COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHY MOLLOY PREVISICH, PLANNING DIRECTOR

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

111052 WEST SIDE OF CHANTICLEER AVE, LIVE OAK APN(S): 029-071-38,-68

Proposal to develop the Chanticleer Avenue Park to include use of the approximately 1300 square foot historic Miller residence as an office or similar use, construction of two picnic shelters, an approximately 500 square foot restroom and a 250 square foot tank house/parks maintenance storage building, tennis court, community garden, beginner skate feature, open turf area, off-leash dog areas, bicycle pump track, children's play areas, bocce ball court, and public art. In addition, the project includes an interim park open space use including a community garden, dog area, bicycle pump track, parking, residential use of the historic building, and associated pathways for pedestrian connections as full project funding becomes available. The project requires a Park Site Master Plan Development Permit, Master Occupancy Program, Parking Plan, Variance to increase the 20% impervious surface area to 25%, and a Preliminary Grading Permit.

ZONE DISTRICT: PR-L, PR Parks, Recreation and Open Space/Historic
APPLICANT: Santa Cruz County Parks, Open Space and Cultural Services & Santa Cruz County Redevelopment Agency
OWNER: County of Santa Cruz
PROJECT PLANNER: Sheila McDaniel, 454-2466
EMAIL: pln056@co.santa-cruz.ca.us
ACTION: Negative Declaration with mitigations
REVIEW PERIOD: BEGINS APRIL 22, 2011 – ENDS MAY 13, 2011

This project will be considered at a public hearing by the Planning Commission. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.

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

Required Mitigation Measures or Conditions:
_____ None
__XX__ Are Attached

Review Period Ends: May 13, 2011

Date Approved By Environmental Coordinator: _____

MATT JOHNSTON
Environmental Coordinator
(831) 454-3201

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

NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by _____

on_____. No EIR was prepared under CEQA.
(Date)

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

Date completed notice filed with Clerk of the Board:_____

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ENVIRONMENTAL COORDINATOR
NOTICE OF INTENT TO ADOPT A PROPOSED NEGATIVE DECLARATION

Pursuant to the California Environmental Quality Act, the following projects have been reviewed by the County Environmental Coordinator to determine if they have a potential to create significant impacts to the environment and, if so, how such impacts could be solved. A negative declaration has been prepared in cases where the project is determined not to have any significant environmental impacts. An environmental impact report (EIR) will be prepared for projects, which could have a significant impact.

Public review periods are provided for these environmental documents according to the requirements of the County Environmental Review Guidelines, depending upon whether State agency review is required or whether an EIR is required. The environmental documents are available for review at the County Planning Department at 701 Ocean Street, Santa Cruz. You may also view environmental documents on the web at www.sccoplanning.com under the Planning Department menu, Agendas link. If you have questions or comments about these determinations please contact Matt Johnston of the Environmental Review staff at (831) 454-3201

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. If you require special assistance in order to review this information, please contact Bernice Romero at (831) 454-3137 (TDD number (831) 454-2123 or (831) 763-8123) to make arrangements.

111052 WEST SIDE OF CHANTICLEER AVE, LIVE OAK APN(S): 029-071-38,-68

Proposal to develop the Chanticleer Avenue Park to include use of the approximately 1300 square foot historic Miller residence as an office or similar use, construction of two picnic shelters, an approximately 500 square foot restroom and a 250 square foot tank house/parks maintenance storage building, tennis court, community garden, beginner skate feature, open turf area, off-leash dog areas, bicycle pump track, children's play areas, bocce ball court, and public art. In addition, the project includes an interim park open space use including a community garden, dog area, bicycle pump track, parking, residential use of the historic building, and associated pathways for pedestrian connections as full project funding becomes available. The project requires a Park Site Master Plan Development Permit, Master Occupancy Program, Parking Plan, Variance to increase the 20% impervious surface area to 25%, and a Preliminary Grading Permit.

ZONE DISTRICT: PR-L, PR Parks, Recreation andOpen Space/Historic
APPLICANT: Santa Cruz County Parks, Open Space and Cultural Services & Santa Cruz County Redevelopment Agency
OWNER: County of Santa Cruz
PROJECT PLANNER: Sheila McDaniel, 454-2466
EMAIL: pln056@co.santa-cruz.ca.us
ACTION: Negative Declaration with mitigations
REVIEW PERIOD: BEGINS APRIL 22, 2011 – ENDS MAY 13, 2011

This project will be considered at a public hearing by the Planning Commission. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.

NAME: Chanticleer Park
APPLICATION: 111052
A.P.N: 029-071-38, 68

NEGATIVE DECLARATION MITIGATIONS

A. In order to ensure no impacts to protected bat species that may occupy trees to be removed, prior to tree removal the subject trees shall be surveyed by a qualified biologist to determine whether bats are present. If bats are present, the biologist shall either exclude individual bats from the trees, or, if maternal roosts are present, tree removal shall take place after the brood has left the tree.

B. In order to maximize benefits of infiltration, prior to issuance of a grading permit, the project plans shall be modified to eliminate impermeable barriers and underground piping of drainage where feasible. Final Plans shall be reviewed and approved by the Drainage section of the Department of Public Works.

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www.sccoplanning.com

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY

Date: 4/11/11 **Application Number:** 111052

Staff Planner: Sheila McDaniel

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: County Parks, Open Space and Cultural Services and the County Redevelopment Agency **APN(s)**: 029-071-38, -68

OWNER: County of Santa Cruz **SUPERVISORAL DISTRICT**: 1

PROJECT LOCATION: West side of Chanticleer Avenue, approximately ½ mile south from Soquel Avenue within the Live Oak Planning area.

SUMMARY PROJECT DESCRIPTION: Proposal to develop the Chanticleer Avenue Park to include use of the approximately 1300 square foot historic Miller residence as an office or similar use, construction of two picnic shelters, an approximately 500 square foot restroom and a 250 square foot tank house/parks maintenance storage building, tennis court, community garden, beginner skate feature, open turf area, off-leash dog areas, bicycle pump track, children's play areas, bocce ball court, and public art. In addition, the project includes an interim park open space use including a community garden, dog area, bicycle pump track, parking, residential use of the historic building, and associated pathways for pedestrian connections as full project funding becomes available. The project requires a Park Site Master Plan Development Permit, Master Occupancy Program, Parking Plan, Variance to increase the 20% impervious surface area to 25%, and a Preliminary Grading Permit.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: All of the following potential environmental impacts are evaluated in this Initial Study. Categories that are marked have been analyzed in greater detail based on project specific information.

- ☒ Geology/Soils
- ☒ Hydrology/Water Supply/Water Quality
- ☒ Biological Resources
- ☐ Agriculture and Forestry Resources
- ☐ Mineral Resources
- ☒ Noise
- ☐ Air Quality
- ☐ Greenhouse Gas Emissions
- ☐ Public Services
- ☐ Recreation

- ☐ Visual Resources & Aesthetics
- ☐ Cultural Resources
- ☐ Hazards & Hazardous Materials
- ☐ Transportation/Traffic
- ☐ Utilities & Service Systems
- ☐ Land Use and Planning
- ☐ Population and Housing
- ☐ Mandatory Findings of Significance

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

- ☐ General Plan Amendment
- ☐ Land Division
- ☐ Rezoning
- ☒ Development Permit
- ☐ Coastal Development Permit
- ☒ Grading Permit
- ☐ Riparian Exception
- ☒ Other: Master Occupancy Program, Parking Plan

NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations: No

DETERMINATION: (To be completed by the lead agency)
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 revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Matt Johnston

Matthew Johnston
Environmental Coordinator

4/18/2011
Date

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: 4.51 acres
Existing Land Use: Vacant residence, open space
Vegetation: grass, shrubs, trees
Slope in area affected by project: ☒ 0 - 30% ☐ 31 – 100%
Nearby Watercourse: None
Distance To: N/A

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Water Supply Watershed: No
Groundwater Recharge: No
Timber or Mineral: No

Agricultural Resource: No
Biologically Sensitive Habitat: No
Fire Hazard: No
Floodplain: No
Erosion: No
Landslide: No
Liquefaction: Low potential per soils report

Fault Zone: No
Scenic Corridor: No
Historic: Yes, reviewed by Historic Resources Commission
Archaeology: No
Noise Constraint: No
Electric Power Lines: No
Solar Access: N/A
Solar Orientation: N/A
Hazardous Materials: No
Other:

SERVICES

Fire Protection: Central Fire Protection
School District: Live Oak
Sewage Disposal: Santa Cruz Sanitation

Drainage District: Zone 5
Project Access: Chanticleer Avenue
Water Supply: Santa Cruz Water Department

PLANNING POLICIES

Zone District: PR-L, PR

Special Designation:

General Plan: Urban Low Residential

Urban Services Line:	☒ Inside	☐ Outside
Coastal Zone:	☐ Inside	☒ Outside

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

The property is approximately 4.5 acres and located on the west side of Chanticleer Avenue, approximately ½ mile south from Soquel Avenue within the Live Oak Planning area. The uses on the property consist of mostly vacant urban acreage with exception of an existing vacant historically designated structure.

The property is surrounded by residences on all sides, as well as the Live Oak Grange on 17th Avenue located to the west of the site.

PROJECT BACKGROUND:

The property is comprised of two parcels, assessor's parcel number 029-071-38 and 029-071-68. These two parcels (totaling about 4-1/2 acres) form a site that was initially used for wheat farming, similar to other farms in Live Oak. The farm house located on one parcel (1975 Chanticleer) was designated as a historic resource in 2007. Built in the early 1900's, the house was the residence for a general farm and was occupied by a family who were active members in the Live Oak community.

During the mid-1900's, a number of other buildings were constructed on the site including residential apartments, several dwellings, various out-buildings, and a church/preschool. Several of these buildings have been razed over the years due to dilapidated conditions. The 1994 County General Plan designated both parcels to be a park to serve the surrounding residential neighbors. The Redevelopment Agency acquired the north parcel in 1995, and then the south parcel in 2005 in order to initiate development of this centrally located neighborhood park.

The Redevelopment Agency conducted three community meetings between the fall of 2008 and spring of 2009. The community meeting process concluded with agreement by the meeting participants for a conceptual Park Site Master Plan. On May 11, 2009, the Parks Commission approved the proposed Park Master Plan. The Park Master Plan was then considered and approved by the Board of Supervisors on August 18, 2009. The planned improvements for the park and the historic Miller house were reviewed and approved by the Historic Resources Commission on October 14, 2010.

Preliminary design plans necessary for environmental review and development permits for the historic building and park improvements are attached. The plans provide the ultimate project improvements envisioned for the park site. An interim park use is proposed until funding is available to construct these park improvements. This is comprised of park open space, a community garden, dog area, bike pump track, and a residential use within the historic Miller house and associated pathways for pedestrian connections. See proposed Phase 1 Interim Use Plan for Chanticleer Park (Attachment 11). Minor plumbing, mechanical, and interior finishes are proposed within the structure to allow habitability without altering the historic character of the building. The site will be maintained by the County. Access to the residence is provided by an existing driveway on Chanticleer Avenue. This is not proposed to change until development of the full park site.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

III. ENVIRONMENTAL REVIEW CHECKLIST

A. GEOLOGY AND SOILS

Would the project:

1.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
	B. Strong seismic ground shaking?	☐	☐	☒	☐
	C. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
	D. Landslides?	☐	☐	☐	☒

Discussion (A through D): The project site is located outside of the limits of the State Alquist-Priolo Special Studies Zone (County of Santa Cruz GIS Mapping, California Division of Mines and Geology, 2001). However, the project site is located approximately 1 mile southwest of the San Andreas fault zone, and approximately 2/3 of a mile southwest of the Zayante fault zone. While the San Andreas fault is larger and considered more active, each fault is capable of generating moderate to severe ground shaking from a major earthquake. Consequently, large earthquakes can be expected in the future. The October 17, 1989 Loma Prieta earthquake (magnitude 7.1) was the second largest earthquake in central California history.

All of Santa Cruz County is subject to some hazard from earthquakes. However, the project site is not located within or adjacent to a county or state mapped fault zone. A geotechnical investigation for the proposed project was performed by Haro, Kasunich and Associates, Inc., dated June 1, 2010 (Attachment 3). The report concluded that impacts from seismic shaking should be anticipated, but "structures designed in accordance the most current California Building Code should react well". The report identified that there is low potential for liquefaction. The project will be conditioned to

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

comply with the recommendations of the soils report, to be accepted prior to building permit issuance, when the full park site is developed.

2.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐

Discussion: The geotechnical report cited above did not identify a significant potential for damage caused by any of these hazards.

3.	Develop land with a slope exceeding 30%?	☐	☐	☐	☒

Discussion: There are no slopes that exceed 30% on the property.

4.	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

Discussion: Some potential for erosion exists during the construction phase of the full project, however, this potential is minimal because the site is flat and standard erosion controls are a required condition of the project. Prior to approval of a grading or building permit for the full park project, the project must have an approved Erosion Control Plan, which will specify detailed erosion and sedimentation control measures. The plan will include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion.

5.	Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	☐	☐	☒	☐

Discussion: According to the geotechnical report for the project there are indications of expansive soils in the area of the restroom/maintenance building area. The recommendations contained in the geotechnical report recommend soil testing and compaction during site grading activities to be implemented to adequately reduce this potential hazard to a less than significant level.

6.	Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems where sewers are not available?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Discussion: No septic systems are proposed. The project would connect to the Santa Cruz County Sanitation District, and the applicant would be required to pay standard sewer connection and service fees that fund sanitation improvements within the district as a Condition of Approval for the project. The existing residence is already connected to the sanitation distraction. No additional connection is required for this building.

7.	Result in coastal cliff erosion?	☐	☐	☐	☒

Discussion: The proposed project is not located in the vicinity of a coastal cliff or bluff; and therefore, would not contribute to coastal cliff erosion.

B. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

1.	Place development within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒

Discussion: According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated March 2, 2006, no portion of the project site lies within a 100-year flood hazard area.

2.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒

Discussion:: According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated March 2, 2006, no portion of the project site lies within a 100-year flood hazard area.

3.	Be inundated by a seiche, tsunami, or mudflow?	☐	☐	☒	☐

Discussion: The property is located more than 90 feet above see level. Little potential exists for these events to occur given the site elevation.

4.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

or planned uses for which permits have been granted)?

Discussion: The project would obtain water from the Santa Cruz City Water Department and would not rely on private well water. Although the project would incrementally increase water demand, the project will be conditioned to obtain a will serve letter from the district prior to issuance of a building permit to ensure that adequate supplies are available to serve the project. The project is not located in a mapped groundwater recharge area. Nonetheless, prior to issuance of the grading permit for the full project, the plans are required to be revised to eliminate impermeable barrier below the drainage features and minimize piped drainage to encourage surface flows where feasible. Plans shall be reviewed and approved by the Department of Public Works Drainage staff.

5. Substantially degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion).	☐	☐	☒	☐

Discussion: The project would not discharge runoff either directly or indirectly into a public or private water supply. No activities associated with the park are proposed that would generate a substantial amount of contaminants. The parking and driveway associated with the project would incrementally contribute urban pollutants to the environment; however, the contribution would be minimal given the size of the driveway and parking area. Potential siltation from the proposed project will be addressed through implementation of erosion control measures and bio-detention facilities.

6. Degrade septic system functioning?	☐	☐	☐	☒

Discussion: There is no indication that existing septic systems in the vicinity would be affected by the project.

7. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding, on- or off-site?	☐	☐	☒	☐

Discussion: The proposed project is not located near any watercourses, and would not alter the existing overall drainage pattern of the site. The project has undergone preliminary site review by the Public Works Department. The project will be

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

conditioned to require that final drainage plans are approved by the Department of Public Works Drainage Section staff prior to issuance of building permits for the full site improvement plan.

8.	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems, or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐

Discussion: Drainage Calculations prepared by Mesiti-Miller Engineering, Inc., dated February 18, 2011, will be reviewed and accepted by the Public Works Department prior to commencement of construction activities for the full park site to ensure that there is no potential for drainage impacts as a result of this project. The calculations show that the project will create an additional 36,125 square feet of impervious surface area above the 45,425 square feet existing, resulting in approximately 81,550 square feet of impervious surface area. The runoff rate from the property would be controlled by bio-detention facilities to store peak runoff volumes to maintain post runoff rates at predevelopment levels. Refer to response B-5 for discussion of urban contaminants and/or other polluting runoff. Bio-detention systems, by design, treat water before it enters the public drainage system.

9.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐

Discussion: See above

10.	Otherwise substantially degrade water quality?	☐	☐	☒	☐

Discussion:: A silt and grease trap, and a plan for maintenance, will be required to minimize the effects of urban pollutants.

C. BIOLOGICAL RESOURCES

Would the project:

1.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Service?

Discussion: Staff completed an environmental assessment of site (Attachment 9). The site is mapped for three protected species, the Zayante Band-Winged grasshopper, the white-rayed pentachaeta, and the pallid bat. The first two species were determined to be absent based on the absence of the type of soil associated with the species. However, the project is conditioned to require a bat survey prior to commencement of any tree removal activities to ensure that any potential roosting bats are not impacted by the project. The interim use will have no impact on this species since no site alteration is proposed.

2.	Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒

Discussion: Staff completed an environmental assessment of site (Attachment 9). It was determined that the site is not identified as a wetland as no identifying wetland species are present on the site. There are no mapped or designated sensitive biotic communities on or adjacent to the project site.

3.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites?	☐	☐	☐	☒

Discussion: The proposed project does not involve any activities that would interfere with the movements or migrations of fish or wildlife, or impede use of a known wildlife nursery site.

4.	Produce nighttime lighting that would substantially illuminate wildlife habitats?	☐	☐	☐	☒

Discussion: The subject property is located in an urbanized area and is surrounded by existing residential development that currently generates nighttime lighting. There are no sensitive animal habitats within or adjacent to the project site.

5.	Have a substantial adverse effect on	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				

Discussion: See Item 3, above.

6.	Conflict with any local policies or ordinances protecting biological resources (such as the Sensitive Habitat Ordinance, Riparian and Wetland Protection Ordinance, and the Significant Tree Protection Ordinance)?	☐	☐	☐	☒

Discussion: The project would not conflict with any local policies or ordinances.

7.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion: The proposed project would not conflict with the provisions of any adopted Habitat Conservation Plan Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.

D. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

1.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Program of the California Resources Agency, to non-agricultural use?

Discussion: The project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. In addition, the project does not contain Farmland of Local Importance. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Farmland of Local Importance would be converted to a non-agricultural use. No impact would occur from project implementation.

2. Conflict with existing zoning for agricultural use, or a Williamson Act contract? ☐ ☐ ☐ ☒

Discussion: The project site is zoned Parks and Recreation, which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impact is anticipated.

3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? ☐ ☐ ☐ ☒

Discussion: No forest land occurs on the project site or in the immediate vicinity. No impact is anticipated.

4. Result in the loss of forest land or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

Discussion: No forest land occurs on the project site or in the immediate vicinity. No impact is anticipated.

5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

Discussion: The project site and surrounding area are located within the urban services line and do not contain any lands designated as Prime Farmland, Unique

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Farmland, Farmland of Statewide Importance or Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide, or Farmland of Local Importance would be converted to a non-agricultural use. In addition, the project site contains no forest land, and no forest land occurs within miles of the proposed project site. Therefore, no impacts are anticipated.

E. MINERAL RESOURCES

Would the project:

1.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

Discussion: The site does not contain any known mineral resources that would be of value to the region and the residents of the state. Therefore, no impact is anticipated from project implementation.

2.	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion: The project site is zoned Parks and Recreation, which is not considered to be an Extractive Use Zone (M-3) nor does it have a Land Use Designation with a Quarry Designation Overlay (Q) (County of Santa Cruz 1994). Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan would occur as a result of this project.

F. VISUAL RESOURCES AND AESTHETICS

Would the project:

1.	Have an adverse effect on a scenic vista?	☐	☐	☐	☒

Discussion: The project would not directly impact any public scenic resources, as designated in the County's General Plan (1994), or obstruct any public views of these visual resources.

2.	Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

within a state scenic highway?

Discussion: The project site is not located along a County designated scenic road, public viewshed area, scenic corridor, within a designated scenic resource area, or within a state scenic highway. Therefore, no impact is anticipated.

3.	Substantially degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridgeline?	☐	☐	☒	☐

Discussion: The existing visual setting is an urban infill site that is mostly vacant with exception of a few trees spotting the landscape. The proposed project is designed to retain as many trees as possible and is landscaped to fit into this setting.

4.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion: The project would create an incremental increase in night lighting. However, this increase would be small, and would be similar in character to the lighting associated with the surrounding existing uses.

G. CULTURAL RESOURCES

Would the project:

1.	Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?	☐	☐	☒	☐

Discussion: The existing "Miller House" structure(s) on the property is designated as an historic structure. See attached historic resources commission review (Attachment 10). The proposed project was reviewed and approved by the Historic Resources Commission on October 14, 2010 and found to be consistent with the ordinance. As required by the Commission, the project is conditioned to require review and approval of the building permit for any modifications to the historic structure.

2.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	☐	☐	☒	☐

Discussion: No archeological resources have been identified in the project area. Pursuant to County Code Section 16.40.040, if at any time in the preparation for or process of excavating or otherwise disturbing the ground, any human remains of any

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

age, or any artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years of age are discovered, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

3.	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Discussion: Pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.

4.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Discussion: No paleontological resources were identified on site.

H. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

1.	Create a significant hazard to the public or the environment as a result of the routine transport, use or disposal of hazardous materials?	☐	☐	☒	☐

Discussion: The proposed use is a park. Park maintenance does not require the routine use of hazardous materials.

2.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
3.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
one-quarter mile of an existing or proposed school?				
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Discussion: The project site is not included on the list of hazardous sites, dated 3/14/2011, in Santa Cruz County compiled pursuant to the specified code.

5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Discussion: The project is not located within the vicinity of an airport.

6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Discussion: The project is not located within the vicinity of an airport.

7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

Discussion: The project will not affect emergency services or evacuation as a result of construction of a park.

8. Expose people to electro-magnetic fields associated with electrical transmission lines?	☐	☐	☒	☐

Discussion: The project does not involve electro-magnetic lines.

9. Expose people or structures to a	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

Discussion: The project design incorporates all applicable fire safety code requirements and includes fire protection devices as required by the local fire agency.

I. TRANSPORTATION/TRAFFIC

Would the project:

1.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐

Discussion: The project would not create an increase in traffic on nearby roads and intersections as a result of construction of the neighborhood park. 150 peak trip-ends are attributed to this site from historical uses associated with 13 rental units and a 4300 square foot child care facility removed from this site. These trips are applied as a credit toward proposed trips resulting from the park project. The recently approved Farm Neighborhood Park, which is 5.5 acres in size and a bit larger than the proposed Chanticleer Park, is proposed to result in 94 peak trips, which is substantially less than the trips credited to this site from previous uses. Thus, it is anticipated that the project will result in a reduction in trips overall, which is a less than significant impact. Further, it is not anticipated that the proposed project would cause the Level of Service at any nearby intersection to drop below Level of Service D, but would more likely result in improvements at these intersections due to a reduction in overall trip ends.

2.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
3.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
incompatible uses (e.g., farm equipment)?				
4. Result in inadequate emergency access?	☐	☐	☒	☐

Discussion: The project's road access meets County standards and will be approved by the local fire agency prior to construction, as appropriate.

5. Cause an increase in parking demand which cannot be accommodated by existing parking facilities?	☐	☐	☒	☐

Discussion: The project includes a parking plan, included as part of the program statement (Attachment 8). It evaluates the required parking for the proposed facility and proposed uses, and concludes that required parking demand can be accommodated on site.

6. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

Discussion: The proposed project would comply with current road requirements to prevent potential hazards to motorists, bicyclists, and/or pedestrians.

7. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the County General Plan for designated intersections, roads or highways?	☐	☐	☒	☐

Discussion: See response I-1 above.

J. NOISE

Would the project result in:

1. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

Discussion: The project includes a noise study prepared by H. Stanton Shelly, dated May 20, 2010. The study noted that typical ambient noise levels are caused by traffic

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

noise, which creates a 60 to 70 dBA range at 50 feet. The proposed project is not anticipated to produce noise levels near the 60 dBA level established by the County Noise element. However, the project provides fencing around the park adjacent to residences that will further reduce noise levels. As a result, noise impacts are considered less than significant.

2.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

See Item 1, above.

3.	Exposure of persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐

Discussion: Per County policy, average hourly noise levels shall not exceed the General Plan threshold of 50 Leq during the day and 45 Leq during the nighttime. Impulsive noise levels shall not exceed 65 db during the day or 60 db at night. The noise study for this project has shown that traffic noise along Chanticleer Avenue can exceed these standards. The noise study also concluded that none of the park activities will result in noise levels near the 60 dBA level of the General Plan.

4.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

Discussion: Noise generated during construction would increase the ambient noise levels for adjoining areas. Construction would be temporary, however, and given the limited duration of this impact it is considered to be less than significant. Nonetheless standard construction practices can mitigate noise generated by the project. The noise study suggested the following measures be included in the project.

1. Use of quiet construction equipment
2. Equipment mufflers on gas, diesel or pneumatic impact machines.
3. Use of plywood enclosures around stationary equipment that produce excessive noise.
4. Limiting unnecessary machine idle time.
5. Maintenance of equipment to reduce operating noise.
6. Location of equipment as far from receptors as possible.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
6. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

K. AIR QUALITY

Where available, the significance criteria established by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) may be relied upon to make the following determinations. Would the project:

1. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐

Discussion: The North Central Coast Air Basin does not meet state standards for ozone and particulate matter (PM_{10}). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NO_x]), and dust.

Given the modest amount of new traffic that would be generated by the project there is no indication that new emissions of VOCs or NO_x would exceed MBUAPCD thresholds for these pollutants and therefore there would not be a significant contribution to an existing air quality violation.

Project construction may result in a short-term, localized decrease in air quality due to generation of dust. However, standard dust control best management practices, such as periodic watering, will be implemented during construction to reduce impacts to a less than significant level.

2. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐

Discussion: The project would not conflict with or obstruct implementation of the regional air quality plan. See K-1 above.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
3.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
4.	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
5.	Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

L. GREENHOUSE GAS EMISSIONS

Would the project:

1.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

Discussion: The proposed project, like all development, would be responsible for an incremental increase in green house gas emissions by usage of fossil fuels during the site grading and construction. At this time, Santa Cruz County is in the process of developing a Climate Action Plan (CAP) intended to establish specific emission reduction goals and necessary actions to reduce greenhouse gas levels to pre-1990 levels as required under AB 32 legislation. Until the CAP is completed, there are no specific standards or criteria to apply to this project. All project construction equipment would be required to comply with the Regional Air Quality Control Board emissions requirements for construction equipment. As a result, impacts associated with the temporary increase in green house gas emissions are expected to be less than significant.

Neighborhood parks provide recreational activities in residential neighborhoods, reducing travel demand and automobile trips, thereby having an incremental cumulative beneficial impact on greenhouse gas emissions.

2.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Discussion: See the discussion under L-1 above. No impacts are anticipated.

M. PUBLIC SERVICES

Would the project:

1.	Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
	a. Fire protection?	☐	☐	☒	☐
	b. Police protection?	☐	☐	☒	☐
	c. Schools?	☐	☐	☐	☒
	d. Parks or other recreational activities?	☐	☐	☐	☒
	e. Other public facilities; including the maintenance of roads?	☐	☐	☒	☐

Discussion (a through e): While the project represents an incremental contribution to the need for services, the increase would be minimal. Moreover, the project meets all of the standards and requirements identified by the local fire agency or California Department of Forestry, as applicable, and school, park, and transportation fees to be paid by the applicant would be used to offset the incremental increase in demand for school and recreational facilities and public roads.

N. RECREATION

Would the project:

1.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
or be accelerated?				
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

O. UTILITIES AND SERVICE SYSTEMS

Would the project:

1. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

Discussion: Drainage analysis of the project prepared by Mesiti-Miller Engineering, Inc. and dated February 18, 2011 concluded that bio-detention facilities, a sediment trap in the bike pump track area, under drains below the Miller House, as well as a more detailed drainage design be provided prior to construction for under drains and free draining layers be provided in high use areas. The plans have been designed to provide recommended measures. The project will be conditioned to ensure that the drainage report is accepted by the Public Works Department and project plans incorporate final design recommendations prior to construction. This will ensure that the storm facilities on and off site are adequate to handle the increase in drainage associated with the project (Attachment 4).

2. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

Discussion: The site has a water service history for numerous previous uses on this site. The project would re-connect to an existing municipal water supply. The project will be conditioned to obtain a will serve letter prior to construction of the facility.

The site has a sewer service history for numerous previous uses on this site. The site would re-connect to the municipal sewer available to serve the project. The project will be conditioned to obtain a will serve letter prior to construction of the facility. The proposed use will result in an overall reduction in sewer service once constructed.

3. Exceed wastewater treatment	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
requirements of the applicable Regional Water Quality Control Board?				

Discussion: The project's wastewater flows would not violate any wastewater treatment standards.

4.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
5.	Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
6.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
7.	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

P. LAND USE AND PLANNING

Would the project:

1.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Discussion: The proposed project does not conflict with any regulations or policies

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

adopted for the purpose of avoiding or mitigating an environmental effect.

2.	Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☒	☐
3.	Physically divide an established community?	☐	☐	☒	☐

Discussion: The project would not include any element that would physically divide an established community.

Q. POPULATION AND HOUSING
Would the project:

1.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

Discussion: The proposed project would not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

The proposed project is designed at the density and intensity of development allowed by the General Plan and zoning designations for the parcel. Additionally, the project does not involve extensions of utilities (e.g., water, sewer, or new road systems) into areas previously not served. Consequently, it is not expected to have a significant growth-inducing effect.

2.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion: The proposed project would not displace any existing housing since the site is currently vacant.

3.	Displace substantial numbers of people, necessitating the construction	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

of replacement housing elsewhere?

Discussion: The proposed project would not displace a substantial number of people since the site is currently vacant.

R. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
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 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 prehistory?	☐	☒	☐	☐

Discussion: 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 prehistory were considered in the response to each question in Section III of this Initial Study. Resources that have been evaluated as significant would be potentially impacted by the project, particularly potential roosting bat resources. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes a bat survey prior to construction. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐

Discussion: In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were no potentially significant cumulative effects identified. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to specific questions in Section III. As a result of this evaluation, there is no substantial evidence that there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

IV. TECHNICAL REVIEW CHECKLIST

	REQUIRED	DATE COMPLETED
Agricultural Policy Advisory Commission (APAC) Review	Yes ☐ No ☒	
Archaeological Review	Yes ☐ No ☒	
Biotic Report/Assessment	Yes ☐ No ☒	
Geologic Hazards Assessment (GHA)	Yes ☐ No ☒	
Geologic Report	Yes ☐ No ☒	
Geotechnical (Soils) Report	Yes ☒ No ☐	June 1, 2010
Riparian Pre-Site	Yes ☐ No ☒	
Septic Lot Check	Yes ☐ No ☒	
Other: Noise Study, Drainage Study, Arborist Report	Yes ☒ No ☐	5/20/2010, 2/18/2011, 2/3/2011

V. REFERENCES USED IN THE COMPLETION OF THIS ENVIRONMENTAL REVIEW INITIAL STUDY

County of Santa Cruz 1994.
1994 General Plan and Local Coastal Program for the County of Santa Cruz, California. Adopted by the Board of Supervisors on May 24, 1994, and certified by the California Coastal Commission on December 15, 1994.

VI. ATTACHMENTS

1. *Vicinity Map, Map of Zoning Districts; Map of General Plan Designations; and Assessors Parcel Map.*
2. *Preliminary Improvement Plans and Landscape Plans*, prepared by SSA Landscape Architects, Inc., February, 11, 2011
3. *Geotechnical Investigation (Conclusions and Recommendations)*, prepared by Haro, Kasunich, and Associates, dated June 1, 2010.
4. *Drainage Calculations*, prepared by Mesiti Miller Engineering, Inc., dated February 18, 2011
5. Architectural Plans prepared by Gil Sanchez Architecture, dated February 11, 2011
6. *Arborists Report*, prepared by Nigel Belton, dated February 3, 2011
7. *Noise Study (Conclusions and Recommendations)*, prepared by H.Stanton Shelley, dated May 20, 2010
8. *Program Statement*, prepared by the Parks, Open Space and Cultural Services Department, dated April 2011
9. *Environmental Site Assessment Memo of Matt Johnston, dated July 9, 2010*
10. *Historic Resources Commission* Minutes, prepared by Annie Murphy, dated October 14, 2010
11. *Phase 1 Interim Use Plan, prepared by Paul Rodrigues, dated April 7, 2011*

Jly Redrawn 9/2/98 ~
1 mvm (changed page refs.)
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5 CB (91RS15)

FOR TAX PURPOSES ONLY

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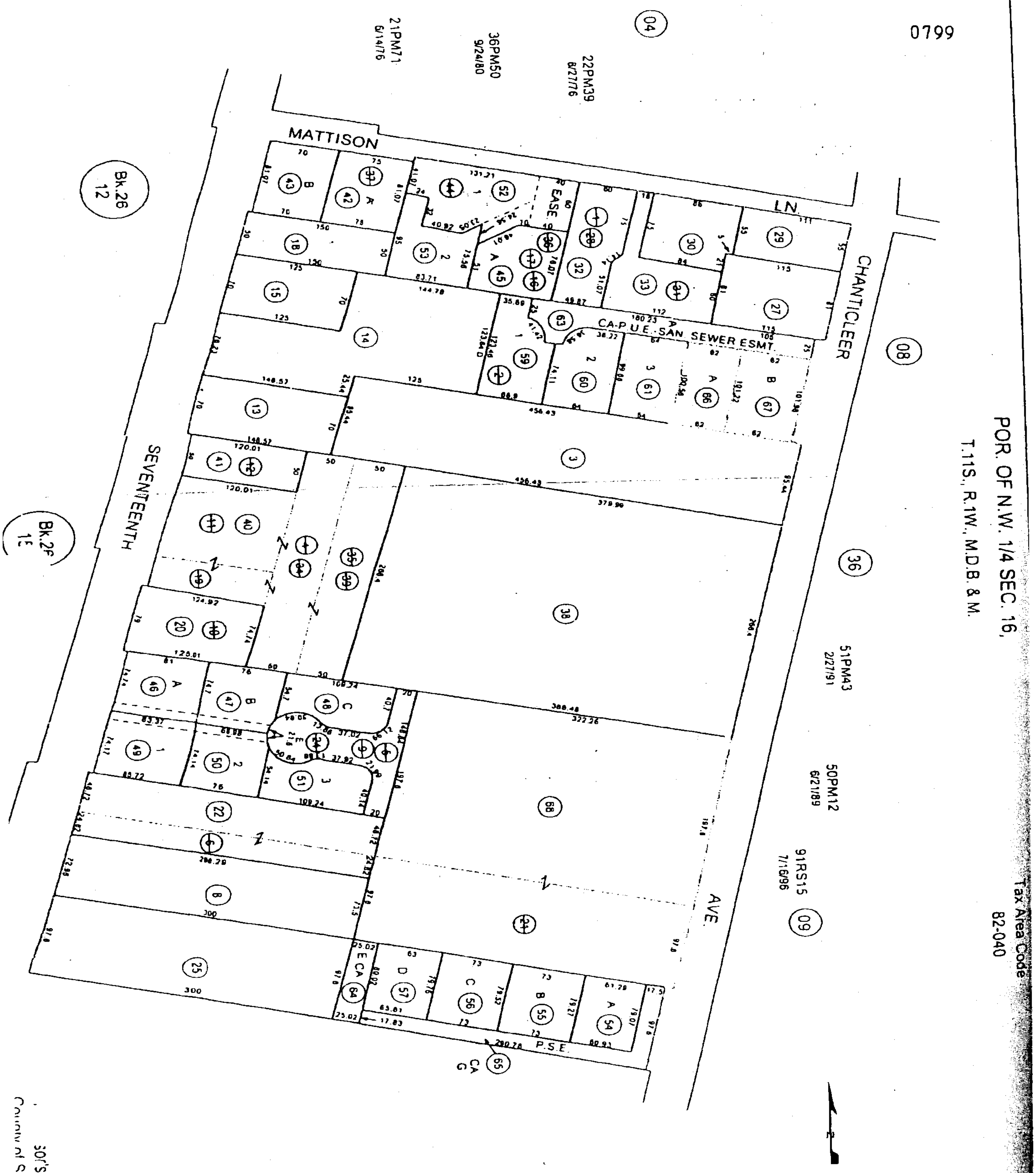

Assessor's Map No. 29-07
County of Santa Cruz, Calif.

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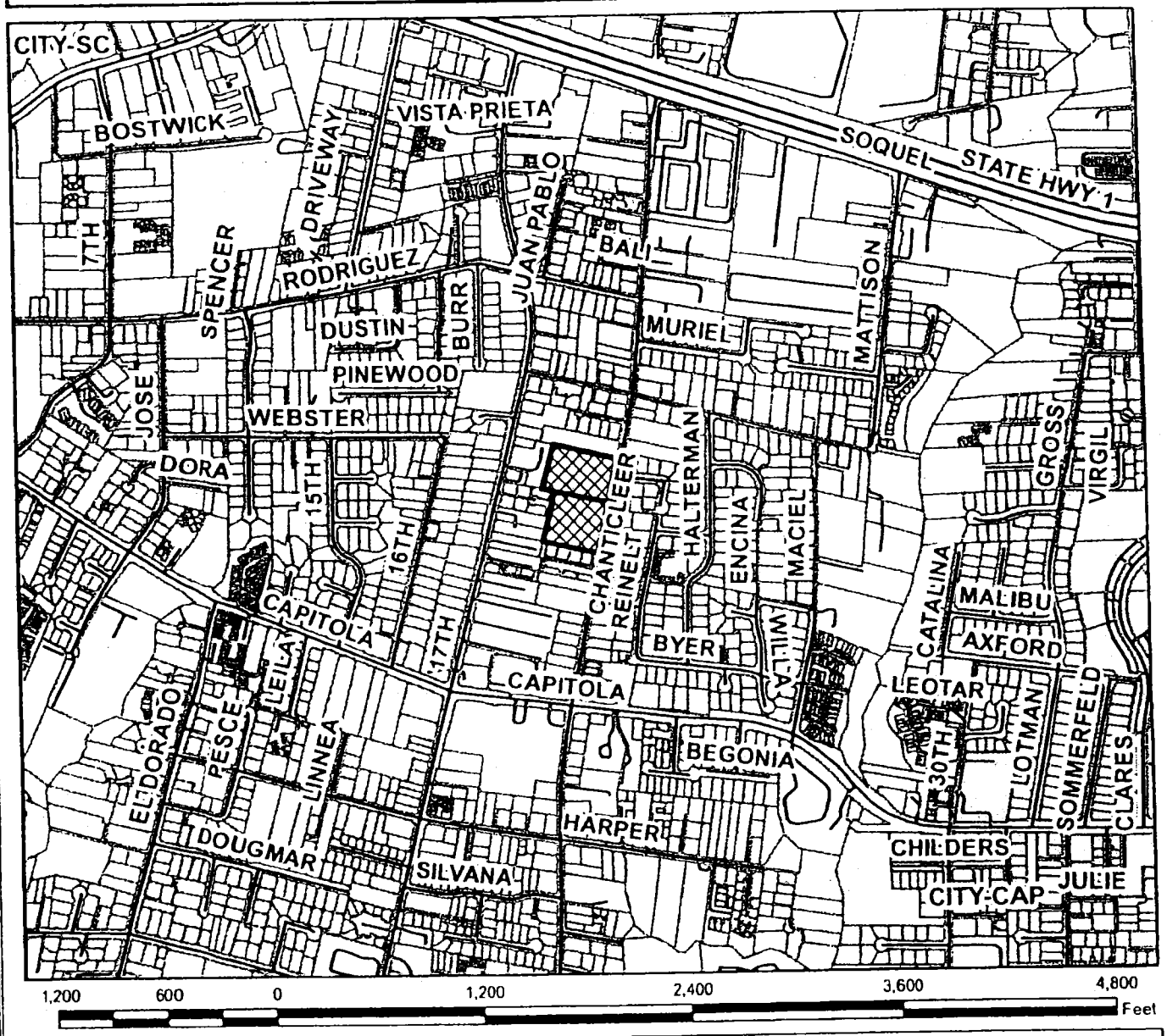
Location Map



LEGEND

- APN: 029-071-68
- APN: 029-071-38
- Assessors Parcels
- Streets
- State Highways
- CAPITOLA

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Map Created by
County of Santa Cruz
Planning Department
July 2010

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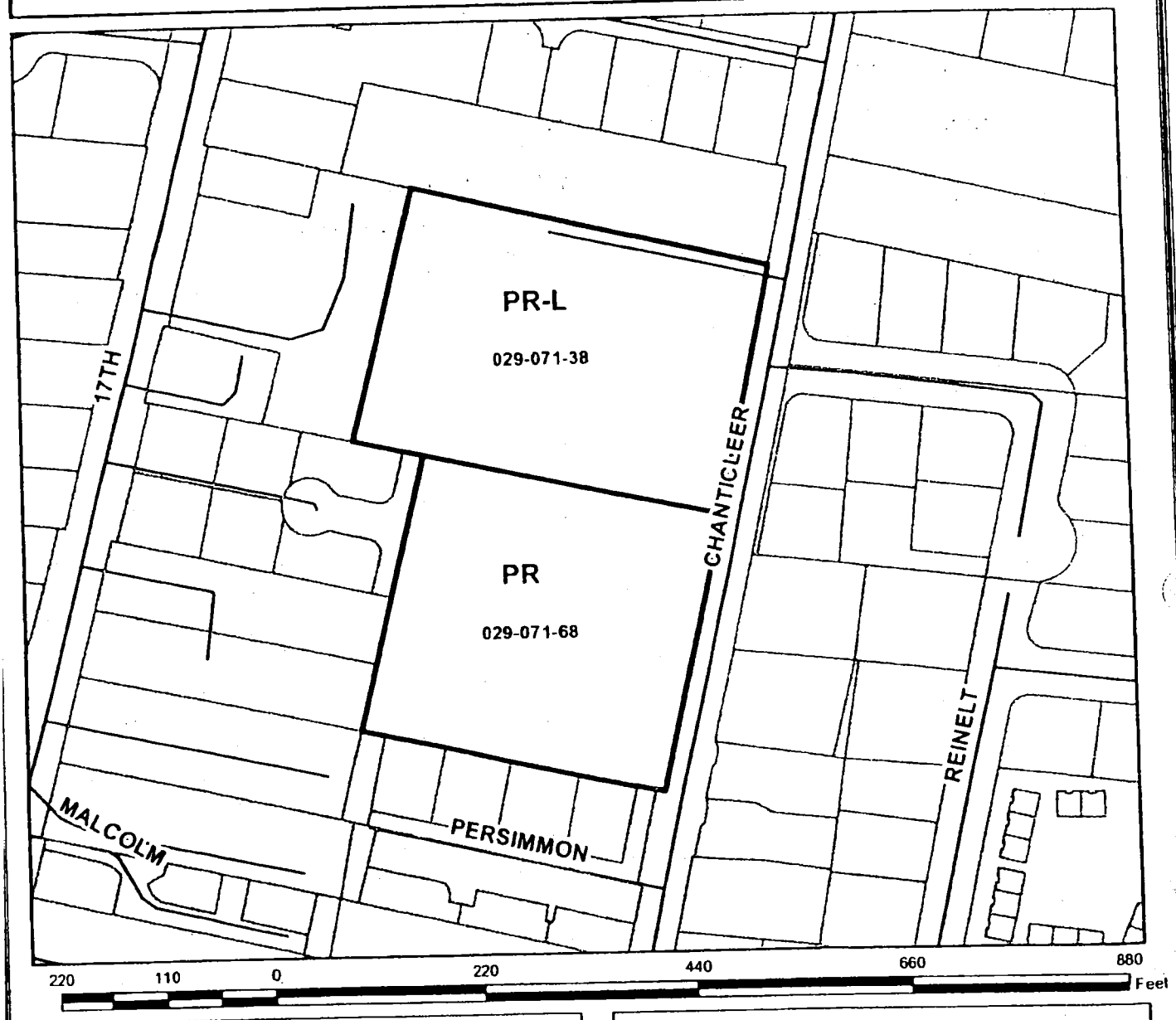
Zoning Map



LEGEND

- APN: 029-071-68
- APN: 029-071-38
- Assessors Parcels
- Streets
- PARK

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Map Created by
County of Santa Cruz
Planning Department
July 2010

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General Plan Designation Map

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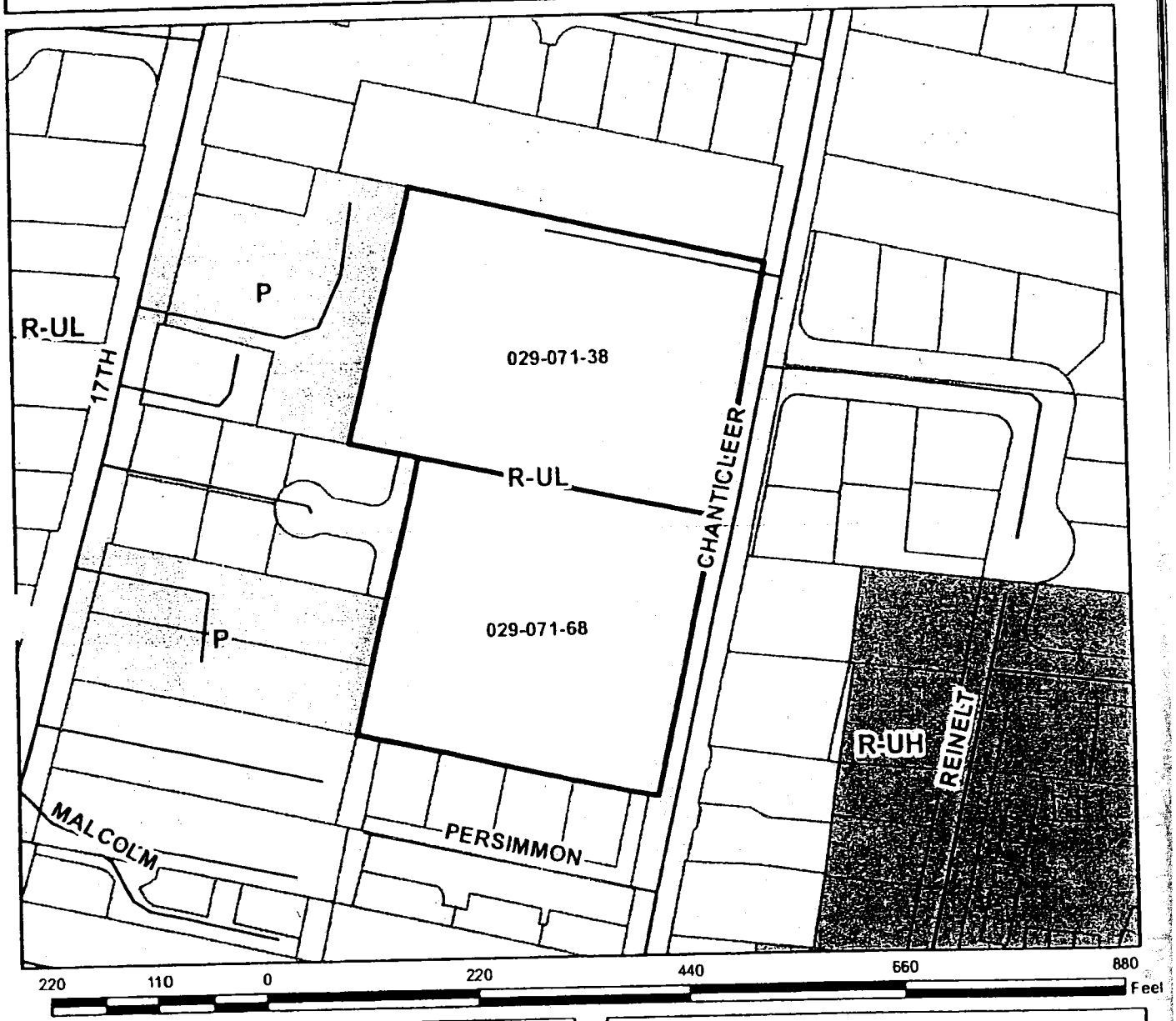

LEGEND

- APN: 029-071-68
- APN: 029-071-38
- Assessors Parcels
- Streets
- Residential - Urban Low Density
- Public Facilites
- Residential - Urban High Density

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Map Created by
County of Santa Cruz
Planning Department
July 2010

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CHANTICLEER AVENUE PARK
DRAFT DESIGN DEVELOPMENT SUBMITTAL

SANTA CRUZ COUNTY REDEVELOPMENT AGENCY / PARKS DEPT.

1975 CHANTICLEER AVE., SANTA CRUZ, CA
APN # 029-071-38 & 029-071-68
PROJECT MANAGER: JIM DAVIES
PHONE: (831) 454-2571 FAX: (831) 454-3420
EMAIL: red026@co.santa-cruz.ca.us

PLANS PREPARED BY:
SSA LANDSCAPE ARCHITECTS, INC.
303 POTRERO STREET, SUITE 40-C,
SANTA CRUZ, CA 95060
PROJECT MANAGER: SCOTT REEVES
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EMAIL: scott@ssala.com

REFERENCE SYMBOLS

SITE SECTION
DATUM REFERENCE
REVISION REFERENCE
NORTH ARROW
DESCRIPTION REFERENCE
SHEET MATCH/CONTINUATION LINE
LIMIT OF WORK
PROPERTY AND BOUNDARY LINES
CENTER LINES
PROPOSED CONTOUR LINE
EXISTING CONTOUR LINE
LIMIT OF ADDITIVE ALTERNATE WORK
HIDDEN LINE
SWALE/LINE

GENERAL ABBREVIATIONS

&	AND	CMU	CONCRETE MASONRY UNIT	FGS	FINISH GRADE ELEVATION - SOFTSCAPE	NIC	NOT IN CONTRACT	SPECS	SPECIFICATIONS
@	AT	CDG	CEMENT STABILIZED DECOMPOSED GRANITE	FL	FLOW LINE	NOM	NOMINAL	SS	SANITARY SEWER
AC	ASPHALT	CTSK	COUNTER SUNK	FLG	FLANGED	NTS	NOT TO SCALE	SSMH	SANITARY SEWER MANHOLE
ACC	ACCESSIBLE	DEPT	DEPARTMENT	FS	FINISH SURFACE ELEVATION - HARDSCAPE	OC	ON CENTER	STA	STATION POINT
ADJ	ADJUSTABLE	DF	DRINKING FOUNTAIN	FTG	FOOTING	OD	OUTSIDE DIAMETER	SWL	STATIC WATER LEVEL
APF	ABOVE FINISH FLOOR	DG	DECOMPOSED GRANITE	GALV	GALVANIZED	PA	PLANT AREA	TBR	TO BE REMOVED
ALT	ALTERNATE	DIA	DIAMETER	GB	GRADE BREAK	PC	PLUMBING CONTRACTOR	TC	TOP OF CURB
AG	AGGREGATE	DPH	DEPRESSION	HD	HOT DIPPED	POB	POINT OF BEGINNING	TFTG	TOP OF FOOTING
APPROX	APPROXIMATE	DS	DOWN SPOUT	HDR	HEADER	POC	POINT OF CONNECTION	THK	THICK
ARCH	ARCHITECTURAL	DWG	DRAWING	HOR	HORIZONTAL	POT	POINT OF TANGENCY	TP	TOP OF PAVING
BC	BOTTOM OF CURB	EA	EACH	HP	HIGH POINT	PVMT	POINT	TS	TOP OF STEP
BLDG	BUILDING	(E)	EXISTING	INV	INVERT ELEVATION	PT	PURSUBLE TREATED	TRANS	TRANSFORMER
BOC	BACK OF CURB	EC	ELECTRICAL CONDUCTOR	IRRIG	IRRIGATION	R	RADIUS	TW	TOP OF WALL
BOW	BACK OF WALK	EG	EXISTING GRADE	JB	JUNCTION BOX	REDWD	REDWOOD	TYP	TYPICAL
BW	BASE OF WALL	E	EXPANSION JOINT	LA	LANDSCAPE ARCHITECT	REBAR	REINFORCEMENT BAR	UON	UNLESS OTHERWISE NOTED
CB	CATCH BASIN	ELEV	ELEVATION	LF	LINEAR FEET	REQ'D	REQUIRED	VERT	VERTICAL
CIP	CAST IN PLACE	EP	EDGE OF PAVING	MAX	MAXIMUM	RIM	RIM ELEVATION	W	WITH
CJ	CONTROL JOINT	EQ	EQUAL	MS	MACHINE SCREW	SCH	SCHEDULE	WC	WATER CLOSET
CL	CENTERLINE	EXP	EXPOSED	MC	MECHANICAL CONTRACTOR	SF	SQUARE FOOT	WF	WIDE FLANGE BEAM
CLR	CLEAR	FOB	FACE OF BUILDING	MFG	MANUFACTURER	SS	STAINLESS STEEL	WWM	WELDED WIRE MESH
CO	CLEAN OUT	FOC	FACE OF CURB	MIN	MINIMUM	SCH	SCHEDULE		
CONC	CONCRETE	FD	FLOOR DRAIN	MTL	METAL	SIM	SIMILAR		
CONT	CONTINUOUS	FFE	FINISH FLOOR ELEVATION	(N)	NEW	SF	SQUARE FOOT		

GENERAL NOTES

1. DESIGN INTENT: THESE DRAWINGS AND ACCOMPANYING TECHNICAL SPECIFICATIONS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE ARCHITECT FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS.
2. GEOTECHNICAL REPORT: THESE PLANS WERE DEVELOPED IN CONFORMANCE WITH THE GEOTECHNICAL REPORT DATED JUNE 24, 2008 FROM HARO, KASUNICH & ASSOCIATES CONSULTING GEOTECHNICAL AND COASTAL ENGINEERS. ALL PROJECT AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN THE REPORT.
3. CONTRACTOR SHALL INFORM THEMSELVES OF, AND FULLY ADHERE TO THE ZONING AND ORDINANCE REGULATIONS OF THE CITY AND/OR COUNTY IN WHICH THE PROJECT IS LOCATED. THE RULES, REGULATIONS AND REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, AND ALL FEDERAL AND STATE LAWS, CODES OR REGULATIONS REGARDING CONSTRUCTION ACTIVITY.
4. CONTRACTOR SHALL INVESTIGATE AND PROCURE, AT THEIR EXPENSE, ANY AND ALL PERMITS THAT MAY BE REQUIRED ON PROJECT, PRIOR TO BIDDING. THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS.
5. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE IF DISCREPANCY IS SUSPECTED BETWEEN THE SITE AND WHAT IS CONTAINED IN THE CONTRACT DOCUMENTS. NO ALLOWANCES WILL BE MADE TO THE CONTRACTOR DUE TO THEIR LACK OF FAMILIARITY WITH THE SITE CONDITIONS. CONTRACTOR SHALL CALL OUT 'USA' UNDERGROUND SERVICE ALERT 800-642-2444 AND HAVE USA THOROUGHLY MARK OUT ALL PUBLIC UTILITIES ON, OR ADJACENT TO THE SITE PRIOR TO ANY DEMOLITION OR EXCAVATION WORK. CONTRACTOR SHALL RECORD OR MAINTAIN USA MARKINGS IN LEGIBLE AND ACCEPTABLE FORM FOR DURATION OF PROJECT.
6. CONTRACTOR SHALL AT ALL TIMES PROVIDE NOISE, DUST AND LITTER CONTROL ON THE PROJECT IN ACCORDANCE WITH GOVERNING AGENCIES OR DOCUMENTS LISTED ABOVE AND PER THE DISCRETION OF THE OWNERS REPRESENTATIVE.
7. CONTRACTOR SHALL MAINTAIN PROPER POSITIVE DRAINAGE TO EXISTING DRAINAGE STRUCTURES AT ALL TIMES. IF OPERATION OF ANY EXISTING DRAINAGE STRUCTURE OR UTILITY IS INTERRUPTED BY THE CONTRACTORS WORK, CONTRACTOR MUST HAVE ACCEPTABLE ALTERNATE METHODS IN PLACE PRIOR TO INTERRUPTION. THE OWNERS REPRESENTATIVE SHALL DETERMINE THE ACCEPTABILITY OF SUCH ALTERNATE METHODS.
8. CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL MEASURES IN CONFORMANCE WITH STANDARD CONSTRUCTION PRACTICES AS REQUIRED TO PROTECT THE PROJECT AND/OR ADJACENT PROPERTIES FROM DAMAGES DUE TO NATURAL OR MANMADE BROWN FORCES.
9. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING DAMAGED OR DAMAGED AREAS TO AN AS-WAS OR BETTER CONDITION. IF IT CAN BE REASONABLY CONSTRUED THAT SUCH DAMAGES WERE DUE TO THE CONTRACTORS CONSTRUCTION ACTIVITY OR LACK OF APPLIE PROTECTIVE MEASURES. REPAIRS SHALL BE MADE SUBJECT TO THE DISCRETION OF THE OWNERS REPRESENTATIVE.
10. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL CERTIFY THAT ALL WORK HAS BEEN INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL VARIATIONS FROM THE DOCUMENTS MUST BE PRESENTED TO THE OWNERS REPRESENTATIVE ACCURATELY AND/OR GRAPHICALLY ON RECORD DRAWINGS PRIOR TO FINAL ACCEPTANCE. REFER TO SPECIFICATIONS FOR ADDITIONAL CLOSE-OUT INFORMATION AND PROCEDURES.
11. CONTRACTOR SHALL DILIGENTLY PROTECT THE PROJECT SITE AND ALL CONSTRUCTION MATERIALS FROM VANDALISM OR DAMAGE UNTIL PROJECT FINAL ACCEPTANCE.
12. CONTRACTOR SHALL PROVIDE DRINKING WATER AND PORTABLE REST ROOM FACILITIES FOR WORKER USE DURING CONSTRUCTION AT CONTRACTORS EXPENSE.
13. CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND PAY ALL FEES TO ACQUIRE A METERED HOOKUP TO A CITY WATER SOURCE FOR ANY CONSTRUCTION WATER. ALL COSTS FOR SUCH WATER USE SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, CONTRACTOR SHALL PAY FOR IRRIGATION WATER USED DURING CONSTRUCTION AND MAINTENANCE PERIODS. IT IS THE CONTRACTORS RESPONSIBILITY TO INCLUDE ANTICIPATED COSTS IN THE BID PRICE.

PROJECT DESIGN TEAM:

LANDSCAPE ARCHITECT
SSA LANDSCAPE ARCHITECTS, INC.
CONTACT: SCOTT REEVES
303 POTRERO STREET, SUITE 40-C
SANTA CRUZ, CA 95060
(831) 459 - 0455

CIVIL ENGINEER
HEARTH-FULLER ENGINEERING, INC.
CONTACT: RODNEY CAHILL
204 WALNUT AVENUE, SUITE B
SANTA CRUZ, CA 95060
(831) 426-3185

ELECTRICAL ENGINEER
AUBURN CONSULTING ENGINEERING
CONTACT: MARTIN PEREZ
1500 DAMON ROAD, SUITE 80
MONTEREY, CA 93940
(831) 646-8330

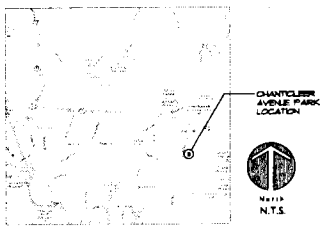
SKATE / BIKE CONSULTANT
WORKSHOP INCORPORATED
CONTACT: ZACH WORKSHOP
645 ALHAMBRA AVENUE, SUITE 260
SANTA CRUZ, CA 95060
(831) 426-8404

HISTORIC ARCHITECT
GIL SANCHEZ, AIA
CONTACT: GIL SANCHEZ
305 GLEN CANYON ROAD
SCOTTS VALLEY, CA 95066
(831) 438-0886

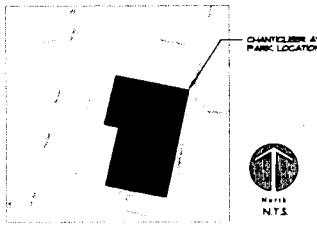
GEOTECHNICAL ENGINEER
HARO KASUNICH & ASSOCIATES, INC.
GEOTECHNICAL & COASTAL ENGINEERS
CONTACT: JOE HARO
116 E LAKE AVE
WATSONVILLE, CA 95076-4178
(831) 722-4175 EXT 210

ARBORIST
NISBET, BELTON CONSULTING ARBORIST
ISA CERTIFIED ARBORIST WE-1404
CONTACT: NISBET, BELTON
nbgbarborist@sbcglobal.net

VICINITY MAP



PROJECT MAP



BENCHMARK

ELEVATIONS ARE BASED ON SANTA CRUZ COUNTY DATUM. BENCH MARK = BC
BM #39 AT SOUTH-EAST CORNER 7TH AVE @ MATTISON LANE. ELEVATION = 186.10.

SUMMARY TABLE

GROSS ACREAGE	198,368 SF	4.84 ACRES
NON-DEVELOPABLE AREAS	0 SF	
NET DEVELOPABLE AREA	198,368 SF	4.84 ACRES
STRUCTURAL IMPROVEMENTS		
MILLER HOUSE	902 SF	.05 ACRES
TANK HOUSE - B-BED	344 SF	.01 ACRES
RESTROOM BUILDING	488 SF	.01 ACRES
PICNIC SHELTERS	1486 SF	.03 ACRES
TOTAL	3747 SF	.08 ACRES
STRUCTURAL IMPROVEMENTS / NET DEVELOPABLE AREA		2 % (<10 %) OK

County Code Design Criteria for Parks, Recreation and Open Space "PR" Zoning 13.10.354 d1.d)

NON-STRUCTURAL IMPERVIOUS DEVELOPMENT		
ASPHALT PAVING	11,986 SF	.26 ACRES
CONCRETE PAVING	16,880 SF	.32 ACRES
DECOMPOSED GRANITE PAVING	7,838 SF	.17 ACRES
TENNIS COURT	7,096 SF	.16 ACRES
BOCCE BALL COURTS	1,884 SF	.04 ACRES
SKATE ELEMENT	764 SF	.02 ACRES
PLAYGROUND POUR-N-PLACE RUBBER SAFETY SURFACING	3,061 SF	.09 ACRES
TOTAL	44,368 SF	1.02 ACRES
NON-STRUCTURAL IMPROVEMENTS / GROSS AREA		25 % (> 20%) NOT OK

County Code Design Criteria for Parks, Recreation and Open Space "PR" Zoning 13.10.354 d1.d)

APPLICABLE CODES

2010 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24, C.C.R.
2010 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24, C.C.R.
2010 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24, C.C.R.
2010 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.
2010 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, C.C.R.
2010 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R.
2010 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24, C.C.R.
2010 CALIFORNIA GREEN BUILDING STANDARDS CODE

UTILITY DISTRICT REFERENCE TABLE

SANTA CRUZ CITY WATER DISTRICT	831-420-5200
SANTA CRUZ COUNTY SANITATION DISTRICT	831-454-2160
CENTRAL FIRE PROTECTION DISTRICT	831-476-6840
ZONE 5 FLOOD CONTROL / WATER CONSERVATION DISTRICT	831-454-2160
PACIFIC GAS & ELECTRIC COMPANY	800-743-5000

SHEET INDEX

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303 Potrero St. Ste 40-C
Santa Cruz, CA 95060-2778
PH: (831) 459-0455
FX: (831) 459-0484
www.ssala.com
C.S.L.A. #1803

LICENSED LANDSCAPE ARCHITECT — STEPHEN ROBERT SUMMERS — No. 2808 — Exp. 1-31-12 — STATE OF CALIFORNIA

COVER SHEET
CHANTICLEER AVENUE PARK
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY
APN # 029-071-38 & 029-071-68

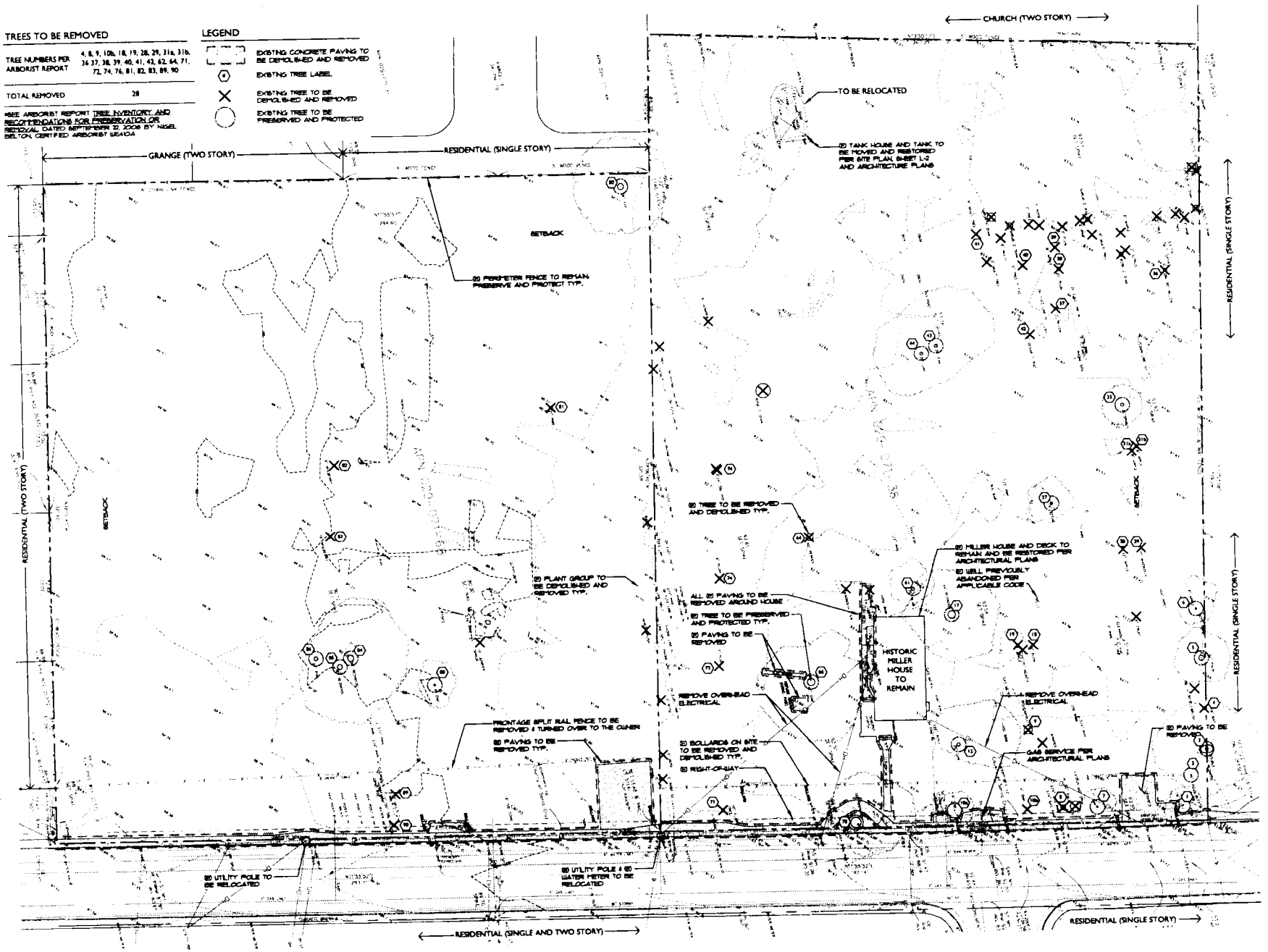
PLANNING REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

COVER SHEET

COVER

36 / 125

ATTACHMENT 2



LANDSCAPE ARCHITECTS INCORPORATED
105 Porrero St. Ste 10-C
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www.lai-ltd.com
C.B.L.A. #2805

LICENSED LANDSCAPE ARCHITECT STEVEN ROBERT SUTHERLAND No. 2805 Exp. 1-31-12 STATE OF CALIFORNIA

North

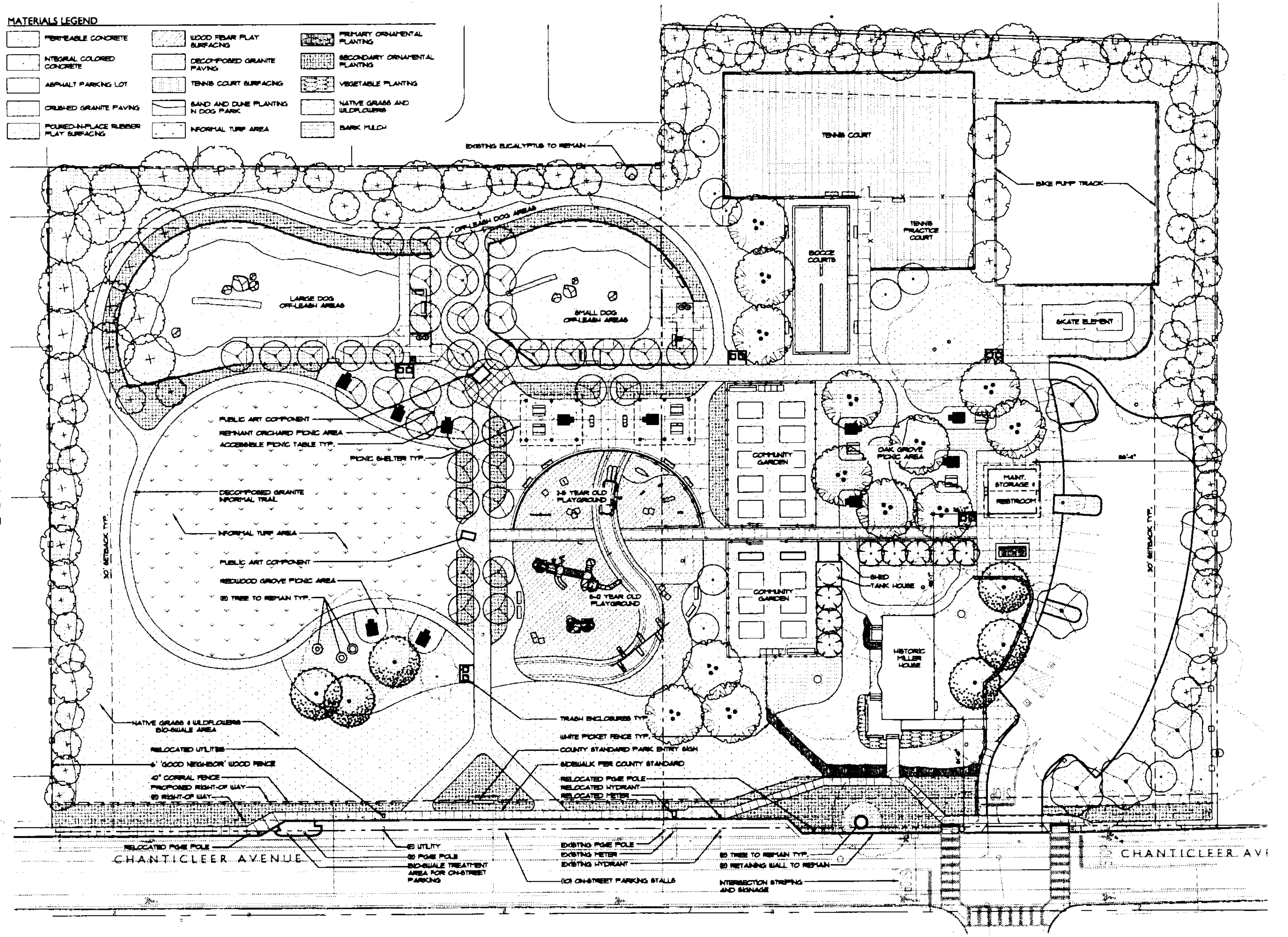
EXISTING CONDITIONS PLAN & DEMOLITION PLAN

CHANTICLEER AVENUE PARK
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY
SANTA CRUZ, CALIFORNIA 95062
APN # 034-071-48 & 034-071-18

PLANNING REVIEW SUBMITTAL NOT FOR CONSTRUCTION

EXISTING CONDITIONS & DEMOLITION PLAN

L-1



LANDSCAPE ARCHITECTS INCORPORATED

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CRLA #2806

LICENSED LANDSCAPE ARCHITECT
No. 2806
Exp. 1-31-12
STATE OF CALIFORNIA

SITE PLAN

CHANTICLEER AVENUE PARK
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY
SANTA CRUZ, CALIFORNIA 95062

PLANNING REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

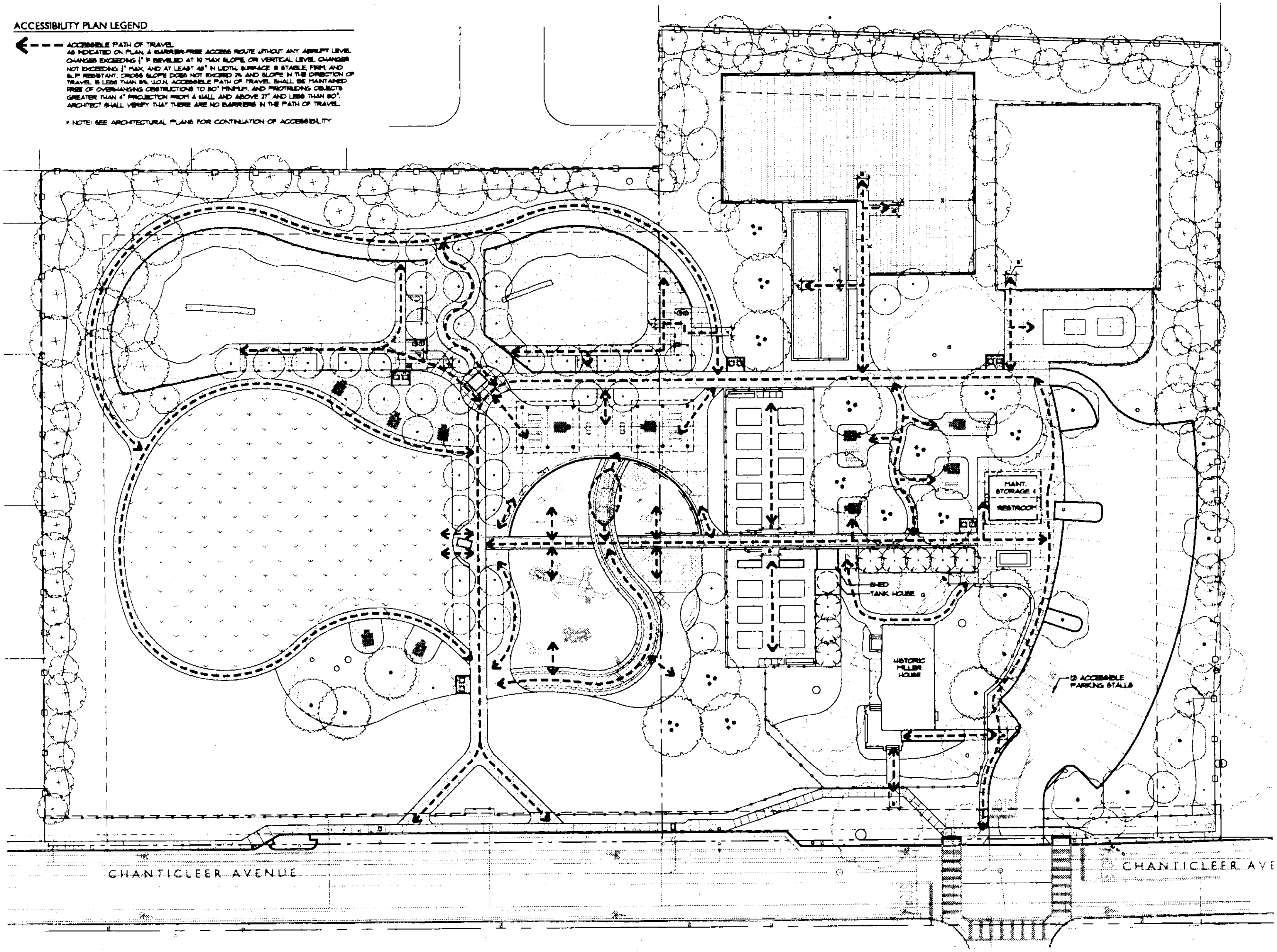
SITE PLAN

L-2

ACCESSIBILITY PLAN LEGEND

ACCESSIBLE PATH OF TRAVEL
AS INDICATED ON PLAN, A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING ½" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING ¼" MAX, AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, U.O.N. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM A WALL AND ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

* NOTE: SEE ARCHITECTURAL PLANS FOR CONTINUATION OF ACCESSIBILITY



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STEVEN ROBERT SUTHERLAND
No. 2805
Exp. 1-31-12
STATE OF CALIFORNIA

ACCESSIBILITY PLAN

CHANTICLEER AVENUE PARK
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY
SANTA CRUZ, CALIFORNIA 95062

PLANNING REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

ACCESSIBILITY PLAN

L-3

SITE TREES

	SCIENTIFIC NAME / COMMON NAME	TREE FUNCTION	SIZE	QTY
	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	SMALL DECIDUOUS NATIVE	24"BOX	8
	LAURUS NOBILIS / SWEET BAY	MEDIUM EVERGREEN NATIVE	24"BOX	7
	CITRUS X. MEYERI / MEYER LEMON	SMALL FRUITING TREE/BUSH	15 GAL	8
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	LARGE EVERGREEN NATIVE	24"/36"BOX	8
	PRUNUS 'DREAM CATCHER' / FLOWERING CHERRY	SMALL FLOWERING	24"BOX	54
	QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK	LARGE DECIDUOUS NATIVE	24"/36"BOX	14
	SEQUOIA SEMPERVIRENS / COAST REDWOOD	LARGE EVERGREEN NATIVE	36"BOX	6
	UMBELLULARIA CALIFORNICA / CALIFORNIA LAUREL	MEDIUM EVERGREEN NATIVE	36" BOX	6

PERIMETER PLANTINGS

TREES	SCIENTIFIC NAME / COMMON NAME	TREE FUNCTION	SIZE	QTY
	LAURUS NOBILIS / SWEET BAY	MEDIUM EVERGREEN NATIVE	15 GAL/24"BOX	35
	UMBELLULARIA CALIFORNICA / CALIFORNIA LAUREL	MEDIUM EVERGREEN NATIVE	24"/36"BOX	26
SHRUBS	SCIENTIFIC NAME / COMMON NAME	PLANT FUNCTION	SIZE	
	CARPENTERIA CALIFORNICA / BUSH ANEMONE	MEDIUM EVERGREEN NATIVE SCREENING	5 GAL	
	CEANOTHUS THYRSIFLORUS 'SNOW FLURRY' / CEANOTHUS SNOW FLURRY	LARGE EVERGREEN NATIVE SCREENING	5 GAL	
	CEANOTHUS X 'CONCHA' / CALIFORNIA LILAC	MEDIUM EVERGREEN NATIVE SCREENING	5 GAL	
	FREMONTODENDRON CALIFORNICUM / CALIFORNIA FLANNEL BUSH	LARGE EVERGREEN NATIVE SCREENING	5 GAL	
	RHAMNUS CALIFORNICA / CALIFORNIA COFFEE BERRY	MEDIUM EVERGREEN NATIVE SCREENING	5 GAL	
	SALVIA CLEVELANDII / CLEVELAND SAGE	MEDIUM EVERGREEN NATIVE	5 GAL	

NATIVE GRASS & WILDFLOWER PLANTINGS

SHRUBS	SCIENTIFIC NAME / COMMON	PLANT FUNCTION	SIZE
	NATIVE HYDROSEED	LIGHT PLANT COVER	SEED
	ACHILLEA MILLEFOLIUM 'KING RANGE' / YARROW	NATIVE GROUNDCOVER	1 GAL
	ARTEMISIA CALIFORNICA / CALIFORNIA SAGEBRUSH	MEDIUM NATIVE	5 GAL
	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER' / FOERSTER'S REED GRASS	MEDIUM GREEN NATIVE	5 GAL
	FESTUCA IDAHOENSIS 'TOMALES BAY' / IDAHO FESCUE	SMALL/SHORT NATIVE GRASS	1 GAL
	LEYMUS CONDENSATUS 'CANYON PRINCE' / NATIVE BLUE RYE	MEDIUM BLUE NATIVE GRASS	5 GAL
	MUHLENBERGIA RIGENS / DEER GRASS	LARGE NATIVE GRASS	5 GAL

PRIMARY ORNAMENTAL PLANTINGS

SHRUBS	SCIENTIFIC NAME / COMMON NAME	PLANT FUNCTION	SIZE
	BUDDLEJA DAVIDII / SUMMER LILAC	MEDIUM FLOWERING	5 GAL
	BUXUS SEMPERVIRENS / AMERICAN BOXWOOD	SMALL HEDGE	1 GAL
	HYDRANGEA MACROPHYLLA / GARDEN HYDRANGEA	LARGE ORNAMENTAL	5 GAL
	LAVANDULA X INTERMEDIA 'MIDCOTE GIANT' / LAVENDER	MEDIUM FLOWERING	1 GAL
	NEPETA FASONII / CAT MINT	SMALL FLOWERING	1 GAL
	PENSTEMON HETEROPHYLLUS 'MARGARITA BOP' / BEARD TONGUE	SMALL FLOWERING NATIVE	1 GAL
	ROMNEYA COULTERI / MATILIJA POPPY	MEDIUM FLOWERING	1 GAL
	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	MEDIUM ORNAMENTAL	5 GAL
	ROSA X 'BALLERINA' / BALLERINA ROSE	MEDIUM ORNAMENTAL	5 GAL

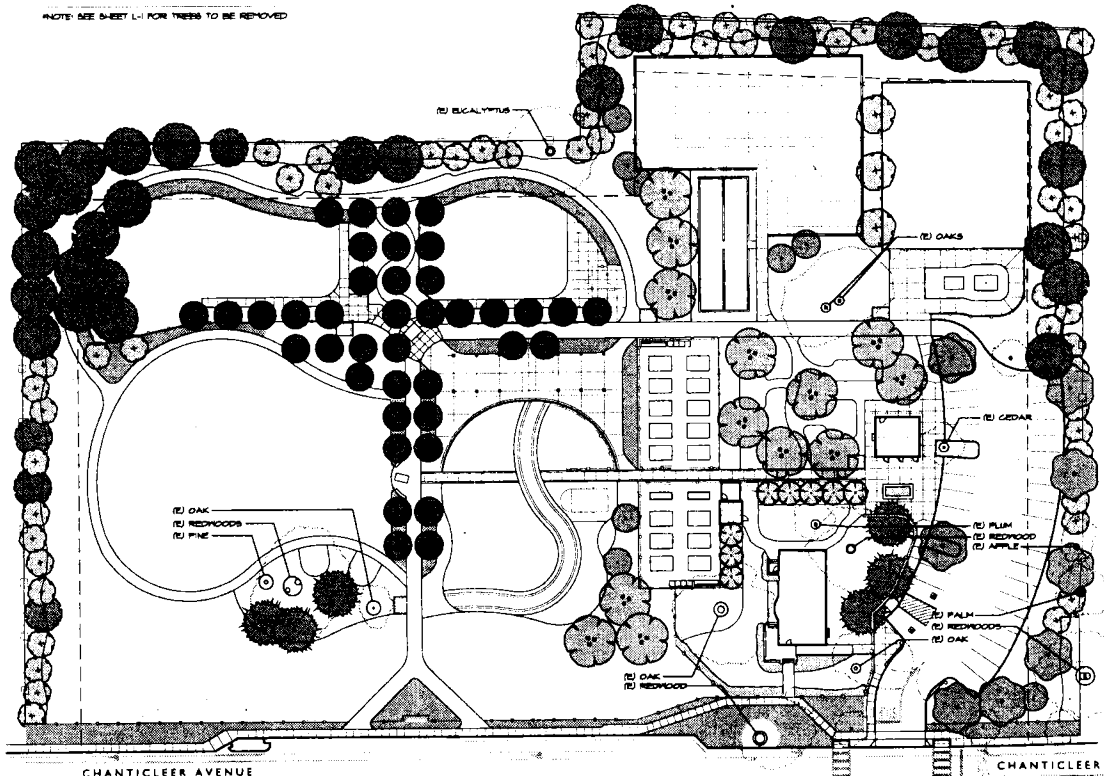
SECONDARY ORNAMENTAL PLANTINGS

SHRUBS	SCIENTIFIC NAME / COMMON NAME	PLANT FUNCTION	SIZE
	CAREX DIVULSA / BERKELEY SEDGE	SMALL NATIVE GRASS	1 GAL
	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / CALIFORNIA LILAC	NATIVE GROUNDCOVER	5 GAL
	ROMNEYA COULTERI / MATILIJA POPPY	MEDIUM FLOWERING	5 GAL
	RUDBECKIA HIRTA 'INDIAN SUMMER' / GLORIOSA DAISY	SMALL ORNAMENTAL	1 GAL
	SALVIA NEMOROSA 'EAST FRIESLAND' / EAST FRIESLAND PERENNIAL SAGE	MEDIUM NATIVE	5 GAL
	VERBENA LILACINA / LILAC VERBENA	SMALL NATIVE	1 GAL

TREE MITIGATION SUMMARY TABLE

TREES REMOVED	28
TREES PROPOSED	177

NOTE: SEE SHEET L-1 FOR TREES TO BE REMOVED



PLANTING NOTES

THE DESIGN INTENT IS TO PRESERVE ALL HEALTHY TREES AND PROVIDE ADDITIONAL SHADE TREES AROUND GATHERING AREAS, PICNIC AREAS, AND PLAYGROUND EQUIPMENT. TREE PLACEMENT WILL BE APPROPRIATE FOR THE APPLICATION AND HEALTH OF THE SPECIES. SHRUBS WILL BE USED FOR ORNAMENTAL PURPOSES, THEY WILL BE 1 AND 5 GALLON IN SIZE, PLACEMENT WILL BE APPROPRIATE FOR THE APPLICATION AND HEALTH OF THE SPECIES.

ALL LANDSCAPE AREAS ARE TO RECEIVE 3" CEDAR BARK MULCH. THE TOP 6" OF ALL LANDSCAPE AREAS SHALL BE COMPRISED OF AN APPROVED TOP SOIL MIX, WHICH CAN BE EITHER IMPORTED OR AMENDED NATIVE MATERIAL. IF NATIVE MATERIAL IS APPROVED, (3) SOIL FERTILITY TESTS WILL BE COMPLETED ONCE THE NATIVE MATERIAL IS IN PLACE TO DETERMINE THE APPROPRIATE AMENDMENT SCHEDULE.

ALL (E) TREES TO REMAIN SHALL BE PROTECTED AND MAINTAINED PER THE CONSTRUCTION AND MAINTENANCE PROCEDURES AS DESCRIBED IN THE ARBORIST REPORT.

PLANTING PLAN WILL COMPLY WITH CITY OF SANTA CRUZ WATER EFFICIENT LANDSCAPE ORDINANCE.

IRRIGATION NOTES

THE DESIGN INTENT IS TO UTILIZE LOW FLOW HEADS AND DRIP IRRIGATION WHERE FEASIBLE. THE TURF AREA IS THE ONLY AREA SCHEDULED FOR SPRAY IRRIGATION WITH MP ROTATOR LOW FLOW NOZZLES. THE IRRIGATION TO EXISTING AND FUTURE SHADE TREES AND SHRUB AREAS WILL BE DRIP IRRIGATION AND DESIGNED TO MEET THE NEEDS OF THE SPECIES CHOSEN AND TO PROMOTE PROPER GROWTH.

THE EXISTING POINT OF CONNECTION AND VALVES WILL REMAIN, UNLESS THEY ARE DEEMED TO BE UNSATISFACTORY OR NEED TO BE MOVED TO AN ALTERNATIVE LOCATION. ALL IRRIGATION COMPONENTS WILL BE PLACED, SELECTED AND HOUSED TO REDUCE VANDALISM.

ALL IRRIGATION VALVES WILL BE AUTOMATED VIA A PROGRAMMABLE CONTROLLER.

IRRIGATION PLAN WILL COMPLY WITH CITY OF SANTA CRUZ WATER EFFICIENT LANDSCAPE ORDINANCE.

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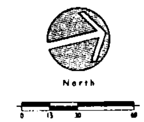


LANDSCAPE PLAN

CHANTICLEER AVENUE PARK
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY

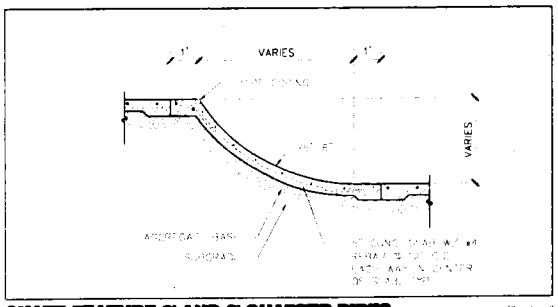
SANTA CRUZ, CALIFORNIA 95062

PLANNING REVIEW SUBMITTAL: NOT FOR CONSTRUCTION

LANDSCAPE PLAN

L-4

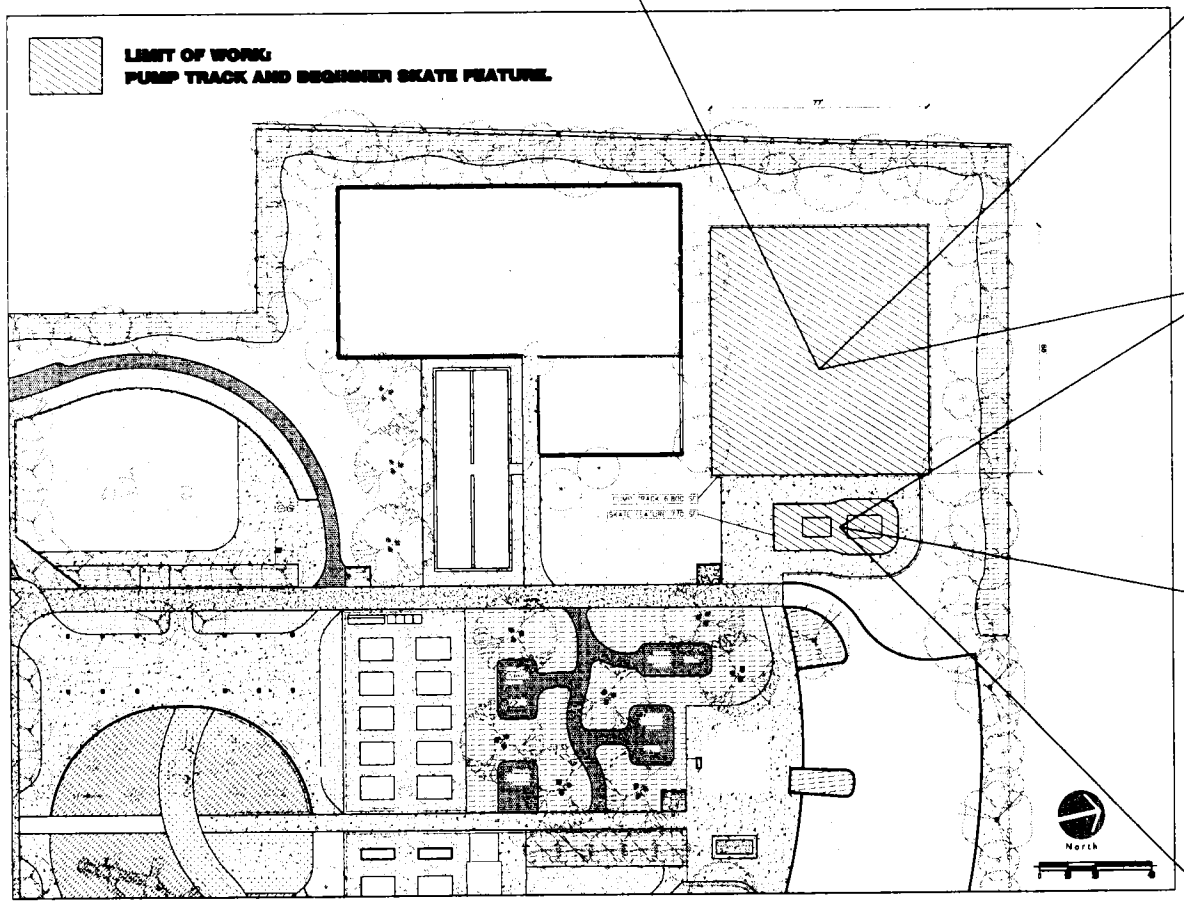
ATTACHMENT 2



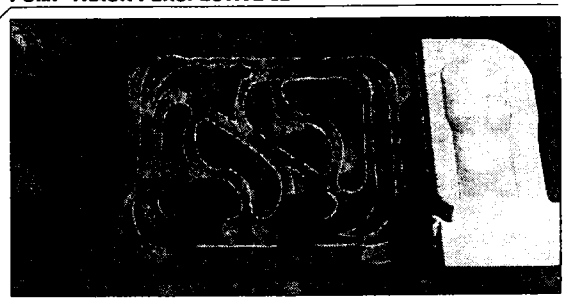
SKATE FEATURE 2' AND 3' QUARTER PIPES

PUMP TRACK PERSPECTIVE 01

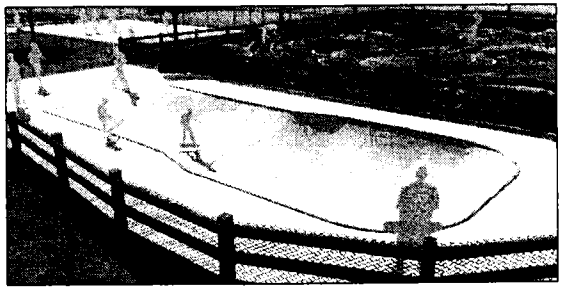
PUMP TRACK PERSPECTIVE 02



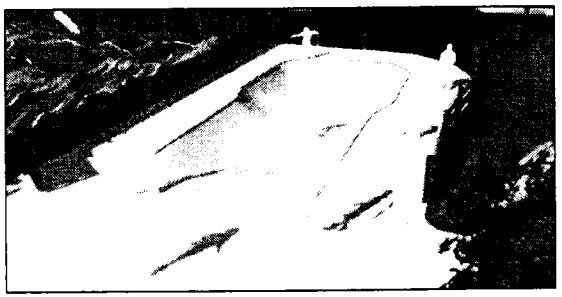
CHANTICLEER PARK MASTERPLAN PLAN VIEW



PUMP TRACK AND BEGINNER SKATE FEATURE PLAN VIEW



BEGINNER SKATE FEATURE PERSPECTIVE 01



BEGINNER SKATE FEATURE PERSPECTIVE 02

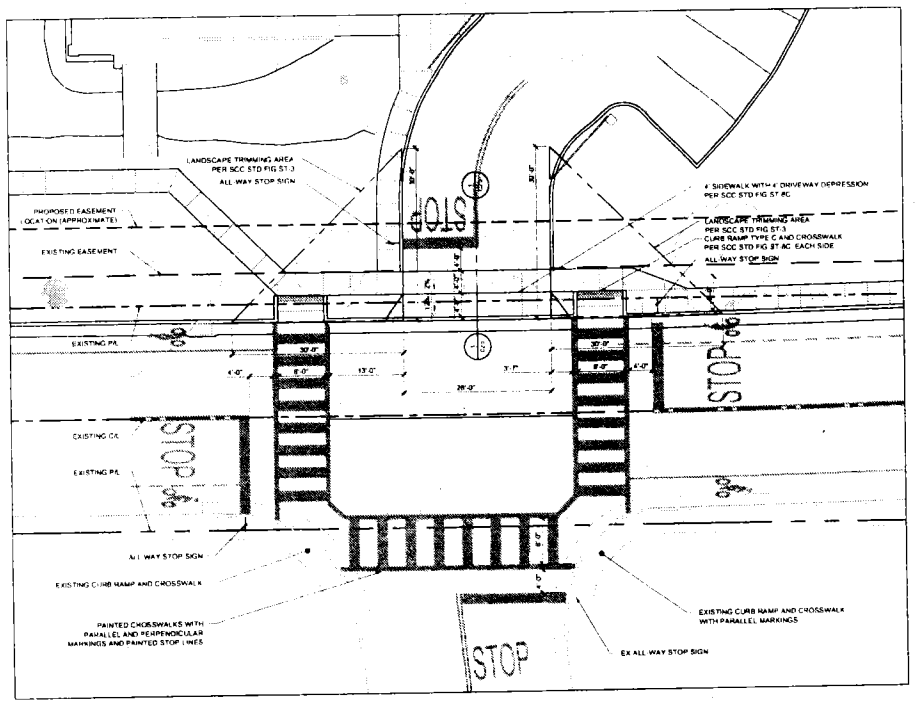
LANDSCAPE ARCHITECTS INCORPORATED
Wormhoudt NC

SCHEMATIC DESIGN
PUMP TRACK AND
BEGINNER SKATE FEATURE

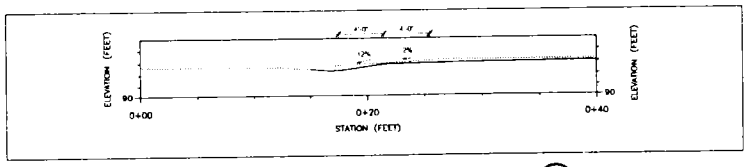
CHANTICLEER AVENUE PARK
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY

SCHEMATIC DESIGN
PUMP TRACK
AND BEGINNER
SKATE FEATURE

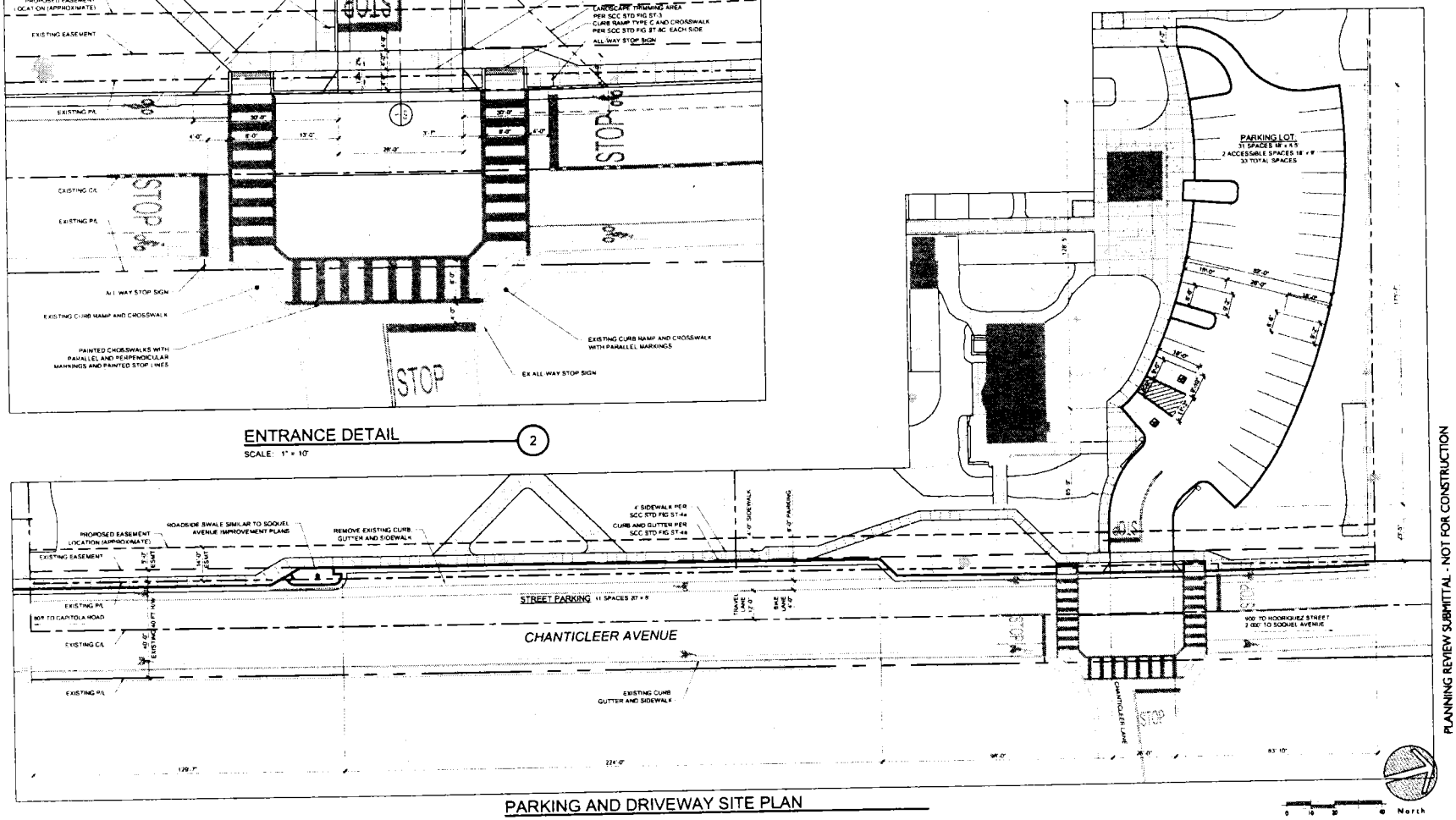
SK-1



ENTRANCE DETAIL (2)
SCALE: 1" = 10'



D/W PROFILE (1)
SCALE 1" = 5'



PARKING AND DRIVEWAY SITE PLAN
SCALE: 1" = 20'

PLANNING REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECTS INCORPORATED

CONSULTANT LOGO

Merrill-Miller Engineering, Inc.
Civil and Structural Engineering

CONSULTANT STAMP

AGENCY APPROVAL

REVISIONS
NO. DATE PURPOSE

DRAWN BY RTC
CHECKED
SCALE 1" = 20'-0"
DATE 02.11.2011
JOB

PARKING AND DRIVEWAY SITE PLAN

SHEET
C2.0

PARKING AND DRIVEWAY SITE PLAN
CHANTICLEER PARK
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY
SANTA CRUZ, CALIFORNIA 95062
APN # 025-071-48 & 025-071-38

GRADING VOLUME ESTIMATE

GRADING	CUT	FILL	NET
ROUGH SITE GRADING	100 CY	5,100 CY	5,000 CY FILL
SWALE CUTS	1,900 CY	0 CY	1,900 CY CUT
HOUSE & RESTROOM OVEREX	190 CY	140 CY	50 CY CUT
SUB TOTAL	2,190 CY	5,240 CY	3,050 CY IMPORT
SHRINKAGE ALLOWANCE		1,050 CY	1,050 CY IMPORT
TOTAL	2,190 CY	6,290 CY	4,100 CY IMPORT

CUT AND FILL VOLUME ESTIMATES WERE MEASURED BETWEEN THE EXISTING GRADE SURFACE (TOPOGRAPHIC SURVEY) AND A ROUGH FINISHED GRADE SURFACE. GRADING ESTIMATES WERE FACTORED TO ALLOW FOR 20% SHRINKAGE OF ON-SITE MATERIALS WHEN USED IN FILLS PER THE GEOTECHNICAL INVESTIGATION (HKA, 04/05/10). NO ALLOWANCES WERE MADE FOR OVER-EXCAVATION OF UNSUITABLE MATERIALS, CONTAMINATED SOILS TRENCHING, SUB-SURFACE UTILITIES, PAVEMENTS, BASE ROCK, SAFETY SURFACING, FOUNDATIONS, STRUCTURES OR BUILDINGS UNLESS NOTED OTHERWISE. 3 FEET OF OVER-EXCAVATION WAS ALLOWED FOR AT THE RESTROOM & MILLER HOUSE PER ARCHITECTURAL DRAWINGS & GEOTECHNICAL INVESTIGATION RECOMMENDATIONS.

AREA OF SITE = 198,800 SF (4.5 ACRES)
AVERAGE DEPTH OF NET FILL ACROSS SITE = 0.57 FEET (7 INCHES)

GRADING SHALL BE IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION (HKA 4/5/10) WINTER GRADING IS NOT PROPOSED

NOTES

1. LIMIT OF GRADING TYP.
2. EX HOUSE TO BE RESTORED
3. EX TANK TO BE RELOCATED AND RESTORED
4. TREE TO BE REMOVED TYP.
5. TREE TO BE PROTECTED TYP.

NOTE:
PROVIDE UNIVERSAL PEDESTRIAN ACCESS TO ALL BUILDINGS AND ACTIVITY AREAS AND LIMIT LONGITUDINAL SLOPES TO LESS THAN 5% AND CROSS SLOPES TO LESS THAN 2%

CHANTICLEER AVENUE

PLANNING REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECTS INTERNATIONAL

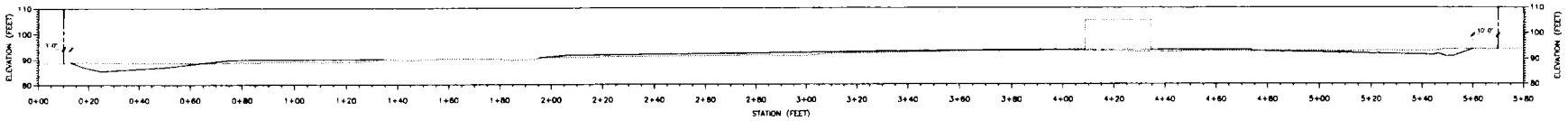
MacKAY-MILLER Engineering, Inc.
Civil and Structural Engineering

GRADING PLAN
CHANTICLEER PARK
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY
SANTA CRUZ, CALIFORNIA, 95062
APN # 025-271-48 & 025-271-38

DRAWN BY ETC
CHECKED
SCALE 1" = 20' - 0"
DATE 03.11.2011
JOB

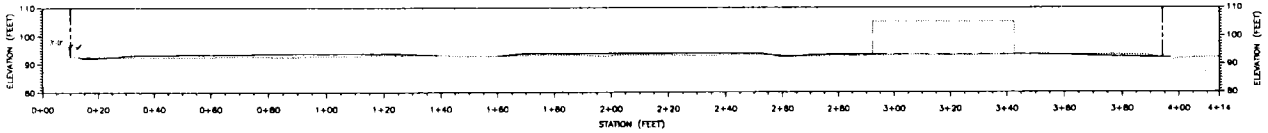
GRADING PLAN

SHEET
C3.0



SITE SECTION A

SCALE: 1" = 20'



SITE SECTION B

SCALE: 1" = 20'

PLANNING REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

North

LANDSCAPE ARCHITECTS INCORPORATED

CONSULTANT LOGO

Merrill-Miller Engineering, Inc.
Civil and Structural Engineering

CONSULTANT STAMP

AGENCY APPROVAL

GRADING SECTIONS

CHANTICLEER PARK

SANTA CRUZ COUNTY REDEVELOPMENT AGENCY

SANTA CRUZ, CALIFORNIA 95062

APN # 029-071-48 & 029-071-36

REVISIONS

NO	DATE	PURPOSE

DRAWN BY RTC

CHECKED

SCALE 1" = 20'-0"

DATE

JOB

GRADING SECTIONS

SHEET

C3.1

DRAINAGE NOTES

- D1 POINTS OF CONNECTION TO EXISTING STREET DRAINAGE SYSTEM
- D2 DRY BIO-DETENTION AREA 1 WITH BIO-FILTRATION MEDIUM UNDERDRAINS AND SUBSURFACE IMPERMEABLE LINER PER DETAIL 1/C4.4
- D3 DRY BIO-DETENTION AREA 2 WITH BIO-FILTRATION MEDIUM UNDERDRAIN AND SUBSURFACE IMPERMEABLE LINER PER DETAIL 2/C4.4
- D4 48" CULVERT BURIED 24" BELOW GRADE SO THAT THE DRAINAGE OPENING SHAPE IS A SEMI-CIRCLE
- D5 WATER QUALITY TREATMENT BIOSWALE
- D6 WATER QUALITY TREATMENT UNIT WITH OUTLET TEE AND SEDIMENT SUMP PER COUNTY STANDARD FIG SWM-17
- D7 OFF-SITE RUN-ON COLLECTOR BIOSWALE ROUTED INTO DEDICATED DRAINAGE SYSTEM WITHOUT DETENTION

WATER NOTES

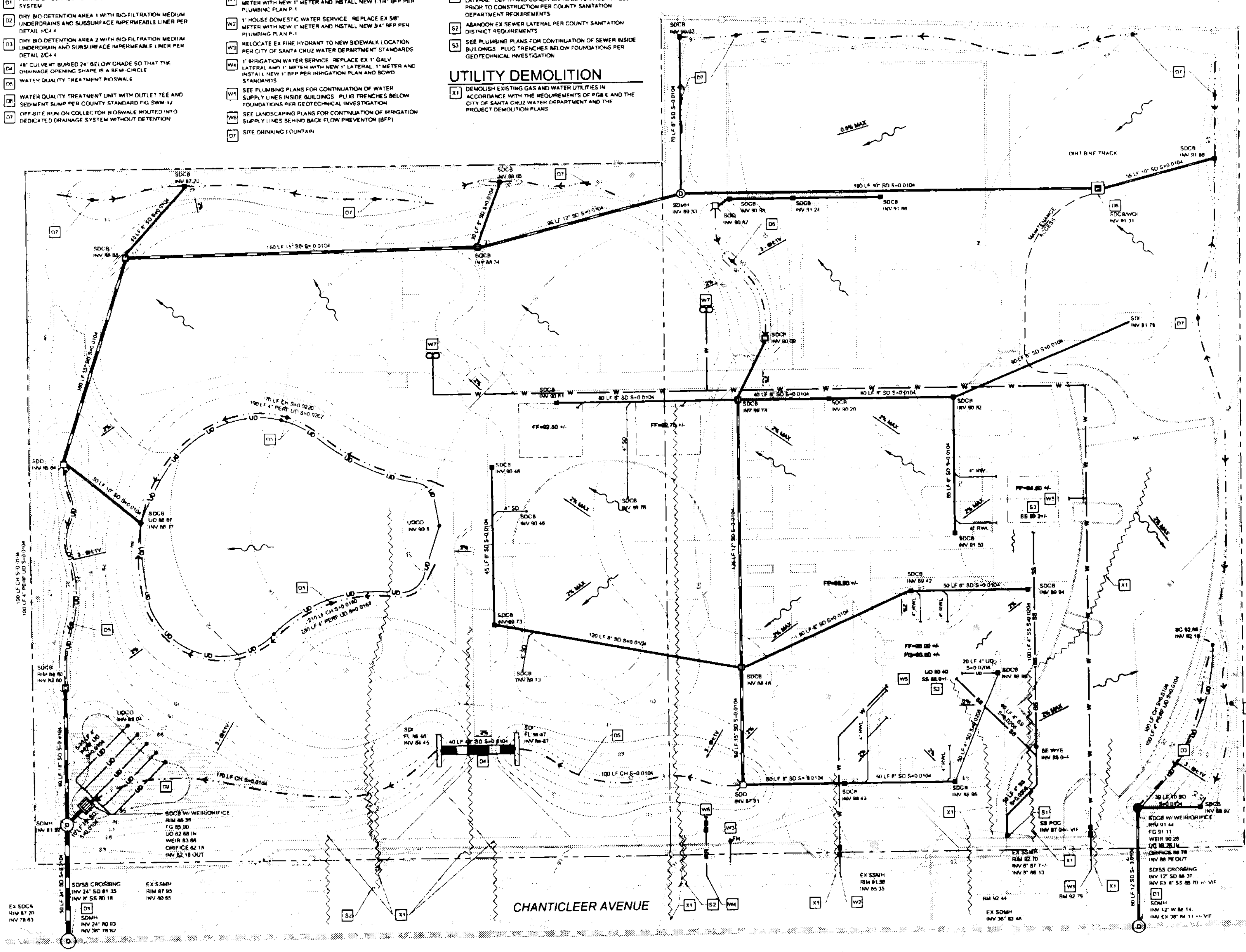
- W1 2" RESTROOM DOMESTIC WATER SERVICE. REPLACE EX 1" METER WITH NEW 1" METER AND INSTALL NEW 1-1/4" BFP PER PLUMBING PLAN P-1
- W2 1" HOUSE DOMESTIC WATER SERVICE. REPLACE EX 5/8" METER WITH NEW 1" METER AND INSTALL NEW 3/4" BFP PER PLUMBING PLAN P-1
- W3 RELOCATE EX FIRE HYDRANT TO NEW SIDEWALK LOCATION PER CITY OF SANTA CRUZ WATER DEPARTMENT STANDARDS
- W4 1" IRRIGATION WATER SERVICE. REPLACE EX 1" GALV LATERAL AND 1" METER WITH NEW 1" LATERAL, 1" METER AND INSTALL NEW 1" BFP PER IRRIGATION PLAN AND SCWD STANDARDS
- W5 SEE PLUMBING PLANS FOR CONTINUATION OF WATER SUPPLY LINES INSIDE BUILDINGS. PLUG TRENCHES BELOW FOUNDATIONS PER GEOTECHNICAL INVESTIGATION
- W6 SEE LANDSCAPING PLANS FOR CONTINUATION OF IRRIGATION SUPPLY LINES BEHIND BACK FLOW PREVENTOR (BFP)
- D7 SITE DRINKING FOUNTAIN

SEWER NOTES

- S1 HOUSE AND RESTROOM SEWER CONNECTION TO EX SEWER LATERAL. DEPTH AND CONDITION TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION PER COUNTY SANITATION DEPARTMENT REQUIREMENTS
- S2 ABANDON EX SEWER LATERAL PER COUNTY SANITATION DISTRICT REQUIREMENTS
- S3 SEE PLUMBING PLANS FOR CONTINUATION OF SEWER INSIDE BUILDINGS. PLUG TRENCHES BELOW FOUNDATIONS PER GEOTECHNICAL INVESTIGATION

UTILITY DEMOLITION

- X1 DEMOLISH EXISTING GAS AND WATER UTILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF PG&E AND THE CITY OF SANTA CRUZ WATER DEPARTMENT AND THE PROJECT DEMOLITION PLANS



PLANNING REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECTS INCORPORATED

CONSULTANT LOGO

Mesiti-Miller Engineering, Inc.
Civil and Structural Engineering

CONSULTANT STAMP

DRAINAGE AND UTILITY PLAN

CHANTICLEER PARK
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY
SANTA CRUZ, CALIFORNIA 95062
APN # 029-071-48 & 029-071-38

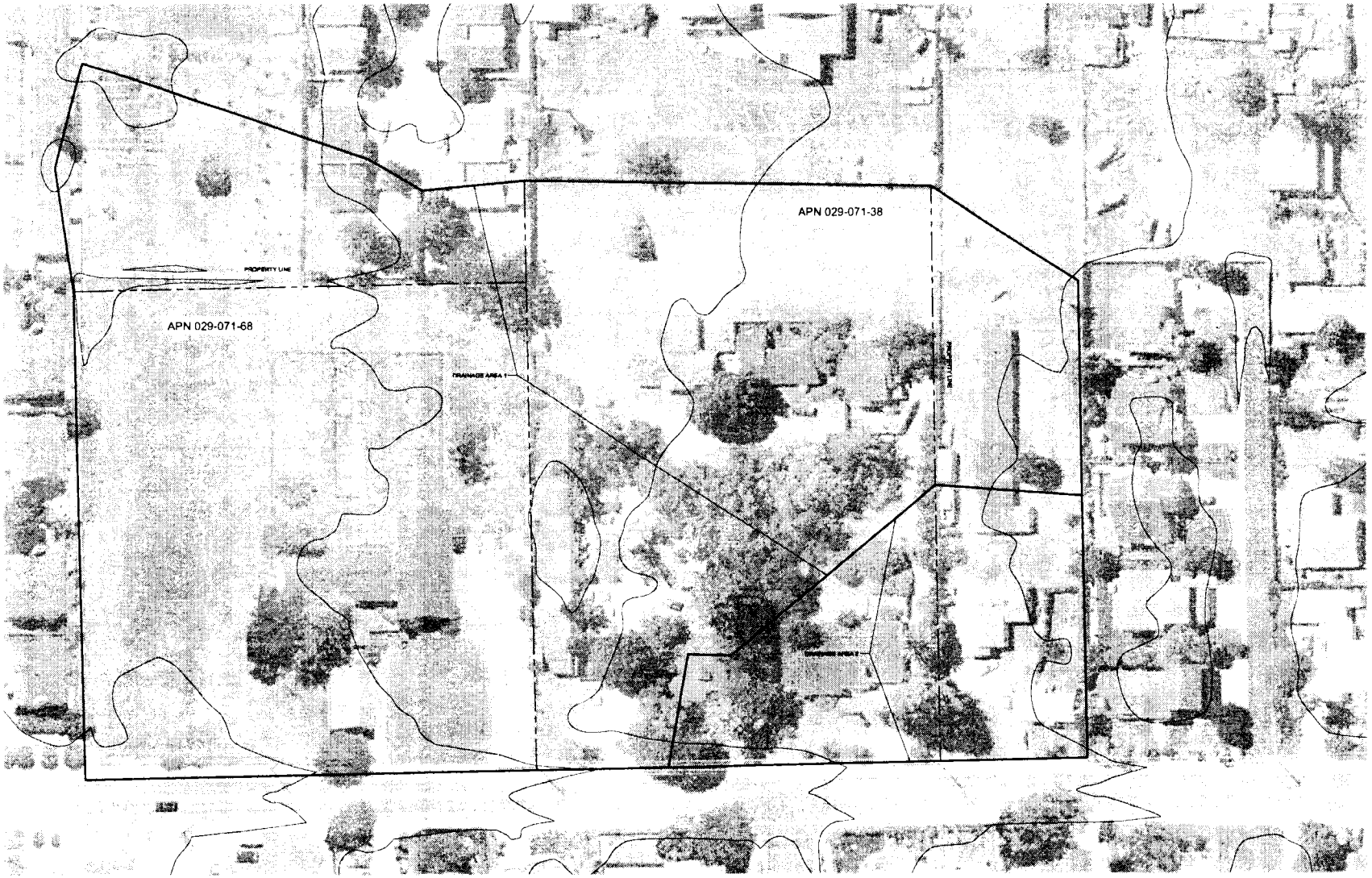
AGENCY APPROVAL

REVISIONS NO. DATE PURPOSE

DRAWN BY: RTC
CHECKED:
SCALE: 1" = 30' - 0"
DATE: 02.11.2011
JOB:

DRAINAGE AND UTILITY PLAN

SHEET C4.0



TOTAL DRAINAGE AREA:
- 232,900+-SF
- 254,705 SF
- 5.96 AC

AERIAL PHOTO - SANTA CRUZ COUNTY GIS DEPT. MARCH 2003
CONTOURS - SANTA CRUZ COUNTY GIS DEPT. MARCH 2003
INTERVAL - / FT DATUM - NAVD 88 (PROJECT DATUM IS NGVD 29)

EXISTING DRAINAGE AREAS
SCALE 1" = 30'

30 0 15 30 60
1" = 30'

PLANNING REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECTS INCORPORATED

CONSULTANT LOGO

Haro-Miller Engineering, Inc.
Civil and Structural Engineering

CONSULTANT STAMP

EXISTING DRAINAGE AREAS
CHANTICLEER PARK
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY
SANTA CRUZ, CALIFORNIA, 95062
APN # 029-071-68 & 029-071-38

AGENCY APPROVAL

REVISIONS
NO. DATE PURPOSE

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CHECKED RTC
SCALE
DATE 02.11.2011
JOB

EXISTING DRAINAGE AREAS

SHEET
C4.1

1963 AERIAL PHOTOGRAPH

SCALE 1" = 100'

ASSESSOR'S RECORDS:

ASSESSOR'S PARTIAL HISTORY
SANTA CRUZ COUNTY ASSESSOR'S OFFICE

APN 029-071-68

1
APPRAISAL YEAR 1949
1ST FLOOR 1,008 SF
PORCH AREA 77 SF

2
APPRAISAL YEAR 1955
GARAGE AREA 380 SF
TANK AREA 144 SF
BARN AREA 1291 SF
LEAN-TO BUILDING AREA 860 SF
SHED AREA 126 SF
SHED AREA 164 SF

3
APPRAISAL YEAR 1957
CHICKEN HOUSE AREA 960 SF
TANK HOUSE AREA 116 SF

4
APPRAISAL YEAR 1961
MAIN UNIT AREA 4330 SF

TOTAL ASSESSED BUILDING AREA 1961
= 9,493 SF

APN 029-071-68

PARCEL 94,608 SF +/- = 2.17 AC

IMPERVIOUS AREAS

BUILDINGS
4,344
1,086
148
380
394
6,352 SF

HARDSCAPE
7,913
1,606
9,419 SF

TOTAL
15,771 SF

ASSESSOR'S RECORDS

1 APPRAISAL YEAR 1946
MAIN UNIT AREA 1416 SF
PORCH AREA 168 SF
STEPS AREA 32 SF

2 APPRAISAL YEAR 1950
MAIN UNIT AREA 872 SF
PORCH AREA 48 SF
PORCH AREA 136 SF

3 APPRAISAL YEAR 1954
TANK HOUSE AREA 364 SF
BARN AREA 484 SF
CHICKEN HOUSE AREA 1000 SF
CHICKEN HOUSE AREA 1500 SF
SHED AREA 672 SF
CHICKEN HOUSE AREA 1872 SF

4 APPRAISAL YEAR 1956
MAIN UNIT AREA 1722 SF
PORCH AREA 24 SF
PATIO AREA 288 SF
GARAGE AREA 756 SF
GARAGE LOFT AREA 338 SF
CONCRETE AREA 1079 SF
PLAYHOUSE AREA 90 SF

5 APPRAISAL YEAR 1957
MAIN UNIT AREA 2691 SF
GARAGES AREA 756 SF

TOTAL ASSESSED BUILDING AREA 1957
=18,788 SF

APN 029-071-38

PARCEL 102,166 SF +/- = 2.35 AC

IMPERVIOUS AREAS

BUILDINGS
2,833
1,089
1,326
668
984
216
2,438
1,328
3,917
14,879 SF

HARDSCAPE
4,296
6,880
230
145
379
15,026 SF

TOTAL
29,704 SF

LEGEND

STRUCTURE IDENTIFIED FROM ASSESSOR'S BUILDING PERMIT RECORDS

STRUCTURE IDENTIFIED FROM 1963 AERIAL PHOTOGRAPH UCSC MAP ROOM

STRUCTURE IDENTIFIED FROM CARY EDMUNDSON & ASSOCIATES LAND SURVEYING SURVEY DATED OCTOBER 19, 2007

BUILDINGS

HARDSCAPE

TOTAL IMPERVIOUS AREA:
+ 15,771 + 29,704 = 45,475 SF = 1.04 AC
1.04/2.17=2.39 = 23% OF PARCEL

PRE-1969 IMPERVIOUS AREAS

SCALE 1" = 20'

20 0 10 20 40
1" = 20'

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LANDSCAPE ARCHITECTS INCORPORATED

CONSULTANT LOGO

Hall-Miller Engineering, Inc.
Civil and Structural Engineering

CONSULTANT STAMP

PRE-1969 IMPERVIOUS AREA
CHANTICLEER PARK
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY
SANTA CRUZ, CALIFORNIA, 95062
APN # 029-071-68 & 029-071-38

AGENCY APPROVAL

REVISIONS
NO. DATE PURPOSE

DRAWN BY GR
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SCALE
DATE 02.11.2011
JOB

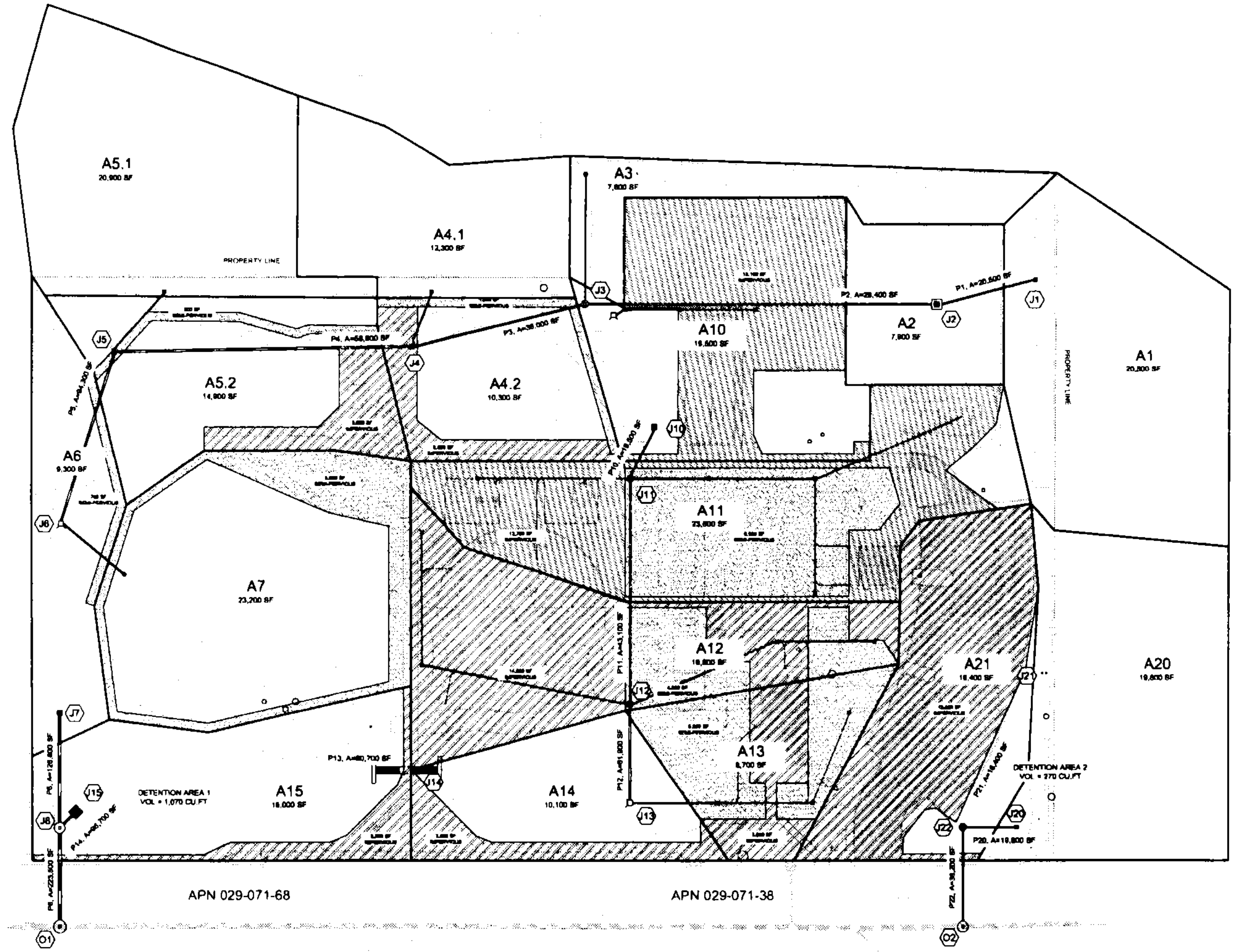
PRE- 1969
IMPERVIOUS AREA

SHEET
C4.2

PROPOSED IMPERVIOUS AREA - OUTLET 1				
SUB-AREA	AREA	100% IMPERVIOUS	50% IMPERVIOUS	TOTAL IMPERVIOUS
A1	20,500	0	0	0
A2	7,900	0	0	0
A3	7,600	0	0	0
A4.1	12,300	0	0	0
A4.2	10,300	2,500	0	2,500
A5.1	20,900	0	0	0
A5.2	14,900	900	0	900
A6	9,300	700	0	700
A7	23,200	5,600	0	5,600
A10	19,500	13,100	0	13,100
A11	23,600	12,700	9,500	17,450
A12	18,800	14,800	4,000	16,800
A13	8,700	3,000	5,800	5,900
A14	10,100	2,500	0	2,500
A15	16,000	2,300	0	2,300
TOTAL PROPOSED	223600	426,700	19300	67750
EXISTING IMPERVIOUS AREA				38,897
NET NEW ON-SITE IMPERVIOUS AREA				28853
DETENTION VOLUME REQUIRED (CU.FT)				1070

PROPOSED IMPERVIOUS AREA - OUTLET 2				
SUB-AREA	DRAINAGE AREA	100% IMPERVIOUS	50% IMPERVIOUS	TOTAL IMPERVIOUS
A20	19,800	0	0	0
A21	16,400	13,800	0	13,800
TOTAL PROPOSED	36,200	13,800	0	13,800
EXISTING IMPERVIOUS AREA				6,528
NET NEW ON-SITE IMPERVIOUS AREA				7,272
DETENTION VOLUME REQUIRED (CU FT)				270

TOTAL IMPERVIOUS AREA		
OUTLET 1		67750
OUTLET 2		13,800
TOTAL PROPOSED IMPERVIOUS AREA		81,550
EXISTING IMPERVIOUS AREA		46,425
NET NEW ON-SITE IMPERVIOUS AREA		35,125



LEGEND

100% IMPERVIOUS (BUILDINGS, CONCRETE, ASPHALT)

50% IMPERVIOUS (COMPACTED DECOMPOSED GRANITE, COMPACTED AGGREGATE BASE ROCK)

0% IMPERVIOUS (LANDSCAPING, PERVIOUS CONCRETE, PERVIOUS PAVERS, SAND, TURF, DIRT, DRAIN ROCK)

TOTAL DRAINAGE AREA:
- 223,500 + 36,200
= 259,700 SF
= 5.96 AC

PROPOSED DRAINAGE AREAS

SCALE: 1" = 30'

1" = 30'

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LANDSCAPE ARCHITECTS INCORPORATED

CONSULTANT LOGO

Ifland-Miller Engineering, Inc.
Civil and Structural Engineering

CONSULTANT STAMP

PROPOSED DRAINAGE AREAS

CHANTICLEER PARK
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY
SANTA CRUZ, CALIFORNIA, 95062
APN # 029-071-68 & 029-071-38

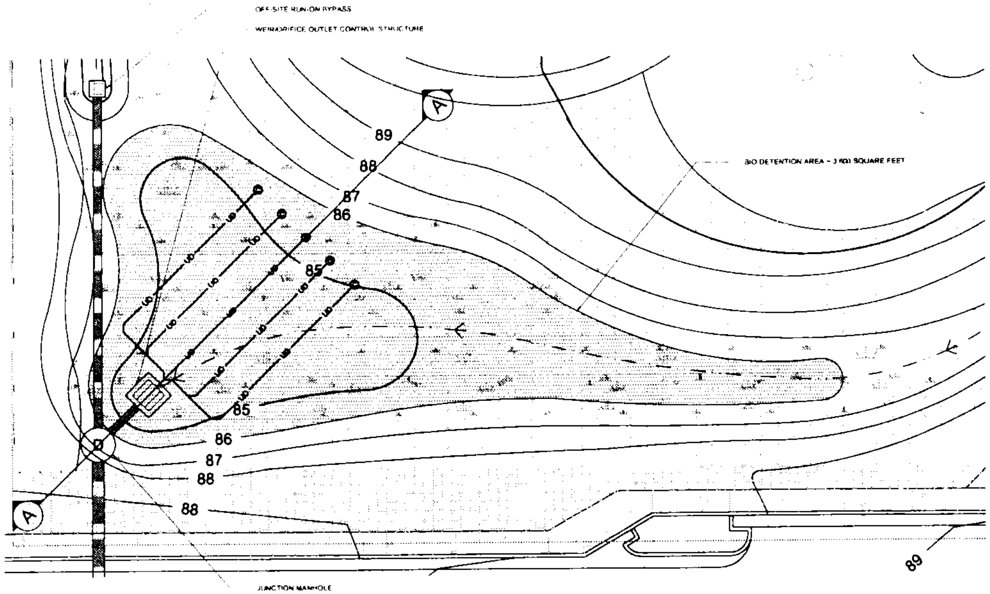
AGENCY APPROVAL

REVISIONS
NO. DATE PURPOSE

DRAWN BY GR
CHECKED RTC
SCALE
DATE 02.11.2011
JOB

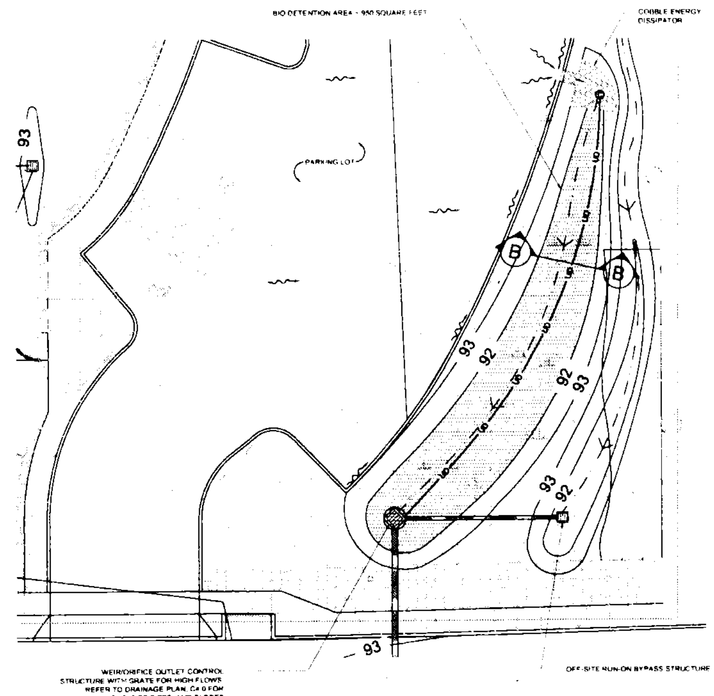
PROPOSED DRAINAGE AREAS

SHEET
C4.3



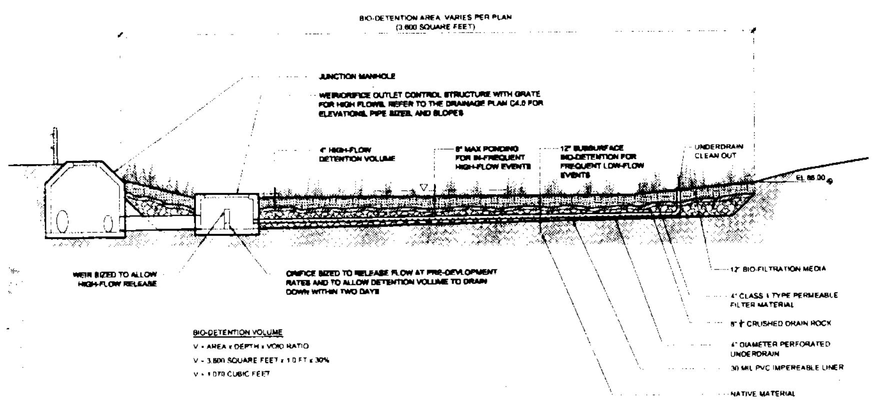
BIO-DETENTION AREA 1 DETAIL (1)

SCALE: 1" = 10'



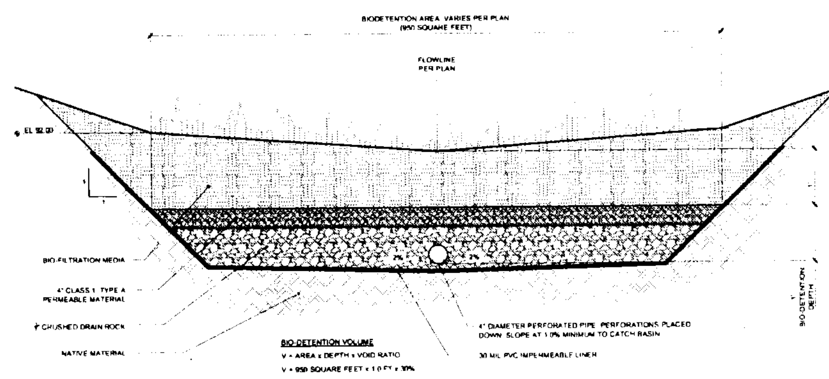
BIO-DETENTION AREA 2 DETAIL (2)

SCALE: 1" = 10'



BIO-DETENTION PROFILE (A-A)

SCALE: 1" = 5'-0"



BIO-DETENTION SECTION (B-B)

SCALE: 1" = 1'-0"

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LANDSCAPE ARCHITECTS INCORPORATED

CONSULTANT LOGO

Moelti-Miller Engineering, Inc.
Civil and Structural Engineering

CONSULTANT STAMP

DRAINAGE DETAILS
CHANTICLEER PARK
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY
SANTA CRUZ, CALIFORNIA, 95062
APN # 029-071-48 & 029-071-38

AGENCY APPROVAL

REVISIONS NO. DATE PURPOSE

DRAWN BY	PD
CHECKED	ETC
SCALE	
DATE	02.11.2011
JOB	

DRAINAGE DETAILS

SHEET

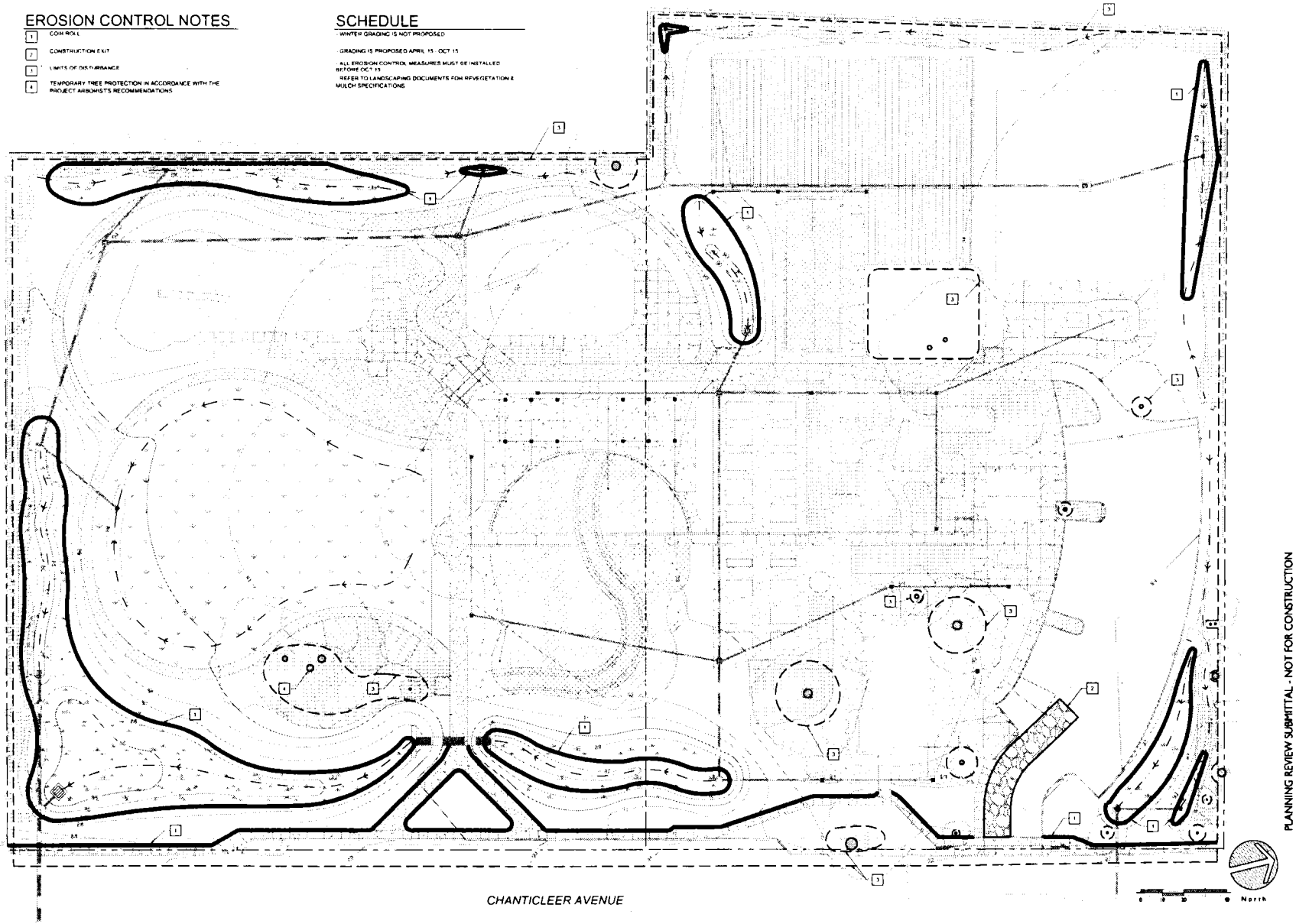
C4.4

EROSION CONTROL NOTES

1. COIR ROLL
2. CONSTRUCTION EXIT
3. LIMITS OF DISTURBANCE
4. TEMPORARY TREE PROTECTION IN ACCORDANCE WITH THE PROJECT ARBORIST'S RECOMMENDATIONS

SCHEDULE

- WINTER GRADING IS NOT PROPOSED
- GRADING IS PROPOSED APRIL 15 - OCT 15
- ALL EROSION CONTROL MEASURES MUST BE INSTALLED BEFORE OCT 15
- REFER TO LANDSCAPING DOCUMENTS FOR REVEGETATION & MULCH SPECIFICATIONS



PLANNING REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECTS INCORPORATED

CONSULTANT LOGO

Hoshi-Miller Engineering, Inc.
Civil and Structural Engineering

CONSULTANT STAMP

EROSION CONTROL PLAN

CHANTICLEER PARK
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY
SANTA CRUZ, CALIFORNIA, 95062
APN # 026-071-48 & 026-071-38

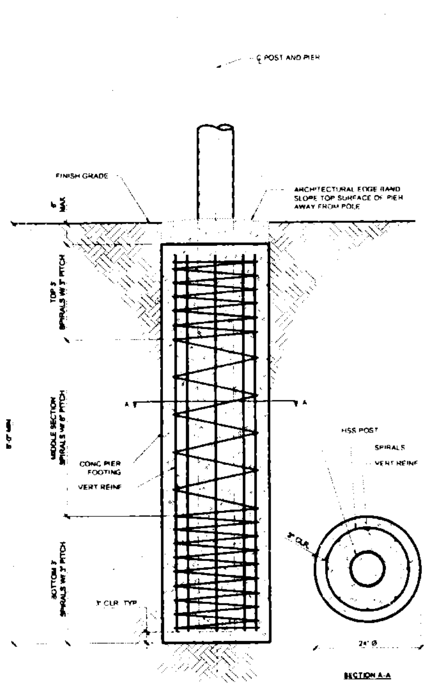
AGENCY APPROVAL

REVISIONS
NO. DATE PURPOSE

DRAWN BY BTC
CHECKED
SCALE
DATE
JOB

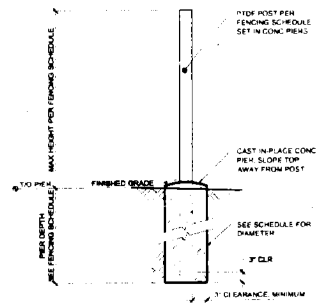
EROSION CONTROL PLAN

SHEET
C5.0



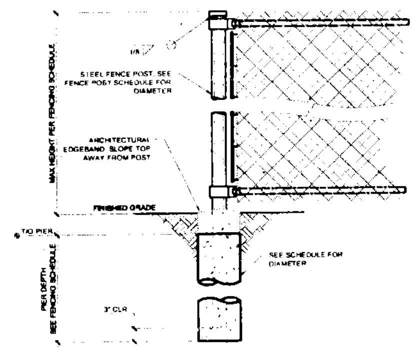
BASKETBALL HOOP PIER FTG (6)

SCALE: 3/4" = 1'-0"



WOOD POST PIER (4)

SCALE: 3/4" = 1'-0"



TENNIS FENCE POST FTG (5)

SCALE: 3/4" = 1'-0"

FENCING POST AND FOUNDATION PIER SCHEDULE						
MAX HEIGHT	LOCATION	POST SPACING	POST SIZE*	PIER Ø x DEPTH	REINFORCING	REMARKS
4'-0"	PARKING LOT GATE	20'-0" MAX	8X8 PTDF	18"Ø x 8'-0"	-	SEE DET 4/S1.0
6'-2"	SITE PERIMETER FENCE	8'-0" MAX	4X4 PTDF	12"Ø x 6'-0"	-	SEE DET 4/S1.0
3'-0"	MILLER HOUSE FENCE	8'-0" MAX	4X4 PTDF	12"Ø x 4'-0"	-	SEE DET 4/S1.0
3'-6"	CORRAL FENCE	8'-0" MAX	4X4 PTDF	12"Ø x 4'-0"	-	SEE DET 4/S1.0
12'-0"	TENNIS FENCE	10'-0" MAX	4" XS ASTM F1083	12"Ø x 10'-0"	-	SEE DET 5/S1.0

* CONTRACTOR TO FURNISH ENGINEER WITH A STATEMENT OF CONFORMANCE FOR STEEL POSTS. STATEMENT OF CONFORMANCE SHALL BE A MILL CERTIFICATION INCLUDING THE FOLLOWING INFORMATION:
1. MINIMUM YIELD STRENGTH
2. MINIMUM WEIGHT PER FOOT
3. NOMINAL CROSS-SECTIONAL DIMENSIONS

FENCE POST &
FDN PIER SCHEDULE (1)

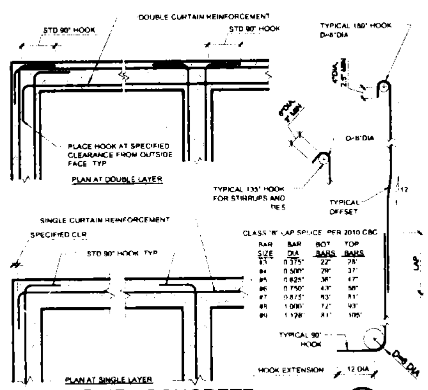
SCALE: NTS

DRILLED PIER SCHEDULE					
POLE TYPE	HEIGHT	PIER Ø x DEPTH	VERT REINF	SPIRAL REINF	REMARKS
LIGHT STD	18'-0" MAX	18"Ø x 8'-0"	-	-	SEE DET 3/S1.0
BASKETBALL HOOP	10'-0" MAX	24"Ø x 8'-0"	-	-	SEE DET 7/S1.0

NOTES:
1. HEIGHT REFERS TO TOTAL HEIGHT ABOVE GRADE. SEE LANDSCAPE PLANS
2. DEPTH REFERS TO DEPTH OF PIER BELOW GRADE
3. REFER TO DETAILS THIS SHEET FOR ADDITIONAL REINFORCING REQUIREMENTS
4. REFER TO MANUFACTURERS PRODUCT LITERATURE FOR MEMBER SIZES AND OTHER SPECIFIC DETAILING REQUIREMENTS

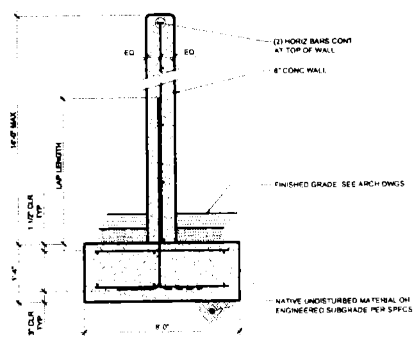
DRILLED PIER SCHEDULE (2)

SCALE: NTS



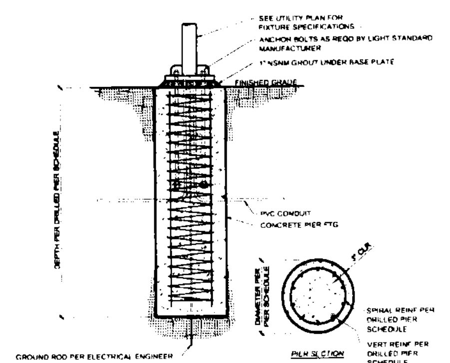
TYP REINF - CONCRETE (7)

SCALE: NTS



BALL WALL FOOTING (6)

SCALE: 3/4" = 1'-0"



LIGHT STANDARD PIER FTG (3)

SCALE: 1/2" = 1'-0"

PLANNING REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECTS INCORPORATED

CONSULTANT LOGO

Hauth-Miller Engineering, Inc.
Civil and Structural Engineering

CONSULTANT STAMP

STRUCTURAL DETAILS
CHANTICLEER PARK
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY
SANTA CRUZ, CALIFORNIA, 95062
APN # 029-071-48 & 029-071-18

AGENCY APPROVAL

REVISIONS

DRAWN BY: GB
CHECKED: DH
DATE: 02.11.2011

STRUCTURAL DETAILS

SHEET
S1.0

ELECTRICAL SYMBOLS & ABBREVIATIONS

SYMBOLS & ABBREVIATIONS SHOWN ARE FOR GENERAL USE. DISREGARD THOSE WHICH DO NOT APPEAR ON THE PLANS.

- FLUORESCENT LUMINAIRE - SEE SCHEDULE
- EMERGENCY OR NIGHT LIGHT
- STRIP FLUORESCENT LUMINAIRE - SEE SCHEDULE
- LUMINAIRE - RECESSED - SEE SCHEDULE
- RECESSED WALL WASHER
- LUMINAIRE - SURFACE MOUNTED - SEE SCHEDULE
- LUMINAIRE - POLE OR POST MOUNTED - SEE SCHEDULE
- LUMINAIRE - WALL MOUNTED SEE SCHEDULE
- BOLLARD OR PATH LIGHT - SEE SCHEDULE
- EXIT LIGHT - DIRECTIONAL ARROWS AS INDICATED - SEE SCHEDULE
- TRACK LIGHTING - SEE SCHEDULE
- EMERGENCY EXIT LIGHT.
- SINGLE POLE SWITCH, + 48" AFF UON.
- SINGLE POLE SWITCH, + 48" AFF UON. a = CIRCUIT CONTROLLED.
- THREE WAY SWITCH + 48" AFF UON.
- FOUR WAY SWITCH + 48" AFF UON.
- MANUAL MOTOR STARTER
- KEY OPERATED SWITCH + 48" AFF UON.
- LIGHTING DIMMER AT + 48" AFF UON.
- L.V. SWITCH AT +48" AFF UON.
- WALL OCCUPANCY SENSOR +48" UON.
- DOUBLE SWITCHED WALL OCCUPANCY SENSOR +48" UON.
- LIGHTING CONTROL OCCUPANCY SENSOR CEILING MOUNTED U.O.N.
- LIGHTING CONTROL OCCUPANCY SENSOR CORNER MOUNTED
- SECURITY DOOR CONTACTS
- SECURITY MOTION DETECTOR
- CCTV CAMERA
- CONVENIENCE RECEPTACLE - DUPLEX AT + 18" AFF UON.
- DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- GFCI CONVENIENCE RECEPTACLE - DUPLEX AT + 18" AFF UON.
- DEDICATED RECEPTACLE WITH DEDICATED NEUTRAL
- RECEPTACLE DOUBLE DUPLEX AT + 18" AFF UON.
- HALF SWITCHED RECEPTACLE - DUPLEX AT +18" AFF U.O.N.
- SINGLE RECEPTACLE - AT +18" AFF UON.
- CONVENIENCE RECEPTACLE - DUPLEX CEILING MOUNTED
- FLOOR MOUNTED DUPLEX RECEPTACLE
- FLOOR MOUNTED BOX
- POWER OUTLET, SEE PLANS FOR NEMA TYPE
- POWER POLE
- VOICE/DATA WALL OUTLET - INSTALL ABOVE COUNTER - FIELD VERIFY HEIGHT
- VOICE/DATA WALL OUTLET - INSTALL AT + 18" AFF UON.
- DATA WALL OUTLET NEAR CEILING - 12" BELOW FINISHED CEILING
- FLOOR MOUNTED VOICE/DATA OUTLET
- TV OUTLET - INSTALL AT +18" AFF U.O.N.
- INTERIOR SPEAKERS CEILING MOUNTED.
- INTERIOR SPEAKERS WALL MOUNTED.
- CLOCK +8'-0" AFF U.O.N. VERIFY BEFORE INSTALLATION.
- THERMOSTAT - ROUTE 1/2" CONDUIT TO UNIT SERVED. VERIFY WITH MECHANICAL DRAWINGS. MOUNT AT +48" AFF U.O.N.
- PANELBOARD - FLUSH MOUNTED.
- EQUIPMENT PANEL - FLUSH MOUNTED
- PANELBOARD - SURFACE MOUNTED.
- EQUIPMENT PANEL - SURFACE MOUNTED
- METER W/ CURRENT TRANSFORMER.
- JUNCTION BOX - CEILING OR WALL MOUNTED. SIZE PER CODE, TAPE AND TAG WIRES.
- MOTOR CONNECTION
- NON-FUSED DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH. FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFGR'S NAMEPLATE DATA.
- COMBINATION STARTER/FUSED DISCONNECT SWITCH. FUSED DISCONNECT SWITCH ELEMENT FUSES SIZED PER EQUIPMENT MFGR'S NAMEPLATE DATA.
- MAGNETIC STARTER - NEMA SIZE INDICATED. NEMA 1R ENCLOSURE UNLESS OTHERWISE SPECIFIED.
- CIRCUIT BREAKER.
- GROUND ROD WITH GROUNDWELL BOX
- GROUND ELECTRODE
- NORMALLY OPEN CONTACT.
- NORMALLY CLOSED CONTACT.
- TRANSFORMER - SEE SINGLE LINE FOR SIZE.
- PULLBOX
- FLEX CONDUIT WITH CONNECTION
- CONDUIT - UP.
- CONDUIT - DOWN.
- —E— CONDUIT EMERGENCY SYSTEM.
- —T— CONDUIT - TELEPHONE
- —TV— CONDUIT - TELEVISION
- —LV— LOW VOLTAGE WIRING
- SURFACE METAL OR NON-METALLIC RACEWAY
- CONDUIT - CONCEALED IN WALLS OR CEILING.
- CONDUIT - EXISTING
- CONDUIT - BELOW SLAB OR UNDERGROUND. 3/4" MIN.
- CAPPED CONDUIT. STUB-OUT
- CONDUIT CONTINUATION.
- CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12AWG.
- SHEET NOTE REFERENCE SYMBOL. SEE ASSOCIATED NOTE ON SAME SHEET.
- SCHEDULE SYMBOL, SEE ASSOCIATED NOTE ON SAME SHEET.
- DETAIL NUMBER / DETAIL OR SECTION REFERENCE / SHEET NUMBER
- INDICATES QUANTITY OF TELEPHONE OUTLETS / INDICATES QUANTITY OF DATA OUTLETS
- DETAIL NOTE REFERENCE SYMBOL. SEE ASSOCIATED NOTE ON SAME DETAIL.
- F801 FEEDER DESIGNATION. SEE ASSOCIATED NOTE ON SAME DETAIL.

FIRE ALARM

NOTE:
SEE FIRE ALARM DRAWINGS FOR QUANTITIES AND MOUNTING HEIGHTS.

- MANUAL PULL STATION
- STROBE ONLY
- HORN ONLY
- MINI HORN
- HORN/STROBE
- HEAT DETECTOR
- SMOKE DETECTOR
- DUCT SMOKE DETECTOR
- TAMPER SWITCH
- FLOW SWITCH
- POST INDICATING VALVE
- FIRE SMOKE DAMPER
- BELL (GONG)
- FIRE ALARM CONTROL PANEL
- AUXILIARY POWER SUPPLY
- FIRE SYSTEM ANNUNCIATOR
- FIRE ALARM TRANSPONDER OR TRANSMITTER
- ELEVATOR STATUS/RECALL
- FIRE ALARM COMMUNICATOR
- REMOTE ANNUNCIATORS
- END OF LINE

ABBREVIATIONS

A	AMPERE	(N)	NEW
AFF	ABOVE FINISHED FLOOR	NIC	NOT IN CONTRACT
ALUM/AL	ALUMINUM	NIEC	NOT IN ELECTRICAL CONTRACT
ARCH.	ARCHITECT	(NL)	NIGHT LIGHT
AWG	AMERICAN WIRE GAUGE	NO.	NUMBER
BKR	BREAKER	NOM	NOMINAL
C	CONDUIT	NTS	NOT TO SCALE
CATV	CABLE TV	OAH	OVERALL HEIGHT
CB	CIRCUIT BREAKER	OC	ON CENTER
CCTV	CLOSED CIRCUIT TV	OH	OVERHEAD
CKT	CIRCUIT	PA	PUBLIC ADDRESS
CL	CENTER LINE	PB	PULL BOX
CLG	CEILING	PF	POWER FACTOR
CO	CONDUIT ONLY	PH	PHASE
CTR	CENTER	PIR	PASSIVE INFRARED
DIM	DIMENSION	PNL	PANEL
DIST	DISTRIBUTION	PV	PHOTOVOLTAIC
(E)	EXISTING	PVC	POLYVINYL CHLORIDE
EC	ELECTRICAL CONTRACTOR	PWR	POWER
(EL)	EVENING LIGHT	(R)	EXISTING TO BE REMOVED
EM	EMERGENCY	(RP)	REMOVABLE POLE
EMT	ELECTRICAL METALLIC TUBING	RECPTS	RECEPTACLES
EQUIP	EQUIPMENT	REQD	REQUIRED
FA	FIRE ALARM	REQMTS	REQUIREMENT(S)
FACP	FIRE ALARM CONTROL PANEL	SHT	SHEET
FIN	FINISH	S.L.D.	SINGLE LINE DIAGRAM
FL	FLOOR	STC	SYSTEMS TERMINATION CABINET
FLUOR.	FLUORESCENT	SW	SWITCH
(F)	FUTURE	SWBD	SWITCHBOARD
GC	GENERAL CONTRACTOR	TTB	TELEPHONE TERMINAL BACKBOARD
GFCI	GROUND FAULT	TYP	TYPICAL
GFI	INTERRUPTING	UON	UNLESS OTHERWISE NOTED
GND, G	GROUND	UG	UNDERGROUND
GRS	GALVANIZED RIGID STEEL	V	VOLT
HT.	HEIGHT	W	WATT
IC	INTERCOM	W/	WITH
IDF	INTERMEDIATE DISTRIBUTION FRAME	WP	WEATHERPROOF
INCAND.	INCANDESCENT	XFMR	TRANSFORMER
JB	JUNCTION BOX		
KV	KILOVOLT		
KVA	KILOVOLT AMPERES		
KW	KILOWATT		
LCP	LIGHTING CONTROL PANEL		
LTG	LIGHTING		
LV	LOW VOLTAGE		
KCM	THOUSAND CIRCULAR MILS		
MDF	MAIN DISTRIBUTION FRAME		
MECH	MECHANICAL		
MH	METAL HALIDE		
MLO	MAIN LUGS ONLY		
MPOE	MAIN POINT OF ENTRANCE		
MTD	MOUNTED		
MTG	MOUNTING		

LIGHT FIXTURE SCHEDULE

LIGHT FIXTURE NOTES:

1. ALL FLUORESCENT LIGHT FIXTURE BALLASTS SHALL BE ELECTRONIC TYPE, 10% TOTAL HARMONIC DISTORTION MAX, "ADVANCE" MAGNETEK/UNIVERSAL, OR "MOTOROLA" U.O.N.
2. ALL FLUORESCENT LIGHT FIXTURE LAMPS SHALL BE ENERGY SAVING 3500° K, 80 CRI MINIMUM, U.O.N.
3. ALL FLUORESCENT BALLASTS (AND ASSOC. FIXTS.) SHALL HAVE MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH CALIFORNIA ENERGY COMMISSION STANDARDS AND REQUIREMENTS, WHERE SUCH ARE USED IN CONDITIONED SPACES.
4. ALL LINEAR FLUORESCENT FIXTURES SHALL BE FURNISHED WITH A DISCONNECTING MEANS COMPLYING WITH C.E.C. 410.73 (G).

TYPE	DESCRIPTION	LAMPS	MANUFACTURER
X1	POLE MOUNTED LIGHT FIXTURE.		
X2	8FT. FLUORESCENT LIGHT FIXTURE FOR SIGN.		

APPLICABLE CODES & STANDARDS

CODES:

1. 2010 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2. 2010 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 2009 INTERNATIONAL BUILDING CODE (IBC) VOLUMES 1-3 AND CALIFORNIA LATEST ADOPTED AMENDMENTS.
3. 2010 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2008 NATIONAL ELECTRICAL CODE (NEC) AND CALIFORNIA LATEST ADOPTED AMENDMENTS.
4. 2010 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2009 INTERNATIONAL FIRE CODE (IFC) AND CALIFORNIA LATEST ADOPTED AMENDMENTS.
5. 2010 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2009 UNIFORM MECHANICAL CODE (UMC) AND CALIFORNIA LATEST ADOPTED AMENDMENTS.
6. 2010 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2009 UNIFORM PLUMBING CODE (UPC) AND CALIFORNIA LATEST ADOPTED AMENDMENTS
7. 2010 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
8. 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE
9. 2010 CALIFORNIA ENERGY CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 6.
10. TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
11. NATIONAL FIRE ALARM CODE (NFPA 72) 2010.
12. CITY OF ______ ORDINANCE, CODES, AND REGULATIONS

STANDARDS:

1. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
2. ELECTRONICS INDUSTRIES ASSOCIATION (EIA)
3. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
4. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
5. NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA)
6. UNDERWRITER LABORATORIES (UL)
7. CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL/OSHA)

SHEET INDEX

PLANNING REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

SSA
LANDSCAPE ARCHITECTS INCORPORATED

SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE SCHEDULE

CHANTICLEER AVENUE PARK

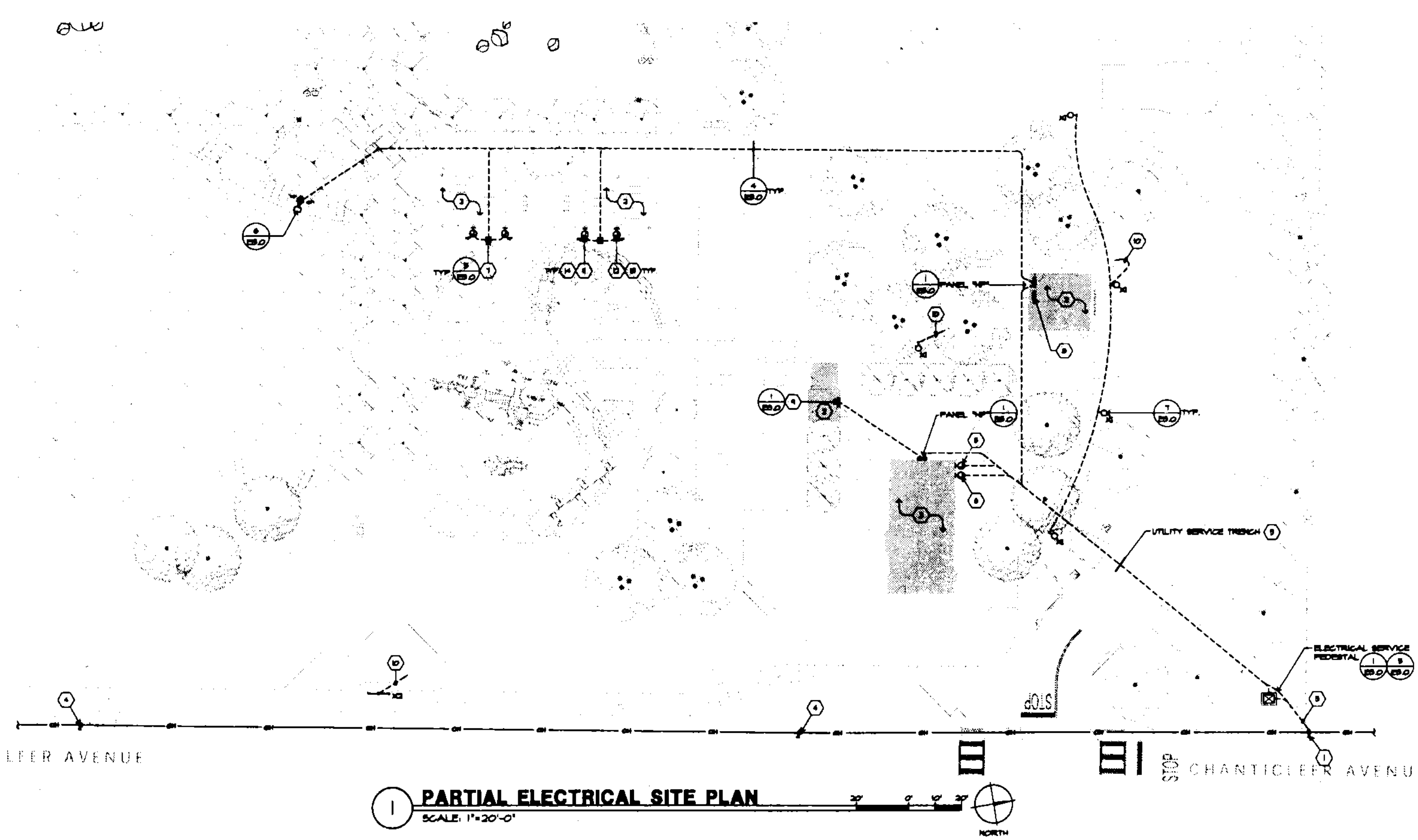
CADD
M.F.
AS NOTED

SYMBOLS, ABBREVIATIONS LIGHT FIXTURE SCHEDULE

E1.0

SHEET NOTES

1. (E) UTILITY POLE; COORDINATE INSTALLATION WITH UTILITY COMPANIES, (PG&E, CATV & TELEPHONE).
2. ELECTRICAL FOR MAIN HOUSE, MAINTENANCE BUILDING, TANK-HOUSE AND SHELTER UNDER SEPARATE CONTRACT.
3. UTILITY CONDUITS:
   (1) 4"C. (PG&E)
   (1) 2"C. (CATV)
   (1) 2"C. (TELEPHONE)
4. NEW LOCATION OF UTILITY POLES, RELOCATED BY PG & E AS PART OF ON-STREET PARKING WORK.
5. 10' x 10' x 4' DEEP, NEMA 3R, SCREW COVER PULLCAN FOR CATV SERVICE.
6. 10' x 10' x 4' DEEP, NEMA 3R, SCREW COVER PULLCAN FOR TELEPHONE SERVICE.
7. IN-GRADE CONCRETE PULLBOX CHRISTY "N9" OR EQUAL, LABEL LID "ELECTRICAL".
8. LIGHTING CONTROL PANEL "LCP".
9. TANK HOUSE ELECTRICAL LOAD CENTER "LC".
10. HOMERUN TO PANEL "MR" IN MAINTENACE BUILDING VIA LIGHTING CONTROL PANEL "LCP".
11. J-BOX FOR COVERED SHELTER LIGHTING.
12. J-BOX FOR COVERED SHELTER RECEPTACLE.
13. 2 #10 & 1 #10 GND. FROM PANEL "MR"; COIL WIRING INSIDE J-BOX AND INSTALL H. P. COVER. LABEL "FOR FUTURE COVERED SHELTER POWER RECEPTACLE.
14. 2 #10 & 1 #10 GND. FROM PANEL "MR"; COIL WIRING INSIDE J-BOX AND INSTALL H. P. COVER. LABEL "FOR FUTURE COVERED SHELTER LIGHTING.



1 **PARTIAL ELECTRICAL SITE PLAN**
SCALE: 1"=20'-0"

PLANNING REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

SSA LANDSCAPE ARCHITECTS INCORPORATED

PARTIAL ELECTRICAL SITE PLAN

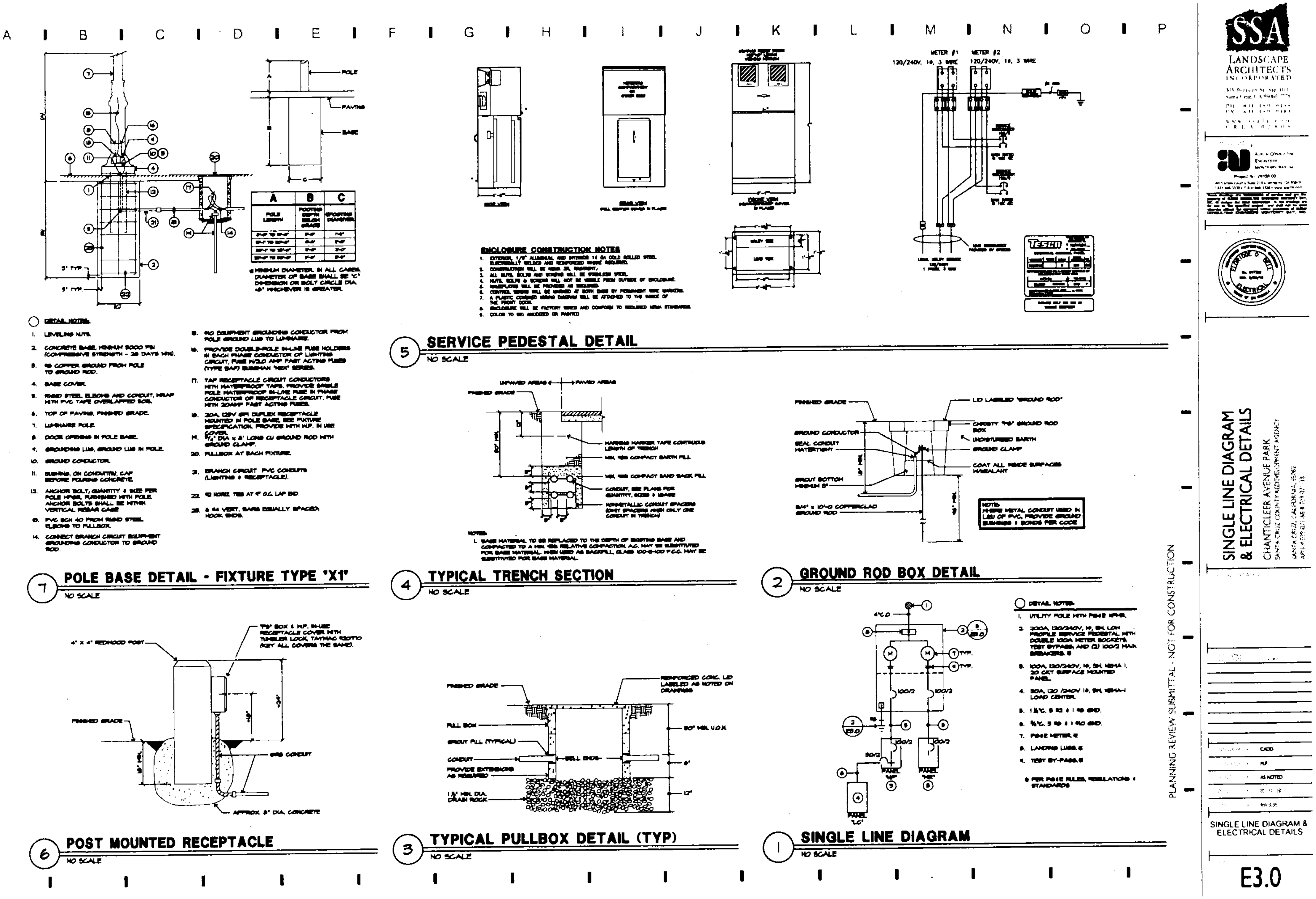
CHANTICLEER AVENUE PARK
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY
SANTA CRUZ, CALIFORNIA

CADD
NJ
AS NOTED

PARTIAL ELECTRICAL SITE PLAN

E2.0

ATTACHMENT 2



SSA LANDSCAPE ARCHITECTS INCORPORATED
SINGLE LINE DIAGRAM & ELECTRICAL DETAILS
CHANTICLEER AVENUE PARK
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY
SANTA CRUZ, CALIFORNIA
PLANNING REVIEW SUBMITTAL - NOT FOR CONSTRUCTION
E3.0
POLE BASE DETAIL - FIXTURE TYPE 'X1'
NO SCALE
SERVICE PEDESTAL DETAIL
NO SCALE
ENCLOSURE CONSTRUCTION NOTES
TYPICAL TRENCH SECTION
NO SCALE
GROUND ROD BOX DETAIL
NO SCALE
POST MOUNTED RECEPTACLE
NO SCALE
TYPICAL PULLBOX DETAIL (TYP)
NO SCALE
SINGLE LINE DIAGRAM
NO SCALE
DETAIL NOTES
METER #1 120/240V, 1Ø, 3 WIRE
METER #2 120/240V, 1Ø, 3 WIRE

ELECTRICAL SPECIFICATIONS

1. THIS SECTION PROVIDES THE BASIC ELECTRICAL REQUIREMENTS THAT SUPPLEMENT THE GENERAL REQUIREMENTS OF DIVISION 1.

2. ALL ELECTRICAL EQUIPMENT AND MATERIALS, INCLUDING INSTALLATION AND TESTING, SHALL CONFORM TO THE LATEST EDITIONS OF THE CALIFORNIA AND NATIONAL ELECTRICAL CODES, CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT, AND ALL LOCAL LAWS AND REGULATIONS THAT APPLY.

3. ELECTRICAL WORK SHALL INCLUDE ALL LABOR AND MATERIALS SHOWN ON THE DRAWINGS AND WHATEVER IS NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION OF ALL ELECTRICAL SYSTEMS.

4. SUBMIT TO THE OWNER'S REPRESENTATIVE SHOP DRAWINGS, MANUFACTURER'S DATA, AND PERTINENT DETAILS FOR ALL ELECTRICAL SYSTEMS. NO EQUIPMENT SHALL BE INSTALLED PRIOR TO THE OWNER'S REPRESENTATIVE'S WRITTEN APPROVAL. ALL CHANGES TO ELECTRICAL OR THE WORK OF OTHER TRADES THAT IS A RESULT OF AN ACCEPTABLE ELECTRICAL SUBSTITUTION, SHALL BE THE SOLE AND COMPLETE RESPONSIBILITY OF THE CONTRACTOR AND CHANGES SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS. NO EXTRA COMPENSATION WILL BE GIVEN FOR THE CONTRACTORS FAILURE TO EXAMINE THE SITE.

6. DEVICE, FIXTURE, AND EQUIPMENT LOCATIONS ARE DIAGRAMMATIC AND ARE SHOWN FOR GENERAL GUIDANCE. EXACT LOCATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO ROUGH IN AND LOCATED TO AVOID INTERFERENCE WITH WORK OF OTHER TRADES.

7. ALL WIRING SHALL BE INDIVIDUAL CONDUCTORS INSTALLED IN CONDUIT. CONDUCTORS SHALL BE COPPER, THWN/THHN, COLOR-CODED.

8. FEEDER CONDUCTORS SHALL NOT BE SPLICED.

9. A CODE SIZED COPPER GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL CONDUITS.

10. CONDUITS: EMT FOR CONDUITS IN CONCEALED SPACES AND IN INTERIOR EXPOSED RUNS ABOVE 6'. GRS FOR EXPOSED CONDUITS OUTDOORS AND WHERE SUBJECT TO PHYSICAL DAMAGE. PVC SCHEDULE 40 UNDERGROUND, IN MASONRY WALLS, OR IN CONCRETE. PVC CONDUITS SHALL BE MINIMUM ¾" DIAMETER.

11. MOTORS AND OTHER EQUIPMENT THAT VIBRATE SHALL BE CONNECTED WITH FLEXIBLE STEEL CONDUIT OR SEALTITE CONDUIT WHERE EXPOSED TO WEATHER.

12. ALL MATERIAL SHALL BE NEW AND UL LISTED.

13. CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR SAFETY CONDITIONS ON THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUALLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL PROVIDE WARNING SIGNS, BARRIERS, LIGHTS, ETC. AS NECESSARY.

14. ENSURE ALL MATERIALS ARE PROPERLY INSTALLED IN A NEAT AND WORKMANLIKE MANNER.

15. CONTRACTOR SHALL PROPERLY STORE ALL MATERIAL ON SITE DURING CONSTRUCTION AND REPLACE ANY DAMAGED MATERIAL AT NO COST TO THE OWNER.

16. LIGHT FIXTURE SUPPORTS SHALL BE DESIGNED TO RESIST ZONE 4 SEISMIC FORCES.

17. LIGHT FIXTURE SHALL BE INSTALLED WITH ALL BALLASTS, LAMPS, FASTENERS, TRIMS, ETC. NECESSARY FOR A COMPLETE INSTALLATION.

18. PROVIDE ALL CUTTING, DRILLING, PATCHING, AND WELDING THAT IS REQUIRED FOR ELECTRICAL CONSTRUCTION WORK.

19. WIRING DEVICES: SWITCHES SHALL BE 20 AMP 120/277VAC. RECEPTACLES SHALL BE 20 AMP 125V 3-WIRE GROUNDING.

20. RECEPTACLES SHALL BE CONNECTED TO THE OUTLET BOX BY MEANS OF A COPPER GROUND WIRE.

21. ALL JUNCTION AND PULLBOXES SHALL HAVE THE VOLUMES REQUIRED BY THE N.E.C. PROVIDE PULLBOXES AFTER A MINIMUM OF 360° OF BEND IN A CONDUIT RUN, WHETHER SHOWN ON THE PLANS OR NOT.

22. CONTRACTOR SHALL PROVIDE TEMPORARY POWER FOR CONSTRUCTION. ENERGY COSTS SHALL BE PAID BY THE CONTRACTOR.

23. CONTRACTOR SHALL PAY ALL APPLICABLE FEES AND OBTAIN ALL LICENSES AND PERMITS NECESSARY FOR COMPLETION OF HIS WORK.

24. SUBMIT TO THE OWNER ONE SET OF RECORD DRAWINGS OF AS-BUILT CONDITIONS. HOMERUN POINTS, CIRCUITING, ALL UNDERGROUND CONDUIT LOCATIONS, ETC. SHALL BE CLEARLY MARKED.

25. ELECTRICAL WORK SHALL NOT BE CLOSED IN OR COVERED WITHOUT INSPECTION AND APPROVAL OF THE OWNER'S REPRESENTATIVE. ANY WORK OR MATERIAL FOUND TO BE NON-CONFORMING WITH THESE PLANS AND SPECIFICATIONS SHALL BE REMOVED. ALL COSTS OF REMOVAL AND REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

26. UPON COMPLETION OF WORK, ALL EQUIPMENT SHALL BE TESTED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE TO DEMONSTRATE ALL SYSTEMS FUNCTION PROPERLY. ALL CIRCUITS SHALL BE TESTED FOR PROPER NEUTRAL CONNECTIONS, AND TEST FREE OF SHORT CIRCUITS AND GROUNDS.

27. UPON COMPLETION OF WORK, REMOVE ALL SURPLUS MATERIALS, RUBBISH, AND DEBRIS THAT ACCUMULATED DURING THE CONSTRUCTION WORK. LEAVE THE ENTIRE AREA NEAT, CLEAN, AND ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.

28. THE CONTRACTOR SHALL GUARANTEE THE ENTIRE ELECTRICAL INSTALLATION FOR A PERIOD OF ONE YEAR FROM THE ACCEPTANCE DATE OF THE OWNER. REPAIRS SHALL BE MADE IN A TIMELY MANNER AT NO COST TO THE OWNER.

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. MATERIALS AND EQUIPMENT SHALL BE U.L. LISTED AND LABELED FOR THE APPLICATION.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTION FEES REQUIRED BY THIS CONTRACT WORK.
3. CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING AND ALLOW FOR ALL FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK NOTED AND CALLED OUT ON ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL OBTAIN INFORMATION AND BE FAMILIAR WITH ALL OTHER TRADES WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN OTHER TRADES ON PROJECT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY AND SHALL PROVIDE INSURANCE COVERAGE AS NECESSARY FOR LIABILITY, PERSONAL, PROPERTY DAMAGE, TO FULLY PROTECT THE OWNER, ARCHITECT AND ENGINEER FROM ANY AND ALL CLAIMS RESULTING FROM THIS WORK.
5. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AT THE PROJECT SITE INDICATING ALL MODIFICATIONS TO ELECTRICAL SYSTEMS. THE CONTRACTOR SHALL AT THE CONCLUSION OF THE PROJECT PROVIDE ACCURATE "AS-BUILT" DRAWINGS ACCEPTABLE TO THE ARCHITECT.
6. ALL MATERIALS PROVIDED TO THE PROJECT SHALL BE NEW. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL INCIDENTAL MATERIALS REQUIRED FOR A COMPLETE INSTALLATION.
7. CONTRACTOR SHALL PROVIDE TO THE ARCHITECT A CONSTRUCTION SCHEDULE OF ELECTRICAL WORK. THE CONSTRUCTION SCHEDULE SHALL IDENTIFY ALL SIGNIFICANT MILESTONES WITH COMPLETION DATES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING ALL EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS.
9. ALL ELECTRICAL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHERPROOF. EXTERIOR CONDUITS RUN INTO BUILDINGS SHALL BE INSTALLED WITH FLASHING, CAULKED AND SEALED. CONDUITS FOR EXTERIOR ELECTRICAL DEVICES SHALL BE RUN INSIDE BUILDING UNLESS OTHERWISE NOTED ON DRAWINGS.
10. ALL CONDUITS UNLESS OTHERWISE NOTED ON DRAWINGS SHALL HAVE AS A MINIMUM, TWO (2) #12s WITH ONE (1) #12 GROUND. "TICK" MARKS SHOWN ON CIRCUITRY ARE FOR ROUGH ESTIMATING ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WIRES AND WIRE SIZES REQUIRED BY LATEST CODE.
11. COORDINATE ALL CONDUIT RUNS, ELECTRICAL EQUIPMENT AND PANELS WITH ALL OTHER WORK TO AVOID CONFLICTS.
12. CONTRACTOR SHALL PROVIDE IN EVERY CONDUIT A DRAW STRING FOR USE IN FUTURE CONSTRUCTION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO (E) UNDERGROUND SYSTEMS (GAS, WATER, TELEPHONE, ELECTRICAL, SEWER, ETC.). THE CONTRACTOR SHALL REPAIR & PAY ALL EXPENSES FOR DAMAGE TO (E) UNDERGROUND SYSTEMS AS A RESULT OF (N) WORK. REPAIR TO DAMAGED UNDERGROUND SYSTEMS SHALL BE TO THE OWNERS SATISFACTION WITHOUT EXTRA EXPENSE TO THE OWNER.

PLANNING REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

SSA
LANDSCAPE ARCHITECTS INCORPORATED

ELECTRICAL SPECIFICATIONS
CHANTICLEER AVENUE PARK
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY

CADD
RLF
AS NOTED

ELECTRICAL SPECIFICATIONS, GENERAL CONSTRUCTION NOTES

E4.0

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PRELIMINARY GEOTECHNICAL INVESTIGATION
For
CHANTICLEER PARK PROJECT
APN 029-071-38 & 39
Santa Cruz County, California

Prepared For
STEVE SUTHERLAND LANDSCAPE ARCHITECTS
Santa Cruz, California

Prepared By
HARO, KASUNICH AND ASSOCIATES, INC.
Geotechnical & Coastal Engineers
Project No. SC9945
June 2010

Project No. SC9945
1 June 2010

STEVE SUTHERLAND LANDSCAPE ARCHITECTS
303 Potrero Street, Suite 40-C
Santa Cruz, California 95060-2778

Attention: Scott Reeves, ASLA

Subject: Final Draft Report of
Geotechnical Investigation

Reference: Chanticleer Park Project
APN 029-071-38 & 68
1975 Chanticleer Avenue
Santa Cruz County, California

Dear Mr. Reeves:

As authorized by your firm, this report presents the final results of our geotechnical investigation of the referenced site together with the comments made of the draft report. The recommendations are based on our discussions with your firm regarding the proposed construction, on a conceptual site plan prepared by the County of Santa Cruz and transmitted to us electronically (dated 29 January 2010), on our reconnaissance of the site, and our sub-surface exploration. We have incorporated responses to your comments e-mailed to us on 30 April 2010 after your review of our draft report of 5 April 2010.

Purpose and Scope

The purpose of our investigation was to explore and evaluate surface and subsurface soil conditions at the site, and to provide geotechnical-related design parameters for design and construction of improvements at the site. The specific scope of our services was as follows:

1. Review the data in our files pertinent to the site. Review information relating to soils and groundwater contained in the Phase I Environmental Assessment of the site by RRM Engineers, Incorporated dated 19 June 2009.

2. Explore the subsurface conditions at the site with fifteen (15) exploratory borings to depths of 3 feet to 21½ feet. Install three (3) percolation test pipes at each of three locations at the site. Collect one (1) bulk sample at the site of the proposed parking area for R-value testing.

3. Perform Standard Penetration Tests at selected depths to evaluate the in-situ properties of the soil. Test selected soil samples to determine the pertinent engineering properties of the foundation-zone soils in the area of the proposed structures. Monitor ground water levels at each of the three proposed percolation test hole locations from 2 February 2010 to 17 March 2010.

4. Analyze the field and laboratory data to develop geotechnical-related recommendations for general site grading, building foundations, flexible and rigid pavement, subgrade preparation, and site drainage. Discuss feasibility of on-site retention of stormwater runoff.

5. Present the results of our investigation in this design-level report.

Project Description and Location

The project comprises construction of a new Santa Cruz County park in the Live Oak area of Santa Cruz County. The site is on the west side of Chanticleer Avenue approximately 1000 feet north of Capitola Road (See Site Vicinity Map, Figure 1). The park will include picnic and recreation areas, a combined public restroom/park maintenance building, and associated pavement for circulation and parking. The existing residence and water tower at the site may possibly be preserved as interpretive centers, with the water tower to be moved from its present location to one nearer the residence.

It is our understanding based on our review of the Conceptual Plan for the park by the Santa Cruz County Parks, Open Space, and Cultural Services Department that the restroom/maintenance building and water tower are to be the only new structurally significant structures at the site, both to be located on the north parcel. We assume the water tower will not support a water tank. The picnic area on the north side of the south parcel will be an open-sided roofed structure.

Site Description

The site consists of two contiguous nearly level lots. The northernmost lot (APN 029-071-38) is approximately 265 feet wide by 380 feet deep. Numerous residential and service structures which once occupied the site have been demolished leaving a single family dwelling and a wood-framed water tower. This parcel slopes at approximately 1 percent to the southeast. The southernmost parcel (APN 029-071-68) is approximately 290 feet wide by 320 feet deep. This parcel slopes at less than 1 percent to the southeast with depressions that prevent runoff. At the time of our subsurface exploration there was standing water on this parcel. No previous development on this south parcel other than minimal concrete flatwork is noted on the topographic map by Cary Edmundson and Associates Land Surveying provided for our review. Both sites are vegetated

with a mix of grasses and mature trees. Select mature pine, fir, cedar, and redwood trees on both parcels will be preserved.

Existing driveways on the north parcel that remain from historical development are relatively smooth and provide firm support for light vehicle traffic. Remnants of concrete slabs remain scattered across the site. In other areas, particularly where structures have been demolished, surface soils are soft and of uneven elevation. Wood chips have been spread as mulch on portions of the north parcel. The south parcel has numerous areas where water ponds following rain events. Access to these areas is challenging even on foot under these conditions.

Subsurface Exploration

Subsurface conditions were investigated on 3 February and 4 February 2010. Exploration consisted of fifteen (15) borings drilled to depths of 3 feet to 21½ feet. The approximate location of the test borings are indicated on the Boring Location Site Plan (Figure 2). The borings were advanced with 6-inch diameter continuous flight-auger equipment mounted on a truck or on a tractor.

Representative soil samples were obtained from the exploratory borings at selected depths, or at major strata changes. These samples were recovered using the 3.0 inch O.D. Modified California Sampler (L) or the Standard Terzaghi Sampler (T).

The penetration resistance blow counts noted on the boring logs were obtained as the sampler was dynamically driven into the in situ soil. The process was performed by dropping a 140-pound hammer a 30-inch free fall distance and driving the sampler 6 to 18 inches and recording the number of blows for each 6-inch penetration interval. The blows recorded on the boring logs represent the accumulated number of blows that were required to drive the last 12 inches.

The soils encountered in the borings were continuously logged in the field and described in accordance with the Unified Soil Classification System (ASTM D2486). The Logs of Test Borings are included in Appendix A of this report. The Boring Logs denote subsurface conditions at the locations and time observed, and it is not warranted that they are representative of subsurface conditions at other locations or times.

A bulk sample for R-value testing was collected on 3 February 2010 in the area of the proposed parking lots. Percolation test materials were placed in nine (9) of our borings with 3 each at three separate locations (See Boring Site Plan Figure 2).

Laboratory Testing

The laboratory testing program was directed toward determining pertinent engineering and index soil properties.

The natural moisture contents and dry densities were determined on selected samples and are recorded on the boring logs at the appropriate depths. Since water has a significant influence on soil, the natural moisture content provides a rough indicator of the soil's compressibility, strength, and potential expansion characteristics.

The strength parameters of the underlying earth materials were determined from field test values derived from field penetration resistance of the in situ soils. Atterberg Limits testing was performed to aid in soil classification and as an indicator of expansion potential of the native soils. Gradation analysis was performed on soils in the foundation zone to determine grain size distribution and specifically the proportion of fines in the soils. In addition, grain size analysis was performed on samples from deeper strata to identify potential absorption zones which conceivably could receive storm water in the event near-surface soils are not suitable for infiltration as determined by the project civil engineers.

The results of the field and laboratory testing appear on the "Logs of Test Boring" opposite the sample tested.

Subsurface Conditions

Based on our subsurface exploration, the general soil conditions below the site consist of silty sands and sandy silts in the upper 1 to 2 feet and low to moderately expansive lean sandy clays in the upper 2 to 5 feet. From 5 feet to approximately 8 feet below the surface, the fines content is decreasing but still significant. Another clayey layer is present from 8 to 10 feet below the surface. Borings deeper than 10 feet indicate the presence of gravel layers below 10 feet interbedded with sands and clayey sands.

Groundwater

Groundwater was encountered in most of our borings during drilling. A seepage zone beginning at approximately 2 feet below the ground surface was noted in several borings on the north parcel. Ground water depths will probably vary seasonally, and can be expected to fluctuate due to variations in rainfall or other factors not evident during our investigation. Our deepest boring (B-5 to 21½ feet) was left open overnight and no groundwater was noted the following day although sloughing had reduced the depth to approximately 16 feet. This may indicate greater potential for percolation of excess storm water at deeper depths.

Groundwater was monitored at regular intervals following installation of percolation pipe, beginning the day after drilling was completed and at two week intervals thereafter. Monitoring is on-going at the site. Results as of the date of this report are summarized in the attached spreadsheet Figure 34.

After three groundwater readings, it was noted that percolation rates in the upper 10 feet of native soils may be measured in inches per day rather than inches per hour. The hydraulic gradient at the site is quite low based on the geologic dip of the underlying Purisima formation sandstone of approximately 2 degrees to the southeast. Through-flow of groundwater is unlikely to be a major design consideration for drainage facilities. The saturation of near surface soils following rain events is due to surface water percolation through to relatively impervious soils in the upper 10 feet. It seems that the upper 10 feet of native soils are unsuitable for on-site retention of excess run off.

Formal percolation testing at the site was considered impractical due to high groundwater and saturation of surface soils. Percolation testing is currently on-hold and not perceived to be performed in the near future, thus not discussed further in this report.

Site Geology

A review of the Preliminary Geologic Map of Santa Cruz County (Brabb, 1997) indicates the parcel is in an area of lowest emergent coastal terrace deposits (Qcl). The coastal terrace deposits are semi-consolidated, moderately well sorted silt, sand and gravel deposits. The area is underlain by Purisima Formation sandstone (Tp) although we could not conclusively identify the contact in our borings. The depth of the contact between terrace deposits and Purisima Formation bedrock has been noted on geologic maps from 20 to 40 feet below the existing ground surface.

Our site exploration and observations are generally in concurrence with the geologic description.

Seismic Shaking

The primary seismic hazard associated with the proposed construction appears to be the potential for strong ground shaking. Experience following the 17 October 1989 Loma Prieta earthquake indicates that the quality of construction is a primary factor affecting the amounts of earthquake damage sustained by wood framed structures. Most of the structural damage from the Loma Prieta earthquake was sustained in buildings where the foundations were not adequately embedded into firm materials, where the wood-frame was not well braced for lateral shear and/or where the wood-frame was not securely tied to the building foundations.

Conversely, where wood-frame structures were supported on foundations embedded into firm material, well braced for lateral shear and securely tied to the foundation, structural damage was generally minor, even in areas quite close to the epicenter where structures sustained very strong to severe ground shaking. Based on these considerations, the risk of substantial structural damage from earthquakes appears relatively low for well-built structures which incorporate lateral shear bracing and modern building code requirements into their design and construction.

It is highly probable that a major earthquake will occur in northern California during the next 50 years. During a major earthquake epicentered nearby, there is a potential for severe ground shaking at this site. Structures designed in accordance with the most current California Building Code (CBC) should react well to seismic shaking.

Based on Standard Penetration Test (SPT) blow count information obtained from our borings, and on our observations of the subsurface soil conditions, we have classified the site "Site Class D" as defined in Table 1613.5.5 of the 2007 CBC.

Liquefaction

The subject property is located in mapped areas of low liquefaction potential (Maps Showing Geology and Liquefaction Potential of Quaternary Deposits in Santa Cruz County, California, Dupre`, 1975). Due to the geologic structure of the site and the relative densities of soils encountered in our subsurface exploration, the potential for liquefaction is considered low at this site.

Expansive Soils

Clayey soils encountered in our borings are generally of low plasticity and expansion potential (Plasticity Index ≤ 12). The exception is in the area of the proposed restroom/maintenance building where soils with moderate expansion potential (Plasticity Index = 23) were encountered at a depth of approximately 2½ feet. See the Site Grading section of this report for mitigation recommendations.

Discussion, Conclusions and Recommendations

Based on the results of our investigation, the proposed project appears compatible with the site, provided the following recommendations are incorporated into the design and construction of the proposed project.

Geotechnical considerations at the site include the expansion potential of near surface soil, seepage potential of in-situ soils, providing uniform bearing support for foundations, preparation of subgrade for pavements, site drainage and potential for strong seismic shaking.

Conventional spread footings supported by engineered fill or mat structural concrete slabs-on-grade are considered appropriate for the proposed structures.

We have provided geotechnical-related design parameters and seismic design; and recommendations for general site grading, foundations, slabs-on-grade, pavement subgrade preparation, and site drainage in this report.

To increase the bearing capacity of the near surface soils and reduce the potential for differential settlement, we recommend redensification of soil under the proposed restroom/maintenance building and water tower. If clay soils are encountered, they should be removed and replaced with native or imported non-expansive material. If practicable, they may be blended with on-site soils to produce a soil with a Plasticity Index less than 15 and placed as engineered fill. Imported fill should meet the requirements included in the site grading section of this report.

Provided building pads are redensified as recommended, continuous spread footing foundations are appropriate for the restroom. We have also presented criteria for mat structural slab foundations to minimize grading.

Pavement subgrades should be prepared according to our recommendations.

The following recommendations should be used as guidelines for preparing project plans and specifications:

Site Grading

1. The geotechnical engineer should be notified **at least four (4) working days prior to any grading or foundation excavating** so the work in the field can be coordinated with the grading contractor and arrangements for testing and observation can be made. The recommendations of this report are based on the assumption that the geotechnical engineer will perform the required testing and observation during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.

2. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557.

3. Areas to be graded should be cleared of obstructions including loose fill, debris, trees not designated to remain, existing structures, and other unsuitable material. Existing depressions or voids created during site clearing should be backfilled with engineered fill. Existing underground

utilities uncovered in the course of grading and trenching should be removed or capped and abandoned in place. Existing wells, if any, should be brought to the attention of the Santa Cruz County Environmental Health Department and abandoned or developed in accordance with their recommendations. Any individual sewage disposal systems uncovered should be brought to the immediate attention of the Environmental Health Department and the geotechnical engineer.

4. Cleared areas should then be stripped of organic-laden topsoil. Stripping depth should be from 4 to 6 inches. Actual depth of stripping should be determined in the field by the geotechnical engineer. Strippings should be wasted off-site or stockpiled for use in landscaped areas if desired.

5. Areas to receive engineered fill and/or the subgrade beneath interior slabs should be scarified to a depth of 8 inches, moisture conditioned, and compacted to at least 95 percent relative compaction. The on-site soil may need to be moisture conditioned to achieve suitable moisture content for compaction based on ASTM Test D1557. These areas may then be brought to design grade with engineered fill.

6. Engineered fill should be placed in thin lifts not exceeding 8 inches in loose thickness, moisture conditioned, and compacted to at least 90 percent relative compaction. The upper 6 inches of pavement and slab subgrades should be compacted to at least 95 percent relative compaction. The aggregate base below pavements should likewise be compacted to at least 95 percent relative compaction.

7. If grading is performed during or shortly after the rainy season, the grading contractor may encounter compaction difficulty, such as pumping or bringing free water to the surface, in the upper surface clayey and silty sands. If compaction cannot be achieved after adjusting the soil moisture content, it may be necessary to over-excavate the subgrade soil and replace it with angular crushed rock to stabilize the subgrade. We estimate that the depth of over-excavation would be approximately 24 inches under these adverse conditions.

8. In general, the on-site soils appear suitable for use as engineered fill. However, clay soils with low to moderate expansion potential discovered in the course of grading may be unsuitable and may need to be removed. Removed material may be placed as engineered fill elsewhere on the parcel where no structures or roadways are planned. Materials used for engineered fill which must be imported should be free of organic and deleterious material, contain no rocks or clods over 4 inches in dimension,

and should contain no more than 15 percent by weight of rocks larger than 2½ inches. Imported fill should also be granular, have a Plasticity Index of less than 15, and should have sufficient binder to allow excavations to stand without caving. At least 72 hours prior to delivery to the site, a representative sample of proposed import should be sent to our laboratory for evaluation. Clayey material may be blended with native granular soils to produce a material which meets the same criteria as imported fill material. A sample of blended material should also be sent to our laboratory for evaluation prior to use as engineered fill.

9. We estimate shrinkage factors of 15 to 25 percent for on-site materials when used in engineered fills.

10. Temporary excavations should be properly shored and braced during construction to prevent sloughing and caving at sidewalls. The contractor should be aware of all CAL- OSHA and local safety requirements and codes dealing with excavations and trenches.

11. After the earthwork operations have been completed and the geotechnical engineer has finished his observation of the work, no further earthwork operations shall be performed except with the approval of and under the observation of the geotechnical engineer.

Building Foundations-Conventional Spread Footings

12. In general, it is our opinion that the native soils underlying this site possess adequate engineering characteristics for support of the proposed restroom/maintenance building and water tower foundations and structural pavements, provided our recommendations are incorporated into the design and construction of the project. To provide firm and uniform bearing support for building foundations, and to mitigate the effects of possible expansion of the underlying clays, foundation footings should be supported by a minimum of 24 inches of engineered fill. The area of redensification should extend at least 3 feet beyond the building perimeter in all directions. Engineered fill may be native or imported soil. However, the moderately expansive clay soils discovered in the course of our field exploration may be unsuitable and may need to be removed or blended with non-expansive on-site material. If after review of the clayey material a mixture with non-expansive on-site material is deemed acceptable, the material may be reused. Close supervision of the blending process by the geotechnical engineer is recommended to determine if the product is suitable for engineered fill.

13. Following stripping of existing vegetation and the upper 4 to 6 inches of native soil, the proposed building pads should be subexcavated to the required depth over the required area. For a hypothetical footing depth of 15 inches, this would require subexcavation to a depth of at least 31 inches below the existing ground surface or 16 inches below proposed bottom of footings. The upper 8 inches of the bottom of the subexcavation should then be scarified, moisture conditioned to a moisture content 4 to 6 percent over optimum, and compacted to at least 90 percent relative compaction. This 8 inch layer may be included in the recommended engineered fill depth of 24 inches. Engineered fill should be placed in thin lifts not exceeding 8 inches in loose thickness, moisture conditioned, and compacted to at least 90 percent relative compaction. The upper 6 inches of slab subgrades should be compacted to at least 95 percent relative compaction.

14. Foundations designed in accordance with items 12 and 13 above may be designed for an allowable soil bearing pressure of 2,000 psf for dead plus live loads. This value may be increased by one-third to include short-term seismic and wind loads.

15. Lateral load resistance for structures supported by foundation footings may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.35 is considered applicable.

16. Provided our recommendations are incorporated into the design and construction of the project, maximum post-construction total and differential settlement of foundations is anticipated to be less than 1 inch and ½ inch respectively.

17. Footings should be reinforced in accordance with applicable CBC and/or ACI standards. However, we recommend the footings contain a minimum steel reinforcement of four (4) No. 4 bars; i.e., two near the top and two near the bottom of the footing.

18. Footing trench excavations should be thoroughly cleaned and observed by the geotechnical engineer prior to placing forms and steel to verify subsurface soil conditions are consistent with the anticipated soil conditions and the footings are in accordance with our recommendations.

Building Foundations-Structural Mat Slab

19. To minimize grading at the site, the proposed structures may also be supported by a structural mat slab. The structural mat slab should be

embedded a minimum of 8 inches below the design finish subgrade. The building pad should be stripped of turf and organic-laden topsoil to a depth of 8 inches. The upper 6 inches of subgrade should then be scarified, moisture conditioned and compacted to at least 90 percent relative compaction. The foundation may be designed for an allowable bearing capacity of 1,500 psf.

20. Lateral load resistance for the structure supported on the structural slab may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.35 may be used.

21. The structural mat slab may experience the effects of expansion of the underlying clay soils, including differential settlement or lifting. The slab should be designed to allow re-leveling of the slab should this occur.

Building Foundations-Piers

22. It is our understanding that the picnic structure may be an open-sided structure with the roof supported by poles. The poles may be attached to the tops of reinforced concrete piers. Alternately the poles may be buried directly in soil. Minimum pier or pole diameter is 12 inches. In both cases piers or poles designed for end bearing should penetrate loose or clayey surface soils and be embedded at least 12 inches into underlying medium dense clayey sands. We anticipate pier depths of approximately 7 feet. An allowable bearing capacity of 1500 psf may be used for design of end bearing piers or poles.

23. To counteract uplift forces due to wind or other causes the piers may be designed for skin friction only, using an allowable skin friction of 500 psf per lineal foot for dead plus live loads. This value may be increased by one-third to include the effects of short term wind and seismic loads. The top 5 feet of soil in pier holes should be neglected in design of the piers using skin friction.

Concrete Slabs-on-Grade

24. Building floor slabs and exterior slabs should be constructed on properly moisture-conditioned and compacted soil subgrades. Soil subgrades should be prepared and compacted as recommended above. Prior to placement of concrete the subgrade should be thoroughly pre-moistened to 4 to 6 percent above optimum moisture content.

25. Where floor dampness must be minimized or where floor coverings will be installed, concrete slabs-on-grade should be constructed on a capillary break layer at least 4 inches thick, covered with a membrane vapor

retarder. Capillary break material should be free-draining, clean gravel or rock, such as ¾ inch gravel. The gravel should be washed to remove fines and dust prior to placement on the slab subgrade. The vapor retarder should be a high quality membrane, least 10 mil thick, and puncture resistant (MoistStop or equivalent). A layer of sand about 2 inches thick should be placed between the vapor retarder and the floor slab to protect the membrane and to aid in curing concrete. The sand should be lightly moistened prior to placing concrete.

26. It should be clearly understood concrete slabs are not waterproof, nor are they vapor-proof. The aforementioned moisture retardant system will help to minimize water and water vapor transmission through the slab, however moisture sensitive floor coverings require additional protective measures. Floor coverings must be installed according to the manufacturer's specifications, including appropriate waterproofing applications and/or any recommended slab and/or subgrade preparation. Consideration may also be given to recommending a topical waterproofing application over the slab or including admixtures such as Xypex in the concrete design mix.

27. Exterior concrete slabs-on-grade should be founded on firm, well-compacted ground as delineated above. Reinforcing should be provided in accordance with the anticipated use and loading of the slab. The reinforcement should not be tied to the building foundations. These exterior slabs can be expected to suffer some cracking and movement. However, thickened exterior edges, a well-prepared subgrade including pre-moistening prior to pouring concrete, adequately spaced expansion joints, and good workmanship should minimize cracking and movement.

Utility Trenches

28. Trenches must be properly shored and braced during construction or laid back at an appropriate angle to prevent sloughing and caving at sidewalls. The project plans and specifications should direct the attention of the contractor to all CAL OSHA and local safety requirements and codes dealing with excavations and trenches.

29. Utility trenches that are parallel to the sides of buildings should be placed so that they do not extend below an imaginary line sloping down and away at a 2:1 (horizontal to vertical) slope from the bottom outside edge of all footings. The structural design professional should coordinate this requirement with the utility layout plans for the project.

30. Trenches should be backfilled with granular-type material and uniformly compacted by mechanical means to the relative compaction as required by county specifications, but not less than 95 percent under paved areas and 90 percent elsewhere. The relative compaction will be based on the maximum dry density obtained from a laboratory compaction curve run in accordance with ASTM Procedure #D1557-91.

31. We strongly recommend placing a 3 foot concrete plug in each trench where it passes under the exterior foundations. Care should be taken not to damage utility lines.

32. Trenches should be capped with 1.5± feet of relatively impermeable soil.

Pavement Design

33. Pavement design is beyond the scope of our services for this project. However, we have conducted one R-value test for use in designing structural pavement sections. For the test performed the R-value is 11. Due to the limited number of tests, we recommend reducing this value by at least 33 percent for structural pavement design.

34. For pavement sections to perform to their greatest efficiency, it is important to consider the following:

    a. Scarify and moisture condition the top 8 inches of subgrade and compact to a minimum relative compaction of 95 percent, at a moisture content which is about 2 to 4 percent above laboratory optimum value.

    b. Provide sufficient gradient to prevent ponding of water.

    c. Use only quality materials of the type and thickness (minimum) specified. All baserock (R=78 minimum) must meet CALTRANS Standard Specifications for Class 2 Untreated Aggregate Base (Section 26). All subbase (R=50 minimum) must meet CALTRANS Standard Specifications for Class 2 Untreated Aggregate Subbase, (Section 25).

    d. Compact the baserock and subbase uniformly to a minimum relative compaction of 95 percent.

e. Place asphaltic concrete only during periods of fair weather when the free air temperature is within prescribed limits.

f. Maintenance should be undertaken on a routine basis.

Surface Drainage and Erosion Control

35. It is our understanding that an engineered drainage plan to handle surface runoff will be developed for this site. See the Percolation Test Results section below for information for use in design of retention or detention facilities. Site drainage should be adequately controlled both during and after construction. Soil stockpiled in the course of construction should be covered or otherwise protected against erosion.

36. The site should be graded to promote positive runoff towards an approved discharge point offsite or to on-site retention or detention facilities.

37. All exposed soil should be landscaped and permanently protected against erosion as soon as possible after grading.

38. We recommend that full gutters be used along roof down eaves to collect storm runoff water and channel it through closed rigid conduits to a suitable discharge point away from all structural improvements or to the storm water retention system.

39. Surface drainage should include provisions for positive gradients so that surface runoff is not permitted to pond adjacent to foundations and on pavements. Surface drainage should be directed away from the building foundations, on a minimum gradient of 2 percent for impervious surfaces (5 percent for pervious surfaces) for a distance of at least 5 feet to an adequate discharge point. Concentrations of surface water runoff should be handled by providing necessary structures, such as paved ditches, catch basins, etc.

40. 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.

41. The migration of water or spread of extensive root systems below foundations, slabs, or pavements may cause undesirable differential movements and subsequent damage to these structures. Landscaping should be planned accordingly.

42. Drainage patterns approved at the time of fine grading should be maintained throughout the life of proposed structures.

Groundwater Monitoring

43. Groundwater levels were monitored at two week intervals. Actual total rainfall preceding and following our observations was not measured at the site nor was it available from National Weather Service records.

44. At our first observation of groundwater levels on 5 February 2010, the day after completion of drilling, the depth of groundwater varied from 3 feet below the existing ground surface at the proposed parking area to 0.5 feet below the existing ground surface at the southeast corner of the site.

45. At our next reading on 17 February 2010 following a period of light infrequent rainfall, groundwater levels had fallen to 3.2 feet below the existing ground surface in the parking area and 1 foot below the surface in the southeast corner.

46. At our reading on 3 March 2010 following 4 to 5 days of at times intense rainfall, the deepest groundwater level measured was 1.8 feet below the surface in the parking area and virtually at the surface in 6 of the other piezometers.

47. Therefore, even under the best winter conditions, i.e. after a break in rain events, the groundwater level was no greater than 3.2 feet (P-2bgs) and the best percolation rate was estimated to be 1 inch every 2 days (P-15). Based on these observations (results) a formal 4 hour percolation test program is unlikely to reflect acceptable levels of percolation in the upper 10 feet of the native soils.

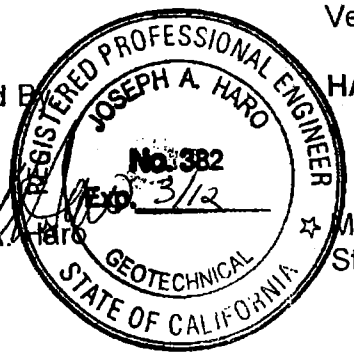
We respectfully request that we be allowed to review project plans and specifications as they become available so that we may verify that our recommendations have been incorporated into the design. In addition, it is recommended that a representative of Haro, Kasunich, and Associates be on-site for any subsequent subsurface exploration or excavation so that we may confirm that anticipated soil conditions are present throughout the project area.

ATTACHMENT 3

If you have any questions, please contact our office.

Very truly yours,

Reviewed By



HARO, KASUNICH AND ASSOCIATES, INC.

Joseph A. Haro
G.E. 382

Mike Hopper
Staff Engineer

MH/dk
Attachments
Copies: 3 to Addressee

Mesiti-Miller Engineering, Inc.
Civil and Structural Engineering

February 18, 2011

Steve Sutherland, President
SSA Landscape Architects, Inc.
303 Portrero Street, Suite 40-C
Santa Cruz, CA 95060
(831) 459 0455

Re: Chanticleer Park – Preliminary Storm Drainage Report
MME Project No: 9226

Dear Steve:

We have prepared the enclosed report for Chanticleer Park in accordance with our scope.

Respectfully yours,

Rodney Cahill, C.E., LEED
Civil Engineer IV

Reviewed by,

Mark Mesiti-Miller
President

Enclosures

cc: Project File

I:\9226 Chanticleer Park\Reports\Preliminary Drainage Report\Prelim Drainage Rpt.doc

Chanticleer Park - Preliminary Storm Drainage Report

1. Introduction

Purpose

Mesiti-Miller Engineering, Inc. (MME) prepared this report at the request of Steve Sutherland and Associates (SSA) for the Chanticleer Park project. The purpose of this report is to provide preliminary hydrologic and hydraulic analyses of existing and proposed drainage conditions.

Project Description

The project is a neighborhood park located on a 4.52 acre site in Live Oak, Santa Cruz. The site consists of two adjoining lots on the west side of Chanticleer Avenue between Capitola Road and Highway 1.

The proposed park generally includes a restored farm house, a restroom and maintenance building, picnic shelters, parking lot, children's play areas, community gardens, dog parks, tennis and bocce courts, a bike track, junior skating area, walking trails, orchards, tree groves, a lawn and open space for drainage swales and native grasses.

2. Existing Drainage Conditions

Site Slope and Soils

The site slopes gently to the southeast at an average slope of approximately one percent. Numerous closed depressions collect rainfall and during rainy periods standing water is common on the southern parcel. The surface soils are loose, uneven, and disturbed by rodent activity. The Geotechnical Investigation reported silty sands, sandy silts, and low to moderately expansive lean sandy clays in the upper 10 feet. High groundwater conditions exist; the measured depths to groundwater ranged from 1.6 to 3.0 feet in the northeast and between 0.5 and 0.0 feet in the southeast[1].

Existing Impervious Area

For drainage detention facility sizing and to calculate the drainage fee credit we measured the impervious area existing at the site pre-1969 and prior to the County incorporating the Zone 5 drainage district. We reviewed archived building permits, County Assessor's records, and topographic survey maps and compared them with an aerial photograph taken in 1963[2,3,4]. Based on these documents we determined the pre-1969 existing impervious area is 1.04 acres, or 23% of the parcel area (Figures, Drawing C4.2).

Off-site Run-on

Minor quantities of runoff from upstream properties to the north and south-west flow on to the site. The drainage area for the overall watershed is about 5.96 acres and about 1.44 acres or 24% is from off-site properties (Drawing C4.1).

Site Runoff

The site is divided into two sub watershed areas since there are two points where runoff flows from the site. Drainage Area 1 includes most of the site and Drainage Area 2 covers the north-east corner (Drawings C4.1). Preliminary hydrologic calculations for both drainage areas under pre-development conditions are presented in Appendix A.

We used the Rational Method to develop preliminary runoff rates for the 2, 5, 10, 25, and 100-year storm events per County Design Criteria (CDC) standards. We calculated a weighted coefficient of runoff for the two drainage areas under pre- and post-development conditions, factored for antecedent moisture conditions per the CDC. Rainfall intensity calculations were prepared using the rainfall isopleths and intensity equation given in Figures SWM-2 of the CDC (Appendix A). We examined watershed surface slopes, flow path lengths and surface roughness to accurately calculate the time of concentration (Drawing C4.1). We calculated the time it would take rainfall to runoff to the point of concentration by considering three distinct flow regimes; sheet flow using Manning's Kinematic Wave Equation, shallow concentrated flow, and channel flow in accordance with TR-55 methodology (Table 11, Appendix A). We accounted for the change in drainage area time of concentration under post-development conditions due to the use of pipes.

In addition we prepared a detailed hydrologic and hydraulic model using unit hydrograph methods and HydroCAD 8.00 software to check our results and improve detention facility design. Resulting flow rates were higher than from simplified methods based in part on the Type D hydrologic soil group and rainfall depths of six and nine inches for the 10-year and 25-year storms[5]. Other parameters that caused an increase in estimated runoff included the use of an SCS Type I rainfall pattern consistent with the Central Coast of California, and an Anetecedent Moisture Condition of 3 to account for the clay soils found at the site. A full report containing calculation paramenters, methods, and results including graphical charts is included in Appendix E.

Downstream System

We evaluated the downstream drainage system by reviewing the Zone 5 Master Plan and found the downstream drainage system is adequate and meets current standards.

Runoff from the site currently flows over the sidewalk on to Chanticleer Avenue and into the underground street drainage system. A Redevelopment project in 1993 upgraded the Chanticleer Avenue storm drain to a 36-inch diameter pipe with sufficient capacity to carry the design 10-year storm. The capacity of the 36-inch storm drain between Capitola Road and Harper Lane is 61 cubic feet per second (cfs), slightly greater than the required design discharge for the 10-year storm; 59 cfs (Pipe 051110-051118)[6]. Beyond Harper Lane the drainage system capacity increases significantly; firstly pipe size increases to 48" and

then flow releases into an open channel joining Rodeo Gulch and eventually Corcoran Lagoon (Appendix B).

Near the southeast corner of the site the invert elevation of the street drainage system is about 8 feet below the surface. A sanitary sewer main also exists at a similar depth on the project-side of the street.

3. Proposed Drainage Conditions

Site Slope and Soils

To keep the park surface reasonably dry and useable soon after wet weather, the proposed grading plan anticipates importing fill and raise the high-use core area of the southern parcel about six inches to one foot and thereby gain separation above the high groundwater. To meet County Environmental Planning requirements for the project to minimize grading and to control imported material costs the plan calls for excavation of broad swales in the open space areas to both improve the balance of cut and fill and to provide bio-detention areas for stormwater quality treatment.

We anticipate near-surface soils will become dryer once the surface is compacted, stabilized and drained, however groundwater may continue to rise toward the surface under hydraulic pressure from upslope areas and capillary action. Accordingly the plans call for under-drainage systems beneath the historic building and lawn area to reduce future maintenance expenses arising from wet soils (Drawing C4.0).

Proposed Impervious Area

Our preliminary analysis indicates the currently proposed impervious area is 81,550 square feet (1.87 acres), or about 36,125 sf (0.83 acres) more than existing (Drawing C4.3).

	Drainage Area 1	Drainage Area 2	Total
Pre-Existing Impervious Area (SF)	38,897	6,528	45,425
Proposed Impervious Area (SF)	67,750	13,800	81,550
Net New Impervious Area (SF)	28,853	7,272	36,125
Detention Volume Required (CF)	1,070	270	1,340

As a result, detention facilities are required to store peak runoff volumes and maintain post-development runoff rates at pre-development levels for the design storm. Retention or infiltration facilities are not required since the site is outside of the County-identified groundwater recharge zone. In addition, native silty soils and high groundwater conditions are unsuitable for drainage retention or infiltration facilities[7].

The bio-detention systems were sized for the 10-year 15 minute time of concentration storm event using the modified rational method with a 25% safety factor (Appendix C).

Off-site Run-on

The proposed drainage plan includes drainage inlets at several locations around the property perimeter to pick up run-on from adjacent properties and route it safely around the core facilities and to the downstream street drainage system. In accordance with County design criteria, this off-site run-on and runoff from pervious areas is routed in a separate disconnected drainage system around the bio-detention areas (Drawing C4.0).

Site Run-off

DPW staff confirmed the site surface drainage system should be designed using standard rational method hydrologic calculations for the 10-year storm per DPW standards[8]. Preliminary hydrologic calculations for both drainage areas under post-development conditions are presented in Appendix A. The rational method calculations do not account for the proposed detention facilities and therefore show how the proposed development would increase flow without detention. Since detention is included in this project runoff rates will be controlled to pre-development levels per County requirements.

A detailed hydrologic and hydraulic model was prepared to examine proposed drainage conditions and determine the detention facility details required to cause no increase in flow off the site due to the project (Appendix E).

We prepared preliminary pipe sizing based on tributary drainage areas and these pipes were sloped and graded to provide self-cleansing velocities and adequate pipe cover (Drawings C4.0 and C4.3). Pipe sizes were subsequently refined based on the model results.

Downstream System

The proposed design has two connections to the underground street drainage system via two new manholes; one near the southeast corner of the site and one near the Chanticleer Lane intersection. The new storm drainage pipes are designed to cross above the existing sewer main in Chanticleer Avenue (Drawing C4.0).

Low Impact Design (LID)

The key Low Impact Design (LID) objectives of the drainage plan were to slow down and filter stormwater to reduce the impact of development on water resources. To do this we prepared a grading plan to divert drainage from the central core of hard-scape and parking areas into a perimeter of pre-treatment bioswales and stormwater bio-detention areas.

We collaborated with site designers early in the process to minimize impervious areas and prioritize semi-pervious surfacing in picnic areas and walking trails. We also identified large spaces for water quality treatment swales early in the design to provide the opportunity for vegetative water quality treatment techniques.

LID drainage techniques we recommend for the project include disconnected impervious areas, vegetated bio-swales to treat a range of storms, and vegetated bio-detention basins to treat the high-flow runoff. These systems will slow down runoff, provide filtration, storage, evaporation, and biological photo-remediation for pollutants. We prepared details for a ballasted impermeable liner below the excavated swales and bio-detention basins to protect storage volumes against inundation by perched groundwater and to protect the subsoil form saturation (Drawing C4.4).

A sediment trap is planned for the bike pump track to keep sediment out of the drains (Drawing C4.0). A maintenance agreement and periodical inspection and cleaning will be required for the bio-detention areas and sediment trap. Maintenance for the sediment trap will include periodic cleaning by vacuum truck or shovel. The bio-retention areas will require similar maintenance to the landscaped areas (Appendix D)[9].

Summary of LID Strategies included in design:

1. Preserving redwood and oak tree groves throughout the site
2. Minimizing grading activities within the dripline of individual trees and groves
3. Reducing imported grading volumes through excavation of broad swales
4. Disconnecting the impervious tennis courts by connecting drainage to a vegetated swale near the bocce court
5. Disconnecting the impervious central core and restored house areas by connecting drainage to a vegetated swale along the frontage
6. Using bioswales to treat stormwater from the parking lot and central core
7. Using biological detention facilities to store peak runoff volumes from the parking lot and central core
8. Using a water quality inlet device to trap sediment from the bike track
9. Maximizing the size of landscape and open space areas and providing mulch and soil amendments to improve plant and soil health
10. Planning for construction-phase erosion control
11. Maintaining water quality devices through regular inspection and cleaning

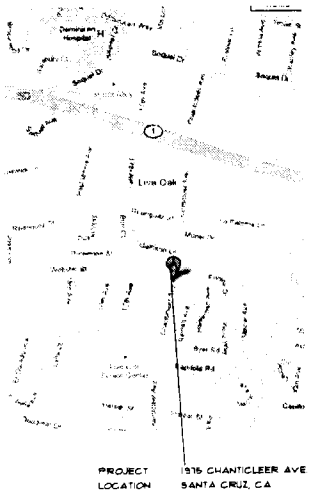
4. Recommendations

We recommend the following drainage improvements:

1. Bio-detention area for Drainage Area 1 volume of 1,070 cubic feet.
2. Bio-detention area for Drainage Area 2 volume of 270 cubic feet.
3. Sediment trap in the bare soil bike pump track area.
4. Underdrains to remove high groundwater from below the restored house.
5. We recommend consideration be given during detailed design to further develop details for underdrains, free draining layers or stiffened bases below high-use areas where a moist sugrade could be undesireable such as tennis courts, parking areas, walkways and children's play areas.

The recommended pipe and inlet sizes, slopes, and configurations presented in this report are the result of preliminary engineering, not a final engineering design, and are therefore suitable for schematic plans, development permit application, and construction cost estimating. The presently proposed system will be further refined during the design development phase to minimize cost, maximize design efficiency, and refine drainage components. We recommend the design process include consideration of other detailed design parameters such as precise inlet and pipe location, ongoing coordination with other disciplines, depth of other utility crossings, spatial constraints, accessibility requirements and interactions between inlets, driveways, sidewalks and curb ramps, structure connection details, construction phasing, traffic considerations, and the economy of standardizing material types.

[1] Haro, Kasunich and Associates, Inc., Limited Geotechnical Investigation, 5 April 2010
[2] Cary Edmundson and Associates, Topographic Survey Map, 19 October 2007
[3] Cary Edmundson and Associates, Pre-development Site Map, 19 April 2010
[4] 1963 Aerial Photograph, University of California Santa Cruz Map Room.
[5] National Weather Service, Precipitation Frequency Atlas of the Western United States, NOAA Atlas 2 Volume XI-California, 1973
[6] Santa Cruz County Public Works Department, Volume 1 Zone 5 Master Drainage Plan, 20 October 1998
[7] Haro, Kasunich and Associates, Inc., Limited Geotechnical Investigation, 5 April 2010
[8] Alyson Tom, Department of Public Works Drainage Section, Personal Communication, 30 March 2010.
[9] California Stormwater Quality Association, California Stormwater BMP Handbook, Bioretention TC-32, January 2003



PROJECT LOCATION 1916 CHANTICLEER AVE SANTA CRUZ, CA

PROJECT LOCATION

PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE HISTORIC PRESERVATION OF THE MILLER HOUSE INCLUDING UPGRADES FOR ACCESSIBILITY AND TO ACCOMMODATE THE PROGRAM. IN ADDITION, THIS PROJECT INCLUDES THE RENOVATION OF AN EXISTING TANK HOUSE, A NEW RESTROOM/MAINTENANCE BUILDING AND TWO NEW PICNIC SHELTERS.

THE MILLER HOUSE IS LISTED ON THE COUNTY OF SANTA CRUZ HISTORICAL RESOURCES LIST

BUILDING CLASSIFICATION	MILLER HOUSE	RESTRM./MAINT	TANK HOUSE	PICNIC SHELTERS
STORIES	1 STORY	1 STORY	2 STORIES	1 STORY
BLDG. HEIGHT	28' FT. - 2 IN.	14 FT.	21 FT. - 2 IN.	16 FT.
OCCUPANCY TYPE	B	B	U	B
TYPE OF CONSTRUCTION	TYPE VB	TYPE VB	TYPE VB	TYPE VB

CODE COMPLIANCE	ALLOWED	ACTUAL APN 025-011-38	ACTUAL APN 025-011-66
PARCEL AREA	N/A	2.32 AC//100,535 SF	2.11 AC/ 54,413 SF
ZONING		R-1-6-D-L	R-1-6-D
MAX. COVERAGE	40 %		
MAX. BUILDING HT.	28 FT.	TANK HSE 21FT.-2IN (TALLEST BLDG)	
SETBACKS	20 FT. FRONT 5&10 FT. SIDES 15 FT. REAR		

SQUARE FOOTAGE	MILLER HOUSE	RESTRM./MAINT	TANK HOUSE	PICNIC SHELTERS
EXISTING	1295 SF	-0-	769 SF	-0-
PROPOSED NEW	-0-	494.5 SF	100 SF	495 SF (EACH)
PROPOSED DEMO.	22 SF	-0-	-0-	-0-
TOTAL	1273 SF	494.5 SF	869 SF	495 SF (EACH)

PROJECT TEAM

CLIENT:

SANTA CRUZ COUNTY REDEVELOPMENT AGENCY
BETSEY LYNBERG, AGENCY ADMINISTRATOR
PAUL RODRIGUES, PROGRAM MANAGER
ANITA KANE, URBAN DESIGNER
JIM DAVIES, PROJECT MANAGER

701 OCEAN STREET, ROOM 510
SANTA CRUZ, CA 95060
(831) 454-2280

DEPARTMENT OF PARKS
BOB OLSON, COUNTY PARKS PLANNER
CRISTINA JAMES, COUNTY PARKS PLANNER

979 17TH AVENUE
SANTA CRUZ, CA 95062
(831) 454-7901

BUILDING DESIGN TEAM:

ARCHITECT
GIL SANCHEZ, FAIA, PROJECT ARCHITECT
DARRYL ALLEN, PRESERVATION SPECIALIST
PATRICIA POLLOCK, CONSULTING ARCHITECT
CESAR MEDINA, RENDERINGS
3810 GLEN CANYON RD.
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(831) 438-8858
GIL@SANCHEZARCHITECT.COM

STRUCTURAL ENGINEER
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SAN JOSE, CA 95129

MECHANICAL ENGINEER
RD ENGINEERS
RAJ RAMAN, PE
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SAN JOSE, CA 95119
(408) 774-1883

ELECTRICAL CONSULTANT
LM ELECTRICAL INC. CONTRACTOR
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(831) 636-5854

COST ESTIMATOR
KEVIN RENNMORE, CPE
871 CALABASAS RD
WATSONVILLE, CA 95076
(831) 684-8451

SHEET INDEX

CHANTICLEER AVENUE PARK BUILDINGS - PHASE III

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS AT THE SITE. BRING ANY INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.

2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DRAWING SHALL GOVERN OVER SMALL SCALE DRAWING. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONFLICTS IN WRITING PRIOR TO COMMENCEMENT OF WORK.

3. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.

4. COORDINATE EXACT LOCATION OF MECHANICAL EQUIPMENT, DUCTS, GRILLES, REGISTERS, FLUES AND VENTS WITH DRAWINGS.

5. INSTALL ALL MATERIALS, EQUIPMENT AND FIXTURES IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURER.

6. PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR: LIGHT FIXTURES, ELECTRICAL UNITS, PLUMBING FIXTURES, HEATING EQUIPMENT.

7. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING ON-SITE UTILITIES DURING CONSTRUCTION.

8. LAYOUT OF NEW WORK IS LARGELY BASED UPON RELATIONSHIPS TO EXISTING CONDITIONS. ANY QUESTIONS REGARDING THE INTENT RELATED TO THE LAYOUT OF THE NEW WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.

9. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE TO THE 2010 CALIFORNIA BUILDING CODE, THE 2010 CALIFORNIA PLUMBING, MECHANICAL AND ELECTRICAL CODES, THE 2008 CALIFORNIA ENERGY CODES, THE 2001 CALIFORNIA HISTORICAL BUILDING CODE AND THE COUNTY OF SANTA CRUZ JURISDICTIONAL REQUIREMENTS.

10. SEE ARCHITECTURAL DRAWINGS FOR NEW FLOOR/SLAB ELEVATIONS.

SYMBOLS

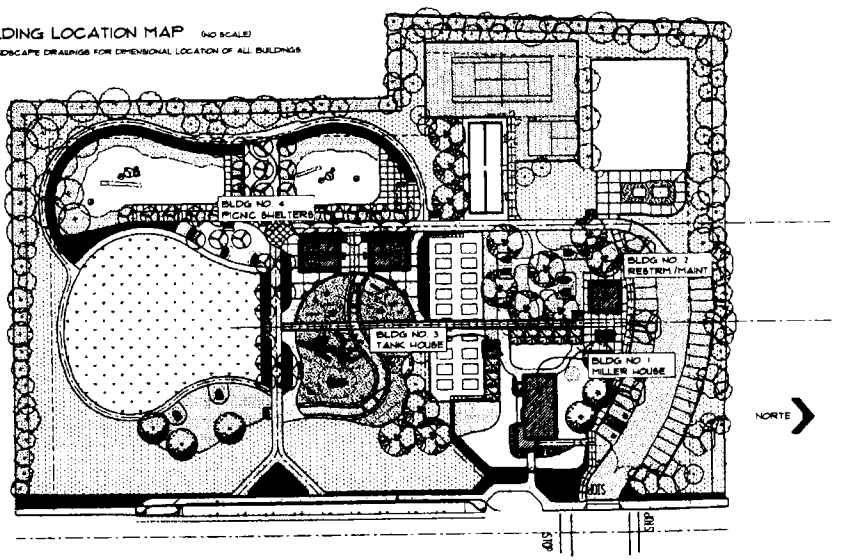
DRAWING TITLE / SCALE
BUILDING SECTION
EXTERIOR ELEVATION
INTERIOR ELEVATION
DETAIL
ELEVATION POINT
FURNITURE/FIXTURE NO.
DOOR NO.
WINDOW NO.
ROOM NUMBER
REVISION NOTE
FACE OF WOOD FRAMING
NOMINAL SIZE
ACTUAL SIZE

ABBREVIATIONS

A.B.	ANCHOR BOLT	(N)	NEW
ALT	ALTERNATE	N/A	NOT APPLICABLE
A.F.F.	ABOVE FLOOR FINISH	N.I.C.	NOT IN CONTRACT
BLDG	BUILDING	N.S.F.	NET SQUARE FEET
BLK'G	BLOCKING		
BM.	BEAM	N.T.S.	NOT TO SCALE
BOT	BOTTOM	O.C.	ON CENTER
CAB	CABINETRY	PT./D	PAINTED
CC	CENTER TO CENTER	P.LAM	PLASTIC LAMINATE
C.J.	CONSTRUCTION JOINT	PL.	PLATE
CL	CENTER LINE	P.O.S.	POINT OF SALE
CLR	CLEAR	R.W.L.	RAIN WATER LEADER
C.M.U.	CONCRETE MASONRY UNIT	RWD.	REDWOOD
CONC	CONCRETE	REINF.	REINFORCEMENT
CONT.	CONTINUOUS	REF.	ROOFING
D	PENNY (NAIL SIZE)	R.O.	ROUGH OPENING
DF	DOUGLAS FIR	S.F.	SQUARE FEET
DIA	DIAMETER	S.O.G.	SLAB ON GRADE
(E)	EXISTING	SIM.	SIMILAR
E.J.	EXPANSION JOINT	S.S.	STAINLESS STEEL
E.N.	EDGE NAIL	SURF.	SURFACE
EA.	EACH	TYP.	TYPICAL
F.N.	FIELD NAIL	UBC	UNIFORM BUILDING CODE
F.O.C.	FACE OF CONCRETE	U.O.N.	UNLESS OTHERWISE NOTED
F.O.F.	FACE OF FINISH	V.I.F.	VERIFY IN FIELD
G.B.M.	GALVANIZED SHEET METAL	W.D.	WOOD
I.G.	INSULATED GLASS	W/	WITH
HIST	HISTORIC		
H.D.	HOLD DOWN		
JT.	JOINT		
LTG.	LIGHTING		
MAX.	MAXIMUM		
MIN.	MINIMUM		

BUILDING LOCATION MAP (NO SCALE)

SEE LANDSCAPE DRAWINGS FOR DIMENSIONAL LOCATION OF ALL BUILDINGS



PROJECT DATA & SITE PLAN

PHASE III - DESIGN DEVELOPMENT (PLANNING 2/11/11)

NOT FOR CONSTRUCTION (PRELIMINARY)

REVISIONS

CHANTICLEER AVENUE PARK BUILDINGS
1905 CHANTICLEER AVE., SANTA CRUZ, CA 95062 APN 025-011-38 & 66
701 OCEAN STREET, ROOM 510 831-454-2280
SANTA CRUZ, CA 95060

GIL SANCHEZ, FAIA
ARCHITECTURE + HISTORIC PRESERVATION

DATE 2/11/2011
JOB NO. 0911.2
SHEET NO. A-0.1

80/125

NOT FOR CONSTRUCTION (PRELIMINARY)

SCHEDULES

PHASE III - DESIGN DEVELOPMENT (PLANNING 2/11/11)

MILLER HOUSE PROPOSED SCHEDULES

FIELD VERIFY ALL DIMENSIONS

PROPOSED WINDOW SCHEDULE

WINDOW NO	SIZE	NOTES
	2'-Øx3'-1 1/2	--
2	4'-Øx5'-1 1/2	--
3	2'-Øx5'-1 1/2	--
4	2'-Øx2'-6	--
5	2'-Øx2'-6	--
6	3'-Øx5'-1	--
7	2'-2x3'-Ø	--
8	3'-Øx5'-1	--
9	2'-Øx2'-1	REMOVE
1Ø	2'-6x2'-8	--
11	2'-6x2'-8	--
12	2'-5x2'-7	--
13	2'-5x2'-7	--
14	2'-5x2'-7	--
15	6'-Øx3'-1Ø 1/2	--
16	2'-6x3'-4	--
17	2'-6x3'-4	--
18	2'-6x5'-1	--
19	2'-6x5'-1	--
2Ø	2'-6x5'-1	--
21	2'-Øx5'-1	--
22	2'-Øx5'-1	--
23	2'-Øx5'-1	--

PROPOSED DOOR SCHEDULE

DOOR NO	SIZE	NOTES
A	3'-Øx7'-Ø	USE EXISTING DOOR
B	1'-11x6'-Ø 1/2	REMOVE
C	2'-6 1/2x6'-7	• RESIZE (E) DOOR/RESTORE SCREEN
D	NOT USED	NOT USED
E	2'-6x7'-Ø	REMAIN
F	2'-Øx7'-Ø	REMAIN
G	2'-6x7'-Ø	REMAIN
H	2'-6x7'-Ø	• RESIZE & REPOSITION PER PLAN
	2'-6x7'-Ø	• RESIZE & REPOSITION PER PLAN
J	2'-6x7'-Ø	• RESIZE & REPOSITION PER PLAN
K	2'-6x6'-5	REMOVE
L	2'-Øx6'-Ø 1/2	REMOVE/INFILL
M	2'-1Ø x 6'-7	• (N) DOOR-MAKE OPENING WIDER
N	2'-Øx7'-Ø	USE EXISTING - CHECK
O	2'-6x7'-Ø (PAIR)	(N) MECH. CLOSET
P	3'-Øx7'-Ø	(N) ROOM 1Ø5

LIGHTING SCHEDULE - ALL BUILDINGS

LIGHT FIXTURE SCHEDULE

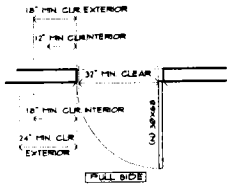
LIGHT NO	DESCRIPTION	PRODUCT	LOCATION
A	EXTERIOR CEILING LIGHT	"REJUVENATION" JEFFERSON A613	PORCH CEILING
B	EXTERIOR DOWNLIGHT	"REJUVENATION" BARN LIGHT A3Ø6Ø	BACK HOUSE DOOR & TANK HOUSE
C	WALL MOUNTED DOWNLIGHT	"LITHONIA" LED WALL MOUNT WST, PAINTED	EXTERIOR WALLS ALL BUILDINGS
D	CEILING LIGHT	"REJUVENATION" BERNARD A1252	RM 1Ø1/1Ø2
E	CHANDELIER	"REJUVENATION" CORNELL A5821	RM 1Ø3
F	RECESSED SPOT	"LITHONIA" EYEBALL 3EI	RM 1Ø1, 1Ø2,1Ø5
G	OFFICE CEILING LIGHT	"REJUVENATION" LYLE A17Ø4	RM 1Ø4 & 1Ø9
H	UTILITARIAN	RAB/VAB	RM 1Ø4A & 1Ø7A
	SCONCE	"REJUVENATION" PACIFIC CITY A14Ø1	RM 1Ø6
J	CEILING LIGHT	"REJUVENATION" PORTER A5352	RM 1Ø5, 1Ø5A, 1Ø6, 1Ø7, 1Ø8
K	RESTROOM WALL LIGHT	RAB/VAB 1ØØ-P-W	RESTROOMS RESTROOM/MAINTENANCE BLDG
L	FLOURESCENT STRIP FIXTURE	"LITHONIA" 4'-Ø FLUORESCENT TWO LAMPS	MAINTENANCE AREA TANK HOUSE
L1	FLUORESCENT STRIP FIXTURE	"LITHONIA" 8'-Ø FLUORESCENT TWO LAMPS	MAINTENANCE AREA RESTROOM/MAINTENANCE BLDG

REVISIONS

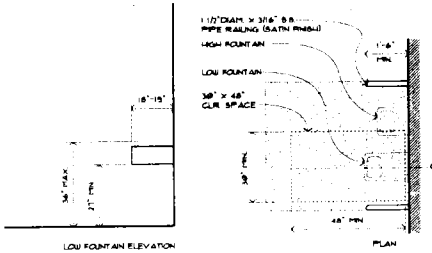
CHANTICLEER AVENUE PARK BUILDINGS
1975 CHANTICLEER AVE, SANTA CRUZ, CA 95062-1869 APN 029-071-38 & 68
COUNTY OF SANTA CRUZ REDEVELOPMENT AGENCY
701 OCEAN STREET, ROOM 510
SANTA CRUZ, CA 95060 831-454-2280

G I L S Á N C H E Z, F A I A
ARCHITECTURE • HISTORIC PRESERVATION

DATE 2/11/2011
JOB NO 0901.2
SHEET NO
A-Ø.2

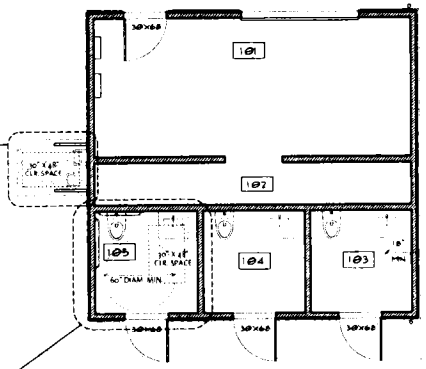


TYPICAL DOOR CLEARANCES REQUIRED



HIGH/LOW DRINKING FOUNTAIN

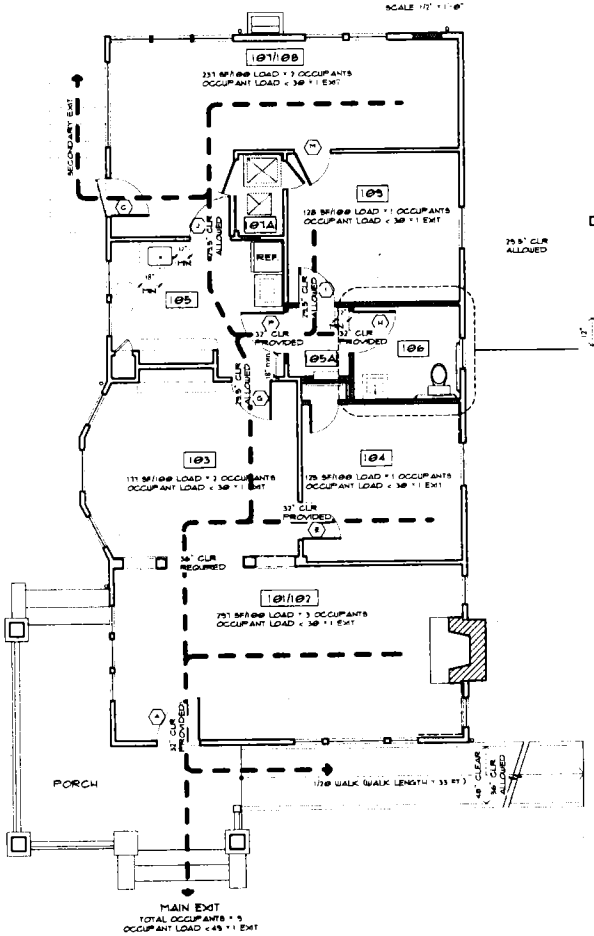
SCALE 1/2" = 1'-0"



€ 30"x48" CLEAR SPACE ON LOW FOUNTAIN

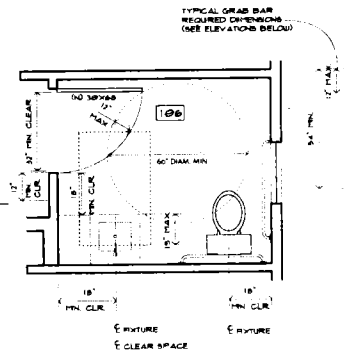
RESTROOM/MAINTENANCE

SCALE 1/4" = 1'-0"



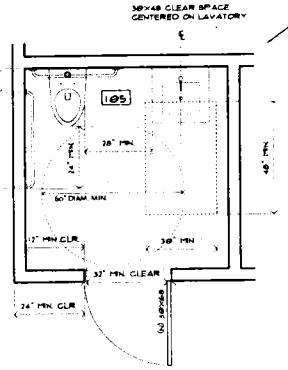
MILLER HOUSE EGRESS/OCCUPANCY

SCALE 1/4" = 1'-0"



HOUSE RESTROOM

SCALE 1/2" = 1'-0"



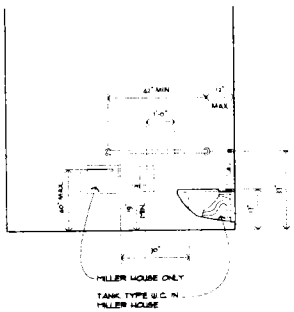
PUBLIC RESTROOM

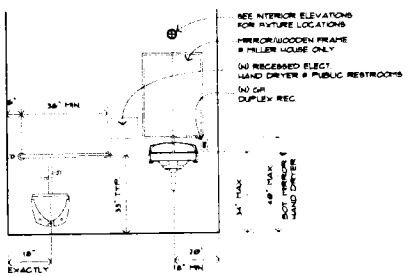
SCALE 1/2" = 1'-0"

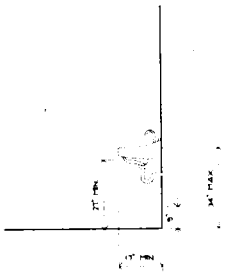
CODE COMPLIANCE CHART

(BASED ON THE 2010 CBC AND 2007 HISTORIC BLDG CODES)

CODE REC.	ALL BUILDINGS	NOTES
CONST. TYPE SEC. 602 & TABLE 601	TYPE V-B	
OCCUPANCY SEC. 304 & SEC. 903.3 EXC. 1	B	
OCCUPANCY LOAD TABLE 1004.1.1	100 SF PER OCCUPANT	
MILLER HOUSE SEE PLAN THIS SHEET	5 TOTAL OCCUPANTS	
MAINTENANCE BUILDING, TANK HOUSE & PICNIC	NOT APPLICABLE	
MEANS OF EGRESS		
EXIT ACCESS CORRIDORS/HALLWAYS 1133B.3.1	36" MIN WIDTH	
NUMBER OF EXITS TABLE 1007.2	LESS THAN 49 OCC. REQ. 1 EXIT	
EXIT ACCESS DOORS 1008.1.1	32" MIN CLEAR	EXCEPTIONS-SEE BELOW
OTHER REQUIREMENTS 1136B.1	USE OF CAL HIST CODE ALLOWED	QUALIFIED HISTORICAL BUILDINGS
CALIF. HISTORICAL BUILDING CODE		
INTERIOR DOOR WIDTHS	29.5" MIN. CLEAR	
MAIN EXIT	32" MIN. CLEAR	







TYPICAL LAVATORY & WATER CLOSET CLEARANCES

SCALE 1/2" = 1'-0"

EGRESS AND ACCESSIBILITY

PHASE III - DESIGN DEVELOPMENT (PLANNING 2/11/11)

REVISIONS

CHANTICLEER AVENUE PARK BUILDINGS
197 CHANTICLEER AVE, SANTA CRUZ, CA 95062-1969
COUNTY OF SANTA CRUZ REDEVELOPMENT AGENCY)
701 OCEAN STREET, ROOM 510
SANTA CRUZ, CA 95060

APN 029-071-38 & 68
831-454-2280

GIL SÁNCHEZ, FAIA
ARCHITECTURE + HISTORIC PRESERVATION

DATE 2/11/2011
JOB NO. 0901.2
SHEET NO.
A-0.3

NOT FOR CONSTRUCTION (PRELIMINARY)

EXISTING CONDITIONS
WINDOW SCHEDULE

WINDOW NO	SIZE
1	3'-0"x5'-1 1/2
2	4'-0"x5'-1 1/2
3	3'-0"x5'-1 1/2
4	3'-0"x2'-6
5	3'-0"x2'-6
6	3'-0"x5'-1
7	3'-0"x3'-0
8	3'-0"x5'-1
9	3'-0"x2'-1
10	3'-0"x7'-8
11	3'-0"x2'-8
12	3'-0"x2'-1
13	3'-0"x2'-1
14	3'-0"x2'-1
15	6'-0"x3'-1 1/2
16	3'-0"x3'-4
17	3'-0"x3'-4
18	3'-0"x5'-1
19	3'-0"x5'-1
20	3'-0"x5'-1
21	3'-0"x5'-1
22	3'-0"x5'-1
23	3'-0"x5'-1

EXISTING CONDITIONS
DOOR SCHEDULE

DOOR NO	SIZE
A	3'-0"x7'-0
B	3'-0"x6'-0 1/2
C	2'-6 1/2"x6'-1
D	NOT USED
E	3'-0"x7'-0
F	3'-0"x7'-0
G	3'-0"x7'-0
H	3'-0"x7'-0
	3'-0"x7'-0
J	3'-0"x7'-0
K	3'-0"x6'-5
L	3'-0"x6'-0 1/2
M	3'-4 1/2"x6'-1
N	3'-0"x7'-0

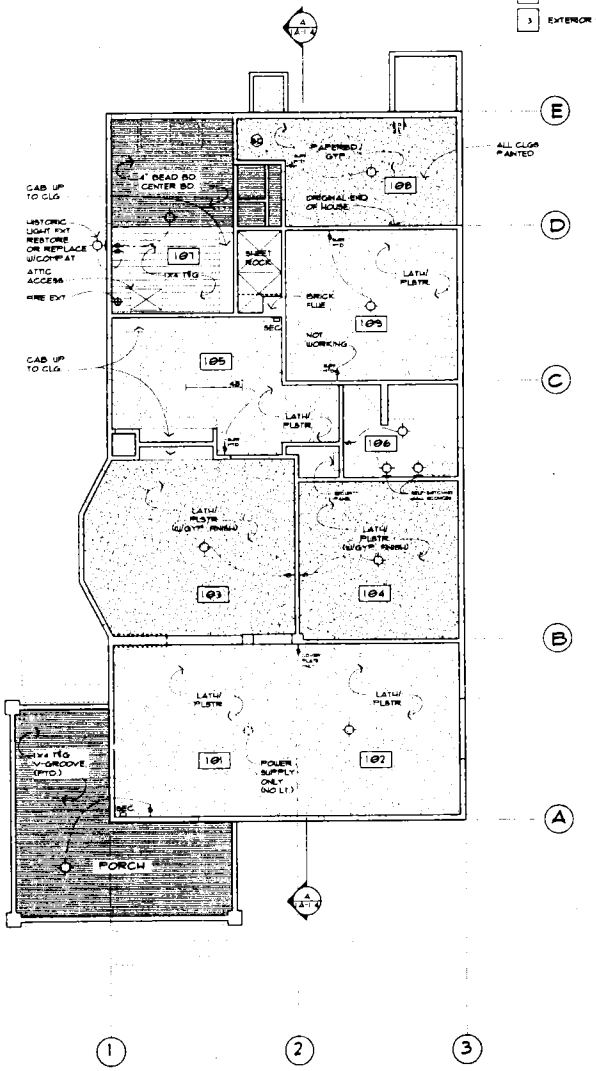
EXISTING CONDITIONS
ELECTRICAL/LIGHTING
LEGEND

KEY

- SURFACE MOUNTED CEILING FIXTURE
- FLUORESCENT STRIP FIXTURE (w/LENGTH OF FIXTURE)
- SURFACE MOUNTED WALL FIXTURE
- SWITCH
- DUPLEX OUTLET (w/ HEIGHT ABOVE FLOOR)
- DUPLEX OUTLET (w/GROUND FAULT CIRCUIT INTERRUPTER)
- SMOKE DETECTOR
- SECURITY SYSTEM
- TELEPHONE

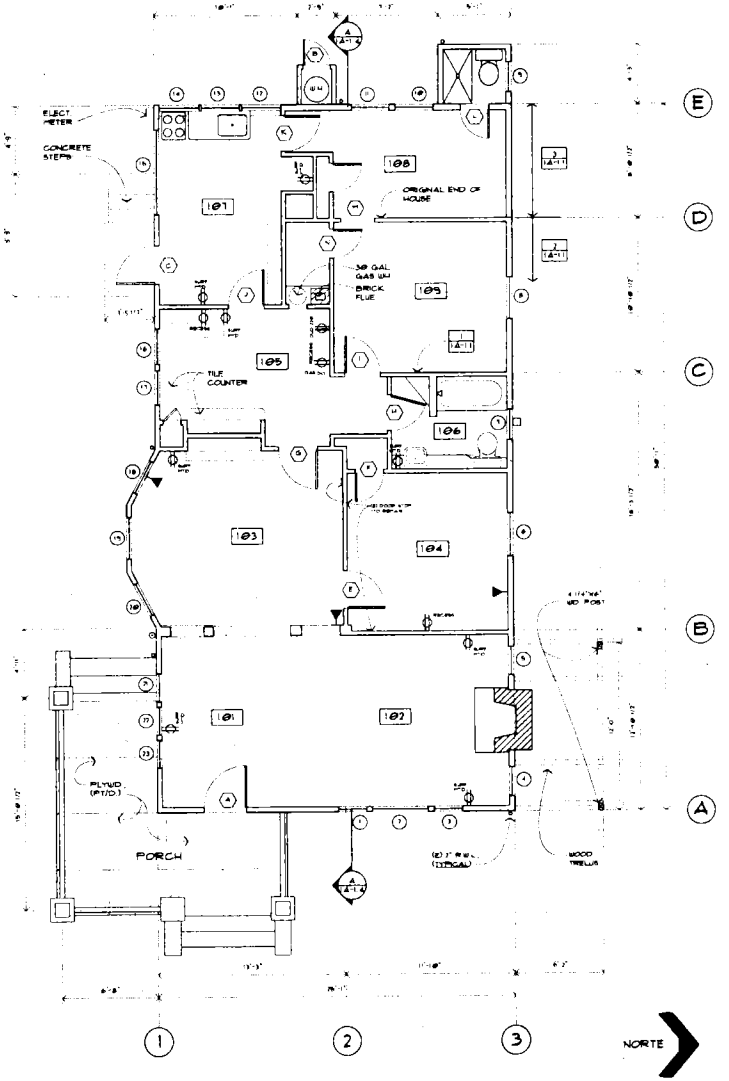
EXISTING CONDITION FLOOR PLAN NOTES:

1. STUD WALL DAMAGED BY ROT/MOISTURE
2. EXTERIOR STUDS 2"X5" @ 16" O.C. INTERIOR STUDS 1-1/8" X 2-1/2" @ 16" O.C.
3. EXTERIOR STUDS 2"X3" @ 16" O.C.



REFLECTED CEILING PLAN (SHOWING LIGHTS & SWITCHING)

SCALE: 1/4"=1'-0"



FLOOR PLAN (SHOWING POWER & DATA)

SCALE: 1/4"=1'-0"

MILLER HOUSE EXISTING CONDITION FLOOR PLAN & REFLECTED CEILING PLAN

PHASE III - DESIGN DEVELOPMENT (PLANNING 2/11/11)

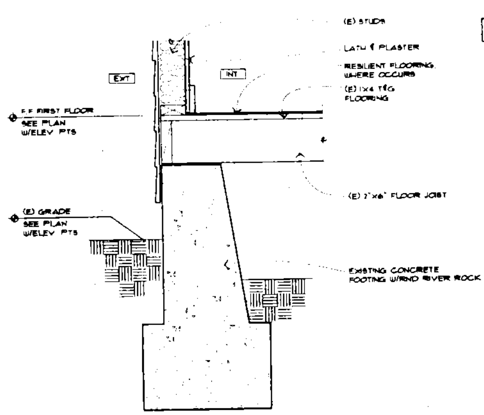
REVISIONS

CHANTICLEER AVENUE PARK BUILDINGS
CITY OF SANTA CRUZ, SANTA CRUZ, CA 95061-1422
COUNTY OF SANTA CRUZ/REDEVELOPMENT AGENCY
701 OCEAN STREET, ROOM 510
SANTA CRUZ, CA 95060
APN 026-071-36 & 46
831-454-2280

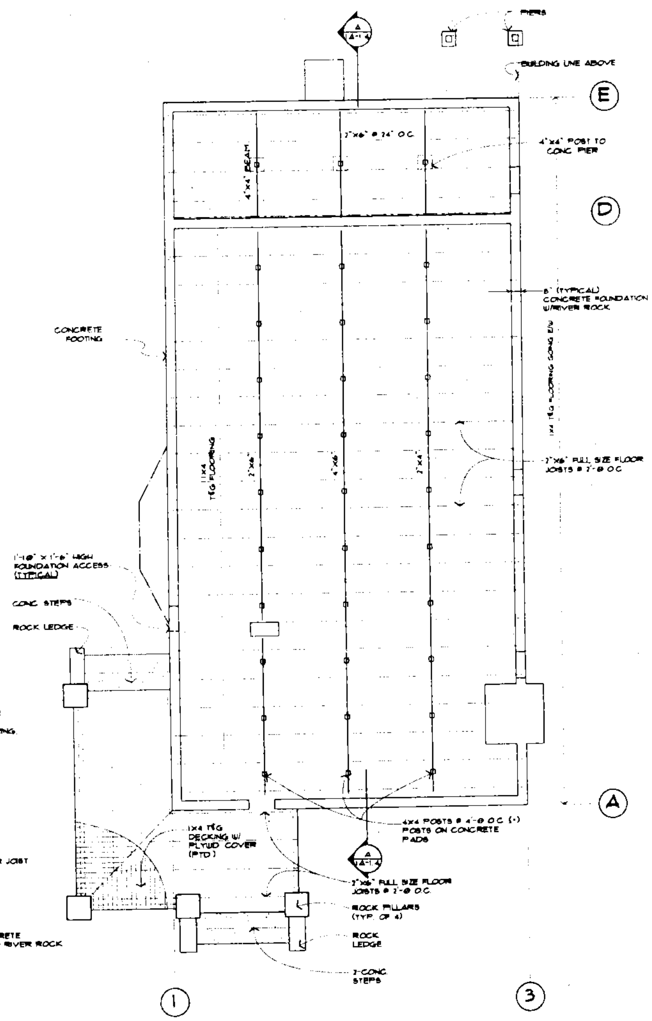
GIL SÁNCHEZ, FAIA
ARCHITECTURE + HISTORIC PRESERVATION

DATE 2/11/2011
JOB NO. 0901.2
SHEET NO. 1A-1.1

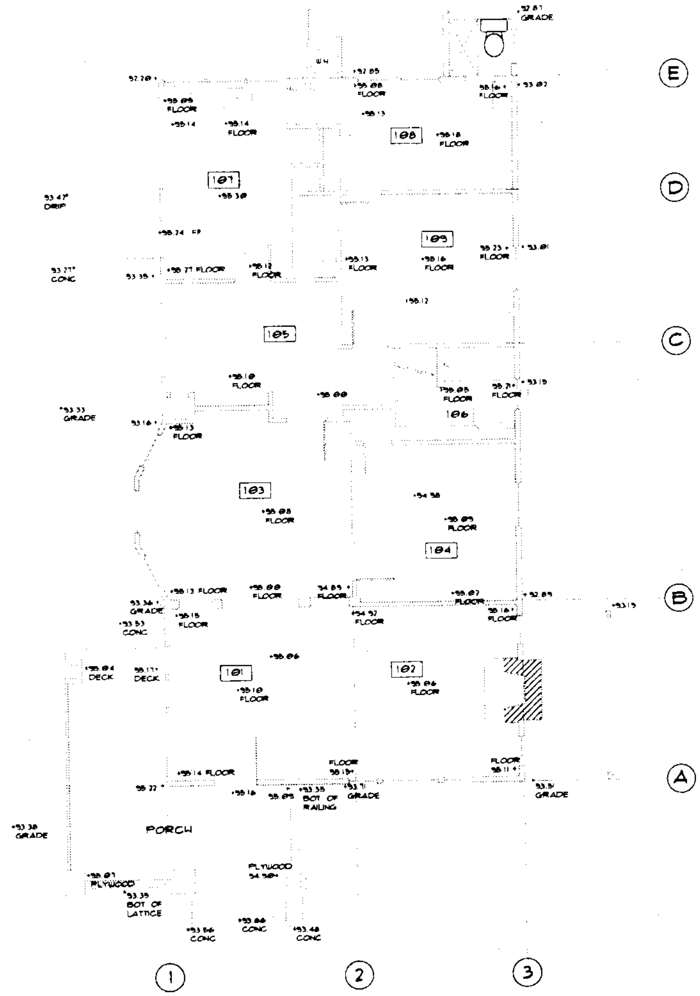
NOT FOR CONSTRUCTION (PRELIMINARY)



EXISTING CONCRETE FOOTING
SCALE 1 1/2" = 1'-0"



FOUNDATION & FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"



ELEVATION POINTS @ FLOOR LEVEL
SCALE 1/4" = 1'-0"

MILLER HOUSE EXISTING CONDITION FOUNDATION & ELEVATION POINTS
PHASE III - DESIGN DEVELOPMENT (PLANNING 2/11/11)

REVISIONS

CHANTICLEER AVENUE PARK BUILDINGS
1975 CHANTICLEER AVE, SANTA CRUZ, CA 95062-1869 APN 029-071-38 & 68
COUNTY OF SANTA CRUZ REDEVELOPMENT AGENCY
701 OCEAN STREET, ROOM 510
SANTA CRUZ, CA 95060
831-454-2280

G I L S A N C H E Z , F A I A
ARCHITECTURE · HISTORIC PRESERVATION

DATE 2/11/2011
JOB NO. 09012
SHEET NO.
1A-1.2

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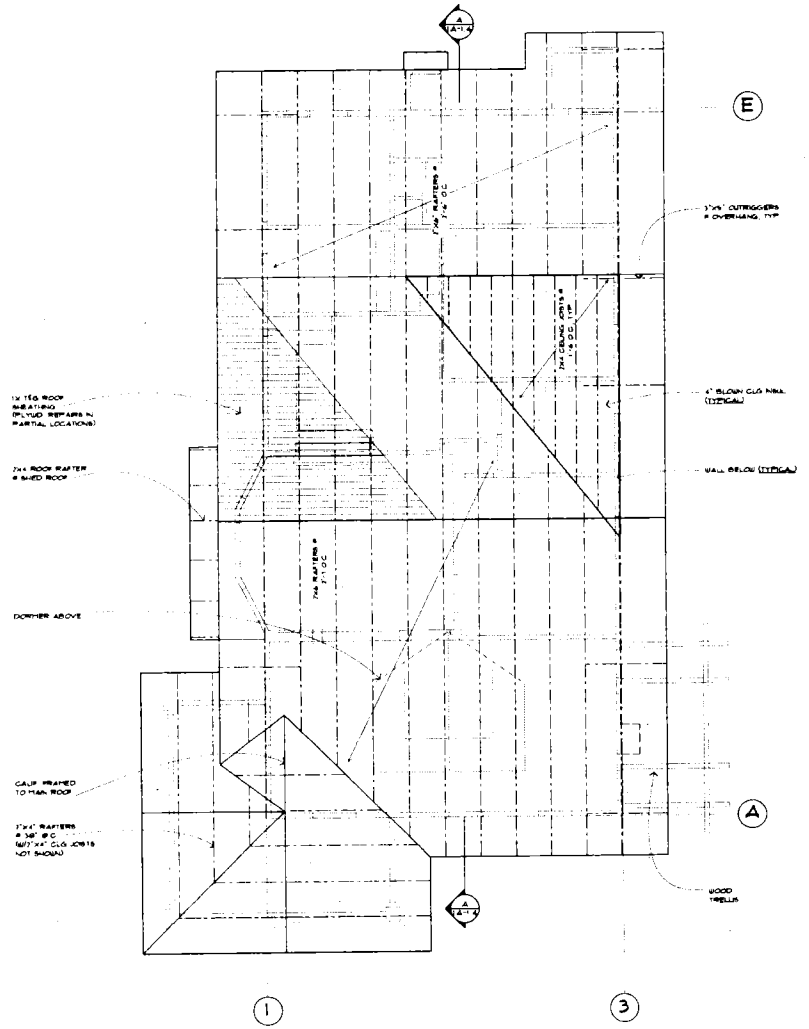
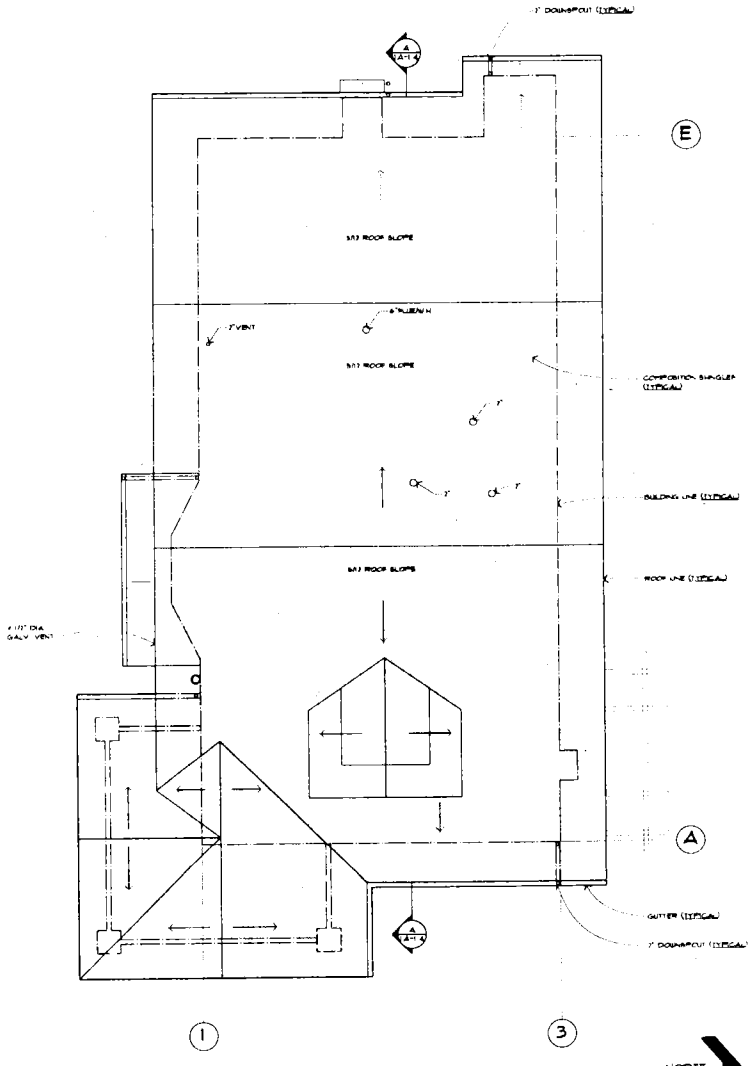


ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"



ROOF PLAN

SCALE: 1/4"=1'-0"

MILLER HOUSE EXISTING CONDITION ROOF PLAN & FRAMING PLAN

PHASE III - DESIGN DEVELOPMENT (PLANNING 2/11/11)

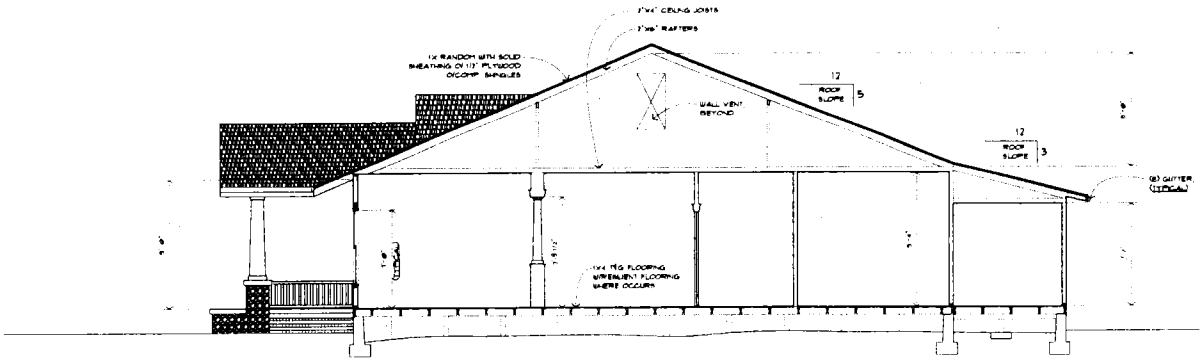
REVISIONS

CHANTICLEER AVENUE PARK BUILDINGS
1975 CHANTICLEER AVE, SANTA CRUZ, CA 95062-2869
APN 029-071-18 & 68
COUNTY OF SANTA CRUZ REDEVELOPMENT AGENCY
701 OCEAN STREET, ROOM 510
SANTA CRUZ, CA 95060
831-454-2280

GIL SÁNCHEZ, FAIA
ARCHITECTURAL & HISTORIC PRESERVATION

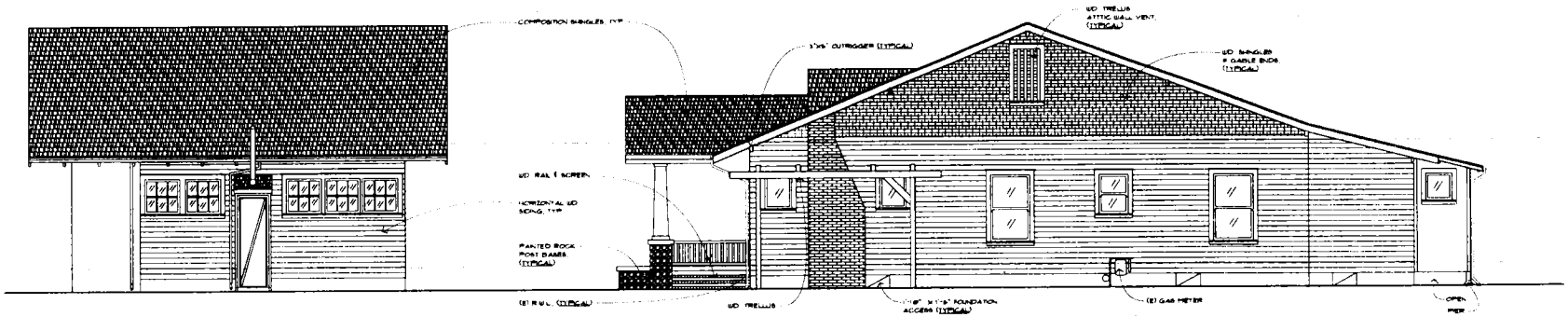
DATE 2/11/2011
JOB NO. 0801.2
SHEET NO.
1A-1.3

NOT FOR CONSTRUCTION (PRELIMINARY)



SECTION A-A

SCALE: 1/4"=1'-0"

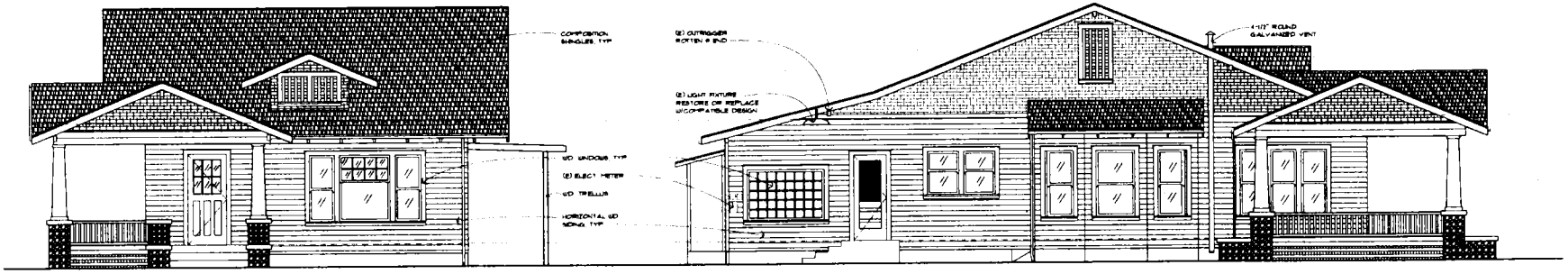


WEST ELEVATION

SCALE: 1/4"=1'-0"

NORTH ELEVATION

SCALE: 1/4"=1'-0"



EAST ELEVATION

SCALE: 1/4"=1'-0"

SOUTH ELEVATION

SCALE: 1/4"=1'-0"

MILLER HOUSE EXISTING CONDITION EXTERIOR ELEVATIONS

PHASE III - DESIGN DEVELOPMENT (PLANNING 2/11/11)

REVISIONS

CHANTICLEER AVENUE PARK BUILDINGS

APN: 029-071-38 & 68

1975 CHANTICLEER AVE, SANTA CRUZ, CA 95062-1869

COUNTY OF SANTA CRUZ REDEVELOPMENT AGENCY

701 OCEAN STREET, ROOM 510

SANTA CRUZ, CA 95060

831-454-2280

GIL SÁNCHEZ, FAIA

ARCHITECTURE + HISTORIC PRESERVATION

DATE 2/11/2011

JOB NO 0901.2

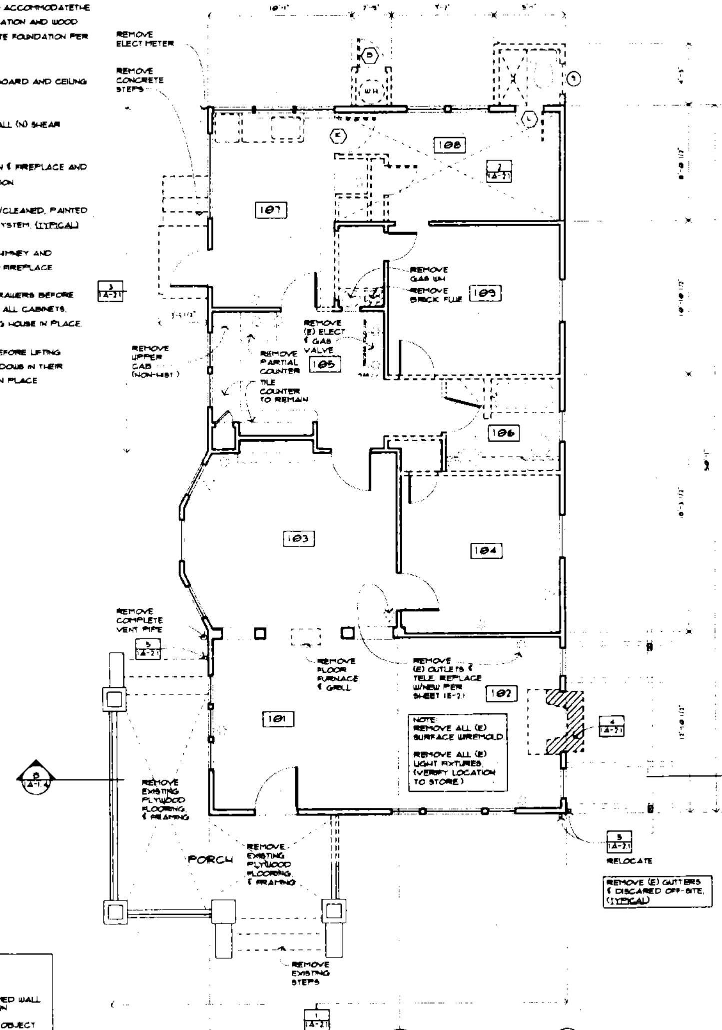
SHEET NO

1A-1.4

NOT FOR CONSTRUCTION (PRELIMINARY)

SHEET NOTES:

1. HOUSE, WOODEN PORCH POSTS AND ROOF SHALL BE CAREFULLY LIFTED TO A HEIGHT TO ACCOMMODATE THE REMOVAL OF THE HOUSE (E) FOUNDATION AND WOOD PIERS AND PLACE A NEW CONCRETE FOUNDATION PER STRUCTURAL DRAWINGS
2. CAREFULLY REMOVE (E) GYPSUM BOARD AND CEILING FRAMING.
3. REMOVE EXTERIOR SIDING TO INSTALL (N) SHEAR PLYWOOD (SEE SHEET 1A-3.1)
4. CAREFULLY DISMANTLE FOUNDATION & FIREPLACE AND STORE BRICKS FOR RECONSTRUCTION
5. (E) 2" R.W.L.'S SHALL BE RESTORED/CLEANED, PAINTED & CONNECTED TO SITE DRAINAGE SYSTEM. (TYPICAL)
6. (N) RECONSTRUCTED FIREPLACE/CHIMNEY AND CONCRETE FOUNDATION. MATCH (E) FIREPLACE
7. REMOVE ALL CABINET DOORS & DRAWERS BEFORE LIFTING & SETTING HOUSE. RESTORE ALL CABINETS, DOORS, & DRAWERS AFTER SETTING HOUSE IN PLACE.
8. REMOVE ALL DOORS & WINDOWS BEFORE LIFTING HOUSE. RESTORE ALL DOORS & WINDOWS IN THEIR LOCATIONS AFTER SETTING HOUSE IN PLACE

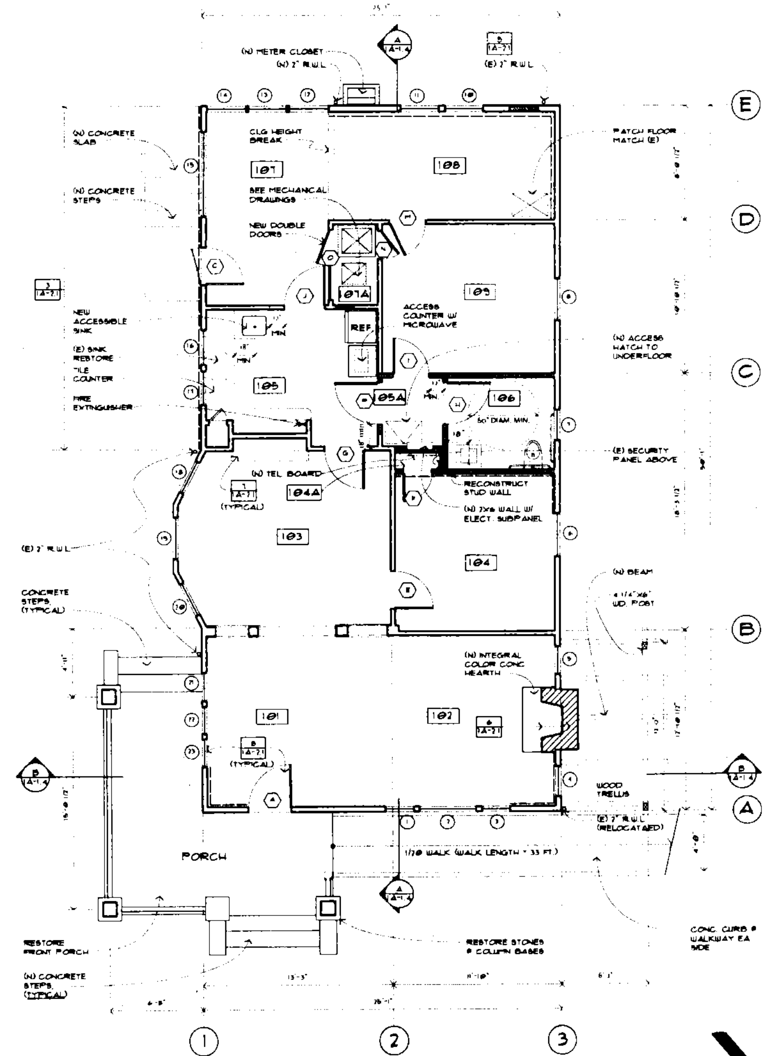


SELECTIVE REMOVAL PLAN

SCALE: 1/4"=1'-0"

WALL LEGEND

- (E) WD. FRAMED WALL SHALL REMAIN
- (E) WALL OR OBJECT SHALL BE REMOVED
- (N) WD. FRAMED WALL AS NOTED
- INDICATES SHEAR WALL (SEE STRUCTURAL DRAWINGS)



FLOOR PLAN

SCALE: 1/4"=1'-0"

PROPOSED PLANS

PHASE III - DESIGN DEVELOPMENT (PLANNING 2/11/11)

REVISIONS

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CHANTICLEER AVENUE PARK BUILDINGS

1975 CHANTICLEER AVE, SANTA CRUZ, CA 95062-1869 APN 029-071-38 & 68

COUNTY OF SANTA CRUZ REDEVELOPMENT AGENCY

701 OCEAN STREET, ROOM 510

SANTA CRUZ, CA 95060 831-454-2280

GIL SANCHEZ, FAIA

ARCHITECTURE · HISTORIC PRESERVATION

DATE: 2/11/2011

JOB NO: 0901.2

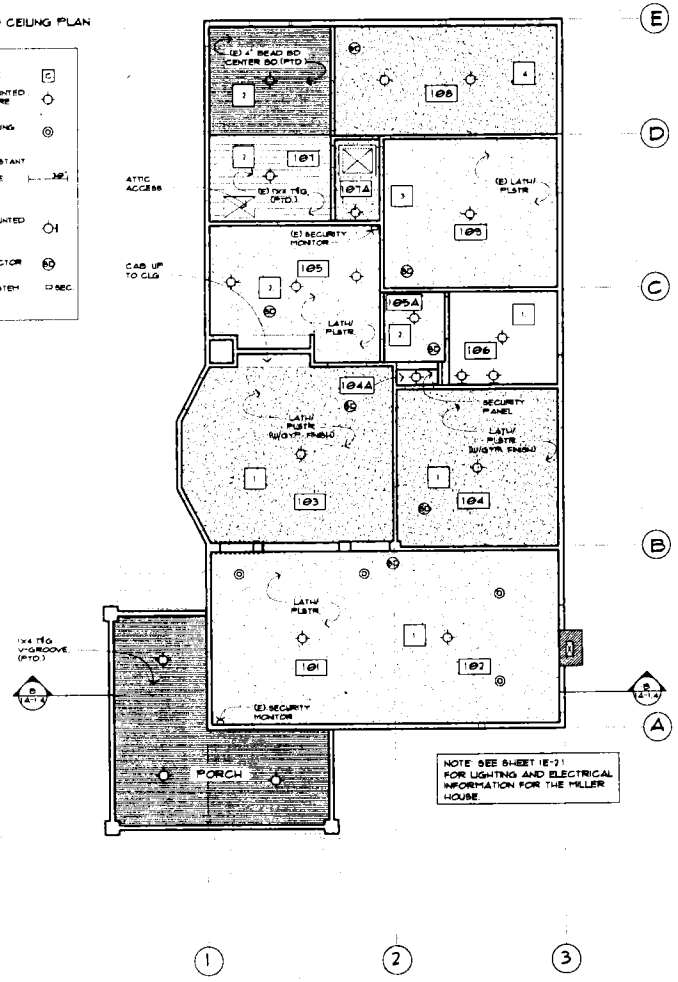
SHEET NO: 1A-2.1

NOT FOR CONSTRUCTION (PRELIMINARY)

REFLECTED CEILING PLAN LEGEND

KEY:

- FIXTURE TYPE
- SURFACE MOUNTED CEILING FIXTURE
- ADJUSTABLE CEILING FIXTURE
- VANDEL RESISTANT FLUORESCENT STRIP FIXTURE (W/LENGTH OF FIXTURE)
- SURFACE MOUNTED WALL FIXTURE
- SMOKE DETECTOR
- SECURITY SYSTEM



REFLECTED CEILING PLAN

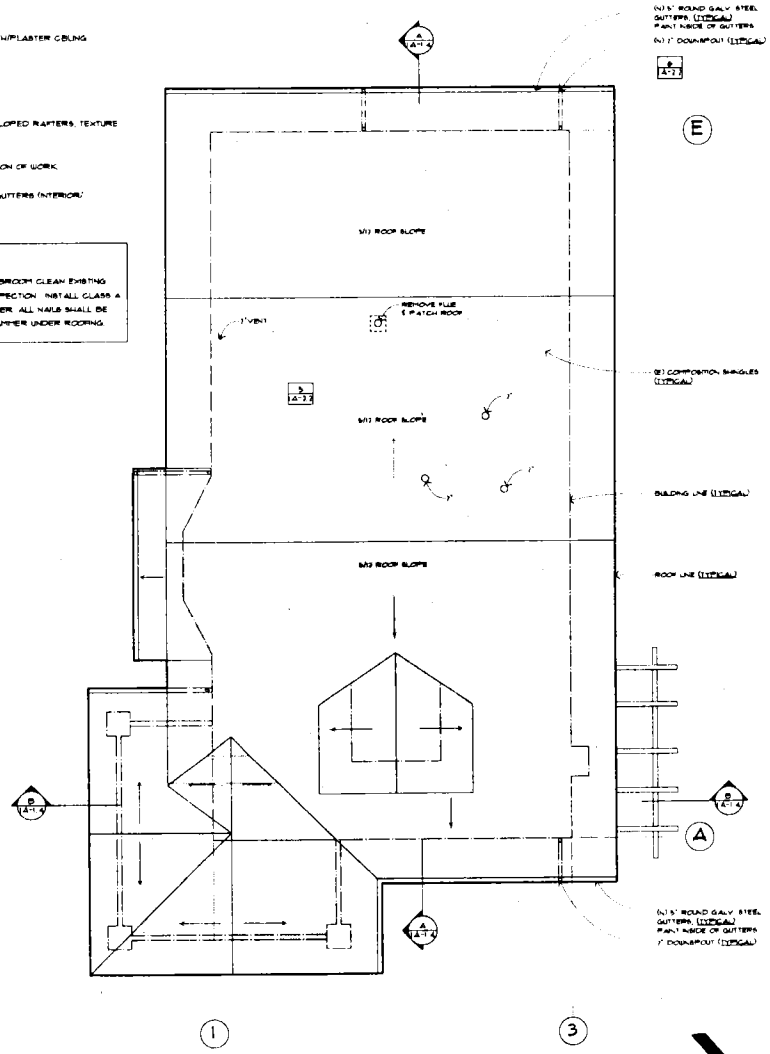
SCALE: 1/4"=1'-0"

SHEET NOTES:

1. PATCH, TEXTURE & PAINT (E) LATH/PLASTER CEILING
2. CLEAN & PAINT
3. TEXTURE & PAINT
4. INSTALL (N) GYPSUM BOARD @ SLOPED RAFTERS, TEXTURE & PAINT
5. CLEAN (E) ROOF UPON COMPLETION OF WORK.
6. PRIME & PAINT DOWNSPOUTS & GUTTERS (INTERIOR/ EXTERIOR)

ADDITIVE ALTERNATE

REMOVE COMPLETE EXISTING ROOF BROOM CLEAN EXISTING PLYWOOD TO ALLOW FOR NAILING INSPECTION. INSTALL CLASS A RED CEDAR ROOF WITH 5" TO WEATHER. ALL NAILS SHALL BE STAINLESS STELL INSTALLED HAND HAMMER UNDER ROOFING.



ROOF PLAN

SCALE: 1/4"=1'-0"

GRAPHIC SCALE

PROPOSED REFLECTED CEILING & ROOF PLAN

PHASE II - SCHEMATIC DESIGN (DRAFT 10/22/10)

REVISIONS

CHANTICLEER AVENUE PARK BUILDINGS
1975 CHANTICLEER AVE. SANTA CRUZ, CA 95062-1869
COUNTY OF SANTA CRUZ REDEVELOPMENT AGENCY
701 OCEAN STREET, ROOM 510
SANTA CRUZ, CA 95060

APN 026-071-36 & 68
831-454-2288

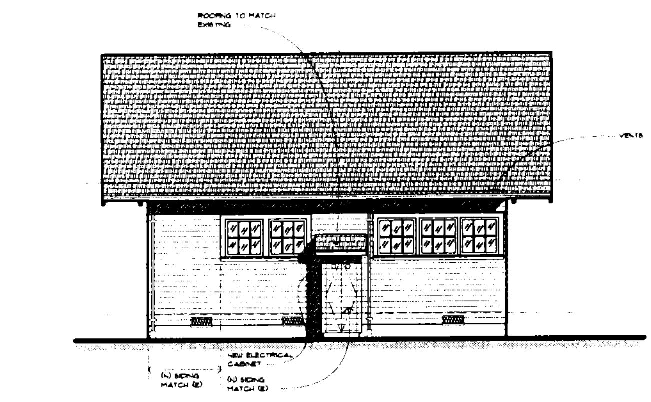
GIL SANCHEZ, FAIA
ARCHITECTURE + HISTORIC PRESERVATION

DATE 10/22/2010
JOB NO. 0901.2
SHEET NO. 1A-2.2

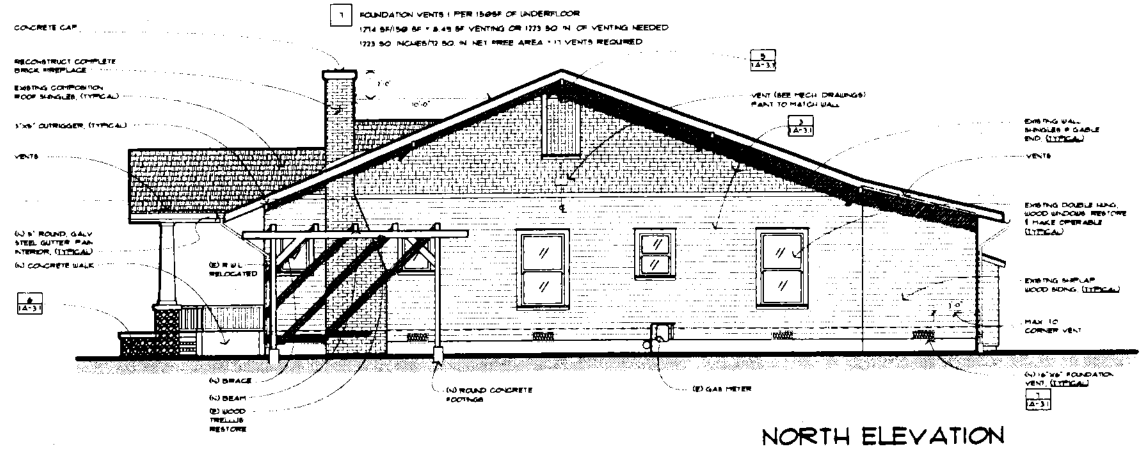
NOT FOR CONSTRUCTION (PRELIMINARY)

SHEET NOTES:

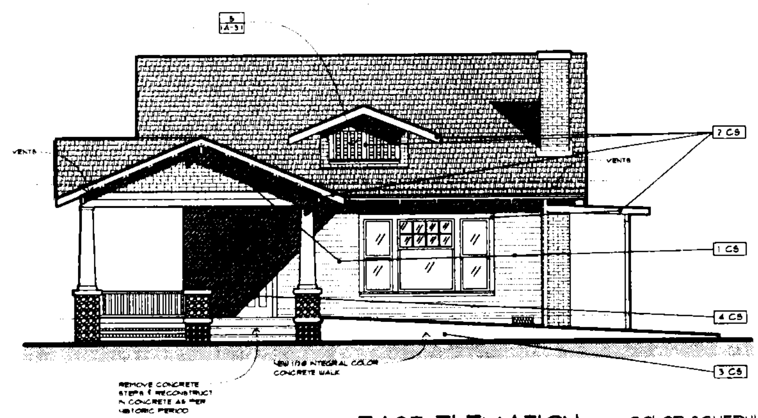
1. CAREFULLY REMOVE EXTERIOR SIDING TO INSTALL SHEAR PLYWOOD. RE-INSTALL (E) SIDING
2. SHEAR PLYWOOD PLACED ON INTERIOR OF ATTIC WALL
3. COMPLETE RESTORE, CLEAN & REPAINT EXTERIOR WITH SELECTED HISTORIC COLORS. ASSUME 5 COLORS
4. RESTORE COMPLETE TRELLIS @ ALL SIDES
5. (E) ATTIC VENT/WOOD TRELLIS & SCREEN RESTORE. (TYPICAL)
6. EXISTING STONES: CAREFULLY REMOVE PAINT & TREAT W/A PRESERVATIVE. (TYPICAL)
7. FOUNDATION VENTS 1 PER 150SF OF UNDERFLOOR
1714 SF/150 SF = 8.43 SF VENTING OR 1223 SQ. IN. OF VENTING NEEDED
1223 SQ. INCHES/72 SQ. IN. NET FREE AREA = 17 VENTS REQUIRED



WEST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

COLOR SCHEDULE:
(BENJAMIN MOORE)

1 CS	LAFAYETTE GREEN	HC-135
2 CS	LANCASTER WHITEWASH	HC-174
3 CS	ALEXANDRIA BEIGE	HC-77
4 CS	CABOT STAIN OAK BROWN	
5 CS	BLEEKER BEIGE	HC-80

SOUTH ELEVATION
SCALE: 1/4"=1'-0"

GRAPHIC SCALE

THE COMPLETE EXTERIORS SHALL BE PAINTED.

MILLER HOUSE EXTERIOR ELEVATIONS
PHASE III - DESIGN DEVELOPMENT (PLANNING 2/11/11)

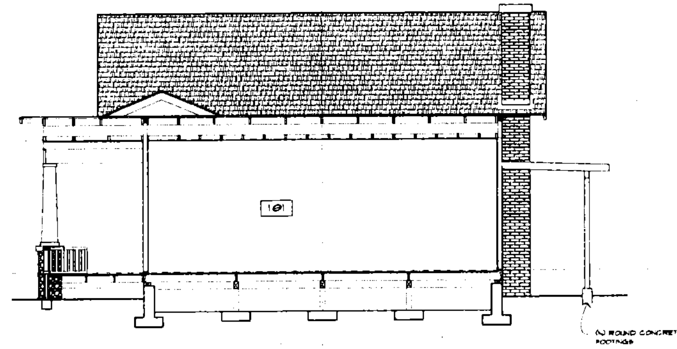
REVISIONS

CHANTICLEER AVENUE PARK BUILDINGS
1975 CHANTICLEER AVE. SANTA CRUZ, CA 95062-1869 APN 029-071-38 & 68
COUNTY OF SANTA CRUZ REDEVELOPMENT AGENCY
701 OCEAN STREET, ROOM 510
SANTA CRUZ, CA 95060
831-454-2280

GIL SÁNCHEZ, FAIA
ARCHITECTURE · HISTORIC PRESERVATION

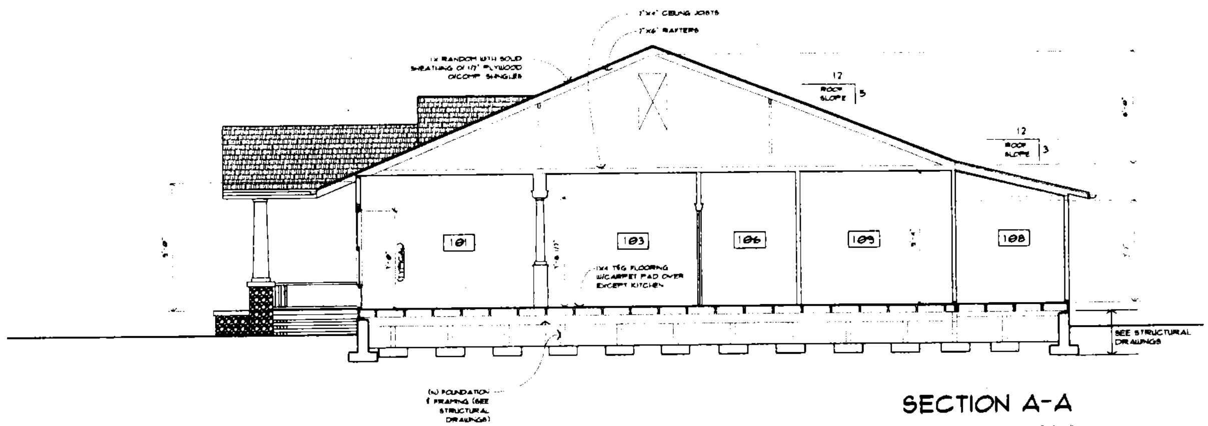
DATE 2/11/2011
JOB NO. 0901.2
SHEET NO.
1A-3.1

NOT FOR CONSTRUCTION (PRELIMINARY)



SECTION B-B

SCALE 1/4"=1'-0"



SECTION A-A

SCALE 1/4"=1'-0"

MILLER HOUSE PROPOSED BUILDING SECTIONS

PHASE III - DESIGN DEVELOPMENT (PLANNING 2/11/11)

REVISIONS

CHANTICLEER AVENUE PARK BUILDINGS

1975 CHANTICLEER AVE. SANTA CRUZ, CA 95062-1869 APN 029-071-38 & 68
COUNTY OF SANTA CRUZ REDEVELOPMENT AGENCY
701 OCEAN STREET, ROOM 510
SANTA CRUZ, CA 95060
831-454-2280

GIL SÁNCHEZ, FAIA
ARCHITECTURE . HISTORIC PRESERVATION

DATE 2/11/2011
JOB NO 09012
SHEET NO

1A-4.1

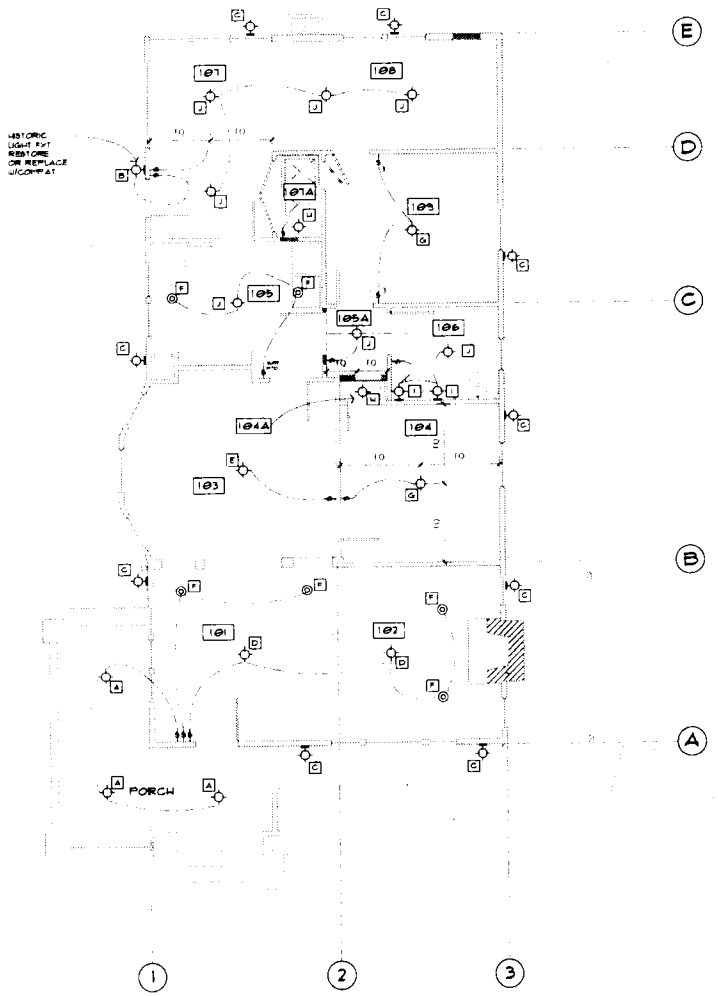
NOT FOR CONSTRUCTION (PRELIMINARY)

SHEET NOTES:

1. INSTALL NEW FIRE/SMOKE ALARM SYSTEM
2. REMOVE ALL (E) DUPLEX OUTLETS

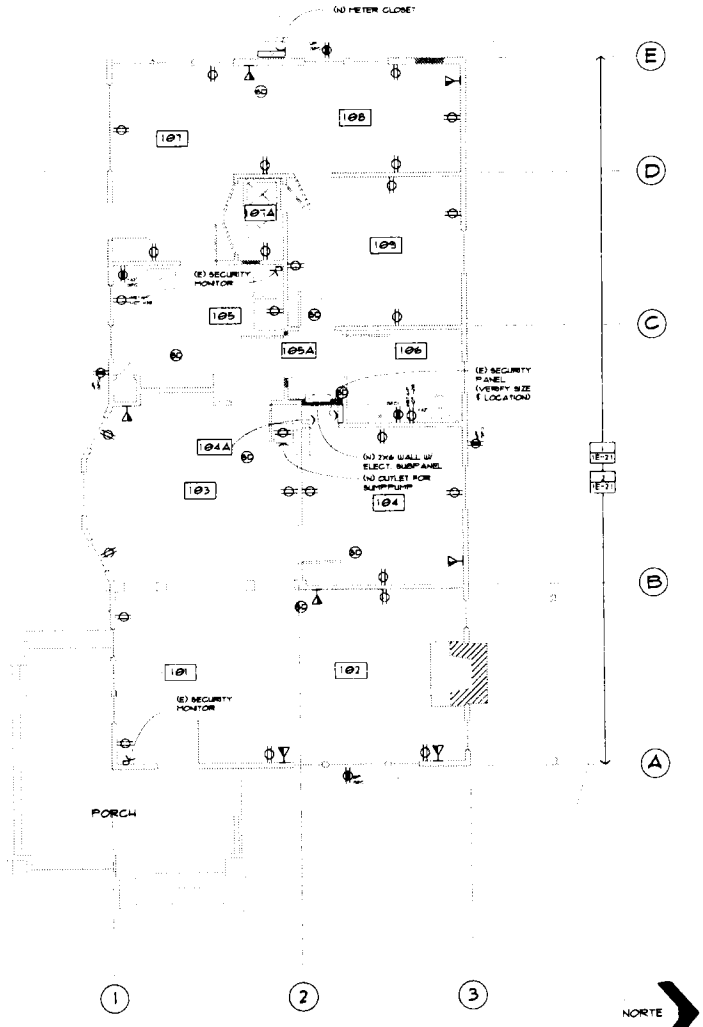
ELECTRICAL/LIGHTING LEGEND

KEY	
FIXTURE TYPE	C
SURFACE MOUNTED CEILING FIXTURE	
DIMABLE CEILING FIXTURE	
VANDEL RESISTANT FLUORESCENT STRIP FIXTURE (W/LENGTH OF FIXTURE)	36"
SURFACE MOUNTED WALL FIXTURE	
MOTION SENSOR LIGHT FIXTURE	(M.S.)
LIGHT FIXTURE SET ON TIME CLOCK	(T.C.)
SWITCH	
SWITCH W/3-WAY	3
DUPLEX OUTLET @ 18" ABOVE FLOOR (UNLESS NOTED)	
DUPLEX OUTLET (W/GROUND FAULT CIRCUIT INTERRUPTER)	GFI
WATER PROOF (W/GROUND FAULT INTERRUPTER)	GFI
SMOKE DETECTOR	
SECURITY SYSTEM	SEC.
TELEPHONE	
TELEPHONE/ INTERNET	



LIGHTING PLAN

SCALE 1/4"=1'-0"



ELECTRICAL PLAN

SCALE 1/4"=1'-0"

NORTE

GRAPHIC SCALE

PROPOSED LIGHTING & ELECTRICAL PLANS

PHASE III - DESIGN DEVELOPMENT (PLANNING 2/11/11)

REVISIONS

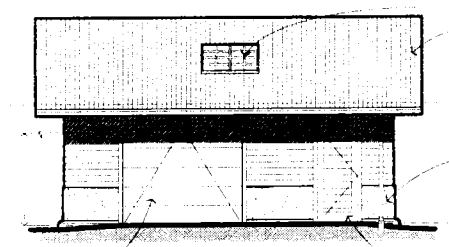
CHANTICLEER AVENUE PARK BUILDINGS
1975 CHANTICLEER AVE, SANTA CRUZ, CA 95062-1869
APN: 029-071-38 & 68
COUNTY OF SANTA CRUZ, REDEVELOPMENT AGENCY
701 OCEAN STREET, ROOM 510
SANTA CRUZ, CA 95060
831-454-2280

GIL SÁNCHEZ, FAIA
ARCHITECTURE + HISTORIC PRESERVATION

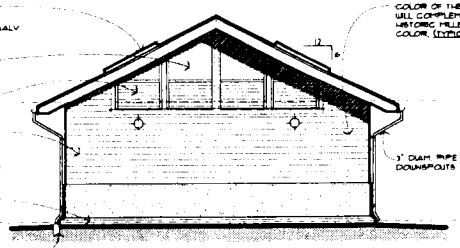
DATE 2/11/2011
JOB NO. PHASE 2
SHEET NO.

1E-2.1

NOT FOR CONSTRUCTION (PRELIMINARY)



WEST ELEVATION
SCALE 1/4"=1'-0"



NORTH ELEVATION
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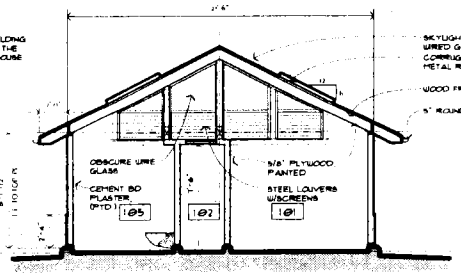


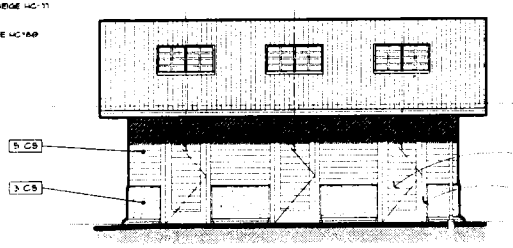
SECTION A-A
SCALE 1/4"=1'-0"

THE COMPLETE EXTERIORS SHALL BE PAINTED.

COLOR SCHEDULE:
(BENJAMIN MOORE)

3 CS ALEXANDRIA BEIGE HC-77

5 CS BLEEKER BEIGE HC-69



EAST ELEVATION
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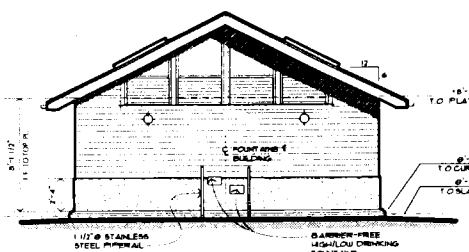
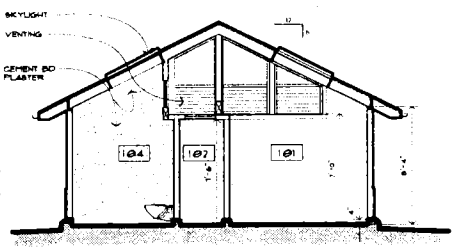


SOUTH ELEVATION
SCALE 1/4"=1'-0"

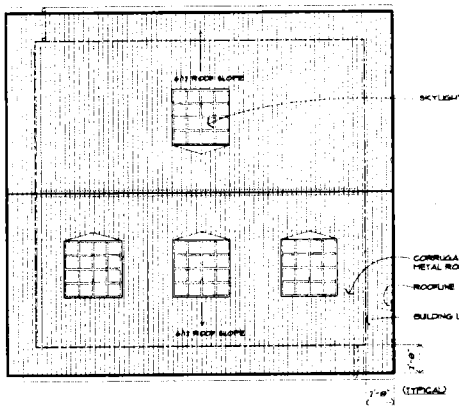


SECTION B-B
SCALE 1/4"=1'-0"

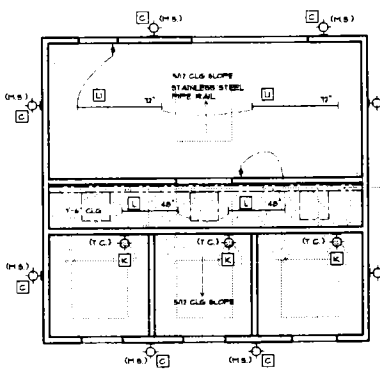
ELECTRICAL/LIGHTING LEGEND

KEY

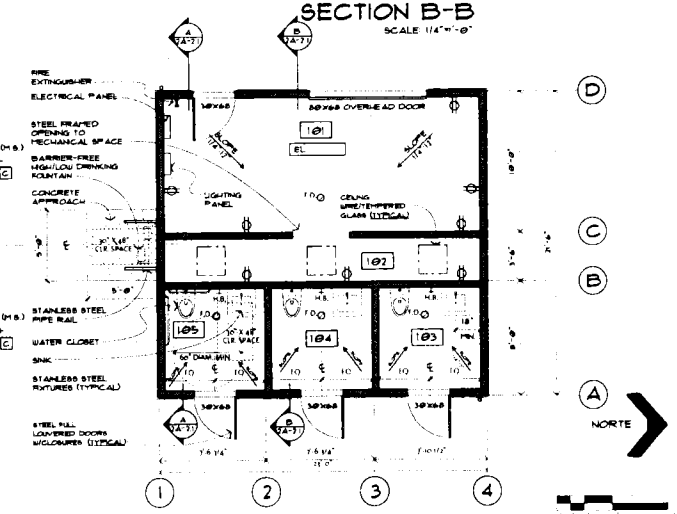
FIXTURE TYPE (SEE E-2.1 FOR LT SCHEDULE)	C
SURFACE MOUNTED CEILING FIXTURE	
ADJUSTABLE CEILING FIXTURE	
VANDEL RESISTANT FLUORESCENT STRIP FIXTURE (W/LENGTH OF FIXTURE)	24"
SURFACE MOUNTED WALL FIXTURE	
MOTION SENSOR LIGHT FIXTURE	(M.S.)
LIGHT FIXTURE SET ON TIME CLOCK	(T.C.)
SWITCH	
SWITCH (INDICATING 3-WAY OR DIMMER)	
DUPLEX OUTLET (@ ABOVE FLOOR (OR AS NOTED)	
DUPLEX OUTLET (W/GROUND FAULT CIRCUIT INTERRUPTER)	
WATER PROOF (W/GROUND FAULT INTERRUPTER)	
SMOKE DETECTOR	SD
SECURITY SYSTEM	(S) SEC.
TELEPHONE	
TELEPHONE/ INTERNET	



ROOF PLAN
SCALE 1/4"=1'-0"



REFLECTED CEILING PLAN
(SHOWING LIGHTS & SWITCHING)
SCALE 1/4"=1'-0"



FLOOR PLAN
(SHOWING ELECTRICAL)
SCALE 1/4"=1'-0"

WALL LEGEND

- (E) WD. FRAMED WALL SHALL REMAIN
- (E) WALL OR OBJECT SHALL BE REMOVED
- (N) WD. FRAMED WALL AS NOTED
- INDICATES SHEAR WALL (SEE STRUCTURAL DRAWINGS)

RESTROOM/MAINTENANCE BUILDING PLANS & ELEVATIONS

PHASE III - DESIGN DEVELOPMENT (PLANNING 2/11/11)

REVISIONS

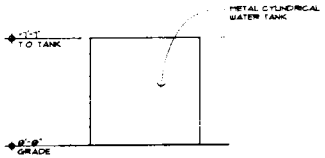
CHANTICLEER AVENUE PARK BUILDINGS
1975 CHANTICLEER AVE, SANTA CRUZ, CA 95062-1869
APN 029-071-38 & 48
COUNTY OF SANTA CRUZ REDEVELOPMENT AGENCY
701 OCEAN STREET, ROOM 510
SANTA CRUZ, CA 95060
831-454-2280

GIL SÁNCHEZ, FAIA
ARCHITECTURE + HISTORIC PRESERVATION

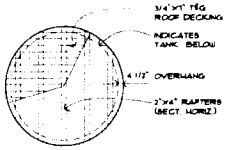
DATE 2/11/2011
JOB NO. 0901.2
SHEET NO. 2A-2.1

NOT FOR CONSTRUCTION (PRELIMINARY)

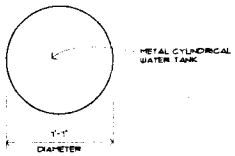
92 / 125



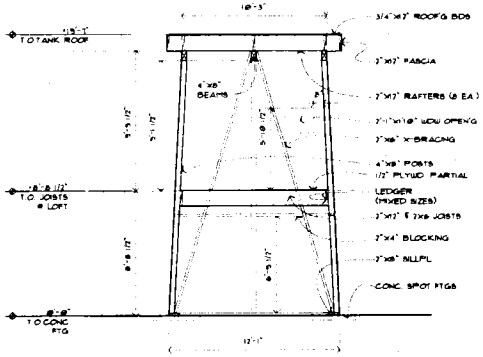
TANK ELEVATION
SCALE 1/4" = 1'-0"



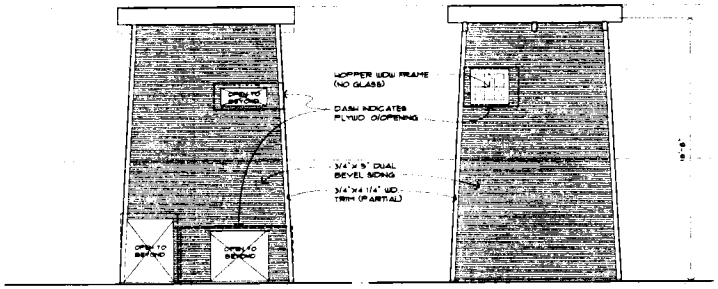
TANK ROOF PLAN
SCALE 1/4" = 1'-0"



TANK PLAN
SCALE 1/4" = 1'-0"

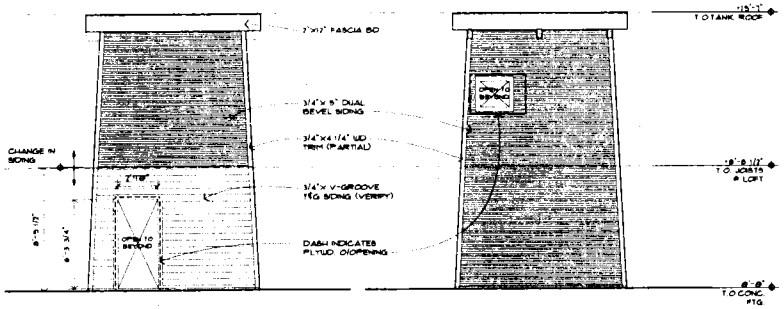


SECTION A-A
SCALE 1/4" = 1'-0"



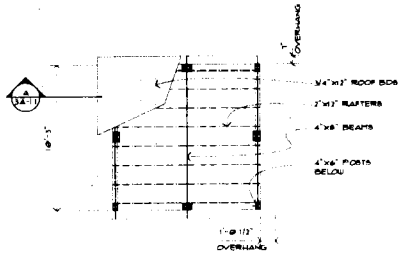
SOUTH ELEVATION
SCALE 1/4" = 1'-0"

EAST ELEVATION
SCALE 1/4" = 1'-0"

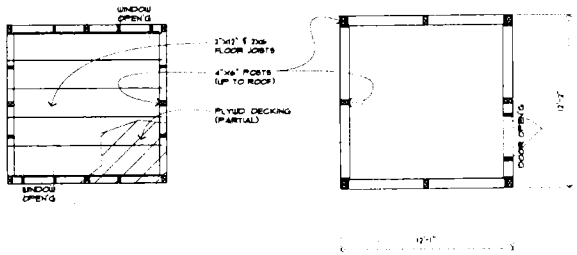


NORTH ELEVATION
SCALE 1/4" = 1'-0"

WEST ELEVATION
SCALE 1/4" = 1'-0"

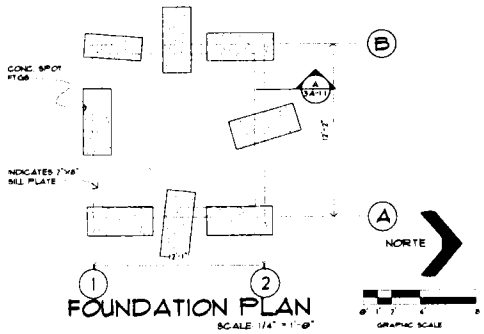


ROOF PLAN
SCALE 1/4" = 1'-0"



LOFT PLAN
SCALE 1/4" = 1'-0"

GRADE LEVEL PLAN
SCALE 1/4" = 1'-0"



FOUNDATION PLAN
SCALE 1/4" = 1'-0"

TANK HOUSE EXISTING CONDITION DRAWINGS
PHASE III - DESIGN DEVELOPMENT (PLANNING 2/11/11)

REVISIONS

CHANTICLEER AVENUE PARK BUILDINGS
1975 CHANTICLEER AVE. SANTA CRUZ, CA 95062-1869
COUNTY OF SANTA CRUZ REDEVELOPMENT AGENCY
701 OCEAN STREET, ROOM 510
SANTA CRUZ, CA 95060
APN 029-071-38 & 68
831-454-2280

GIL SANCHEZ, FAIA
ARCHITECTURE + HISTORIC PRESERVATION

DATE 2/11/2011
JOB NO. 0901.2
SHEET NO.
3A-1.1

NOT FOR CONSTRUCTION (PRELIMINARY)

SHEET NOTES:

1. ELECTRICAL LEAD COUNTER "LC" (SEE ELECTRICAL DRAWINGS)

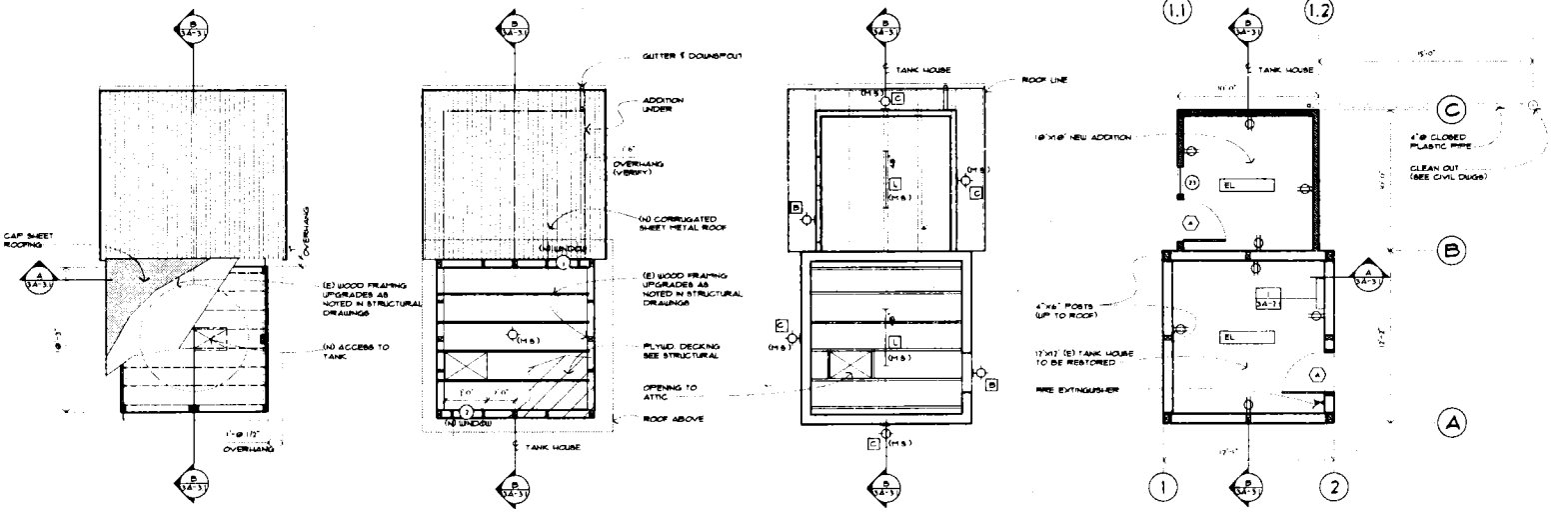
WALL LEGEND

- (E) W/D FRAMED WALL TO REMAIN
- (E) WALL OR OBJECT TO BE REMOVED
- (N) W/D FRAMED WALL 2x4 @ 16" O.C.

ELECTRICAL/LIGHTING LEGEND

KEY

- FIXTURE TYPE (SEE IE-2.1 FOR LT SCHEDULE)
- SURFACE MOUNTED CEILING FIXTURE
- AIMABLE CEILING FIXTURE
- VANDEL RESISTANT FLUORESCENT STRIP FIXTURE (W/LENGTH OF FIXTURE)
- SURFACE MOUNTED WALL FIXTURE
- MOTION SENSOR LIGHT FIXTURE (M.S.)
- LIGHT FIXTURE SET ON TIME CLOCK (T.C.)
- SWITCH
- SWITCH (INDICATING 3-WAY OR DIMMER)
- DUPLEX OUTLET (AT HEIGHT ABOVE FLOOR)
- DUPLEX OUTLET (W/GROUND FAULT CIRCUIT INTERRUPTER)
- WATER PROOF (W/GROUND FAULT INTERRUPTER)
- SMOKE DETECTOR (S)
- SECURITY SYSTEM (S) SEC.
- TELEPHONE
- TELEPHONE/ INTERNET



ROOF PLAN
SCALE 1/4" = 1'-0"

ATTIC LEVEL PLAN
SCALE 1/4" = 1'-0"

REFLECTED CLG PLAN
(SHOWING LTG) SCALE 1/4" = 1'-0"

GRADE LEVEL PLAN
(SHOWING POWER) SCALE 1/4" = 1'-0"

TANK HOUSE PROPOSED DRAWINGS
PHASE III - DESIGN DEVELOPMENT (PLANNING 2/11/11)

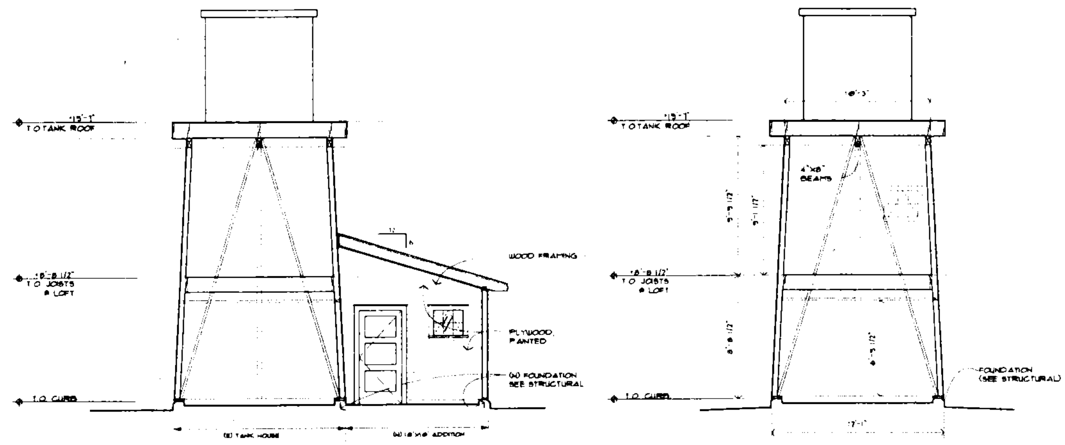
REVISIONS

CHANTICLEER AVENUE PARK BUILDINGS
1975 CHANTICLEER AVE. SANTA CRUZ, CA 95062-1869
APN 029-071-38 & 69
COUNTY OF SANTA CRUZ REDEVELOPMENT AGENCY
701 OCEAN STREET, ROOM 510
SANTA CRUZ, CA 95060
831-454-2280

GIL SÁNCHEZ, FAIA
ARCHITECTURE HISTORIC PRESERVATION

DATE 2/11/2011
JOB NO. 1901.2
SHEET NO. 3A-2.1

NOT FOR CONSTRUCTION (PRELIMINARY)

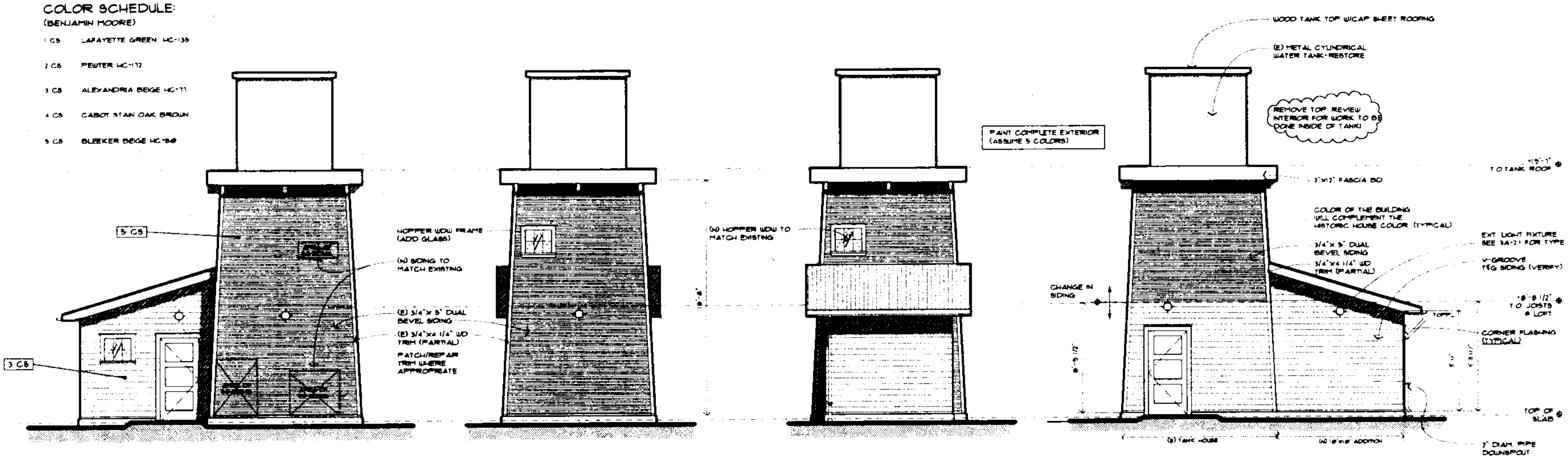


SECTION B-B
SCALE: 1/4" = 1'-0"

SECTION A-A
SCALE: 1/4" = 1'-0"

COLOR SCHEDULE:
(BENJAMIN MOORE)

- 1 CS LAFAYETTE GREEN HC-135
- 2 CS PEWTER HC-172
- 3 CS ALEXANDRIA BEIGE HC-77
- 4 CS CABOT STAIN OAK BROWN
- 5 CS BLEEKER BEIGE HC-80



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EAST ELEVATION
SCALE: 1/4" = 1'-0"

WEST ELEVATION
SCALE: 1/4" = 1'-0"

NORTH ELEVATION
SCALE: 1/4" = 1'-0"

THE COMPLETE EXTERIORS SHALL BE PAINTED.

TANK HOUSE PROPOSED ELEVATIONS & SECTIONS
PHASE III - DESIGN DEVELOPMENT (PLANNING 2/11/11)

REVISIONS

CHANTICLEER AVENUE PARK BUILDINGS
1975 CHANTICLEER AVE. SANTA CRUZ, CA 95062-1869 APN 029-071-18 & 68
COUNTY OF SANTA CRUZ REDEVELOPMENT AGENCY
701 OCEAN STREET, ROOM 510
SANTA CRUZ, CA 95060
831-454-2280

GIL SÁNCHEZ, FAIA
ARCHITECTURE - HISTORIC PRESERVATION

DATE 2/11/2011
JOB NO. 0901.2
SHEET NO.
3A-3.1

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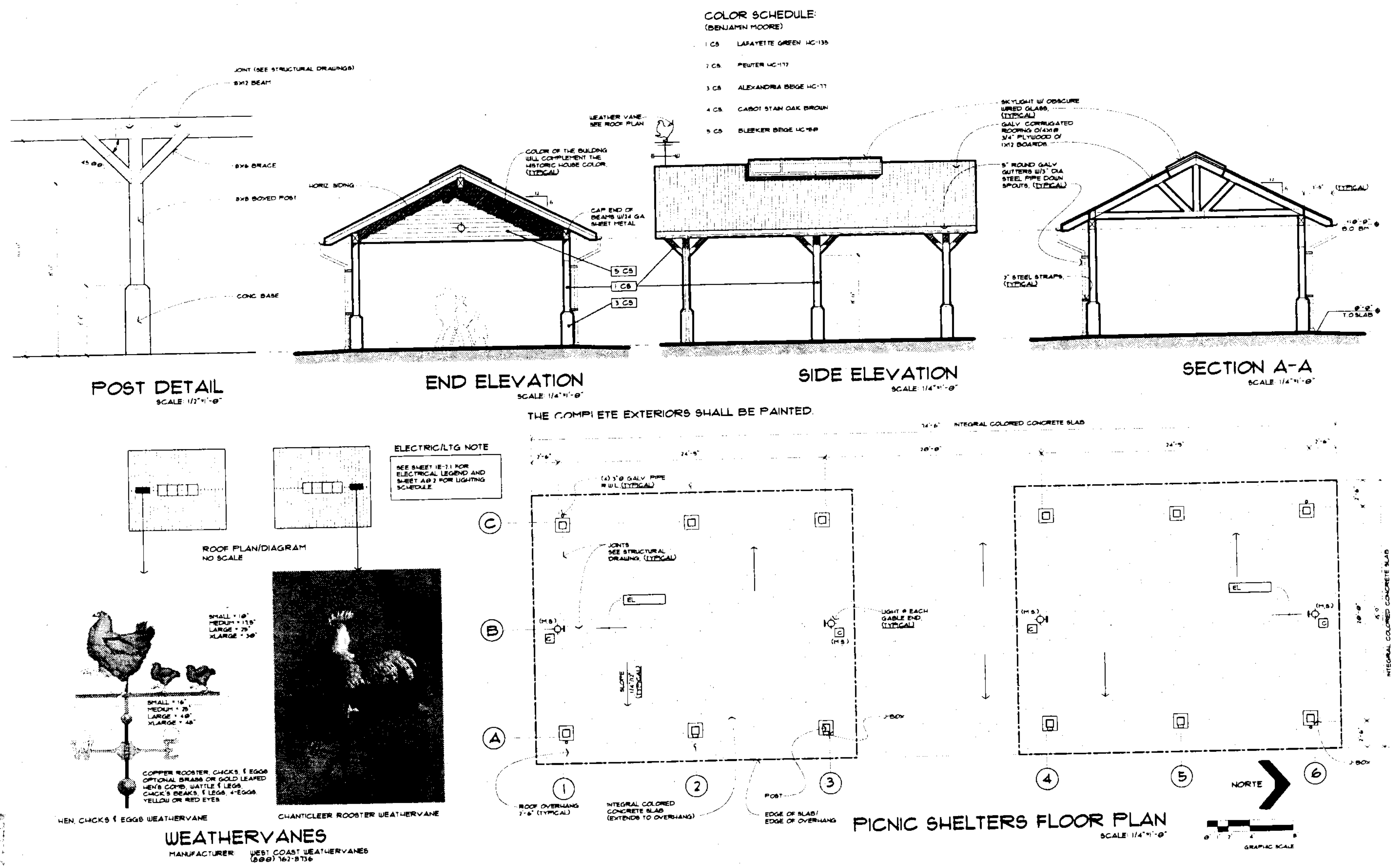

PICNIC SHELTERS PROPOSED DRAWINGS

PHASE III - DESIGN DEVELOPMENT (PLANNING 2/11/11)

REVISIONS

CHANTICLEER AVENUE PARK BUILDINGS
1975 CHANTICLEER AVE, SANTA CRUZ, CA 95062-1869 APN 029-071-38 & 68
COUNTY OF SANTA CRUZ REDEVELOPMENT AGENCY
701 OCEAN STREET, ROOM 510
SANTA CRUZ, CA 95060 831-454-2280

GIL SÁNCHEZ, FAIA
ARCHITECTURE · HISTORIC PRESERVATION

DATE 2/11/2011
JOB NO 09012
SHEET NO
4A-2.1

NOT FOR CONSTRUCTION (PRELIMINARY)

THE UPDATED TREE INVENTORY
AND RECOMMENDATIONS FOR PRESERVATION OR REMOVAL
AT THE CHANTICLEER PARK SITE
CHANTICLEER AVENUE
SANTA CRUZ COUNTY

REQUESTED BY:
JAMES DAVIES
PROJECT MANAGER
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY
701 OCEAN STREET, ROOM 510
SANTA CRUZ, CA 95060

SITE INSPECTION ON FEBRUARY 3, 2011
BY NIGEL BELTON
ISA CERTIFIED ARBORIST WE410A

JOB: RDA – CHANTICLEER PARK. 2011

ATTACHMENT 5

THE UPDATED TREE INVENTORY
AND RECOMMENDATIONS FOR PRESERVATION OR REMOVAL
AT THE CHANTICLEER PARK SITE
CHANTICLEER AVENUE
SANTA CRUZ COUNTY

PAGE 1.

Background and Assignment:

James Davies, Project Manager for the Santa Cruz County Redevelopment Agency requested that I provide an updated tree inventory with recommendations for tree preservation or removal regarding the trees at the undeveloped park site on Chanticleer Avenue.

The park site is located on the West side of Chanticleer Avenue between Capitola Avenue and Soquel Avenue. This site will be developed for public use and will incorporate sports fields as well as opportunities for passive recreation.

Observations and Discussion:

The inventory below identifies which trees should be retained and makes general recommendations regarding tree maintenance procedures that should be undertaken. A report outlining detailed maintenance recommendations pertaining to pruning, cabling and other practices to improve the condition of these trees will be provided. Pruning and maintenance objectives should include the enhancement of tree structures to improve public safety, tree health and longevity as well as the improvement of aesthetic values.

Sincerely yours

Nigel Belton

Attachment:
– The tree Inventory and recommendations for preservation or removal (3 pages)

The Updated Chanticleer Park Tree Inventory

TREE # & SPECIES	DBH/INCHES	HEALTH	STRUCTURE	RECOMMENDATIONS/COMMENTS
1. Southern Live Oak (Quercus virginiana)	Six	Good	Good	**Retain** - Recommended formative pruning to develop structure.
2. Loquat (Eriobotrya japonica)	Six	Good	Fair	**Retain**
3. Coast Redwood (Sequoia sempervirens)	44 (double)	Good	Good	**Retain** – Prune as required when the park is developed.
4. Plum (Prunus species)	18	Poor	Fair	**Remove** – Crowded between Redwood, Palm and Bottle Brush.
5. Canary Island Date Palm (Phoenix canariensis)	32	Good	Good	**Retain** – Prune to raise the low canopy and remove dead fronds.
6. Apple (Malus species)	Eight	Good	Fair	**Retain** – Located on the boundary. provides screening.
7. Southern Live Oak	Seven	Good	Good	**Retain** – Recommended formative pruning to develop structure.
8. Canary Island Date Palm	32	Good	Good	**Remove** – Poor location. Crowded between #7. and a smaller Live Oak. The frond spines are hazardous the public.
9. Bougainvillea (Nyctaginaceae sp.)	48	Fair	Poor	**Remove** - Poor condition and location.
10. Two Southern Live Oaks	Six	Good	Good	**Remove** – Located in the foot print of the proposed parking lot entrance.
[redacted]				
12. Coast Live Oak (Quercus agrifolia)	20	Good	Fair	**Retain** – Prune and cable to improve the structure and improve aesthetic value.
[redacted]				
17. Coast Redwood	44	Good	Good	**Retain** – Prune to release the house. Raise the canopy higher for more light and set Back.
18. Plum	13	Poor	Poor	**Remove** – In the proposed parking area.
19. Apple	7	Fair	Poor	**Remove** – In the proposed parking area.
[redacted]				
27. Deodar Cedar (Cedrus deodara)	16	Good	Good	**Retain** – Prune to improve structure and aesthetic value.

TREE # & SPECIES	DBH/INCHES	HEALTH	STRUCTURE	RECOMMENDATIONS/COMMENTS
28. Apple	12	Fair	Poor	**Remove** – Located in the proposed parking area.
29. Magnolia (Magnolia grandiflora)	10	Good	Good	**Remove** – Located in the proposed parking area.
30. Apricot (Rosaceae sp)	10	Poor	Poor	**Remove** – Only a regenerated stump remains.
31. Apple	Six	Fair	Poor	**Remove** – Poor specimen and location.
[redacted]				
35. Spruce (Picea sp)	20	Fair	Good	**Retain** – Prune to improve aesthetic value.
36. Willow (Salix sp)	20 +	Fair	Poor	**Remove** – Significant decay in the base. Predisposed to failure.
37. Pussy Willow	12 (multi stem)	Good	Fair	**Remove** – Undesirable species.
38. Plum	20	Fair	Poor	**Remove** – Undesirable species.
39. Apple	Eight	Fair	Poor	**Remove** – Misshapen and poor location.
40. White Poplar (Populus alba)	Five	Good	Good	**Remove** – Problematic and inappropriate for this site.
41. Pussy Willow	Nine (multi stem)	Good	Fair	**Remove** – Undesirable species.
42. Incense Cedar (Calocedrus Decurrens)	Five	Good	Good	**Remove** – A poor location regarding the Planned development.
43. Coast Live Oak	20	Good	Poor	**Retain** large tree – Prune to improve structure.
44. Coast Live Oak	26	Good	Fair	**Retain** large tree – Prune to improve structure and install cable set.
[redacted]				
61. Pear (Pyrus sp)	20	Good	Fair	**Retain** – Prune to improve structure and aesthetic value.
[redacted]				
64. California Pepper Tree (Schinus molle)	40	Poor	Poor	**Remove** – This tree is very decayed and is predisposed to failure. There are no practical options to mitigate this situation.
[redacted]				
66. Coast Live Oak	45	Good	Fair	**Retain** – Prune and cable this large tree to improve structure.
[redacted]				
70. Coast Redwood	50	Good	Good	**Retain** – Prune to improve structure and raise the canopy over sidewalk and street.
71. Chinese Flame Tree (Koelreuteria bipinnata)	10	Fair	Fair	**Remove** – Not compatible with the Development plans.

ATTACHMENT 6

TREE # & SPECIES	DBH/INCHES	HEALTH	STRUCTURE	RECOMMENDATIONS/COMMENTS
72. Plum	Seven	Fair	Poor	**Remove** – Undesirable species.
[redacted]				
74. Plum	Eight	Fair	Poor	**Remove** – Undesirable species.
[redacted]				
76. Holly	¾	Good	Poor	**Remove** – Poor specimen.
[redacted]				
79. Canary Island Pine (Pinus canariensis)	Six	Good	Good	**Remove** – Poor location.
80. Silver Dollar Eucalyptus (Eucalyptus polyanthemos)	36	Good	Fair	**Retain** – Prune and cable to improve structure.
81. Monterey Pine (Pinus radiata)	21	Poor	Poor	**Remove** – Diseased and declining.
82. Fruitless Mulberry (Morus alba)	9	Fair	Poor	**Remove** – Poor specimen. Not compatible with park plans.
83. Fruitless Mulberry	16	Fair	Poor	**Remove** – Poor specimen. Not compatible with park plans.
84. Coast Redwood	36	Good	Good	**Retain** – Prune to improve structure and raise the canopy.
85. Coast Redwood	30	Good	Good	**Retain** – Prune as for #84.
86. Monterey Pine	24	Good	Poor	**Note that there are two options for this Tree – Either retention or removal.** **Option (i) – Retain and prune** - Remove dead wood and reduce limb weight to improve safety. **Option (ii) – Remove** - Crowding #85. Poor structure (leaning strongly and a heavy limb structure). It may be more desirable to leave the two large Coast Redwoods on this site without the adjacent Pine crowding their canopies.
[redacted]				
88. Coast Live Oak	Nine	Good	Fair	**Retain** – Prune to improve structure.
89. Hollywood Juniper (Juniperus torulosa)	15	Good	Fair	**Remove** – Not compatible with the park Plans.
90. Baileys Acacia	20	Good	Fair	**Remove** – Undesirable species in a poor Location.

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NOISE IMPACT AND MITIGATION STUDY

Chanticleer Park

Chanticleer Avenue, Santa Cruz

May 20, 2010

Prepared by

H. STANTON SHELLY

Principal Consultant

1. Project Description [1] [2]

Santa Cruz County proposes to develop a new public park on a presently unused 4.5-acre lot on Chanticleer Avenue near Chanticleer Lane. The property is to be rezoned from Residential to Public use, and will be developed to include a number of public recreation and activity areas, including picnicking, children's' play, tennis, bocce ball, community gardening, off-leash dog exercise, bike pump track, skateboarding, and turf areas and walkways for general relaxation. A parking lot with 32 vehicle spaces is provided, with access to the project from Chanticleer Avenue. The park is intended for use year round during daylight hours.

The project area is presently a mixed residential and church use neighborhood. This study evaluates the suitability of the existing noise environment for use by Chanticleer Park, as well as the potential noise impacts on nearby sensitive receptors produced by use of the park, and recommended noise mitigation measures as needed.

2. Existing Setting

Noise Sources in the Area

The primary source of noise at the project site is traffic on Chanticleer Avenue, a two-lane street bounding the project on the east side. Typical vehicle passby noise levels are in the 60 -70 dBA range at 50 feet. Trucks, buses, motorcycles, and poorly-muffled vehicles produce peak levels 5 to 15 dBA higher on passby. Infrequent small aircraft overflights create noise incidents of 50 to 60 dBA. Other than normal sporadic noises of lawn care equipment, garbage pickup and animals, there are no other significant noise sources in the project area.

Sensitive Receptor Locations and Descriptions

The closest sensitive receptor locations for noise generated by the project include residences across Chanticleer Avenue from the project site, and also residential and church properties adjacent to the project sharing property lines on the south, west and north sides. This study investigates the extent to which the closest receptors could be impacted by noise from Chanticleer Park activities and increased traffic from the project. Other receptors in the area would have minimal project noise impacts because of significant additional distance and/or structural obstruction.

Ambient Noise Levels

Field noise measurements were made during the morning of February 10, 2010, with a CEL-440 Precision Noise Meter and Analyzer, calibrated with a B & K Model 4230 Sound Level Calibrator. The measurement locations were chosen to represent the key sensitive receptor locations, as described below:

- Location 1 – near the historic structure on site at the present site entrance, approximately 35 feet from the nearest traffic lane
- Location 2 – in the southwest corner of the property, near adjacent residences on the south and west sides of the project site.
- Location 3 – in the northwest corner of the property, near adjacent church properties on the west and residences on the north side of the project site.

Noise levels were measured and are reported using percentile noise descriptors as follows: L_{90} (the background noise level exceeded 90 % of the time), L_{50} (the median noise level exceeded 50% of the time), L_1 (the peak level exceeded 1% of the time), and L_{eq} (the average energy-equivalent noise level). Measured noise levels are presented in Exhibit 1 below. The DNL/Ldn noise levels were computed as the long-term average of the L_{eq} using the daily traffic distribution in the area, with standard weighted penalties for the nighttime hours, and modeled with an enhanced version of the National Cooperative Highway Research Board traffic noise model [6].

EXHIBIT 1

EXISTING NOISE LEVELS (dBA)

Chanticleer Park Project Area – Chanticleer Avenue, Santa Cruz

Location	L_{90}	L_{50}	L_{eq}	L_1	L_{dn}
1. near structure at site entrance	42	53	61.5	72	60
2. southwest corner of property	39	43	44.5	52	45
3. northwest corner of property	40	43	48.0	57	47

Chanticleer Avenue traffic is the dominant noise source near the project site, so overall noise levels depend upon the distance to the road, and the Exhibit 1 monitored levels indicate that relationship. The back areas of the site are over 300 feet from Chanticleer traffic and experience much lower noise levels, but the noise levels are still set by vehicles on Chanticleer Avenue and on 17th Avenue to the west.

Santa Cruz County Land Use Noise Standards

Exhibit 2 presents general noise planning guidelines adopted in the Santa Cruz County Noise Element [3] for various types of community land uses.

EXHIBIT 2

Santa Cruz County Noise Planning Guidelines [3] – L_{dn}/ CNEL (dBA)

Land Use	Land Use Compatibility for Community Noise Environments "Normally Acceptable"
Single and Multiple-family Residential, Motels, Hotels	60
Schools, Libraries, Hospitals, Churches	60
Outdoor Sports and Recreation, Parks, Playgrounds	65
Commercial, Shopping Center, Offices, Banks, Retail	60
Industrial, Manufacturing, Utilities, Agriculture	70

Suitability of Noise Environment for Proposed Project

The primary contributor to the noise environment in the Chanticleer Park area is noise from Chanticleer Avenue traffic. As described in the previous section on ambient noise levels, future Chanticleer Avenue traffic is expected to produce a noise level very similar to the present ambient, an Ldn/CNEL of 55-60 dBA at activity areas near the street and much less at locations in the middle and back areas of the park, which all meet 65 dBA County Planning Guidelines for park uses, as shown in Exhibit 2. Hence the noise environment of the project site is suitable for the proposed park use based on County noise guidelines.

3. Potential Project Noise Impacts

A. Activity Area Noise

Park activities in several areas could potentially cause noise impacts at nearby receptor areas. Potential noise impacts of activities in several key areas are described in the following paragraphs.

Tennis court and backboard

There is a single tennis court planned on the northwest side of the park. Noise from people playing tennis on a hard court comes mostly from the impact of the racket hitting the ball, producing a brief noise level of 50 to 60 dBA on each impact, at a distance of 50 feet. Some strong servers can create a noise level of 63-68 dBA at 50 feet. Additional sporadic noise from shoes sliding on the court surface and players voices occur less often, at levels of 55-65 dBA at 50 feet. A player using the adjacent tennis backboard to practice hitting a ball would create approximately the same noise levels at 50 feet as players using the tennis court.

Assuming that the court is used 75% of the time during a full day, the overall CNEL noise levels generated at the nearest receptor property line would be 48-50 dBA, and 42-45 dBA at the nearest receptor structures (church buildings).

Bike pump track

The bike pump track area is planned as a 7000 square foot bare earth area in the northwest corner of the park, with dirt mounds providing jumps and topological variety for bicycle riders to navigate. There will be no motorized bikes allowed in the area, so the most common intermittent noise would be from bike rider's voices, in the range of 55 to 65 dBA at 50 feet. Even with fairly heavy use, overall CNEL noise levels at the nearest residential property line would be in the 44-46 dBA range, about the same as at present.

Skateboard area

A small relatively flat concrete skateboard area of approximately 1000 square feet is planned along the north side of the park, adjacent to the bike pump track. Riders will ride skateboards over a few surface elements such as rails or hills. Noise levels from these activities would generally be low, with a few noisy events now and then, such as boards/wheels impacting rail elements, creating brief noise peaks of 55 to 60 dBA at 50 feet. Even with fairly heavy use, overall CNEL noise levels at the nearest residential property line would be in the 44-46 dBA range, about the same as at present.

Off-leash dog areas

Two fenced off-leash dog recreation areas are planned, one for large dogs and one for small dogs, in the southwest corner of the park. In general dogs in off-leash areas get along well and play quietly. However, sporadically one or two may bark a few times, creating brief noise levels of 65 to 75 dBA at 50 feet.

With heavy use all day long by many dogs, overall CNEL noise levels at the nearest receptor property line would be 49 to 52 dBA, which is an increase of 6 to 8 dBA above existing noise levels without any mitigation measures.

Vehicles in parking lot

Because the volumes and speed of vehicles moving in the parking lot will be very low, a vehicle entering or leaving a parking spot would create a noise level of 55 to 60 dBA at 35 feet for a less than a minute. On a busy day this could occur every few minutes. A few loud vehicles with poor mufflers could create noise levels 5 to 15 dBA higher several times a day.

With heavy vehicle use all day long on a busy day, overall CNEL noise levels at the nearest residential property lines would be 53 to 55 dBA, and 47-49 dBA at the nearest residences, with no mitigation measures.

Other activity areas

Other outdoor activities include climbing structures, bike riding, picnicking, bocce ball, games with balls and other typical outdoor games. Activities of this type can create sporadic maximum noise levels from voices of 60 to 70 dBA at 100 feet, and long term average Leq levels of 50 to 55 dBA at 100 feet. These activities are fairly low level and not close to any receptors, so they would not be expected to create any noise impacts in nearby residential areas.

Traffic Noise

Many park users are expected to walk or bike to the park, although perhaps 10 to 20 vehicle trips to the park per hour could be generated on a busy day. Vehicles coming to Chanticleer Park on Chanticleer Avenue would not be expected to create a noticeable change in traffic noise, since the street now carries 300 to 400 vehicles per hour during the middle of the day, based on informal ECS counts. Traffic to the park would have to increase Chanticleer Avenue traffic more than 20 percent (60+ trips per hour) in order to cause a noticeable increase in traffic noise. Therefore no significant noise impact from park traffic would be expected, even during heavy use.

B. Summary of Potential Noise Impacts from Park Activities

None of the park activities would produce noise levels on adjacent receptor properties near the 60 dBA guideline level in the County Noise Element. In general, some planned park activities could raise noise levels a few dB if mitigation measures are not installed, as shown in the noise summary in Exhibit 3.

Residences on Chanticleer Avenue near the park should not be affected, since project traffic would not raise traffic volumes on the street more than an estimated 3-5 percent. Those residences near the off-leash dog parks and the parking lot could have overall CNEL noise levels a few dB higher without recommended mitigation measures, which are described in section 4.

Installing walls around the dog park areas and next to the parking lot, overall CNEL noise levels would not change more than one dB in the adjacent yard areas. This does not mean that the noise from the park would not be audible, only that the overall CNEL noise levels would not be changed more than one dB relative to existing long term noise levels. Only the second-floor rooms facing the park in two residences along the south border near the off-leash big dog park, which already have property line fences, would have a noise increase of several dB, as the second-floor noise levels are not mitigated by the existing wood fence on the property line or recommended new fence around the off-leash areas (see the "Project – no mitigation" column in Exhibit 3). The noise levels for these adjacent properties, both ground floor and upstairs, would still be significantly below the 60 dBA CNEL County long-term noise guidelines for residential uses.

Changes in traffic on Chanticleer Avenue would raise traffic noise levels less than 1 dB even during periods of heavy park use. Note that a 1-2 dB change in overall noise level would not be noticeable. The anticipated noise levels for key locations are shown in Exhibit 3.

EXHIBIT 3

NOISE LEVELS (dBA, L_{dn}) [4]

Chanticleer Park Project Area – Chanticleer Avenue, Santa Cruz

Location	Existing	Project – no mitigation	Project with mitigation
1. Chanticleer Avenue receptors near the park	61-63	61-63	61-63
2. receptor areas near southwest corner of park	44-46	49-52	44-46
3. receptor areas near northwest corner of park	47-49	49-50	49-50
4. receptor areas on north side of park	52-54	54-56	52-54

C. Temporary Construction Noise

This section describes typical project construction activities, and the noise levels of vehicles, heavy equipment and powered tools that are typically used for demolition, site preparation and construction tasks. Although several Noise Element sections apply generally to project noise, none apply specifically to project construction noise. Unless otherwise noted, noise levels are stated at a distance of 50 feet.

Phase 1 of the project involves preparation and grading of the site, which has only the historic structure to be saved presently on it. Phase II involves the renovation of the existing historic house and water tower structures, and the installation of new plants, lawns, and recreation area surfaces and landscaping. These task descriptions are summarized in general below along with the expected noise levels. Typical noise

levels for construction equipment are listed in Exhibit 4, along with the "usage" level, or the portion of the time the equipment is generally used. Construction equipment noise level data are based on reference 5.

The receptor locations affected by the construction phases include the same as for the project operations, those residences adjacent to the site. In addition, each of the tasks may require some heavy truck traffic to and from the site, affecting receptors on the major access routes such as along Chanticleer Avenue.

a. Tree and Bush Removal

Although retaining healthy mature trees is a priority, there are a number of trees and heavy bushes on the project site that must be removed, requiring the use of gas engine chain saws, which typically produce sound levels of 82-87 dBA. The smaller branches could be ground up on site using a tree chipper, which produces a noise level of 87-90 dBA. The tree cutting and chipping tasks would last a few days at most.

EXHIBIT 4

CONSTRUCTION NOISE LEVELS (dBA) [5]
Chanticleer Park – Santa Cruz

Equipment	Noise Level	Usage
Mobile Equipment		
Front Loader	75-80	0.4
Backhoe	75-85	0.2
Bulldozers, tractors	75-85	0.4
Scraper	80-90	0.4
Grader	75-85	0.1
Truck	75-90	0.4
Paver	80-90	0.1
Materials Handling		
Concrete mixer	75-85	0.4
Concrete pump	75-80	0.4
Crane	75-85	0.2
Derrick	75-90	0.2
Stationary Equipment		
Pumps	70-75	1.0
Generators	75-80	1.0
Compressors	75-80	1.0
Saws	75-80	0.05
Impact Equipment		
Pile drivers	95-100	0.05
Jackhammers	75-90	0.1
Pneumatic tools	80-85	0.2

b. Site Clearing, Grading, and Landscaping

Site preparation could bring various types of heavy machines to the site, such as small bulldozers, backhoes, graders and haul trucks. These have diesel engines and typically produce noise levels of 80 to 85 dBA under full load and 75 to 80 dBA while idling.

c. Wood Construction and Concrete Work

A number of construction tasks involve working with wood and carpentry tools, such as

- building forms for concrete surfaces and walls
- renovating and remodeling existing buildings
- building the framing for new buildings

These tasks require both manual and electrical carpentry tools, which produce noise levels of 75 to 85 dBA. Following construction of forms, concrete mixer trucks and pumps would be required for some tasks, which produce noise levels of 80 to 85 dBA.

d. Completion of Structure and Interior Details

Final construction phases include construction of exterior masonry walls and concrete surfaces such as the tennis courts, parking lot and backboard. In addition construction of building walls, windows, and roof for new buildings would be required, followed by completion of interior walls, installation of equipment, plumbing and lighting. The highest noise levels during this period would be from material haul trucks and cranes, with miscellaneous pumps and auxiliary engines providing the background noise at 60 to 70 dBA. The final interior finishing stages generally would not cause significant noise disturbances.

D. Summary of Potential Construction Noise Impacts

During site preparation and construction, certain heavy equipment could be within 25 feet of the nearest residences. Therefore the maximum noise exposure at an unprotected location could be 80-85 dBA. Solid perimeter wooden fences, even though temporary, around the site early in the construction phase could offer a noise reduction of 6 to 8 dBA. Construction noise would be intermittent and of limited duration at any given location, rather than continuous, since equipment is used sporadically over a number of weeks.

For the Chanticleer Park project, a few of the directly adjacent residences could experience disturbance from project-related noisy equipment, and the second floor residential areas to the south would be unprotected by any barriers. Mitigation measures to reduce existing traffic noise levels are discussed in the following section.

Significant impacts would include any construction activity that exceeds 80 dBA off the project site. In addition, some residential disturbance could be caused by construction activities that create noise levels less than this. For these reasons, mitigation measures are recommended in Section 4.

4. Recommended Noise Mitigation Measures

Although none of the project operational activities would be considered significant impacts or exceed the County's long-term CNEL standards, the following mitigation measures are suggested to reduce individual noise events to reduce the amount of potential disturbance in nearby receptor areas. Temporary construction noise has a greater potential to cause disturbance because of the higher noise levels, although only for a period of days or two weeks in any location, so mitigation measures are recommended to reduce the potential noise disturbance from these events.

A. Park Activity Noise Mitigation Measures

1. Move the big dog off-leash boundary setback from 20 feet to 40 feet from the west property line, reducing noise levels about 5 dB at the closest locations.
2. Install a solid wood or masonry wall at least 6 feet high along the west side of each dog park area, and wrap the walls at each end a distance of at least 25 feet. If walls are made of wood, the wood should have a thickness of at least ¾", using overlapped or offset double layers so that when the wood weathers and shrinks, no cracks in the wall develop. There should be no openings in the wall or between the bottom of the wall and ground. This can reduce noise levels 5-6 dBA. If desired, the wall could be placed on the property line

adjacent to the dog recreation areas, although putting the wall on the boundary of the areas would reduce the attention dogs would pay to people on the adjacent walkway.

3. Install a solid wood or masonry wall at least 6 feet high on the north property line next to the parking lot, starting at the minimum setback from the sidewalk and extending back to the skateboard area. Wood construction should be the same as described in the previous paragraph. This reduces noise levels 5-6 dBA.

B. Construction Noise Mitigation Measures

1. Choose construction equipment that is of quiet design, has a high- quality muffler system, and is well maintained. This includes trucks used to haul materials:
2. Install superior mufflers and engine enclosure panels as needed on gas, diesel or pneumatic impact machines.
3. Erect temporary plywood enclosures around stationary equipment that produce excessive noise at nearby receptors.
4. Restrict construction hours to 8 am to 5 pm.
5. Eliminate unnecessary idling of machines when not in use.
6. Use good maintenance and lubrication procedures to reduce operating noise.
7. If possible, locate equipment as far from sensitive receptors as possible.

5. Conclusions and Summary

Overall background noise levels in the project area depend primarily on traffic noise, and it will continue to be the dominant noise source in the area in the foreseeable future.

The addition of new daytime outdoor activities in Chanticleer Park, with the recommended mitigation measures, would not noticeably raise noise levels at any nearby receptors, except for a few second-floor rooms looking down on the dog parks in the southwest corner. The addition of Chanticleer Park project trips to present traffic noise levels would change noise levels less than 1 dB, and hence would not be noticeable.

It should be noted that the fact that Chanticleer Park noise sources would produce noise levels less than long-term County noise guidelines does *not* mean that noise from the park would not be heard, nor that it would not be considered disturbing by some nearby residents on occasion. Any park noise that can be heard may be considered disturbing by some residents, in spite of meeting adopted County noise standards.

REFERENCES

1. Project Site Drawing, Chanticleer Park, Santa Cruz; dated June 2004.
2. Discussions and descriptions from Jim Davies, County Project Mgr, on the planned activities for the new Chanticleer Park operations; March 2010.
3. "Land Use Compatibility for Community Noise Environments", Noise Element, Santa Cruz County General Plan, Planning Department, May 1994
4. Field noise measurements, Environmental Consulting Services, Saratoga
5. "Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances", U.S. Environmental Protection Agency, Office of Noise Abatement and Control, Washington, D.C., December 1971.
6. Highway Noise - A Design Guide for Highway Engineers, National Cooperative Highway Research Program Report 117, Highway Research Board, National Academy of Sciences, Washington, D.C., 1971 (model enhanced and field validated by ECS).

County of Santa Cruz

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JOE SCHULTZ, DIRECTOR

CHANTICLEER AVENUE PARK AND MILLER HOUSE PROGRAM STATEMENT
April 2011

The Mission of the Santa Cruz County Department of Parks, Open Space & Cultural Services is to provide safe, well-designed and maintained parks and a variety of recreational and cultural opportunities for our diverse community.

INTRODUCTION

Chanticleer Avenue Park is a future park development in Live Oak, sited on a parcel with a rich history of agriculture and chicken farming. The project goal is to embrace this past, while creating an enjoyable and maintainable park that meets the current and future needs of the community.[1]

In 2009 the County of Santa Cruz Board of Supervisors approved the Chanticleer Park Master Plan. Major elements of the Park Master Plan include community gardens, orchards, active play areas, picnic areas, a tennis court, off-leash dog areas, a large turf area, bike pump track, restroom, bocce ball courts, a small skate element, parking (located both off and on the street), and the restoration of the historic Miller House and water tank house on the park site.

This Program Statement is intended to serve as a supplement to various project reports. It will clarify 1) the park programming goals, 2) the intended use of the historic Miller House, and 3) the anticipated parking needs for the site. It is not intended to be a comprehensive document describing the project design and construction. More information related to project design and construction can be found in the documents cited in the reference section.

CHANTICLEER AVENUE PARK PROGRAMMING GOALS

The main vision for the park is to provide a community facility with a variety of recreational opportunities for various community members using an approach that is environmentally founded, compatible with adjacent properties, and enhances the historic character and nature of Live Oak.

The Park will be free and open to the public every day from dawn to dusk. Use of the various park features will vary seasonally and will decrease during the school year (Sept. – May). Park use is discussed in more detail in the parking analysis section.

- **COMMUNITY GARDENS AND ORCHARDS**
  The County of Santa Cruz Parks System has several successful public community gardens. These gardens are operated on a lottery system and often have long lists of interested participants. Chanticleer Avenue Park will have sixteen 8' x 12' garden plots and two accessible plots. The Community Garden program rules limit plots to one per family and require residents to keep plots adequately maintained throughout the year. All

community garden areas shall abide by the County of Santa Cruz Integrated Pest Management policy.

- **PUBLIC ART**
  As a requirement of the Percent for the Arts Program established in Santa Cruz County in 1991, an artist was selected to create a site specific public art component for the Chanticleer Avenue Park. Proposals were due on February 2010 and the Arts Commission selection of artist Madeline Weiner was approved by the Board of Supervisors on June 22, 2010. The proposed artwork for Chanticleer Avenue Park includes two large limestone sculptures that can also serve as seating elements for park visitors. The Public Art provided for park projects is under a separate contract from the park design and construction contracts. The artist/County contract includes provisions for design, installation, and post-occupancy maintenance of the art work.

- **ACTIVE PLAY AREAS**
  The playground will be the most obvious manifestation of the park's farm/chicken theme[1]. There will be a 2-5 year old play area and a 5-12 year old play area. Neighborhood families with toddlers, as well as local school age children will walk to the park to enjoy the play area. The adjacent picnic areas will give parents a place to sit or enjoy a family picnic.

- **PICNIC AREAS**
  Reservable picnic spaces are in high demand, particularly in the mid-county area of Santa Cruz. Reservable picnic areas allow families and organizations to plan their special events with the reassurance of a confirmed space for their use. It is anticipated that there would be at least one reservation a day on weekends between May and October, with an 8-hour minimum on weekends. There may be some weekday use, with a 2-hour minimum, within similar months of use. There are three picnic areas throughout the park. Two of the picnic areas are covered by a custom-designed shelter. Each of these shelters has three picnic tables underneath (1 ADA table and 2 6' tables) for a total of 6 picnic tables. A different decorative weather-vane marks each shelter. Residents can reserve the **rooster** shelter or the **hen** shelter for parties of 50 or less. Both shelters can be reserved for parties of 50 or more. The Oak Grove picnic area will be for informal drop-in use.

- **TENNIS COURT**
  The Parks Department has 5 other tennis court facilities in the Parks system. County tennis courts have a lot of drop-in use; however they are reservable for lessons, planned organized use, etc. Tennis drop-in use is usually year round, weather permitting. The facilities are typically used from 10 a.m. until sunset. The Chanticleer Avenue Park court will have an adjacent practice wall. The tennis court will have rules posted for users.

- **OFF-LEASH DOG AREAS**
  The dog park at Chanticleer Avenue Park will be the third facility in the County of Santa Cruz Parks System. These increasingly popular park features are an important place for dogs (and their owners) to socialize. At Chanticleer Avenue Park there will be separate small and large dog areas. The dog park will have rules posted for users.

- **BIKE PUMP TRACK**
  The bike pump track will be designed in close coordination with local bikers. The track, its design focused primarily for beginners, will function similarly to the bike park at Polo Grounds Park. It will be enclosed on all four sides with a chain link fence and will require

ongoing maintenance by community volunteers. A tool storage facility for track upkeep will be included in the design. The track may need to be closed periodically due to wet weather conditions. Expected use for the track should be similar to the adjacent skate area: Monday-Friday from 3:00 p.m. until sunset (between 6:00 p.m. and 9:00 p.m. depending on the season). Weekend use is expected to begin at 10:00 a.m. and continue until between 6:00 p.m. and 9:00 p.m. During the summer months and school vacations week day use will mirror weekend use. The feature should be able to serve approximately 10-20 bikers at one time.

- **BOCCE BALL COURTS**
  The proposed two bocce ball courts at Chanticleer Avenue Park are expected to be used on weekends and weekdays from 10 a.m. until sunset. The two courts could potentially host a small tournament or provide an additional activity for families picnicking at the park.

- **SKATE ELEMENT**
  The skate element is 770 SF and is intended to be a pocket feature for small children/beginners. All skate element surfaces shall incorporate anti-graffiti coating to aid in maintenance. It is not desired that the feature be fenced. Expected hours of use will be after school release Monday-Friday from 3:00 p.m. until between 6:00 p.m. and 9:00 p.m. depending on the season. Weekend use is expected to begin at 10:00 a.m. and continue until between 6:00 p.m. and 9:00 p.m. During the summer months and school vacations week day use will mirror weekend use. It is anticipated that the feature will serve 4-6 skaters maximum.

- **RESTROOM FACILITIES/ MAINTENANCE STORAGE**
  The Parks Department would be interested in exploring single stall, lockable restrooms for this park. Each restroom would have one toilet fixture and one sink. This would allow Parks staff to close one or two restrooms during the slow season. It is critical for the maintenance of these restrooms that a hose bibb and 50' hose be within reach of all public restroom areas. The storage needed at Chanticleer Avenue Park will be larger than at most neighborhood parks. Storage will be for small equipment (mower, edger, weed whip, blower etc), small tools, some paint, irrigation supplies, toilet paper, and cleaning items such as plastic bags. Stainless steel is the preferred material for all fixtures. Parks restrooms do not have paper towel dispensers. Electric hand dryers are the Parks standard. Parks recommends installing energy conserving items such as weather-based irrigation systems (Cal-Sense) and dual flush toilets in the restrooms.

- **TANK HOUSE**
  Storage for the tank house will be used primarily for the community gardeners. If there are two separate storage areas (tank house attached shed and the space underneath tank), Parks recommends these have two separate locks, one area for public community garden storage and one for Parks.

MILLER HOUSE PROGRAMMING GOALS

The Miller House is a Craftsman style house built circa 1915. The house and site are typical of many early 20th century small farms in Live Oak. The house was built by Ignatius Miller, a local well-driller. The Miller family lived in the house until 1919. Several different families lived in the house throughout the 1900's including Mr. and Mrs. Bickley, poultry farmers from Kansas and Mr. and Mrs. McKinzey, farmers originally from Iowa. In 1945 resident Paul Tershuren, divided the property into two parcels. Finally, in 1996 Italia Sebastiano sold the property to the Santa Cruz Redevelopment Agency[2].

The Miller House serves as a reminder to the community of Live Oak's agricultural past. Because of its historical significance the renovation project is guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties. The occupancy type for the building is "B", which dictates certain design criteria such as occupancies, finishes, ingress and egress, electrical requirements, etc. PR Zoning also dictates uses that can occur within the building. The building will incorporate all elements necessary for structural integrity, for the integration of building systems and for code and accessibility compliance. The building will also incorporate sustainable methods, where possible, such as the use of natural light and ventilation, tankless water heater, dual flush toilets, high 'R' value insulation, energy-efficient lighting, and recycled materials.

The County of Santa Cruz Parks Department is interested in exploring the Miller House as a single occupancy renovation project. The facility could be rental/lease space for a local non-profit or to support Park activities. The Miller House will function best as an office space with occasional small gatherings. This will not be a space for large public community gatherings. The County will work with Real Property to research comparable rental rates and ultimately prepare the lease agreement for a tenant. The Parks Department and Redevelopment Agency will seek a letter of interest from local non-profit organizations who wish to lease the Miller House on a long-term basis. The ideal tenant is one whose mission is aligned with the mission of the Parks Department and whose work is in harmony with the residents Live Oak neighborhood. The tenant would occupy the building at hours independent from the park; however, the lease would not allow overnight use of the Miller House.

Miller House Features

Flooring
The original floor throughout the house is tongue and groove wood. The project calls for the restoration of this wood floor and replacement of vinyl floor with linoleum in the kitchen. No permanent alterations to the Miller House flooring will be allowed. Temporary floor coverings such as rugs and non-slip mats are permissible.

Fireplace
The brick fireplace will be restored to its original character, but will be inoperable.

Built-In Features
There are several built-in features throughout the residence that are essential to the historical integrity of the house. The tenant shall preserve and maintain these features in good condition throughout the term of the lease.

Rooms 101, 102, 103
These three rooms make up the former living room/dining room area of the Miller House. The Parks Department envisions this space as an open office area.

Rooms 104, 109, 108
The Parks Department envisions these three rooms as potential offices for the tenant. These rooms should all have phone and data connections available.

Break Room
The break room will not be renovated to commercial standards and is not intended to accommodate hot food preparation. The break room should accommodate limited appliances such as a microwave, coffee pot, toaster oven, etc.

Plumbing and Heating
The restoration of the Miller House includes all new plumbing and fixtures. A flash hot water heater will be installed to save space. During the renovation the Miller House will receive a new gas fired furnace.

Electrical/Data
The restoration project will replace all electrical wiring with new wiring to meet current codes. Electrical service will be upgraded to a 200A service. New lighting fixtures will be installed which respect the historical integrity of the house and are energy-efficient. Rooms 102, 103, 104, 108, 109 will be equipped with data and cable connections.

CHANTICLEER AVEUNE PARK PARKING ANALYSIS

To ensure that adequate parking is provided for the proposed park and Miller House, parking demand at similar park facilities in Santa Cruz County was observed[3] and parking industry standards were consulted.

Non-holidays Fall/Winter/Spring	Weekday Morning 7 AM – 10 AM Estimated Parking Demand
Park Site	9.45 (peak demand rate of 2.1 spaces/acre)
Miller House	10 (assumes 4 full time employees and 6 clients)
TOTAL PARKING DEMAND	**20 SPACES**

Non-holidays Fall/Winter/Spring	Weekday Daytime 10 AM – 5 PM Estimated Parking Demand
Park Site	9.45 (peak demand rate of 2.1 spaces/acre)
Miller House	10 (assumes 4 full time employees and 6 clients)
TOTAL PARKING DEMAND	**20 SPACES**

Non-holidays Fall/Winter/Spring	Weekday Evening 5 PM – 7 PM Estimated Parking Demand
Park Site	33.75 (peak demand rate of 7.5 spaces/acre)
Miller House	0 (assumes facility closes at 5 PM)
TOTAL PARKING DEMAND	**34 SPACES**

Summer & School Breaks	Weekday Morning 7 AM – 10 AM Estimated Parking Demand
Park Site	9.45 (peak demand rate of 2.1 spaces/acre)
Miller House	10 (assumes 4 full time employees and 6 clients)
TOTAL PARKING DEMAND	**20 SPACES**

Summer & School Breaks	Weekday Daytime 10 AM – 5 PM Estimated Parking Demand
Park Site	33.75 (peak demand rate of 7.5 spaces/acre)
Miller House	10 (assumes 4 full time employees and 6 clients)
TOTAL PARKING DEMAND	**44 SPACES**

Summer & School Breaks	Weekday Evening 5 PM – 10 PM Estimated Parking Demand
Park Site	33.75 (peak demand rate of 7.5 spaces/acre)
Miller House	0 (assumes facility closes at 5 PM)
TOTAL PARKING DEMAND	**34 SPACES**

The highest foreseeable parking demand will occur during the summer days when both the Miller House and Park parking will be at peak use. The anticipated parking demand of 44 spaces can be accommodated with both on-street and onsite parking (totaling 44 spaces).

PARKING LOT EVALUATION
OF EXISTING NEIGHBORHOOD PARKS IN LIVE OAK AND SOQUEL
UNDER THE JURISDICTION OF THE
SANTA CRUZ COUNTY PARKS DEPARTMENT

Number	Park Site	Park Acreage	Parking Spaces	Facilities
1	Felt Street Park	1.8	8	Playground, turf, skate area, picnic, community garden, bocce ball
2	Brommer Park	7.6	38	Playground, softball field, other turf, group picnic, tennis courts, restroom
3	Coffee Lane Park	2.7	10	Playground, basketball court, picnic tables, turf
4	Floral Park	.9	Limited street	Playground, turf, future picnic, restroom, dog area
5	Hestwood Park	.6	Limited street	Playground, turf, restroom, picnic
6	Jose Avenue Park	2.7	23	Playground, turf, restroom, picnic shelter, skate park, community garden, sand volleyball, basketball
7	Richard Vessey Park	.5	None	Small playground, picnic area and small turf
8	Santa Cruz Gardens	1.9	Limited street	Small playground, turf
9	Soquel Lions Park	.2	None	Small playground, turf, picnic area, portable toilet
10	Twin Lakes Park	1.4	Limited on street	Playground, tennis court, basketball court, restroom, turf
11	Willowbrook Park	2.7	On street	Playground, tennis court, basketball court, restroom, turf
12	Winkle Farm Park	6.3	Limited on street	Playground, turf, horseshoes, picnic
13	**Chanticleer Avenue Park**	**4.5**	**44**	**Playground, Bike Pump Track, Tennis Court, Dog Park, Picnic Area, Skate Feature, Miller House, Community Garden**

DISCUSSION

The table above presents a wide range of extremes, however, it is clear that Chanticleer Avenue Park will have more parking available than any other neighborhood park in Live Oak. Two larger parks, Brommer Park with 7.6 acres and Winkle Farm Park with 6.3 acres have significantly less parking and have historically functioned well despite this lack of parking.

While there is a great variety and intensity of uses at Chanticleer Avenue Park, the park has been planned to serve the immediate neighborhood. As a result of this, walking and bicycling are encouraged and are often the primary means of residents for getting to Santa Cruz County neighborhood parks. Bicycle parking will be provided at Chanticleer Avenue Park. Three painted crosswalks and 3 new stop signs are proposed at the park entrance to slow down traffic on Chanticleer Avenue and improve pedestrian safety and access to the park. It is anticipated that the on-street parking adjacent to the park will also help to slow traffic and improve current conditions for the pedestrian.

REFERENCES

1. Chanticleer Avenue Park Initial Analysis Report, prepared by SSA Landscape Architects, August 2010.

2. Historic Miller House Historic Preservation Plan, prepared by Gil Sanchez Architecture & Historic Preservation, June 2009.

3. The Farm: Park and Community Center, prepared by Fehr & Peers Transportation Consultants, July 2009.

James Davies

From: Matt Johnston
Sent: Friday, July 09, 2010 2:34 PM
To: Sheila McDaniel; James Davies
Subject: Chanticleer Park Site Visit

Hi Jim and Sheila -

This is a follow-up email to our site visit today to the Chanticleer Park site. The purpose of the visit was an environmental assessment based upon the hydrologic features on site to determine whether further investigation of the potential wetland is warranted. After walking the entire site, no evidence of hydrophytic vegetation was found. Even with the recent disturbances to portions of the parcels, if wetlands were present on the parcels, some hydrophytic vegetation would be present. The exception to this is the Himalayan blackberry (Rubus discolor) which is a FACU species, occurring more often outside of wetlands than in. It is the determination of the Planning Department that these parcels do not contain wetlands.

The parcels are also mapped for three protected species; the Zayante band-winged grasshopper, the white-rayed pentachaeta, and the pallid bat. The grasshopper is found only in sand hills parkland habitat, a habitat type that is not present in the Live Oak area. The white-rayed pentachaeta is associated with serpentine soils, which are not present on the parcels. Neither of these species need further consideration on these subject parcels. The pallid bat is mapped based upon a 1928 sighting in the Soquel area. It is possible that the pallid bat, or other listed bat species may be present in this area. If so, removal of mature trees could impact bats. Migratory songbirds and raptors are also both potentially present and are protected. Removal of significant tress would require a significant tree removal permit. As a standard condition of development, all healthy mature trees that can be retained shall be. If the removal of mature trees is unavoidable, removal should be preceded by a survey for birds and bats by a qualified biologist. This would address the potential impacts to bats and migratory birds and raptors that may also be impacted by tree removal.

Matt Johnston
Deputy Environmental Coordinator

James N. Davies 1 ATTACHMENT 9

COUNTY OF SANTA CRUZ
Planning Department

HISTORIC PRESERVATION PLAN PERMIT

Applicant/Owner: James Davies, Santa Cruz County Redevelopment Agency

Permit Number: 101056

Address: 701 Ocean St., Santa Cruz CA 95060

Parcel Number(s): 029-071-38

PROJECT DESCRIPTION AND LOCATION

08-0154 1975 Chanticleer Avenue, Santa Cruz **APN: 029-071-38**

Application for an Historic Resource Preservation Plan to rehabilitate the historic "Miller House" Craftsman-style residence, to allow the use of the residence as office space, and to construct site improvements as part of the new Chanticleer Avenue Park development. Proposed changes to the exterior of the historic portions of the structure are minor, consisting of the removal of a small portion of the front porch railing to accommodate a new sidewalk to the front (east) of the residence providing an accessible entry. Later (non-historic) small additions at the rear (west) of the structure would be removed. Existing wood shiplap siding, upper wall wood shingles, the brick chimney and fireplace, and wood doors and windows are proposed to be restored, with replacement in kind of only those portions with extensive damage. Proposed site improvements near the residence include a 3' split rail fence enclosing the front yard (east) and side yards (north and south) of the residence. The existing significant oak and redwood trees located near the residence would be preserved. A parking area is proposed to the north of the residence, screened from the residence with low vegetation. Proposed improvements to other portions of the site include restoring the tank house that was recently relocated to this site, and the addition of a maintenance/ restroom building, a community garden area, and a shaded picnic area. Property is located on the west side of Chanticleer Avenue, between Capitola Road and Rodriguez Avenue.

Owner: Santa Cruz County Redevelopment Agency
Supervisorial District: First

Applicant: James Davies

SUBJECT TO ATTACHED CONDITIONS

Approval Date: 10/14/2010

Effective Date: 10/14/2010

Exp. Date: To be determined by Zoning Administrator

Coastal Appeal Exp. Date: N/A

A Building Permit must be obtained (if required) and construction must be initiated prior to the expiration date in order to exercise this permit. **THIS PERMIT IS NOT A BUILDING PERMIT.**

By signing this permit below, the owner agrees to accept the terms and conditions of this permit and to accept responsibility for payment of the County's costs for inspections and all other actions related to noncompliance with the permit conditions. This permit shall be null and void in the absence of the owner's signature below.

Signature of Owner/Agent — Date: 2·14·11

Staff Planner: Annie Murphy — Date: 2/14/11

CONDITONS OF APPROVAL
HISTORIC PRESERVATION PLAN
MILLER HOUSE

Application: 101056
APN: 029-071-38
Applicant: James Davies
Owner: Santa Cruz County Redevelopment Agency

1. If any artifact or other evidence of a Native American cultural site that reasonably appears to exceed 100 years of age or if human remains are exposed, activity shall cease and desist until an Archaeological Site Development Approval can be issued under County Code sections 16.40.040 and 16.40.050.

2. All visible replacement materials and color at the exterior of the building shall match as closely as possible the original materials.

3. Building permit plans shall be submitted to the Historic Planner with the County of Santa Cruz for staff level review to ensure consistency with the conceptual plans submitted with the Historic Preservation Plan application and with Chapter 16.42 of the Santa Cruz County Code.

COUNTY OF SANTA CRUZ

HISTORIC RESOURCES COMMISSION
PLANNING DEPARTMENT
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

October 1st, 2010

AGENDA: October 14, 2010

HISTORIC RESOURCE PRESERVATION PLAN REVIEW

Applicant:.....James Davies
Owner:.....County of Santa Cruz Redevelopment Agency
Application No.:.....101056
APN:.....029-071-38
Situs:.....1975 Chanticleer Avenue, Santa Cruz, CA
Location:.....West Side of Chanticleer Ave., between Capitola Road and Rodriquez Ave.
Historic Name:..... Miller House
Current Name:..... Miller House
Rating:..... NR5

Existing Site Conditions
Parcel Size:.....Approximately 2.317 acres (approximately 100,935 square feet)
Use:.....Residence (vacant)

Planning Policies
Planning Area:.....Live Oak
Zone District:.....R-1-6-D-L
General Plan Land Use Designation:.....Urban Low Residential
Coastal Zone:.....No

I. PROJECT DESCRIPTION

Application for an Historic Resource Preservation Plan to rehabilitate the historic "Miller House" Craftsman-style residence, to allow the use of the residence as office space, and to construct site improvements as part of the new Chanticleer Avenue Park development. Proposed changes to the exterior of the historic portions of the structure are minor, consisting of the removal of a small portion of the front porch railing to accommodate a new sidewalk to the front (east) of the residence providing an accessible entry. Later (non-historic) small additions at the rear (west) of the structure would be removed. Existing wood shiplap siding, upper wall wood shingles, the brick chimney and fireplace, and wood doors and windows are proposed to be restored, with replacement in kind of only those portions with extensive damage. Proposed site improvements near the residence include a 3' split rail fence enclosing the front yard (east) and side yards (north and south) of the residence. The existing significant oak and redwood trees located near the residence would be preserved. The area around the residence would include grass, and a sidewalk leading to the residence. A parking area is proposed to the north of the residence, screened from the residence with low vegetation. Proposed improvements to

other portions of the site located further from the residence include restoring the tank house that was recently relocated to this site and the addition of a maintenance/ restroom building, a community garden area, and a shaded picnic area. Requires Historic Preservation Plan review.

II. DISCUSSION

A. Background and Site Description

The property is listed in the County's Historic Resources Inventory (HRI) with a historic rating of NR5, which the County Code defines as "property determined to have local historical significance." The site was first evaluated in 2004 as part of the Live Oak Update for the Historic Resources Inventory, and was determined to be eligible for listing as an NR5 property, with the residence as the significant resource. In 2009, the HRI record was updated, changing the incorrectly listed parcel number of 029-071-68 to the actual parcel number of 029-071-38. In addition to the residence, the site also includes a tank house, relocated to the site from a nearby property in 2000.

According to the HRI, the Craftsman style residence on the site was constructed in 1915 by Ignatius Miller. In 1919, the house was sold to Floyd and Blanche Bickley, who developed a poultry farm on the property. The residence changed hands several times subsequently over the years. Aside from a small 1996 addition at rear of the residence, the building has been altered very little. The residence retains most of the original features, including original materials, elements, form and setting of an early twentieth-century Live Oak residence and small farm. The residence is therefore historically significant as an NR-5 structure due to its architectural value and integrity. Additionally, the structure is historically significant for its association with a person of local historic importance, Ignatius Miller. According to the HRI, Mr. Miller was an important figure in the development of the Live Oak community, "working as a well-driller and a Live Oak School Trustee".

Significant character-defining features of the historic building which help to define it as a Craftsman style residence include "an intersecting gable moderately pitched roof, with open eaves and exposed rafter tails, the exterior walls "sheathed in shiplap siding with wood shingles at the gables", wood windows including "one gable dormer on the front façade which has a trellised window frame", and a corner entry porch at the front of the residence "with sloped square columns on cobblestone piers."

The parcel is located on the west side of Chanticleer Avenue in the Live Oak area (Exhibit A). The parcel is relatively level, and is rectangular in shape. (Exhibit C). Several large trees exist on the site near the residence, including 2 large redwood trees and 3 large live oaks. The residence is located on the eastern portion of the parcel, facing Chanticleer Avenue. The site also includes a tank house southwest of the residence, relocated to the site from a nearby property in 2000. Assessors Parcel 029-071-68, located immediately to the south of the subject parcel, is currently vacant, and is proposed to be included as part of the park.

B. Purview of the HRC

Your Commission is requested to consider an Historic Resource Preservation Plan as provided for in Section 16.42.060 of the County Code to address alterations a designated historic resource and new construction on an historic property. In so doing, your Commission will be considering the effect of the proposal on the architectural and historic integrity, significance, and setting of the existing historic building.

C. Historic Preservation Criteria

General Plan Policies 5.20.3 and 5.20.4 require that development activities on property containing historic resources protect, enhance, and/or preserve the "historic, cultural, architectural, engineering, or aesthetic values of the resource as determined by the Historic Resources Commission" based on the Commission's review and approval of historic preservation plans. Chapter 16.42 of the County Code implements those General Plan Policies.
County Code Subsection 16.42.040(a) and Section 16.42.060 are applicable to the proposal. Subsection 16.42.040(a) states, in relevant part, that

> "no person shall make or cause any material change to the exterior of an historical structure. . .unless such action is in conformance with a valid Historic Resource Preservation Plan approved by the Historic Resources Commission".

Subsection 16.42.060 (c)1, Historic Preservation Criteria, requires that alteration of historic resources and new construction on historic properties meet certain criteria. Those criteria are attached (Exhibit D), each followed by a discussion of the applicability of the criterion and how the proposal does or does not meet that criterion.

III. CONCLUSION

The proposal involves minor alterations to the historic structure and the construction of site improvements as part of the development of a community park. Site improvements near the residence are minor, including a new fence and a small parking area screened from the residence with low vegetation. The existing mature trees near the historic structure will be retained. Other site improvements proposed for portions of the site located further from the residence include a community garden, picnic area, and a restroom building . Based upon the attached plans (Exhibit G), the attached findings (Exhibit I) and as conditioned, the proposed work is consistent with the requirements of County Code regarding alteration of historic resources.

IV. RECOMMENDATION

Therefore, it is RECOMMENDED that your Commission Approve the Historic Resource Preservation Plan as submitted (Exhibit E), the project plans marked Exhibit G, with the expiration date for the project to be determined by the Zoning Administrator, based upon the attached findings (Exhibit H and I), and the following Conditions of Approval:

1. If any artifact or other evidence of a Native American cultural site that reasonably appears to exceed 100 years of age or if human remains are exposed, activity shall cease and desist until an Archaeological Site Development Approval can be issued under County Code sections 16.40.040 and 16.40.050.
2. All visible replacement material and color shall visually match the existing materials.
3. Building permit plans shall be submitted to the Historic Planner with the County of Santa Cruz for staff level review to ensure consistency with the conceptual plans submitted with the Historic Preservation Plan application and with Chapter 16.42 of the Santa Cruz County Code.

Action Date: October 14, 2010

Effective Date: October 14, 2010

Expiration Date: To be determined by the Zoning Administrator

ACTION: **Ayes:** Phillips, Jenkins, Orlando and Swift

Noes None

Absent Fisher

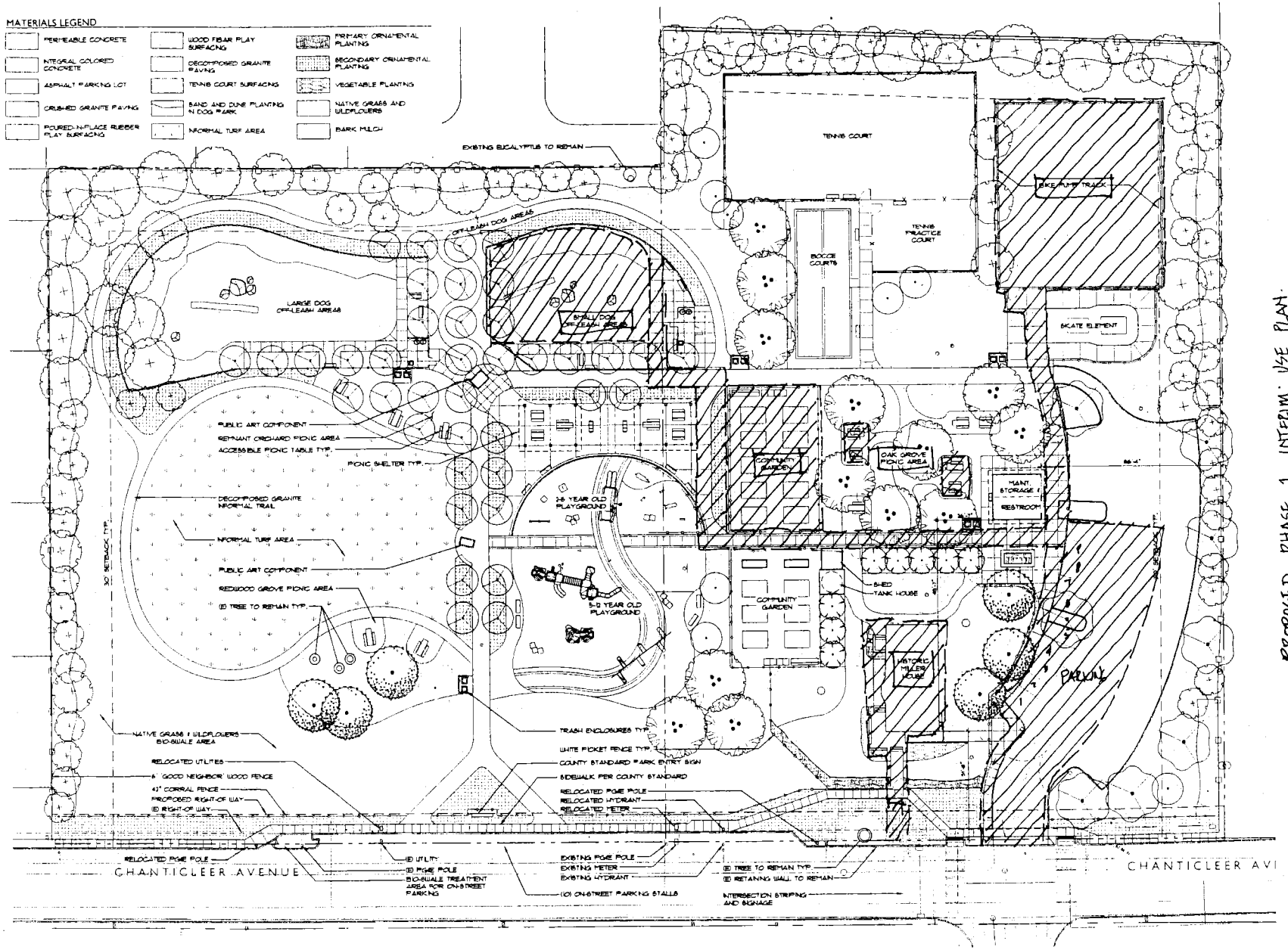
Date: 10/14/2010

Annie Murphy

Annie Murphy
Secretary to the Commission

Exhibits

A. Location Map
B. Aerial Photograph with site topography
C. Assessors' Parcel Map
D. Historic Resources Inventory pages for the subject site
E. Applicant's Historic Preservation Plan, including photographs
F. Copies of the Project Plans
G. Alteration Criteria
H. Findings



PROPOSED PHASE 1 INTERIM USE PLAN

LANDSCAPE ARCHITECTS INCORPORATED

SITE PLAN

CHANTICLEER AVENUE PARK

PREPARED BY EDA STAFF
PAUL RODRIGUES
LA NO. 1406 4/7/11

SITE PLAN

L-2

125/125