

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT

Date: 2/28/01
Agenda Item: No. G-2
Time: After 9:00 a.m.

0476

STAFF REPORT TO THE PLANNING COMMISSION

APPLICATION NUMBER: 99-0345

APN: 061-321-1 1

APPLICANT: Paradise Park Masonic Club, Inc. (Jim Wells)

OWNERS: Paradise Park Masonic Club, Inc.

PROJECT DESCRIPTION: Proposal to create three single-family residential parcels.

LOCATION: Property located at the west end of an un-named right-of-way, about 190 feet west from Henry Cowell Drive in the Graham Hill Estates subdivision.

FINAL ACTION DATE: 90 days after Certification of the Negative Declaration (per the Public Resources Code).

PERMITS REQUIRED: Minor Land Division, Roadway Exception, Planned Unit Development Amendment, Preliminary Grading Approval.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration.

COASTAL ZONE: ___ yes X no

PARCEL INFORMATION

PARCEL SIZE: 178.98 acres net developable acres (Paradise Park), site area 3.5 1 acres

EXISTING LAND USE: PARCEL: Vacant

SURROUNDING: Single-family dwellings

PROJECT ACCESS: Graham Hill Road/Henry Cowell Drive

PLANNING AREA: Carbonera

LAND USE DESIGNATION: R-UL, Urban Low Residential, Existing Parks and Recreation O-R

ZONING DISTRICT: R-l-6, Single-family Residential 6,000 sq ft min lot

SUPERVISORIAL DISTRICT: Fifth District

ENVIRONMENTAL INFORMATION

<u>Item</u>	<u>Comments</u>
a. Geologic Hazards	a. The proposed building sites have been determined to be suitable for development. An Engineering Geologic Report prepared by Reynolds Associates has been accepted by the Planning Department.
b. Soils**	b. USDA Soil types: 113, Ben Lomond-Catelli Sur complex, 30 - 75% slopes Silty Sand topsoil; Silty Clay and Gravelly Sand underlayment
c. Fire Hazard	c. Not a mapped critical fire hazard area
d. Slopes	d. Development envelopes are on less than 30% slopes
e. Env. Sen. Habitat	e. Not a mapped resource
f. Grading	f. Grading will be required to widen and extend the existing access road. Grading for individual building sites will be reviewed as

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- part of the building permit process.
- g. Tree Removal g. Limited tree removal due to road construction.
 - h. Scenic h. Not a designated resource.
 - i. Drainage i. Not within a drainage district. Drainage calculations are required to be reviewed prior to issuance of building or grading permits.
 - j. Traffic j. The project shall not significantly impact levels of service along Graham Hill Road.
 - k. Roads k. Construction to be coordinated with adjacent Henry Cowell Dr.
 - l. Parks l. Carbonera park dedication fees are required.
 - m. Sewer Availability m. Septic systems are proposed. A Preliminary Lot Inspection Report has been accepted by Environmental Health.
 - n. Water Availability n. The project will be served by Santa Cruz Municipal Utilities.
 - o. Archaeology* * o. Survey identified significant historical remains at the site. Sensitive archaeological data not for public distribution.

** Report was required.

SERVICES INFORMATION

W/in Urban Services Line: yes X no, in Rural Services Line
 Water Supply: Santa Cruz Municipal Utilities District
 Sewage Disposal: Private septic system approved by Environmental Health
 Fire District: County Fire Protection District
 Drainage District: Non-Zone

ANALYSIS & DISCUSSION

Background

On May 25, 1999, the County Planning Department accepted this application for a Minor Land Division and in accordance with the California Environmental Quality Act and the County Environmental Review Guidelines, the project was considered by the County Environmental Coordinator on June 19, 2000. A Mitigated Negative Declaration was issued on July 26, 2000 (see Exhibit "D").

Project Setting & Surroundings

The project site is located in the Carbonera planning area, within the Rural Services Line, and measures 3.5 1 acres net developable area. The project site is a portion of the Paradise Park Masonic Club property. Paradise Park, as it is today, was established by an approved Planned Unit Development (PUD) approved in 1974 and amended in 1980. The PUD authorized 400 units within Paradise Park. Presently, there are 391 units in Paradise Park. The project site is located on a hillside on the eastern side of the San Lorenzo River and is geographically separated from the developed portion of Paradise Park. There is no feasible way to connect the project site with the rest of the Paradise Park community due to extreme topographic variation.

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Access to the project will be from an unnamed right-of-way about 200 feet west of Henry Cowell Drive, accessed through Graham Hill Estates Subdivision to Graham Hill Road. The site is vegetated with brush, oak, **madrone** and redwood trees.

The project site is surrounded by residential properties (Graham Hill Estates to the east, and Paradise Park to the north, south and west).

Project Description

The proposed project consists of three parcels of 1.13, 1.02 and 1.22 acres in an area of the Paradise Park Planned Unit Development known as the Castle property (See legal description as Exhibit B, Attachment 21, Initial Study). The proposal requires an Ordinance Amendment to Planned Unit Developments 74-783-PUD and 80-116-PUD; a Minor Land Division; a Roadway/Roadside Exception to reduce the required width of the right-of-way access from 40 feet to 24 feet pursuant to County Code 13.10.521(a) and 15.10.050(e)(5); a Roadway/Roadside Exception to eliminate separated sidewalk, and to provide turn-outs in-lieu of a full cul-de-sac; a design waiver to eliminate the requirement to submit specific architectural design and instead use the architectural design guidelines established for the adjacent Graham Hill Estates Subdivision; and preliminary grading approval to cut 298 cubic yards to construct the access right-of-way and local street.

Environmental Resources and Constraints

Steep slopes adjacent to the San Lorenzo River divide the subject Minor Land Division area on the east from the Paradise Park Masonic Club development to the west. There are no slopes in excess of 30 percent in the proposed building envelopes. A Geotechnical evaluation of the site by Reynolds Associates dated April 19, 1999 was reviewed and accepted by the County (see Attachment 8, Initial Study, Exhibit D). On-site drainage is to be coordinated with the adjacent Graham Hill Estates (Tract 13 3 9) drainage improvements as reviewed and approved by Public Works (see Attachment 13, Initial Study, Exhibit D), as are the road access and water supply. No site disturbance can occur until the parent drainage, access and water supply infrastructure is completed for Graham Hill Estates. A detailed erosion control plan integrated with the grading plan is required to be submitted to Environmental Planning prior to any grading activity. Tree removal is restricted to the 3 designated building envelopes and the access road. Proposed circulation requires a Roadway/Roadside Exception pursuant to County Code Sections 13.10.521(a) and 15.10.050(e)(5). The more narrow roadway preserves a greater number of mature trees and is consistent with that of the adjacent Graham Hill Estates road system. This road system does not have sidewalks to maintain a more rural environment.

The project site is not mapped as lying within a designated Archaeologic Resource Area, however, during site preparation on the adjacent Graham Hill Estates, archaeological and historic resources were encountered. An archaeological reconnaissance survey was completed for the project finding no evidence of prehistorical cultural resources on the site (Attachment 10, Initial

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Study, Exhibit D). An historic archaeological report was submitted and approved by County Environmental Planning staff. At a noticed public hearing on September 13, 2000 the Historic Resources Commission approved the Historic Preservation Plan for the site requiring that an archaeologist be on site during any clearing, grading, trenching or excavating and that treatment of all artifacts when found be supervised (Exhibit F). To protect potential undetected resources, a condition of approval has been included to require, pursuant to Sections 16.40.040 and 16.42.100 of the County Code, that if any artifacts or other evidence of historic resources are discovered during any disturbance associated with this development, the responsible persons will cease any disturbance and notify the County. An abandoned foundation of the historic William Peyton mansion straddles the property line between proposed Lots 1 and 2. Development envelopes have been designated away from slopes exceeding 30 percent, and the foundation remnants. Development envelopes have been further modified to retain mature trees.

General Plan & Zoning Consistency

The Paradise Park Masonic Club, Inc. is designated as a Planned Unit Development. County Code Section 13.10.240 states that any Planned Unit Development shall continue to be administered in the same manner as existing permits. Actions to amend, review, revoke, or enforce such permits shall be subject to the regulations and procedures of Chapter 13.10 and Chapter 18.10, except for existing Planned Unit Development Permits which were adopted by ordinance and must be administered in the same manner as existing ordinances. The Paradise Park Masonic Club PUD (80-1 16-PUD) authorizes 400 units in the Park. The proposed project will amend the PUD to reduce the allowed number of units to 397 and partition the project site from the Paradise Park Masonic Club, (See Attachment 23, Initial Study, Exhibit D, Planned Unit Development Permit 80-1 16-PUD). There are currently 391 units in the Paradise Park Planned Unit Development. The applicants have obtained the required majority vote from the interested parties to propose the land division. (See Attachment 29, Initial Study and Attachments 24-27 for additional historical correspondence regarding the proposed land division).

The project site has a 1994 General Plan land use designation of Urban Low Residential (R-UL) for the area of Paradise Park developed with housing, and Park Recreation and Open Space (O-R), Private Local Park for the remaining areas including hillsides, riparian areas and other open space. The project site is within the Rural Services Line, which has recognized urban densities but typically does not have full urban services. The project site will connect to Santa Cruz City Municipal Utilities for water service (Attachment 17, Initial Study), and will have private individual septic systems as approved by the Environmental Health Service. Individual septic envelopes were deemed appropriate from a geotechnical standpoint and will not adversely affect slope stability of the site (Attachment 16, Initial Study). The proposed density of this subdivision, one dwelling per 1.16 net developable acres, is consistent with all General Plan policies and with the General Plan requirement that development on septic systems contain at least one acre.

The project is located in the "Single-family Residential" (R-1-6) zone district with this portion of

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the 178 acre parcel designated as Parks and Recreation (PR). One single-family dwelling per parcel is an allowed use as per County Code Section 13.10.352(b). The parcels in excess of one acre in area have been approved for septic systems. The proposed development envelopes will comply with the development standards of the County Code including required minimum one acre parcel size, required setbacks from the archaeologically sensitive areas, and the development standards of the Planned Unit Development as required by Permit Number 74-783-PUD as amended by 80-1 16-PUD (Attachments 22 & 23, Initial Study, Exhibit D) .

Roadway/Roadside Exception

Access to the Castle Property in Paradise Park is to be gained by way of easements through the Graham Hill Estates Subdivision. The right-of-ways providing access to the subject parcels include “Henry Cowell Drive”, a 50 foot right-of-way with a planned, paved width of 24-feet, and an unnamed right-of-way between Lots 33 and 34 (Tract 1339, Graham Hill Estates). Easement Agreements have been recorded to provide a primary non-exclusive easement sixteen feet in width commencing at a point on the project’s proposed Henry Cowell Drive and extending west between proposed Lots 33 and 34 of the Graham Hill Estates subdivision. A secondary non-exclusive easement twenty four feet in width connects the proposed Henry Cowell Drive through the Graham Hill Estates to Graham Hill Road.(See Attachments 20 & 21, Initial Study, Exhibit D).

Improvement plans for the proposed project include a 16-foot paved access road within an existing 24-foot right-of-way and a 16- to 18-foot paved common driveway with fire department turnouts, which would serve all three of the new lots created by the proposal. No on-street parking will be permitted in the area of the turn-out and turn-around to maintain adequate public safety vehicle access and circulation. The Department of Public Works/Road Engineering Division recommends that the “common driveway” be improved to the minimum local street design criteria, which is a minimum 40- foot right-of-way with a 30-foot paved road width, and a 4-foot separated sidewalk on one side of the street (see Attachment 15, Initial Study, Exhibit D). Construction to this criteria would require the removal of additional mature trees.

The proposed circulation design requires a Roadway/Roadside Exception pursuant to County Code Sections 13.10.521(a) and 15.10.050(e)5, to reduce the required width of the right-of-way access from 40 feet to 24 feet; to eliminate the separated sidewalk, and to provide turn-outs in lieu of a full cul-de-sac. Pursuant to County Code 13.10.521(e)4 the exception can be approved where resources such as significant trees are preserved by the design modification. Not only will mature trees be preserved, but the road width will match that of the adjacent Graham Hill Estates Subdivision, which also has no sidewalks in order to enhance the design concept of natural open meadows and forest. The proposed roadway configuration has been reviewed and approved by County and Scotts Valley Fire Protection Districts. No curbs and gutters are proposed, consistent with the design guidelines of Graham Hill Estates.

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Design Guidelines

The proposed project seeks a design waiver to eliminate the requirement to submit specific architectural details and alternatively utilize the approved architectural design guidelines adopted for the adjacent 60-unit Graham Hill Estates subdivision under Application 98-0121 (See Attachment 19, Initial Study, Exhibit D).

The basic design concept for Graham Hill estates is to preserve and expand the combination of the open meadow and forest. Removal of existing trees is limited by configuring proposed development parcels in such a way as to minimize tree removal and proposing to reduce the required width of the access driveway. Landscaping is to be limited to area within development envelopes and shall consist of plant materials which are compatible with existing vegetation. No non-native landscaping shall be approved outside of the development envelopes. Driveways and walkways from existing streets shall be asphalt paving or natural gravel without curbs or gutters. Lighting shall be low level, shielded fixtures with minimum off-site impact. Floodlighting of any kind is prohibited.

Design of individual residences may vary, but shall be indigenous (growing from the land) and should be appropriate for a natural forest setting. Step down foundations shall be utilized to follow topography, minimize grading and eliminate the need for retaining walls. Roof pitch may vary from 4 inches in 12 to 8 inches in 12 with principal roofs being of the same pitch. Buildings shall be of human scale with articulated form to avoid large massive structures. Materials shall be neutral color, natural type to avoid high reflectivity or dominant colors. Glazing shall be transparent, not reflective. Roofs shall be a dark color, windows and door frames shall be wood or dark anodized aluminum. Wall surfaces shall be limited to a maximum of two materials and the same design and shall carry around the entire perimeter. Artificial facades on one side of the building are prohibited. Garden walls and accessory structures shall be of the same material as the principal structure. All equipment, apparatus etc., whether fixed or moveable, shall be screened from view from the street and adjacent lots. Solar collectors shall be installed to not be visible from the street and shall follow roof slope.

Conclusion

All required findings can be made to approve this application. The proposed ordinance amendment permitting the 3-lot minor land division is consistent with the existing density of the Paradise Park Planned Unit Development and intensity of land use in the surrounding area.

Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

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RECOMMENDATION:

Staff recommends that the Commission:

1. Adopt the attached Resolution (Exhibit G) recommending that the Board of Supervisors approve Application No. 99-0345, based on the attached findings and conditions; and
2. Certify the Mitigated Negative Declaration as complying with the requirements of the California Environmental Quality Act.

EXHIBITS

- A. Tentative Map, Ifland Engineers dated 3/10/99, revised 2/2/01
- B. Findings
- C. Conditions
- D. Negative Declaration with Initial Study
 - Attachments:
 1. Tentative Map, Ifland Engineers, dated November 4, 1999
Tract 133 9, Graham Hill Estates
 2. Assessor's Parcel Map
 3. Zoning Map
 4. General Plan Map
 5. Memo from Environmental Planner, Beth Dyer, dated January 28, 2000
 6. Geotechnical Report, Reynolds Associates, dated 4/19/99
 7. Omitted
 8. Soils Report Review letter by County Geologist Joe Hanna dated 6/22/99
 9. Omitted
 10. Archaeological Reconnaissance Survey dated 7/9/99
 11. Acceptance of Pacific Museum Consultants report on archaeologic resources by Suzanne Smith, dated January 24, 2000
 12. Letter of Jacob Koff, Paradise Park Masonic Club, Inc. re-archaeology dated 11/20/99
 13. Memo from Glen Goepfert, Public Works Drainage, dated 2/24/00
 14. Letter from County Fire dated 6/2/99
 15. Memo from Jack Sohriakoff, Public Works Transportation Engineering, 6/23/99
 16. Memo from Jim Safranek, Environmental Health Service, dated 6/15/99
 17. Will serve letter, Santa Cruz Municipal Utilities, Mary Duke, dated 6/8/99
 18. Memo from Toni Cantrell, Pacific Bell, dated 6/21/99
 19. Design Guidelines, Tract 1339, Graham Hill Estates
 20. Grant of Easement S.H. Cowell Foundation/Paradise Park dated 6/10/93
 21. Grant of Easement S.H. Cowell Foundation/Paradise park dated 10/2/97
 22. 1974 Planned Unit Development Permit 74-783-PUD
 23. 1980 Planned Unit Development Permit 80-116-PUD


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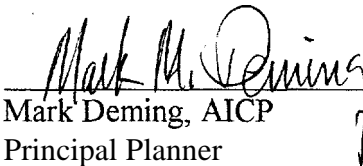
- 24. Letter of 10/23/95 by County Counsel, Dwight L. Herr regarding zoning changes at Paradise Park.
- 25. Letter of Catherine Rodoni, Attorney, re-potential division of property dated 12/2/98
- 26. Letter of Jim Wells, Paradise Park, re-potential division of Castle Property 1/22/99
- 27. Letter of Jim Wells re-potential division of Castle Property dated 3/29/99
- 28. Omitted
- 29. Paradise Park Masonic Club majority vote documentation to sell 3 future parcels
- 30. Memo from Mark Deming to County Counsel regarding land division, 6/6/00
- E. State and Regional Clearinghouse Review of Initial Study
- F. Historic Resources Commission Minutes of 9/13/00
- G. Planning Commission Resolution Sending A Recommendation to the Board of Supervisors on a Proposed Amendment to the Paradise Park Masonic Club Planned Unit Development.
- H. Ordinance Amendment to Planned Unit Development Numbers 74-783-PUD and 80-116-PUD.

SUPPLEMENTARY REPORTS AND INFORMATION REFERRED TO IN THIS REPORT ARE ON FILE AND AVAILABLE FOR VIEWING AT THE SANTA CRUZ COUNTY PLANNING DEPARTMENT, AND ARE HEREBY MADE A PART OF THE ADMINISTRATIVE RECORD FOR THE PROPOSED PROJECT.

Report prepared by:


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Report reviewed by:


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 Long Range Planning
 Santa Cruz County Planning Department

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SUBDIVISION FINDINGS:

1. THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OR CONDITIONS OF THE SUBDIVISION ORDINANCE AND THE STATE SUBDIVISION MAP ACT.

The proposed division of land meets all requirements and conditions of the County Subdivision ordinance and the State Map Act in that the project meets all of the technical requirements of the Subdivision ordinance and is consistent with the County General Plan and the zoning ordinance as set forth in the findings below.

2. THAT THE PROPOSED SUBDIVISION, ITS DESIGN, AND ITS IMPROVEMENTS, ARE CONSISTENT WITH THE GENERAL PLAN, AND THE AREA GENERAL PLAN OR SPECIFIC PLAN, IF ANY,

The proposed project lies within the 178 acre Paradise Park Masonic Club Planned Unit Development. County Code Section 13.10.240 states that any Planned Unit Development shall continue to be administered in the same manner as existing permits. Actions to amend, review, revoke, or enforce such permits are subject to the regulations and procedures of Chapter 13.10 and Chapter 18.10, except for existing Planned Unit Development Permits which were adopted by ordinance and must be administered in the same manner as existing ordinances. The final project is designed such that the final density of the Planned Unit Development is below the approved density in 1980 which allows for a total of 400 units within the PUD. There are currently 391 units in the Paradise Park Planned Unit Development.

The proposed division of land, its design, and its improvements, are consistent with the 1994 General Plan in that this project which creates three parcels averaging 1.16 net developable acres. The 3.5 acre project site, known as the Castle Property, lies within a portion of the PUD designated as Park, Recreation and Open Space (O-R), Private Local Park. This designation has been utilized for areas of the PUD such as hillsides, riparian areas and other open space not utilized for housing. There is no established density for land designated by the General Plan as Parks and Recreation (Private). General Plan Policy 7.1.11, Private Local Parks, encourages the continued use of private recreation facilities that have traditionally served local communities such as Paradise Park. Due to the inaccessibility of the Castle Property from the residential areas of Paradise Park because of its topographic separation, the site has not been historically utilized as a recreation area by the residents of Paradise Park.

The land division is located on a private street, off Henry Cowell Drive that provides satisfactory access consistent with the General Plan subject to approval of the proposed Roadway/Roadside Exception. The proposed land division is similar to the pattern and density of surrounding single-family residential development, in that the project is adjacent to the Graham Hill Estates subdivision which carries 15,000 square foot minimum parcel size, and the single-family

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residential lots of 6,000 square feet in Paradise Park. The project site is within the Rural Services Line, which has recognized urban densities, but typically does not have full urban services. The Santa Cruz Municipal Utilities District will provide water service for domestic use and fire protection purposes, and Environmental Health Services has determined that the parcels are suitable for individual septic systems.

Further, the land division is not located in a hazardous or environmentally sensitive area and protects natural resources by expanding in an area designated for residential development at the proposed density. Development envelopes are located away from slopes in excess of 30 percent consistent with General Plan policies 6.3.1 and 6.3.9 which prohibit the location of structures and access roads or driveways on slopes greater than 30 percent. Development envelopes have also been located away from sensitive archaeological and historical resources on the site consistent with General Plan policies 5.19.3 and 5.19.4.

3. **THAT THE PROPOSED SUBDIVISION COMPLIES WITH ZONING ORDINANCE PROVISIONS AS TO USES OF LAND, LOT SIZES AND DIMENSIONS AND ANY OTHER APPLICABLE REGULATIONS.**

Although the Planned Unit Development established a specific density for one parcel, there is no regulatory requirement which would prohibit a division in the interest of the parcel which would result in a density which conforms with the PUD. The proposed land division would require an amendment to the PUD pursuant to County Code Section 18.10.134(b)3 &4 and (c)21, Permit Amendment, which requires that any change to a permit which alters any right, title or interest in the real property reflected in any recorded map be processed as a major amendment by the original approving body. The density for the entire parcel is set by the PUD, which overrides the zoning ordinance. The parcels created by the proposed land division would comply with the following current zoning requirements:

- a) Chapter 13.14, Rural Density Matrix Determinations, does not apply to the project site as it is located within the Rural Services Line.
- b) County Code Section 13.10.352(b), Use Chart for the PR zone district, allows for one single-family dwelling per parcel.
- c) The minimum one acre lot size complies with Environmental Health Service septic system requirements.

4. **THAT THE SITE OF THE PROPOSED SUBDIVISION IS PHYSICALLY SUITABLE FOR THE TYPE AND DENSITY OF DEVELOPMENT.**

The site of the proposed division of land is physically suitable for the type and density of development in that geologic and geotechnical reports completed for the property determined that the site is suitable for the land division, the existing property is commonly shaped to ensure efficiency in further development of the property, and the proposed parcels offer a traditional arrangement and shape to insure development without the need for site standard exceptions or variances. Identified archaeological resources on the site remain protected.

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5. THAT THE DESIGN OF THE PROPOSED SUBDIVISION OR TYPE OF IMPROVEMENTS WILL NOT CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE NOR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The design of the proposed division of land and its improvements will not cause environmental damage nor substantially and avoidably injure fish or wildlife or their habitat in that no mapped or observed sensitive habitats or threatened species impede development of the site and the project has received a mitigated Negative Declaration pursuant to the California Environmental Quality Act and the County Environmental Review Guidelines. (See Exhibits D& E).

6. THAT THE PROPOSED SUBDIVISION OR TYPE OF IMPROVEMENTS WILL NOT CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The proposed division of land or its improvements will not cause serious public health problems in that public water is available to serve the proposed parcels, access is provided by a road meeting rural road standards, and the proposed parcels have individually been determined to be suitable for septic systems.

7. THAT THE DESIGN OF THE PROPOSED SUBDIVISION OR TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH, OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

The design of the proposed division of land and its improvements will not conflict with public easements for access in that no easements are known to encumber the property.

8. THE DESIGN OF THE PROPOSED SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES.

The design of the proposed subdivision provides to the fullest extent possible, the ability to utilize passive and natural heating and cooling in that the resulting parcels are oriented in a manner to take advantage of solar opportunities.

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ROADWAY/ROADSIDE EXCEPTION FINDING (County Code Section 15.10.050(e))

1. THE IMPROVEMENTS ARE NOT APPROPRIATE DUE TO THE CHARACTER OF DEVELOPMENT IN THE AREA AND THE LACK OF SUCH IMPROVEMENTS ON SURROUNDING DEVELOPED PROPERTY.

The applicant has requested a Roadway/Roadside Exception to reduce the required width of the right-of-way access from 40 feet to 24 feet pursuant to County Code 13.10.521(a) and 15.10.050(e); a Roadway/Roadside Exception to eliminate separated sidewalk, and to provide turn-outs instead of a full cul-de-sac.

The project site is located within the Rural Services Line adjacent to land within the Urban Services Line developed to an R-1- 15 density (15,000 square foot lots per single-family dwelling on the Graham Hill Estates Subdivision) and approximately 85 acres of open space common area and equestrian trails. A reduction in standard right-of-way access requirements by the Public Works Road Engineering Division, is requested in order to preserve existing mature trees on the project site and maintain consistency with the adjacent subdivision, The separated sidewalk is proposed to be deleted in order to maintain consistency with the adjacent Graham Hill Estates Subdivision which has no sidewalks, curb or gutters in order to maintain a rural, natural, open meadow and forest atmosphere. The proposed turn-out instead of a full cul-de-sac has been approved by the County Fire Department and the Scotts Valley Fire Department with the requirement that there be no off-street parking in this area and with the installation of an additional fire hydrant.

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CONDITIONS OF APPROVAL

Land Division No. 99-0345
 Applicant & Property Owner: Paradise Park Masonic Club, Inc.
 Assessor's Parcel No. 061-321-1 1
 Property Location and Address: 211 Keystone Way, Paradise Park. Project site on the west end of an unnamed 24 foot wide right of way about 190 feet west of Henry Cowell Drive in the Graham Hill Estates subdivision.
 Carbonera planning area

Exhibits: A. Tentative Map prepared by Ifland Engineers, dated 3/10/99, revision 2/2/01

All correspondence and maps relating to this land division shall carry the land division number noted above.

- I. Prior to exercising any rights granted by this Approval, the owner shall:
 - A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof
 - B. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - C. Obtain a Grading Permit.
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:
 - A. The Parcel Map shall be in general conformance with the approved tentative map and shall conform with the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
 - B. This land division shall result in no more than three (3) total lots.

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- C. The minimum lot size shall be 1 .0 acre net developable land.
- D. The following items shall be shown on the Parcel Map:
 - 1. Building envelopes and/or building setback lines located according to the approved Tentative Map.
 - 2. Net parcel area to the nearest hundredth acre.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
 - 1. Lots shall be connected for water service to Santa Cruz Municipal Utilities.
 - 2. Lots shall obtain a Septic System permit from the Environmental Health Service for new individual service,
 - 3. All future development shall comply with the development standards set forth in the "R- 1 - 1 acre" zone district.
 - 4. All future development on the lots shall comply with the requirements of the geotechnical report (Reynolds Associates, 4/19/99, Exhibit D, Attachment 6).
 - 5. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located.
 - 6. No site disturbance shall occur until parent drainage, access, and water supply infrastructure on the adjacent Graham Hill Estates have been installed and approved.
- F. Design Guidelines for the adjacent Graham Hill Estates shall be implemented for the minor land division as follows: The design concept of this development is to preserve and expand the combination of the natural open meadow and forest. Buildings shall be located within development envelopes. Building forms shall relate to topography and tree forms, encourage solar access, and reflect consideration for neighboring structures and unimproved lots.

Landscaping

New landscaping shall be limited to areas within development envelopes and shall

Applicant: Paradise Park Masonic Club, Inc.
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consist of plant materials which are compatible with existing vegetation unless shielded from the street. In general, most smaller plant specimens (6-foot maximum height) which are not visible from the street are allowed. Trees shall be limited to species which already exist in the forest in order to preserve the existing forest over time. Vegetable gardens, specialty gardens etc. are allowed provided they are not visible from the street. No non-native landscaping is allowed outside of development envelopes.

Fencing

Garden walls, screen walls, etc. shall be used to screen trash, service, and pool areas; shall be of the same material as building exterior; and shall be connected to principal buildings.

Driveways and Walkways

Driveways and walkways from exiting streets shall be asphalt paving or natural gravel without curbs or gutters.

Pools, Shelters, and Accessory Buildings

All accessory structures shall be located within development envelopes and shall have the same design character and materials as the principal structure. High activity areas, such as swimming pools, shall be located to reduce impact on adjacent lots.

Lighting

Lighting of driveways and buildings shall be low level, shielded fixtures, with minimum off-site impact.

Building Design Guidelines

a) Architectural Style

The style of individual residences may vary, but shall be indigenous (growing from the land) and should be appropriate for a natural forest setting.

b) Building Form

All buildings shall have sloped rooftops. Pitch of roofs may vary from 4 inches in 12 to 8 inches in 12, but principal roofs on any lot shall be the same pitch. In general, gabled roofs are preferred to shed roof forms. Buildings shall adjust to

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topography. On sloping sites, building forms should relate to the land form, stepping up or down the terrain.

c) Building Scale

Buildings shall be human scale. Two story facades should be broken with indentations, projecting bays, etc. The use of bay windows, trellises, garden walls, etc. to help blend structures into the landscape is encouraged. Building forms should be articulated to avoid large, massive structures.

d) Building Orientation

Design for solar access is encouraged subject to applicable County ordinances. Buildings shall be oriented to preserve privacy between adjacent lots. Window and door placement shall be designed to avoid views into neighboring windows or the private outdoor space of adjacent lots.

e) Materials

Materials shall be neutral color, natural type to avoid high reflectivity or dominant colors, Glazing shall be transparent, non-reflective. Roofs shall be a dark color, window and door frames shall be wood or dark anodized aluminum. Wall surfaces shall be limited to a maximum of two materials and the same design shall carry around the entire perimeter. Artificial facades on one side are prohibited. Garden walls and accessory buildings and structures shall be of the same materials as principal structures.

f) Screening of Equipment

All equipment, apparatus, etc., whether fixed or moveable, shall be screened from view from the street and from adjacent lots. Solar collectors shall be installed to not be visible from the street and shall follow roof slopes.

g) Exterior Lighting

Exterior lighting shall be a shielded, low level type which conceals the light source. Lighting which is visible from the street or adjacent lots shall be controlled to avoid glare. Floodlighting of any kind is prohibited.

- G. Any changes between the approved Tentative Map, including, but not limited to the attached Exhibits for preliminary grading, drainage, erosion control, and the Parcel Map and final plans must be submitted for review and approval by the decision-making body. Such proposed changes will be included in a report to the

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decision-body to consider if they are **sufficiently** material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code. Any changes that are on the final plans that in any way do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet and highlighted in yellow on any set of plans submitted to the County for review.

III. Prior to recordation of the Parcel Map, the following requirements shall be met:

- A. Pay a Negative Declaration filing fee of \$25.00 to the Clerk of the Board of the County of Santa Cruz as required by the California Department of Fish and Game mitigation fees program.
- B. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- C. Submit and secure approval of engineered improvement plans from the Department of Public Works for all roads, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of engineer's estimate of the cost of improvements), per Sections 14.0 1.5 10 and 5 11 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements:
 1. All improvements shall meet the requirements of Design Criteria adopted for Tract 1339, Graham Hill Estates, except as modified in these conditions of approval. (See Initial Study, Exhibit D, Attachment 19).
 2. An erosion control plan for any improvements shall be submitted for Planning Department review and approval prior to submittal to the Department of Public Works. The plan shall include a clearing and grading schedule, revegetation specifications, temporary road surfacing and construction entry stabilization, barriers along the break in slope above the San Lorenzo River, details of temporary drainage control including lined swales, erosion protection at the outlets of pipes, sediment barriers around drain inlets, etc. This plan shall be integrated with the grading plan that is submitted to Environmental Planning staff for review and approval prior to issuance of the grading or building permit. The site to receive the exported fill shall be identified and a grading permit for that site obtained prior to the pre-construction meeting before the start of grading. The grading permit for the receiving site shall be submitted to Environmental Planning prior to the beginning of grading activity.

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4. Plans shall comply with all requirements of the geotechnical report by Reynolds Associates of April 14, 1999, Exhibit D, Attachment 6). A plan review letter from the geotechnical engineer shall be submitted with the plans stating that the plans have been reviewed and found to be in compliance with the recommendations of the geotechnical report.
 5. Engineered drainage plans shall be reviewed and approved by the Department of Public Works. The applicant shall provide verification that the drainage infrastructure on adjacent Tract 1339, to which the project will route drainage, has been installed and accepted by the Public Works Department.
 6. All new utilities shall be constructed underground. All facility relocations, upgrades or installations required for utilities service to the project shall be noted on the improvement plans. All preliminary engineering for such utility improvements is the responsibility of the developer.
 7. All improvements shall comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Regulations.
 8. Landscaping shall be consistent with the approved design guidelines of adjacent Tract 1339. New landscaping shall be limited to areas within development envelopes and shall consist of plant materials which are compatible with existing vegetation unless shielded from the street. No cutting of existing trees greater than 6-inches in diameter is permitted. In general, most smaller plant specimens (six foot maximum height) which are not visible from the street are allowed. Trees shall be limited to species which already exist in the forest in order to preserve the existing forest over time. Vegetable gardens, specialty gardens etc. are allowed provided they are not visible from the street. No non-native landscaping is allowed outside of development envelopes.
 9. Detailed grading plans shall be submitted to Environmental Planning for review and approval demonstrating compliance with the recommendations of the historical and archaeological investigation by Pacific Museum Consultants dated 8/30/99, on file with the Planning Department.
 10. No on-street parking shall be allowed in the vicinity of the fire truck turn-around areas. Appropriate signage shall be installed.
- D. Engineered improvement plans for all water line extensions required by the Santa Cruz Municipal Utilities District shall be submitted for the review and-approval of the water agency.

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- E. An agreement for shared maintenance of roads and drainage facilities by owners of all lots in this land division shall be submitted and recorded with the Parcel Map.
 - F. All requirements of the County Fire Protection District shall be met as set forth in the District's letter dated 6/2/99.
 - G. Park dedication in-lieu fees shall be paid for three single-family dwelling units. On 2/28/01 these fees were \$2,400 per unit, (\$800 per bedroom, Carbonera Planning Area), but are subject to change.
 - H. Roadway improvement fees for the Carbonera Planning Area shall be paid for three single-family dwelling units. On 2/28/01 these fees were \$11.50 per foot of frontage per unit, but are subject to change.
 - I. Child Care Development fees shall be paid for three single-family dwelling units, On 2/28/01 these fees were \$327 per unit (\$109 per bedroom), but are subject to change.
 - J. Submit one reproducible copy of the Parcel Map to the County Surveyor for distribution and assignment of temporary Assessor's parcel numbers and **situs** address.
- IV. All future construction within the minor land division shall meet the following conditions:
- A. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road.
 - B. No land clearing, grading or excavating shall take place between October 15 and April 15 unless a separate winter erosion-control plan is approved by the Planning Director.
 - C. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out other work specifically required by another of these conditions).
 - D. A qualified archaeologist shall be on site during any clearing, grading, trenching or excavating. Treatment of all artifacts when found shall be supervised by the project archaeologist. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance

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associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

- E. To minimize noise, dust and nuisance impacts on surrounding properties to insignificant levels during construction, the owner/applicant shall be responsible for compliance with the following measures during construction:
 - 1. Limit construction to the time between 8:00 a.m. and 5 p.m. weekdays, unless a temporary exception to this time restriction is approved in advance by the County Planning Department; and
 - 2. Each day that it does not rain, exposed soil shall be wet down frequently enough to prevent significant amounts of dust from leaving the site.
- F. Construction of improvements including any grading shall comply with the requirements of the geotechnical report (Reynolds Associates, 4/19/99, Exhibit D, Attachment 6). The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report.
- G. All required land division improvements shall be substantially complete to the satisfaction of the County Director of Public Works prior to final inspection clearance for any new structure on the lots.
- V. All future development on lots created by this subdivision shall comply with the requirements set forth in Condition I.E., above.
- VI. In the event that future County inspections of the subject property disclose non-compliance 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 and/or necessary enforcement actions, up to and including Approval revocation.
- VII. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development

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Applicant: Paradise Park Masonic Club, Inc.
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Approval Holder.

1. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless, COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
2. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - a. COUNTY bears its own attorney's fees and costs; and
 - b. COUNTY defends the action in good faith.
3. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
4. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
5. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement which incorporates the provisions of this condition, or this development approval shall become null and void.

VIII. MITIGATION MONITORING PROGRAM

The mitigation measures listed under this heading have been incorporated into the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section 2108 1.6 of the California Public Resources Code, a monitoring and reporting program for the above mitigations is hereby adopted as a condition of approval for this project. This monitoring program is specifically described following each mitigation measure listed below. The purpose of this monitoring is to ensure compliance with the

Applicant: Paradise Park Masonic Club, Inc.
 Application No. 99-0345
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environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program, may result in permit revocation pursuant to Section 18.10.462 of the Santa Cruz County Code.

1. Mitigation Measure: Conditions III.C.2, IV.F (Avoidance of negative impacts associated with grading and erosion control to off-site improvements).

Monitoring Program: Prior to recordation of the Parcel Map, the Department of Public Works shall verify that the proposed drainage system is of sufficient capacity to prevent off-site drainage impacts. All improvements shall comply with the requirements of the geotechnical report. Correction Notices will be issued to the contractor in the event of non-compliance.

2. Mitigation Measure: Condition III.C.8 (Retention of existing trees greater than 6-inches in diameter).

Monitoring Program: No clearing of trees other than in the designated development envelopes, driveways and roadways is permitted. Environmental staff shall inspect the project site to confirm that all required trees greater than (6-inches in diameter have been retained.

3. Mitigation Measure: Conditions III.C.5 (Drainage)

Monitoring Program: Public Works shall verify that the drainage infrastructure on adjacent Tract 1339, Graham Hill Estates, to which this project shall route drainage, is installed and functions properly. Correction Notices will be issued in the event of non-compliance.

4. Mitigation Measure: Conditions III C.9, IV.D (Preservation of Historic Resources)

Monitoring Program: A qualified archaeologist shall be on site during any clearing, grading, trenching, or excavating. The treatment of all artifacts when found shall be supervised by the archaeologist. A detailed grading plan consistent with improvement plans required to protect historic resources on the site shall be reviewed by the project archaeologist and approved by Environmental Planning.

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**AMENDMENTS TO THIS LAND DIVISION APPROVAL SHALL BE PROCESSED IN
ACCORDANCE WITH CHAPTER 18.10 OF THE COUNTY CODE**

This Tentative Map is approved subject to the above conditions and the attached map, and expires 24 months after the 10-calendar day appeal period per the Subdivision Map Act. The Parcel Map for this division, including improvement plans if required, should be submitted to the County Surveyor for checking at least 90 days prior to the expiration date and in no event later than 3 weeks prior to the expiration date.

cc: County Surveyor

Approval Date: 2/28/01

Effective Date: 3/14/01

Expiration Date: 3/14/03

... parcels for the future construction of three private single-family dwellings, and one remainder parcel (Paradise Park Planned Unit Development). The proposal requires an Ordinance Amendment to Planned Unit Development 74-783-PUD/80-116-PUD; a Minor Land Division; a Roadway/Roadside Exception to reduce the required width of the right-of-way access from 40 feet to 24 feet pursuant to County Code 13.10.521(a) and 15.10.050(e)(5); a Roadway/Roadside Exception to reduce the required local street width from 56 feet to 40 feet, to eliminate separated sidewalk, and to provide turn-outs in lieu of a full cul-de-sac; a design waiver to eliminate the requirement to submit specific architecture and instead use the architectural design guidelines established for the adjacent Graham Hill Estates Subdivision; and preliminary grading approval to cut 298 cubic yards to construct the access right-of-way and local street. The project is located at the west end of an unnamed 24 foot right-of-way, about 190 feet west of Henry Cowell Drive, and is accessed through the Graham Hill Estates Subdivision in the Carbonera Planning area..

APN: 061-321-11 JACKIE YOUNG, PLANNER ZONE DISTRICT: R-1-6

0499

Findings: Proposal to divide parcel number 049-061-10 into two lots approximately 5 and 9.8 net developable acres. Property located on the south side of a private road (dusty Trails Road) about 2,275 feet south of the intersection of Dusty Trails Road and Calabasas Road.

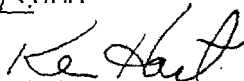
This project, if conditioned to comply with required mitigation measures or conditions shown below, will not have significant effect on the environment. The expected environmental impacts of the project are documented in the Initial Study on this project attached to the original of this notice on file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

Required Mitigation Measures or Conditions:

N o n e
A r ~~X~~ A t t a c h e d

Review Period Ends 7/26/00

Date Approved By Environmental Coordinator 7/31/00



CALIFORNIA DEPARTMENT OF FISH AND GAME

0500

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

99-0345

Paradise Park
 21 1 Keystone Dr.
 Santa Cruz, CA 95060

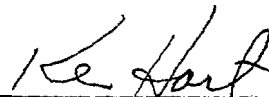
Project Description: Proposal to create three single family residential parcels for the future construction of three private single-family dwellings, and one remainder parcel (Paradise Park Planned Unit Development). The proposal requires an Ordinance Amendment to Planned Unit Development 74-783-PUD/80-116-PUD; a Minor Land Division; a Roadway/Roadside Exception to reduce the required width of the right-of-way access from 40 feet to 24 feet pursuant to County Code 13.10.521(a) and 15.10.050(e)(5); a Roadway/Roadside Exception to reduce the required local street width from 56 feet to 40 feet, to eliminate separated sidewalk, and to provide turn-outs in lieu of a full &l-de-sac; a design waiver to eliminate the requirement to submit specific architecture and instead use the architectural design guidelines established for the adjacent Graham Hill Estates Subdivision; and preliminary grading approval to cut 298 cubic yards to construct the access right-of-way and local street. The project is located at the west end of an unnamed 24 foot right-of-way, about 190 feet west of Henry Cowell Drive, and is accessed through the Graham Hill Estates Subdivision in the Carbonera Planning area.

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.



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

Date: 7/31/00

PLANNING DEPARTMENT

(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454.2123

ALVIN D. JAMES, DIRECTOR

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: Paradise Park Masonic Club, Inc.

APPLICATION NO.: 99-0345

APN: 061-321-I 1

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.)

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: 7/26/00

Staff-Planner

'hone:

Date: _____

NAME : Paradise Park Masonic Club
APPLICATION: 99-0345
A.P.N: 61-321-11

NEGATIVE DECLARATION MITIGATIONS

- A. In order to mitigate any negative impacts from clearing and grading, including impacts from accelerated erosion and off site sedimentation:
1. Grading shall be performed under the supervision of the project geotechnical engineer and in conformance with all the provisions of the geotechnical report. Inspection letters from the geotechnical engineer will be required prior to final clearance of any permit;
 2. A detailed erosion control plan shall be prepared for the project. The plan shall include a clearing and grading schedule, revegetation specifications, temporary road surfacing and construction entry stabilization, barriers along the break in slope above the river, details of temporary drainage control including lined swales, erosion protection at the outlets of pipes, sediment barriers around drain inlets, etc. This plan shall be integrated with the grading plan that is submitted to Environmental Planning staff for review and approval prior to issuance of the grading or building permit;
 3. The site to receive the exported fill shall be identified, and a grading permit for that site obtained, prior to the pre-construction meeting before the start of grading. The grading permit for the receiving site shall be submitted to Environmental Planning staff prior to the beginning of grading activity.
- B. In order to bring the proposed land division into compliance with the Zoning Ordinance requirement to design to preserve existing trees greater than 6 inches in diameter, the applicant shall revise the proposed map to modify the building envelopes and individual driveways as follows:

Lot #1 : Northernmost 80 feet of the east boundary shall be moved 40 feet west to preserve the 24" and 30" oaks. Southern half of the driveway shall curve to meet the revised east boundary. Northwest corner shall be modified to respect the minimum ten foot buffer around the mapped historic resource;

Lot #2: Southern boundary shall be moved 25 feet north to preserve the two 20" oaks. Northern boundary shall be moved 10 feet south to preserve trees at the northeast corner:

Lot #3: South boundary shall be moved 10 feet north. Northernmost 60 feet of the west boundary shall be moved 25 feet east to preserve the 40" oak. The east boundary shall be moved at least 25 feet west in the area around the 2, 24" oak trees in order to form a "cut out" to preserve these trees.

These are approximate dimensions, based on minimum setbacks from the subject trees. Refer to Exhibit A (attached). Actual building envelope boundaries must be revised to be outside the dripline of the subject trees, as surveyed in the field. The revised map, which shall accurately show the drip line of the subject trees, shall be submitted to the Environmental Coordinator for review and approval prior to scheduling of the public hearing.

- C. Prior to any clearing or grading, and prior to the issuance of any grading or building permits, the applicant shall provide verification that the drainage infrastructure on adjacent Tract 1339, to which this project will route drainage, has been installed and accepted by the Department of

Public Works.

- D. In order to comply with County Code 16.42, Historic Preservation Ordinance, and to preserve the significant historic resources on the parcel, the applicant shall:

(references below are to features as described and mapped in "Results of Phase II Historical and Archaeological Investigation", Bordeau and Duval, 8-30-99)

1. Prior to public hearing, prepare an Historic Resources Preservation plan that shall be submitted to the Historic Resources Commission for review and approval. Any recommendations approved by the Commission shall be incorporated into the design and operation of the project;
2. Prior to recording the final map, the improvement plans shall be amended to include a detailed grading plan and notes that indicate the following activities for historic preservation:
 - a. protection of feature #1 by capping with 24 inches of clean, compacted fill and establishment of a ten foot setback around the perimeter of the feature that is not within the development envelope on any lot. The map shall indicate the ten foot historic preservation setback, and the grading plan shall indicate that the grading will be performed by the applicant as part of the land division improvements, under the supervision of a qualified archaeologist;
 - b. Improvement plan shall indicate that features # 2 and 4 will be backfilled with clean, compacted soil under the supervision of a qualified archaeologist;
 - c. Improvement plans shall indicate the controlled excavation of features #3, 5, and 6 to be accomplished by a qualified archaeologist. Any findings shall be mapped, recorded and documented in a final report that is provided to the Santa Cruz Historical Museum. Any portions of the feature that are not within the development envelope (as modified pursuant to Item # B) shall be capped with 24 inches of clean, compacted fill;
 - d. Improvement plans shall indicate that feature #7 will be capped with three inches of concrete, under the supervision of a qualified archaeologist;
 - e. Artifacts described at Loci A - F, and any other artifacts that are found during ground disturbance shall be preserved in place if they are outside the development envelopes (as modified pursuant to Item B) and shall be cleaned, identified, dated, described, cataloged, and then donated to the Santa Cruz Historical Museum if they are inside the development envelopes.

The amended improvement plans shall be submitted to the Environmental Coordinator for review and approval prior to recording of the map.

3. Concurrent with recording the final map, a Declaration of Restriction acknowledging the presence of historical resources and provisions for the future preservation of the resources shall be recorded on Lots 1, 2, and 3.
4. Prior to the start of any ground disturbing activity associated with the land division, such as clearing, grading, trenching, excavating, or septic installation, AND again prior to the issuance of individual building or grading permits for the lots, the applicant/owner shall submit a letter from a professional archaeologist indicating that the archaeologist has been engaged to supervise the activity and treat any artifacts according to the above measures 2 a-e.

5. Prior to final inspection of the land division improvements, and prior to final inspection of any individual building, grading , or sewage disposal permit, the applicant/owner shall submit a final report from the supervising archaeologist for the review and approval of the project planner, that details the on site monitoring, presents any findings, records, identifies, and catalogs artifacts as given in measures 2 a-e above, and documents that all findings not preserved in place have been donated to the Santa Cruz County Historical Museum.

PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

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

Dear Project Applicant:

The enclosed document is your copy of the Negative Declaration issued by the Environmental Coordinator for your project. Any conditions attached to the Negative Declaration will be incorporated into any Development Permit approved for your project. The primary purpose of this letter, however, is to notify you about a state law (California Code of Regulations, Title 14, Section 753.5) which requires applicants to pay a Negative Declaration filing fee to the Clerk of the Board of Supervisors prior to commencement of an approved project.

This law requires project applicants to pay \$1,250.00 fee at the time the Environmental Notice of Determination is filed with the Clerk of the Board of Supervisors (directly after project approval) when the project may affect wildlife resources. If your project will have no impact on wildlife resources, then a "Certificate of Fee Exemption" is attached to this letter and no Fish and Game fee is required. However, a \$25.00 document filing fee is still required, as discussed below.

According to the State law, projects are not vested, final or operative until the appropriate fee is paid. In addition, the Clerk of the Board is required to report the posting of ALL Environmental Notices of Determination to the California Department of Fish and Game and to notify them if the required fee has been paid. It is the applicant's responsibility to pay the fee to the Clerk of the Board who then forwards the fee to the State. These fees are used by the State to fund state wildlife habitat management and restoration programs. The law also allows Counties to charge a \$25.00 filing and processing fee for all Notices of Determination, regardless of whether the Fish and Game fee is required.

Your filing fee is ~~\$25.00~~ \$1275.00 (circle one) and should be paid AFTER PROJECT APPROVAL at the Clerk of the Board of Supervisors in Room 500 of the County Governmental Center, 701 Ocean Street., Santa Cruz, CA 95060. Checks should be made payable to the County of Santa Cruz. PAYMENT PRIOR TO PROJECT APPROVAL CANNOT BE ACCEPTED BY THE CLERK OF THE BOARD. IN ADDITION, IF YOUR FILING FEE IS \$25.00 PAYMENT CANNOT BE ACCEPTED UNLESS IT IS ACCOMPANIED BY THE CERTIFICATE OF FEE EXCEPTION (ATTACHED TO THIS LETTER). If you have any questions about the payment of this required fee, please contact the Clerk of the Board at (408) 454-2320.

Sincerely yours,

KEN HART

Environmental Coordinator

Enclosure
fishgame/PLN941**EXHIBIT** **59**

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

SCH # **ATTACHMENT 4**Project Title: Paradise Park Minor Land DivisionLead Agency: County of Santa CruzContact Person: Paia LevineStreet Address: 701 Ocean StreetPhone: (408) 454-3178City: Santa Cruz Zip: CACounty: Santa Cruz

Project Location

County: Santa CruzCity/Nearest Community: Felton + Santa CruzCross Streets: Cushman Hill Rd, Henry Carroll DriveTotal Acres: 3.2Assessor's Parcel No. 01-321-01

Sections: _____ Twp: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 17, 1Waterways: San Lorenzo River, Carbonera + Branciforte Creeks

Airports: _____

Railways: SPR Schools: Brook Knoll Elem, VC Santa Cruz

Document Type

CEQA: ☐ NOP ☐ Supplement/Subsequent ☐ Early Cons ☐ EIR (Prior SCH No.) ☒ Neg Dec ☐ Draft EIRNEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSIOther: ☐ Joint Document ☐ Final Document ☐ Other _____

Local Action Type

☐ General Plan Update ☐ Specific Plan ☐ General Plan Amendment ☐ Master Plan ☐ General Plan Element ☐ Planned Unit Development ☐ Community Plan ☐ Site Plan☐ Rezone ☐ Prezone ☐ Use Permit ☒ Land Division (Subdivision, Parcel Map, Tract Map, etc.)☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other: ordinance (add) amendment design exceptions

Development Type

☒ Residential: Units 3 Acres approx each
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational _____
☐ Recreational _____☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ Watts _____
☐ Waste Treatment Type _____
☐ Hazardous Waste Type _____
☐ Other: _____

Project Issues Discussed in Document

☒ Aesthetic/Visual ☐ Flood Plain/Flooding ☐ Agricultural Land ☐ Forest Land/Fire Hazard ☐ Air Quality ☐ Geologic/Seismic ☒ Archeological/Historical ☐ Minerals ☐ Coastal Zone ☐ Noise ☒ Drainage/Absorption ☐ Population/Housing Balance ☐ Economic/Jobs ☐ Public Services/Facilities ☐ Fiscal ☐ Recreation/Parks☐ Schools/Universities ☒ Septic Systems ☐ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☐ Solid Waste ☐ Toxic/Hazardous ☒ Traffic/Circulation ☒ Vegetation☐ Water Quality ☐ Water Supply/Groundwater ☐ Wetland/Riparian ☐ Wildlife ☐ Growth Inducing ☒ Landuse ☐ Cumulative Effects ☐ Other: _____

Present Land Use/Zoning/General Plan Use

vacant / R-1-6 / Urban Low Density Rural and Parks Recreation

Project Description

EXHIBIT D

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Preparation or previous draft documents) please fill it in.

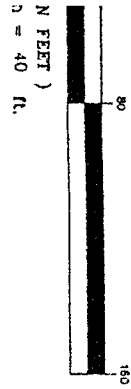
Revised October 1991

ATTACHMENT 4

Proposal to create three single family residential parcels for the future construction of three private single-family dwellings, and one remainder parcel (Paradise Park Planned Unit Development). The proposal requires an Ordinance Amendment to Planned Unit Development 74-783-PUD/80-116-PUD; a Minor Land Division; a Roadway/Roadside Exception to reduce the required width of the right-of-way access from 40 feet to 24 feet pursuant to County Code 13.10.52 l(a) and 15.10.050(e)(5); a Roadway/Roadside Exception to reduce the required local street width from 56 feet to 40 feet, to eliminate separated sidewalk, and to provide turn-outs in lieu of a full cul-de-sac; a design waiver to eliminate the requirement to submit specific architecture and instead use the architectural design guidelines established for the adjacent Graham Hill Estates Subdivision, and preliminary grading approval to cut 298 cubic yards to construct the access right-of-way and local street. The project is located at the west end of an unnamed 24 foot right-of-way, about 190 feet west of Henry Cowell Drive, and is accessed through the Graham Hill Estates Subdivision in the Carbonera Planning area..

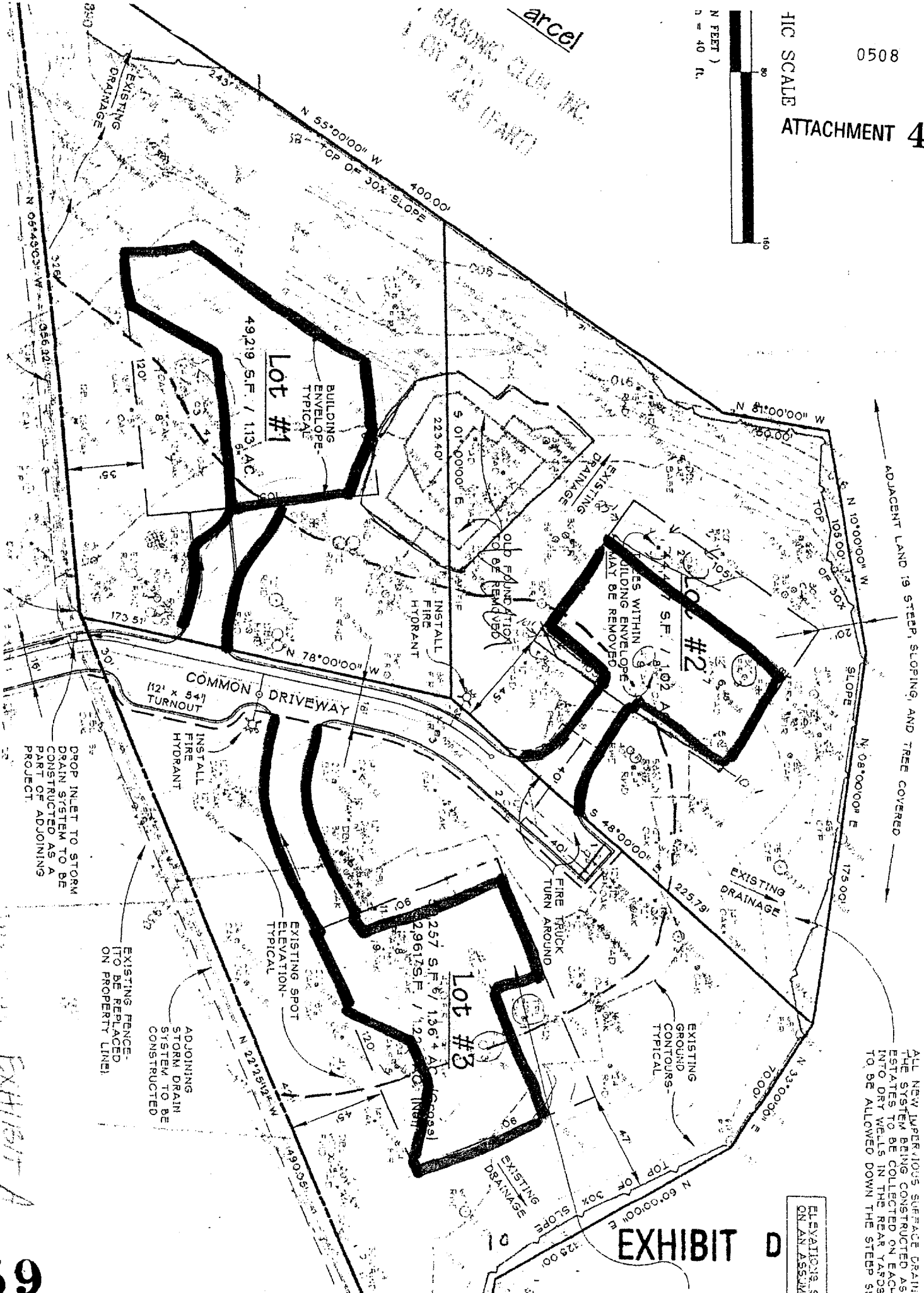
HIC SCALE

ATTACHMENT 4



Parcel

MASONRY CLUB, INC.
1 OF 2 PARCELS
45' (PART)



ALL NEW IMPERVIOUS SURFACE DRAINAGE
THE SYSTEM BEING CONSTRUCTED AS
ESTATES TO BE COLLECTED ON EACH
INTO DRY WELLS IN THE REAR YARDS
TO BE ALLOWED DOWN THE STEEP SLOPE

ELEVATIONS
ON AN ASSUMED

EXHIBIT D

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT

Date: June 19, 2000
Staff Planner: Jackie Young 0509

ENVIRONMENTAL REVIEW INITIAL STUDY

APPLICANT:	Paradise Park Masonic Club Inc.	APN: 061-321-1 1
OWNER:	Paradise Park Masonic Club Inc.	USGS Quad: Felton
Application No:	99-0345	Supervisory District: Fifth
Site Address:	211 Keystone Way, Paradise Park	
Location:	At the west end of an unnamed 24 foot right-of-way, about 190 feet west of Henry Cowell Drive, accessed through the Graham Hill Estates Subdivision off of Graham Hill Road.	

EXISTING SITE CONDITIONS

Parcel Size:	179 acres (Paradise Park); 3.51 (Project Site)
Existing Land Use:	Vacant
Vegetation:	Wild grasses, non-native vegetation, mature trees
Slope:	0-15% 60 acres, 16-30% 20 acres, 31-50% 5, 51% 15 acres
Nearby Watercourse:	San Lorenzo River
Distance To:	On Site
Rock/Soil Type:	Silty Sand top soil; Silty Clay and Gravelly Sand underlayment.

ENVIRONMENTAL CONCERNS

Groundwater Supply:	None mapped	Liquefaction:	Negligible potential
Water Supply Watershed:	Mapped	Fault Zone:	None mapped
Groundwater Recharge:	None mapped	Floodplain:	None
Timber and Mineral:	None mapped	Riparian Corridor:	None
Biotic Resources:	None mapped	Solar Access:	Adequate
Fire Hazard:	None mapped	Solar Orientation:	Adequate
Archaeology:	Report submitted	Scenic Corridor:	None
Noise Constraint:	None	Electric Power Lines:	None
Erosion:	None mapped	Agricultural Resource:	None mapped
Landslide:	None mapped		

SERVICES

Fire Protection:	County Fire	Drainage District:	Zone
School District:	Santa Cruz Elementary and Santa Cruz High School Districts		
Project Access:	At the west end of an unnamed 24 foot right-of-way, about 190 feet west of Henry Cowell Drive, accessed through the Graham Hill Estates Subdivision.		
Water Supply:	City of Santa Cruz Water District		
Sewage Disposal:	Septic systems approved by County Environmental Health		

PLANNING POLICIES

Zone District:	R-1-6
Within USL:	No, Urban-Rural Services Line
General Plan:	Urban Low Density Residential (R-UL) & Existing Parks & Recreation (O-R)
Special Designation:	None
Coastal Zone:	No

ENVIRONMENTAL REVIEW CHECKLIST

0510

PROJECT DESCRIPTION:

Application No. 99-0345 is a proposal to create three single family residential parcels for the future construction of three private single-family dwellings from a portion of the single parcel known as Paradise Park. The proposal requires an Ordinance Amendment to Planned Unit Development 74-783-PUD/80-116-PUD (which were approved by ordinance); a Minor Land Division; a Roadway/Roadside Exception to reduce the required width of the right-of-way access from 40 feet to 24 feet pursuant to County Code 13.10.521(a) and 15.10.050(e)(5); a Roadway/Roadside Exception to reduce the required local street width from 56 feet to 40 feet, to eliminate separated sidewalk, and to provide turn-outs in lieu of a full cul-de-sac; a design waiver to eliminate the requirement to submit specific architecture and instead use the architectural design guidelines established for the adjacent Graham Hill Estates Subdivision; and preliminary grading approval to cut 298 cubic yards to construct the access right-of-way and local street. The project is located at the west end of an unnamed 24 foot right-of-way, about 190 feet west of Henry Cowell Drive, and is accessed through the Graham Hill Estates Subdivision.

PROJECT SETTING

The subject parcel is the site of the Paradise Park Planned Unit Development, an existing, legal conforming use. The project site is located atop a hillside on the east side of the San Lorenzo River and is geographically isolated from the developed portion of Paradise Park. There is no feasible way to connect the project site with the rest of the community due to extreme topographic variation. The Paradise Park community, 391 single-family residences, with the banks of the west side of the San Lorenzo River (Use Permit No. 74-783-PUD/80-116-PUD) and the project area is located on the east side of the river. See Attachments 2 and 3.

A. GEOLOGIC FACTORS

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

- | | | | | |
|---|-------|-------|--------------|-------|
| 1. Geologic Hazards: earthquakes (particularly surface ground rupture, liquefaction, seismic shaking), landslides, mud slides or other slope instability, or similar hazards? | _____ | _____ | <u> X </u> | _____ |
|---|-------|-------|--------------|-------|

All portions of Santa Cruz County are subject to some hazard from earthquakes. The subject parcel is not located in a mapped fault zone where elevated risk from earthquake hazards would be expected. In addition, the foundations of all structures will be engineered to meet seismic requirements of the Uniform Building Code and will meet the recommendations of the soils report, which is required prior to issuance of a Building Permit.

- | | | | | |
|--|-------|-------|-------|--------------|
| 2. Soil Hazards: soil creep, shrink swell (expansiveness), high erosion potential? | _____ | _____ | _____ | <u> X </u> |
|--|-------|-------|-------|--------------|

A soils report was reviewed and approved by the County for the proposed projects (See Attachment 9).

- | | | | | |
|--|-------|-------|--------------|-------|
| 3. Change in topography or ground surface relief features? | _____ | _____ | <u> X </u> | _____ |
|--|-------|-------|--------------|-------|

Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	L e s s T h a n Significant <u>Impact</u>	No <u>Impact</u>
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Project grading includes a 298 cubic yard cut to construct the access drive and common driveway. No lot grading is proposed under this application. The conditions of approval shall require step down foundations for the future single-family dwellings to reduce the amount of grading required for the building pads and to eliminate any need for retaining walls. Additionally, the project will be conditioned to have the receiving fill site identified and permitted prior to the pre-construction meeting and prior to the start of grading.

4. The destruction, covering or modification of any unique geologic or physical feature?	<u> </u>	<u> </u>	<u> </u>	<u> X </u>
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5. Steep slopes (over 30%)?	<u> </u>	<u> </u>	<u> </u>	<u> X </u>
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There are no slopes over 30% in the building envelopes.

6. Coastal cliff erosion?	<u> </u>	<u> </u>	<u> </u>	<u> X </u>
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7. Beach sand distribution?	<u> </u>	<u> </u>	<u> </u>	<u> X </u>
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8. Any increase in wind or water erosion of soils, either on or off site?	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
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Off-site sedimentation and erosion could occur without the implementation of a detailed erosion control plan.

B. HYDROLOGIC FACTORS

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

1. Water related hazards such as flooding or tidal waves?	<u> </u>	<u> </u>	<u> </u>	<u> X </u>
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2. Private or public water supply?	<u> </u>	<u> </u>	<u> </u>	<u> X </u>
------------------------------------	---------------	---------------	---------------	----------------------

The proposed project is located within the boundary of the city of Santa Cruz Water District and will receive service from the district.

3. Septic system functioning (inadequate percolation, high watertable, proximity to water courses)?	<u> </u>	<u> </u>	<u> </u>	<u> X </u>
---	---------------	---------------	---------------	----------------------

4. Increased siltation rates?	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
-------------------------------	---------------	----------------------	---------------	---------------

Increased siltation rates could occur without implementation of an erosion control plan. Engineered erosion control plans will be required as part of the final improvement plan submitted to the Department of Public Works with the tentative map. The grading plan will be required to be reviewed and approved by the Environmental Planning Section prior to submittal to the Department of Public Works.

	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
5. Surface or ground water quality (contaminants including silt-urban runoff, nutrient enrichment, pesticides, etc.)?	<u> </u>	<u> X </u>	<u> </u>	<u> </u>

A silt and grease trap will be required to reduce the potential contamination of surface water.

6. Quantity of ground water supply, or alteration in the direction or rate of flow of ground waters?	<u> </u>	<u> </u>	<u> </u>	<u> X </u>
7. Groundwater recharge?	<u> </u>	<u> </u>	<u> </u>	<u> X </u>

The subject parcel is not located within a designated groundwater recharge area, but is located within a designated Water Supply Watershed area. The applicant has secured approval from County Environmental Health Services for on-site sewage disposal for each acreage lot (Attachment "16").

8. Watercourse configuration, capacity, or hydraulics?	<u> </u>	<u> </u>	<u> </u>	<u> X </u>
9. Changes in drainage patterns or the rate and amount of runoff?	<u> </u>	<u> X </u>	<u> </u>	<u> </u>

Additional impervious area would be created by the proposed projects and would increase the rate and amount of runoff, from existing undeveloped conditions. The additional runoff will be routed to the drainage infrastructure that will be installed for the development of Tract 1339, which has been determined to have adequate capacity for the increase in runoff. Reference Attachment "13". No site preparation or development shall be permitted until the adjacent infrastructure is ready to receive the project run-off.

10. Cumulative saltwater intrusion?	<u> </u>	<u> </u>	<u> </u>	<u> X </u>
11. Inefficient or unnecessary water consumption?	<u> </u>	<u> </u>	<u> </u>	<u> X </u>
12. Change in the amount of surface water in any water body?	<u> </u>	<u> </u>	<u> </u>	<u> X </u>

C. 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 if known)?	<u> </u>	<u> </u>	<u> </u>	- x -
--	---------------	---------------	---------------	-------

	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
2. Unique or fragile biotic community (riparian corridor, wetland, coastal grasslands, special forests, intertidal zone, etc)?	—	—	—	<u>X</u>
3. Fire hazard from flammable brush, grass, or trees?	—	—	—	<u>X</u>
<i>The proposed project will reduce potential fire hazard by removing wild grasses and brush on the existing parcels.</i>				
4. Change in the diversity of species, or number of species of plants or animals?	—	<u>X</u>	—	

Construction of the new street will require the removal of (11) oaks (ranging in size from 12- inches to 62-inches), and (1) 30-inch fir. If the road is constructed to the paved width recommended by the Department of Public Works/ Road Engineering because an exception to the standard design is not approved, the removal of additional trees will be required. Reference I. 1.

Trees which occur within the building envelopes are also subject to loss. The building envelope for Lot 1 contains (7) oaks (ranging in size from 12-inches to 30-inches), and (1) 12-inch fir. The building envelope for Lot 2 contains (5) oaks (ranging in size from 12-inches to 20-inches), (2) firs (1 8-inches and 30 -inches), and (2) madrone (14-inches and 18-inches). The building envelopes for Lot 3 contains (8) oaks (ranging in size from 10-inches to 40-inches), (2) firs (42-inches and 48-inches), and (2) 12-inch bays. The total tree loss, as submitted, is 41 sizable, mature, native trees.

Numerous oaks, bay, cypress, madrone, fir and redwood occur outside of the building envelopes which provide valuable wildlife habitat. The conditions of approval shall require that all mature trees outside of the building envelopes and new local street be maintained by deed restriction

D. NOISE

Will the project:

- | | | |
|--|---|----------|
| 1. Increase the ambient noise level for adjoining areas? | — | <u>X</u> |
|--|---|----------|

Noise generated during road construction for the proposed road and during construction of the single-family homes will increase the ambient noise levels for adjoining areas. Construction would be limited in duration, however, and a condition of approval will be included to limit all construction to the time between 8:00 A.M. and 5:30 P.M., weekdays, to reduce the noise impact on nearby residential development. The proposed residential development would increase ambient noise levels to surrounding properties, but not to a significant level.

- | | | | |
|---|---|---|----------|
| 2. Violate Title 25 noise insulation standards, or General Plan noise standards, as applicable? | — | — | <u>X</u> |
|---|---|---|----------|

	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
3. Be substantially affected by existing noise levels?	<u> </u>	<u> </u>	<u> </u>	<u>-Ix-</u>

E. AIR

Will the project:

- | | | | | |
|--|---------------|---------------|---------------|--------------|
| 1. Violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation? | <u> </u> | <u> </u> | <u> </u> | <u>- x -</u> |
| 2. Expose sensitive receptors to substantial pollutant concentrations? | | <u> </u> | | <u> X </u> |

Dust generation may occur during project construction. Final grading and erosion control plans should include methods to control dust, and should be submitted to the department of Public Works and Environmental Planning for review prior to issuance of the Encroachment Permit,

- | | | | | |
|--|---------------|---------------|---------------|--------------|
| 3. Release bioengineered organisms or chemicals to the air outside of project buildings? | <u> </u> | <u> </u> | <u> </u> | <u> X </u> |
| 4. Create objectionable odors? | <u> </u> | | | <u> X </u> |
| 5. Alter wind, moisture or temperature (including sun shading effects) so as to substantially affect areas, or change the climate either in the community or region? | <u> </u> | <u> </u> | <u> </u> | <u> X </u> |

F. ENERGY AND NATURAL RESOURCES

Will the project:

- | | | | | |
|--|---------------|---------------|---------------|--------------|
| 1. Affect or be affected by timber resources? | <u> </u> | <u> </u> | | <u> X </u> |
| 2. Affect or be affected by lands currently utilized for agriculture or designated for agricultural use? | <u> </u> | | <u> </u> | <u> X </u> |

	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</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 historical buildings or unique cultural features? | --- | | | <u>X</u> |
| 2. Disturbance of archaeological or paleontological resources? | | --- | --- | <u>X</u> |

The subject parcel is not located in a mapped archaeologically sensitive area. Archaeological resources were, however, encountered during the site preparation for the adjacent Graham Hill Estates Subdivision. An archaeological reconnaissance for the properties found historical resources on the site. No prehistorical resources were observed. An historic archaeological report was submitted and reviewed and approved by County Environmental Planning staff. The report located historic resources within the project area. Conditions of approval shall include compliance with all recommendations set forth in the archaeological report. This report is confidential and is on file with County Planning. It is not for public distribution as it contains sensitive archaeological data. Pilfering of historic resources has occurred on the adjacent Graham Hill Subdivision property.

A condition of approval will be included to require that, pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

- | | | | | |
|---|-----|-----|-----|----------|
| 3. Obstruction or alteration of views from areas having important visual/scenic values? | --- | --- | --- | <u>X</u> |
| 4. Being visible from any adopted scenic highway or scenic corridor? | | | | <u>X</u> |

	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
5. Interference with established recreational, educational, religious or scientific uses of the area?	—	—	—	<u>X</u>

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? | — | — | — | <u>X</u> |
| 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? | — | — | <u>X</u> | — |

The subject parcel is located within the Urban-Rural Services Line, within the County Sanitation District Boundary and within the City of Santa Cruz Water District. Improvement plans for the proposed projects include the installation of necessary water lines, as well as drainage improvements which will connect into the adjacent infrastructure planned for Tract 1339, Graham Hill Estates. No site disturbance can occur until the parent drainage, access and water supply infrastructure is in completed on Tract 1339.

- | | | | | |
|---|---|--|----------|---|
| 3. A need for expanded governmental services in any of the following areas: | | | | |
| a. Fire protection? | — | | <u>X</u> | — |
| b. Police protection? | — | | <u>X</u> | — |
| c. Schools? | — | | <u>X</u> | — |

The subject parcels are located in the Santa Cruz School District, which has established a Mello-Roos Facilities District to mitigate the effects of development on the school district.

- | | | | | |
|--|---|---|----------|----------|
| 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> |

	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
3. Cause a substantial increase in parking demand which cannot be accommodated by existing parking facilities?	<u> </u>		<u> </u>	<u> X </u>

On-site parking will be provided for each individual lot, as required by County Code Section 13.10.5.52.

4. Alterations to present patterns of circulation or movement of people and/or goods?			<u> X </u>	<u> </u>
---	--	--	--------------	---------------

Minimal temporary alteration of circulation patterns within the Graham Hill subdivision may result from construction activities to improve the proposed access and to extend water service and drainage infrastructure from the Graham Hill Estates Subdivision to the project. Any work within the County right-of-way must be approved by the Department of Public Works. That department will specify conditions for traffic control that will minimize the impact of traffic disruption.

5. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?	<u> </u>		<u> </u>	<u> X </u>
6. Cause preemption of public mass-transportation modes?	<u> </u>		<u> </u>	<u> X </u>

J. LAND USE/HOUSING

Will the project result in:

1. Reduction of low/moderate income housing?				<u> X </u>
2. Demand for additional housing?			<u> </u>	<u> X </u>
3. A substantial alteration of the present or planned land use of an area?	<u> </u>	<u> </u>	<u> </u>	<u> X </u>
4. Change in the character of the community in terms of terms of distribution or concentration of income, income, ethnic, housing, or age group?		<u> </u>	<u> </u>	<u> X </u>
5. Land use not in conformance with the character of the surrounding neighborhood?				<u> X </u>

The conditions of approval shall require that the design of the future single-family dwelling adhere to the design criteria established with the Graham Hill Estates Subdivision.

Significant:
No or Unknown
MitigationPotentially
Significant
Unless
MitigatedLess Than
Significant
ImpactNo
Impact**K. 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? | <u> </u> | | <u> </u> | <u> X </u> |
| 2. Result in transportation of significant amounts of hazardous materials, other than motor fuel? | <u> </u> | <u> </u> | <u> </u> | <u> X </u> |
| 3. Involve release of any bioengineered organisms outside of controlled laboratories? | <u> </u> | <u> </u> | <u> </u> | <u> X </u> |
| 4. Involve the use of any pathogenic organisms on site? | | <u> </u> | <u> </u> | <u> X </u> |
| 5. Require major expansion or special training of police, fire, hospital and/or ambulance services to deal with possible accidents? | <u> </u> | <u> </u> | <u> </u> | <u> X </u> |
| 6. Create a potential substantial fire hazard? | <u> </u> | <u> </u> | <u> </u> | <u> X </u> |
| 7. Expose people to electro-magnetic fields associated with electrical transmission lines? | <u> </u> | | <u> </u> | <u> X </u> |

L. 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? | <u> </u> | <u> </u> | <u> </u> | <u> X </u> |
|--|---------------|---------------|---------------|----------------------|

The applicants have requested a Roadway/Roadside exception. Construction to the new road according to the recommendation of the Department of Public Works/Road Engineering would require a Roadway/Roadside Exception to reduce the required width of the right-of-way access from 40 feet to twenty-four feet pursuant to County Code 13.10.521 (a) and 15.10.050(e) (5); a Roadway/Roadside Exception to reduce the required local street width from 56 feet to 40 feet, to eliminate separated sidewalk, and to provide turn-outs in lieu of a full cul-da-sac. Granting this request would significantly reduce the number of mature trees to be removed, and would retain the rural character of the site without creating any hazard. Also, the paved road width would match the paved width of Henry Cowell Drive. No portion of Henry Cowell Drive will include separated sidewalk.

Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
--	--	---	---------------------

Given that County Code Section 15.10.050(e) allows for exceptions to roadside improvements when those improvements would not be appropriate due to the character of development in the area and the lack of improvements on surrounding developed property, an exception in this case would be in conformance with County policies.

Reference L.3 for a discussion of General Plan consistency.

2. Does the project conflict with any local, state or federal ordinances? If so, how?

X

- A. The PUD has two different zones, adopted as a part of the 1994 General Plan Update. The existing residential areas of the Park are designated Low Density Urban Residential and Suburban Residential, and are zoned "RA" and "R-I-6". The remaining areas, including the hillsides, riparian areas and other open space areas (including the project area) are designated and zoned "PR". Reference L. 3 for a discussion of zoning and General Plan consistency.
- B. Because the proposed project is located in a rural area and will be closely associated with the Graham Hill Estates Subdivision, the applicant has requested that the requirement to submit architectural designs for the future single-family dwellings be waived and that the design of the future residences adhere to the design guidelines established for the Graham Hill Estates Subdivision to provide for development which will be consistent with the surrounding, future neighborhood. This requires approval of a design waiver by the Zoning Administrator.
- C. Chapter 13 of the County Code calls for new lots to be created by designing around existing trees greater than six inches diameter, to the maximum feasible extent. As proposed, the building envelopes, which are large, include many heritage size native trees that could easily be preserved with a modified shape and somewhat smaller building envelope. This conflict with zoning ordinance can be mitigated by redrawing the envelopes to preserve the largest oaks.
- D. Chapter 16.92 of the County Code, Historic Preservation, specifies that projects that may affect historic resources must have an historic residence preservation plan approved by the Historic Resources Commission. This proposal will, therefore, be brought to the Historic Resources Commission for action and advisory prior to Public Hearing at the Planning Commission.
- E. Finally, because the original PUD was approved by ordinance, this amendment to the PUD must be processed as an amendment to an ordinance.

3. Does the project have potentially growth inducing effect?

 X

The proposed project is designed such that the final density of the PUD is below the density approved in 1980 which allows for a total of 400 units within the PUD (Reference Attachment 23). There are currently 391 units within Paradise Park. The addition of three new single-family units would increase the total to 394. The applicants have not requested an increase in density that would allow more units than currently designated for the site under the PUD, and have obtained the required majority vote from the interested parties to consider the land division (Reference Attachment 29). County Code Section 13.10.240, Previous Permits, provides for "any Planned Unit Development Permit, Variance, Use Permit or other approval or permit previously issued by the County pursuant to previous regulations of the Zoning Ordinance to continue to be administered in the same manner as existing permits." (Also reference Attachments 24-27 for additional historical correspondence regarding zoning and potential land division.)

Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
--	--	---	---------------------

Legal Review :

Planning staff has reviewed the proposed land division with County Counsel.

Although the PUD established a specific density for one parcel, there is no regulatory requirement which would prohibit a division in the interest of the parcel which would result in a density which conforms with the PUD. The proposed land division would, however, require a major amendment pursuant to County Code Section 18.10.134(b)3, (b)4, and (c)2I, Permit Amendment, which requires that "any change to a permit which alters any right, title, or interest in the real property reflected in any recorded map be processed as a major amendment by the original approving body".

As previously discussed, the density for the entire parcel is set by the PUD, which overrides the zoning ordinance. Regardless, the parcels created by the proposed land division would comply with the following current zoning and general plan requirements:

- a. There is no established density for land zoned and designated by the General Plan as Park and Recreation (Private).
- b. Chapter 13.14, Rural Density Matrix Determinations, does not apply to the project site as it is located within the Rural Services Line.
- c. County Code Section 13.10.352(b), Use Chart for the "PR" zone district, allows for one single-family dwelling per parcel,
- d. General Plan Policy 7.1.11, Private Local Parks, which "encourages the continued use of private recreation facilities that have traditionally served local communities, such as . . . Paradise Park" does not apply as the project area, because of its inaccessibility due to its topographic separation, has not been historically utilized as a recreational area for the residences of Paradise Park.
- e. The minimum one acre lot size required by County Environmental Health Services for utilization of a septic system.

Finally, the proposal would require an ordinance amendment as the original PUD was approved as an amendment. County Code Section 13.10.240, Previous Permits, states that "actions to amend, review, revoke, or enforce such permits shall be subject to the regulations and procedures **of** this Chapter and Chapter 18.10, except for existing Planned Unit Development which were adopted by ordinance and which must be administered in the same manner as existing ordinances. "

4. Does the project require approval of regional, state, or federal agencies? Which agencies?

No regional, state or federal approval is required for the proposed project.

MANDATORY FINDINGS OF SIGNIFICANCE

	<u>YES</u>	NO
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>—</u>	<u>X</u>

ATTACHMENT 4Environmental Review Initial Study
Page 15TECHNICAL REVIEW CHECKLIST

	<u>REQUIRED</u>	<u>COMPLETED*</u>	<u>N/A</u>
APAC REVIEW	_____	_____	<u>X</u>
ARCHAEOLOGIC REVIEW	<u>X</u> _____	<u>7/9/99</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>X</u>
SOILS REPORT	<u>X</u>	<u>4/19/99</u>	_____
OTHER:			
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

*Attach summary and recommendation from completed reviews

List any other technical reports or information sources used in preparation of this initial study:

1. Phase II Historical and Archaeological Investigation, prepared by Pacific Museum Consultants, dated August 30, 1999.
****This report is confidential and is on file with County Planning. It is not for public distribution as it contains sensitive archaeological data.****
2. Geotechnical Report prepared by Reynolds Associates dated April 1999.

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.
- ☒ 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.

Date 7/28/00

Signature [Signature]

For:
Environmental Coordinator

Attachments:

1. Project Plans: Tentative Map by Ifland Engineers, dated November 4, 1999.
Tract 1339, Graham Hill Estates.
2. Assessors Parcel Map
3. Zoning Map
4. General Plan Map
5. Memo from Beth Dyer dated January 28, 2000.
6. Geotechnical Report prepared by Reynolds Associates dated April 19, 1999, Conclusions & Recommendations (pp. 7-15).
7. (Omitted)
8. Soils Report Review from Joe Hanna dated June 22, 1999.
9. (Omitted)
10. Archaeological Reconnaissance dated July 9, 1999.
11. Archaeological Report review by Suzanne Smith dated January 24, 2000. ****This report is confidential and is on file with County Planning. It is not for public distribution as it contains sensitive archaeological data.****
12. Letter from Jacob Koff, Paradise Park Masonic Club, Inc., dated November 20, 1999, re: historic archaeological artifacts.
13. Memo from Glenn Geopfert, Department of Public Works/Drainage, dated February 24, 2000.
14. Memo from County Fire dated June 2, 1999.
15. Memo from Jack Sohriakoff, Department of Public Works/Road Engineering, dated June 23, 1999.
16. Memo from Jim Safranek, Environmental Health, dated June 15, 1999.
17. New Water Service Information from Mary Duke, Santa Cruz Municipal Water, dated June 8, 1999.
18. Memo from Toni Cantrell, Pacific Bell, dated June 21, 1999.
19. Tract 1339, Graham Hill Estates, Design Guidelines.
20. Grant of Easement dated June 10, 1993.

21. Grant of Easement dated October 2, 1997.
22. 1974 Use Permit 74-783-PUD
23. 1980 Use Permit 80-116-PD
24. Letter prepared by Dwight Herr dated October 23, 1995, re: zoning changes at Paradise Park.
25. Letter prepared by Catherine Rodoni, Bosso, Williams, Sachs, Book, Atack & Gallagher, re: potential division of Castle property.
26. Letter prepared by Jim Wells dated January 22, 1999, re: potential division of Castle property.
27. Letter prepared by Jim Wells dated March 29, 1999, re: potential division of Castle property.
28. (Omitted)
29. Paradise Park Masonic Club, Inc. documentation of majority vote to sell (3) future parcels.
30. Memo to County Counsel dated June 6, 2000, re: PUD amendment & zoning and general plan.

IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA.
 BEING A SUBDIVISION OF PARCELS B, C, D, AND THE DESIGNATED REMAINDER OF THE
 PARCEL MAP FILED OCTOBER 16, 1998 IN VOLUME 55 OF PARCEL MAPS, PAGE 37 IN THE
 OFFICE OF THE COUNTY RECORDER, COUNTY OF SANTA CRUZ SITUATED IN PROJECTED
 SECTIONS 35 AND 36, TOWNSHIP 10 SOUTH, RANGE 2 WEST, AND SECTIONS 1 AND 2,
 TOWNSHIP 11 SOUTH, RANGE 2 WEST, MOUNT DIABLO BASE AND MERIDIAN.



Robert Bein, William Frost & Associates
 PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
 1981 NORTH BROADWAY, WALNUT CREEK, CALIFORNIA 94596.
 (925) 906-1460 FAX (925) 906-1465

INDEX SHEET

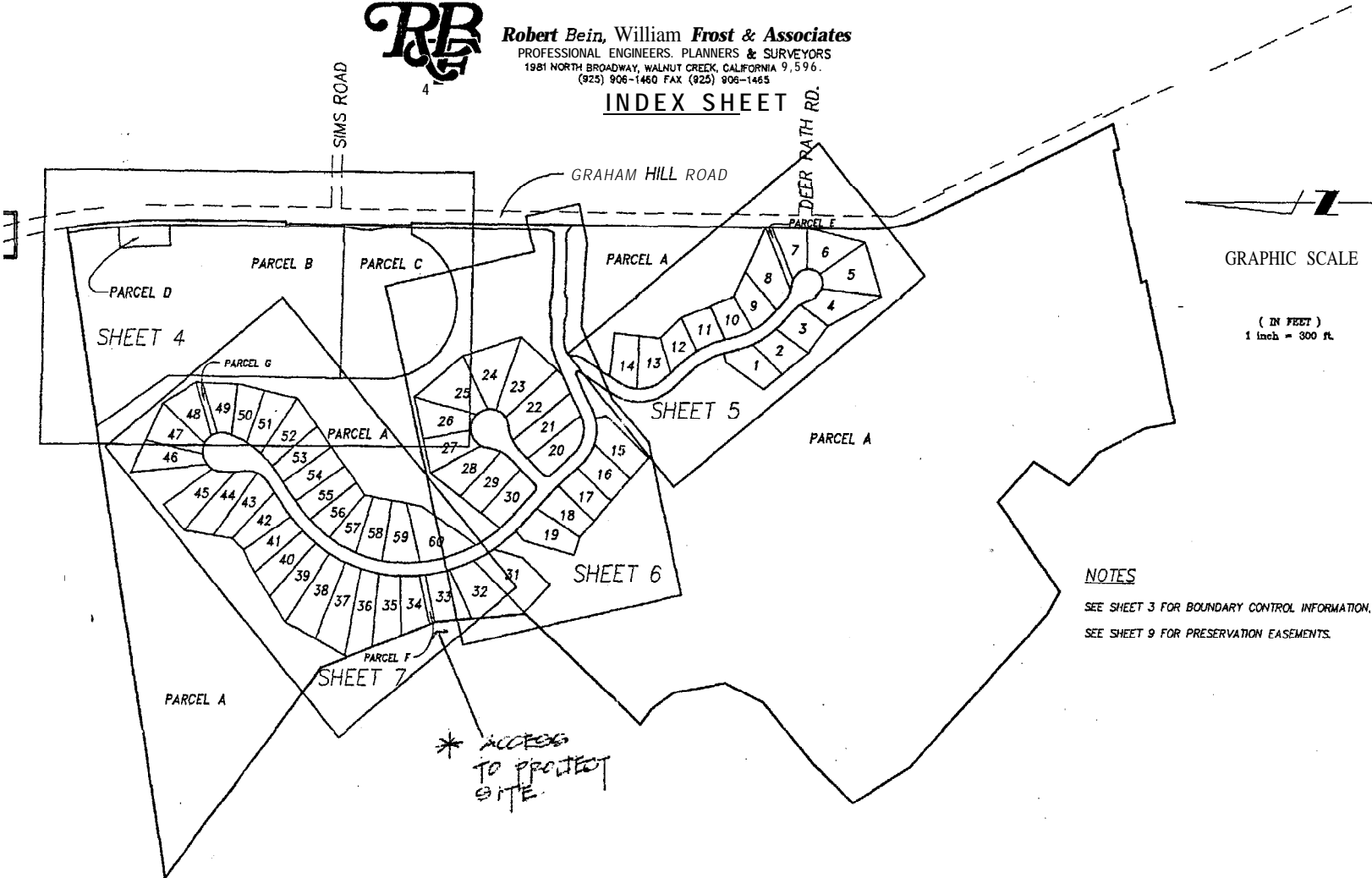
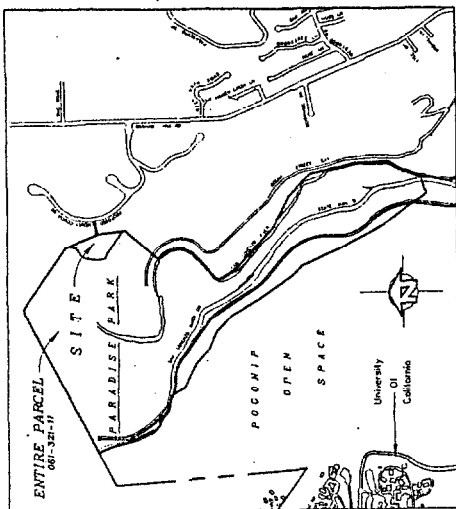
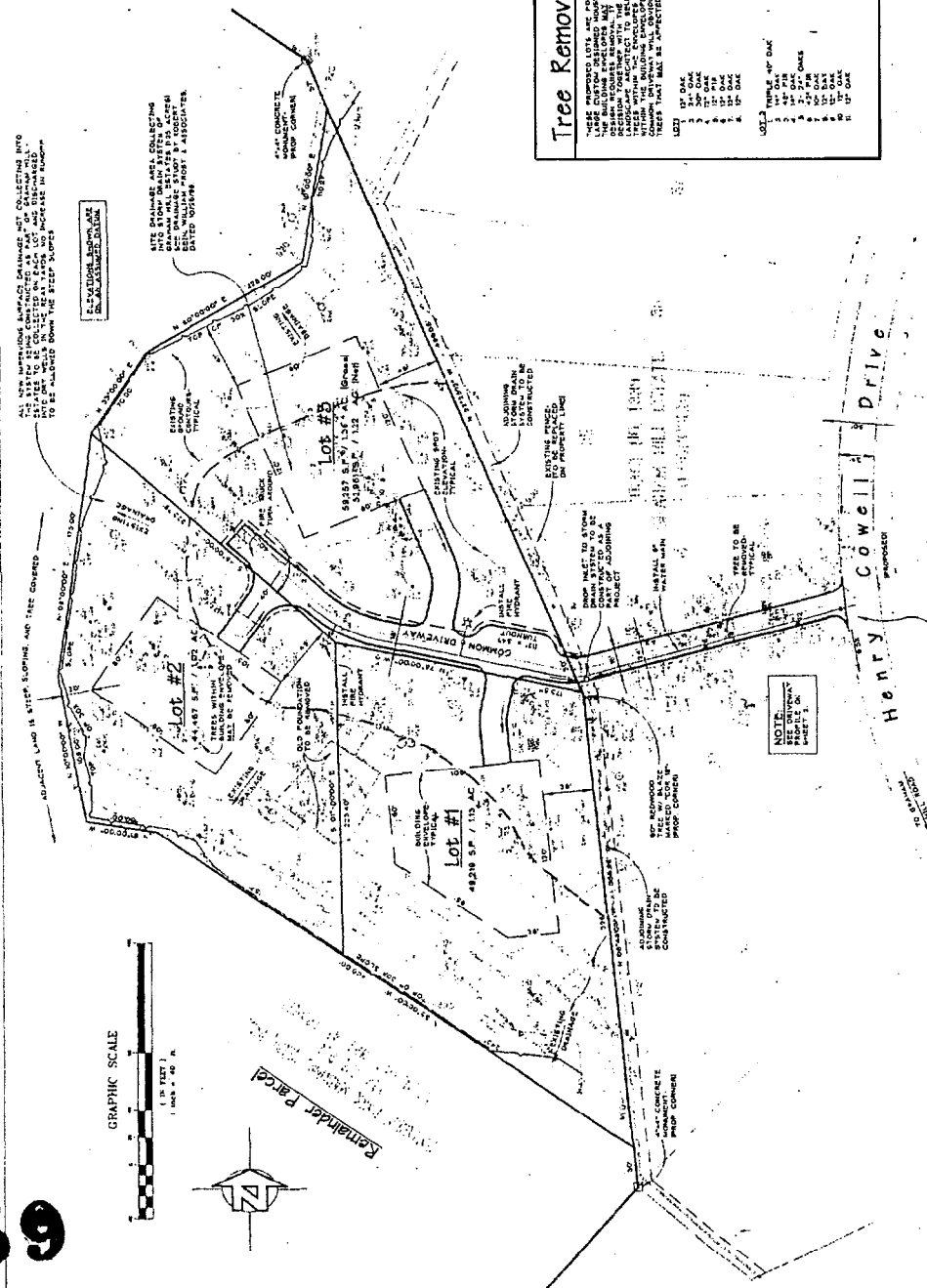


EXHIBIT D
 59

ATTACHMENT 4
 0527



Vicinity Map
NOT TO SCALE



Plan View
SCALE 1" = 40'

STORM DRAINAGE

SITE AREA: 3.31 ACRES
RAINFALL INTENSITY: 2.84 IN/HR. (25 YEAR STORM)
COEFFICIENT OF RUNOFF: 0.20 PRE-DEVELOPMENT
COEFFICIENT OF RUNOFF: 0.35 POST-DEVELOPMENT

PRE-DEVELOPMENT RUNOFF

Q25 = 10.2032 CFS @ 51'

• 1.85 CFS

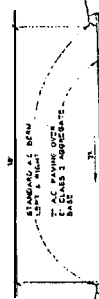
POST-DEVELOPMENT RUNOFF

Q25 = 10.2032 CFS @ 51' + 0.9012 CFS @ 41'

• 2.62 CFS

Notes

1. THIS PROJECT IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE FINAL MAP AND CONSTRUCTION OF IMPROVEMENTS FOR TRACT MAPS 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



Typical Driveway Section

Tree Removal

THESE REMOVED TREES ARE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. THE TREES TO BE REMOVED ARE LISTED IN THE FOLLOWING TABLE. THE TREES TO BE REMOVED ARE LISTED IN THE FOLLOWING TABLE. THE TREES TO BE REMOVED ARE LISTED IN THE FOLLOWING TABLE.

LOT	TREE SPECIES	DBH (IN)	HEIGHT (FT)	CONDITION
LOT 1	1	12"	15'	OK
	2	14"	18'	OK
	3	16"	20'	OK
	4	18"	22'	OK
	5	20"	24'	OK
	6	22"	26'	OK
	7	24"	28'	OK
	8	26"	30'	OK
	9	28"	32'	OK
	10	30"	34'	OK
LOT 2	1	12"	15'	OK
	2	14"	18'	OK
	3	16"	20'	OK
	4	18"	22'	OK
	5	20"	24'	OK
	6	22"	26'	OK
	7	24"	28'	OK
	8	26"	30'	OK
	9	28"	32'	OK
	10	30"	34'	OK
LOT 3	1	12"	15'	OK
	2	14"	18'	OK
	3	16"	20'	OK
	4	18"	22'	OK
	5	20"	24'	OK
	6	22"	26'	OK
	7	24"	28'	OK
	8	26"	30'	OK
	9	28"	32'	OK
	10	30"	34'	OK

Project Data

Subdivider & Applicant
PARADISE PARK MASONIC CLUB
C/O JIM WELLS
195 PARADISE PARK
SANTA CRUZ, CA 95060

Owner
PARADISE PARK MASONIC CLUB
195 PARADISE PARK
SANTA CRUZ, CA 95060

Existing Use
VACANT

Proposed Use
3 SINGLE FAMILY DWELLINGS

Sanitary Sewer
INDIVIDUAL ON SITE SEPTIC SYSTEMS

Water Service
CITY OF SANTA CRUZ WATER

Gas & Electric
PACIFIC GAS & ELECTRIC COMPANY

Site Area
162,843 SQ. FT. 3.71 AC PROJECT SITE
7,950,781 SQ. FT. 178.88 AC (A.P.N. 061-321-11)

ATTACHMENT 4

Environmental Review Initial Study

ATTACHMENT APPLICATION 99-0345

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1995

SECS. 23, 25, 26, 27, 34, 35 & 36, T.10S.,

SECS. 1, 2, 3, 10, 11 & 12, T11S., R.2W., M.D.B. & M.

Tax Area Code
92-003

61-32

Environmental Review Initial Study
ATTACHMENT 2
 APPLICATION 99-0315

Note - Assessor's Parcel Block &
 Assessor's Map No. 61-32
 County of Santa Cruz, Calif.

1" = 1800'

PROJECT LOCATION

GRAHAM HILL RD

LORENZO RIVER

INCL. BK 61-01 TO 31
 PARADISE PARK
 MASONIC CLUB

96RS20
 7/29/99

S.B.C. # 2559-44-121

Rancho

Rincon

Assessor's Map No. 61-32
County of Santa Cruz, Calif.
Jan 1995

Note - Assessor's Parcel Block & Lot Numbers Shown in Circles.

Environmental Review Initial Study
ATTACHMENT 2
APPLICATION 99-0345

EXHIBIT D

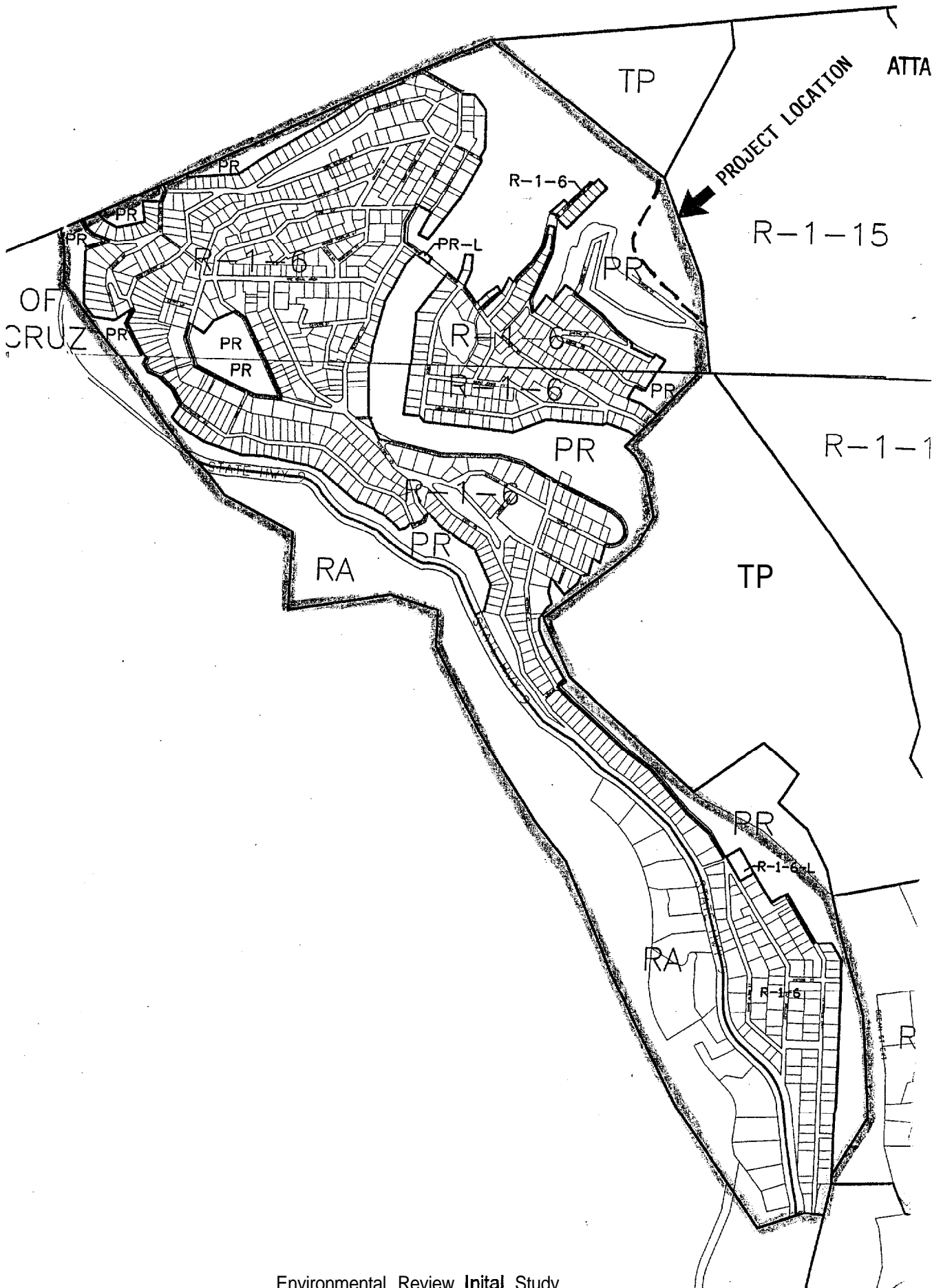
Electrical drawing 1/26/95 CB (Por. to pg. 61-43)
Rev 12/2/96 CB (Comb form 1-45)
Rev 2/1/97 CG (C.B.E.N.)
Rev 4/19/97 CB (Comb form, 1-45)
Rev 4/24/97 CB (Parcel returned to -LI, Paradise Park)
Rev 1/20/99 CB (Por to pg 61-43)
Rev 8/16/99 CB (Corr to body of 1-40)
Rev 9/6/99 CB (969520)

ASSESSOR'S MAP

0529

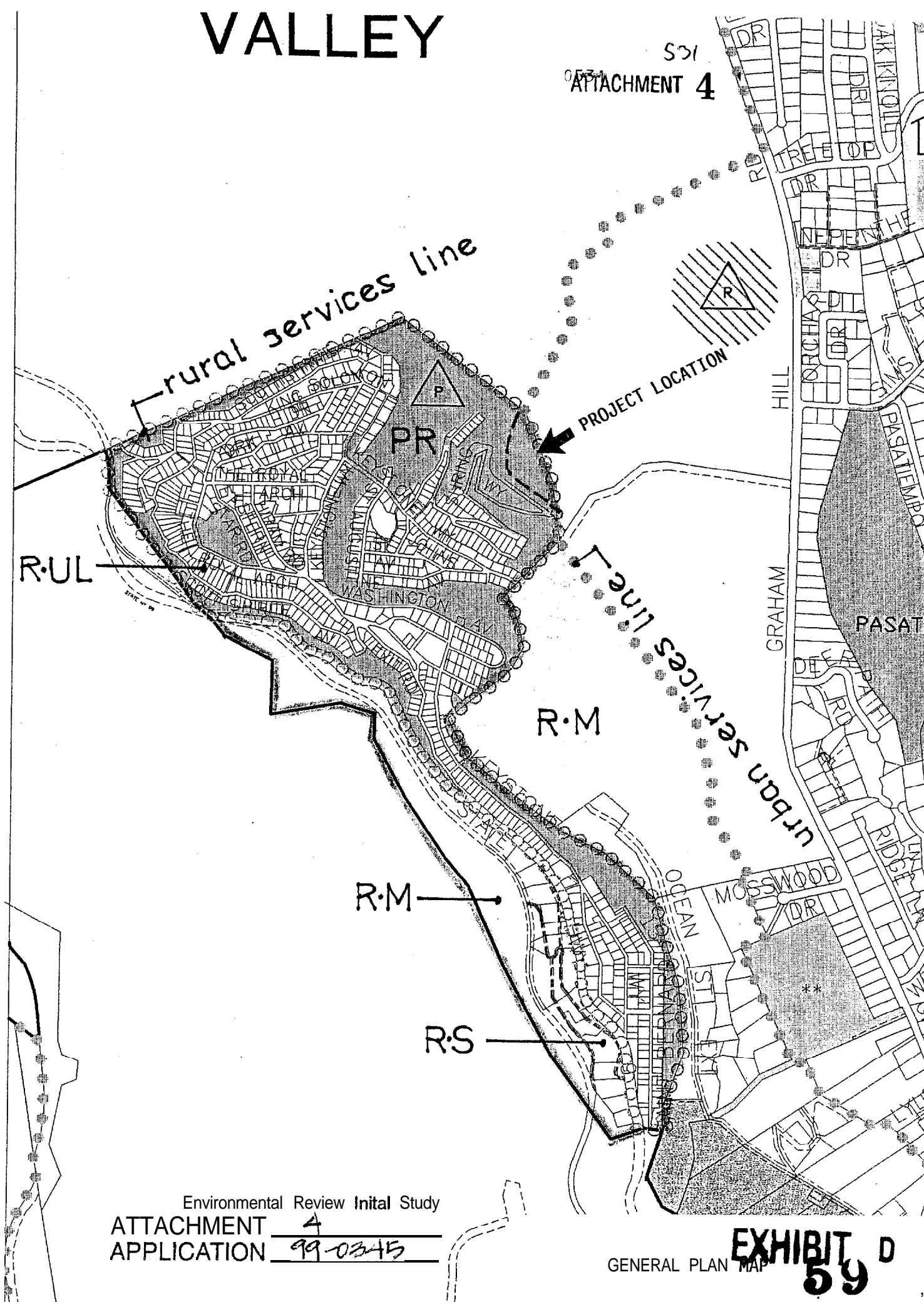
59

0530



VALLEY

0531
ATTACHMENT 4



Environmental Review Initial Study
ATTACHMENT 4
APPLICATION 99-0345

GENERAL PLAN MAP
EXHIBIT D
59

C O U N T Y O F S A N T A C R O Z
Discretionary Application Comments

532
ATTACHMENT 4

January 28, 2000
15:50:36

APN: 061 321 11

APPLICATION NO.: 99-0345

Review Agency : ENVIRONMENTAL PLANNING

Reviewer : BETH _ DYER

COMPLETENESS COMMENTS

The application will not be complete until the soils report and archaeological site reviews are completed. Also, the archaeological review should evaluate the existing foundation and immediate area for their historical significance. It is my understanding that the foundation is part of a structure that was built prior to 1900. The applicant should be advised that the foundation and immediate area should not be disturbed before this evaluation is complete.

A preliminary grading plan is needed. The plan must delineate all areas over 30% and 50% slopes. It must also calculate approximate volumes of grading required for the tentative improvements.

*** SECOND REVIEW, 1/28/00 ***

The preliminary grading plan needs to include designation of all slopes of 30% or greater, in addition to volumes calculations.

MISCELLANEOUS COMMENTS

The development should be designed to minimize grading and tree removal.

Prior to the issuance of the building permit, the following will be required:

- 1) Detailed drainage and erosion control plans.
- 2) On individual lots, if more than 100-cubic yards of grading is proposed, grading permits will be required.
- 3) The project soils engineer must review the individual building and grading plans and submit a letter stating that the plans conform to the recommendations of the soils report.

*** SECOND REVIEW, 1/28/00 ***

In addition to the miscellaneous comments listed above, the applicant is advised that conditions of the building permit will include all recommendations of Suzanne Smith's January 24, 2000, memorandum regarding Acceptance of Pacific Museum Consultants Results of Phase II Historical and Archaeological Investigation for Proposed Paradise Park Proposed Land Division, Application 99-03345, APN 061-321-11.

EXHIBIT D

Environmental Review Initial Study

ATTACHMENT 5

APPLICATION 99-0345

993060-S59-G1
19 April 1999

0533

CONCLUSIONS AND RECOMMENDATIONS

GENERAL

1. Based on the results of our investigation it is our opinion that, from a geotechnical standpoint, the subject sites will be suitable for the proposed improvements provided that our recommendations are implemented into the design and construction of the project. It is our opinion that the foundation support for the proposed residences may consist of either spread footing foundation systems embedded into redensified soil or by a system of drilled piers with interconnecting grade beams.

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 Reynolds Associates prior to the contract bidding to ensure that the provisions of this report have been included in the design of the project. At that time, additional recommendations will be provided if necessary.
4. The Reynolds Associates 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.
5. 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

EXHIBIT D Environmental Review Initial Study
ATTACHMENT 6
APPLICATION 99-0345

59

993060-S59-G1

19 April 1999

0534

construction and the degree of compaction comply with the specification requirements. If work related to grading is performed without the full knowledge and direct observation of Reynolds Associates the design criteria presented in this report will not be valid.

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

SITE PREPARATION

7. Prior to grading, the area to be developed for structures, pavements and other improvements should be stripped of any vegetation and deleterious material, i.e., about the top four to six inches (4" to 6"). The stripped soil may be stockpiled on-site for use in landscaping areas as directed by the Geotechnical Engineer.
8. Any depressions created by the stripping process, foundation and tree removal or the removal of any other buried obstructions must be backfilled, as needed, with properly compacted native soil that is free of organics and other deleterious materials, or with approved import fill.
9. The stumps of trees in the building areas should not be ground down but should be removed, and the resulting depressions backfilled as delineated above. Stumps located more than ten feet (10') from the building perimeters may be either ground or entirely removed.
10. Following the stripping, the area should be excavated to the design grades. Areas to receive pavement or slab-on-grade floors should be reworked to a depth of twelve inches (12"). This will require the removal of the upper six inches (6") of subgrade soil. The next six inches (6") of subgrade should then be scarified, moisture conditioned and compacted followed by the placement of compacted soil as required to achieve the desired grades. 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 percent (2%) of optimum moisture content at the time of compaction.
11. Any surface or subsurface obstructions, or questionable material encountered during grading should be brought immediately to the attention of our office for proper exposure, removal and processing as directed.

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FILL PLACEMENT AND COMPACTION

12. Placement of fill on the sites is anticipated to be minimal. However where fill is required it 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% of the optimum moisture content at the time of compaction.
13. 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.
14. The on-site soil may be used as compacted fill. The use of imported soil is not anticipated for this project.

REDENSIFICATION ZONE

15. If, spread footing foundation system are to be used it is recommended that a zone of soil below all load carrying elements on this lot be redensified to the level of quality as delineated, above. This is recommended due to the loose nature of the surface soil encountered on the three (3) parcels.
16. The redensification should include over-excavation to a depth eighteen inches (18") below the bottom of footing elevation, extending a minimum of five feet (5') beyond the outside edges of the foundation. The bottom of the excavation should then be scarified, moisture conditioned as required and, compacted as engineered fill. The required grade should then be established by placing the excavated soil in compacted lifts. All fill placement, processing and compaction shall be performed as delineated above.

UTILITY TRENCHES

17. Trench backfill should be uniformly compacted by mechanical means to the relative compaction as required by the "County Specifications", but not less than 95% under paved areas and 90% elsewhere. The relative compaction effort shall be based upon the same laboratory test delineated in Paragraph 13 above.

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18. If spread footing foundation systems are to be used, utility trenches that are parallel to the sides of the buildings should be placed so that they do not extend below an imaginary line sloping down at a 2:1 slope from the bottom outside edge of all footings.
19. All trenches should be capped with 1.5 feet of relatively impermeable material and/or native soil to minimize the movement of water under the foundation.
20. All 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

21. The construction of retaining walls is not anticipated,. however if this condition should change the walls may be designed to the following criteria:

Lateral Pressures

22. Fully drained retaining walls 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. For resisting passive earth pressure having a horizontal slope below the wall:
 1. For in-place native soil a passive resisting pressure of 200 p.s.f./ft. for undisturbed native soil and 300 p.s.f./ft. of depth for engineered fill may be used. Neglect the upper thirty inches (30") of native soil and the upper twelve inches (12") of embedment for engineered fill.
 - c. Design for any live or dead loading which will transmit a force to the wall.
 - d. The resulting seismic force on retaining walls is 1 lH^2 acting at a height of 0.6H up from the base of the wall.
23. Retaining wall foundation excavations should be checked by Reynolds Associates prior to the placement of steel and concrete. Foundations 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 gravel (3/8" 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 (1') of the ground surface. The permeable material should be covered with Mirafi 140N filter fabric or equivalent and compacted native soil placed to the ground surface. A four-inch (4") diameter perforated polystyrene drainpipe (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 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 (1%). 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 and project plans had not been finalized. We request an opportunity to review these items during the design stages to determine if supplemental recommendations are required.
30. Based upon the soil conditions encountered, we recommend that the type of foundation system to support the structure consist of either a spread footing system

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Environmental Review Initial Study
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embedded in redensified soil or drilled, cast-in-place reinforced concrete piers with connecting grade beams.

31. All footing excavations and drilled piers should be observed by Reynolds Associates prior to the placement of concrete and steel.
32. The foundation system design should consider a peak average ground acceleration (PAGA) of 0.51g, and repeatable high ground acceleration (RHGA) of 0.34g.

Spread Footing Foundation Systems

33. If spread footing foundations are to be used to support the structures they should be founded into redensified soil as delineated above under the heading "Redensification Zone".
34. The foundation system may consist of continuous exterior footings in conjunction with isolated and/or continuous interior footings. The continuous exterior and interior footings should penetrate all fill and be embedded a minimum of twelve inches (12") below the lowest adjacent native grade. Continuous spread footings founded at these depths may be designed for an allowable bearing value of 1,600 p.s.f. for dead plus live loads. This value may be increased by one-third ($\frac{1}{3}$) to include short-term wind and seismic type loading.
35. 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 (4) #4 bars; i.e., two near the top and two near the bottom of the footing elements.

Friction Pier and Grade Beam Foundation System

36. A reinforced concrete friction pier with grade beam type foundation system may be used to support all building loads. These piers should have a minimum diameter of eighteen inches (18") and be founded to depths as required by anticipated vertical and lateral loads or to auger refusal in the underlying granite. These piers may be designed for a sidewall bearing value between the concrete pier and the in-place soil of 250 p.s.f. for dead plus live loads. This value may be increased by one-third for short-term wind and seismic type loading. Any fill and the upper thirty inches (30") of native soil should be neglected in the determination of vertical load carrying capacity.

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37. These piers should be reinforced as directed by the Structural Engineer in accordance with the latest UBC and/or ACI requirements. It is however recommended that the grade beam be reinforced with not less than four (4) #4 bars, two near the top of the grade beam and two (2) near the bottom.
38. The required spacing of the piers should be determined by the project engineer but in no case should the center-to-center spacing of the piers be closer than three (3) pier diameters.
39. Although not anticipated, if water is encountered in any of the pier excavations, pumping will be required to remove water from the holes; alternatively, concrete may be placed by tremie. Even though the piers are designed to develop their capacity through friction, their bottoms should be reasonably free of loose cuttings and fall-in prior to installing reinforcing steel and placing concrete.

SLAB-ON-GRADE CONSTRUCTION

40. Concrete slab-on-grade floors may be constructed on redensified soil as delineated above. The subgrade should be proof-rolled just prior to construction to ensure a firm, relatively unyielding surface, especially if the surface has been disturbed by the passage of construction traffic.
41. 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 1/4-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.
42. All concrete slabs-on-grade should be underlain by a minimum four-inch (4") thick capillary break, which rests upon the compact subgrade delineated above. The capillary break material should consist of clean, open-graded crushed gravel (3/4" by No. 4, with no fines). It is recommended that neither Class II aggregate base nor sand be employed as the capillary break material.
43. Where moisture sensitive floor coverings are anticipated or vapor transmission may be a problem, a IO-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

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will help protect the membrane and will assist in equalizing the curing rate to minimize excessive shrinkage cracks.

44. 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. It is important that the subgrade soil be thoroughly pre-moistened for twenty-four (24) hours just prior to the time the concrete is poured.
45. Slab thickness, reinforcement, and doweling should be determined by the 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.
46. 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.
47. 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 and foundation areas to approved outlets.
48. It is assumed that flatwork will be subjected only to pedestrian traffic.

DRAINAGE RECOMMENDATIONS

Surface Drainage

49. The surface soil is classified as moderately erodible. Therefore, the exposed soil should be landscaped as soon as possible after grading to reduce erosion.
50. We recommend that full gutters be used along all roof downeaves to collect storm runoff water and channel it through closed rigid conduits to the street or approved energy dissipaters.
51. Surface water must not be allowed to pond adjacent to structural foundations or on the paved areas. Final grades should be provided with positive gradient away from

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all foundations in order to provide rapid removal of the surface water from the foundations to an adequate discharge point. Concentrations of surface water runoff should be handled by providing necessary structures, such as paved ditches, catch basins, etc,

52. Irrigation activities at the site should be done in a controlled and reasonable manner. Planter areas should not be sited adjacent to walls; otherwise, measures should be implemented to contain irrigation water and prevent it from seeping into walls and under foundations.
53. 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.
54. Drainage patterns approved at the time of fine grading should be maintained throughout the life of proposed structures.

PLAN REVIEW

55. We respectfully request an opportunity to review the project plans during preparation and before bidding to insure that the recommendations of this report have been incorporated in the design and to provide additional recommendations, if needed.

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Environmental Review Initial Study

ATTACHMENT

APPLICATION

6.
99-0345



County of Santa Cruz

ATTACHMENT 4

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PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 330, SANTA CRUZ, CA 950604073

(831) 454-2580 FAX: (831) 4642131 TDD: (831) 454-2123

ALVIN D. JAMES, DIRECTOR

June 18, 1999

Paradise Park Masonic Club Inc.
Attn: Jim Wells
211 Paradise Park
Santa Cruz, CA 95060

SUBJECT: Review of soil report by Reynolds Associates
dated April, 1999, PROJECT NUMBER: 993060-S59-G1
APN: 061-321-11, APPLICATION #: 99-0345

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. An engineered foundation plan is required. This plan must incorporate the design recommendations for a pier and grade beam foundation. Alternatively, plans shall show soil redensification beneath conventional strip footings.
3. Final plans shall indicate soil redensification beneath ^{s/p}all on-grade and pavements as detailed in the report.
4. Final plans shall show the drainage system as detailed in the soils engineering report including outlet locations and appropriate energy dissipation devices.
5. Final plans shall reference the approved soils engineering report and state that all development shall conform to the report recommendations.

EXHIBIT D

Environmental Review Initial Study

ATTACHMENT B
APPLICATION 99-0345

6. 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.. 0543
7. The soil engineer must inspect all foundation excavations and a letter of inspection must be submitted to Environmental Planning and your building inspection prior to pour of concrete.
8. 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 August 1997 County Guidelines for Soils/Geotechnical Reports) to Environmental Planning and your building inspector regarding eh 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: JOE HANNA
County Geologist CEG 1313

CC: Jackie Young, Project Planner
Soils engineering firm
Building Plan Check

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EXHIBIT D

99-0345s/056

Environmental Review Initial Study
ATTACHMENT 8
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FINAL SOILS-GRADING REPORTS

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 or 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-conform her/his determination that the site is safe for the intended use.

EXHIBIT D

Environmental Review Initial Study

ATTACHMENT 8
APPLICATION 99-0345

PLANNING DEPARTMENT

GOVERNMENTAL CENTER



C O U N T Y O F S A N T A C R U Z

701 OCEAN STREET, ROOM 400, SANTA CRUZ, CALIFORNIA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

July 9, 1999

Mr. Jim Wells
c/o Paradise Park Masonic Club Inc.
211 Paradise Park
Santa Cruz, CA 95060

SUBJECT: ARCHAEOLOGICAL RECONNAISSANCE APPLICATION 99-0345, APN 061-321-11

Dear Mr. Wells:

The preliminary archaeological site review for this parcel has been completed. The results of this review indicate that although no prehistoric cultural resources were evident, the presence of historic cultural resources are on the parcel within the proposed development area: foundations of an 1890's house of the owner of the Powder Mill remain on the parcel.

Because the parcel is designated as an historic site (APN 061-321-11 is also the parcel for the Powder House Covered Bridge) the foundation of the house which burned down is a locally significant resource. Therefore, an additional assessment prepared by a qualified professional historic archaeologist must be prepared and submitted for review and approval prior to permit processing. The purpose of the report will be to determine the significance of the resource, evaluate the impacts of the proposed project and recommend mitigation measures to protect the historic resources.

Preparation of the report is the responsibility of the applicant. The completed report must be submitted to the County for review and approval. I am enclosing a suggested list of historical consultants.

Please call me at if you have any questions at 454-3162.

Sincerely,

Suzanne Smith
Resource Planner III

Enclosure

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Environmental Review Initial Study

ATTACHMENT 10
APPLICATION 99-0345

cc: Jackie



County of Santa Cruz 0546

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 330, SANTA CRUZ, CA 95060-4073

(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 464-2123

ALVIN D. JAMES, DIRECTOR

January 24, 2000

To: Jackie Young, Planner III

From:  Suzanne Smith, Resource Planner III

RE: ACCEPTANCE OF PACIFIC MUSEUM CONSULTANTS RESULTS OF PHASE II HISTORICAL AND ARCHAEOLOGICAL INVESTIGATION FOR PROPOSED PARADISE PARK PROPOSED LAND DIVISION, APPLICATION 99-0345, APN 061-321-11

The County Planning Department has received the archaeological report prepared by Larry F. Bourdeau, *Results of Phase II Historical and Archaeological Investigations with Recommendations for Cultural Resource Management, The Castle Property, Located on a portion of APN 061-321-11, Santa Cruz, Santa Cruz County, CA*, dated August 30, 1999. This report was required as a result of a Archaeological Reconnaissance performed on the site by the Santa Cruz Archaeological Society (SCAS), the County's Archaeological consultants for Archaeological Reconnaissance work, on June 12, 1999. The Reconnaissance work by SCAS found significant historic cultural remains at the site. Mr. Bourdeau performed a Phase II Archaeological review and documented his findings and recommendations in the August 30, 1999 report. In addition, *an Historical Background for the Castle Property, Paradise Park, County of Santa Cruz*, by Charlene Duval, August 25, 1999, which verifies the historical significance of the site under the California Environmental Quality Act (CEQA), is attached to the Phase II investigation as Appendix A.

Staff review of Mr. Bourdeau's report finds that the work is consistent with the County standards for such work, and accepts the report's findings and recommendations. Attached to this Staff Memo are pages 24 through 29, and maps 4 and 5 of Mr. Bourdeau's report which contain the recommended conditions of approval for the proposed land division and subsequent building and potential lot disturbance. A total of seven (7) archaeological features, and six (Locus "A" through "F") archaeological loci were revealed as a result of Mr. Bourdeau's investigation. Conditions for protection or excavation of each are contained in the attached pages.

This Memo is not for Public Distribution: Contains Sensitive Archaeological Data.

EXHIBIT D

Environmental Review Initial Study

ATTACHMENT 11
APPLICATION 99-0345

PARADISE PARK MASONIC CLUB, INC.

0547

211 Paradise Park
Santa Cruz, CA 95060 - 7003
831/423-1530 Fax 831/423-2806

November 20, 1999

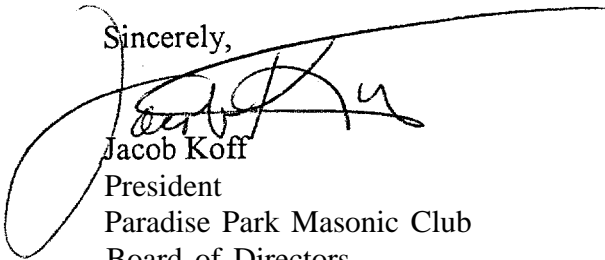
Ms. Jackie Young
Development Review Planner
701 Ocean Street
Santa Cruz, CA 95060

Re: Castle Property Subdivision Application 99-0345

Dear Ms. Young

Any artifacts found during Development of the Castle Property, as an approved three- lot subdivision will be donated to the Santa Cruz County Historical Museum.

Sincerely,


Jacob Koff

President
Paradise Park Masonic Club
Board of Directors

Cc Suzanne Smith
Resource Planner 111

Cc Jeff Almquist
Supervisor 5th District
County of Santa Cruz

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EXHIBIT D

Environmental Review Initial Study

ATTACHMENT 12
APPLICATION 99-0345

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

ATTACHMENT' 4

DATE: February 24; 2000

0548

TO: Jackie Young, Planning Department

FROM Glenn Goepfert, ^{gg} Department of Public Works

SUBJECT: APPLICATION NO. 99-0345 MLD, PARADISE PARK MASONIC CLUB, INC.,
APN 061-321-11, HENRY. COWELL DRIVE (PROPOSED), OFF GRAHAM HILL ROAD

After review of the resubmitted preliminary plans for the subject minor land division, we offer the following additional drainage comments.

1. We see now that this site was taken into account by the drainage analysis done by Robert Bein, William Frost, & Associates (RBF) for Tract 1339, Graham Hill Estates.
2. Additional storm water runoff from the development which would tend to go over the top of bank along the southerly and westerly portions of the site perimeter should be limited. The plans should indicate, after the above analysis, how such additional runoff will be handled.
- 3'. Technically, this minor land division cannot proceed until the access is created by the parent subdivision.

GG: ejm

copy to: Joan Carpenter, Survey & Development Review

SANTA CRUZ COUNTY
FIRE DEPARTMENT

6059 Highway 9
(408) 335-5354



P.O. Drawer F-2, Felton, CA 95018-0318

ATTACHMENT 4

COUNTY' OF SANTA CRUZ

0549

DISCRETIONARY PLAN REVIEW / FEE CALCULATION SHEET

Fire Department: ☒ county ☐ Ben Lomond ☐ Boulder Creek ☐
☐ Branciforte ☐ Zayante ☐

Date Reviewed : 6/12/99 Application #: 99-0345 APN: 061-321-11

To: ☒ Pln. ☐ Zoning ☐ Bldg. ☐ PW's ☐ EH ☐

☐ Approvable Project. Hold for fees due of \$ ☐ Fees Paid

☒ Approved ☐ Not Approved ☐ Not Applicable

☐ Conditional Approval ☐ Fee: \$

A review of the above application has been completed. The following conditions shall apply to the requested Permit and use:

- ☒ Structure requires the installation of an approved automatic fire sprinkler system throughout all portions of the building.
Classification: NFPA 13D or equivalent.
- ☐ A minimum water storage capacity of 4,000 gallons shall be dedicated to fire protection, A fire department connection shall be installed to access water.
- ☒ Driveways shall be a minimum of 12 feet wide. Driveways/ roads serving more than two habitable structure shall be a minimum of 16 feet in width.
- ☒ Additional requirements may be imposed upon application for a building or development permit.
- ☐ See attached requirements.
- ☐ Comments, Additional Information and/or Requirements:

EXHIBIT D

Environmental Review Initial Study

ATTACHMENT 14
APPLICATION 99-0345

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Paradise Park Masonic Club ATTACHMENT 4

211 Paradise Park
Santa Cruz, CA 95060
831-423-1530 Fax: 831-423-2806

0550

May 24, 1999

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

Re: Fire Department Approval

As recommended by Mr. Martin Jacobson before we spent the money for Soil Engineer's and septic tank approval we checked with the Fire District serving the Castle Property. We went to Felton and met with the Deputy Fire Marshal, John Salse, of C.D.F. County Fire Department and gave him a copy of the Preliminary Minor Subdivision map prepared by Ifland Engineers. He informed me that they generally require a 18' road to property. I showed him our easement agreement with the Cowell Foundation and gave him a copy showing we only had a 16' easement from Henry Cowell Drive between lots 33 and 34 to our property. He said they would accept the map showing this 16' easement if we would add an additional fire hydrant. I said we would and requested Ifland Engineer's change the map to show this additional fire hydrant. I took the change back to Mr. John Salse, he signed and approved it. Then the next morning I received a call from Mr. Salse asking me if I had submitted the map that he signed to the Santa Cruz County Planning Department. I told him I had not. He said "good" because the Scott's Valley Fire Protection District would be annexing this area in the future. He had called Marianne Marsano, Deputy Fire Marshal of that Fire Department and discussed it with her. And they wanted, in addition to the extra fire hydrant, a 12' x 54' foot pull out

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Letter/fireaprv

EXHIBIT D
Environmental Review Initial Study
ATTACHMENT 14
APPLICATION 99-0345

Paradise Park Masonic Club

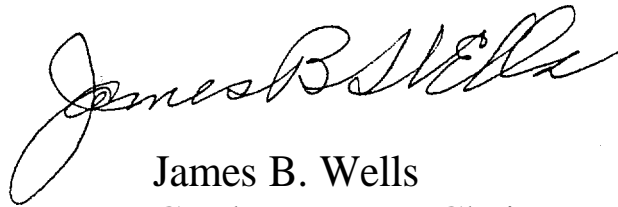
ATTACHMENT 4

211 Paradise Park
Santa Cruz, CA 95060
831-423-1530 Fax: 831-423-2806

0551

where the 18' road connected to the 16' easement between lot 33 and 34 and also wanted a change in the turn around for the fire trucks. He drew out the changes on the map for me. I took this to Ifland Engineers and they made the changes requested. I took the map back to the C.D.F. County Fire District and Mr. Mike Snyder, Deputy Fire Marshall approved and signed the it on 3/30/99. Map is included.

Respectively yours,



James B. Wells
Castle Property Chairman

JBW/caw

cc: J. Salse
Deputy Fire Marshal
C.D.F. County Fire Department
6059 Highway 9
Felton, CA 95018

Paradise Park Masonic Club
Board of Directors

EXHIBIT D

Environmental Review Initial Study

ATTACHMENT 14
APPLICATION 99-0345

07/12/99 DS9
14:16:44

BROWSE

COUNTY OF SANTA CRUZ - 3.1
DISCRETIONARY APPLICATION COMMENTS

I-ALPDR385
ALSDR385

0 5 5 2

APPL.NO: 99-0345
SENT TO PLNR: 6/23/99
ROIJTING NO: 1

REVIEW AGENCY: DPW ROAD ENGINEERING
REVIEWER: JRS
VERSION NO: 1

ATTACHMENT 4

COMMENTS:-----

COMPLETENESS COMMENT:

It is recommended that the access road meet current design criteria standards. The local street criteria requires a 56 foot right-of-way with a 36 foot road width, and 4 foot separated sidewalks on both sides. The applicant can request an exception request to the minimum local street design criteria which is a 40 foot right-of-way with a 30 foot paved road width, and a 4 foot separated sidewalk on one side. It is recommended that this project be conditioned in some way that the final map cannot be approved until the proposed access roads for Tract 1339 (Graham Hill Showgrounds) have been constructed since this is the only available access to these lots, unless the minor land division can be allowed to amend their access road and have right of access over the Graham Hill Showgrounds property. The proposed Henry Cowell Drive will be dedicated as public road right-of-way as part of the Graham Hill Showgrounds Subdivision.

MISCELLANEOUS COMMENT:

NO COMMENT

PF7/8=PREV/NXT AGCY

10/11=PAGE COMM THIS RTNG
PF19=PREVIOUS SCREEN

12/13=OTHER RTNGS-THIS AGCY
PA2=EXIT

EXHIBIT D

Environmental Review Initial Study

ATTACHMENT 15
APPLICATION 99-0345

07/12/99 DS9
14:18:58

COUNTY OF SANTA CRUZ - 3.1
BROWSE DISCRETIONARY APPLICATION COMMENTS

I-ALPDR385
ALSDR385

APPL.NO: 99-0345
SEN" TO PLNR: 6/15/99
ROUTING NO: 1

REVIEW AGENCY: ENVIRONMENTAL HEALTH
REVIEWER: JGS
VERSION NO: 1

0553

ATTACHMENT 4

COMMENTS:-----

COMPLETENESS COMMENT,,;

Applicant obtained an adequate Preliminary Lot Inspection Report
to demonstrate that lots are suitable for onsite sewage-disposal.

MISCELLANEOUS COMMENT:

NO COMMENT

PF7/8=PREV/NXT AGCY

10/11=PAGE COMM THIS RTNG
PF19-PREVIOUS SCREEN

12/13=OTHER RTNGS-THIS AGCY
PA2-EXIT

EXHIBIT D

Environmental Review Initial Study

ATTACHMENT 16
APPLICATION 99-0345

59

993060-S59-G1
23 June 2000

Paradise Park Masonic Club, Inc.
155 Paradise Park
Santa Cruz, CA 95060-7003
Attn: Mr. Jim Wells

Subject: **SEPTIC PLAN REVIEW**
APN 061-321-45 (Part), Henry Cowell Drive
Santa Cruz County, California

References: 1. **REYNOLDS ASSOCIATES**, Geotechnical investigation, dated 19
April 1999

2. **ENVIRONMENTAL CONCEPTS**, Septic System Envelopes, dated 5
May 1999

Gentlemen:

As requested we have review the proposed septic envelopes on the subject sites (3). It is our opinion that these locations as shown are appropriate from a geotechnical standpoint and will not adversely affect the slope stability of the sites.

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 4 to Paradise Park Masonic Club, Inc., Attn: Mr. Jim Wells

ATTACHMENT 16
99-0345

NEW WATER SERVICE INFORMATION FORM

SANTA CRUZ MUNICIPAL UTILITIES
809 Center Street, Room 102
Santa Cruz, CA 95060
Telephone (831) 420-5210

Other APN's

N# : 061-321-11

DATE : 6/8/99

REV. DATE

0555

99-0345

PROJECT ADDRESS: 11 Keystone Way/Paradise Prk

SECTION 1 PROJECT INFORMATION

Applicant: c/o Jim Wells Phone #: 26-3040
Mailing Street : 211 Paradise Park
City/State/Zip: Santa Cruz CA 95060

Project description :

MLD, 3 residential lots from 1.

ATTACHMENT 4

SECTION 2 EXISTING MAIN AND SERVICES

Main Size Type :

Elevation Zone

	Sizes	Account #'s	Old SIO #	(Active,Inactive) / Date Closed	Type
EXISTING SERVICE(S)					

No connection fee credit(s) for services unused over 24 months

SECTION 3 FIREFLOWS

Hyc.# Size/Type: Static Res. Flow Flow w/20#Res. FF Date :

Hydrant Location:

Hyc.# Size/Type: Static Res. Flow Flow w/20#Res. FF Date :

Hydrant Location:

SECTION 4 WATER SERVICE REQUIREMENTS AND FEES

Res. Size:		Res. Water Conn. Fee (Per unit) :	\$3,356.00
Irrigation Size :		Irr. Water Conn. Fee (plans required) :	
Bus Size :		Bus. Water Conn. Fee:	
Fire Service Size :		Large Meter :	
Zone Capacity Fee :		Service Install Fee (if city installed) :	
Front Foot Fee :		Contractor Installation permit fee (Ea.):	
Land/Irr. Plan Review Fee :		Backflow Permit Fee (Ea.):	
Eng. Plan Review Fee :		Res. Sewer Connection Fee (Per unit) :	
Hydrant Req :		Bus. Sewer Connection Fee :	

BACKFLOW DEVICE: RES. SERV. : IRRIG. SERV. : BUS. SERV. : FIRE SERV. :

ADDITIONAL COMMENTS:

A water main extension for this project is not shown on plans for Graham Hill Estates development. This work may be done in conjunction with the Graham Hill Estates project, but a separate agreement must be executed between Paradise Park, Contractor and City. The Water Department approves the preliminary plan for this development.

cc: Julie Young

Environmental Review Initial Study

SECTION 5 QUALIFICATIONS

1. Service will be furnished upon:

- (1) payment of the required fees due at the time service is requested (a building permit is required), and;
- (2) installation of the adequately sized water services, water mains and fire hydrants as required for the project under the rules and regulations of the Santa Cruz Water Department and the appropriate Fire District and any restrictions that may be in effect at the time application for service is made.

2. Fees and charges noted above are accurate as of the date hereof, and are subject to change at any time without notice to applicant.

B#:

Plan App.#:

99-0345

REVIEWED BY

Mary Duke

EXHIBIT D

NOTICE: This form does not in any way obligate the City. It is provided only as an estimate to assist you in your planning and as a record for the Water Department. The requirements set forth on this form may be changed or corrected at any time without prior notice.

ATTACHMENT 4

June 21, 1999

County of Santa Cruz
Planning Department
701 Ocean Street
Santa Cruz, CA 95060
Attn: Jackie Young

RE: Appl # 99-0345 - 211 Keystone Way-Paradise Park (APN#061-321-11)

Pacific Bell has reviewed the above mentioned subdivision requirements.

Pacific Bell has no conflicts with any existing or proposed easements and no additional utility easements are required by Pacific Bell.

Upon approval by your city council and final recordation of this map please furnish this office a copy for file.

Sincerely,



Toni Cantrell
Right of Way Administrator
83 1 754-8165

cc: Chris Barraza, Pacific Bell Engineer

EXHIBIT D

Environmental Review Initial Study

ATTACHMENT 18
APPLICATION 99-0345

DESIGN GUIDELINES GRAHAM HILL

0557

ATTACHMENT **4****1. PURPOSE OF GUIDELINES**

The design concept of this development is to preserve and expand the combination of the natural open meadow and forest. In order to accomplish this in developed areas the project has been designed and initially constructed to introduce new meadow into forested areas which will enhance solar access and open space for building sites within the forest. The establishment of the forest/interior meadow framework is embodied in the project landscape plan. This is to be generally accomplished by removing small and unhealthy trees and seeding these areas with native grasses which are to be left natural. Redwood trees and major trees of other species will be retained leaving a meadow and forest environment in developed areas of more open meadow and healthier trees than presently exists. It is within this environment that roads and buildings will be placed, and it is the purpose of these guidelines to set the necessary standards and controls to insure that, as development and occupancy of the site occurs, the most desirable aspects of the natural forest and existing and new meadow environments will be preserved over time.

2. DESIGN COMMITTEE

In order to meet these objectives the Association has established a Design committee to review and administer all improvements on private lots and the common area and participate in the review of all improvements on adjacent parcels (parcels B, C, D, and E on the tentative map). It is the intent of the Design Committee to preserve the existing natural beauty of the site as development occurs and to achieve maximum design quality in the development of private lots. Design Committee review will therefore involve design professionals to assist the Committee in reviewing all applications. Applicants are encouraged to retain qualified architects and design professionals in order to meet the high level of design sensitivity which will be required. Applications which do not meet these standards will be denied and will require resubmittal (see Design Committee Review procedures).

EXHIBIT D

Environmental Review Initial Study

ATTACHMENT 19
APPLICATION - 99-0345

3. SITE DEVELOPMENT GUIDELINES

a. Land Use

Common area. The common area consists of all open space, roads, trails, and drainage channels. The Developer has installed the necessary improvements in the common area in a manner consistent with the design objectives of the development. The common area shall be maintained by the Association over time in a manner that preserves this area as designed and constructed by the Developer.

Private lots. Private lots have been preserved by the Developer to insure a combination of meadow or forest clearing and existing forest for each lot. Development on private lots shall be restricted as defined below.

b. Development Envelopes

Development envelopes within each lot, shown on the tentative map, area approximate and minor adjustments will be allowed at the final map stage subject to approval of the County of Santa Cruz (hereafter "the County") and in compliance with the intent of these Guidelines. Development envelopes will be determined by applicable setbacks including compliance with the setbacks from the 30% slope line which has been recommended by the geo-technical engineer. This setback line may be adjusted subject to approval of the County, the geo-technical engineer and the Design Committee. All improvements except driveways must be contained within development envelopes, including buildings, accessory structures, garden walls, pools, etc.

c. Grading and Trenching

Structures shall be designed to relate to existing trees, sun orientation, and topography. Level benching of building pads is not allowed. Minor grading will be allowed, subject to approval of the Design Committee. No grading or trenching is allowed outside of development envelopes except for driveways, utilities and other infrastructure. Grading and trenching shall be done in a manner which preserves of all trees which are designated to remain.

d. Building

Buildings shall be located within development envelopes. Building forms shall relate to topography and tree forms, encourage solar access, and reflect consideration for neighboring structures and unimproved lots.

EXHIBIT D
Environmental Review Initial Study
ATTACHMENT 19
APPLICATION 99-0345

e. Preservation of Existing Trees and Open Space

0559

ATTACHMENT 4

Common area meadow (both existing and new) shall be maintained in their natural condition and shall not be irrigated. All maintenance including mowing of meadows (including those on portions of private lots) shall be performed by the Association to insure that meadows are consistent and property lines through meadows are not visible.

Certain trees within lots may be removed, subject to the prior approval of the Design committee using the following criteria: (1) issues of fire safety and safety to structures from falling trees; (2) diseased trees may be removed regardless of (1) above; and (3) demonstrated need to enhance solar access. This may entail replacement with native trees in non-sensitive areas. The intent is to preserve healthy specimen trees and to remove unhealthy and deformed trees. In all cases, tree removal shall be conducted in full compliance with applicable County ordinances. All trees at the fringes of existing meadows and specimen redwood trees shall be preserved subject to the above criteria. Trees outside of development envelopes may be removed in accordance with a habitat enhancement plan approved pursuant to applicable County ordinances.

f. Landscaping

New landscaping shall be limited to areas within development envelopes and shall consist of plant materials which are compatible with existing vegetation unless shielded from the street. In general, most smaller plant specimens (6' maximum height) which are not visible from the street are allowed. Trees shall be limited to species which already exist in the forest in order to preserve the existing forest over time. Vegetable gardens, specialty gardens, etc. are allowed provided they are not visible from the street. No non-native landscaping is allowed outside of development envelopes. All new landscaping shall be approved by the Design Committee prior to installation.

g. Fencing

Fencing shall be limited to the following:

1. No fencing, walls or structures of any kind are allowed in meadowed areas, except for property line fencing around Parcels B and C and along Graham Hill Road.
2. Garden walls, screen walls, etc. shall be used to screen trash, service, and pool areas; shall be of the same material as building exterior; and shall be connected to principal buildings.

ATTACHMENT 4

3. Security fencing may be installed on property lines within forested areas and shall match existing security fencing installed by the Developer.

Environmental Review Initial Study
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EXHIBIT D

Revised Draft EIR

0 5 6 1

ATTACHMENT 4**h. Driveways and Walkways**

Driveways and walkways from existing streets shall be asphalt paving or natural gravel without curbs or gutters. Walkways adjacent to buildings and within development envelopes may be of other materials subject to approval of the Design Committee.

i. Pools, Shelters, and Accessory Buildings

All accessory structures shall be located within development envelopes and shall have the same design character and materials as the principal structure. High activity areas, such as swimming pools, shall be located to reduce impact on adjacent lots. Minor adjustments to development envelopes to allow such improvements shall be permitted if approved by the Design Committee.

j. Lighting

Lighting of driveways and buildings shall be subject to the approval of the Design Committee and shall be low level, shielded fixtures from minimum off-site impact from the street. One set of lighted house numbers per lot shall be allowed.

k. Signs, Graphics

The Developer has prepared a master sign and graphics program for the development. Future revisions or additions shall use the same system. House numbers, mailboxes, etc. shall comply with this program. Temporary construction signs shall also comply.

4. BUILDING DESIGN GUIDELINES

It is the intent of these guidelines to allow individual lot buyers diversity of choice in their homes, and to insure that buildings and landscaping are sensitive to the land and that over time new buildings and landscaping blend with, rather than dominate and change, the natural meadow and forest landscape. Therefore, neutral colors, common materials and simple building forms will be encouraged to achieve a development that is appropriate to the natural setting. Design of residences shall comply with the following conditions:

a. Architectural Style

The style of individual residences may vary, but shall be indigenous (growing from the land) and should be appropriate for a natural forest setting. Dominant styles are not permitted.

b. Building Form

All buildings shall have sloped rooftops. Pitch of roofs may vary from 4 inches in 12 to 8 inches in 12, but principal roofs on any lot shall be the same pitch. In general, gabled roof forms are preferred to shed roof forms. Buildings shall adjust to topography. On sloping sites, building forms should relate to the land form, stepping up or down the terrain.

c. Building Scale

Buildings shall be human scale. Two story facades should be broken with indentations, projecting bays, etc. The use of bay windows, trellises, garden walls, etc. to help blend structures into the landscape is encouraged. Building forms should be articulated to avoid large massive structures.

d. Building Orientation

Buildings shall be oriented to relate to the edge of forest and the new meadow. This edge may be adjusted within development envelopes, as noted above, provided the final design places the principal structure within the forest or at the edge of the new meadow. Design for solar access is encouraged subject to applicable County ordinances. The forest edge at the new meadow may be adjusted to achieve increased solar exposure within the limitations noted above. Buildings shall also be oriented to preserve privacy between adjacent lots. Window and door placement shall be designed to avoid views into neighboring windows or the private outdoor space of adjacent lots.

e. Materials

Materials shall be neutral color, natural type to avoid high reflectivity or dominant colors. Glazing shall be transparent, not reflective. Roofs shall be a dark color, window and door frames shall be wood or dark anodized aluminum. Wall surfaces shall be limited to a maximum of two materials and the same design shall carry around the entire perimeter. Artificial facades on one side are prohibited. Garden walls and accessory buildings and structures shall be of the same materials as principal structures.

0563.

ATTACHMENT 4**f. Screening of Equipment**

All equipment, apparatus, etc., whether fixed or movable, shall be screened from view from the street and from adjacent lots. Solar collectors shall be installed to not be visible from the street and shall follow roof slopes.

g. Exterior Lighting

Exterior lighting shall be shielded, low level type which conceals the light source. Lighting which is visible from the street or adjacent lots shall be controlled to avoid glare. Floodlighting of any kind is prohibited.

EXHIBIT D
Environmental Review Initial Study
ATTACHMENT 19
APPLICATION 99-03215

VI. IMPACT OVERVIEW

0564

ATTACHMENT 4

No errata.

VII. REPORT PREPARATION

No errata.

VIII. APPENDICES**A. INITIAL STUDY**

No errata.

B. DRAFT DESIGN GUIDELINES

Please note recommended revisions are included as part of mitigation measure LU-1. The project applicant has made revisions to Appendix B as indicated by Comment 16-133. These revisions are indicated below.

Paragraphs 3b and 3c on page B-3 are revised as follows:

b. Development Envelopes

Development envelopes within each lot, shown on the tentative map, ~~area~~are approximate and minor adjustments will be allowed at the final map stage and **building permit stage** subject to approval of the County of Santa Cruz (hereafter "the County") and in compliance with the intent of these Guidelines. Development envelopes will be determined by applicable setbacks including compliance with the setbacks from the 30% slope line which has been recommended by the geo-technical engineer. This setback line may be adjusted subject to approval of the County, the geo-technical engineer and the Design Committee. All improvements except driveways must be contained within development envelopes, including buildings, accessory structures, garden walls, pools, etc.

c. Grading and Trenching

Structures shall be designed to relate to existing trees, sun orientation, and topography. ~~Mass grading or Level benching of building pads~~the entire development envelope is not **intended or allowed**. ~~Benching to accommodate the footprint of the house for perimeter or slab foundation design~~ will be allowed based on site specific design in a relation to natural topography, subject to approval of the Design Committee.

GRAHAM HILL
SHOW GROUNDS
FINAL EIR
MARCH 1, 1996

No grading or trenching is allowed outside of development envelopes except for driveways, utilities and other infrastructure. Grading and trenching shall be done in a manner which preserves of all trees which are designated to remain.

0565

Paragraph 4c on page B-7 is revised as follows:

c. Building Scale

Buildings shall be human scale. *Multi-story facades should be broken with indentations, projecting bays, etc. The use of bay windows, trellises, garden walls, etc. to help blend structures into the landscape is encouraged. Building forms should be articulated to avoid large massive structures.

C. RESTRICTIONS GOVERNING THE USE OF EQUESTRIAN FACILITIES AT THE PROJECT SITE

No errata.

D. NITRATE LOADING ANALYSIS

Page D-4 is revised as follows:

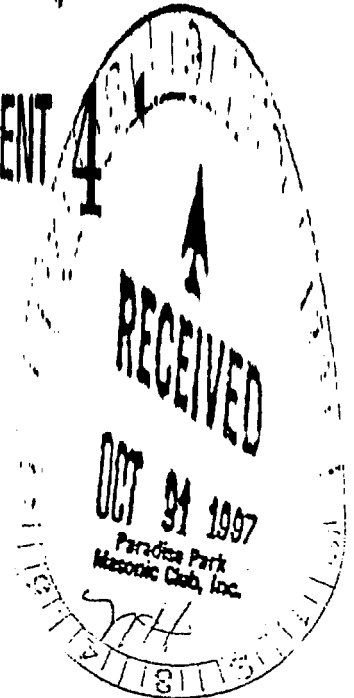
The supporting data and assumptions needed to carry-out the calculations of N_c for the Graham Hill project for sub-surface disposal and spray irrigation alternatives are as follows:

- Average annual rainfall = 38"
- Average annual runoff = 35%
- Average annual evapotranspiration (actual) = 15"
- Average wastewater flow from 60 residences = 15,000 gpd (Package Plant)
- Average wastewater flow from 45 residences = 11,250 gpd (Septic Systems)
- Average wastewater flow from fire station = 250 gpd
- Average wastewater flow from Santa Cruz County Horsemen's Association = 250 gpd
- Total wastewater flow on project site (w) = 15,400 gpd or 17.366 ac-ft/yr (Package Plant)

EXHIBIT D
Environmental Review Initial Study
ATTACHMENT 19
APPLICATION 99-0345
Final EIR

PLAGEMAN & LUND LLP
ATTORNEYS AT LAW
1999 HARRISON STREET, SUITE 2700
OAKLAND, CALIFORNIA 94612-3582
TELEPHONE (510) 273-8553 FACSIMILE (510) 273-8559

ATTACHMENT 4



October 30, 1997

Mr. Robert F. Sand
Paradise Park Masonic Club
211 Keystone Way
Santa Cruz, California 95060

Re: S. H. Cowell Foundation - Graham Hill Property

Ladies and Gentlemen:

This letter is to inform you that on October 21, 1997, the S. H. Cowell Foundation sold its property located on Graham Hill Road to Standard Pacific Corporation.

Pursuant to the terms of the sale, Standard Pacific Corporation has assumed the obligations of the Cowell Foundation under the Agreement Regarding Grant of Easements dated June 10, 1993, and the Easement Agreement dated October 2, 1997. We have enclosed for your files a recorded copy of the Easement Agreement.

In order to maintain continuity, Plageman & Lund LLP has agreed to represent Standard Pacific in connection with its ownership of the Graham Hill property, and you may contact this office at the number and address shown above if you have any questions.

ATTACHMENT 4

and approved by all necessary corporate action of Cowell, and no third party approval of this Agreement or its execution by Cowell is required. This Agreement has been duly executed and delivered by Cowell and is valid, binding and enforceable against Cowell in accordance with its terms. 0567

P. Authority of Paradise Park. Paradise Park represents to Cowell that Paradise Park has all necessary corporate power and authority to enter into this Agreement and to perform the obligations to be performed by Paradise Park hereunder. This Agreement has been duly authorized and approved by all necessary corporate action of Paradise Park, and no third party approval of this Agreement or its execution by Paradise Park is required. This Agreement has been duly executed and delivered by Paradise Park and is valid, binding and enforceable against Paradise Park in accordance with its terms.

Q. Further Assurances. Cowell and Paradise Park each agree to execute any and all documents and perform any and all acts reasonably necessary, incidental or appropriate, to effectuate the transactions contemplated hereunder.

R. Exhibits. The following Exhibits are attached to this Agreement:

- Exhibit A -- Graham Hill Property Legal Description
- Exhibit B -- Castle Property Legal Description
- Exhibit C -- Form of Easement Agreement
- Exhibit D -- Quitclaim Deed
- Exhibit E -- Preliminary Location of Drainage Ditch

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

ORIGINAL

AGREEMENT

ATTACHMENT 4 0568

REGARDING GRANT OF EASEMENTS

THIS AGREEMENT is made as of this 10th day of June, 1993 by and between the S.H. COWELL FOUNDATION ("Cowell"), a California public benefit corporation and private foundation, and the PARADISE PARK MASONIC CLUB ("Paradise Park"), a California nonprofit corporation. Cowell and Paradise Park are collectively hereinafter referred to as "parties."

RECITALS

WHEREAS, Cowell owns certain real property, known as the Graham Hill Property, located in the County of Santa Cruz, State of California, which property is more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Graham Hill Property");

WHEREAS, Paradise Park owns certain real property consisting of approximately six (6) acres, known as the Castle Property, located adjacent to the Graham Hill Property in the County of Santa Cruz, State of California, which property is more particularly described in Exhibit B attached hereto and incorporated herein by this reference (the "Castle Property");

WHEREAS, Cowell is seeking to subdivide the Graham Hill Property pursuant to its application to the County of Santa Cruz (No. 93-1245) and to create 51 one-acre lots for single family houses, a 90-acre common area, a 0.5-acre site for a possible new fire station and a 20-acre public equestrian park (the "Project").

final necessary governmental approvals for the Project, in form and substance acceptable to Cowell. The second condition precedent is that the first residential building permit for the Project must be issued by the County of Santa Cruz. The third condition precedent is that Paradise Park must provide Cowell with a valid quitclaim of any and all legal right, title or interest in the Graham Hill Property (the "Quitclaim") and shall provide Cowell with an appropriate legal description of the Castle Property. The Easements are described in and shall be subject to an easement agreement in the form and substance of Exhibit C attached hereto (the "Easement Agreement"). The Quitclaim shall be in the form and substance of Exhibit D attached hereto. The parties agree that they shall execute and record the Easement Agreement immediately after the above three conditions precedent have been satisfied.

B. Scope of the Easement. The scope of the easement shall be for vehicular ingress and egress, and utilities, to service single-family detached residence(s) located on the Castle Property. Any such detached residential units shall conform to all applicable County requirements in effect at the time they are approved.

C. Design Guidelines. If the Easements are granted as provided in Paragraph A above, use of the Easements for the construction of roadways and/or other improvements, including residential construction, which Paradise Park may pursue on the Castle Property, shall be subject to the same design guidelines applicable to residential home design proposed for the Project. Said guidelines shall be applied in a uniform manner to the Graham Hill Property and the Castle Property.

D. Drainage Ditch. Cowell agrees to construct a drainage ditch along that portion of the common boundary between the Castle Property and the Graham Hill Property lying within the area of the Primary Easement, as defined in the Easement Agreement (the "Drainage Ditch"). The preliminary location of the Drainage Ditch is shown on Exhibit E attached hereto. The Drainage Ditch shall be engineered to permit a roadway to be constructed over it. The parties agree to form a drainage ditch maintenance program to ensure that the Drainage Ditch is properly maintained. The cost of construction of the Drainage Ditch shall be at the expense of Cowell. Maintenance and repair of the Drainage Ditch shall be the responsibility, based upon a pro-rata per unit allocation, of the owners of the Project parcels and the owners of any parcels which may in the future be created on the Castle Property (the "Castle Property Parcels"), except that the owners of the Castle Property Parcels shall not be responsible for said maintenance and repair costs until such time as building permit(s) are obtained to develop the Castle Property Parcels.

E. Review of Project. Paradise Park acknowledges that (i) it has been advised of the nature of the Project, including without limitation Cowell's intention to subdivide the Cowell Property into 51 residential lots a 90-acre common area, a 0.5-acre site for a

ATTACHMENT 4

F. Successors and Assigns. This Agreement is and shall be binding upon and shall inure to the benefit of each of the parties hereto and their respective successors, assigns, heirs, administrators, executors and legal representatives. 0570

G. Covenants Running With the Land. The covenants set forth hereunder constitute covenants running with the land pursuant to Section 1468 of the California Civil Code.

H. Entire Agreement. This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. This Agreement may be modified only by an instrument in writing executed by the parties hereto.

I. Attorneys' Fees. In the event of any controversy, claim or dispute relating to this Agreement or the breach hereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorneys' fees and costs.

J. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

K. Joint and Several Liability. The liability under this Agreement of any party, or of any successor or assignee, comprised of more than one person or entity shall be joint and several.

L. Severability. If any term or provision of this Agreement, or any application thereof to any circumstance, shall to any extent be invalid or unenforceable, the remainder hereof, or the application thereof to any other circumstances, shall not be affected thereby.

M. Miscellaneous. This Agreement is between the parties hereto exclusively, and no third party is intended to be benefitted hereby except as may be expressly provided for herein. This Agreement has been reviewed by counsel for all parties, and shall be construed according to the fair meaning of its terms, neither strictly for nor strictly against either party. The paragraph headings provided herein are not intended to be a part of this Agreement but are provided for convenience only, and they shall not limit in any way the terms and conditions expressly set forth herein.

N. Termination. If the conditions precedent to Cowell's grant of easements identified in Paragraph A are not satisfied within five (5) years from the date of this Agreement, this Agreement shall terminate and the rights and duties of the parties shall return to the status quo ante as existed before this Agreement was entered into. In the event this Agreement is terminated, each party hereto expressly reserves the right to assert any contentions it then sees fit as to the existence or non-existence of any easements, regardless of whether those contentions are consistent with this Agreement. In the event this Agreement is terminated, the parties hereto agree that this Agreement shall not be construed as an admission by any party of the validity or invalidity of any claim of easement.

O. Authority of Cowell. Cowell represents, to Paradise, Park that Cowell has all necessary corporate power and authority to enter into this Agreement and to perform the

EXHIBIT D

Santa Cruz Title Company #9415780-SRO

RECORDING REQUESTED BY:

William H. Plageman, Jr., Esq.
Plageman & Lund LLP
1999 Harrison Street, Suite 2700
Oakland, California 94612-3582

**WHEN RECORDED MAIL THIS AGREEMENT
AND MAIL TAX STATEMENTS TO:**

S. H. Cowell Foundation
120 Montgomery Street, Suite 2570
San Francisco, California 94104



ATTACHMENT 4

0571

1997-0045209
RECORDED AT THE REQUEST OF
SANTA CRUZ TITLE COMPANY

OCT 21 1997 1:06

RICHARD W. BEDAL, RECORDER
SANTACRUZ COUNTY, OFFICIAL RECORDS

EASEMENT AGREEMENT

THIS AGREEMENT is made as of this 2nd day of October 1997 by and between the S. H. COWELL FOUNDATION, a California public benefit corporation and private foundation ("Cowell"), and the PARADISE PARK MASONIC CLUB, a California nonprofit corporation ("Paradise Park"). Cowell and Paradise Park are collectively hereinafter referred to as "parties."

Recitals

WHEREAS, Cowell owns certain real property, known as the Graham Hill Property, located in the County of Santa Cruz, State of California, which property is more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Servient Tenement");

WHEREAS, Paradise Park owns certain real property, known as the Castle Property, located in the County of Santa Cruz, State of California, which property is more particularly described in Exhibit B attached hereto and incorporated herein by this reference (the "Dominant Tenement");

WHEREAS, Cowell has obtained approval to subdivide the Servient Tenement pursuant to its application to the County of Santa Cruz that proposed the creation of 60 residential parcels, a 90-acre common area, a 0.5-acre site for a possible new fire station and a 20-acre public equestrian park (the "Project");

WHEREAS, a dispute arose between the parties relating to the existence of an easement through the Servient Tenement benefitting the Dominant Tenement or Paradise Park;

WHEREAS, by agreement dated June 10, 1993, the parties agreed to settle completely and amicably their differences concerning all matters relating to the existence or nonexistence of any and all previously existing easements through the Servient Tenement benefitting the Dominant Tenement or Paradise Park by promising that Cowell would grant easements benefitting the Dominant Tenement if and when Cowell obtained 1) all final necessary governmental approvals for the Project, in form and substance acceptable to Cowell, 2) the first residential building permit for the Project had been issued; and 3) a valid quitclaim of any and all legal right, title or interest in the Servient Tenement from Paradise Park;

5 8

Environmental Review Initial Study

EXHIBIT

D ATTACHMENT

APPLICATION 21
99-0345

WHEREAS, Paradise Park has delivered to Cowell a valid quitclaim of any and all legal right, title or interest in the Servient Tenement;

WHEREAS, Cowell has waived the conditions of its having receiving all necessary governmental approvals and the first residential building permit;

WHEREAS, the parties desire to create certain non-exclusive easements, subject to the terms and conditions of this Agreement, for ingress and egress, and utilities purposes over a portion of the Servient Tenement for the benefit of the Dominant Tenement.

NOW THEREFORE, in consideration of the conditions and covenants contained herein, and in consideration of further, good and valuable consideration, Cowell and Paradise Park hereby agree as follows:

1. Grant of Primary Easement. Cowell hereby grants to Paradise Park a non-exclusive easement (the "Primary Easement") appurtenant to the Dominant Tenement for ingress and egress purposes. The Primary Easement is a sixteen foot (16') wide property (the "Primary Easement Property") commencing at a point on the Project's proposed Henry Cowell Drive and extending west between the Project's proposed Lots 33 and 34, to a point along the Dominant Tenement, subject to Cowell's right to relocate the Primary Easement Property should relocation be desirable in connection with development of the Project. A preliminary description of the Primary Easement Property is provided in the legal description attached hereto as Exhibit C.

2. Grant of Secondary Easement. Cowell hereby grants to Paradise Park a non-exclusive easement (the "Secondary Easement") appurtenant to the Dominant Tenement for ingress and egress purposes. The Secondary Easement is a right of vehicular ingress and egress for single-family detached residential dwelling unit(s) (the "Secondary Easement Property") commencing at a point where the Primary Easement intersects with the proposed Henry Cowell Drive and extending along the proposed Henry Cowell Drive to its intersection with Graham Hill Road. The preliminary location of the Secondary Easement Property along said proposed Henry Cowell Drive and Graham Hill Road is described in the legal description attached hereto as Exhibit C.

3. Grant of Utilities Easement. Cowell hereby grants to Paradise Park a non-exclusive easement over the Primary Easement Property for utilities for single-family detached residential dwelling unit(s), including power, gas, water, cable television and telephone services (the Utilities Easement"). In connection with the construction of the Project, Cowell agrees to require that utility connections otherwise included in the Project be "stubbed out" to the intersection of the Primary Easement Property and Henry Cowell Drive.

4. Use of Easements. The Primary Easement, the Secondary Easement, and the Utilities Easement (collectively, the "Easements") shall be for the non-exclusive use and benefit of the owner(s) of the Dominant Tenement, their agents and invitees, solely in connection with the use of single-family detached residential dwelling unit(s) on the Dominant Tenement. The Easements do not permit use access through the Dominant Tenement to the balance of the Paradise Park property. The use of the Easements shall be unrestricted, except that the owner(s) of the Dominant Tenement shall not permit any use of the Easements which interferes with the use and enjoyment of the Servient Tenement. Cowell shall not permit any

EXHIBIT D
Environmental Review Initial Study
ATTACHMENT 21
APPLICATION 99-0345

use of such Easements which interferes with the use and enjoyment of the Easements by the owner(s) of the Dominant Tenement.

5. Character of Easements. The Easements granted herein are non-exclusive easements appurtenant to the Dominant Tenement.

6. Construction, Maintenance and Repair. Construction, maintenance and repair of the Primary Easement Property shall be the sole responsibility of the owner(s) of the Dominant Tenement. Construction of the Secondary Easement Property shall be the sole responsibility of Cowell. Maintenance and repair of the Secondary Easement Property shall be the joint responsibility of the owners of the Servient Tenement parcels and the Dominant Tenement parcels based on a pro rata per unit allocation, except that the owners of the Dominant Tenement parcels shall not be responsible for said maintenance and repair costs until such time as the Dominant Tenement may be developed.

7. Term. This Agreement and the Easements granted herein shall be for a perpetual term commencing on the date hereof, unless terminated in accordance with Paragraph 8 below.

8. Termination. The Easements are granted to afford the Dominant Tenement access to Graham Hill Road through the Servient Tenement. The Easements and this Agreement shall terminated immediately if any of the following occurs:

- A. The Easements are used for the benefit of property other than the Dominant Tenement;
- B. The Easements are used for purposes other than for ingress, egress, and utilities for single-family detached residential dwelling unit(s).

In addition, if all owners of the Dominant Tenement determine that the Easement is no longer necessary or desirable or as otherwise required and provided by law, this Agreement and the Easements shall be terminated upon the recordation of a quitclaim deed signed by all owners of the Dominant Tenement and recorded in the public records of the County of Santa Cruz, State of California.

9. Indemnity. Paradise Park shall indemnify, defend and hold harmless Cowell, its officers, board members, employees and agents from all claims, lawsuits, losses, damages including attorneys' fees and costs that Cowell may sustain or suffer, resulting from Paradise Park's use of the Easements, including any injury to or death of Paradise Park's employees, agents or surveyors, or any other person, or damage to property.

10. Insurance. Paradise Park shall procure and maintain comprehensive general liability insurance in an amount of not less than \$1 ,000,000 which will protect Cowell from any claims arising out of paradise Park's use of the Easements, including Paradise Park's employees, agents and surveyors (the "Insurance Policy"). Cowell, its officers, directors and employees shall be named as additional insureds under the Insurance Policy. The Insurance Policy shall stipulate that the insurance afforded the additional insureds shall apply as primary insurance, that any other insurance carried by Cowell, its officers, directors and employees will be excess only and will not contribute with this insurance. The Insurance Policy shall be maintained for as long as the Easements exist.

Environmental Review Initial Study

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EXHIBIT n59

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11. Title Insurance. In the event Paradise Park desires to obtain title insurance on the Easements, Paradise Park shall be responsible for the costs of such insurance.

12. Successors and Assigns. This Agreement is and shall be binding upon and shall inure to the benefit of each of the parties hereto and their respective successors, assigns, heirs, administrators, executors and legal representatives. The covenants set forth hereunder constitute covenants running with the land pursuant to Section 1468 of the California Civil Code.

13. Entire Agreement. This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. This Agreement may be modified only by an instrument in writing executed by the parties hereto.

14. Authority of Cowell. Cowell represents to Paradise Park that Cowell has all necessary corporate power and authority to enter into this Agreement and to perform the obligations to be performed by Cowell hereunder. This Agreement has been duly authorized and approved by all necessary corporate action of Cowell, and no third party approval of this Agreement or its execution by Cowell is required. This Agreement has been duly executed and delivered by Cowell and is valid, binding and enforceable against Cowell in accordance with its terms.

15. Authority of Paradise Park. Paradise Park represents to Cowell that Paradise Park has all necessary corporate power and authority to enter into this Agreement and to perform the obligations to be performed by Paradise Park hereunder. This Agreement has been duly authorized and approved by all necessary corporate action of Paradise Park, and no third party approval of this Agreement or its execution by Paradise Park is required. This Agreement has been duly executed and delivered by Paradise Park and is valid, binding and enforceable against Paradise Park in accordance with its terms.

16. Further Assurances. Cowell and Paradise Park each agree to execute any and all documents and perform any and all acts reasonably necessary, incidental or appropriate, to effectuate the transactions contemplated hereunder.

17. Attorneys' Fees. In the event of any controversy, claim or dispute relating to this Agreement or the breach hereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorneys' fees and costs.

18. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

19. Joint and Several Liability. The liability under this Agreement of any party, or of any successor or assignee, comprised of more than one person or entity shall be joint and several.

20. Severability. If any term or provision of this Agreement, or any application thereof to any circumstance, shall to any extent be invalid or unenforceable, the remainder hereof, or the application thereof to any other circumstances, shall not be affected thereby.

21. Miscellaneous. This Agreement is between the parties hereto exclusively and no third parties are intended to be benefitted hereby except as may be expressly provided for.

EXHIBIT D

Environmental Review Initial Study
ATTACHMENT 21
APPLICATION 99-03215

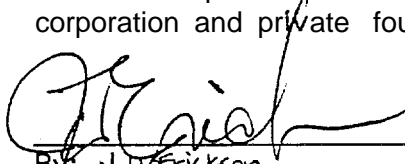
herein. This Agreement has been reviewed by counsel for all parties, and shall be construed according to the fair meaning of its terms, neither strictly for nor strictly against either party. The paragraph headings provided herein are not intended to be a part of this Agreement but are provided for convenience only, and they shall not limit in any way the terms and conditions expressly set forth herein.

22. Exhibits. The following Exhibits shall be attached hereto:

- Exhibit A -- Servient Tenement Legal Description
- Exhibit B -- Dominant Tenement Legal Description
- Exhibit C -- Tentative Map of the Project depicting preliminary descriptions of Primary Easement and Secondary Easement

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

S. H. COWELL FOUNDATION
a California public benefit
corporation and private foundation


By: J. D. Erickson
Its: President

PARADISE PARK MASONIC CLUB
a California nonprofit corporation

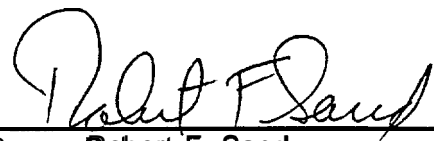
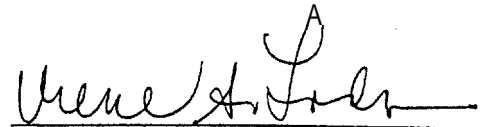

By: Robert F. Sand
Its: President

EXHIBIT D
Environmental Review Initial Study
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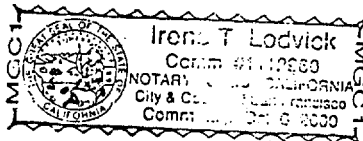
STATE OF CALIFORNIA)
) ss.
 COUNTY OF SAN FRANCISCO)

On this 2nd day of October 1997, before me, the undersigned notary public, personally appeared Mr. J. D. Erickson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.



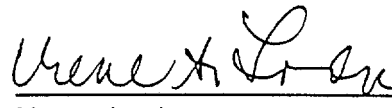
Notary's signature

[seal]



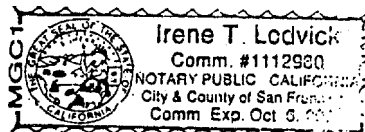
STATE OF CALIFORNIA)
) ss.
 COUNTY OF SAN FRANCISCO)

On this 2nd day of October, 1997, before me, the undersigned notary public, personally appeared Robert F. Sand, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.



Notary's signature

[seal]

**EXHIBIT D**

Environmental Review Initial Study

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EXHIBIT "A"

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The land referred to herein is described as follows:

SITUATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:

BEING A PART OF THE RANCHO CANADA DEL RINCON AND A PORTION OF THE LAND DESCRIBED IN THE DEED FROM HENRY COWELL TO HENRY COWELL LIME AND CEMENT CO. DATED JUNE 22, 1899 AND RECORDED JUNE 22, 1899 IN VOLUME 129 OF DEEDS, PAGE 226 AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/2" IRON PIPE, TAGGED RCE 11192, AT THE INTERSECTION OF THE WESTERLY LINE OF GRAHAM HILL COUNTY ROAD AND THE SOUTHERLY LINE OF SAID LANDS OF HENRY COWELL LIME AND CEMENT CO. FROM WHICH THE NORTHEASTERLY CORNER OF LOT 12, TRACT NO. 561, GRAHAM HILL ESTATES, BEARS SOUTH 76° 59' 21" WEST 11.95 FEET AND ALSO FROM WHICH THE NORTHEASTERLY LINE OF SAID RANCHO RINCON AT STATION "CR 25" AT THE SOUTHEAST CORNER OF SAID LAND OF HENRY COWELL LIME AND CEMENT CO., BEARS NORTH 76° 59' 21" EAST 30.98 FEET; THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHERLY LINE OF SAID LAST NAMED LANDS AND THE NORTHERLY LINE OF THE "GANN TRACT", SOUTH 76° 59' 21" WEST 1184.19 FEET TO A 4" X 4" CONCRETE MONUMENT ON THE EASTERLY LINE OF LAND DESCRIBED IN THE DEED TO PARADISE PARK MASONIC CLUB, A CORPORATION, DATED JUNE 22, 1927, RECORDED JUNE 23, 1927, IN VOLUME 114 OF OFFICIAL RECORDS, AT PAGE 216, SANTA CRUZ COUNTY, RECORDS; THENCE NORTHERLY TO THE SOUTHERN CORNER OF THE PARCEL OF LAND CONVEYED TO ANNIE M. MC CASKILL AND FRANCE B. MC CASKILL BY DEED DATED FEBRUARY 5, 1948, RECORDED FEBRUARY 24, 1948, IN VOLUME 628 OF OFFICIAL RECORDS, AT PAGE 257, SANTA CRUZ COUNTY RECORDS; THENCE ALONG THE EASTERLY, SOUTHEASTERLY AND NORTHERLY LINES OF SAID LAST NAMED PARCEL OF LAND AND THE SOUTHEASTERLY AND SOUTHERLY LINE OF LAND OF SAID HENRY COWELL LIME AND CEMENT CO., NORTH 12° 34' 43" WEST 122.24 FEET, TO A 4" X 4" POST; NORTH 27° 55' WEST 199.49 FEET TO A 1 1/2" IRON PIPE TAGGED RCE 11192; NORTH 48° 25' WEST 172.97 FEET TO A 1 1/2" IRON PIPE TAGGED RCE 11192; NORTH 32° 32' 36" EAST 164.05 FEET TO A 4" X 4" POST; NORTH 49° 21' 26" WEST 208.17 FEET TO A SPIKE AND SOUTH 53° 45' WEST 421.25 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY LINE OF LAND DESCRIBED IN DEED TO PARADISE PARK MASONIC CLUB IN THE CENTER LINE OF THE SAN LORENZO RIVER; THENCE ALONG THE CENTER LINE OF THE SAN LORENZO RIVER NORTH 62° 24 1/2' WEST 100 FEET, MORE OR LESS, TO A STATION; NORTH 48° 53' WEST 798.61 FEET TO A STATION; NORTH 33° 0' WEST 264 FEET TO A STATION; NORTH 42° 34 1/2' EAST 223.20 FEET TO A STATION; NORTH 48° 55' EAST 136.50 FEET TO A STATION; NORTH 49° 35' EAST 171 FEET TO A STATION; NORTH 24° 46 1/2' EAST 166.20 FEET TO A STATION; NORTH 11° 49' WEST 198.30 FEET TO A STATION; NORTH 36° 0' WEST 109.10 FEET TO A STATION; NORTH 55° 38' WEST 73.75 FEET TO A STATION; THENCE LEAVING THE CENTER LINE OF SAN LORENZO RIVER AND CONTINUING ALONG THE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY LINE OF SAID PARADISE PARK MASONIC CLUB, NORTH 42° 02' EAST 622.86 FEET TO A 4" X 4" CONCRETE MONUMENT; NORTH 5° 43' 03" WEST 356.22 FEET TO A 60" REDWOOD TREE WITH A BLAZE MARKED

Environmental Review Initial Study

EXHIBIT

ATTACHMENT 2
APPLICATION

EXHIBIT A 59

EXHIBIT "A"

LEGAL DESCRIPTION - CONTINUED:

"COR 19"; NORTH 22° 25' 12" WEST 490.35 FEET TO A 42" REDWOOD STUMP MARKED "18 LO" AND NORTH 54° 15' 09" WEST 1017.87 FEET TO A 1 1/2" IRON PIPE AT THE NORTHERN CORNER OF SAID LAND OF PARADISE PARK MASONIC CLUB ON THE SOUTHERLY LINE OF LAND DESCRIBED IN DEED FROM HENRY COWELL LIME AND CEMENT CO., TO THE STATE OF CALIFORNIA BY DEED DATED AUGUST 19, 1953, RECORDED FEBRUARY 1, 1954, IN VOLUME 952, PAGE 135, OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID LAST NAMED LAND NORTH 79° 28' 30" EAST 2541.39 FEET TO A 1 1/2" IRON PIPE TAGGED RCE 11192 ON THE WESTERLY LINE OF THE GRAHAM HILL COUNTY ROAD; THENCE CONTINUING ALONG SAID WESTERLY LINE OF GRAHAM HILL COUNTY ROAD SOUTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 2970.65 FEET, THROUGH AN ANGLE OF 9° 24' 52.5", A DISTANCE OF 488.12 FEET TO A 1 1/2" IRON PIPE TAGGED RCE 11192; SOUTH 0° 24' 15" EAST 385.34 FEET TO A 1 1/2" IRON PIPE TAGGED RCE 11192; SOUTH 89° 35' 45" WEST 10.00 FEET TO A 1 1/2" IRON PIPE TAGGED RCE 11192; SOUTH 0° 24' 15" EAST 500.00 FEET TO A 1 1/2" IRON PIPE TAGGED RCE 11192; NORTH 89° 35' 45" EAST 10.00 FEET TO A 1 1/2" IRON PIPE TAGGED RCE 11192; SOUTH 0° 24' 15" EAST 1795.68 TO A 1 1/2" IRON PIPE TAGGED RCE 11192; ON A CURVE TO THE LEFT WITH A RADIUS OF 580 FEET, THROUGH AN ANGLE OF 27° 02' 30", A DISTANCE OF 273.74 FEET TO A 4" X 4" POST; SOUTH 27° 26' 45" EAST 789.63 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE LANDS DESCRIBED IN THE DEEDS FROM S. H. COWELL FOUNDATION, A CALIFORNIA PUBLIC BENEFIT CORPORATION AND PRIVATE CORPORATION TO

(A) C. RICHARD DEANE, ET UX, RECORDED OCTOBER 8, 1993, IN VOLUME 5361, PAGE 12, OFFICIAL RECORDS OF SANTA CRUZ COUNTY

(B) KENNETH W. MILLER, ET UX, RECORDED OCTOBER 12, 1993, IN VOLUME 5361, PAGE 755, OFFICIAL RECORDS OF SANTA CRUZ COUNTY

(C) ROGER L. HOWELL, ET UX, RECORDED APRIL 22, 1994, IN VOLUME 5493, PAGE 790, OFFICIAL RECORDS OF SANTA CRUZ COUNTY

(D) ROBERT CLAIR JONES, ET UX, RECORDED AUGUST 9, 1994, IN VOLUME 5551, PAGE 470, OFFICIAL RECORDS OF SANTA CRUZ COUNTY

(E) JOHN J. MANDELLA, ET UX., RECORDED SEPTEMBER 4, 1994, IN VOLUME 5572, PAGE 93, OFFICIAL RECORDS OF SANTA CRUZ COUNTY

APN: 061-321-44

EXHIBIT D
Environmental Review Initial Study
ATTACHMENT 21
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EXHIBIT B
Legal description of the Castle Property

BEGINNING at an angle point in the easterly boundary of the lands of Paradise Park Masonic Club, Inc. as conveyed by Deed recorded in Volume 1 14 at Page 216 of Official Records of Santa Cruz County, said point of beginning being marked by a 60" diameter Redwood tree with a blaze marked "Cor. 19" at the southerly end of the course and distance, "N 22° 25' 12" W 490.85 feet" as shown upon that certain Record of Survey Map of the Lands of S. H. Cowell Foundation, recorded August 8, 1988 in Volume 78 of Maps at page 61, Records of Santa Cruz County; thence from said point of beginning along the easterly boundary of said lands of Paradise Park being also the westerly boundary of the lands of S. H. Cowell Foundation, North 22° 25' 12" West 425.00 feet to a point on the top of a steep slope; thence leaving the last mentioned boundary and along the top of a steep slope the following courses and distances: South 43° 00' 00" West 250.00 feet, South 08° 00' 00" West 235.00 feet, South 55° 00' 00" East 185.00 feet, North 88° 00' 00" East 75.00 feet, South 56° 00' 00" East 135.00 feet, and South 34° 00' 00" East 98.85 feet to a point on the easterly boundary at said lands of Paradise Park from which the point of beginning bears North 05° 43' 03" West 285.03 feet distant; thence along the last mentioned boundary North 05° 43' 03" West 285.03 feet to the point of beginning.

EXHIBIT D

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APPLICATION 99-0345

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EXHIBIT C

Legal Description of Primary Easement

BEING a right of way 16.00 feet in width measured at right angles, the centerline of which is described as follows:

BEGINNING at a point on the easterly boundary of the lands of Paradise Park Masonic Club, Inc. as conveyed by Deed recorded in Volume 114 at Page 216 of Official Records of Santa Cruz County from which a 60" diameter Redwood tree with a blaze marked "Cor. 1 9" at the southerly end of the course and distance of "N 22° 25' 12" W, 490.85 feet" as shown upon that certain Record of Survey Map of the Lands of S. H. Cowell Foundation recorded August 8, 1988 in Volume 78 of Maps at Page 61, Records of Santa Cruz County, bears South 22° 25' 12" East 12.00 feet distant; thence North 75° 26' 45" East 200.00 feet to the centerline of a proposed road to be known as Henry Cowell Drive.

Legal Description of Secondary Easement

BEING a right of way 24.00 feet in width measured at right angles, the centerline of which begins on the centerline of the proposed road to be known as Henry Cowell Drive at the easterly terminus of the primary easement described above, and continues along such centerline southeasterly, northeasterly and easterly 1750 feet more or less to the westerly boundary of Graham Hill Road at a point 900 feet +/- due south of the centerline of Sims Road.

EXHIBIT D

Environmental Review Initial Study

ATTACHMENT 21
APPLICATION 99-0345

COUNTY OF SANTA CRUZ

PLANNED UNIT DEVELOPMENT

-PERMIT-

NUMBER 74-783-PUD

ISSUED TO

PARADISE PARK MASONIC CLUB

P.O. Box 681

Santa Cruz, Ca. 95060

PARCEL NO.(S)

Book 61, Pages 1-31

LOCATION OF USE

Adjacent to State Highway 9 and Cowell State Park, 0.6 mile north of the Santa Cruz City Limits.

PERMITTED USE

Planned Unit Development of 393 existing single-family dwellings and three remaining developable lots on 138 acres subject to the following conditions:

1. Requirements shall be:

Front yard	10 feet
Side yard	5 feet
Rear Yard	10 feet
Maximum lot coverage	45 percent
Maximum avg. structure height	18 feet
Minimum separation between structures	6 feet

2. Regardless of existing construction, no use permit shall be required for any addition or reconstruction which meets the stated requirements.

3. Any proposed variance from the requirements stated in Condition No. 1, shall be handled through the appropriate use permit or variance procedure.

4. Before the issuance of any building permit, plans must be approved by the PARADISE PARK BOARD OF DIRECTORS.

Environmental Review Initial Study

ATTACHMENT

APPLICATION

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99-0345



THIS PERMIT WILL EXPIRE ON

September 24, 1975

IF IT HAS NOT BEEN EXERCISED.

PLEASE SIGN AND RETURN BOTH COPIES

Wendell M. Roberts

SIGNATURE OF APPLICANT

WALTER J. MONASCH, AIP

SANTA CRUZ COUNTY ZONING ADMINISTRATOR

BY

George A. Posth

DATE

9-24-74

GEORGE A. POSTH, CHIEF
DEVELOPMENT PROCESSING

EXHIBIT D

PLANNING DEPARTMENT



COUNTY OF SANTA CRUZ

GOVERNMENTAL CENTER

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060

September 20, 1984

KRIS SCHENK

Director

PARADISE PARK MASONIC CLUB
 P.O. BOX 681
 SANTA CRUZ, CA. 95061

PERMIT

SUBJECT: APN: 061-001-31 Application No. 80-116-PUD
 Development permit to amend Planned Unit Development No. 74-783-PUD
 to allow 400 instead of 396 residences. Located on the east side of
 Highway 9, adjacent to Cowell Park, 6 miles north of Santa Cruz.

On September 18, 1984, the BOARD OF SUPERVISORS acted
 upon your application as follows:

☒ APPROVED. See conditions attached. This is your permit.
☐ RECOMMENDED to the Board of Supervisors for APPROVAL/DENIAL.
☐ REFERRED your application to the _____
☐ CONTINUED the hearing on your application to the meeting of _____
☐ DENIED your application for the following reasons:

☐ ABANDONED your application in accordance with County regulations.
☐ ACKNOWLEDGED withdrawal of your application. Fees will be refunded
 as appropriate.

NOTE.: This decision is final unless it is appealed. See reverse for information
 regarding appeals. You may require a Building permit to begin actual
 construction. You may exercise this permit only after the 10-day appeal
 period is over. THIS PERMIT SHALL EXPIRE ON Oct. 2, 1985 IF NOT
 EXERCISED.

If you have any questions, please contact the planner at the phone number listed
 below.

Sincerely,

LINDA NIEBANCK
 CHIEF OF CURRENT PLANNING

By: Bob Leggett
 Bob Leggett, Planner

Phone No. 425-2730**EXHIBIT D**

Environmental Review Initial Study

ATTACHMENT 23
 APPLICATION 99-0345

LN/db

CC:

Representative

0583

CONDI TIONS

1. Requirements shall be:

Front yard	10 feet
Side yard	5 feet
Rear yard	10 feet
Maximum lot coverage	45 per cent
Maximum average structure height	18 feet
Minimum separation between structures	6 feet

2. Regardless of existing construction, no use permit shall be required for any addition or reconstruction which meets the stated requirements.
3. Any proposed variance from the requirements stated in Condition No. 1, shall be handled through the appropriate use permit or variance procedures.
4. Before the issuance of any building permit, plans must be approved by the PARADISE PARK BOARD OF DIRECTORS.
- "5. Prior to the exercising of any rights granted by this permit, Assessor's Parcel Numbers 61-141-02,05 and.06 shall have notices of unbuildability recorded with the County Recorder with all structures on these sites abated and three new buildable sites acceptable to the county Geologist designated."
- "6. Prior to the exercising of any of the rights granted by this permit, Assessor's Parcel Numbers 61-131-02,04,05,06,08, & 09 and 61-141-04 shall have Notices of Geologic Hazard recorded. These notices shall indicate that the structures are for seasonal use only (April - October) and shall be reviewed and approved by the County Geologist prior to recordation."
- "7. All future construction within the Park shall be consistent with the geologic report (5/27/83) and investigation (10/26/83) by Rogers Johnson. Further geologic investigation may be required for projects or areas not covered in these documents."

BL: ec

EXHIBIT D

Environmental Review Initial Study

ATTACHMENT

APPLICATION

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99-0345-

50

OFFICE OF THE
COUNTY COUNSEL



COUNTY OF SANTA CRUZ
ATTACHMENT 4

GOVERNMENT CENTER
(408)454-2040
FAX(408)454-2115

701 OCEAN STREET, ROOM 505, SANTA CRUZ, CALIFORNIA 95060-4068

0584

DWIGHT L. HERR
COUNTY COUNSEL
JONATHAN WITTEWIT
CHIEF DEPUTY COUNTY COUNSEL

DEBORAH STEEN
HARRY A. OBERHELMAN III
MARIE COSTA
SAMUEL TORRES, JR.
JANE M. SCOTT
RAHN GARCIA
TAMYRA CODE
PAMELA FYFE
ELLEN LEWIS
KIM ELIZABETH BASKETT

ASSISTANTS

October 23, 1995

Gerald D. Bowden
Attorney at Law
4665 Scotts Valley Drive
Scotts Valley, CA 950.66

RE: Paradise Park PUD

Dear Jerry:

This is to confirm that the Paradise Park PUD will continue to be recognized by the County as a legal conforming use, notwithstanding any change in zoning or **general plan**. This position is based on Section 13.10.240 of the Santa Cruz County Code, a copy of which is enclosed for your reference.

The consistent and long-standing administrative interpretation of this Code section is that the provisions of a PUD shall be given the same status as a current zoning ordinance and its specific provisions will apply to a parcel rather than the general standards of a regular zoning ordinance.

Planning has a work program item in the next year or so to review the zoning in the San Lorenzo Valley. This would be an opportunity to request a rezoning back to the special use district if that is desired, but, as indicated that is not necessary for Planning to continue to recognize the PUD for Paradise Park.

Very truly yours,

DWIGHT L. HERR, COUNTY COUNSEL

Enclosure

cc: Mark Deming, Planning Department

BOWDEN1.WPD

EXHIBIT D

Environmental Review Initial Study

ATTACHMENT 24
APPLICATION 99-0345

LAW OFFICES

BOSSO, WILLIAMS, SACHS
BOOK, ATACK & GALLAGHER

A PROFESSIONAL CORPORATION

0585

TELEPHONE

(831) 426-8484

FACSIMILE

(831) 4232839

E-MAIL

ADMIN@SCLAWFIRM.COM

ROBERT E. BOSSO
 LLOYD R. WILLIAMS
 PHILIP M. SACHS
 DENNIS R. BOOK*
 CHARLENE B. ATACK
 JOHN M. GALLAGHER
 CATHERINE A. RODONI
 JASON R. BOOK
 JOSEPH P. HARRIS

* CERTIFIED SPECIALIST IN ESTATE PLANNING
 TRUST & PROBATE, STATE BAR OF CALIFORNIA
 BOARD OF LEGAL SPECIALIZATION

December 2, 1998

Mr. Jim Wells
 Paradise Park Masonic Club, Inc.
 155 Paradise Park
 Santa Cruz, CA 95060

Re: Potential Division of Castle Property

Dear Mr. Wells:

As a follow-up to our meeting on Monday, I have reviewed the PUD permit amendment (I still need the original permit), the Bylaws, and the requirements for suspending delinquent members.

A. PUD Permit

The PUD Permit amendment in 1984 does not contain any restrictions that would prohibit a division of the Castle Property. Scooter is looking for the original permit and will send it to me early next week.

B. Vote Requirement

The Park's Bylaws do not specify a particular vote required for disposition of the Castle Property. The Park's Bylaws specify a quorum of 125 members to conduct business at any membership meeting or to have a written ballot. (Bylaws, Art. V, Section 3). The Definitions section of the Bylaws states that "An election is won by the majority of those who vote, not the majority of the total membership." (Art. XI, Section 1). One exception to this general rule would be if the property is considered to be within the Park's "Green Belt" by being: "designated historical sites, Recreation Hall, Flagstaff Hill, tennis courts, shuffleboard courts, horseshoe pits, play ground areas, and picnic grounds." (Art. X, Section B). The use of these "Green Belt" areas may not be changed without the approval of a majority of the Members (i.e. over 50% of the Members).

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In this case, it appears that the Castle Property is not within any specified Green Belt. I have not seen the PUD Permit, so I do not know whether the PUD Permit declares the Castle Property to be within a Green Belt. Assuming that the PUD Permit does not designate the Castle Property to be within a Green Belt, the required vote for dividing and selling the Castle Property would be a majority of those eligible members voting in any election where a quorum is present (i.e. where at least 125 legitimate ballots are cast). If the PUD Permit designates the property to be within a Green Belt, the required vote would probably be a majority of all eligible members.

C. Suspension of Membership Privileges

The Bylaws provide that the Board may suspend any member's privileges, in part or in full, for up to 6 months if the Board finds that the member has committed an act that would be considered a Masonic offense, has behaved in a manner not consonant with good citizenship, or has breached the Bylaws or Rules. (Bylaws, Art. 1, Section 7). The Bylaws provide for 10 days written notice (return receipt requested) to the Member advising him of the Board action. The Corporations Code requires: 1) at least 15 days' prior notice of any suspension and the reasons therefor; and 2) giving the member an opportunity to respond, either orally or in writing, not less than 5 days before the effective date of the action. Any notice may be either personally delivered or mailed via first-class or registered mail to the member's last known address.

I recommend sending written notices to all delinquent members and giving them at least 15 days' notice before their voting privileges are suspended for failure to pay dues/assessments. The members should be given at least 5 days to respond in writing before the action is effective. The Board should authorize the sending of the notices and the suspensions. By sending a copy of this letter to Scooter, I trust that these steps will be taken before any member is suspended.

Finally, I note that if the Park elects to sell off the Castle Property, the Park will have to obtain a partial release of the Deed of Trust from the SBA Loan. Typically, a partial release is negotiable. The Park would probably have to use some of the sale's proceeds to pay down the loan.

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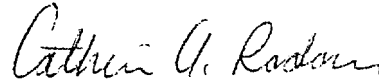
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Mr. Jim Wells
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I will let you know if my analysis differs based upon my review of the original PUD Permit. Please do not hesitate to call with any questions.

Very truly yours,



Catherine A. Rodoni

cc: Scott Snyder

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CASTLE PROPERTY COMMITTEE
155 Paradise Park
Santa Cruz, Ca 95060
831/426-3040

0588

January 22, 1999

Mr. Mark Deming
 Principal Planner
 County of Santa Cruz
 701 Ocean Street
 Santa Cruz, CA 95060

Dear Mark:

Recently I met with you to discuss Paradise Park Masonic Club's subdividing the Castle Property and sale of the resulting lots in order to use the proceeds to pay for the tremendous damages sustained by our road and drainage systems during the disastrous storms of last winter.

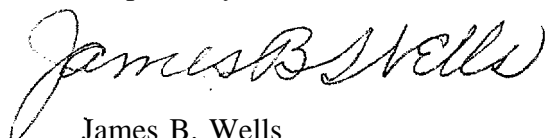
It was my understanding that the County of Santa Cruz would require that Paradise Park Masonic Club would have to relinquish one of the previous 400 residence sites allowed under its Plan Unit Development #80-1 16, dated September 18, 1984, for each lot allowed in the Minor Subdivision of the Castle Property.

I met with the Board of Directors of the Paradise Park Masonic Club on January 16, 1999, and informed them of this requirement. The Board has agreed to this requirement and has retained Glen Ifland of Ifland Engineers to prepare a minor subdivision map and to do any work necessary to secure this minor subdivision.

If there is anything I can do to expedite the securing of this minor subdivision, please call me at 426-3040.

I would like to thank you for your time and the guidance you gave me in this endeavor to subdivide the Castle Property. And also for keeping open the lines of communications and understanding between the County Planning Department and Paradise Park Masonic Club over the years.

Respectfully,



James B. Wells

cc: The Honorable Jeff Almquist, Supervisor, 5th District, County of Santa Cruz
 cc: Board of Directors, Paradise Park Masonic Club

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 ATTACHMENT 20
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PARADISE PARK MASONIC CLUB, INC.

*211 Paradise Park
Santa Cruz, CA 95060 – 7003
831/423-1530 Fax 831/423-2806*

29 March 1999

Mr. Martin Jacobson
Principal Planner
Development Review
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Dear Mr. Jacobson:

I would like to take- this opportunity to thank you for meeting with our Castle Property Committee on October 2, 1998; for your guidance on how we could secure a Minor Subdivision of the Castle Property; for giving us a list of the things we would need to do; and for advising that we should meet with the Health Services Agency because the Castle Property is not in the Suburban sewer District and would need their approval for septic tank systems. We did meet with the Suburban Sewer District and were given a list of engineers that test for septic tanks.

We also appreciate the time you took out of your busy schedule to look at our tentative map and for your suggestion that we should check with the Fire Department serving this area to make sure they would approve the map.

We met with Mr. John Salsi of the Forestry Fire Department in Felton. Mr. Salsi said they generally require an 18 foot entry road. Since we only have a 16 foot ingress and egress easement, they would accept our adding an additional fire hydrant. We agreed to this and had Ifland Engineers make this change on the map. Mr. Salsi accepted this change and signed his acceptance on the map.

The following day, Mr. Salsi called to tell me that in the near future our area was to be transferred under the Scotts Valley Fire Department. He had checked with them to make sure that the 16 foot easement would meet their

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approval. He was told that the Scotts Valley Fire Department would require that we add a 12 foot pullout at the entry to the 16 foot right of way and that the turn around be enlarged to accommodate their larger fire trucks. We made these changes as requested. .

We have checked with the Santa Cruz Water District and they have assured us they will send us a letter stating that they will serve us.

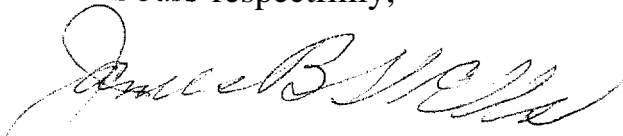
We have hired Environmental Concepts to do the testing for the septic systems and have sent Santa Cruz County their fee for \$1,311.00 pertaining to this testing.

We have also hired Reynolds Associates, Geotechnical and Civil Engineers, to do the soil testing.

If you can think of anything else we need to do before we file our tentative map, please call me at 831/426-3040.

Again, I would like to say how very appreciative we are for all the assistance you have given us in this endeavor and also for speaking at our Men's Club Lunch.

Yours respectfully,



James B. Wells
Castle Property Chairman

Cc: Jeff Almquist, Supervisor 5th District
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Board of Directors
Paradise Park Masonic Club, Inc.
211 Paradise Park
Santa Cruz, Ca 95060-7003

EXHIBIT D
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Jackie Young 0591

List of Member Allotments:

- 1 100 KEYSTONE WAY
- 2 102 KEYSTONE WAY
- 3 103 KEYSTONE WAY
- 4 104 KEYSTONE WAY
- 5 105 KEYSTONE WAY
- 6 106 KEYSTONE WAY
- 7 107 KEYSTONE WAY
- 8 108 KEYSTONE WAY
- 9 109 KEYSTONE WAY
- 10 110 KEYSTONE WAY
- 11 111 KEYSTONE WAY
- 12 112 KEYSTONE WAY
- 13 113 KEYSTONE WAY
- 14 114 KEYSTONE WAY
- 15 115 KEYSTONE WAY
- 16 116 KEYSTONE WAY
- 17 118 KEYSTONE WAY
- 18 118-A KEYSTONE WAY
- 19 120 KEYSTONE WAY
- 20 121 KEYSTONE WAY
- 21 123 KEYSTONE WAY
- 22 124 KEYSTONE WAY
- 23 126 KEYSTONE WAY
- 24 128 KEYSTONE WAY
- 25 129 KEYSTONE WAY
- 26 130 KEYSTONE WAY
- 27 131 KEYSTONE WAY
- 28 132 KEYSTONE WAY
- 29 133 ST ALBAN ST
- 30 134 ST ALBAN ST
- 31 135 ST ALBAN ST.
- 32 137 ST ALBAN ST
- 33 138 ST ALBAN ST
- 34 139 ST ALBAN ST
- 35 140 ST ALBAN ST
- 36 141 ST. ALBAN ST.
- 37 142 ST ALBAN ST
- 38 144 ST. ALBAN ST.
- 39 146 ST ALBAN ST
- 40 147 ST. ALBAN ST.
- 41 148 ST ALBAN ST
- 42 149 ST ALBAN ST
- 43 153 ST. ALBAN ST.
- 44 155 ST ALBAN ST
- 45 155-A ST ALBAN ST
- 46 157 ST VICTOR ST
- 47 159 ST VICTOR ST
- 48 160 ST BERNARD ST
- 49 161 ST BERNARD ST
- 50 163 ST BERNARD ST
- 51 164 ST. BERNARD ST.
- 52 166 ST. BERNARD ST.
- 53 167 ST BERNARD ST
- 54 168 ST BERNARD ST
- 55 169 ST. BERNARD ST.

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List of Member Allotments:

0592

- 56 170 ST BERNARD ST
- 57 173 ST BERNARD ST
- 58 174 ST BERNARD ST
- 59 175 ST BERNARD ST
- 50 176 ST BERNARD ST
- 61 177 ST BERNARD ST
- 62 178 ST BERNARD ST
- 63 179 ST BERNARD ST
- 64 180 ST BERNARD ST
- 65 181 ST BERNARD ST
- 56 182 ST BERNARD ST
- 57 183 ST BERNARD ST
- 58 184 ST BERNARD ST
- 59 185 ST BERNARD ST
- 70 186 ST BERNARD ST
- 71 187 ST BERNARD ST
- 72 188 ST BERNARD ST
- 73 189 ST BERNARD ST
- 74 190 ST BERNARD ST
- 75 191 ST BERNARD ST
- 76 192 ST. BERNARD ST.
- 77 193 ST. BERNARD ST.
- 78 194 ST BERNARD ST.
- 79 195 ST BERNARD ST
- 30 196 ST BERNARD ST
- 31 198 KEYSTONE WAY
- 32 199 KEYSTONE WAY
- 33 200 KEYSTONE WAY
- 34 201 KEYSTONE WAY
- 35 202 KEYSTONE WAY
- 36 203 KEYSTONE WAY
- 37 204 KEYSTONE WAY
- 48 205 KEYSTONE WAY
- 39 206 KEYSTONE WAY
- 90 207 ACACIA LN
- 91 208 KEYSTONE WAY
- 92 210 KEYSTONE WAY
- 93 212 KEYSTONE WAY
- 94 214 KEYSTONE WAY
- 95 216 KEYSTONE WAY
- 96 218 KEYSTONE WAY
- 97 220 KEYSTONE WAY
- 98 222 KEYSTONE WAY
- 99 224 KEYSTONE WAY
- 100 225 ACACIA LN
- 101 226 ACACIA LN
- 102 227 ACACIA LN
- 103 228 ACACIA LN
- 104 229 ACACIA LN.
- 105 230 TEMPLE LN.
- 106 231 TEMPLE LANE
- 107 232 TEMPLE LN
- 108 233 TEMPLE LN
- 109 235 TEMPLE LN
- 110 236 TEMPLE LN

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Environmental Review Initial Study
ATTACHMENT 28
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List of Member Allotments:

0593

- 111 237 TEMPLE LN
- 112 239 TEMPLE LN.
- 113 240 WASHINGTON AVE
- 114 241 WASHINGTON AVE
- 115 242 WASHINGTON AVE
- 116 244 WASHINGTON AVE
- 117 246 WASHINGTON AVE
- 118 248 WASHINGTON AVE.
- 119 251 KEYSTONE WAY
- 120 252 KEYSTONE WAY
- 121 253 KEYSTONE WAY
- 122 254 KEYSTONE WAY
- 123 256 KEYSTONE WAY
- 124 257 KEYSTONE WAY
- 125 259 KEYSTONE WAY
- 126 263 KEYSTONE WAY
- 127 265 KEYSTONE WAY
- 128 267 KEYSTONE WAY
- 129 268 KEYSTONE WAY
- 130 269 KEYSTONE WAY
- 131 272 KEYSTONE WAY
- 132 273 KEYSTONE WAY
- 133 274 KEYSTONE WAY
- 134 275 KEYSTONE WAY
- 135 276 KEYSTONE WAY
- 136 277 KEYSTONE WAY
- 137 278 KEYSTONE WAY
- 138 279 KEYSTONE WAY
- 139 280 KEYSTONE WAY
- 140 281 KEYSTONE WAY
- 141 282 KEYSTONE WAY
- 142 284 KEYSTONE WAY
- 143 285 THE ROYAL ARCH
- 144 287 THE ROYAL ARCH
- 145 289 THE ROYAL ARCH
- 146 291 THE ROYAL ARCH
- 147 293 THE ROYAL ARCH
- 148 295 ROYAL ARCH
- 149 303 THE ROYAL ARCH
- 150 307 THE ROYAL ARCH
- 151 3 15 THE ROYAL ARCH
- 152 3 17 THE ROYAL ARCH
- 153 3 18 THE ROYAL ARCH
- 154 319THEROYALARCH
- 155 321 THE ROYAL ARCH
- 156 322 THE ROYAL ARCH
- 157 325 THE ROYAL ARCH
- 158 326 THE ROYAL ARCH
- 159 328 THE ROYAL ARCH
- 168 320 THE ROYAL ARCH
- 162 333 THE ROYAL ARCH
- 163 334 THE ROYAL ARCH
- 164 336 THE ROYAL ARCH
- 165 337 THE ROYAL ARCH

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ATTACHMENT 28
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List of Member Allotments:

0594

~~165~~ 338 THE ROYAL ARCH
167 339 THE ROYAL ARCH
163 340 THE ROYAL ARCH
~~169~~ 341 THE ROYAL ARCH
~~170~~ 343 THE ROYAL ARCH
~~171~~ 344 THE ROYAL ARCH
172 345 THE ROYAL ARCH
173 346 THE ROYAL ARCH
171 347 THE ROYAL ARCH
173 350 CRYPT LN
175 351 **CRYPT** LN
177 352 CRYPT LN
173 354 EASTERN STAR RD
~~179~~ 360 EASTERN STAR **RD**
181 362 EASTERN STAR **RD**
181 364 EASTERN STAR RD
182 366 EASTERN STAR RD.
~~183~~ 368 EASTERN STAR RD.
181 370 EASTERN STAR RD
~~185~~ 371 EASTERN STAR RD
185 373 HIRAMRD
187 374 HIRAMRD
183 **376 HIRAM RD**
~~189~~ 377 **HIRAM RD**
~~190~~ 378 **HIRAM RD.**
191 381 HIRAMRD
192 382 **HIRAM RD**
~~193~~ 383 HIRAMRD
191 385 HIRAMRD.
195 387 HIRAM RD.
195 393 **HIRAM RD.**
197 **395 HIRAM**
193 396 HIRAM RD.
~~199~~ 3 96-A CAVERN ST.
~~200~~ 396-B CAVERN ST.
201 396-C CAVERN ST.
202 400 CAVERN ST.
~~203~~ 401 CONSISTORY AVE
~~204~~ 402 CONSISTORY AVE
~~205~~ 403 CONSISTORY **AVE**
206 405 CONSISTORY
207 406 **CAVERN ST.**
~~208~~ 407 KEYSTONE WAY
203 407-A **CAVERN ST.**
210 407-B CAVERN ST.
211 407-C CAVERN ST.
212 408 KEYSTONE WAY
213 410 KEYSTONE WAY
~~214~~ 4 11 KEY STONE WAY
215 412 KEYSTONE WAY
~~216~~ 413 JOPPA ST.
~~217~~ 415 JOPPA ST.
218 417 JOPPA
213 418 JOPPA ST
220 419 JOPPA ST

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List of Member Allotments:

0595

221 420 JOPPA ST.
222 421 JOPPA ST.
223 422 JOPPA ST
221 424 JOPPA ST
225 425 JOPPA ST
225 426 JOPPA ST
227 427 JOPPA
228 428 JOPPA ST
229 429 JOPPA ST
230 430 JOPPA ST.
231 434 JOPPA ST
232 435 JOPPA ST
233 437 YORK AVE
234 439 YORK AVE
235 440 YORK AVE
236 442 YORK AVE
237 443 YORK AVE.
238 444 YORK AVE
239 445 YORK AVE.
240 446 YORK
241 447 YORK AVE
242 448 YORK AVE
243 449 YORK AVE
244 450 YORK AVE
245 451 YORK AVE
246 452 YORK AVE
247 453 YORK AVE
248 454 YORK AVE.
249 455 YORK AVE
250 457 YORK AVE
251 459 YORK AVE
252 460 YORK AVE.
253 462 YORK AVE
254 463 YORK AVE
255 464 YORK AVE
256 466 YORK AVE
257 467 YORK AVE
258 468 YORK AVE
259 470 YORK AVE
260 472 YORK AVE.
261 474 YORK AVE
262 476 YORK AVE
263 478 YORK AVE
264 480 YORK AVE
265 481 KNIGHT TEMPLAR WAY
266 483 KNIGHT TEMPLAR WAY
267 485 KNIGHT TEMPLAR WAY
268 488 KNIGHT TEMPLAR WAY
269 489 KNIGHT TEMPLAR WAY
270 490 KNIGHT TEMPLAR WAY
271 491 KNIGHT TEMPLAR WAY
272 492 KNIGHT TEMPLAR
273 493 KNIGHT TEMPLAR WAY
274 494 KNIGHT TEMPLAR WAY
275 495 KNIGHT TEMPLAR WAY

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ATTACHMENT 28
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0596

List of Member Allotments:

276 497 AMARANTH ST.
277 498 AMARANTH ST
278 501 AMARANTH ST
279 5 0 3 - S T
280 505 AMARANTH ST
281 508 COURTESY LN
282 510 COURTESY LN
283 5 12 COURTESY LN
254 5 16 COURTESY LN
285 518 COURTESY LN
286 520 COURTESY LN
287 521 ST AMBROSE ST
288 525 ST AMBROSE ST
229 526 ST. AMBROSE ST.
290 527 ST AMBROSE ST
291 528 ST. AMBROSE ST.
292 53 1 ST AMBROSE ST
293 532 ST AMBROSE ST
294 536 COUNCIL ST
295 537 COUNCIL ST
296 540 COUNCIL ST.
297 542COUNCIL ST
298 544COUNCIL ST
299 546 CRESENT LN.
300 550 CRESENT LN
301 552 CRESENT LN.
302 554 CRESENT LN
303 556 CRESENT LN
304 557 CRESENT LN
305 558 CRESENT LN.
306 56 1 KING SOLOMAN DR
307 562 ICING SOLOMON
308 564 KING SOLOMON DR
309 566 KING SOLOMON DR
310 568 KING SOLOMON DR
311 572 KING SOLOMON DR
312 573 SCOTTISHRITE AVE.
313 574 SCOTTISHRITE AVE
314 575 SCOTTISHRITE AVE
315 576 SCOTTISHRITE AVE
316 577 SCOTTISHRITE AVE.
317 578 SCOTTISHRITE AVE
318 579 SCOTTISHRITE AVE
319 580 SCOTTISHRITE AVE
320 58 1 SCOTTISHRITE AVE
321 582 SCOTTISHRITE AVE
322 583 KEYSTONE WAY
323 584 KEYSTONE WAY
324 585 KEYSTONE WAY
325 586 KEYSTONE WAY
326 589 KEYSTONE WAY
327 591 KEYSTONE WAY
328 592 KEYSTONE WAY
329 593 KEYSTONE WAY
330 594 KEYSTONE WAY

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List of Member Allotments:

0597

331 595 KEYSTONE WAY
332 597 KEYSTONE WAY
333 598 KEYSTONE WAY
334 600 KEYSTONE WAY
335 601 KEYSTONE WAY
336 602 KEYSTONE WAY
337 604 KEYSTONE WAY
338 607 KEYSTONE WAY
339 609 KEYSTONE WAY
340 610 KEYSTONE WAY
341 612 KEYSTONE WAY
342 614 KEYSTONE WAY
343 615 ST AUGUSTINE AVE
344 616 ST AUGUSTINE AVE
345 620 ST AUGUSTINE AVE
345 622 ST AUGUSTINE AVE
347 626 ST. AUGUSTINE AVE?
348 628 ST. AUGUSTINE AVE.
349 630 ST AUGUSTINE AVE
353 632 ST AUGUSTINE AVE
351 634 ST AUGUSTINE AVE
352 636 ST. AUGUSTINE
353 640 ST AUGUSTINE AVE
354 643 ST AUGUSTINE AVE
355 644 ST AUGUSTINE AVE
356 645 ST AUGUSTINE AVE
357 646 ST AUGUSTINE AVE
358 648 ST AUGUSTINE AVE.
359 649 ST AUGUSTINE AVE
360 650 ST AUGUSTINE AVE
361 651 ST AUGUSTINE AVE
362 652 ST AUGUSTINE AVE
363 653 ST. AUGUSTINE AVE.
364 654 ST AUGUSTINE AVE
365 658 ST AUGUSTINE AVE
366 660 ST AUGUSTINE AVE
367 662 ST AUGUSTINE AVE
368 664 ST. AUGUSTINE AVE.
369 666 ST AUGUSTINE AVE
370 668 ST AUGUSTINE AVE
371 670 ST. AUGUSTINE AVE.
372 672 ST AUGUSTINE AVE
373 674 ST. AUGUSTINE
374 677 ST. PAUL ST.
375 678 ST PAUL ST
376 679 ST. PAUL ST.
377 680 ST PAUL ST
378 682 ST PAUL
379 688 ST PAUL ST
380 694 ST. JOHNS AVE.
381 695 ST. JOHNS AVE.
382 696 ST JOHNS AVE
383 697 ST JOHNS AVE
384 698 ST JOHNS AVE
385 699 ST JOHNS AVE

EXHIBIT D

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ATTACHMENT 28
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PARADISE PARK MASONIC CLUB
2 11 Paradise Park
Santa Cruz, CA 95060-7003

ATTACHMENT **4**

0598

List c f Member Allotments:

386	700 ST JOHNS AVE
387	701 ST JOHNS AVE
388	703 ST JOHNS AVE.
389	704 ST JOHNS AVE
390	705 SHRINE WAY
351	708 SHRINE WAY

EXHIBIT D

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APPLICATION 99-0345

HARDCOPY AT 17:12:39 ON 06/06/00
USER PLN940 ON LU T045640A LOGGED ON TO VSE20711 ACB TU0017

0599

VIAPNS020 COUNTY OF SANTA CRUZ VIAPNP020LI

PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC		1
PARADISE PARK MASONIC CLUB INC	A 06101102	2
PARADISE PARK MASONIC CLUB INC		3
PARADISE PARK MASONIC CLUB INC	A 06101104	4
PARADISE PARK MASONIC CLUB INC		5
PARADISE PARK MASONIC CLUB INC	A 06101108	6
PARADISE PARK MASONIC CLUB INC		7
PARADISE PARK MASONIC CLUB INC	A 06101109	8
PARADISE PARK MASONIC CLUB INC		9
PARADISE PARK MASONIC CLUB INC	A 06101202	10

PRESS ENTER TO VIEW MORE NAMES**PRESS PF3 TO BROWSE APNS ON THIS SCREEN OR...****TYPE LINE NUMBER FOR SPECIFIC APN OR PRESS PA2 TO EXIT**
-----403
"parcels"**EXHIBIT D**

Environmental Review Initial Study

ATTACHMENT 28
APPLICATION 99-0345

59

HARDCOPY AT 17:12:54 ON 06/06/00
 USER PLN940 ON LU T045640A LOGGED ON TO VSE20711 ACB TU0017 0600

 VIAPNS020 COUNTY OF SANTA CRUZ VIAPNP020LI

PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06101302	1
PARADISE PARK MASONIC CLUB INC	A 06101303	2
PARADISE PARK MASONIC CLUB INC	A 06101401	3
PARADISE PARK MASONIC CLUB INC	A 06101402	4
PARADISE PARK MASONIC CLUB INC	A 06101403	5
PARADISE PARK MASONIC CLUB INC	A 06101404	6
PARADISE PARK MASONIC CLUB INC	A 06101405	7
PARADISE PARK MASONIC CLUB INC	A 06101501	8
PARADISE PARK MASONIC CLUB INC	A 06101502	9
PARADISE PARK MASONIC CLUB INC	A 06101503	10

PRESS ENTER TO VIEW MORE NAMES

PRESS PF3 TO BROWSE APNS ON THIS SCREEN OR...

TYPE LINE NUMBER FOR SPECIFIC APN OR PRESS PAZ TO EXIT

EXHIBIT D

Environmental Review Initial Study

ATTACHMENT 28
 APPLICATION 99-0345

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

PRESS ENTER TO VIEW MORE NAMES
PRESS PF3 TO BROWSE APNS ON THIS SCREEN OR...
TYPE LINE NUMBER FOR SPECIFIC APN OR PRESS PA2 TO EXIT

VIAPNS020

C O U N T Y O F S A N T A C R U Z

VIAPNP020LI

0602

PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS	APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A	06102102	1
PARADISE PARK MASONIC CLUB INC	A	06102103	2
PARADISE PARK MASONIC CLUB INC	A	06102104	3
PARADISE PARK MASONIC CLUB INC	A	06102105	4
PARADISE PARK MASONIC CLUB INC	A	06102106	5
PARADISE PARK MASONIC CLUB INC	A	06102107	6
PARADISE PARK MASONIC CLUB INC	A	06102108	7
PARADISE PARK MASONIC CLUB INC	A	06102109	8
PARADISE PARK MASONIC CLUB INC	A	06102110	9
PARADISE PARK MASONIC CLUB INC	A	06102111	10

PRESS ENTER TO VIEW MORE NAMES .

PRESS PF3 TO BROWSE APNS ON THIS SCREEN OR...

TYPE LINE NUMBER FOR SPECIFIC APN OR PRESS PA2 TO EXIT

EXHIBIT D

Environmental Review Initial Study

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099-0345

VIAPNS020

C O U N T Y O F S A N T A C R U Z

VIAPNP020LI

PARCEL INQUIRY BY ASSESSEE NAME

0603

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06102113	1
PARADISE PARK MASONIC CLUB INC	A 06102114	2
PARADISE PARK MASONIC CLUB INC	A 06102115	3
PARADISE PARK MASONIC CLUB INC	A 06102201	4
PARADISE PARK MASONIC CLUB INC	A 0610220. 2	5
PARADISE PARK MASONIC CLUB INC	A 06102203	6
PARADISE PARK MASONIC CLUB INC	A 06102302	7
PARADISE PARK MASONIC CLUB INC	A 06102303	8
PARADISE PARK MASONIC CLUB INC	A 06102304	9
PARADISE PARK MASONIC CLUB INC	A 06102305	10

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0604

PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME PARADISE **PARK MASONIC CLUB INC**

NAMES	STATUS	APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A	06102306	1
PARADISE PARK MASONIC CLUB INC	A	06102308	2
PARADISE PARK MASONIC CLUB INC	A	06102309	3
PARADISE PARK MASONIC CLUB INC	A	06102310	4
PARADISE PARK MASONIC CLUB INC	A	06102311	5
PARADISE PARK MASONIC CLUB INC	A	06102312	6
PARADISE PARK MASONIC CLUB INC	A	06102313	7
PARADISE PARK MASONIC CLUB INC	A	06102314	8
PARADISE PARK MASONIC CLUB INC	A	06102403	9
PARADISE PARK MASONIC CLUB INC	A	06102404	10

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VIAPNS020 COUNTY OF SANTA CRUZ VIAPNP020LI

0605

PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06102405	1
PARADISE PARK MASONIC CLUB INC	A 06103101	2
PARADISE PARK MASONIC CLUB INC	A 06103102	3
PARADISE PARK MASONIC CLUB INC	A 06103103	4
PARADISE PARK MASONIC CLUB INC	A 06103104	5
PARADISE PARK MASONIC CLUB INC	A 06103105	6
PARADISE PARK MASONIC CLUB INC	A 06103106	7
PARADISE PARK MASONIC CLUB INC	A 06103108	8
PARADISE PARK MASONIC CLUB INC	A 06103110	9
PARADISE PARK MASONIC CLUB INC	A 06103111	10

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0606

PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06103112	1
PARADISE PARK MASONIC CLUB INC	A 06103114	2
PARADISE PARK MASONIC CLUB INC	A 06103116	3
PARADISE PARK MASONIC CLUB INC	A 06103117	4
PARADISE PARK MASONIC CLUB INC	A 06103118	5
PARADISE PARK MASONIC CLUB INC	A 06103120	6
PARADISE PARK MASONIC CLUB INC	A 06103122	7
PARADISE PARK MASONIC CLUB INC	A 06104101	8
PARADISE PARK MASONIC CLUB INC	A 06104102	9
PARADISE PARK MASONIC CLUB INC	A 06104105	10

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COUNTY OF SANTA CRUZ

VIAPNP020LI

0607

PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06104106	1
PARADISE PARK MASONIC CLUB INC	A 06104107	2
PARADISE PARK MASONIC CLUB INC	A 06104108	3
PARADISE PARK MASONIC CLUB INC	A 06104109	4
PARADISE PARK MASONIC CLUB INC	A 06104110	5
PARADISE PARK MASONIC CLUB INC	A 06104111	6
PARADISE PARK MASONIC CLUB INC	A 06104112	7
PARADISE PARK MASONIC CLUB INC	A 06104114	8
PARADISE PARK MASONIC CLUB INC	A 06104115	9
PARADISE PARK MASONIC CLUB INC	A 06104116	10

PRESS ENTER TO VIEW MORE NAMES .

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PARCEL INQUIRY BY ASSESSEE NAME

0608

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06104117	1
PARADISE PARK MASONIC CLUB INC	A 06104118	2
PARADISE PARK MASONIC CLUB INC	A 06104119	3
PARADISE PARK MASONIC CLUB INC	A 06104120	4
PARADISE PARK MASONIC CLUB INC	A 06104121	5
PARADISE PARK MASONIC CLUB INC	A 06105104	6
PARADISE PARK MASONIC CLUB INC	A 06107102	7
PARADISE PARK MASONIC CLUB INC	A 06107103	8
PARADISE PARK MASONIC CLUB INC	A 06107104	9
PARADISE PARK MASONIC CLUB INC	A 06107105	10

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0609

PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06107106	1
PARADISE PARK MASONIC CLUB INC	A 06107108	2
PARADISE PARK MASONIC CLUB INC	A 06107109	3
PARADISE PARK MASONIC CLUB INC	A 06107111	4
PARADISE PARK MASONIC CLUB INC	A 06107112	5
PARADISE PARK MASONIC CLUB INC	A 06107115	6
PARADISE PARK MASONIC CLUB INC	A 06107201	7
PARADISE PARK MASONIC CLUB INC	A 06107202	8
PARADISE PARK MASONIC CLUB INC	A 06107203	9
PARADISE PARK MASONIC CLUB INC	A 06107204	10

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PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS	APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A	06107205	1
PARADISE PARK MASONIC CLUB INC	A	06107206	2
PARADISE PARK MASONIC CLUB INC	A	06107207	3
PARADISE PARK MASONIC CLUB INC	A	06107208	4
PARADISE PARK MASONIC CLUB INC	A	06107209	5
PARADISE PARK MASONIC CLUB INC	A	06108103	6
PARADISE PARK MASONIC CLUB INC	A	06108104	7
PARADISE PARK MASONIC CLUB INC	A	06108106	8
PARADISE PARK MASONIC CLUB INC	A	06108107	9
PARADISE PARK MASONIC CLUB INC	A	06109101	10

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VIAPNS020 COUNTY OF SANTA CRUZ VIAPNP020LI

0611

PARCEL INQUIRY BY ASSESSEE NAME

4ASSESSEE NAME PARADISE **PARK MASONIC CLUB INC**

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06109103	1
PARADISE PARK MASONIC CLUB INC	A 06109104	2
PARADISE PARK MASONIC CLUB INC	A 06109105	3
PARADISE PARK MASONIC CLUB INC	A 06109106	4
PARADISE PARK MASONIC CLUB INC	A 06109107	5
PARADISE PARK MASONIC CLUB INC	A 06109108	6
PARADISE PARK MASONIC CLUB INC	A 06109112	7
PARADISE PARK MASONIC CLUB INC	A 06109201	8
PARADISE PARK MASONIC CLUB INC	A 06109202	9
PARADISE PARK MASONIC CLUB INC	A 06109203	10

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PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06109403	1
PARADISE PARK MASONIC CLUB INC	A 06109404	2
PARADISE PARK MASONIC CLUB INC	A 06109405	3
PARADISE PARK MASONIC CLUB INC	A 06109406	4
PARADISE PARK MASONIC CLUB INC	A 06110101	5
PARADISE PARK MASONIC CLUB INC	A 06110102	6
PARADISE PARK MASONIC CLUB INC	A 06110103	7
PARADISE PARK MASONIC CLUB INC	A 06110104	8
PARADISE PARK MASONIC CLUB INC	A 06110106	9
PARADISE PARK MASONIC CLUB INC	A 06110107	10

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PARCEL INQUIRY BY ASSESSEE NAME

0613

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A	1
PARADISE PARK MASONIC CLUB INC	A 06109204	2
PARADISE PARK MASONIC CLUB INC	A	3
PARADISE PARK MASONIC CLUB INC	A 06109206	4
PARADISE PARK MASONIC CLUB INC	A 06109302	5
PARADISE PARK MASONIC CLUB INC	A 06109303	6
PARADISE PARK MASONIC CLUB INC	A	7
PARADISE PARK MASONIC CLUB INC	A 06109306	8
PARADISE PARK MASONIC CLUB INC	A 06109401	9
PARADISE PARK MASONIC CLUB INC	A 06109402	10

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PARCEL INQUIRY BY ASSESSEE NAME

0614

ASSESSEE NAME **PARADISE PARK** MASONIC CLUB-INC

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06110108	1
PARADISE PARK MASONIC CLUB INC	A 06110109	2
PARADISE PARK MASONIC CLUB INC	A 06110111	3
PARADISE PARK MASONIC CLUB INC	A 06110112	4
PARADISE PARK MASONIC CLUB INC	A 06110114	5
PARADISE PARK MASONIC CLUB INC	A 06110116	6
PARADISE PARK MASONIC CLUB INC	A 06110117	7
PARADISE PARK MASONIC CLUB INC	A 06110118	8
PARADISE PARK MASONIC CLUB INC	A 06110119	9
PARADISE PARK MASONIC CLUB INC	A 06110120	10

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PARCEL INQUIRY BY ASSESSEE NAME

0615

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06110121	1
PARADISE PARK MASONIC CLUB INC	A 06110122	2
PARADISE PARK MASONIC CLUB INC	A 06110123	3
PARADISE PARK MASONIC CLUB INC	A 06110125	4
PARADISE PARK MASONIC CLUB INC	A 06111101	5
PARADISE PARK MASONIC CLUB INC	A 06111102	6
PARADISE PARK MASONIC CLUB INC	A 06111103	7
PARADISE PARK MASONIC CLUB INC	A 06111106	8
PARADISE PARK MASONIC CLUB INC	A 06111107	9
PARADISE PARK MASONIC CLUB INC	A 06111109	10

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PARCEL INQUIRY BY ASSESSEE NAME

0616

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06111110	1
PARADISE PARK MASONIC CLUB INC	A 06111111	2
PARADISE PARK MASONIC CLUB INC	A 06111112	3
PARADISE PARK MASONIC CLUB INC	A 06111114	4
PARADISE PARK MASONIC CLUB INC	A 06111115	5
PARADISE PARK MASONIC CLUB INC	A 06111118	6
PARADISE PARK MASONIC CLUB INC	A 06111119	7
PARADISE PARK MASONIC CLUB INC	A 06111120	8
PARADISE PARK MASONIC CLUB INC	A 06111121	9
PARADISE PARK MASONIC CLUB INC	A 06113101	10

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0617

PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06113102	1
PARADISE PARK MASONIC CLUB INC	A 06113104	2
PARADISE PARK MASONIC CLUB INC	A 06113106	3
PARADISE PARK MASONIC CLUB INC	A 06113108	4
PARADISE PARK MASONIC CLUB INC	A 06113109	5
PARADISE PARK MASONIC CLUB INC	A 06114102	6
PARADISE PARK MASONIC CLUB INC	A 06114104	7
PARADISE PARK MASONIC CLUB INC	A 06114105	8
PARADISE PARK MASONIC CLUB INC	A 06114106	9
PARADISE PARK MASONIC CLUB INC	A 06115101	10

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PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06115102	1
PARADISE PARK MASONIC CLUB INC	A 06115103	2
PARADISE PARK MASONIC CLUB INC	A 06115104	3
PARADISE PARK MASONIC CLUB INC	A 06115105	4
PARADISE PARK MASONIC CLUB INC	A 06115106	5
PARADISE PARK MASONIC CLUB INC	A 06115107	6
PARADISE PARK MASONIC CLUB INC	A 06115108	7
PARADISE PARK MASONIC CLUB INC	A 06115109	8
PARADISE PARK MASONIC CLUB INC	A 06115110	9
PARADISE PARK MASONIC CLUB INC	A 06115111	10

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COUNTY OF SANTA CRUZ

VIAPNP020LI

0619

PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06115112	1
PARADISE PARK MASONIC CLUB INC	A 06115113	2
PARADISE PARK MASONIC CLUB INC	A 06117102	3
PARADISE PARK MASONIC CLUB INC	A 06117103	4
PARADISE PARK MASONIC CLUB INC	A 06117104	5
PARADISE PARK MASONIC CLUB INC	A 06117201	6
PARADISE PARK MASONIC CLUB INC	A 06119101	7
PARADISE PARK MASONIC CLUB INC	A 06119102	8
PARADISE PARK MASONIC CLUB INC	A 06119103	9
PARADISE PARK MASONIC CLUB INC	A 06119104	10

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PARCEL INQUIRY BY ASSESSEE NAME

0620

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

N A M E S	STATUS	APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A	06119105	1
PARADISE PARK MASONIC CLUB INC	A	06119106	2
PARADISE PARK MASONIC CLUB INC	A	06119107	3
PARADISE PARK MASONIC CLUB INC	A	06120102	4
PARADISE PARK MASONIC CLUB INC	A	06120103	5
PARADISE PARK MASONIC CLUB INC	A	06120104	6
PARADISE PARK MASONIC CLUB INC	A	06120106	7
PARADISE PARK MASONIC CLUB INC	A	06120108	8
PARADISE PARK MASONIC CLUB INC	A	06120202	9
PARADISE PARK MASONIC CLUB INC	A	06120203	10

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PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

0621

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06120204	1
PARADISE PARK MASONIC CLUB INC	A 06120205	2
PARADISE PARK MASONIC CLUB INC	A 06120207	3
PARADISE PARK MASONIC CLUB INC	A 06120302	4
PARADISE PARK MASONIC CLUB INC	A 06121101	5
PARADISE PARK MASONIC CLUB INC	A 06121102	6
PARADISE PARK MASONIC CLUB INC	A 06121103	7
PARADISE PARK MASONIC CLUB INC	A 06121104	8
PARADISE PARK MASONIC CLUB INC	A 06121107	9
PARADISE PARK MASONIC CLUB INC	A 06121108	10

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PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME PARADISE **PARK MASONIC CLUB INC**

0622

NAMES	STATUS	APN	LINE	NUMBER
' ARADISE PARK MASONIC CLUB INC	A	06121109	1	
' ARADISE PARK MASONIC CLUB INC	A	06121110	2	
' ARADISE PARK MASONIC CLUB INC	A	06121111	3	
' ARADISE PARK MASONIC CLUB INC	A	06121112	4	
' ARADISE PARK MASONIC CLUB INC	A	06121113	5	
' ARADISE PARK MASONIC CLUB INC	A	06121202	6	
' ARADISE PARK MASONIC CLUB INC	A	06121203	7	
' ARADISE PARK MASONIC CLUB INC	A	06121204	8	
PARADISE PARK MASONIC CLUB INC	A	06121205	9	
PARADISE PARK MASONIC CLUB INC	A	06121209	10	

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PARCEL INQUIRY BY ASSESSEE NAME

0623

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS	APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A	06121210	1
PARADISE PARK MASONIC CLUB INC	A	06121211	2
PARADISE PARK MASONIC CLUB INC	A	06121212	3
PARADISE PARK MASONIC CLUB INC	A	06122202	4
PARADISE PARK MASONIC CLUB INC	A	06122203	5
PARADISE PARK MASONIC CLUB INC	A	06122204	6
PARADISE PARK MASONIC CLUB INC	A	06123201	7
PARADISE PARK MASONIC CLUB INC	A	06123203	8
PARADISE PARK MASONIC CLUB INC	A	06123303	9
PARADISE PARK MASONIC CLUB INC	A	06123305	10

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PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME PARADISE **PARK** MASONIC **CLUB INC**

0624

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 061233.06	1
PARADISE PARK MASONIC CLUB INC	A 06123307	2
PARADISE PARK MASONIC CLUB INC	A 06123308	3
PARADISE PARK MASONIC CLUB INC	A 06123309	4
PARADISE PARK MASONIC CLUB INC	A 06123310	5
PARADISE PARK MASONIC CLUB INC	A 06123311	6
PARADISE PARK MASONIC CLUB INC	A 06123312	7
PARADISE PARK MASONIC CLUB INC	A 06123313	8
PARADISE PARK MASONIC CLUB INC	A 06123401	9
PARADISE PARK MASONIC CLUB INC	A 06123402	10

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PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

0625

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06123403	1
PARADISE PARK MASONIC CLUB INC	A 06124101	2
PARADISE PARK MASONIC CLUB INC	A 06124102	3
PARADISE PARK MASONIC CLUB INC	A 06124103	4
PARADISE PARK MASONIC CLUB INC	A 06124104	5
PARADISE PARK MASONIC CLUB INC	A 06124106	6
PARADISE PARK MASONIC CLUB INC	A 06124107	7
PARADISE PARK MASONIC CLUB INC	A 06124202	8
PARADISE PARK MASONIC CLUB INC	A 06124203	9
PARADISE PARK MASONIC CLUB INC	A 06124204	10

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VIAPNS020

C O U N T Y O F S A N T A C R U Z

VIAPNP020LI

PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

0626

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06124205	1
PARADISE PARK MASONIC CLUB INC	A 06124208	2
PARADISE PARK MASONIC CLUB INC	A 06124209	3
PARADISE PARK MASONIC CLUB INC	A 06124210	4
PARADISE PARK MASONIC CLUB INC	A 06124211	5
PARADISE PARK MASONIC CLUB INC	A 06124212	6
PARADISE PARK MASONIC CLUB INC	A 06124213	7
PARADISE PARK MASONIC CLUB INC	A 06124214	8
PARADISE PARK MASONIC CLUB INC	A 06124215	9
PARADISE PARK MASONIC CLUB INC	A 06124216	10

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VIAPNP020LI

PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME PARADISE **PARK MASONIC CLUB INC**

NAMES	STATUS APN	LINE NUMBER	0627
PARADISE PARK MASONIC CLUB INC	A 06124217	1	
PARADISE PARK MASONIC CLUB INC	A 06124218	2	
PARADISE PARK MASONIC CLUB INC	A 06125101	3	
PARADISE PARK MASONIC CLUB INC	A 06125103	4	
PARADISE PARK MASONIC CLUB INC	A 06125104	5	
PARADISE PARK MASONIC CLUB INC	A 06125105	6	
PARADISE PARK MASONIC CLUB INC	A 06125107	7	
PARADISE PARK MASONIC CLUB INC	A 06125108	8	
PARADISE PARK MASONIC CLUB INC	A 06125109	9	
PARADISE PARK MASONIC CLUB INC	A 06125111	10	

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VIAPNS020 COUNTY OF SANTA CRUZ VIAPNP020LI

PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

0628

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06125112	1
PARADISE PARK MASONIC CLUB INC	A 06125115	2
PARADISE PARK MASONIC CLUB INC	A 06125201	3
PARADISE PARK MASONIC CLUB INC	A 06125203	4
PARADISE PARK MASONIC CLUB INC	A 06126102	5
PARADISE PARK MASONIC CLUB INC	A 06126105	6
PARADISE PARK MASONIC CLUB INC	A 06126106	7
PARADISE PARK MASONIC CLUB INC	A 06126107	8
PARADISE PARK MASONIC CLUB INC	A 06126109	9
PARADISE PARK MASONIC CLUB INC	A 06126110	10

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PARCEL INQUIRY BY ASSESSEE NAME

0629

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS	APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A	06126112	1
PARADISE PARK MASONIC CLUB INC	A	06126114	2
PARADISE PARK MASONIC CLUB INC	A	06126115	3
PARADISE PARK MASONIC CLUB INC	A	06126116	4
PARADISE PARK MASONIC CLUB INC	A	06126117	5
PARADISE PARK MASONIC CLUB INC	A	06126201	6
PARADISE PARK MASONIC CLUB INC	A	06126202	7
PARADISE PARK MASONIC CLUB INC	A	06126203	8
PARADISE PARK MASONIC CLUB INC	A	06126204	9
PARADISE PARK MASONIC CLUB INC	A	06126205	10

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PARCEL INQUIRY BY ASSESSEE NAME

0630

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06126207	1
PARADISE PARK MASONIC CLUB INC	A 06126208	2
PARADISE PARK MASONIC CLUB INC	A 06126209	3
PARADISE PARK MASONIC CLUB INC	A 06126210	4
PARADISE PARK MASONIC CLUB INC	A 06126211	5
PARADISE PARK MASONIC CLUB INC	A 06126212	6
PARADISE PARK MASONIC CLUB INC	A 06126213	7
PARADISE PARK MASONIC CLUB INC	A 06126214	8
PARADISE PARK MASONIC CLUB INC	A 06126215	9
PARADISE PARK MASONIC CLUB INC	A 06126216	10

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VIAPNS020 COUNTY OF SANTA CRUZ VIAPNP020LI

PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME PARADISE **PARK MASONIC CLUB INC**

0631

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06126217.	1
PARADISE PARK MASONIC CLUB INC	A 06127102	2
PARADISE PARK MASONIC CLUB INC	A 06127103	3
' ARADISE PARK MASONIC CLUB INC	A 06128204	4
' ARADISE PARK MASONIC CLUB INC	A 06128206	5
' ARADISE PARK MASONIC CLUB INC	A 06128208	6
' ARADISE PARK MASONIC CLUB INC	A 06128209	7
PARADISE PARK MASONIC CLUB INC	A 06128210	8
' ARADISE PARK MASONIC CLUB INC	A 06128211	9
PARADISE PARK MASONIC CLUB INC	A 06128212	10

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VIAPNS020 COUNTY OF SANTA CRUZ VIAPNP020LI

PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME PARADISE **PARK MASONIC CLUB INC**

0632

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06128213	1
PARADISE PARK MASONIC CLUB INC	A 06128214	2
PARADISE PARK MASONIC CLUB INC	A 06128215	3
PARADISE PARK MASONIC CLUB INC	A 06128216	4
PARADISE PARK MASONIC CLUB INC	A 06128217	5
PARADISE PARK MASONIC CLUB INC	A 06129101	6
PARADISE PARK MASONIC CLUB INC	A 06129104	7
PARADISE PARK MASONIC CLUB INC	A 06129105	8
PARADISE PARK MASONIC CLUB INC	A 06129107	9
PARADISE PARK MASONIC CLUB INC	A 06129108	10

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VIAPNS020 COUNTY OF SANTA CRUZ VIAPNP020LI

PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

0633

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06129109	1
PARADISE PARK MASONIC CLUB INC	A 06129110	2
PARADISE PARK MASONIC CLUB INC	A 06129111	3
PARADISE PARK MASONIC CLUB INC	A 06129112	4
PARADISE PARK MASONIC CLUB INC	A 06129113	5
PARADISE PARK MASONIC CLUB INC	A 06129114	6
PARADISE PARK MASONIC CLUB INC	A 06129115	7
PARADISE PARK MASONIC CLUB INC	A 06129116	8
PARADISE PARK MASONIC CLUB INC	A 06129119	9
PARADISE PARK MASONIC CLUB INC	A 06129120	10

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PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

0634

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06129121	1
PARADISE PARK MASONIC CLUB INC	A 06129201	2
PARADISE PARK MASONIC CLUB INC	A 06129202	3
PARADISE PARK MASONIC CLUB INC	A 06129203	4
PARADISE PARK MASONIC CLUB INC	A 06129204	5
PARADISE PARK MASONIC CLUB INC	A 06129205	6
PARADISE PARK MASONIC CLUB INC	A 06129206	7
PARADISE PARK MASONIC CLUB INC	A 06129207	8
PARADISE PARK MASONIC CLUB INC	A 06129210	9
PARADISE PARK MASONIC CLUB INC	A 06129211	10

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PARCEL INQUIRY BY ASSESSEE NAME

ASSESSEE NAME PARADISE **PARK** MASONIC **CLUB** INC

0635

NAMES	STATUS	APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A	06129212	1
PARADISE PARK MASONIC CLUB INC	A	06129213	2
PARADISE PARK MASONIC CLUB INC	A	06129214	3
PARADISE PARK MASONIC CLUB INC	A	06129215	4
PARADISE PARK MASONIC CLUB INC	A	06129216	5
PARADISE PARK MASONIC CLUB INC	A	06129217	6
PARADISE PARK MASONIC CLUB INC	A	06129218	7
PARADISE PARK MASONIC CLUB INC	A	06129219	8
PARADISE PARK MASONIC CLUB INC	A	06129221	9
PARADISE PARK MASONIC CLUB INC	A	06129222	10

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PARCEL INQUIRY BY ASSESSEE NAME

4SSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

0636

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06129223	1
PARADISE PARK MASONIC CLUB INC	A 06129224	2
PARADISE PARK MASONIC CLUB INC	A 06129225	3
PARADISE PARK MASONIC CLUB INC	A 06129227	4
PARADISE PARK MASONIC CLUB INC	A 06130102	5
PARADISE PARK MASONIC CLUB INC	A 06130103	6
PARADISE PARK MASONIC CLUB INC	A 06130104	7
PARADISE PARK MASONIC CLUB INC	A 06130106	8
PARADISE PARK MASONIC CLUB INC	A 06130107	9
PARADISE PARK MASONIC CLUB INC	A 06130108	10

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PARCEL INQUIRY BY ASSESSEE NAME

0637

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06130109	1
PARADISE PARK MASONIC CLUB INC	A 06130110	2
PARADISE PARK MASONIC CLUB INC	A 06130112	3
PARADISE PARK MASONIC CLUB INC	A 06130113	4
PARADISE PARK MASONIC CLUB INC	A 06130114	5
PARADISE PARK MASONIC CLUB INC	A 06130115	6
PARADISE PARK MASONIC CLUB INC	A 06130116	7
PARADISE PARK MASONIC CLUB INC	A 06130117	8
PARADISE PARK MASONIC CLUB INC	A 06130118	9
PARADISE PARK MASONIC CLUB INC	A 06130119	10

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PARCEL INQUIRY BY ASSESSEE NAME

0638

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06130201	1
PARADISE PARK MASONIC CLUB INC	A 06130202	2
PARADISE PARK MASONIC CLUB INC	A 06130203	3
PARADISE PARK MASONIC CLUB INC	A 06130205	4
PARADISE PARK MASONIC CLUB INC	A 06130206	5
PARADISE PARK MASONIC CLUB INC	A 06130207	6
PARADISE PARK MASONIC CLUB INC	A 06130208	7
PARADISE PARK MASONIC CLUB INC	A 06130209	8
PARADISE PARK MASONIC CCUB INC	A 06130210	9
PARADISE PARK MASONIC CLUB INC	A 06130211	10

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PARCEL INQUIRY BY ASSESSEE NAME

0639

ASSESSEE NAME **PARADISE PARK MASONIC CLUB INC**

NAMES	STATUS APN	LINE NUMBER
PARADISE PARK MASONIC CLUB INC	A 06130212	1
PARADISE PARK MASONIC CLUB INC	A 06130213	2
PARADISE PARK MASONIC CLUB INC	A 06132111	3

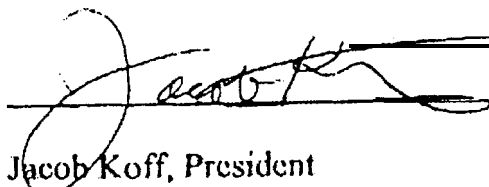
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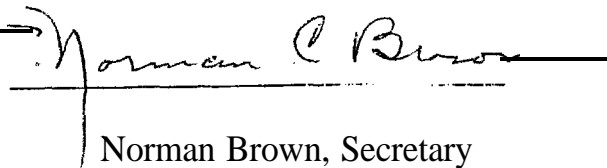
Paradise Park Masonic Club, Inc.
211 Keystone
Santa Cruz, CA 95060

0640

We, the undersigned, do hereby certify that at the January 16, 1999 meeting of the Board of Directors of Paradise Park Masonic Club, a motion was 'duly made, seconded and passed to accept a modification of the Planned Unit Development Permit that would decrease by one the number of lots in Paradise Park for each new lot approved and created in the Castle Site minor subdivision.



Jacob Koff, President
June 2, 2000



Norman Brown, Secretary

EXHIBIT D

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Paradise Park Masonic Club, Inc.

155 Paradise Park
Santa Cruz, California 95060
tel: (831) 423-1530 / fax: (831) 423-2806

0641

January 14, 1999

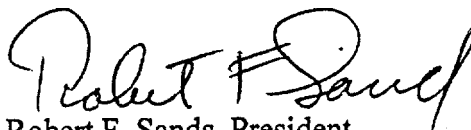
The Honorable Jeff Almquist
Board of Supervisors
Santa Cruz County
701 Ocean Street
Santa Cruz, CA 95060

Dear Mr. Almquist:

The Board of Directors of Paradise Park has decided to apply to the County of Santa Cruz for a minor subdivision of the Castle property. We have appointed one of our members, Mr. James Wells, to represent us in securing the minor subdivision. We would appreciate any assistance and guidance you can give him.

We would also like to thank you for the help you gave us in securing the permits for our entry and exit roads.

Sincerely,



Robert F. Sands, President
Paradise Park Board of Directors

cc: Mr. Mark Deming

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Environmental Review Initial Study
ATTACHMENT 29
APPLICATION 99-0345

PARADISE PARK MASONIC CLUB, INC.

**211 Paradise Park
Santa Cruz, CA 95060 – 7003
831/423-1530 Fax 831/423-2806**

Certification of Castle Site Sale Election Results

The Election Committee hereby certifies the following results for the vote on the sale of the Castle Site:

Number of Valid Ballots Received at the Club Office: 296

Number of YES Votes: 263

Number of NO Votes: 33

Lois Hardy
Lois Hardy, Chair

5-9-00
Date

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
MEMORANDUM

ATTACHMENT 4

0643

DATE: June 6, 2000
To: Rahn Garcia, Assistant County Counsel
From: Mark M. Deming, AICP, Principal Planner
SUBJECT: Paradise Park Planned Unit Development

Paradise Park is a residential community, owned by the Paradise Park Masonic Club, located in the Carbonera planning area. The Park was recognized by the County in 1974 by the adoption of a Planned Unit Development (PUD) permit (attachment 1). This PUD authorized the continued existence and maintenance of 396 units on the Paradise Park property, a single piece of property. The PUD was subsequently amended in 1984 to recognize the actual number of members in the Park (400 units - attachment 2). Paradise Park is different than most other PUDs in that there is no individual ownership of the land surrounding each home. Instead, residents purchase the improvements on the "allotment" and are joint owners of the single parcel.

The Park has submitted an application for a minor land division to create three residential parcels and a remainder. The remainder would include the existing residential units in the Park. The total number of units would not exceed the 400 units authorized by the PUD (there are only 391 existing residential units in the park - attachment 3). The proposed land division appears to be consistent with most of the requirements for the creation of these lots

There are several policy issues which are giving staff some troubles, primarily caused by the uniqueness of the property and this project. These are presented as follows:

1. PUD - The PUD authorizes 400 units on a single property. The Park actually has 391 units and the applicants (the Park) have indicated that the three proposed lots are to be counted in the PUD limitation. Question: Does the PUD need to be amended for the creation of 3 lots and the remainder. Please reference County Code Sections 13.10.240 (Previous Permits) and 18.10.134(b)4 and (c)2i (Permit Amendments).

2. Zoning - The PUD has two different zones, adopted as a part of the 1994 General Plan Update. The residential areas of the Park are designated Urban Low Density Residential and are zoned R-1-6. The remaining areas, including hillsides, riparian areas and other open space areas (and the location of the proposed lots), are designated and zoned PR. The General Plan designation includes a notation that the PR portion of the property is a "private" park space. There is no density for PR zoned property located within the Rural Services Line (the Rural Density Matrix does not apply). Question: Can the proposed land division be found consistent with the Zoning and General Plan designations? References include G.P. policy 7.1.11; the PR zone district uses chart (Section 13.10.362(b))

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A T T A C H M E N T 30
APPLICATION 99-0345

59

COUNTY OF SANTA CRUZ

PLANNED UNIT DEVELOPMENT

- PERMIT -

NUMBER 74-783-PUD

ISSUED TO PARADISE PARK MASONIC CLUB

P.O. Box 681

Santa Cruz, Ca. 95060

PARCEL NO.(S) Book 61, Pages 1-31

LOCATION OF USE

Adjacent to State Highway 9 and Cowell State Park, 0.6 mile north of the Santa Cruz City Limits.

PERMITTED USE

Planned Unit Development of 393 existing single-family dwellings and three remaining developable lots on 138 acres subject to the following conditions:

1. Requirements shall be:

Front yard	10 feet
Side yard	5 feet
Rear Yard	10 feet
Maximum lot coverage	45 percent
Maximum avg. structure height	18 feet
Minimum separation between structures	6 feet

2. Regardless of existing construction, no use permit shall be required for any addition or reconstruction which meets the stated requirements.

3. Any proposed variance from the requirements stated in Condition No. 1, shall be handled through the appropriate use permit or variance procedure.

4. Before the issuance of any building permit, plans must be approved by the PARADISE PARK BOARD OF DIRECTORS.

Environmental Review Initial Study

ATTACHMENT 30
APPLICATION 99-0385



THIS PERMIT WILL EXPIRE ON September 24, 1975 IF IT HAS NOT BEEN EXERCISED.

PLEASE SIGN AND RETURN BOTH COPIES

Merdeel M. Roberts

SIGNATURE OF APPLICANT

WALTER J. MONASCH, AIP
SANTA CRUZ COUNTY ZONING ADMINISTRATOR

BY *George A. Posth* DATE 9-24-74
GEORGE A. POSTH, CHIEF
DEVELOPMENT PROCESSING

EXHIBIT D

PLANNING DEPARTMENT

GOVERNMENTAL CENTER



0645

attachment 2

ATTACHMENT 4

COUNTY OF SANTA CRUZ

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060

September 20, 1984

KRIS SCHENK

Director

PARADISE PARK MASONIC CLUB
P.O. BOX 681
SANTA CRUZ, CA. 95061

PERMIT

SUBJECT: APN: 061-001-31 Application No. 80-116-PUD
Development permit to amend Planned Unit Development No. 74-783-PUD
to allow 400 instead of 396 residences. Located on the east side of
Highway 9, adjacent to Cowell Park, 6 miles north of Santa Cruz.

On September 18, 1984, the BOARD OF SUPERVISORS acted
upon your application as follows:

☒ APPROVED. See conditions attached. This is your permit.
☐ RECOMMENDED to the Board of Supervisors for APPROVAL/DENIAL.
☐ REFERRED your application to the _____
☐ CONTINUED the hearing on your application to the meeting of

☐ DENIED your application for the following reasons:

☐ ABANDONED your application in accordance with County regulations.
☐ ACKNOWLEDGED withdrawal of your application. Fees will be refunded
as appropriate.

NOTE: This decision is final unless it is appealed. See reverse for information
regarding appeals. You may require a Building permit to begin actual
construction. You may exercise this permit only after the 10-day appeal
period is over. THIS PERMIT SHALL EXPIRE ON Oct. 2, 1985 IF NOT
EXERCISED.

If you have any questions, please contact the planner at the phone number listed
below.

Sincerely,

LINDA NIEBANCK
CHIEF OF CURRENT PLANNING

By: Bob Leggett
Bob Leggett, Planner

Phone No. 425-2730

Environmental Review Initial Study
ATTACHMENT 20
APPLICATION 99-0345

cc: Representative
0

EXHIBIT D
59

CONDITIONS

1. Requirements shall be:

Front yard	10 feet
Side yard	5 feet
Rear yard	10 feet
Maximum lot coverage	45 per cent
Maximum average structure height	18 feet
Minimum separation between structures	6 feet

2. Regardless of existing construction, no use permit shall be required for any addition or reconstruction which meets the stated requirements.
3. Any proposed variance from the requirements stated in Condition No. 1, shall be handled through the appropriate use permit or variance procedures.
4. Before the issuance of any building permit, plans must be approved by the PARADISE PARK BOARD OF DIRECTORS.
- "5. Prior to the exercising of any rights granted by this permit, Assessor's Parcel Numbers 61-141-02,05 and 06 shall have notices of unbuildability recorded with the County Recorder with all structures on these sites abated and three new buildable sites acceptable to the county Geologist designated."
- "6. Prior to the exercising of any of the rights granted by this permit, Assessor's Parcel Numbers 61-131-02,04,05,06,08, & 09 and 61-141-04 shall have Notices of Geologic Hazard recorded. These notices shall indicate that the structures are for seasonal use only (April - October) and shall be reviewed and approved by the County Geologist prior to recordation."
- "7. All future construction within the Park shall be consistent with the geologic report (5/27/83) and investigation (10/26/83) by Rogers Johnson. Further geologic investigation may be required for projects or areas not covered in these documents."

BL: ec

Environmental Review Initial Study
ATTACHMENT 30
APPLICATION 99-0345

Jackie Young

0047

List of Member Allotments:

- 1 100 KEYSTONE WAY
- 2 102 KEYSTONE WAY
- 3 103 KEYSTONE WAY
- 4 104 KEYSTONE WAY
- 5 105 KEYSTONE WAY
- 6 106 KEYSTONE WAY
- 7 107 KEYSTONE WAY
- 8 108 KEYSTONE WAY
- 9 109 KEYSTONE WAY
- 10 110 KEYSTONE WAY
- 11 111 KEYSTONE WAY
- 12 112 KEYSTONE WAY
- 13 113 KEYSTONE WAY
- 14 114 KEYSTONE WAY
- 15 115 KEYSTONE WAY
- 16 116 KEYSTONE WAY
- 17 118 KEYSTONE WAY
- 18 118-A KEYSTONE WAY
- 19 120 KEYSTONE WAY
- 20 121 KEYSTONE WAY
- 21 123 KEYSTONE WAY
- 22 124 KEYSTONE WAY
- 23 126 KEYSTONE WAY
- 24 128 KEYSTONE WAY
- 25 129 KEYSTONE WAY
- 26 130 KEYSTONE WAY
- 27 131 KEYSTONE WAY
- 28 132 KEYSTONE WAY
- 29 133 ST ALBAN ST
- 30 134 ST ALBAN ST
- 31 135 ST ALBAN ST
- 32 137 ST ALBAN ST
- 33 138 ST ALBAN ST
- 34 139 ST ALBAN ST
- 35 140 ST ALBAN ST
- 36 141 ST. ALBAN ST.
- 37 142 ST ALBAN ST
- 38 144 ST. ALBAN ST.
- 39 146 ST ALBAN ST
- 40 147 ST. ALBAN ST.
- 41 148 ST ALBAN ST.
- 42 149 ST ALBAN ST
- 43 153 ST. ALBAN ST.
- 44 155 ST ALBAN ST
- 45 155-A ST ALBAN ST
- 46 157 ST VICTOR ST
- 47 159 ST VICTOR ST
- 48 160 ST BERNARD ST
- 49 161 ST BERNARD ST
- 50 163 ST BERNARD ST
- 51 164 ST. BERNARD ST.
- 52 166 ST. BERNARD ST.
- 53 167 ST BERNARD ST
- 54 168 ST BERNARD ST
- 55 169 ST. BERNARD ST.

EXHIBIT D
Environmental Review Initial Study
ATTACHMENT 30
APPLICATION 99-0345

List of Member Allotments:

0648

56	170 ST BERNARD ST
57	173 STBERNARD ST
58	174 ST BERNARD ST
59	175 ST BERNARD ST
60	176 ST BERNARD ST
61	177 ST BERNARD ST
62	178 ST BERNARD ST
64	179 ST BERNARD ST
	180 STBERNARD ST
65	181 ST BERNARD ST.
66	182 ST BERNARD ST
67	183 STBERNARD ST
68	184 ST BERNARD ST
69	185 ST BERNARD ST
70	186 ST BERNARD ST
71	187 ST BERNARD ST
72	188 ST BERNARD ST
73	189 ST BERNARD ST
74	190 ST BERNARD ST
75	191 ST BERNARD ST
76	192 ST. BERNARD ST.
77	193 ST. BERNARD ST.
78	194 ST BERNARD ST.
79	195 ST BERNARD ST
80	196 ST BERNARD ST
81	198 KEYSTONE WAY
82	199 KEYSTONE WAY
83	200 KEYSTONE WAY
84	201 KEYSTONE WAY
85	202 KEYSTONE WAY
86	203 KEYSTONE WAY
87	204 KEYSTONE WAY
88	205 KEYSTONE WAY
89	206 KEYSTONE WAY
90	207 ACACIA LN
91	208 KEYSTONE WAY
92	210 KEYSTONE WAY
93	212 KEYSTONE WAY
94	214 KEYSTONE WAY
95	216 KEYSTONE WAY
96	218 KEYSTONE WAY
97	220 KEYSTONE WAY
98	222 KEYSTONE WAY
99	224 KEYSTONE WAY
100	225 ACACIA LN
101	226 ACACIA LN
102	227 ACACIA LN
103	228 ACACIA LN
104	229 ACACIA LN.
105	230 TEMPLE LN.
106	231 TEMPLE LANE
107	232 TEMPLE LN
108	233 TEMPLE LN
109	235 TEMPLE LN
110	236 TEMPLE LN

EXHIBIT D
Environmental Review Initial Study
ATTACHMENT 30
APPLICATION 99-0545

0649

List of Member Allotment&

111 237 TEMPLE LN
112 239 TEMPLE LN.
113 240 WASHINGTON AVE
114 241 WASHINGTON AVE
115 242 WASHINGTON AVE
116 244 WASHINGTON AVE
117 246 WASHINGTON AVE
118 248 WASHINGTON AVE.
119 251 KEYSTONE WAY
120 252 KEYSTONE WAY
121 253 KEYSTONE WAY
122 254 KEYSTONE WAY
123 256 KEYSTONE WAY
J24 257 KEYSTONE WAY
125 259 KEYSTONE WAY
126 263 KEYSTONE WAY
127 265 KEYSTONE WAY
128 267 KEYSTONE WAY
129 268 KEYSTONE WAY
130 269 KEYSTONE WAY
131 272 KEYSTONE WAY
132 273 KEYSTONE WAY
133 274 KEYSTONE WAY
134 275 KEYSTONE WAY
135 276 KEYSTONE WAY
136 277 KEYSTONE WAY
1 3 7 278 KEYSTONE WAY
138 279 KEYSTONE WAY
139 280 KEYSTONE WAY
140 281 KEYSTONE WAY
141 282 KEYSTONE WAY
J42 284 KEYSTONE WAY
J43 285 THE ROYAL ARCH
144 287 THE ROYAL ARCH
145 289 THE ROYAL ARCH
146 291 THE ROYAL ARCH
147 293 THE ROYAL ARCH
148 295 ROYAL ARCH
149 303 THE ROYAL ARCH
150 307 THE ROYAL ARCH
151 315THEROYALARCH
152 3 17 THE ROYAL ARCH
153 318THEROYALARCH
154 319 THE ROYAL ARCH
155 321 THE ROYAL ARCH
156 322 THE ROYAL ARCH
157 325 THE ROYAL ARCH
158 326 THE ROYAL ARCH
159 328 THE ROYAL ARCH
160 329 THE ROYAL ARCH
161 330 THE ROYAL ARCH
J62 333 THE ROYAL ARCH
163 334 THE ROYAL ARCH
164 336 THE ROYAL ARCH
165 337 THE ROYAL ARCH

EXHIBIT D

Environmental Review Initial Study

ATTACHMENT 30
APPLICATION 99-0345

List of Member Allotments:

0650

166 338 **THE ROYAL ARCH**
167 339 THE ROYAL ARCH
168 340 THE ROYAL ARCH
169 341 THE ROYAL ARCH
170 343 THE ROYAL ARCH
171 344 THE ROYAL ARCH
172 345 **THE ROYAL ARCH**
173 346 THE ROYAL ARCH
174 347 THE ROYAL ARCH
175 350 CRYPT LN
176 351 CRYPT LN
177 352 CRYPT LN
178 354 **EASTERN STAR RD**
179 360 EASTERN STAR **RD**
180 362 EASTERN STAR **RD**
1 8 1 364 EASTERN STAR **RD**
182 366 EASTERN STAR RD.
183 368 **EASTERN STARRD.**
184 370 EASTERN **STAR RD**
185 371 **EASTERN STAR RD**
186 373 HIRAMRD
187 **374 HIRAM RD**
188 376 HIRAMRD
189 **377 HIRAM RD**
190 378 HIRAM RD.
191 381 **HIRAM RD**
192 382 **HIRAM RD**
193 383 **HIRAM RD**
194 385 HIRAMRD.
195 **387 HIRAM RD.**
196 393 **HIRAM RD.**
197 395 **HIRAM**
198 396 **HIRAM RD.**
199 396-A CAVERN ST.
200 396-B CAVERN ST.
2 0 1 396-C CAVERN ST.
202 400 CAVERN ST.
203 401 CONSISTORY **AVE**
204 402 CONSISTORY **AVE**
205 403 CONSISTORY **AVE**
206 405 CONSISTORY
207 406 **CAVERN ST.**
208 407 KEYSTONE WAY
209 407-A CAVERN ST.
210 407-B **CAVERN ST.**
211 407-C CAVERN ST.
212 408 KEYSTONE WAY
213 410 KEYSTONE WAY
214 411 KEYSTONE WAY
215 4 12 KEYSTONE WAY
216 413 JOPPA ST.
217 415 JOFPA ST.
218 417 JOPPA
219 418 JOPPA ST
220 4 19 JOPPA ST

EXHIBIT D
Environmental Review Initial Study
ATTACHMENT 30
APPLICATION 90-0345

List of Member Allotments:

221 420 JOPPA ST.
222 421 JOPPA ST.
223 422 JOPPA ST
224 424 JOPPA ST
225 425 JOPPA ST
226 426 JOPPA ST
227 427 JOPPA
228 428 JOPPA ST
229 429 JOPPA ST
230 430 JOPPA ST.
231 434 JOPPA ST
232 435 JOPPA ST
233 437 Y O R K AVE
234 43 9 YORK AVE
235 440 YORK AVE
236 442 YORK AVE
237 443 YORK AVE.
238 444 YORK AVE
239 445 YORK AVE.
240 446 YORK
241 447 YORK AVE
242 448 YORK AVE
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246 452 YORK AVE
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248 454 YORK AVE.
249 455 YORK AVE
250 457 YORK AVE
251 459 YORK AVE
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253 462 YORK AVE
254 463 YORK AVE
255 464 YORK AVE
256 466 YORK AVE
257 467 YORK AVE
258 468 YORK AVE
259 470 YORK AVE
260 472 YORK AVE.
261 474 YORK AVE
252 476 YORK AVE
253 478 YORK AVE
254 480 YORK AVE
255 481 KNIGHT TEMPLAR WAY
256 483 KNIGHT TEMPLAR WAY
257 485 KNIGHT TEMPLAR WAY
258 488 KNIGHT TEMPLAR WAY
259 489 KNIGHT TEMPLAR WAY
270 490 KNIGHT TEMPLAR WAY
271 491 KNIGHT TEMPLAR WAY
272 492 KNIGHT TEMPLAR
273 493 KNIGHT TEMPLAR WAY
274 494 KNIGHT TEMPLAR WAY
275 495 KNIGHT TEMPLAR WAY

065 1

EXHIBIT D

Environmental Review Initial Study
ATTACHMENT 30
APPLICATION 99-0345

List of Member Allotments:

0652

276 497 AMARANTH ST.
277 498 AMARANTH ST
278 501 AMARANTH ST
279 503 AMARANTH ST
280 505 AMARANTH ST
281 508 COURTESY LN
282 510 COURTESY LN
283 5 12 COURTESY LN
284 5 16 COURTESY LN
285 518COURTESY LN
286 520COURTESY LN
287 521 ST AMBROSE ST
288 525 ST AMBROSE ST
289 526 ST. AMBROSE ST.
290 527 ST AMBROSE ST
291 528 ST. AMBROSE ST.
292 531 ST AMBROSE ST
293 532 ST AMBROSE ST
294 536COUNCIL ST
295 537COUNCIL ST
296 540 COUNCIL ST.
297 542 COUNCIL ST
298 544COUNCIL ST
299 546 CRESENT LN.
300 550 CRESENT LN
301 552 CRESENT LN.
302 554 CRESENT LN
303 556 CRESENT LN
304 557 CRESENT LN
305 558 CRESENT LN.
306 561 ICING SOLOMAN DR
307 562 KING SOLOMON
308 564 KING SOLOMON DR
309 566 KING SOLOMON DR
310 568 KING SOLOMON DR
311 572 KING SOLOMONDR
312 573 SCOTTISHRITE AVE.
313 574 SCOTTISHRITE AVE
314 575 SCOTTISHRITE AVE
315 576 SCOTTISHRITE AVE
316 577 SCOTTISHRITE AVE.
317 578 SCOTTISHRITE AVE
318 579 SCOTTISHRITE AVE
319 580 SCOTTISHRITE AVE
320 581 SCOTTISHRITE AVE
321 582 SCOTTISHRITE AVE
322 583 KEYSTONE WAY
323 584 KEYSTONE WAY
324 585 KEYSTONE WAY
325 586 KEYSTONE WAY
326 589 KEYSTONE WAY
327 591 KEYSTONE WAY
328 592 KEYSTONE WAY
329 593 KEYSTONE WAY
330 594 KEYSTONE WAY

EXHIBIT 0

Environmental Review Initial Study
ATTACHMENT 30
APPLICATION 99-0345

List of Member Allotments:

331 595 KEYSTONE WAY
332 597 KEYSTONE WAY
333 598 KEYSTONE WAY
334 600 KEYSTONE WAY

335 601 KEYSTONE WAY
336 602 KEYSTONE WAY
337 604 KEYSTONE WAY
338 607 **KEYSTONE** WAY
339 609 KEYSTONE WAY
340 610 KEYSTONE WAY
341 6 12 KEYSTONE WAY
342 6 14 KEYSTONE WAY
343 615 ST AUGUSTINE AVE
344 616 ST AUGUSTINE AVE
345 620 ST AUGUSTINE AVE
346 622 ST AUGUSTINE AVE
347 626 ST. AUGUSTINE AVE.
348 628 ST. AUGUSTINE AVE.
349 630 ST AUGUSTINE AVE
350 632 ST AUGUSTINE AVE
351 634 ST AUGUSTINE AVE
352 636 ST. AUGUSTINE
353 640 ST AUGUSTINE? AVE
354 643 ST AUGUSTINE AVE
355 644 ST AUGUSTINE AVE
356 645 ST AUGUSTINE AVE
357 646 ST AUGUSTINE **AVE**
358 648 ST AUGUSTINE AVE.
359 649 ST AUGUSTINE AVE
360 650 ST AUGUSTINE AVE
361 651 ST AUGUSTINE **AVE**
362 652 ST AUGUSTINE AVE
353 653 ST. AUGUSTINE AVE.
354 654 ST AUGUSTINE AVE
355 658 ST AUGUSTINE AVE
356 660 ST AUGUSTINE AVE
357 662 ST AUGUSTINE AVE
358 664 ST. AUGUSTINE AVE.
359 666 ST AUGUSTINE AVE
370 668 ST AUGUSTINE AVE
371 670 ST. AUGUSTINE AVE.
372 672 ST AUGUSTINE AVE
373 674 ST. AUGUSTINE
374 677 ST. PAUL ST.
375 678 ST PAUL ST
376 679 ST. PAUL ST.
377 680 ST PAUL ST
378 682 ST PAUL
359 688 ST PAUL, ST
380 694 ST. JOHNS AVE.
381 695 ST. JOHNS AVE.
382 696 ST JOHNS AVE
383 697 ST JOHNS AVE
381 698 ST JOHNS **AVE**
385 699 ST JOHNS **AVE**

0653

EXHIBIT D
Environmental Review Initial Study
ATTACHMENT 30
APPLICATION 99-0345

~~ST. JOHN MASONIC CLUB~~
201 Paradise Park
Santa Cruz, CA 95060-7003

ATTACHMENT **4**

List of Member Allotments:

386	700	ST JOHNS AVE
387	701	ST JOHNS AVE
388	703	ST JOHNS AVE.
389	704	ST JOHNS AVE
390	705	SHRINE WAY
391	708	SHRINE WAY

0654

EXHIBIT D

Environmental Review Initial Study
ATTACHMENT 30
APPLICATION 99-0345

List of Member Allotments:

0655

276 497 AMARANTH ST.
277 498 AMARANTH ST
278 501 - S T
279 503 AMARANTH ST
280 505 AMARANTH ST
281 508 COURTESY LN
282 510 COURTESY LN
283 512 COURTESY LN
284 516 COURTESY LN
285 518 COURTESY LN
286 520 COURTESY LN
287 521 ST AMBROSE ST
288 525 ST AMBROSE ST
289 526 ST. AMBROSE ST.
290 527 ST AMBROSE ST
291 528 ST. AMBROSE ST.
292 531 ST AMBROSE ST
293 532 ST AMBROSE ST
294 536 COUNCIL ST
295 537 COUNCIL ST
296 540 COUNCIL ST.
297 542 COUNCIL ST
298 544 COUNCIL ST
299 546 CRESENT LN.
300 550 CRESENT LN
301 552 CRESENT LN.
302 554 CRESENT LN
303 556 CRESENT LN
304 557 CRESENT LN
305 558 CRESENT LN.
306 561 KING SOLOMAN DR
307 562 KING SOLOMON
308 564 KING SOLOMON DR
309 566 KING SOLOMON DR
310 568 KING SOLOMON DR
311 572 KING SOLOMON DR
312 573 SCOTTISHRITE AVE.
313 574 SCOTTISHRITE AVE
314 575 SCOTTISHRITE AVE
315 576 SCOTTISHRITE AVE
316 577 SCOTTISHRITE AVE.
317 578 SCOTTISHRITE AVE
318 579 SCOTTISHRITE AVE
319 580 SCOTTISHRITE AVE
320 581 SCOTTISHRITE AVE
321 582 SCOTTISHRITE AVE
322 583 KEYSTONE WAY
323 584 KEYSTONE WAY
324 585 KEYSTONE WAY
325 586 KEYSTONE WAY
326 589 KEYSTONE WAY
327 591 KEYSTONE WAY
328 592 KEYSTONE WAY
329 593 KEYSTONE WAY
330 594 KEYSTONE WAY

EXHIBIT D

Environmental Review Initial Study
ATTACHMENT 30
APPLICATION 99-0345

List of ~~Member~~ Allotments:

0656

331 595 KEYSTONE WAY
 332 597 KEYSTONE WAY
 333 598 KEYSTONE WAY
 334 600 KEYSTONE WAY
 335 601 KEYSTONE WAY
 336 602 KEYSTONE WAY
 337 604 KEYSTONE WAY
 338 607 KEYSTONE WAY
 339 609 KEYSTONE WAY
 340 610 KEYSTONE WAY
 341 612 KEYSTONE WAY
 342 6 14 KEYSTONE WAY
 343 615 ST **AUGUSTINE AVE**
 344 616 ST AUGUSTINE **AVE**
 345 620 ST AUGUSTINE AVE
 346 622 ST AUGUSTINE AVE
 347 626 ST. AUGUSTINE AVE.
 348 628 ST. AUGUSTINE AVE.
 349 630 ST AUGUSTINE AVE
 350 632 STAUGUSTINE AVE
 351 634 ST AUGUSTINE **AVE**
 352 636 ST. AUGUSTINE
 353 640 ST AUGUSTINE **AVE**
 354 643 ST AUGUSTINE AVE
 355 644 ST AUGUSTINE AVE
 356 645 ST AUGUSTINE AVE
 357 646 ST AUGUSTINE AVE
 358 648 ST **AUGUSTINE** AVE.
 359 649 ST AUGUSTINE AVE
 360 650 ST AUGUSTINE AVE
 361 651 ST **AUGUSTINE AVE**
 362 652 ST AUGUSTINE **AVE**
 363 653 ST. AUGUSTINE AVE.
 364 654 ST AUGUSTINE **AVE**
 365 658 ST AUGUSTINE AVE
 366 660 ST AUGUSTINE **AVE**
 367 662 ST AUGUSTINE AVE
 368 664 ST. AUGUSTINE AVE.
 369 666 ST AUGUSTINE AVE
 370 668 ST AUGUSTINE AVE
 371 670 ST. AUGUSTINE AVE.
 372 672 ST **AUGUSTINE** AVE
 373 674 ST. AUGUSTINE
 374 677 ST. PAUL ST.
 175 678 ST PAUL ST
 376 679 ST. PAUL ST.
 377 680 ST PAUL ST
 378 682 ST PAUL
 379 **688** ST PAUL ST
 380 694 ST. JOHNS AVE.
 381 695 ST. JOHNS **AVE**.
 382 696 ST JOHNS **AVE**
 383 697 ST JOHNS **AVE**
 384 698 ST JOHNS AVE
 335 699 ST JOHNS AVE

EXHIBIT D
 Environmental Review Initial Study
 ATTACHMENT 30
 APPLICATION 99-0345

PARADISE PARK MASONIC CLUB
211 Paradise Park
Santa Cruz, CA 95060-7003

ATTACHMENT 4

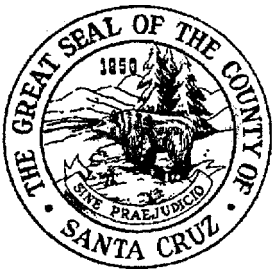
0657

List of Member Allotments:

386	700 ST JOHNS AVE
387	701 ST JOHNS AVE
388	703 ST JOHNS AVE.
389	704 ST JOHNS AVE
390	705 SHRINE WAY
391	708 SHRINE WAY

EXHIBIT D

Environmental Review Initial Study
ATTACHMENT 30
APPLICATION 99-0345



County of Santa Cruz

0658

PLANNING DEPARTMENT

ATTACHMENT 4

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

Please return Affidavit by: June 28, 2000

Applicant: Paradise Park Masonic Club, Inc.

Application No.: 99-0345

APN: 061-321-11

Site Address: None

Commencement of Environmental Review: 7/26/00

APPLICANT: PLEASE COMPLETE THE FOLLOWING AND RETURN TO:

County of Santa Cruz, Planning Department
701 Ocean Street, Room 406 B, Santa Cruz, CA 95060
Attn: Marlice Broman

Posting Locations (please be specific):

1. (On property) 211 Keystone Way (Club Office); front of building.
2. (Near property) at Guard Shack on State Highway 9 at the intersection of Keystone Way.

Please note that it is legally required that the notice be posted in a conspicuous place on the property and in one other place nearby.

Posted By: Bill Locke-Paddon, Manager

Date Posted: 6/23/00

I declare under penalty of perjury that I posted the notices at the locations and on the date listed above.

[Signature]
(Signature)

6/23/00
(Date)

EXHIBIT D
Environmental Review Initial Study
ATTACHMENT 30
APPLICATION 99-0345

AMBAGASSOCIATION OF MONTEREY BAY AREA GOVERNMENTS

August 10, 2000

Ms. Paia Levine
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Re: MCH # 070023 – Negative Declaration for Paradise Park Masonic Club, Inc.

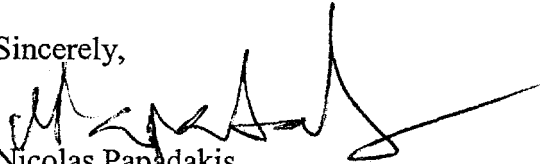
Dear Ms. Levine:

AMBAG's Regional Clearinghouse circulated a summary of notice of your environmental document to our member agencies and interested parties for review and comment.

The AMBAG Board of Directors considered the project on **August 9, 2000**, and has no comments at this time.

Thank you for complying with the Clearinghouse process,

Sincerely,



Nicolas Papadakis
Executive Director



Gray Davis
GOVERNOR

STATE OF CALIFORNIA

Governor's Office of Planning and Research
State Clearinghouse

0660



Stew Nissen
ACTING DIRECTOR

July 27, 2000

Paia Levine
County of Santa Cruz
70 1 Ocean Street
Santa Cruz, CA 95060

Subject: Paradise Park Minor Land Division
SCH#: 2000062135

Dear Paia Levine:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies' for review. The review period closed on July 26, 2000, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 4450613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts

Terry Roberts
Senior Planner, State Clearinghouse

*Jackie -
pls place in file*

EXHIBIT E

Document Details Report
State Clearinghouse Data Base

ATTACHMENT 4

SCH# 2000062135
Project Title Paradise Park Minor Land Division
Lead Agency Santa Cruz County

0661

Type Neg Negative Declaration

Description Application No. 99-0345 is a proposal to create three single family residential parcels for the future construction of three private single-family dwellings from a portion of the single parcel known as Paradise Park. The proposal requires an Ordinance Amendment to Planned Unit Development 74-783-PUD/80-116-PUD (which were approved by ordinance): a Minor Land Division; a Roadway/Roadside Exception to reduce the required width of the right-of-way access from 40 feet to 24 feet pursuant to County Code 13.10.521 (a) and 15.10.050(e)(5); a Roadway/Roadside Exception to reduce the required local street width from 56 feet to 40 feet, to eliminate separated sidewalk and to provide turn-outs in lieu of a full cul-de-sac; a design waiver to eliminate the requirement to submit specific architecture and instead use the architectural design guidelines established for the adjacent Graham Hill Estates Subdivision; and preliminary grading approval to cut 298 cubic yards to construct the access right-of-way and local street. The project is located at the west end of an unnamed 24 foot right-of-way, about 190 feet west of Henry Cowell Drive, and is accessed through the Graham Hill Estates Subdivision.

Lead Agency Contact

Name Paia Levine
Agency County of Santa Cruz
Phone (408) 454-3178
Fax
email
Address 701 Ocean Street
City Santa Cruz
State CA **zip** 95060

Project Location

County Santa Cruz
City Felton, Santa Cruz
Region
Cross Streets Graham Hill Road, Henry Couvell Drive
Parcel No. 61-321-01

Township	Range	Section	Base
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Proximity to:

Highways 17, 1
Airports
Railways Southern Pacific Railroad
Waterways San Lorenzo River, Carbonera & Brancifork Creek
Schools Brookknoll Elem., UC Santa Cruz
Land Use Vacant/ R-1-61 Urban Low Density Rural and Parks Recreation.

Project Issues Aesthetic/Visual; Archaeologic-Historic; Drainage/Absorption; Septic System; Soil Erosion/Compaction/Grading; Traffic/Circulation; Vegetation; Landuse

Reviewing Agencies Resources Agency; California Coastal Commission; Department of Conservation; Department of Fish and Game, Region 3; Department of Forestry and Fire Protection; Office of Historic Preservation; Department of Parks and Recreation; California Highway Patrol; Caltrans, District 5; Air Resources Board, Transportation Projects; Regional Water Quality Control Board, Region 3; Native American Heritage Commission; Public Utilities Commission; State Lands Commission

Date Received 06/27/2000

Start of Review 06/27/2000

End of Review 07/26/2000

Note: Blanks in data fields result from insufficient information provided by lead agency.

EXHIBIT 59

SANTA CRUZ COUNTYHISTORIC RESOURCES COMMISSION

GOVERNMENTAL CENTER

701 OCEAN STREET, ROOM 400, SANTA CRUZ, CA. 95060
(831) 454-2580 FAX (831) 454-2131 TDD (831) 454-2123

**HISTORIC RESOURCES COMMISSION
MINUTES**

4:30 Wednesday, September 13, 2000
p.m.
REGULAR MEETING.

Room 413 Planning Conference Room
County Building, 4th Floor
Santa Cruz, CA 95060

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 4:35 p.m.

Commissioners Present: Barbara Kennedy, Pat Manning, Jacquie Low, Terri Fisher
and Ray Hoffman

Commissioners Absent: None

Staff: Cherry McCormick

Members of the Public Present: Don Schmidt, Jim.-Wells, Steven Taylor, Bill
Hardwick, Bob Bienello and Norman Koepernick

II. AGENDA APPROVAL OR MODIFICATION

The Agenda was modified to consider New Business prior to Old Business, in deference to the members of the public in attendance. In addition, Agenda item VI.A. (Public Hearing on Proposed Historic Preservation Plan) became VI.B while the reroofing of the Blake Hammond Manor became item VIA. The Blake Hammond item was briefly considered at the HRC's August meeting, under Public Communications, when Commissioners advised the applicant they would place it on today's Agenda under New Business.

III. APPROVAL OF MINUTES

The August 9, 2000 minutes were approved as modified, with a vote of 5-0, Commissioner Manning moving and Commissioner Low seconding the motion. The modifications were made to page two of the minutes, regarding the Historic Inventory update process.

EXHIBIT F

0 6 6 3

IV. PUBLIC COMMUNICATIONS

Cherry McCormick made four announcements to the HRC: 1) notice of an upcoming ABA seminar; 2) a letter from Elizabeth Schilling concerning the upcoming Planning Commission public hearing on the proposed Live Oak Business Park; 3) a notice of a Historic Roofing Seminar; and 4) a FAX from the Dill Design Group concerning the Historic Inventory update contract.

V. OLD BUSINESS

A. Historic Inventory Update

Cherry McCormick referenced the FAX from the Dill Design Group requesting a change in the Historic Inventory Update contract Conceptual Timeline. Their request was due to a delay by the HRC in providing a list of proposed Inventory revisions/additions to the consultant,

Commissioners discussed the FAX and other aspects of the Historic Inventory update process. Cherry McCormick distributed an e-mailed list from Charlene Duval. That list contained the Inventory additions & revisions proposed as of 8/31/2000 by Commissioners Kennedy and Manning. Commissioners evaluated the list and made minor changes. Commissioners Kennedy, Fisher and Low indicated they needed additional time to refine their suggestions and would advise Cherry McCormick of their proposed additions/revisions as soon as possible. Once she received this feedback, she would relay the HRC's draft list to the consultants - and request HRC review and approval of the list at the October HRC meeting.

B. National Preservation Conference 2000, National Trust for Historic Preservation
Commissioners and Cherry McCormick decided not to attend this conference, due to time and budgetary constraints.

C. Castro Adobe Feasibility Study Update

This item was not discussed, due to time constraints.

VI. NEW BUSINESS

A. Blake Hammond Manor, Re-roof options

The property owner, Norm Koepernick, advised the HRC that he preferred to roof the historic structure with a composition shingle material. After some discussion, Commissioner Low moved to approve the reshingling of 100% of the roof of the Blake Hammond Manor with 30 year Elk Sable wood. Commissioner Low stated that approval was to be of roofing replacement in kind, and if the application when submitted portrayed reshingling in a manner different than the motion, Commissioners would be notified. Commissioner Manning seconded the motion. The motion passed unanimously, 5-0.

0664

B. PUBLIC HEARING TO APPROVE A **PROPOSED HISTORIC PRESERVATION PLAN**

Application #: 99-0345
 Assessor's Parcel Number: 06 **1-32 1- 11**
 Address: At the west end of an unnamed 24 foot **right-of-way**, about **190** feet west of Cowell Drive, accessed through the **Graham Hill** Estates Subdivision off of Graham Hill Road. Property is on the opposite side of San Lorenzo River from developed portion of Paradise Park.
 Applicant: Paradise Park Masonic Club
 Inventory Ranking: N/A (Not included in Inventory)
 Proposal: Proposal to create three single family residential parcels for **future** construction of three private single family dwellings from a portion of the single parcel known as Paradise Park. Environmental Review Negative Declaration Mitigations require applicant to submit a Preservation Plan to **HRC** for review 'and approval, prior to public hearing by Planning Commission and Board of Supervisors.

Cherry McCormick made a brief Staff presentation. Jim Wells then followed, representing the **applicant**. Commissioner Kennedy indicated that she was very pleased with the archeological report presented with the application but was concerned about project impacts on the **viewshed** from the San Lorenzo River **frontage** and Highway 9. The applicant indicated that adequate Paradise Park land holdings with large trees existed between the subject property and the historic, developed area of Paradise Park so as to adequately screen the new homes.

Commissioner Low moved approval of the Historic Preservation Plan as submitted (the Plan included the Archeologists Report and Negative Declaration mitigations), with one amendment: that an archeologist be on-site during any clearing, grading, trenching or excavating and that treatment of all artifacts when found be supervised. The motion was seconded by **Commissioner Kennedy**, and passed unanimously with a vote of 5-O.

C. ~~Review of Development Permit Application:~~

~~Application #: 00-0490
 Assessor's Parcel Number: 063-091-15
 Address: 10 Pine Flat Rd.
 Historic Name: Lost Weekend Bar
 Applicant: Mark Primack
 Owner: Alan & Ruth Graham
 Inventory Ranking: NRS
 Proposal: To convert existing wine tasting room (former bar and general store) to a single family dwelling and to convert portion of wine production building to wine tasting room and enlarge existing patio off of wine tasting room.~~

EXHIBIT F

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA
RESOLUTION NUMBER 3 -01

On the motion of Commissioner Shepherd
duly seconded by Commissioner Durkee
the following Resolution is adopted:

PLANNING COMMISSION RESOLUTION SENDING RECOMMENDATION TO THE
BOARD OF SUPERVISORS ON A PROPOSED AMENDMENT TO THE PARADISE PARK
MASONIC CLUB PLANNED UNIT DEVELOPMENT

WHEREAS, a Planned Unit Development for 396 dwellings was approved for the Paradise Park Masonic Club as Permit Number 74-783-PUD on September 24, 1975; and

WHEREAS, an amendment to the Planned Unit Development was approved for the Paradise Park Masonic Club to allow 400 dwelling units as Permit Number 80-116-PUD on September 20, 1984; and

WHEREAS, infrastructure upgrades such as the maintenance of the historic 1872 Paradise Park Covered Bridge and the internal road system for Paradise Park which sustained damage during winter storms are required, and

WHEREAS, an application has been made to reduce the number of approved dwelling units from 400 to 397 dwelling units and to separate the Castle property from the Paradise Park Masonic Club Planned Unit Development; and

WHEREAS the project has been reviewed for compliance with the California Environmental Quality Act and issued a Mitigated Negative Declaration on July 26, 2000; and

WHEREAS, the Planning Commission has held a duly noticed public hearing and has considered the staff report, testimony, and all correspondence;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends to the Board of Supervisors approval of an ordinance amending Planned Unit Development Number 80-116-PUD to reduce the number of dwelling units to 397 and to separate the Castle property from the Paradise Park Masonic Club Planned Unit Development.

Paradise Park Masonic Club
Application **99-0345**

PASSED AND ADOPTED by the Planning Commission, County of Santa Cruz, State of California, this 28th day of February, 2001 by the following vote:

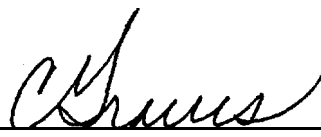
AYES: Commissioners: **Shepherd, Durkee, Messer, Holbert, & Osner**

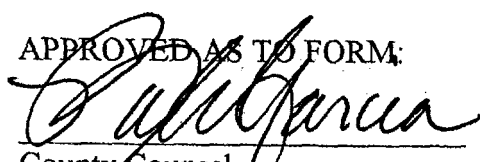
NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:


Denise Holbert, Chairperson

ATTEST: 
Cathy Graves, Secretary

APPROVED AS TO FORM:

County Counsel

ORDINANCE NO.

**ORDINANCE MODIFYING PLANNED UNIT DEVELOPMENT
, PERMITS NOS. 77-783-PUD AND SO-116-PUD**

0667

The Board of Supervisors of the County of Santa Cruz ordains as follows:

Section I

Planned Unit Development Permit **77-783-PUD**, as amended by Permit No. **80-116-PUD**, is hereby further amended to remove from the real property subject to said Permits that certain real property commonly known as the Castle property, comprising approximately 3.51 acres, and more particularly described on the attached Exhibit A, incorporated herein by reference.

Section II

Planned Unit Development Permit **77-783-PUD**, as amended by Permit No. **80-116-PUD**, is hereby further amended to reduce the total number of permitted dwelling units to Three Hundred Ninety-Seven (397).

Section III

This ordinance shall take effect on the 31st day after final passage.

PASSED AND ADOPTED this day of
by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS
ABSTAIN: SUPERVISORS

Tony Campos, Chairman
Board of Supervisors

ATTEST: _____
 Clerk of the Board

APPROVED AS TO FORM:



Assistant County Counsel

EXHIBIT A
legal description of the Castle Property

0668

BEGINNING at an angle point in the easterly boundary of the lands of Paradise Park Masonic Club, Inc. as conveyed by Deed recorded in Volume 114 at Page 216 of Official Records of Santa Cruz County, said point of beginning being marked by a 60" diameter Redwood tree with a blaze marked "Cor. 19" at the southerly end of the course and distance, "N 22° 25' 12" W 490.85 feet" as shown upon that certain Record of Survey Map of the Lands of S. H. Cowell Foundation, recorded August 8, 1988 in Volume 78 of Maps at page 61, Records of Santa Cruz County; thence from said point of beginning along the easterly boundary of said lands of Paradise Park being also the westerly boundary of the lands of S. H. Cowell Foundation, North 22° 25' 12" West 425.00 feet to a point on the top of a steep slope; thence leaving the last mentioned boundary and along the top of a steep slope the following courses and distances: South 43° 00' 00" West 250.00 feet, South 08° 00' 00" West 235.00 feet, South 55° 00' 00" East 185.00 feet, North 88° 00' 00" East 75.00 feet, South 56° 00' 00" East 135.00 feet, and South 34° 00' 00" East 98.85 feet to a point on the easterly boundary at said lands of Paradise Park from which the point of beginning bears North 05° 43' 03" West 285.03 feet distant: thence along the last mentioned boundary North 05° 43' 03" West 285.03 feet to the point of beginning.

EXHIBIT G
EXHIBIT "A"