNS

Groundwater Supply: Good	Liquefaction: Low potential
Water Supply Watershed: Mapped	Fault Zone: None mapped
Water Recharge: Mapped	Floodplain: Zone B & C
Timber and Mineral: None mapped	Riparian Corridor: None mapped
Biotic Resources: None mapped	Solar Access: Good
Fire Hazard: None mapped	Solar Orientation: Good
Archaeology: Mapped	Scenic Corridor: Mapped
Noise Constraint: None mapped	Electric Power Lines: No
Erosion: None mapped	Agricultural Resource: None mapped
Landslide: None mapped	Access: Mill Street

SERVICES

Fire Protection: Ben Lomond Fire Department
School District: San Lorenzo Valley Unified School District
Water Supply: San Lorenzo Valley Water District
Sewage Disposal: Septic tank maintenance, CSA 12

PLANNING POLICIES

Zone District: C-1
General Plan: Neighborhood Commercial
Special Designation: Ben Lomond Village Plan
Coastal Zone: No

Within USL: No

PROJECT DESCRIPTION: This is a proposal to construct a two story 4,000 square foot structure with a 2,000 square foot retail/office on the second floor and two 1,000 square foot residential units on the first floor. The proposal includes the relocation of an existing 925 square foot storage structure from the project site to the neighboring parcel (APN 077-104-02). Requires a Commercial Development Permit, a Grading Permit to cut 450 cubic yards of earth and a General Plan Amendment to remove the realigned Mill Street as shown in the Ben Lomond Town Plan.

PROJECT SETTING:

The project site is in the Village of Ben Lomond at the corner of Mill Street⁰³⁸⁷ and Highway 9 as shown on the Location Map (Attachment 1). Parcel 077-104-01 is developed with a 925 non-habitable accessory structure that has been used for storage purposes. There is also a small paved parking area on site with access off Mill Street. Parcel 077-104-02 is developed with an older home that has been converted to a duplex. Access to the duplex is also off of Mill Street. The existing storage structure on parcel 077-104-01 is proposed to be relocated to the adjacent parcel to be used as detached garage/storage space for the existing duplex. Both parcels are vegetated with European grasses, scotch broom, acacia trees as well as some native trees.

The proposed project is within the Ben Lomond Town Plan study area. The Town Plan shows parcel 077-104-01 as a future park or commons area. In addition to a park site, the Town Plan proposes to realign Mill street to the north along the common property line between the two subject parcels. This project includes a proposed amendment to the Town Plan to remove the re-alignment of Mill Street.

ENVIRONMENTAL REVIEW CHECKLIST

A. GEOLOGIC FACTORS

Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant Impact	No Impact <u>Impact</u>
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Could the project, or its related activities affect, or be affected by, the following:

1. Geologic Hazards: earth-
quakes (particularly surface
ground rupture, liquefaction,
seismic shaking), landslides,
mud slides or other slope
instability, or similar
hazards?
2. Soil Hazards: soil creep,
shrink swell (expansiveness),
high erosion potential?

X

X

The applicant has submitted a soils report by Reynolds Associates, dated 9-25-97 (Attachment 2). The report has been reviewed and accepted by Environmental Planning Staff (Attachment 3) with conditions that will be incorporated into the Development Permit.

ATTACHMENT 4

3. Change in topography or ground surface relief features? X

The applicant is proposing to cut approximately 450 cubic yards earth, fill 110 cubic yards and the remainder of 340 cubic yards will be exported off site. The preliminary grading plans have been reviewed and approved by the Environmental Planning staff (Attachment 4). Grading Permit Conditions will be incorporated into the Development Permit.

4. The destruction, covering or modification of any unique geologic or physical feature? X
5. Steep slopes (over 30%)? X
6. Coastal cliff erosion? X
7. Beach sand distribution? X
8. Any increase in wind or water erosion of soils, either on or off site? X

B. HYDROLOGIC FACTORS

Could the project affect, or be affected by, the following:

1. Water related hazards such as flooding or tidal waves? X

The flood plain of the San Lorenzo River ends at the Mill Street pavement.

2. Private or public water supply? X
3. Septic system functioning (inadequate percolation, high watertable, proximity to water courses)? X

The applicant has submitted a sewage disposal plan that was reviewed and approved by the Environmental Health Services.

4. Increased siltation rates? X

Both paved parking areas will have new silt/grease traps installed and approved maintenance programs. A detailed erosion control plan will be required to be reviewed and approved as part of the building permit. The erosion control methods approved on the plan shall be installed and inspected by environmental planning staff prior to grading. These measures will decrease the potential siltation to less than significant levels.

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ATTACHMENT 4

5. Surface or ground water quality
(contaminants including
silt-urban runoff, nutrient
enrichment, pesticides, etc.)?

X

Parking lot runoff will contain urban contaminants. See B-4 above for the mitigation measures.

6. Quantity of ground water
supply, or alteration in the
direction or rate of flow of
ground waters?

X

7. Groundwater recharge?

X

8. Watercourse configuration,
capacity, or hydraulics?

X

9. Changes in drainage patterns or
the rate and amount of runoff?

X

10. Cumulative saltwater intrusion?

X

11. Inefficient or unnecessary
water consumption?

X

12. Change in the amount of surface
water in any water body?

XC. BIOTIC FACTORS

Could the project affect, or
be affected by, the following:

1. Known habitat of any unique,
rare or endangered plants or
animals (designate species)?

X

2. Unique or fragile biotic
community (riparian corridor,
wetland, coastal grasslands,
special forests, intertidal
zone, etc)?

X

3. Fire hazard from flammable
brush, grass, or trees?

X

4. Change in the diversity of
species, or number of species
of plants or animals?

X

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ATTACHMENT 4

D. NOISE

Will the project:

1. Increase the ambient noise level for adjoining areas? X
2. Violate Title 25 noise insulation standards, or General Plan noise standards, as applicable? X
3. Be substantially affected by existing noise levels? — X

The applicant will be required to submit a letter from an acoustic engineer prior to issuance of a building permit. The letter shall state that the design, materials and other mitigation measures such as berms or fencing that enable the residential units to meet Section 6.9 of the General Plan limiting outdoor noise to 60 dBL and interior noise to 45 dBL, shall be installed.

E. AIR

Will the project:

1. Violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation? — X
2. Expose sensitive receptors to substantial pollutant concentrations? — — X
3. Release bioengineered organisms or chemicals to the air outside of project buildings? — X
4. Create objectionable odors? — X
5. Alter wind, moisture or temperature (including sun shading effects) so as to substantially affect areas, or change the climate either in the community in the community or region? — — X

F. ENERGY AND NATURAL RESOURCES

Will the project:

rates natural materials with light paint or stain and no illuminated signs are proposed.

In addition, the proposed landscape plan shall be revised to show removal of all scotch broom and acacia and the use of native oaks as required in the Ben Lomond Town Plan.

5. Interference with established recreational, educational, religious or scientific uses of the area?

X

H. SERVICES AND UTILITIES

Will the project or its related activities result in:

1. A breach of national, state, or local standards relating to solid waste or litter management?
2. Expansion of or creation of new utility facilities (e.g., sewage plants, water storage, mutual water systems, storm drainage, etc.) including expansion of service area boundaries?
3. A need for expanded governmental services in any of the following areas:

X

X

This project may require increased government services, however, any increases would be less than significant.

- | | | | | |
|--|---|---|----------|----------|
| a. Fire protection? | — | — | <u>X</u> | — |
| b. Police protection? | — | — | <u>X</u> | — |
| c. Schools? | — | — | <u>X</u> | — |
| d. Parks or other recreational facilities? | — | — | <u>X</u> | — |
| e. Maintenance of public facilities including roads? | — | — | <u>X</u> | — |
| f. Other governmental services? | — | — | <u>X</u> | — |
| 4. Inadequate water supply for fire protection? | — | — | — | <u>X</u> |
| 5. Inadequate access for fire protection? | — | — | — | <u>X</u> |

ATTACHMENT 4

I. TRAFFIC AND TRANSPORTATION

Will the project result in:

1. An increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?

X

The residential use will generate approximately 8 trip ends per unit per day. The 2,000 square foot retail/office use will generate approximately 24 trip ends per day. The total trip ends of the proposed project will be 40 trip ends per day with 4 occurring at the PM peak hour. The addition of 4 trips to the peak hour traffic flow is less than significant.

2. Cause substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity?

X

3. Cause a substantial increase in parking demand which cannot be accommodated by existing parking facilities?

X

The proposed parking plan meets the requirements of Section 13.10.552 of the County Code. The office and residential uses will have adequate off street parking available.

4. Alterations to present patterns of circulation or movement of people and/or goods?

X

5. Increase in traffic hazards to motor vehicles bicyclists, or pedestrians?

X

6. Cause preemption of public mass-transportation modes?

X

J. LAND USE/HOUSING

Will the project result in:

1. Reduction of low/moderate income housing?

X

2. Demand for additional housing?

X

3. A substantial alteration of the present or planned land use of an area?

X

ATTACHMENT 4

0394

4. Change in the character of the community in terms of terms of distribution or concentration of income, income, ethnic, housing, or age group?

X

5. Land use not in conformance with the character of the surrounding neighborhood?

XK. HAZARDS

Will the project:

1. Involve the use, production or disposal of materials which pose hazard to people, animal or plant populations in the area affected?
2. Result in transportation of significant amounts of hazardous materials, other than motor fuel?
3. Involve release of any bioengineered organisms outside of controlled laboratories?
4. Involve the use of any pathogenic organisms on site?
5. Require major expansion or special training of police, fire, hospital and/or ambulance services to deal with possible accidents?
6. Create a potential : substantial fire hazard?
7. Expose people to electro-magnetic fields associated with electrical transmission lines?

XXXXXXXL. GENERAL PLANS AND PLANNING POLICY

1. Does the project conflict with any policies in the adopted General Plan or Local Coastal Program?
If so, how?

X

The proposed project is within the Ben Lomond Town Plan study area. The Town Plan shows parcel 077-104-01 as a future park or commons area. Attachment 6

395

ith

- X

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ATTACHMENT 4

- | | | | | |
|---|-------|-------|-------|----------|
| 1. Affect or be affected by timber resources? | _____ | _____ | _____ | <u>X</u> |
| 2. Affect or be affected by lands currently utilized for agriculture or designated for agricultural use? | | | | <u>X</u> |
| 3. Encourage activities which result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner? | | _____ | _____ | <u>X</u> |
| 4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)? | | _____ | _____ | <u>X</u> |

G. CULTURAL/AESTHETIC FACTORS

Will the project result in:

- | | | | | |
|--|-------|-------|-------|----------|
| 1. Alteration or destruction of of historical buildings or unique cultural features? | | | | <u>X</u> |
| 2. Disturbance of archaeological or paleontological resources? | _____ | _____ | _____ | <u>X</u> |

The site is within a mapped Archeological Resource area. The site reconnaissance was completed 3-21-98 with no evidence of prehistoric cultural resources on the parcel (Attachment 5).

- | | | |
|---|-------|----------|
| 3. Obstruction or alteration of views from areas having important visual/scenic values? | _____ | <u>X</u> |
|---|-------|----------|

The project is located within the village core of the Ben Lomond Town Plan. The design, materials and colors of the proposed structure meet the design recommendations of the Town Plan which include the use of natural materials with light paint or stain.

- | | |
|--|----------|
| 4. Being visible from any adopted scenic highway or scenic corridor? | <u>X</u> |
|--|----------|

The site is located on Highway 9, which is a designated Scenic Highway in the County General Plan. Development along a County designated Scenic Highway is afforded the highest level of protection (General Plan Policy 5.10.10). The applicant has proposed a structure that conforms to the General Plan policies concerning Scenic Highways in that the structure incorpo-

ATTACHMENT 4

MANDATORY FINDINGS OF SIGNIFICANCE

- | | <u>YES</u> | <u>NO</u> |
|--|---------------|--------------|
| 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or pre-history? | <u> </u> | <u> X </u> |
| 2. Does the project have the potential to achieve short term, to the disadvantage of long term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts will endure well into the future.) | <u> </u> | <u> X </u> |
| 3. Does the project have impacts which are individually limited but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant. Analyze in the light of past projects, other current projects, and probable future projects.) | <u> </u> | <u> X </u> |
| 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | <u> X </u> |

ATTACHMENT 4

TECHNICAL REVIEW CHECKLIST

	<u>REQUIRED</u>	<u>COMPLETED*</u>	<u>N/A</u>
APAC REVIEW	_____	_____	<u>X</u>
ARCHAEOLOGIC REVIEW	<u>XX</u>	<u>XXX</u>	_____
BIOTIC ASSESSMENT	_____	_____	<u>X</u>
GEOLOGIC HAZARD ASSESSMENT	_____	_____	<u>X</u>
GEOLOGIC REPORT	_____	_____	<u>X</u>
RIPARIAN PRE-SITE	_____	_____	<u>X</u>
SEPTIC LOT CHECK	<u>XX</u>	<u>XXX</u>	
SOILS REPORT	<u>XX</u>	<u>XXX</u>	
OTHER:			
<u>Grading Permit</u>	<u>XX</u>	<u>XXX</u>	
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

* Attach summary and recommendation from completed reviews.

List any other technical reports or information sources used in preparation of this initial study: General Plan maps, Ben Lomond Town Plan, resource and constraint maps, file and permit history research.

ATTACHMENT 4

ENVIRONMENTAL REVIEW ACTION

On the basis of this initial evaluation:

— I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

X I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described below have been added to the project. A NEGATIVE DECLARATION will be prepared.

— I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

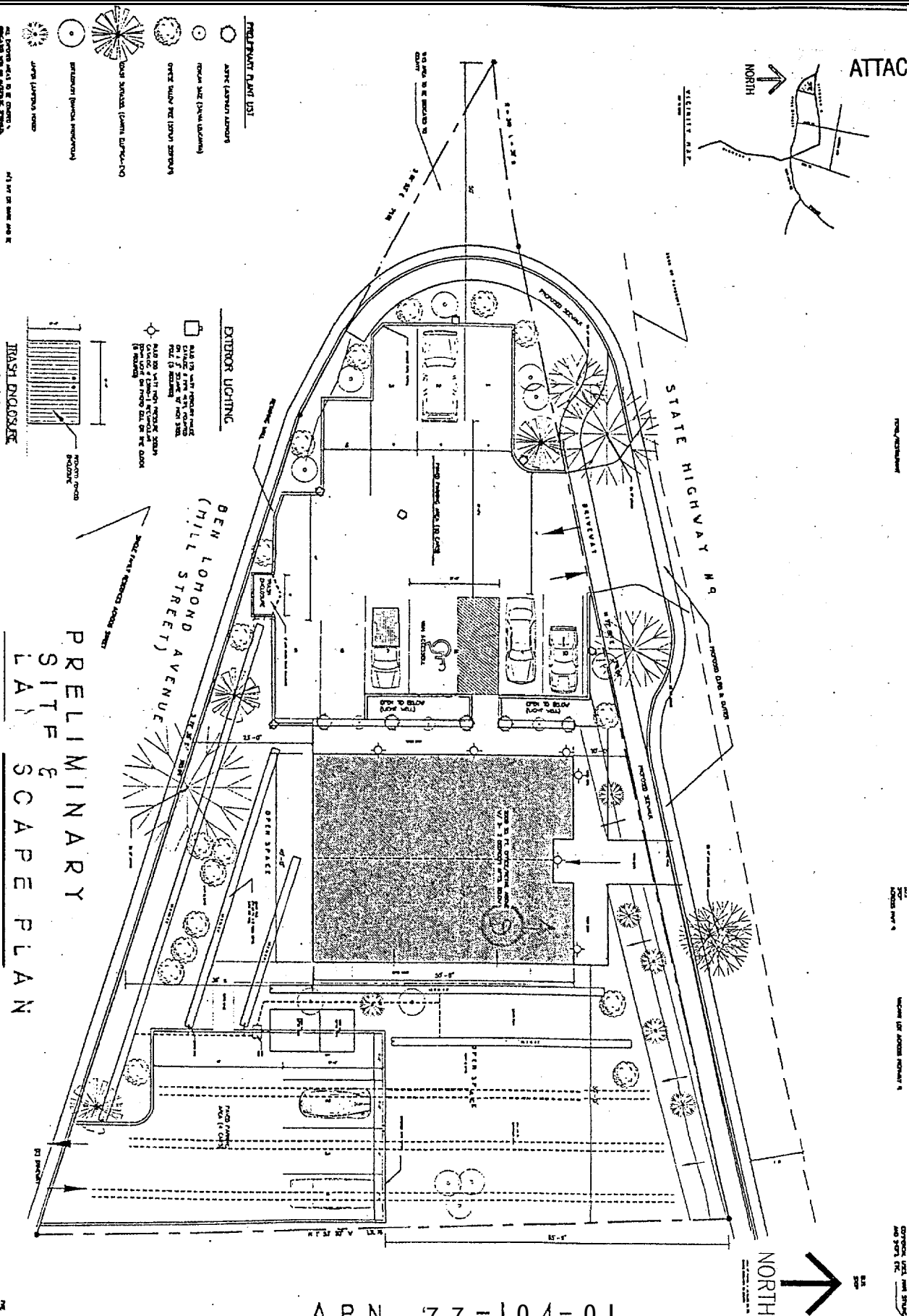
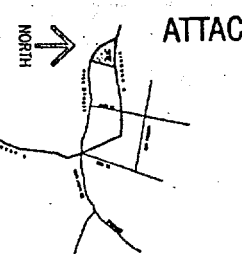
5/27/99
Date

Pa. Luv
Signature

For: Ken Hart
Environmental Coordinator

Attachments:

1. Location Map
2. Soils report by Reynolds Associates, dated 9-25-97
3. Soils report review by Environmental Planning staff, dated 10-17-97
4. Grading conditions, dated 11-14-97
5. Archaeological reconnaissance, dated 3-21-98
6. Santa Cruz County Parks, Open space and Cultural Services package, dated 9-3-97
7. Comments from the Department of Public Works dated 3-17-99.
8. Ben Lomond Town Plan



PRELIMINARY
SITE &
LANDSCAPE PLAN

APN 77-104-01



**Reynolds
Associates**

Geotechnical &
Civil Engineers

ATTACHMENT 4

0400

972566-S32-H2
25 September 1997

Mr. Joe Edwards
16400 Highway Nine
Boulder Creek, CA 95006

Subject: GEOTECHNICAL INVESTIGATION - DESIGN PHASE
Commercial/Residential Structure
Mill Street, Ben Lomond, APN 77-104-01
Santa Cruz County, California.

Dear Mr. Edwards:

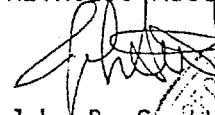
In accordance with your authorization, we have performed a geotechnical investigation at the site - of the proposed development in Santa Cruz County, California.

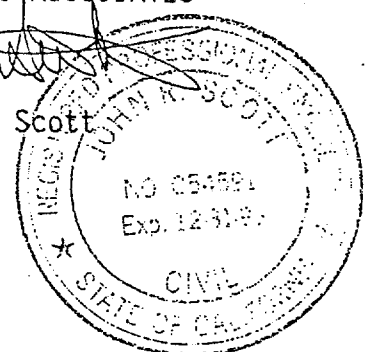
Our findings indicate that the site, - from a geotechnical engineering standpoint, is suitable for the proposed improvements and construction, provided the recommendations of this report are followed in the design and construction phases of the project.

The accompanying report outlines our findings related to the field exploration and includes our recommendations and conclusions. based on these findings.

It has been a pleasure performing this service for you. If you have any questions concerning this report, please contact this office.

Very truly yours,
REYNOLDS ASSOCIATES


John R. Scott



JRS:js

Copies: 1 to Mr. Joe Edwards
4 to Kenneth A. Rogers, Architect

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Environmental Review Initial Study

APPLICATION T97-

042

tel 75-854 (95076 Salinas (408) 408722-5377 Fax (408) 722-1133

972566-S32-H2
25 September 1997

0401

CONCLUSIONS AND RECOMMENDATIONS

GENERAL

1. Based on the results of our investigation, it is our opinion that, from a geotechnical standpoint, the subject site will be suitable for the proposed improvements provided that our recommendations are implemented in the design and construction. It is our opinion that the foundation system for the proposed structure may consist of shallow, conventional footings founded into medium dense native soil.

EARTHWORK RECOMMENDATIONS

2. All grading and earthwork should be accomplished in accordance with these recommendations and the grading requirements of the regulating agency. These specifications set forth the minimum standards necessary to satisfy the other requirements of this report and without compliance with these standards; the design criteria in this report will not be valid.
3. As the grading plans and foundation details have not been finalized, some of the recommendations must be general in nature. These items should be reviewed by the Geotechnical Engineer prior to the contract bidding to ensure that the provisions of this report have been included in the design. At that time, additional recommendations will be provided if necessary.
4. Grading and foundation plans should be reviewed by the Geotechnical Engineer during their preparation and prior to contract bidding.
5. The Geotechnical Engineer should be notified at least four (4) working days prior to any site clearing and grading operations on the property in order to observe the stripping and disposal of contaminated materials, and to coordinate this work with the grading contractor. This time period will allow for any necessary laboratory testing (compaction curves) that should be completed prior to the grading operations. During this period, a pre-construction conference should be held on the site with at least the architect, the grading contractor and one of our engineers present. At this time, the project specifications and the testing and inspection responsibilities will be outlined and discussed.
6. Field observation and testing must be provided by a representative of Reynolds Associates to enable them to form an opinion regarding the adequacy of the site preparation, the acceptability of fill materials, and the extent to which the earthwork construction and the degree of compaction comply with the specification requirements. If work related to grading is performed without the full knowledge of, and not under the direct observation of

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Reynolds 'Associates, the Geotechnical Engineer, the design criteria presented in this report will not be valid.

7. General geotechnical considerations applicable to site grading and recommendations for the design and construction of the project are discussed below.

SITE PREPARATION

8. The existing structure in its entirety, and the existing pavement sections should be razed and removed from the site.
9. Prior to grading, the 'area to be developed for structures, pavements and other improvements should be stripped of any vegetation and all organics and detrimental' topsoil, i.e., about the top two to four inches (2" to 4"). This material may be deposited on-site as directed by the Geotechnical Engineer.
10. Any voids created by the stripping operation or the removal of buried obstructions, if encountered, must be backfilled, as needed, with properly compacted native soil that are free of organics and other deleterious materials or with approved i m p o r t f i l l .
11. Following the stripping, the area should be excavated to the design grades. Any loose soil in the building and paving areas should be scarified and reworked, moisture conditioned and compacted as engineered fill except for any deleterious material noted by the Geotechnical Engineer in the field. The moisture conditioning procedure will depend upon the time of year that the work is done, but it should result in the soil being within two to four percent (2% to 4%) over their optimum moisture content at the time of compaction.
12. Any surface or subsurface obstructions, or questionable material encountered during grading, should be brought immediately to the attention of the Soil Engineer for proper exposure, removal and processing as directed.

FILL PLACEMENT AND COMPACTION

13. All fill soil, if required, should be placed in uniform lifts not exceeding six inches (6") in thickness, moisture conditioned and compacted to a minimum relative compactive effort. The minimum relative compactive effort should be 95% under paved areas and 90% elsewhere. All native and import fill soil should be moisture conditioned such that the moisture content is within 2% to 4% over the optimum moisture content at the time of compaction.

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14. The relative compaction will be based on the maximum dry density obtained from a laboratory compaction curve run in accordance with ASTM Procedure #D1557-78. This test will also establish the optimum moisture content of the material.
15. Samples of any 'proposed imported fill material for use on this project should be submitted to the Geotechnical Engineer for approval and appropriate testing not less than four working days prior to the anticipated job site delivery.

FILL MATERIAL

16. The on-site soil may be used as compacted fill. Soil to be used as fill which must be imported should meet the following requirements:
 - a. free of organics, debris, and other deleterious materials
 - b. granular in nature, well graded, and contain sufficient binder to allow utility trenches to stand open
 - c. free of rocks and cobbles in excess of two inches in size
 - d. have a Plasticity Index between 4 and 12
 - e. have a minimum Sand Equivalent of 20
 - f. have a minimum resistance "R" value of 30
 - g. have an expansion potential not greater than low

UTILITY TRENCHES

17. Utility trenches that are parallel to the sides of the building should be placed so that they do not extend below an imaginary line sloping down and away at a 2:1 (horizontal to vertical) slope from the bottom outside edge of all footings. The structural design engineer should coordinate this requirement with the utility layout plans for the project.
18. Trenches should be backfilled with a granular type material, uniformly compacted by mechanical means to the relative compactive effort as required by the "County Specifications," but not less than those specified in paragraph 13. The relative compaction effort shall be based upon the same laboratory test delineated in paragraph 14, above.
19. The jetting of the trench backfill material may be considered, however it may result in an unsatisfactory degree of compaction.
20. Trenches should be capped with 1.54 feet of relatively impermeable material and/or native soil.

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21. Trenches must be shored as required by the local agency, the State of California Division of Industrial Safety Construction Safety Orders, and Federal, OSHA requirements.

RETAINING STRUCTURES

Lateral Pressures

22. Retaining walls should be fully drained and may be designed to the following criteria:
- a. When walls are free to yield an amount sufficient to develop an active earth pressure condition (about $\frac{1}{2}\%$ of height), design for an active earth pressure of 38 p.s.f. per foot of depth for horizontal backfill.
 - b. When walls are considered "fixed", as is the case for the basement walls, design for a uniform active pressure of $24H$ p.s.f. (where H is the wall height in feet) with horizontal back slope.
 - c. For resisting passive earth pressure having a horizontal slope below the wall:
 1. For in-place native soil, use 250 p.s.f. per foot of depth.
 2. Neglect the upper eighteen inches (18") of embedment.
 3. If piers are use passive pressures may be considered to be acting over one and one-half ($1\frac{1}{2}$) times the pier diameter.
 - d. A "coefficient of friction" between base of foundation and soil of 0.33:
 - e. Where both friction and the passive resistance are utilized for sliding resistance, either of the values indicated should be reduced by one-third.
 - f. Any live or dead loadings which will transmit a force to the wall.
 - g. The retaining wall design should consider a peak average ground acceleration (PAGA) of 0.0446g, and repeatable high ground acceleration (RHGA) of 0.30g.
23. Retaining wall footings should be checked by Reynolds Associates prior to the placement of steel and concrete. Footings should be reinforced as specified by the Project Design Engineer.

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Backfill

24. The above criteria are based on fully drained conditions. We therefore recommend that permeable material meeting the State of California Standard Specification Section 68-1.025, Class 1, Type A, or clean crushed or rounded "pea" sized grave. 1 (3/8 inch by No. 6) be placed behind the wall, for a minimum continuous width of twelve inches (12") and extending for the full height of the wall to within one foot of the ground surface. The permeable material should be covered with Mirafi 140 filter fabric or equivalent and then compacted native soil placed to the ground surface. A four-inch (4") diameter perforated polystyrene drain pipe (perforations placed down) should be installed within three inches (3") of the bottom of the granular backfill and be discharged to a suitable, approved location.
25. The area behind the wall and permeable material should then be backfilled with approved soil compacted to a minimum relative compaction of 90%.
26. Precautions should be taken to ensure that heavy compaction equipment is not used immediately adjacent to walls, so as to prevent undue pressures against, and movement of, the walls.
27. Subdrains placed behind retaining walls should be approved by this office prior to the placement of fill.
28. An unobstructed outlet should be provided at the lower end of each segment of subdrain. The outlet should consist of a solid pipe of the same diameter; connected to the, perforated, pipe and extended to a protected outlet at a lower elevation, on a continuous gradient of at least one percent. A cleanout pipe should be provided at the high point of the pipe.

FOUNDATION RECOMMENDATIONS

General

29. At the time we prepared this report, the grading plans had not been completed and the structure locations and foundation details had not been finalized. We request an opportunity to review these items during the design stages to determine if supplemental recommendations will be required.
30. Due to the consistency of the soil encountered at the time of our investigation, we recommend that the residences be supported by shallow spread footing foundation systems.

Spread Footing Foundation System

31. ~~Continuous~~ exterior and isolated interior shallow spread footings may be used as delineated above to support the structural loads of the proposed buildings. The continuous exterior footings should be embedded? minimum of twenty-four inches (24") below lowest adjacent grade; interior isolated footings should be embedded a minimum of eighteen inches (18") below lowest adjacent grade. Spread footings founded at these depths may be designed for an allowable bearing value of 1,400 p.s.f. for dead plus live loads. ~~This value may be increased by one-third to include the short term wind and seismic type loadings.~~
32. The footings should be reinforced in accordance with applicable UBC and/or ACI standards.. However, we recommend that the continuous footings contain not less than four No. 4 bars'; i.e., two near the top and two near the bottom of the footing elements.

SLAB-ON-GRADE CONSTRUCTION

33. Concrete slab-on-grade floors may be used for ground level construction on redensified soil. Redensification should include scarifying to a depth of six inches (6"), moisture conditioned and recompactd to a minimum relative compactive effort of 90% as determined by the laboratory test procedure ASTM #D1557-78.
34. Concrete slabs may be constructed either structurally independent or dependent of the adjacent footings. If these slabs are constructed as "free floating" slabs, there should be a ¼-inch wide felt strip placed between the main foundation and newly-poured concrete floor slab. The slabs should be separated into approximately 15' x 15' square sections with dummy joints or similar type crack control devices.
35. All concrete slabs-on-grade should be underlain by a minimum six inch (6") thick capillary break, which rests upon the compact subgrade delineated above. The capillary break material should consist of clean, open-graded crushed gravel (¾" by No. 4, with no fines). It is recommended that neither Class II aggregate base nor sand be employed as the capillary break material.
36. Where moisture sensitive floor coverings are anticipated or vapor transmission may be a problem, a 10 mil waterproof membrane should be placed between the granular layer and the floor slab in order: to reduce moisture condensation under the floor coverings. Place a two-inch (2") layer of moist sand on top of the membrane.- This will help protect the membrane and will assist in equalizing the curing rate to minimize excessive shrinkage cracks.

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37. Requirements for pre-wetting of the subgrade soil prior to the pouring of the slabs will depend on the specific soil and seasonal moisture conditions and will be determined by the Geotechnical Engineer at the time of construction.
38. Slab thickness, reinforcement, and dowelling - should be determined by the Project Structural Engineer, based on the design live and dead loads, including vehicles. However, we recommend the minimum reinforcing of #3 steel bars spaced sixteen inches (16") on-center in both directions. The reinforcing must be firmly held in the vertical center of the slabs during placement and finishing of the concrete with pre-cast concrete dobies.
39. Positive drainage and maintaining soil moisture at above optimum conditions prior to pouring concrete will help improve the performance of concrete flatwork at the site.
40. Concrete flatwork should be divided into as nearly square panels as possible. Frequent joints should be provided to give articulation to the concrete panels. Landscaping and planters adjacent to concrete flatwork should be designed in such a manner as to direct drainage away from concrete areas to approved outlets.
41. It is assumed that flatwork will be subjected only to pedestrian traffic.
42. The long-term performance of exterior concrete flatwork at the site will be influenced by expansive soil. Positive drainage and maintaining soil moisture at above optimum conditions prior to pouring concrete will help improve the performance of concrete flatwork at the site.

DRAINAGE RECOMMENDATIONS

Surface Drainage :

43. The surface soil are classified as moderately erodible. Therefore, the exposed soil should be landscaped as soon as possible after grading to reduce erosion.
44. We recommend that full gutters be used along all roof downpipes to collect storm runoff water and channel it through closed rigid conduits to a suitable discharge point, i.e. the street or to other drainage improvements.
45. Surface water must not be allowed to pond adjacent to structural foundations. Final grades should be provided with positive gradient away from all foundations in order to provide rapid removal of the surface water from the foundations to an adequate discharge point.

972566-S32-H2

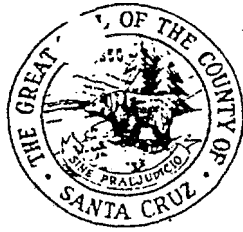
25 September 1997

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46. Irr'igation activities at the site should be done in a controlled and reasonable manner.
47. The building and surface drainage facilities must not be altered nor any filling' or excavation work performed' in the area without first consulting the Geotechnical Engineer.
48. Drainage patterns approved at the time of fine grading should be maintained throughout the life of proposed structures.

PLAN REVIEW

49. We respectfully request an opportunity to review the plans during 'preparation and before bidding to insure that the recommendations of this report have been. included and to provide additional recommendations, if needed..



MENTAL CENTER

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

0409

November 17, 1997

Ken Rogers'
1420 Rodriguez St.
Santa Cruz, CA 95062

SUBJECT: Review of soil report by Reynolds & Associates dated 9-25-97
APN: 077-104-01, APPLICATION NUMBER 97-0421

Dear Applicant:

Thank you for submitting the soil report for the parcel referenced above. The report was reviewed for conformance with County Guidelines for Soils/Geotechnical Reports and also for completeness regarding site specific hazards and accompanying technical reports (e.g. geologic, hydrologic, etc.). The purpose of this letter is to inform you that the Planning Department has accepted the report and the following recommendations become permit conditions:

1. All report recommendations must be followed.
2. Final plans shall indicate the deepened strip footings as detailed in the report.,
3. Final plans shall show the drainage system as detailed in the soils engineering report including outlet locations and appropriate energy dissipation devices.
4. Final plans shall reference the approved soils engineering report and state that all development shall conform to the report recommendations.
5. Prior to building permit issuance, the soil engineer must submit a brief building, grading and drainage plan review letter to Environmental Planning stating that the plans and foundation design are in general compliance with the report recommendations. If, upon plan review, the engineer requires revisions or additions, the applicant shall submit to Environmental Planning two copies of revised plans and a final plan review letter stating that the plans, as revised, conform to the report recommendations.

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Environmental Review Initial Study
ATTACHMENT 3
APPLICATION 97-0421

6. The soil engineer must inspect all foundation excavations and a letter of inspection must be submitted to Environmental Planning and your building inspector prior to pour of concrete.

0410

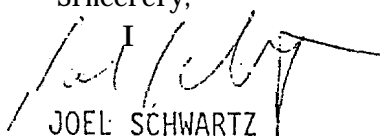
7. For all projects, the soil engineer must submit a final letter report to Environmental Planning and your building inspector regarding the compliance with all technical recommendations of the soil report prior to final inspection. For all projects with engineered fills, the soil engineer must submit a final grading report (reference April 1992 County Guidelines for Soils/Geotechnical Reports) to Environmental Planning and your building inspector regarding the compliance with all technical recommendations of the soil report prior to final inspection.

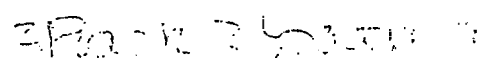
The soil report acceptance is only limited to the technical adequacy of the report. Other issues, like planning, building design, septic or sewer approval, etc., may still require resolution.

The Planning Department will check final development plans to verify project consistency with report recommendations and permit conditions prior to building permit issuance. If not already done, please submit two copies of the approved soil report at the time of building permit application for attachment to your building plans.

Please call 454-3164 if we can be of any assistance.

Sincerely,


JOEL SCHWARTZ
Geotechnical Associate


FOR RACHEL LATHER
Senior Civil Engineer

cc: Michael Ferry, Project Planner
soils engineering firm

97-0421s/056

FINAL SOILS-GRADING REPORTS

0411

Prior to final inspection clearance a final soils report must be prepared and submitted for review for all projects with engineered fills. These reports, at a minimum, must include:

1. Climatic Conditions

Indicate the climatic conditions during the grading processes and indicate any weather related delays to the operations.

2. Variations of Soil Conditions and/or Recommendations

Indicate the accomplished ground preparation including removal of inappropriate soils or organic materials, blending of unsuitable materials with suitable soils, and the keying and benching of the site in preparation for the fills.

3. Ground Preparation.

The extent of ground preparation and the removal of inappropriate materials, blending of soils, and keying and benching of fills.

4. Optimum Moisture/Maximum Density Curves

Indicate in a table the optimum moisture maximum density curves. Append the actual curves at the end of the report.

5. Compaction Test Data

The compaction test locations must be shown on same topographic map as the grading plan and the test values must be tabulated with indications of depth of test from the surface of final grade, moisture content of test, relative compaction, failure of tests (i.e. those less than 90% of relative compaction), and re-testing of failed tests.

6 Adequacy of the Site for the Intended Use

The soils engineer must re-confirm her/his determination that the site is safe for the intended use.

COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

ATTACHMENT 4

DATE: 11/14/97

TO: Mike Ferry

FROM: Joel Schwartz/q

0412

SUBJECT: Grading permit conditions for 97-0421

077-104-01

Attached are the grading permit conditions for this project. Please include them with your final staff report. I have also e-mailed them to you.

Thank you!

Environmental Review Initial Study
ATTACHMENT 4
APPLICATION 97-0421

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0413

PROJECT CONDITIONS:

1. Site disturbance is prohibited prior to issuance of valid building and (if necessary) driveway encroachment permits.
2. 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. Stockpiling and reapplication of topsoil is required.
4. Responsible party shall notify Geotechnical Associate 48 hours prior to site disturbance/grading.
5. Responsible party shall notify Geotechnical Associate upon project completion for final site inspection and permit clearance..
6. 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.
7. 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.

0414

(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 7:00 a.m. and 6:00 p.m. on weekdays. No grading shall be permitted on Saturdays, Sundays, and holidays, unless specifically authorized as part of a variance approved by the Planning Director.

(5) 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.

(6) 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.

(7) 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.

(8) 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.

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.

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

(10) 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.

0415

EXHIBIT B

SANTA CRUZ ARCHAEOLOGICAL SOCIETY
1305 East Cliff Drive, Santa Cruz, California 95062

PRELIMINARY PREHISTORIC CULTURAL RESOURCE RECONNAISSANCE REPORT

Parcel AP# 077-104-01

SCAS Project# SE-98-688

Planning Permit# 97-0412

Parcel Size: $\pm \frac{1}{4}$ acre.

Applicant: Ken Rogers

Nearest Recorded Prehistoric Site: $\frac{1}{4}$ mile NW.

On 3/21/98, (2) members of the Santa Cruz Archaeological Society spent a total of ($\frac{1}{2}$) hours on the above described parcel for the purpose of ascertaining the presence or absence of prehistoric cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and diligently examined, the Society cannot guarantee the surface absence of prehistoric cultural resources where soil was obscured by grass, underbrush, or other obstacles. No core samples, test pits, or any subsurface analysis was made. A standard field form indicating survey methods used, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with this report at the Santa Cruz County Planning Department.

The preliminary field reconnaissance did not reveal any evidence of prehistoric cultural resources on the parcel. The proposed project would, therefore, have no direct impact on prehistoric resources. If subsurface evidence of such resources should be uncovered during construction the County Planning Department should be notified.

Further details regarding this reconnaissance are available from the Santa Cruz County Planning Department or from Patrick H. Cave, Chairman of the Reconnaissance Committee, Santa Cruz Archaeological Society at 1305 East Cliff Drive, Santa Cruz, California, 95062. Telephone (408)751-9467.

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Environmental Review Initial Study
ATTACHMENT 5
APPLICATION 97-0471

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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

0416

PROJECT COMMENT SHEET

DATE: September 3, 1997

TO: Mike Ferry, Project Planner
County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, California 95060

FROM: David J. Mitchell, Park Planning and Development Manager DJM

PROJECT:	APP #	97-0421
	APN #	077-104-01
	Address:	9570 Mill Street, Ben Lomond
	Planning Area:	San Lorenzo Valley

COMMENTS:

The Parks and Recreation Commission at their meeting of August 18, 1997, considered the inclusion of Parcel 077-1 04-O 1 located at 9570 Mill Street, Ben Lomond, as envisioned in the 1990 Ben Lomond Town Plan for the expansion of Ben Lomond Park, or the relocation of park Hall. This parcel was not included in the 1994 Up-date of the General Plan. The County Park's and Recreation Commission passed a motion to decline consideration of APN 077-1 04-O 1 located at 9750 Mill Street for inclusion into the County park system as reflected in the attached Commission's minutes and the Board Item scheduled for September 23, 1997.

If you have any questions, please give me a call at 462-8309

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

ATTACHMENT **4**

PARKS AND RECREATION COMMISSION MINUTES

0417

Monday, August 18, 1997
7:15 p.m.
Regular Meeting

Highlands County Park
Highway 9
Ben Lomond, California

I. CALL TO ORDER / ROLL CALL

The meeting was called to order at 7:20 p.m. by Chair Jenkins

Present: Tim Jenkins, Michael Rosenberg, Jim Keffe, Jeanell Montero
Absent: None
Staff: Barry C. Samuel, Dave Mitchell, Clark Beattie, Bob Olson, Nancy Sisk

II. AGENDA MODIFICATIONS OR APPROVAL

The Agenda was approved. (Montero/Rosenberg - MSC)

III. APPROVAL OF MINUTES

The Minutes from June 9, 1997, were approved. (Rosenberg/Keffe - MSC)

IV. ORAL COMMUNICATIONS:

Ron Clements, Jr. addressed the Commission on behalf of the Ben Lomond Business Association. He asked what the effect of not having the dam in Ben Lomond Dam Park would be in 1998, what does it cost to install the dam, and what other cutbacks are planned for the San Lorenzo Valley in 1998. Mr. Clements asked what the future goals are for the Ben Lomond Dam Park. He stated all the parks and recreation services are needed for the children and teens to give them a place to go for activities. Mr. Clements also stated the need to re-educate the voters.

Supervisor Jeff Almquist was present at this meeting of the Parks and Recreation Commission as well as many San Lorenzo Valley residents who attended the meeting to voice their opinions on the issues. Some of the residents who addressed the Parks and Recreation Commission were:

ATTACHMENT 4

Bob Furber
 Ed Sams
 Jean Hatch
 Carol McQuillan
 Dennis Cut
 Sally Rivers
 Ila McCoy
 Elizabeth Jackson
 Steve Sanders
 Paul Ramm
 Barbara Burk
 John McCauley

Scott Hadyn
 Tim Robinson
 Skip Mather
 Robert Welch
 Grace Ruby
 Diana Nickells
 Bo Smith
 Margaret Jones
 Patrick Dugan
 Lisa Rudnick

0418

Some of the concerns, suggestions and positive statements were:

Parks are good for property values, appreciate what you are doing, parks keep the crime rate down, try to find alternate revenue sources, the dam is good back up water supply in case of fire, park patrons should pack their trash so there is no need for maintenance to empty trash cans, enforce the litter laws, return the trash cans and restrooms, keep the Ben Lomond Park dam, don't close Quail Hollow, don't spend money on "beautiful publications" such as the map, cut staff and salaries, reduce number of paid lifeguards at Ben Lomond Dam Park, possibility of returning the San Lorenzo Valley parks to local management, vandals at night are creating the litter problem, Sheriff should patrol parks 3 or 4 times per. night, eliminate the grants to artists, divert the Cultural Council allotment to the parks, have user fees or sliding scale instead of free swim and free lunch at Ben Lomond Dam Park..

V. INFORMATION AND REPORTS

A. Status Report on Current Park Projects

The current focus is on park upgrades and maintenance. The Davenport Landing project has been completed and other work on the north coast beaches is moving forward.

The soccer fields at the Polo Grounds will soon be in use and work is beginning on the softball fields. A well pump was rented for use at this location at the rate of \$400.00 per month rather than installing a permanent pump at a cost of \$75,000.00. Staff is redesigning the well system and it will go out to bid for a permanent system in the near future.

The Valencia Hall and post office buildings have been relocated and work by volunteers and staff is proceeding.

E Status Report on Maintenance Division

C. Status Report on Recreation & Cultural Services

Recreation Superintendent Clark Beattie stated it was good to hear that people in the San Lorenzo Valley are so willing to volunteer to assist the Parks Department in any way they can. The Ben Lomond Dam Park drop-in program is federally funded. All the summer recreation programs were well received. The SuperKid Triathlon was a great success with over 150 participants ranging in age from 3 to 16 years. This activity was fully funded through private donations.

D. *Valley Press* article "Merchants Push Park Projects"

E. Park Site Review Report for Mill Street

All items were accepted and filed. (Rosenberg, Keeffe)

VI. REGULAR AGENDA

A. Director's Report

Director Samuel's report was deferred until the next meeting of the Commission.

B. Ben Lomond Dam & Highlands Park Pool - 1998

Ben Lomond Dam Park will be open in the summer of 1998 for use by the public without swimming. Over all, it appears the public is cooperating by "packing their trash" with only a few exceptions.

MOTION: The Parks and Recreation Commission urges the Santa Cruz County Board of Supervisors to find the funds to keep the Ben Lomond Dam Park open as it has been in the past with no changes. (Rosenberg/Montero - MSC)

C. Ben Lomond Park - next phase of

Park Planner Bob Olson was introduced as the person who would now be working with the Ben Lomond Dam Park project.

Planner Olson described which elements in the Ben Lomond Park remain to be completed including the installation of pavers in the Park's entry and plaza areas, new turf and picnic areas, H/C access to the Bar BQ area, beach and sports court and play area. A new entry point into the swim area was also discussed along with modifications to the existing grades with the installation of retaining walls in various locations.

Mr. Mitchell pointed out that the Ben Lomond dam was totally replaced three years ago. The grant money which had been received for this area has already been spent.

0420

The cost of the new roof at Quail Hollow is to be donated by an individual; however, the funds have not yet been received.

Director Samuel stated we have always enjoyed a good working relationship with the community and we want it to continue. In response to a question from the audience, he stated it would be possible to have privately operated licensed concessions in the Ben Lomond Park such as a coffee cart.

D. Public Hearing Process

The Commission was informed by Mr. Mitchell of the process for public hearings associated with new park development. As staff engages a public input process to develop community consensus on a project, it is the Parks and Recreation Commission which conducts the first public hearing for that project. This hearing is to solicit public testimony regarding the recreational merits of the proposed project. It is the obligation of the Commission to advise the Board of Supervisors on the merits of the proposed project in meeting the overall recreational goals for the unincorporated area of the County. Adjacent land use impact associated with a project is the preview of the planning permit process. The Commission will conduct two such public hearings this fall for Anna Jean Cummings Park and Jose Avenue Park.

E. Ben Lomond Town Plan **Recommendation** for Park Expansion Permit **Application 97-0421** at 9570 Mill Street, Ben Lomond

Mr. Mitchell advised the Commission that the Planning Department had received a permit application for a parcel (APN077-104-01) located at the intersection of Mill Street and Highway 9 in Ben Lomond. The parcel in the application is located on the other side of Mill Street from Ben Lomond Park. This parcel was identified in the 1990 Ben Lomond Town Plan for the expansion of Ben Lomond Park if Mill Street was rerouted to Fillmore, or a possible site to relocate Park Hall, a community building in the town of Ben Lomond. This parcel was not included in the 1994 update of Santa Cruz County's General Plan. It was the recommendation of staff to decline the consideration of APN 077-104-01 for inclusion into the County Park System.

MOTION: The Parks and Recreation Commission urges the Santa Cruz County Board of Supervisors to decline consideration of APN 077-104-01 located at 9750 Mill Street for inclusion into the County Park System. (Rosenberg/Keeffe - MSC)

F. Commissioners Items

A motion was made to change the date of the next meeting from September 8, to September 15, 1997. (Motion passed. 4/0)

VII. AGENDA FOR NEXT MEETING

September 15, 1997

- A . Tom Burns, Redevelopment Agency, Presentation of Conceptual Plans
 - * Jose Avenue Park
 - * Anna Jean Cummings Park

October 20, 1997

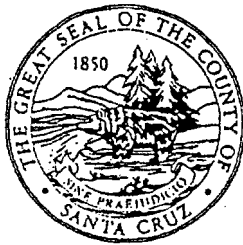
- A. Jose Avenue Park - Public Hearing

November 10, 1997

- A. Anna Jean Cummings Park - Public Hearing

VIII. AD JOURNMENT

The meeting adjourned at 9:55 p.m.



COUNTY OF SANTA CRUZ

BARRY C. SAMUEL
DIRECTOR

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

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

0422

September 4, 1997

AGENDA: SEPTEMBER 23, 1997

BOARD OF SUPERVISORS

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

SUBJECT: PARK ACQUISITION REPORT FOR 9750 MILL STREET (APN 077-104-01)

Dear Members of the Board:

The County Planning Department has requested clarification from the Parks and Recreation Commission regarding interest in acquiring a parcel of land for the expansion of Ben Lomond Park, as envisioned in the Ben Lomond Town Plan.

When considering a building, development, or subdivision application on a parcel of land indicated in the General Plan as a potential park site, the Parks Department, in conjunction with the Parks and Recreation Commission, are to advise your Board and the Planning Commission regarding the possible acquisition of land into the County's park system. If the Parks and Recreation Commission, and subsequently, your Board determines that such acquisition would benefit the County, and the County has the resources to acquire the property, then the owner of such parcel shall be compensated based on the fair market value of the property. If the Parks and Recreation Commission recommends acquisition of only part of the parcel, which would allow the project to proceed in the proposed form or a modified form, the Commission's recommendation would then be forwarded to the Planning Commission for incorporation into the final design of the project. If the Parks and Recreation Commission, and subsequently your Board determines that acquiring such a site is not appropriate or feasible, then the proposed project shall be subject only to the regulation of the basic zone district. This authority is granted in Sections 13.10.415 thru 13.10.418 of the County Code.

A Development Permit (Application #97-0421), has been filed with the County Planning Department for one parcel (APN 077-104-01) located at 9570 Mill Street in Ben Lomond, at the intersection of Highway 9 and Mill Street (Attachment A). The application for a development permit is for the demolition of an existing garage and reconstruction of a two-story structure, which will be used for two residential units on the first floor, and a commercial retail/office on the second floor. The entire project area totals 13,331 square feet, of 0.33 acres. The existing zoning for the site is C-1 (Neighborhood Commercial). This site is not listed in the Revised General Plan adopted by your Board on May 24, 1994, as a potential park land (Attachment B).

ATTACHMENT 4

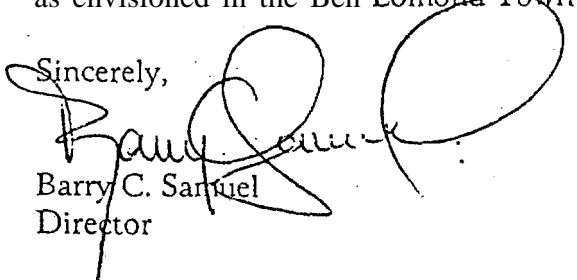
The Ben Lomond Town Plan, adopted by your Board on May 12, 1990, suggested the possible expansion of the Ben Lomond Park and/or the relocation of Park Hall to include this parcel located at the intersection of Highway 9 and Mill Street (Attachments C, D & E). This site is located on the other side of Mill Street from Ben Lomond Park. In order to accomplish the expansion of the of the park per the Town Plan, it would require the realignment of Mill Street as indicated in Attachment D and the procurement of APN 077-141-1 6, which is listed in the General Plan for potential acquisition as park land. The estimates in the Town Plan to realign Mill Street to Fillmore are \$350,000 - \$420,000, and construction of park amenities would be an additional \$151,000 to \$221,000 (Attachment F). These figures exclude the cost of land acquisition associated with the park, storm-drainage, utility improvements or housing relocation. Based on these numbers, such an expansion would be a considerable project.

The town of Ben Lomond has two County parks, which are Ben Lomond Park and Highlands Park. Ben Lomond Park consists of 1.1 acres, offers a playground, basketball court, picnic area, restroom facility, and summer swimming. Ben Lomond Park has undergone a community-sponsored renovation process, which has been partly underwritten with funds from the 1986 and 1988 State Park Bond Acts appropriated to Alba Recreation District. Highlands Park consists of 25.3 acres located on Highway 9, approximately one mile south of the town of Ben Lomond. Highlands Park includes a playground, three tennis courts, two group picnic areas, a beautiful house with an adjacent lawn area and gazebo suitable for weddings, meetings, parties, a combination sports field, and is adjacent to the San Lorenzo River.

Parks Department staff have not been able to identify any funding sources for this acquisition, or the subsequent acquisition and realignment of Mill Street. Therefore, staff's recommendation to the Parks and Recreation Commission was to decline consideration of APN 077-104-01 for inclusion into the County Parks system. The Commission voted 4/0 in agreement with the staff recommendation as indicated in the attached letter from the Parks Commission Chair (Attachment G).

It is therefore RECOMMENDED that your Board decline consideration of the acquisition of APN 077-1 04-01 located at 9570 Mill Street in Ben Lomond for inclusion into the County Park system as envisioned in the Ben Lomond Town Plan.

Sincerely,



Barry C. Samuel
Director

RECOMMENDED:

SUSAN A. MAURIELLO
County Administrative Officer

cc: Applicant (c/o County Parks), Planning Department, Parks Department

Attachments

42

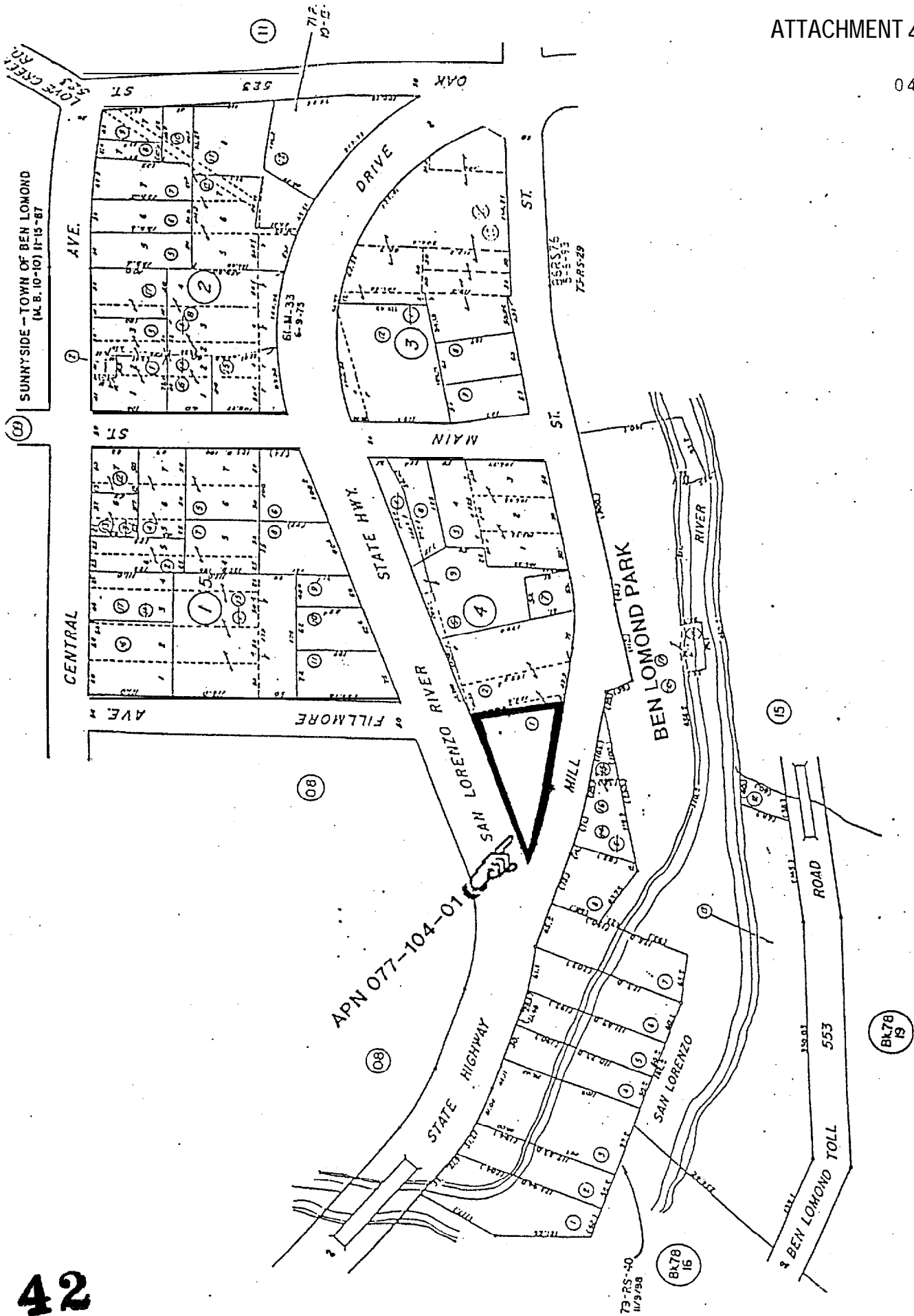


Figure 7-2 (page 4 of 4)
Santa Cruz County Public Parks and Recreation Facilities

0425

Planning Area	Park Site	APN	Park Type	Status	Gross Acreage*	
					Existing	Proposed
Salsipuedes	Pescadero Creek Reservoir		R	P		N/A
San Andreas	Beaches		R	B		
San Lorenzo Valley	Alba School	78-01 - 0 5	L	E/W/RD	0.5	
	Ben Lomond Dam Park	77-141-12,-13,-16,-17 77-151-08,-18,-21	L	E/P/H	5.2	1.1
	Boulder Creek Junction	81-141-05,-06 81-133-01	L	E/RD	0.9	
	Boulder Creek Elementary School	81-121-05,-06; 81-165-01 81-163-05	L	US	2.5	
	Brookdale	79-101-01,-03,-16,-17	L	P/RD		6.4
	Felton Covered Bridge and Park	65-091-04	L	E/H	6.3	
	Highlands Park	72-061-08,-09,-16,-19	L	E/P/H	25.3	6.4
	Garrahan Memorial Park	84-035-06,-07	L	E/RD	1.2	
	Loch Lomond Reservoir		R	E/C	N/A	
	Lompico Community Center and Park	75-101-11; 75-121-04,-05,-06,-07,-08	L	P		1.6
	Quail Hollow Elementary School	77-192-39,-40	L	E/S	4.5	
	Quail Hollow Ranch	74-171-01,-02,-09,-10,-11, -12,-13,-14,-15 73-011-03,-04,-07,-08,-09	L/R	A/E/H	264.6	
	Redwood Elementary School	85-092-02,-06; 85-281-01,-36	L	E/S	8.0	
	San Lorenzo Valley Elementary, Junior High & High School	71-151-24,-25	L	E/S	4.0	
Skyline	Glenwood Area	(Site to be determined)	L	P		N/A
Soquel	Cunnison Lane	37-101-08,-13	N/C	A	5.0	
	Maplethorpe Lane	37-311-41	N	E	0.5	
	O'Neill Ranch	30-011-24,-41	N/C/R	A	83.0	
	Soquel Elementary School	30-153-21	N/C	E/S	4.0	
	Soquel High School	30-011-25	C	E/S	10.0	
	Soquel Lions Park	30-231-55	N	E	0.2	
	Willowbrook Park	37-241-42,-44,-45	N	E	2.8	
	North Main Street Elementary School	30-041-02,-04,-13,-30,-32,-33	N	E/S	5.0	
Summit	Loma Prieta Community Center/English School	96-151-25	L	E/S	5.0	
	Glenwood Reservoir		R	P		N/A
	Mountain School	103-151-24	L	E/S	3.0	
	Soquel Reservoir		R	P		WA

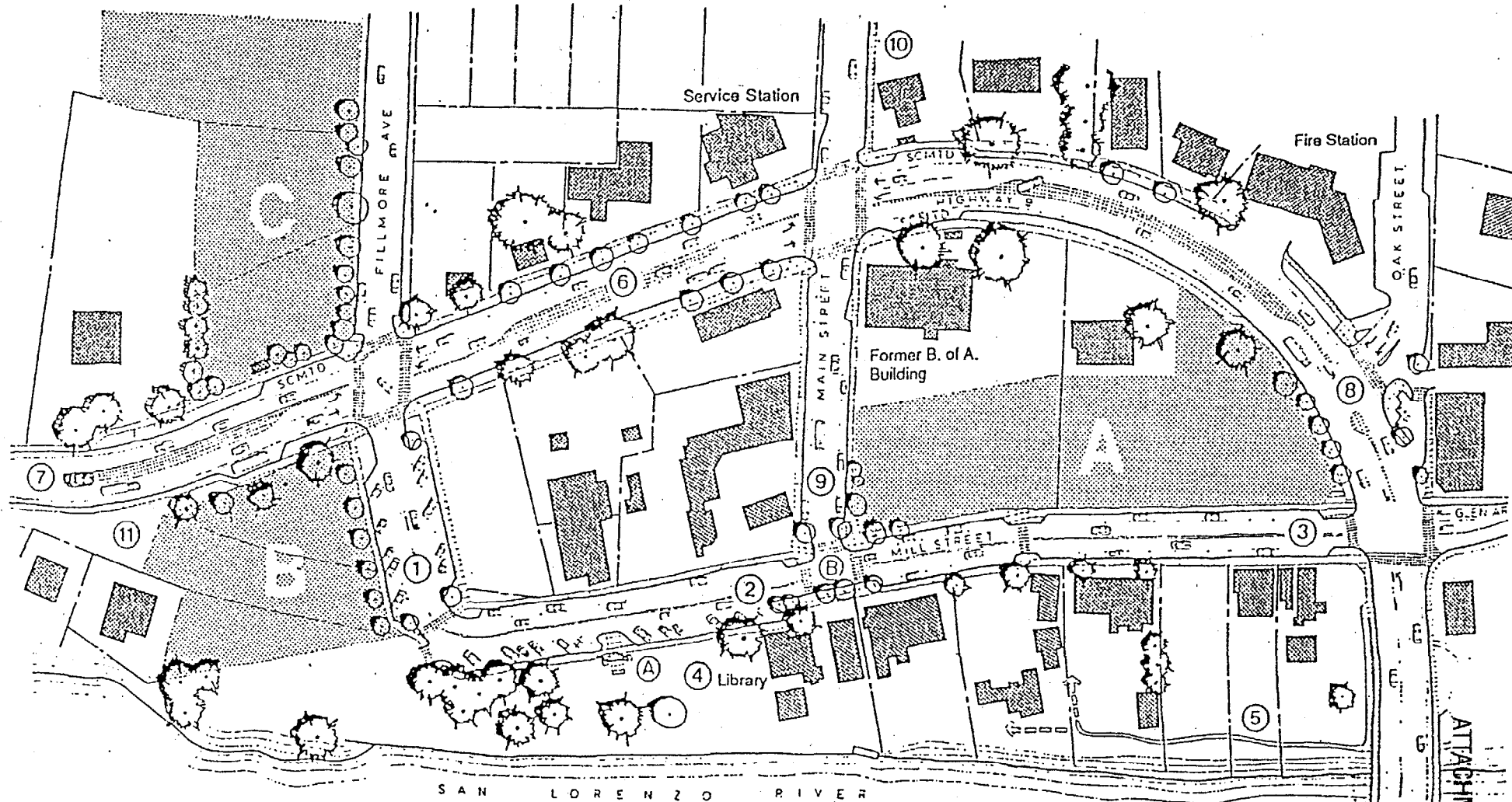
* The acreages associated with school sites are expressed in net usable acreage. All other acreage is expressed in gross acres.

KEY		
Park Type		Status
C - Community	A - Land Acquired	N/A - Not Available
L - Local Rural	B - Public & Private Beaches	P - Proposed Acquisition
neighborhood	E - Existing Developed Facility	RD - Recreation District Facility
global	C - City Facility	S - School Facility
	H - Historic Facility	

BEN LOMOND TOWN PLAN

Downtown Design Plan

ATTACHMENT C



For additional information on areas "A," "B," "C," in grey tone:

- A. See the Eastern Mill Street and Community Facilities sections (pages 7 and 12).
See the River Park Expansion section (page 10).
- B. See the Community Facilities section (page 12).



0 70 140
Feet

ATTACHMENT 4

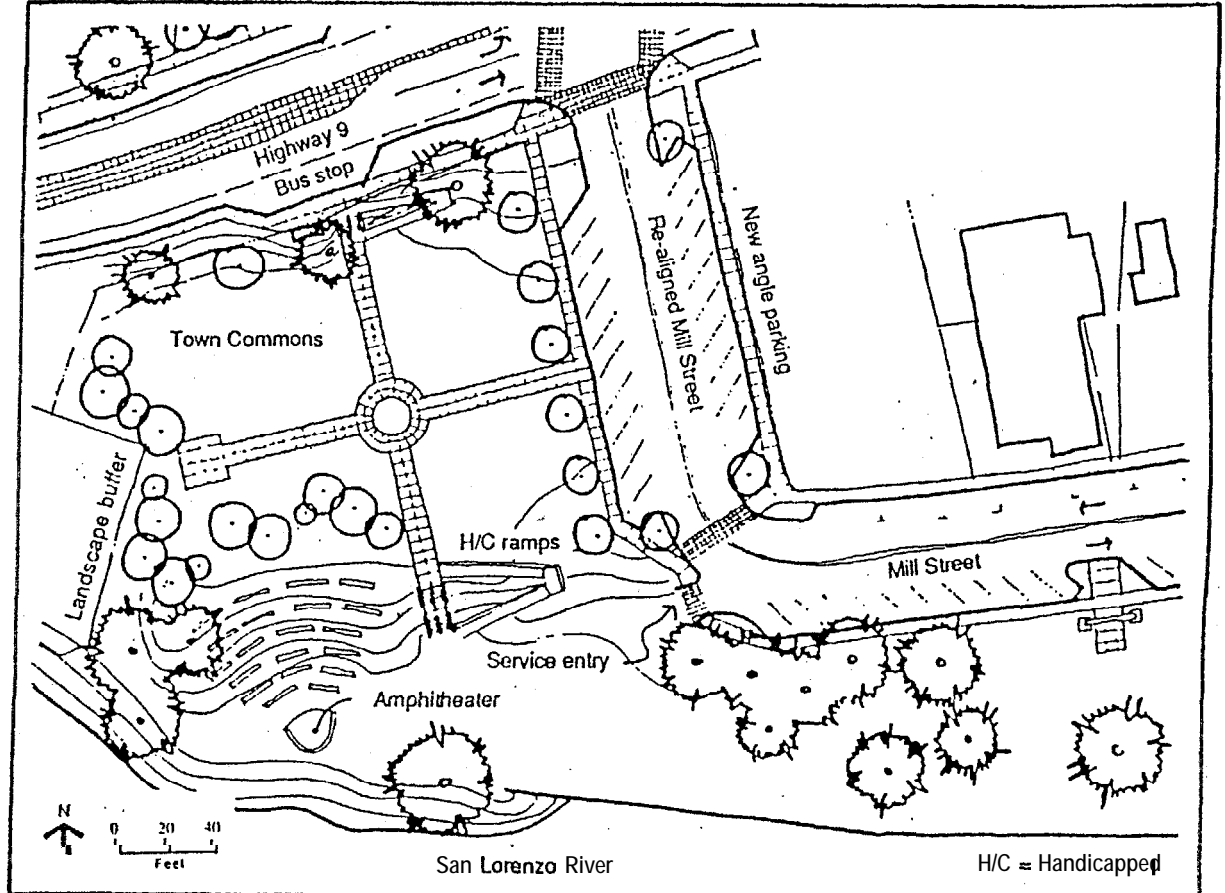
The Ben Lomond River Park

Workshop participants supported the expansion of the existing River Park in conjunction with a re-alignment of Mill Street. An expanded River Park was seen as a way to provide an improved link between the river and the downtown area, and as a visual focus for the Mill Street Promenade.

Workshop participants expressed concern about the existing visual appearance of the park and its ability to meet the needs of the Ben Lomond community (see the workshop section page 28). Many participants consider the existing chain link fences to be an eyesore and in conflict with the image they have of their community.

River Park Recommendations

- a) **Fencing:** The existing chain link fence should be replaced with 3 green vinyl coated chain link fence in areas where visual access is required for security reasons and with redwood fencing in all other areas and adjacent to existing residences.
- b) **Entries:** Attractive Park entry areas should be developed which are constructed of light colored materials (for example, white or beige painted wood) compatible with the Mill Street promenade.
- c) **Hours:** Increased pedestrian activity along the Mill Street promenade should lead to an increase in the hours that the River Park is open to the public.



Concept sketch of the proposed expansion of the Ben Lomond River Park; showing the proposed re-aligned section of Mill Street with angle parking, new Bus Stop on Highway 9, new Town Commons, Amphitheater and Park entries.

- d) **Community input:** Before an expansion or major renovation of the River Park takes place, input from the Ben Lomond community should be obtained through a participatory Park Planning process.

Community Facilities

Park Hall

Park Hall is located on the north side of Mill Street, east of Main street. Park Hall is a community resource which traces its origins back to at least 1887 where a Ben Lomond Township map shows the hall as a stable or barn (see map on page 45). The major part of the current building was built in 1904-05 by Mr. Bill Elsom. In 1908, the hall was purchased by Mr. J.B. Hobson and was used for dances, parties and community gatherings, much as it is used today.

In 1911, the building was moved to the present location.

In 1923, the Park Hall Trustees were formed and the building was conveyed to the Trustees from the California-Rio Grande Land and Title Stock Company.

Since being moved to its current site, Park Hall has been a cultural focus for the Ben Lomond community. Currently it is the home of the Mountain Community Theatre and is also used for other groups and activities.

Discussion of Park Hall's future became a focus of the Ben Lomond Town Plan because of a



Existing Park Hall at Mill Street with Ben Lomond Super beyond.

proposal, and offer, from the adjacent Ben Lomond Super Market to donate land and help re-build a new Park Hall at another location, in order to expand Ben Lomond Super (see the Participation Section on page 32).

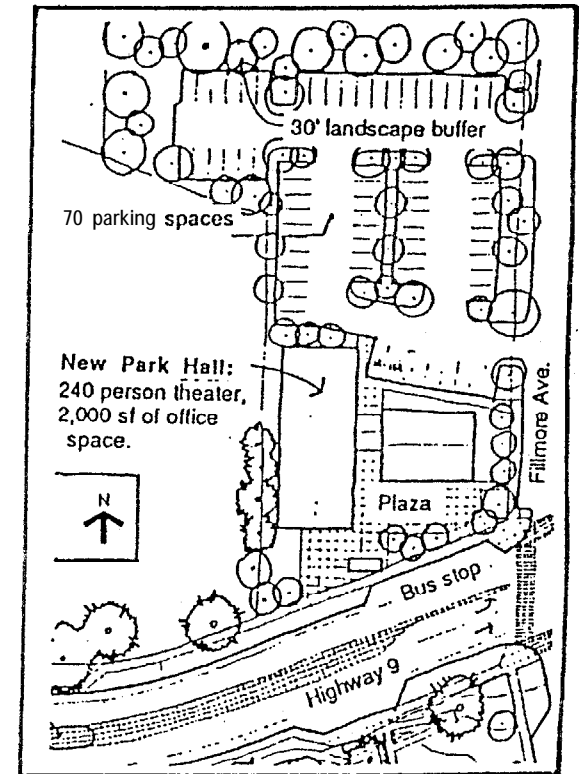
Park Hall in its present form does not meet current County requirements concerning on- and off-street parking and septic disposal and is considered an "existing, non-conforming use". Its status as an existing non-conforming use means that Park Hall could not be rebuilt, or substantially remodeled on the existing site. However, Park Hall is under no obligation to relocate or remodel due to this non-conforming status.

Any future major decisions concerning Park Hall will be made pursuant to the protocols set forth in the Trust document in 1923. (A more complete description of Park Hall and the Park Hall Trustees is contained in the Park Hall Analysis section beginning on page 37).

Due to the community attachment to Park Hall, and the need to explore the physical, fiscal and legal aspects of a future Park Hall at another location, a Park Hall Task Force was established (see page 33). The Task Force met four times and reported back to the community during Workshops #4 and #5.

In addition to leaving Park Hall in its present location, two sites were investigated as possible locations for a new Park Hall facility. The first site is located at the north west corner of Fillmore Ave. and State Highway 9 (see the plan above). This site could accommodate a slightly larger Park Hall and an additional 2,000 square foot office facility. It would also provide a new covered bus shelter in front of a public plaza (see sketch).

The northern section of this site is currently zoned RM (multi-family housing) and its use as parking for Park Hall would require a local zoning administrator public hearing and approval. A thirty foot wide landscaped strip is recommended to buffer the parking area from



Concept sketch of the possible new Park Hall at Fillmore and Highway 9 (see discussion on this page).

residences to the north (see sketch).

The second site evolved from the community workshop process and is located at the proposed River Park expansion site, south of Highway 9 and west of a re-aligned Mill Street (see map on page 13). This site could accommodate a slightly enlarged Park Hall and an additional 3,500 square foot office facility. An outdoor amphitheatre between the Park Hall building and the river would also be possible at this location.

At the conclusion of the fourth Park Hall Task Force meeting, the following consensus was reached:

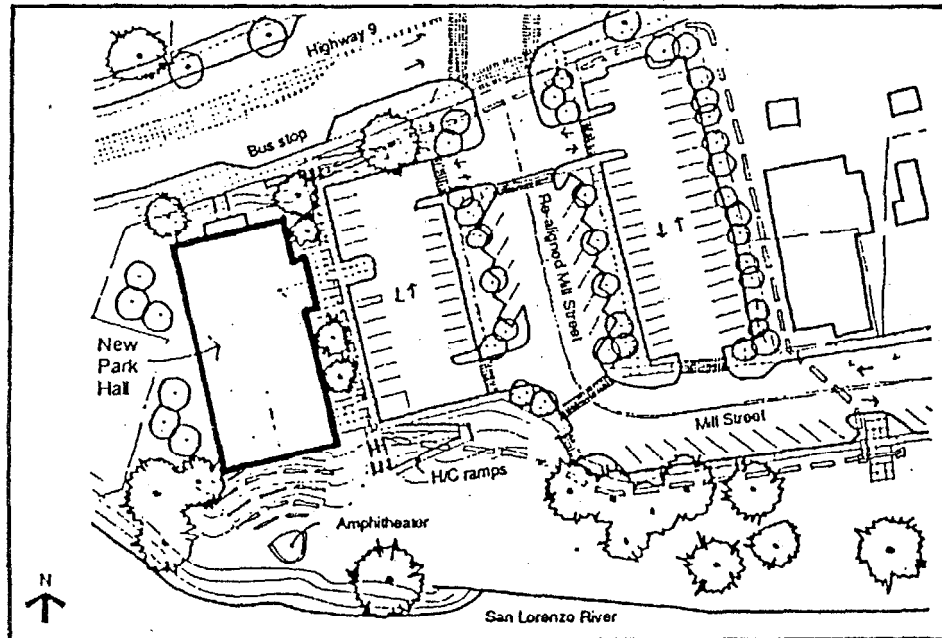
- a) The Task Force was supportive a newly, constructed Park Hall at either of the two alternative locations, contingent upon further fiscal analysis.
- b) The Task Force felt that a new Park Hall would be a success at the Fillmore site (from a physical planning perspective), but did give a slight preference to the River Park expansion site for the following reasons:
 - (1) the closer relationship to the River Park, San Lorenzo River and the Mill Street Promenade,
 - (2) having a focus of public activities on the south (or San Lorenzo River) side of Highway 9.

- (3) the feasibility of more office rental space, and
- (4) less neighborhood impacts.

Some workshop participants expressed a desire to relocate some additional community facilities (such as the Library and Wilder Hall) into the design of a new Park Hall. This possibility should be investigated during any new Park Hall design process.

New Park Hall Design Guidelines

- a) **Materials:** The primary exterior finish material should be wood, with the exterior design making reference to the Scottish detailing on the original Park Hall.
- b) **Facilities:** Support facilities and equipment needed by Performing Arts users should be integrated into the building design.



Feasibility sketch of the expanded River Park as a possible site for a new Park Hall

Library Recommendations

- a) **Site:** Because the site of the existing Ben Lomond Library may be located in the floodway area and has very little potential for expansion, it is recommended that a relocation of the library be investigated.
- b) **Location:** If the library is relocated, the new site should be within the Community Commercial District, preferably on the Mill Street Promenade or in a location connected with the River Park. Consideration should also be given to incorporating the library within an expanded Park Hall facility.

Ben Lomond Supermarket Recommendations

- a) **Services:** Due to community interest in additional convenience services expressed at the workshops and through market surveys (see page 39) it is suggested that, if feasible, the planned expansion of Ben Lomond Super include an ATM, drug store, bakery, etc..
- b) **Design:** A new Ben Lomond Super building should;
 - (1) have its facade and main entry related to the Mill Street Promenade,
 - (2) enhance the pedestrian character of the promenade, and
 - (3) relate in scale and massing to the existing buildings across Mill Street.

Cost Estimates

The following are preliminary cost estimates for various public improvements proposed in the Ben Lomond Town Plan. **These estimates** were prepared using **unit costs** and should be revised and expanded during the development process as more **detailed** information and engineering studies become available.

- (1) Re-aligning Mill Street to Fillmore;
Includes **estimated** property costs of \$215,000. **Estimates** do not include storm drainage, utility improvements or housing relocation.
Estimated Construction/ Acquisition Cost.....\$350,000.-420,000.
- (2) Expansion of the River Park;
Includes landscaping, **irrigation**, an **amphitheatre**, seating and lighting. This **estimate** also includes a sidewalk and bus stop in the adjacent Highway 9 right-of-way. These **costs** do not include improvements, to the existing Park or properly purchase (see item 1)
Estimated Construction Cost.....\$151,000.-221,000.
- (3) Re-aligning Main Street; from Mill Street north to Highway 9.
These **costs** include repaving, curb islands, **integral** pavers at crosswalks, street furniture and lighting. **Estimates** do not include storm drainage or utility improvements.
Estimated Construction Cost.....\$70,000.-90,000.
- (4) State Highway 9 Improvements;
Includes the entire existing Highway right-of-way from the existing bridge south of Mill Street to the area adjacent to the Tyrolean Inn, and including all improvements in the right-of-way, illustrated on the Highway 9 road section (page 15) and on the Downtown Design Plan (page 6). **Estimated engineering** design costs are included. **Estimates** do not include storm drainage or utility improvements and undergrounding.
Estimated Construction Cost.....\$745,000.-950,000.

- (5) Highway 9 / Oak Street;
On-street parking and road **geometry** modifications south of the Fire Station and in front of existing Antique Store (page 17).
Estimated Construction Cost.....\$17,000.-22,000.
- (6) Mill Street Promenade;
Improvements in the existing Mill Street right-of-way from the re-aligned section east to Highway 9 including sidewalk widening, landscape areas, street **furniture**, lighting, integral paver crosswalks, and a plaza at the potential cul-de-sac. **Estimates** do not include storm drainage or utility improvements.
Estimated Construction Costs.....\$90,000.-130,000.
- (7) River Walk;
Costs do not include easement purchase or easement agreements.
Estimated Construction Costs.....\$19,000.-24,000.
- (8) Main Street Sidewalk;
Sidewalk from Highway 9 north to the Ben Lomond Post Office. This **estimate** is for a concrete sidewalk on one side of Main Street without curbs or gutters.
Estimated Construction Costs.....\$3,600.-4,600.
- (9) Highway 9 Bus Shelters;
In four locations as shown on the Downtown Design Plan (page 6). These shelters could also be funded as **Conditions** of Approval of private development applications.
Estimated Installed Cost.....\$23,000.-29,000.
- (10).....Total of Estimated Costs for start up projects not included in previous costs.....\$25,000.-32,000.

Total of Estimated Construction Costs for Public Improvements.....\$1,494,600.-2,222,600.



- COUNTY OF SANTA CRUZ

ARRY C. SAMUEL
DIRECTOR

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

0431

ATTACHMENT G

September 4, 1997

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

SUBJECT: . MILL STREET PARK - ACQUISITION

Dear Members of the Board:

Per the request of the County Planning Department, the Parks and Recreation Commission, at our meeting of August 18, 1997, considered the proposed park expansion area envisioned in the Ben Lomond Town Plan as it pertains to Development Application #97-042 1. The application consists of one parcel located at 9570 Mill Street in Ben Lomond (APN 077-041-o 1). This parcel was identified in the Ben Lomond Town Plan, adopted by your Board on May 13, 1990, as part of a potential expansion area for either Ben Lomond Park and/or a relocation site for Park Hall. However, this parcel was not included in the General Plan adopted by your Board on May 24, 1994, as potential park land.

In order to accomplish the expansion of the park as envisioned in the Town Plan would require the realignment of Mill Street and the acquisition of APN 077-141-16. The estimates in the Town Plan to realign Mill Street to Fillmore were \$350,000 to \$420,000 and construction of park amenities is another \$151,000 to \$221,000. These figures exclude the cost of land acquisition associated with the park, storm drainage, utility improvements or housing relocation. Based on these numbers, such an expansion project to the park would be a \$1,000,000 venture. The staff of the Parks Department has not been able to identify funding sources for this acquisition, or the subsequent acquisition and realignment of Mill Street. Therefore, staff's recommendation to our Commission was to decline consideration of this parcel for inclusion into the County Parks system.

The Parks and Recreation Commission, on a 4/0 vote, is in agreement with the staff of the County Parks Department, that it is not feasible at this time for the County to acquire the parcel associated with Development Application #97-042 1 (APN 077-104-o 1 & 02) into the County Park system. If your Board deems the expansion of the park warranted for the town of Ben Lomond, then such parcels should be included in the General Plan as potential park lands and be subject to County Code Sections 13.10.415 - 13.10.418.

Sincerely,

Tim Jenkins Chair
Parks & Recreation Commission
County of Santa Cruz

COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

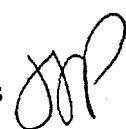
ATTACHMENT 4

0432

DATE: March 17, 1999

TO: Mike Ferry, Planning Department

FROM: John Presleigh, Department of Public Works



SUBJECT: APPLICATION NO. 97-0421, EDWARDS BUILDING, APN 077-104-01

Traffic and Road Planning Engineering reviewed the plans for the subject building and has the following comments.

1. Caltrans Encroachment Permit - An Encroachment Permit application must be submitted to Caltrans before approval of the building permit application by the County. Work required by the Caltrans Encroachment Permit must be finished prior to occupancy of the building. The December 5, 1997, letter from Charles Larwood of Caltrans to you describes the permit process and include's some revisions.

Sheet A-1

2. Dedication of right of way - All dedications of right of way shall be made before permit approval. Show the limits of the right of way to be' dedicated to the County at the intersection of Mill Street and Highway 9 on this sheet and on sheet 2 of 4.

3. Parking spaces - Provide turning radius information to show that a car can park in space No. 14. It appears that a vehicle using space No. 5 would have insufficient area to back out. The plan scales 41 feet from face of curb to face of curb and the standard calls for 43 feet (the length of the space is 18 feet and clearance behind the space into which the car can back is 25 feet). Do spaces No. 4, No. 10 and No. 14 satisfy the minimum required setback from the right of way line with Highway 9?

Sheets A-Z thru A-6, sheet L1 & sheet 1 of 4 - No comments

Sheet 2 of 4

42 Environmental Review Initial Study
ATTACHMENT 7 (sheet 1 of 3)
APPLICATION 99-0044

4. Frontage improvements - Show full frontage improvements as⁰⁴³³ called for in the Santa Cruz County Planning Department's "Negative Declaration Mitigations" for this project. This includes curb, gutter and sidewalk on Highway 9 and Mill Street. These improvements will require paving the unimproved area outside of the curb return at the west end of the property and reconstructing some of the drainage facilities in the same area. It will also require providing a striping plan for all of the property frontage including the widened intersection of Highway 9 and Mill Street. The developer's engineer should contact Traffic and Road Planning Engineering to discuss the improvements and the striping.

5. Drainage Improvements - Future improvements by the County on Highway 9 will require upgrading the drainage system from 15-inch diameter to 24-inch diameter. The Public Works Department would like to meet with the developer and the engineer to discuss the design, construction and financing of such an upgrade.

6. Mill Street road width - The frontage improvements required in comment number four make it necessary to widen Mill Street to allow for a minimum road width of 28 feet from the face of the proposed curb to the edge of pavement. Obtain and provide any easements or right of way needed to install the curb, gutter and sidewalk and widen the road. Mitigate any impacts to driveways or property frontage on the opposite side of Mill Street caused by the road widening.

7. Future work "by County" - Revise the notes that call for future work to be done "by County" to call for future work to be done "by others."

8. Driveways - Specify the location and provide profiles and structural sections for each driveway including those on the south side of Mill Street that may require alteration due to road widening. The curb, gutter and drainage inlet in each driveway in the development will need to be revised to allow for the concrete apron at the driveway.

9. On street parking - Revise the plans to indicate that parking shall not be permitted along the property frontage on Mill Street and Highway 9. The developer shall pay for installation of red curb or "no parking" signs in these areas and the County shall do the installation.

42

0434

10. Transition from separated to contiguous sidewalk - Provide curve radii for the sidewalk where it transitions from separated to contiguous at the west end of Highway 9.

11. Limits of pavement replacement - Show the limits and the dimensions of the pavement replacement on Highway 9 and Mill Street.

Sheet 3 of 4 - No comments

Sheet 4 of 4

1 2 .Cross-sections - Modify cross-section 4a to call out the depth of aggregate base and asphalt concrete and the compaction requirements for the work within the State right of way (the structural section within the State right of way should conform to Caltrans guidelines). Change cross-section 4b to call for three inches of asphalt concrete on six inches of aggregate base and call out the compaction requirements for the work within the County right of way, Change note from "Future standard Type "B" gutter" to "Future gutter."

13. General Plan Amendment - We do not oppose the proposed amendment to the General Plan. At this location, Mill Street is stop sign controlled and intersects Highway 9 in a three-legged Y configuration. There are two disadvantages to this configuration. The first is that a driver leaving Mill Street and turning north on Highway 9 must look over his/her shoulder. The second is that it allows southbound traffic on Highway 9 to turn onto Mill Street at a higher than desired speed. The realignment of this intersection, as called for in the General Plan, would eliminate these.

However, the existing configuration can be modified to address these two concerns. The proposed improvements by the developer will modify the intersection to more of a T configuration. This will allow a driver to look to his/her side and not over his/her shoulder. The improvements will also force vehicles to slow down when leaving Highway 9 and entering Mill Street. In addition, Caltrans is currently designing a two-way left turn lane on Highway 9 at this location. This left turn lane will also force cars to slow down.

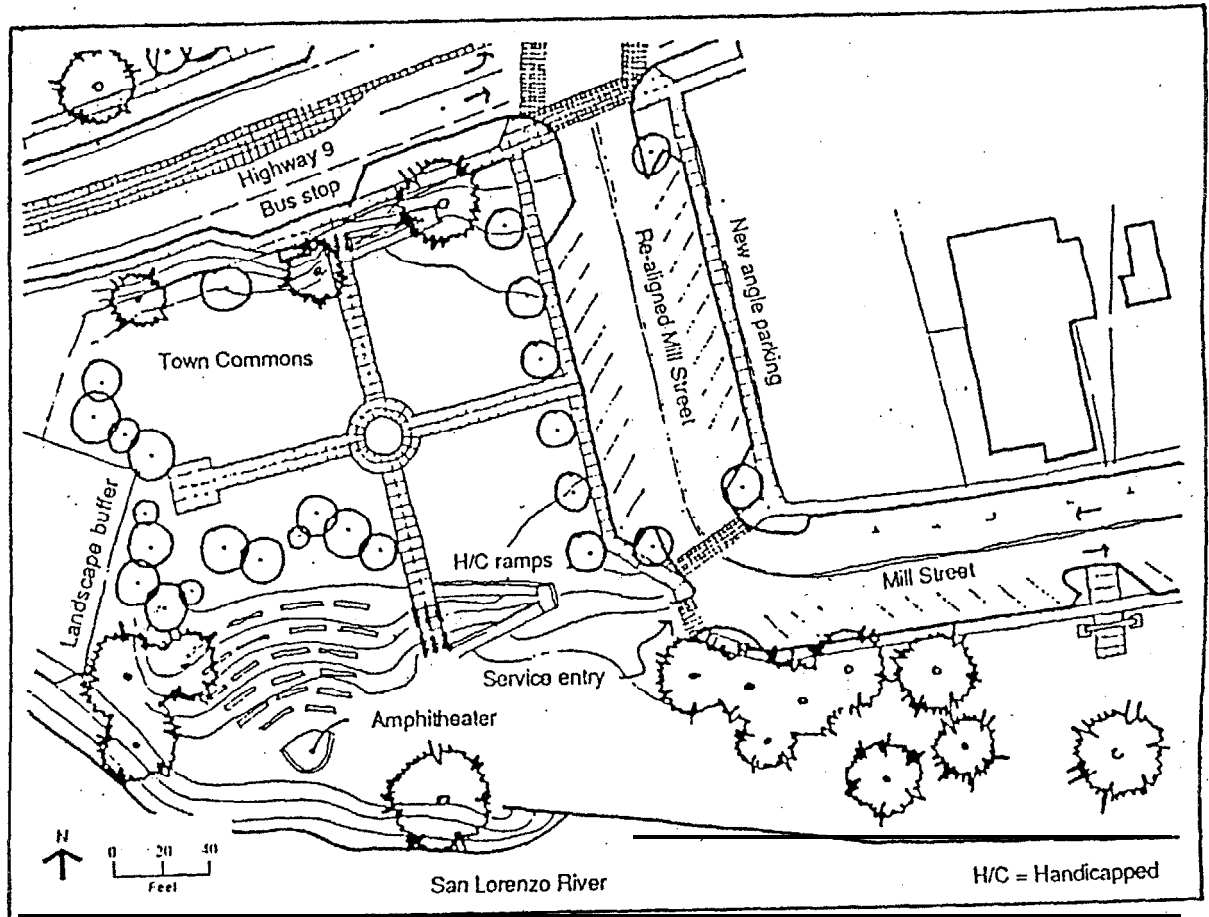
The Ben Lomond River Park

Workshop participants supported the expansion of the existing River Park in conjunction with a re-alignment of Mill Street. An expanded River Park was seen as a way to provide an improved link between the river and the downtown area, and as a visual focus for the Mill Street Promenade.

Workshop participants expressed concern about the existing visual appearance of the park and its ability to meet the needs of the Ben Lomond community (see the workshop section page 28). Many participants consider the existing chain link fences to be an eye-sore and in conflict with the image they have of their community.

River Park Recommendations

- Fencing:** The existing chain link fence should be replaced with a green vinyl coated chain link fence in areas where visual access is required for security reasons and with redwood fencing in all other areas and adjacent to existing residences.
- Entries:** Attractive Park entry areas should be developed which are constructed of light colored materials (for example, white or beige painted wood) compatible with the Mill Street promenade.
- Hours:** Increased pedestrian activity along the Mill Street promenade should lead to an increase in the hours that the River Park is open to the public.



Concept sketch of the proposed expansion of the Ben Lomond River Park; showing the proposed re-aligned section of Mill Street with angle parking, new Bus Stop on Highway 9, new Town Commons, Amphitheatre and Park entries.

- Community input:** Before an expansion or major renovation of the River Park takes place, input from the Ben Lomond community should be obtained through a participatory Park Planning process.

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APPLICATION: 99-0044
A.P.N.: 77-I 04-01

NEGATIVE DECLARATION MITIGATIONS

- A. In order to prevent erosion, pff site sedimentation, and pollution of creeks, the applicant/owner shall prepare a detailed erosion control plan for the project. The plan shall be integrated with the grading plan, and shall include a clearing and grading schedule, revegetation specifications, temporary road surfacing and construction entry stabilization, details of temporary drainage control including lined swales, erosion protection at the outlets of pipes, sediment barriers around drain inlets, etc. The erosion control plan shall be submitted to Environmental Planning staff for review and approval prior to the approval of a grading permit or building permit.
- B. To prevent drainage discharges from carrying silt, grease, and other contaminants into the storm drain system, the two silt and grease traps in the parking areas shall be maintained according to the following monitoring and maintenance schedule:
 1. The trap shall be inspected to determine if it needs cleaning or repair prior to October 15 of each year;
 2. A brief annual report shall be prepared by the inspector to at the conclusion of the October inspection and submitted to the Drainage Section of the Department of public Works within 5 days of inspection. The report shall specify any repairs that have been done or that are needed for the trap to function well.
- C. In order to prevent conflicts with adopted General Plan policies regarding noise, prior fo the scheduling of the public hearing, the ownerlapplicant shall:
 1. Submit a noise study, prepared by an acoustic engineer, for review and approval. The study shall either verify that the General Plan thresholds of 60 dbl. exterior noise and 45 dbl. interior noise will be met as the plan is currently designed, or it shall specify the design modifications that must be incorporated into the plans for the project to meet the thresholds. These modifications may consist of specifications regarding glazing, orientation of windows, soundproof materials, or berms and fèncing;
 2. Submit a letter from the acoustical engineer verifying that the plans reflect the necessary modifications.
- D. In order to prevent conflicts with the adopted Ben Lomond town plan, prior to the scheduling of the public hearing, the owner/applicant shall revise the improvement plans to include curb, gutter, and sidewalk along the entire frontage of Mill Street and Highway 9, and obtain approval of the revised plan from the Department of Public Works, Traffic Engineering staff. The sidewalk shall be designed to preserve the two significant existing trees on the parcel (14" Oak near the northwest corner and 14" Locust north of the Oak, see improvement plan, sheet 1, Beautz, 10-1997).
- E. In order to prevent conflicts with adopted General Plan policies regarding landscaping, and to

mitigate the visual impact of the development on Highway 9, a designated scenic roadway, prior to the scheduling of the public hearing, the owner/applicant shall revise the landscape plan to include the following elements:

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- a. Plan shall utilize native species, including Oaks;
- b. Indicate that the two significant existing trees on the parcel (14" Oak near the northwest corner and 14" Locust north of the Oak) will be preserved;
- c. Removal of all Acacia and Scotch Broom on the property, with a plan to maintain the parcel free of non native, invasive species;
- d. Meet the criteria given in General Plan policy 5.10.13.b.

The revised landscape plan shall be reviewed and approved by Planning staff.