



# COUNTY OF SANTA CRUZ

HISTORIC RESOURCES COMMISSION

PLANNING DEPARTMENT

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KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

May 4, 2017

**AGENDA: May 12, 2017**

**CONSIDER RESCINDING THE PREVIOUS APPROVAL OF AN AMENDMENT (APPLICATION #171095) TO THE HISTORIC PRESERVATION PLAN FOR THE HIHN APPLE BARN, A DESIGNED HISTORIC RESOURCE, AND CONSIDER A NEW ACTION TO APPROVE THE PROPOSED AMENDMENT AND APPROVE THE PROPOSED ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION**

**Applicant:** ..... Aptos Village, LLC  
**Owner:** ..... Aptos Village, LLC  
**Application No.:** ..... 171095 (Amendment)  
**APN:** ..... 041-011-49 (current APN); 041-011-03 (former APN)  
**Situs:** ..... 151 Aptos Way, Aptos (Previous situs 417 Trout Gulch Road)  
**Location:** ..... Area north of Soquel Drive in Aptos, between Trout Gulch Rd. on the east and Aptos Creek Road on the west.  
**Historic Name:** ..... Hihn Apple Packinghouse/ Hihn Apple Barn  
**Current Name:** ..... Hihn Apple Barn  
**Rating:** ..... NR-3

## Existing Site Conditions

**Parcel Size:** ..... Approximately 18,926 sq. ft.  
**Use:** ..... Currently vacant

## Planning Policies

**Planning Area:** ..... Aptos  
**Zone District:** ..... C-2-L (Community Commercial and Historic Landmark Combining District; RM-2 (Multi-Family Residential)  
**General Plan Land Use Designation:** ..... Urban High Residential, Community Commercial  
**Coastal Zone:** ..... No

## **PROJECT DESCRIPTION**

Consider rescinding the previous approval of an amendment (Application #171095) to the Historic Preservation Plan (Application #HA1084) for the Hihn Apple Barn, a designed historic resource (NR-3), and consider a new action to approve the proposed amendment and approve the proposed addendum

to the Mitigated Negative Declaration. The proposed amendment would add one skylight, retain a larger portion of the historic loading dock as a deck, and reduce the number of new doors at the north elevation from 3 to 2 and modify the door designs. The project design as submitted by the applicant has not changed from that previously approved by your Commission on April 10, 2017. Three new recommended conditions of approval have been added to further increase conformance of the project with the Secretary of the Interior Standards and the Santa Cruz County Code from the original approved Historic Preservation Plan.

*Staff Recommendation:* Rescind the previous approval of Amendment #171095, and take a new action to approve the proposed addendum to the Mitigated Negative Declaration approve the proposed amendment with the recommended conditions of approval.

## **BACKGROUND**

The Hihn Apple Barn, the original portion of which was constructed sometime between 1891 and 1899, is an important historic resource in Aptos Village. The Apple Barn is one of the few remaining buildings associated with Frederick Hihn and the only remaining industrial building associated with the apple industry in Aptos, operating as an apple packinghouse through the 1950's. The Apple Barn is included in the County Historic Resources Inventory as an NR-3 resource, meaning eligible in the opinion of the Commission for listing on the National Register (Exhibit H). The Aptos Village Plan adopted by the Board of Supervisors in 2010 provides for relocating the Apple Barn building to the center of Aptos Village next to the village green, in a prominent location where it can be appreciated by the public. Your Commission was actively engaged in the review of the Aptos Village Plan as it relates to the historic resources in the Village including the Hihn Apple Barn, providing importance guidance to the project.

In August 2011, your Commission approved the Historic Resource Preservation Plan (Preservation Plan) for the Apple Barn, including a written preservation plan of which excerpts including photographs are provided as Exhibit D, and relevant plan pages provided as Exhibit E. The entire Preservation Plan staff report and all documentation is available on the Planning Department website: <http://sccounty01.co.santa-cruz.ca.us/planning/plnmeetings/PLNSupMaterial/Historic/agendas/2011/20110805/3-1.pdf>

The approved Preservation Plan provides for the rehabilitation of the Apple Barn to accommodate a modern grocery store use in accordance with the Secretary of the Interior Standards for Rehabilitation, and for relocating the structure approximately 100 feet northwest to a new location on the same site (Exhibit E). The plan preserves the significant character-defining features and materials of the exterior of the Apple Barn, including the overall form with 3 distinct bays, peaked gable roofs with ridge pop-up venting, vertical wood siding, sliding wood doors and hardware, door and window openings and a portion of the dock used for loading apples. Non-historic changes and additions to the building exterior are to be removed, including exterior latticework and a shed addition. Changes to the exterior to accommodate the proposed use include attaching the Apple Barn to a new building via a small link building to provide additional floor area, adding contemporary doors within existing door openings, and raising the height of the building at the west end to accommodate the change in grade from a sloping site at the existing location to a level site at the proposed location. At the interior, significant historic features are preserved, including the timber post, girder and truss roof system to be visible after removal of the modern suspended ceiling, the interior open spaces, and portions of the wood plank flooring and single-wall construction. Interior changes to accommodate the proposed grocery store use would include replacement of the existing foundation system with a concrete foundation, lowering the raised floor to ground level thereby increasing the overall height of the building interior, and adding plywood walls and new flooring to a portion of the interior.

As directed by your Commission, the approved Preservation Plan for the Apple Barn includes 14 conditions of approval to ensure that the rehabilitation and relocation is consistent with the Secretary of the Interior Standards for Rehabilitation, and that the project proceeds in a manner consistent with the approved plan and protects the character-defining features of the Apple Barn, and includes standards and criteria for historic documentation and historic interpretive displays (Exhibit F). The Conditions of Approval were amended by your Commission on January 19, 2012 to add Condition 14 allowing for the re-alignment of Valencia Way, as part of the Amendment to the Historic Preservation Plan approved by your Commission on January 19, 2012.

After the approval of the Aptos Village Project including the Preservation Plan, the applicant submitted a building permit application to implement the approved Preservation Plan for the relocation and rehabilitation of the Apple Barn. The application was reviewed by planning staff for conformance with the approved Plan and all project conditions. After the application was revised to comply with the Preservation Plan, Building Permit #B-152949 was issued in April 2016. Under the approved building permit, the Apple Barn has been successfully relocated, the new foundation has been constructed, and the rehabilitation process is proceeding in accordance with the permit. Planning staff have been visiting the site regularly to verify compliance with the approved Plan including all project conditions.

After the issuance of Building Permit #B-152949 for the relocation and rehabilitation, the applicant submitted a building permit application for tenant improvements to accommodate the needs of the grocery store tenant, consisting primarily of interior modifications. The proposed tenant improvement plans have also been reviewed by Planning staff and determined to be consistent with the approved Preservation Plan and project conditions, with the exception the following minor design modifications: modify the deck design at the west and south elevations to remove one ramp, add stairs, and retain a larger portion of the historic loading dock; reduce the number of new doors at the north elevation from 3 to 2 and modify the door designs; and add one skylight. The proposed design changes require an amendment to the approved Historic Preservation Plan (Exhibit C).

In a separate related action, your Commission is to review the proposed retention and reuse of historic flooring and plans for the retention of a portion of the historic single wall construction, and provide any comments to Planning Staff as required by the Conditions of Approval of the Historic Preservation Plan prior to the County's approval of the tenant improvement plan. This is addressed in a separate report on today's agenda.

## **DISCUSSION**

### Amendment to the Historic Preservation Plan: Approval Criteria

Santa Cruz County Code Section 18.10.134 provides a process for approving amendments to planning approvals, including approved historic preservation plans. As the proposed amendment would modify aspects of the design which were a topic of discussion at a public hearing including the loading dock, the amendment requires review and approval by your Commission at a public hearing. The following standards and criteria apply to the review of the proposed amendment to the Preservation Plan:

*Consistency with Criteria in the Santa Cruz County Code for Alterations to Historic Resources, and with the Secretary of the Interior Standards for Rehabilitation:*

As is the case for all projects involving alterations to historic resources, your Commission is to evaluate the proposed amendment for consistency with local regulations regarding alterations to historic structures. As the Preservation Plan requires an evaluation of the proposed project for consistency with the Secretary of the Interior Standards for Rehabilitation, Planning Staff has also evaluated the proposed amendment for consistency with these standards. As the County criteria for approval of alterations to

historic resources reflect the Secretary of the Interior Standards, an evaluation of the consistency of the amendment with County Standards and the Secretary of the Interior Standards are combined and provided in Exhibit B.

*Consistency with the Conditions of Approval of the Preservation Plan:* The proposed amendment is also required to be consistent with the conditions of approval of the Preservation Plan (Exhibit F). Discussion of relevant conditions of approval is provided in the analysis of the proposed design changes.

*Findings:* Approvals of applications for alterations to designated resources are subject to Historic Development Findings, to ensure that the proposed project is consistent the County historic preservation goals and policies. (18.10.230 findings required?) Findings are provided in Exhibit A.

## **ANALYSIS**

*Revision 1: Modify the deck design at the west and south elevations to remove one ramp, add stairs, and retain a larger portion of the historic loading dock.*

The loading dock is identified as an important contributing character-defining feature in the Preservation Plan. The dock allowed apples to be loaded and unloaded from the raised floor at the interior of the building to carts, trucks, etc. at the building exterior, and was essential to the functioning of the packing house operation. The loading dock is also important to the rehabilitation in showing the relationship of the apple barn to the site. The historic photograph taken in the early 20<sup>th</sup> century of the Apple Barn prior to the addition of the third bay (Exhibit D, pg. 45), shows apples being loaded onto horse drawn carts from the loading dock. Page 31 of Exhibit D shows the same view of the building taken in 2011 prior to rehabilitation, with the loading dock functioning as a porch screened with non-historic latticework removed as part of the Rehabilitation.

In the Preservation Plan approved by your Commission, a 480-sf portion of the historic loading dock is retained, functioning as a deck and seating area along the south elevation of the rehabilitated Apple Barn (Exhibit E, pgs. 5.1 and 5.2, and Figure 3). The deck design along the south side of the building includes two ramps, one at either end of the deck. In the proposed redesign submitted with the amendment (Exhibit C, pgs. A-0, A-3 and A-4, and Figure 3), only one ramp is retained, and a small set of stairs is provided for additional access. This improved design retains 530 sf of the loading dock structure, as the second ramp area along the west side of the building can now be retained as a portion of the loading dock. The modified deck design without the second ramp also better conveys the historic function as a loading dock. The redesigned deck brings the project into greater conformance with the first required condition of approval of the Preservation Plan, to protect existing historic materials and character-defining features. The design modification also brings the project into greater conformance with the Secretary of the Interior Standards, including Criteria 2, stating that the historic character of a property will be retained and preserved, and the removal of distinctive materials or alteration of features that characterize a property will be avoided. This proposed revision is consistent with the Secretary of the Interior Standards (Exhibit B).

*Revision 2: Reduce the number of new doors at the north elevation from 3 to 2 and modify the door designs.*

In the north elevation plan of the approved Plan (Exhibit E, pg. 5.1, and Figure 1) three new 8' high aluminum storefront doors with transom windows are to be placed within the existing door openings are shown, with existing rolling doors retained in their "open" position to the side of the new doors. In the revised design submitted with the Tenant Improvement Plan application, only two new doors would be required (Exhibit C, pg. A-4, and Figure 2). This would require fewer alterations to the historic materials



Figure 1: Approved Historic Preservation Plan for the Hihn Apple Barn:  
Portions of South and North Elevations

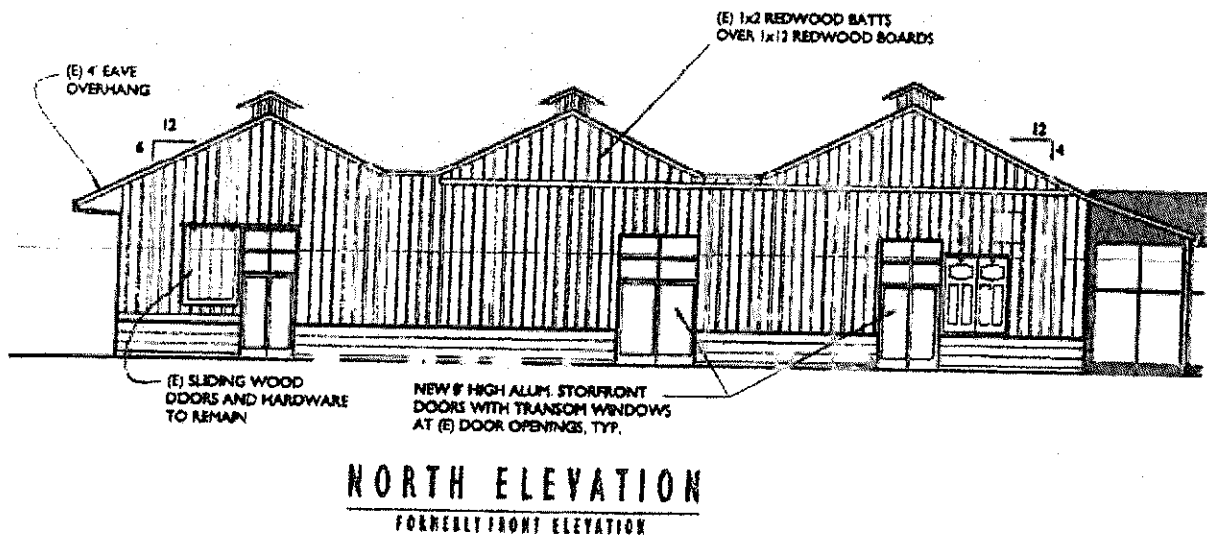
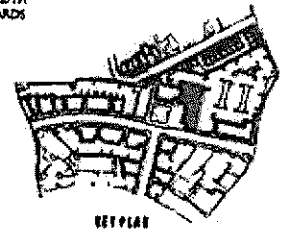
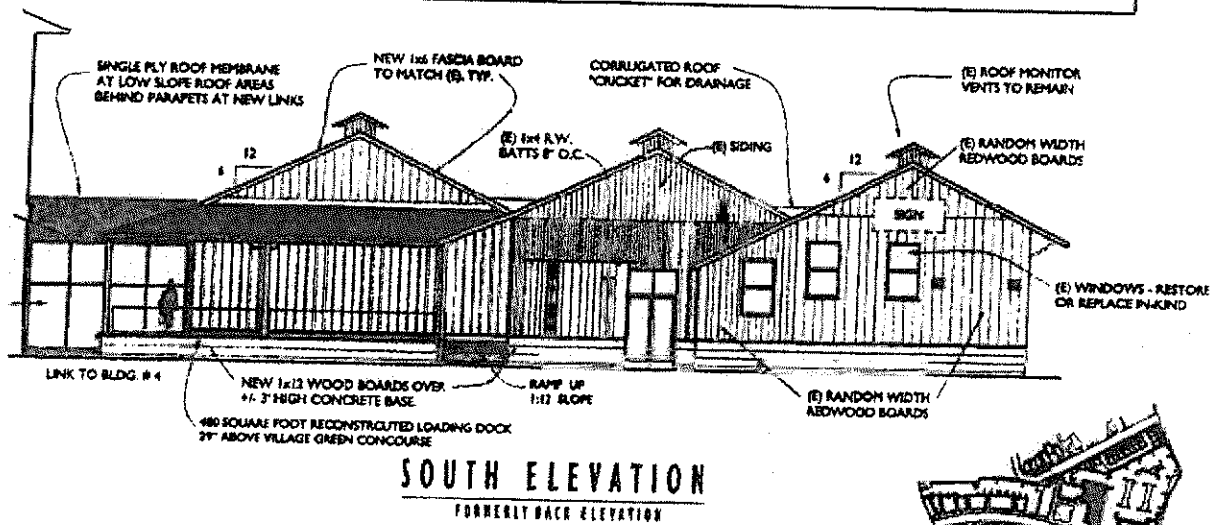


Figure 2: Proposed Amendment to the approved Historic Preservation Plan for the Hihn Apple Barn  
 Top figure: Portion of North Elevation showing 2 new doors  
 Bottom figure: Portion of South Elevation showing revised design for seating area/loading dock

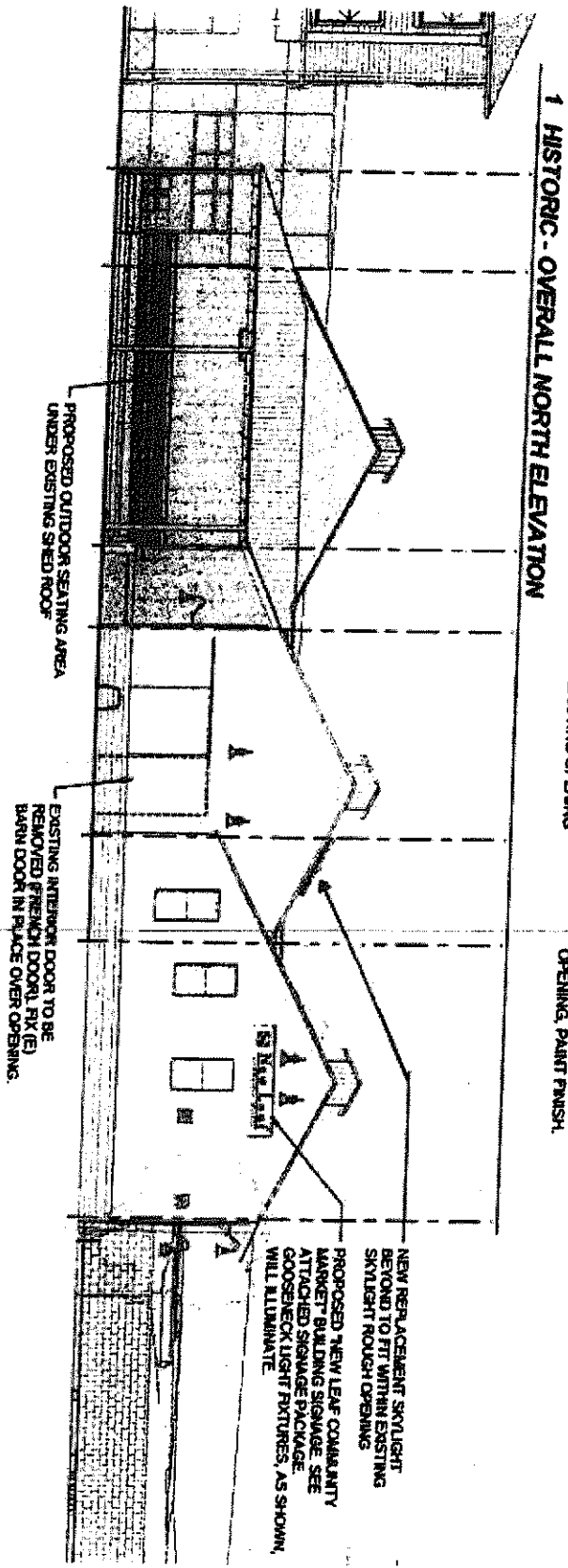
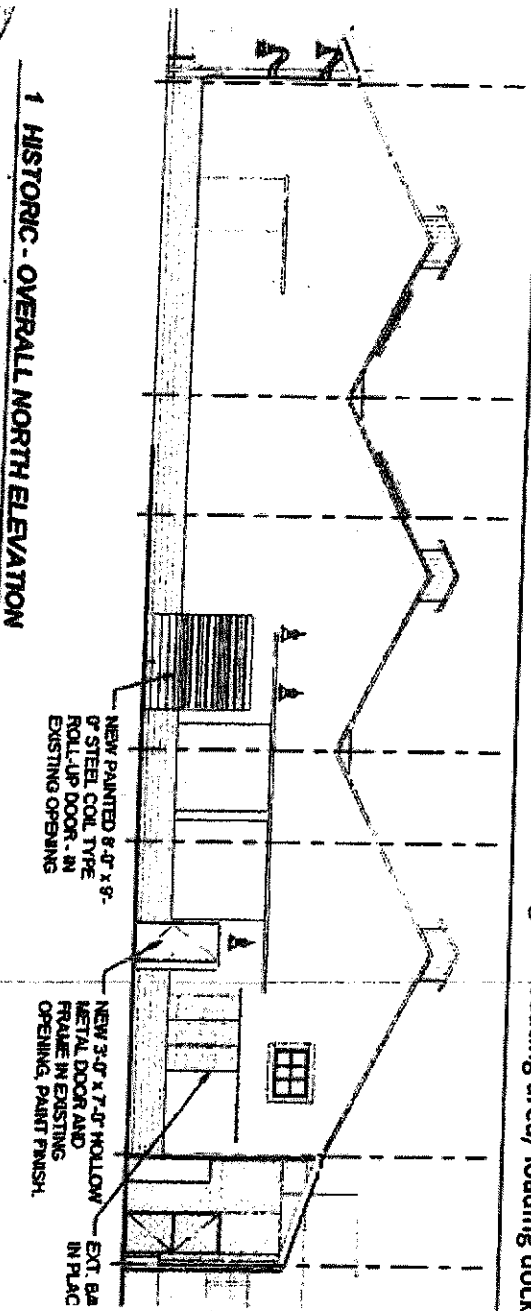
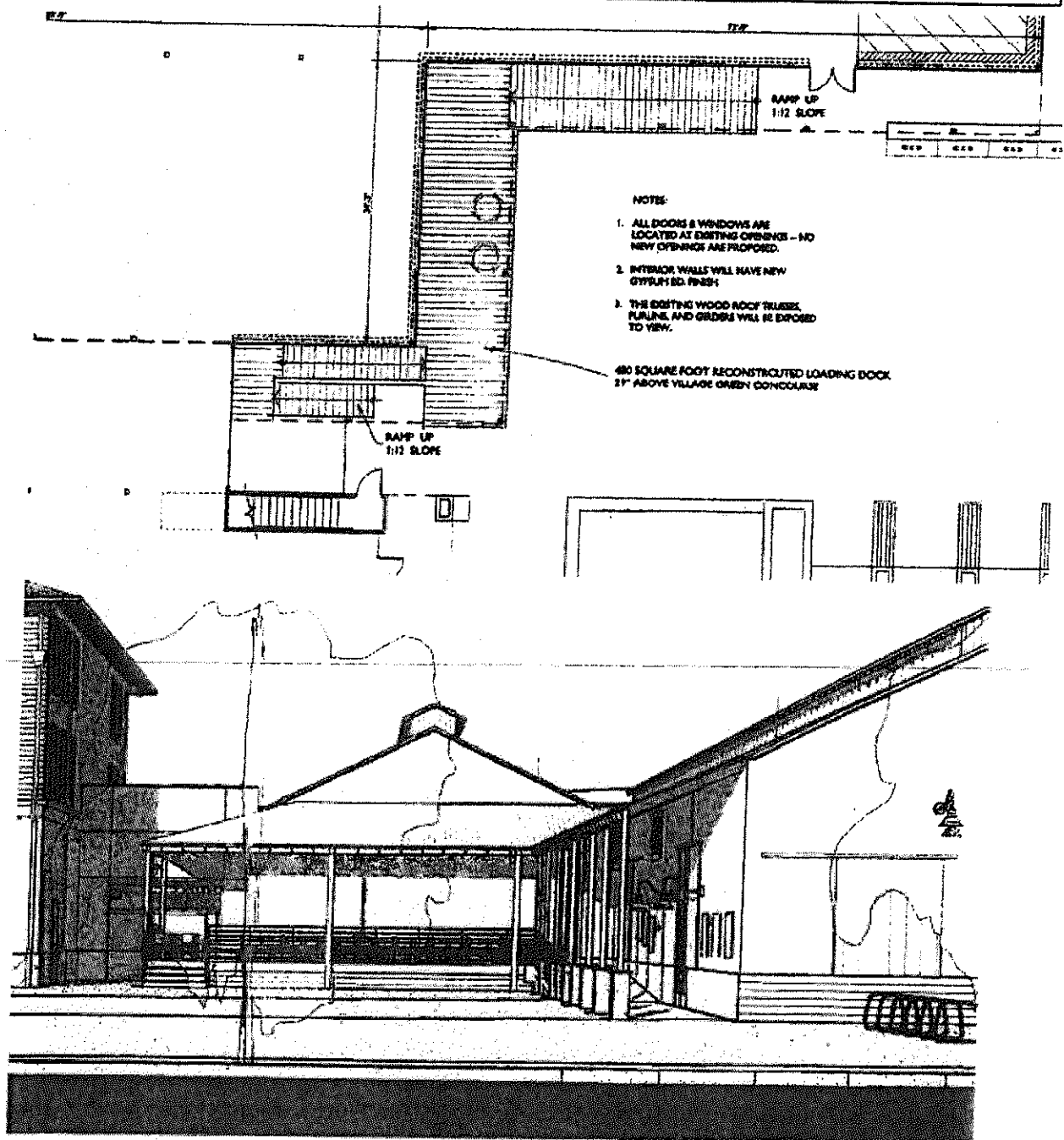


Figure 3: Top Figure: Approved Historic Preservation Plan depicting seating area/ loading dock in plan view along south elevation, with 2 access ramps

Bottom Figure: Proposed Amendment showing seating area/ loading dock in perspective along south elevation, with one ramp along west elevation and new stairway access.



and design of the Apple Barn, bringing the project into greater conformance with the Secretary of the Interior Standards, including Standard #9 stating that exterior alterations shall not destroy the historic materials, features and spatial relationships that characterize the property. In the amended design, the door at the center of the north elevation has been changed to a steel roll-up door to accommodate the grocery store requirements. The steel door material is compatible with the historic metal door hardware and galvanized roof and the industrial barn. The design of the second door has been revised as a single hollow metal painted door, shorter and narrower than the original door, with no transom window above the door. The door is to be painted to match the color of the building, reducing the prominence of the new door from the originally approved door and thereby increasing compatibility with the historic building. The proposed door designs are also compatible with the building scale and proportion. Though the door designs vary slightly from the conceptual designs shown in the HPP, the simple and contemporary revised designs are consistent with the overall intent of the Preservation Plan for the new doors, which reads as follows: *"Using existing openings, new doors or windows will be simple contemporary commercial systems with metal frames. This style will be in juxtaposition to the rustic wood of the historic building. It is necessary to clearly differentiate the new from the historic materials to prevent future confusion over what is original and what is rehabilitation work ([Secretary of the Interior Standards for Rehabilitation] Standard #3, #9)."* In order to further reduce alterations to the building and maintain historic appearances, it is recommended as a condition of approval that the retained historic wood door at east end of the north elevation remain fixed in its closed position, with no framing in of the existing opening.

#### *Revision 3: Add one skylight*

The approved Preservation Plan identifies the wood timber structural system of the roof with posts, beams and trusses, as a significant character defining feature. The plan calls for the removal of the modern false ceiling, to reveal the roof framing in the Barn interior. The corrugated metal type roofing is considered a contributing feature, as an alteration that has gained significance over time, and is to be replaced in kind. The Preservation Plan does not include any skylights.

As required by condition of approval #9 of the Preservation Plan, the architectural conservator for the project has provided detailed architectural drawings the historic roof framing, visible only after the false ceiling had been removed (Exhibit G). The architectural conservator identified framed areas within the historic roof framing typical of skylight framing. Skylights were likely added with the construction of the second bay which occurred between 1908 and 1929. During the early 20<sup>th</sup> century, it was common for such structures to be lit by skylights. As shown in a photo estimated to date from 1920 provided by John Hibble of the Aptos Museum dating from approximately 1920 shows an industrial barn-style building in Aptos associated with the Apple Industry (Exhibit G). Skylights are evident in the two buildings at the rear of the photo. No photos of the Apple Barn from this time period were located.

As part of the tenant improvement plan, the applicant is proposing to install one skylight, 2'8" by 6', within one of the existing historic skylight openings in the roof framing between the roof rafters. An opening would be cut in the new galvanized roofing material to accommodate the skylight. Pages A-1 and A-2b of Exhibit C-1 show the approximate location of the proposed single skylight. The exact location of the historic opening would be verified prior to installation. The size of the skylight would be modified as needed to fit within the historic skylight opening, thereby preserving the existing roof framing with no modifications required. As the skylight would be located near the center of the roof, the skylight is not anticipated to be visible from the site. The skylight would be of modern design and differentiated from the historic materials. At the building interior, the skylight would let in natural light, and as such would help to convey the feeling of the historic building which historic research indicates was originally lit by natural light. The proposed modification is consistent with the Secretary of the Interior Standards (Exhibit B).

*Protection of the NR3 rating:* The Hihn Apple Barn is an NR3 resource, meaning eligible in the opinion of your Commission for listing on the National Register. To be eligible for listing, a property must retain most of the seven aspects of integrity as well as meeting at least one additional criteria. The amendment includes minor design changes that will not negatively impact the historic integrity of the Apple Barn. As discussed in the Preservation Plan, the Apple Barn meets Criteria A, associated with events that have made a significant contribution to the broad patterns of our history. The Apple Barn will continue to meet this criterion with the proposed amendment. The Apple Barn could also be considered significant under Criteria C, embodying the distinctive characteristics of a type, period, or method that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction. As the proposed amendment is *more* protective of character defining features characteristic of a large format industrial barn, including the loading dock, the Apple Barn will also continue to meet Criteria C with the proposed amendment. Therefore, the Apple Barn is anticipated to retain its NR3 rating with the proposed amendment.

### **CEQA REVIEW**

CEQA review was conducted for the Aptos Village Project including the Historic Preservation Plan for the Apple Barn, and a Mitigated Negative Declaration (MND) was prepared. Selected relevant text from the MND is provided with Exhibit I. The complete MND is available online on the Planning Department Website under "News Archives":

<http://www.sccoplanning.com/PlanningHome/Environmental/AptosVillageProjectDocuments/Mixed-useCommercialResid/MitigatedNegativeDeclaration.aspx>

The cultural resources section of the MND (pgs. 40-50) evaluated the proposed rehabilitation and relocation of the Apple Barn for consistency with relevant criteria, including criteria in Chapter 16.42 of the County Code, and the Secretary of the Interior Standards for Rehabilitation. The MND identified potentially significant impacts, and determined with the incorporation of mitigation measures consisting of the conditions of approval of the approved Historic Preservation Plan, the project was not anticipated to result in significant impacts to cultural resources including the Apple Barn.

As the proposed amendment to the Preservation Plan consists of minor design changes to the Hihn Apple Barn requiring only minor technical changes to the MND, an addendum was prepared to the MND to consider the potential impacts of the proposed project on the environment in accordance with CEQA Guidelines Section 15164 (Exhibit I). Under CEQA, alterations to a historic resource which are consistent with the Secretary of the Interior Standards are considered to result in a less than significant impact to historic resources. As analyzed in this report and in the attached Addendum, the proposed Amendment to the approved Preservation Plan has been found to consistent with the Standards, with the Santa Cruz County Code, and to comply with all mitigation measures for the Apple Barn. Therefore, the proposed amendment is not anticipated to result in significant impacts to the environment, and no additional mitigation measures are required.

### **CONCLUSION**

After reviewing the proposed amendment to the Historic Preservation Plan for the Hihn Apple Barn for compliance with applicable criteria and standards, staff has concluded that the project is consistent with Santa Cruz County Code Chapter 16.42, with the Secretary of the Interior Standards for Rehabilitation, and with the conditions of approval of the Historic Preservation Plan. Taken as a whole, the proposed amendment brings the project into *greater conformance with the Secretary of the Interior Standards*, preserving more of the historic fabric and resulting in fewer visible exterior change than the original approved Historic Preservation Plan. Additionally, as the proposed Amendment is consistent with Secretary of the Interior Standards and with the mitigation measures of the Mitigated Negative Declaration for the Preservation Plan, no significant environmental impacts are anticipated as a result

of the proposed amendment under CEQA.

Therefore, it is RECOMMENDED that your Commission do the following:

1. Consider Public Comment;
2. Take an action to rescind the previous approval of the proposed Amendment; and
3. Take a separate action to approve the proposed Addendum to the Mitigated Negative Declaration (**Exhibit I**), and approve the Amendment to the Historic Resource Preservation Plan as submitted (**Exhibit C-1**), based upon the attached findings (**Exhibit A**), and the following Conditions of Approval:
  - a. The proposed skylight shall be located within the existing historic skylight opening, to be verified in the field prior to installation. No alterations to the existing roof framing, identified as a significant character-defining feature, shall be permitted.
  - b. The hollow metal door at the north elevation shall be painted to match color of the building.
  - c. The retained historic wood door at east end of the north elevation shall remain in its closed position, with no framing in of the existing opening.
  - d. The steel roll-up door at the north elevation shall be a matt finish to be compatible with the historic materials and the galvanized roof.

**Action Date:** \_\_\_\_\_

**Effective Date:** \_\_\_\_\_

**Expiration Date:** \_\_\_\_\_

**ACTION: Ayes:** \_\_\_\_\_

**Noes:** \_\_\_\_\_

**Absent:** \_\_\_\_\_

**Date:** \_\_\_\_\_

\_\_\_\_\_  
Annie Murphy  
Secretary to the Commission

## Exhibits

- A. Findings (revised)
- B. Secretary of the Interior Standards for Rehabilitation, Santa Cruz County Code Criteria for Alterations (revised)
- C-1. Plans for the proposed Amendment to the Historic Preservation Plan (no changes from 4/10 report)
- D. Approved Historic Preservation Plan - plans (no changes from 4/10 report)
- E. Approved Historic Preservation Plan - text and photo excerpts (no changes from 4/10 report)
- F. Approved Historic Preservation Plan - Conditions of Approval (no changes from 4/10 report)
- G. Architectural Drawings of Historic Apple Barn roof with existing skylight openings and photos
- H. Historic Resources Inventory listing for the Apple Barn
- I. Addendum to the Mitigated Negative Declaration for the Aptos Village Project with sections of the Mitigated Negative Declaration related to the Hihn Apple Barn (revised to include additional pages from the MND)
- J. Location Map





## Historic Development Findings

1. *The Historic Resource Preservation Plan is consistent with the purposes and goals of County Code Chapter 16.42 and the County General Plan.*

The Historic Resource Preservation Plan with the proposed amendment (Exhibit C-1) is consistent with the policies of the General Plan and Chapter 16.42 of the County Code, in that the overall goal to protect and preserve the Apple Barn is accomplished through the rehabilitation of the Apple Barn, preserving important character-defining features and providing structural stability while rehabilitating the Barn for a modern use as a grocery store.

2. *The Historic Resource Preservation Plan is in conformance with the requirements of Chapter 16.42 of the County Code.*

As shown in Exhibit B, *The Historic Resource Preservation Plan as amended is in conformance with the requirements of Chapter 16.42, Historic Preservation.*

3. *The Historic Resource Preservation Plan will preserve and maintain the cultural and historical heritage of the County and/ or further cultivate knowledge of the past.*

The Historic Resource Preservation Plan for the Hihn Apple Barn as amended retains all the conditions of approval of the Approved Preservation Plan, including conditions requiring documentation of the resource prior to rehabilitation, and requiring an interpretive display for the public, informing the public of the history of the building in the context of Aptos Village as required in the conditions of approval. Additionally, the rehabilitation of the building will strengthen and preserve the building, thereby allowing future generations to appreciate the historic Apple Barn and understand its role in the history of Aptos. With the proposed amendment, the rehabilitated Apple Barn will retain more of the historic apple loading dock, thereby helping the building to better tell its story and convey its historic importance in the Apple Industry and the economic development of Aptos.



Consistency with the Secretary of the Interior Standards for Rehabilitation

**Note:** As the Criteria in Section 16.42.060(c) of the Santa Cruz County Code for alterations to historic structures are based upon these federal criteria, this analysis of consistency applies also to local standards

*1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

No changes to the approved grocery store use are proposed with the proposed amendment.

*2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed amendment to the Historic Preservation plan avoids additional changes to the historic materials, features, spaces and spatial relationships. The proposed skylight will not require alteration to the character-defining roof framing, will be installed in a historic skylight opening, and will restore at the interior natural light characterizing the Apple Barn during its period of significance. The skylight will require one opening to be cut in the new galvanized roofing, which is not the original historic material. Although it cannot be determined if the original historic skylights were installed in the galvanized roof, or if they were installed only in the earlier shingle roof, the openings in the galvanized roof will be minimal, and the skylight will be located near the center of the roof and are not anticipated to be visible when viewed from the exterior.

The proposed reduction in new doors at the north elevation from 3 to 2, and the retention of a greater area of the historic loading dock, will require fewer changes to the historic materials than were required with the original Historic Preservation Plan and require less removal of the historic materials. The loading dock provides an important indication of how the original Apple Barn related to the site, allowing for loading and unloading of apple crates from trucks and carts in and out of the building, and is an important character-defining feature of the building.

*3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.*

The addition of one skylight is based upon analysis of the roof framing showing openings and framing in the roof characteristic of skylights for industrial barn buildings during the early 20<sup>th</sup> century. The proposed skylight is therefore consistent with the historic building, and does not create a false sense of historic development. Other changes proposed with the amendment will bring the building closer to its historic appearance. The modified designs of the 2 doors remain contemporary as is consistent with the approved Preservation Plan, thereby avoiding creating a false sense of historical development in that they will not be confused with the historic materials.

*4. Changes to the property that have acquired significance in their own right will be retained and preserved.*

The amendment does not propose to eliminate any of the changes to the building that have occurred over time which have been determined to have acquired historic significance.

*5. Distinctive materials, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The retention of a greater portion of the loading dock and the reduction in the number of new doors at the north elevation from 3 to 2 will preserve more of the historic materials and construction techniques than was provided in the original Historic Preservation Plan.

*6. Deteriorated historic features will be repaired rather than replaced. When the severity of the deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The amendment does not propose any additional replacement of historic features beyond that specified in the Historic Preservation Plan.

*7. Chemical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No chemical treatments are proposed for the building.

*8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The proposed amendment will not result in additional ground disturbance and will therefore not result in disturbance of any archaeological resources. The mitigation measures for the project pertaining to archaeological resources remain in place.

*9. New additions, exterior alterations, or related new construction shall not destroy the historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, size, scale, and proportion and massing to protect the historic integrity of the property and its environment.*

The modified design for the deck to retain a larger portion of the loading dock, and the reduction in the number of new doors will reduce the extent of exterior alterations proposed in the approved Historic Preservation Plan. The proposed skylight will not change the existing historic roof framing, and will be a modern skylight that will be clearly differentiated from the historic materials. The skylight will be installed in a historic skylight opening and will therefore be compatible with the size, scale and proportion of the historic building. The modified designs of two doors are clearly differentiated from the old, and are compatible in scale with the existing building as they will be located within existing openings. The steel material is appropriate to an industrial building, is clearly differentiated from the original wood doors, and is compatible with the metal door hardware on the building and the galvanized roofing material.

*10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed amendment will not result in new additions or related new construction.

### 3.5 Rehabilitation Plan for the Apple Barn.



HIHN APPLE PACKING PLANT. BUILT 1890  
BEHIND BAYVIEW HOTEL

Figure # 3-D Historic picture of the Hihn Apple Warehouse (packing plant) c.1915, prior to the addition of a third gabled bay. The photograph shows the façade without porches or the shed addition on the west end or attached building on the west that is shown in the Sanborn Map 1908-1929. The overhanging roof section appears to be supported by braces extending to the wall and not by posts. The roofing appears to be large shingles.

Source: Aptos History Museum



### 3.5 2 Exterior Rehabilitation Plan

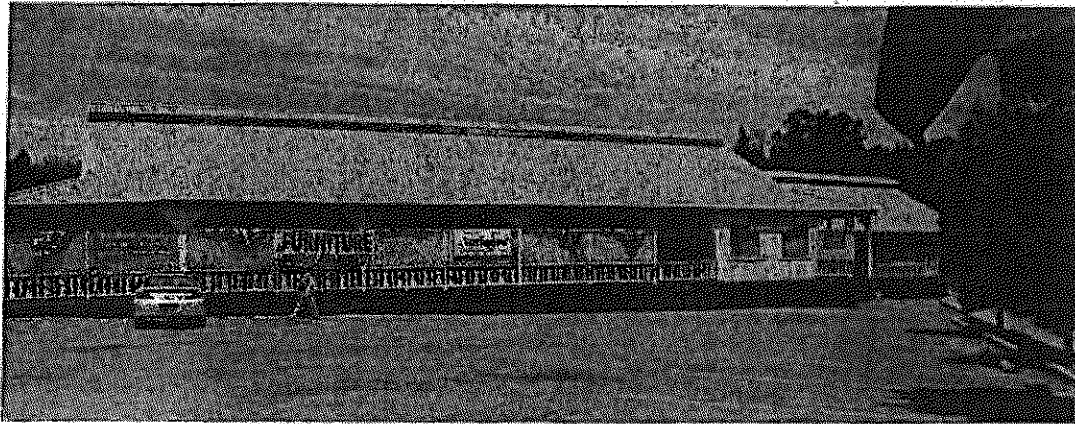
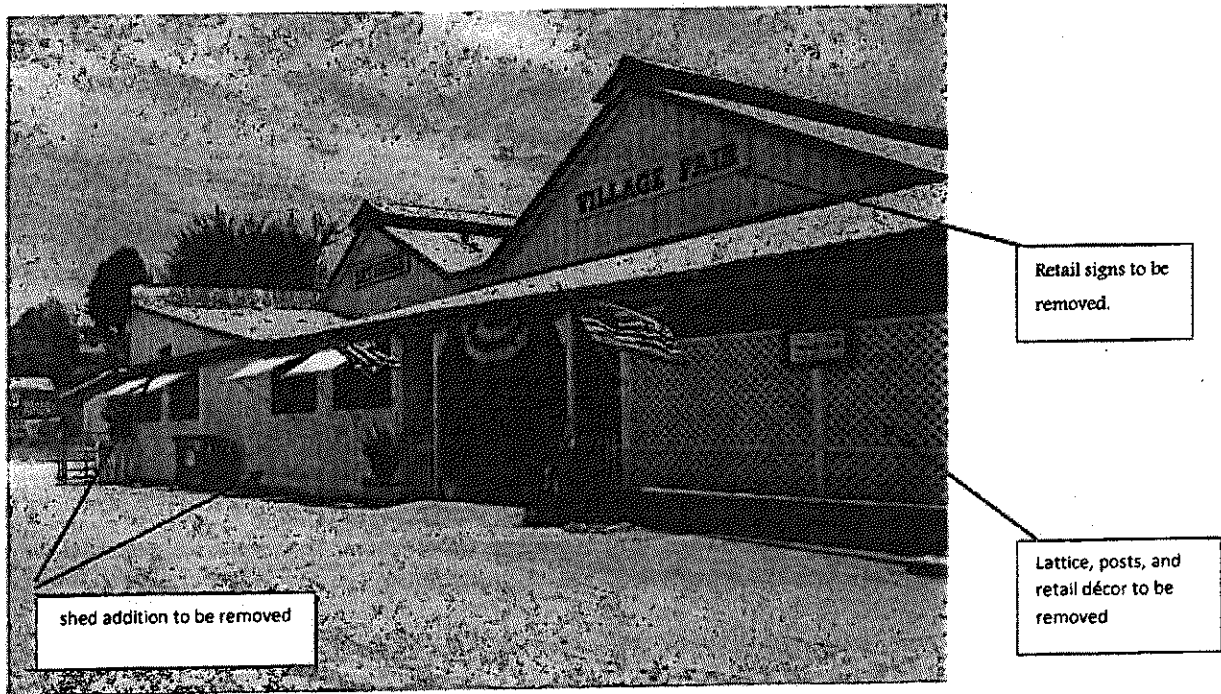


Figure #3-1 Village Fair Antique Stores, (Hilmi's Apple Barn) Facing Trout Gulch Road Apple Barn is behind decorated porches. Note the differential foundation levels west to east. Date . September 2009

The Apple Barn is three pitched roof sections (bays) that were constructed at different times. The overall form and shape of the building is a significant feature that will be preserved.

The architectural rehabilitation plans prepared by Thatcher & Thompson Architects show the exterior of the building will retain the character defining rustic materials of siding and hardware that define the building as a turn-of-the-century rural industrial fruit packing warehouse. To the extent they were part of the historic building during the period of significance 1890-1940, functional openings and evidence of those closed in the past will be retained. Existing windows will be repaired or if necessary replaced in-kind. A compatible feature of the grocery/market use is that typically there are few windows and access is controlled through one entrance and exit doors. This allows retaining the character defining elements of the historic design, construction methods, and materials (Standard #1-compatible use). Using existing openings, new doors or windows will be simple contemporary commercial systems with metal frames. This style will be in juxtaposition to the rustic wood of the historic building. It is necessary to clearly differentiate the new from the historic materials to prevent future confusion over what is original and what is rehabilitation work, (Standard #3, # 9). Using existing openings, seven contemporary door/transom systems are proposed for the building. Using the random pattern of existing openings in the historic building will not form a new and potentially dominate design feature.



**Figure # 3-J West façade of the Hihn Apple Warehouse (Barn) showing three gable bays with ridge vents. Additions and décor to be removed. At this end (north/west), the building is at grade level.**  
**Date: September 2009**

While the height is increased inside the building, the height of the building from the outside is not increased by the same amount because the east end of the building is over 4 feet taller than the west. The perimeter stem wall evens the height of the building. On the exterior, the concrete block stem wall will be covered with horizontal boards as can be seen in the existing treatment on the east end of the building. Boards that are not severely deteriorated will be reused. The old boards will cover a façade and will not be mixed with new boards on the same facade. This will show the difference in the boards and separate the historic from the new. New horizontal boards on the other facades will be differentiated from the historic by width and/or color to differentiate the new from the historic. Although the interior space is higher and the exterior of the west end is taller, overall the building is elevated at approximately the average of the existing uneven heights and retains the character defining features ensuring that it will be recognized as a rural industrial warehouse/barn.

Combined with the structural system, the most extensive historic feature is the rustic board siding that will be retained on all sides of the building. Part of the significant character defining elements to be preserved are the rolling doors and evidence of former openings and vernacular characteristics such as



knot-holes repaired with flattened tin cans which enhance the identity as a rustic, rural, industrial building.

### 3.5.2.1 West Facade (Front façade).



Figure #3-K Photograph of the Village Fair entrance, lattice, historicist décor and covered porch to be removed.

Source: Thacher & Thompson 2010

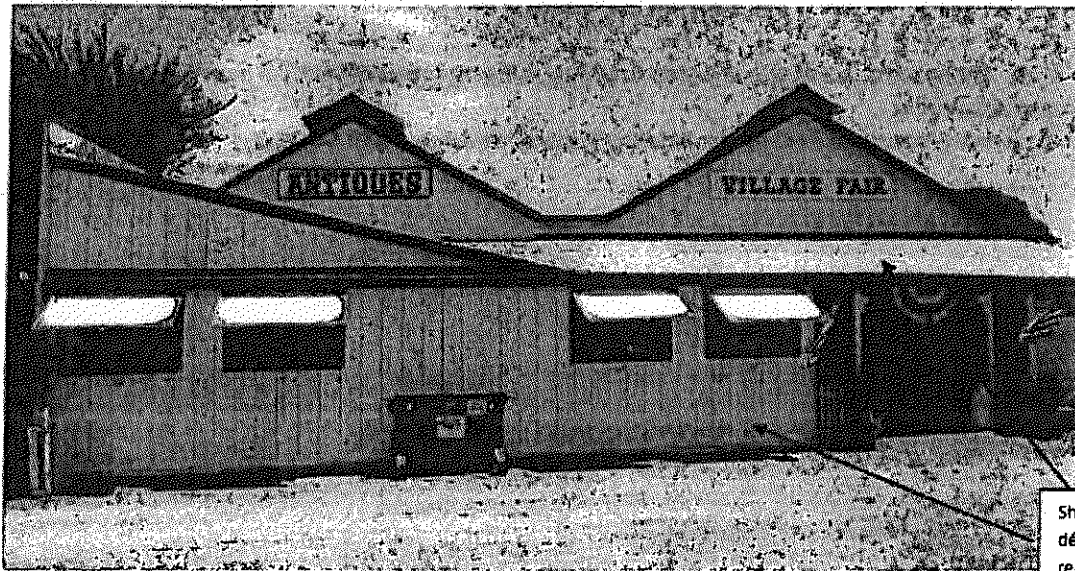
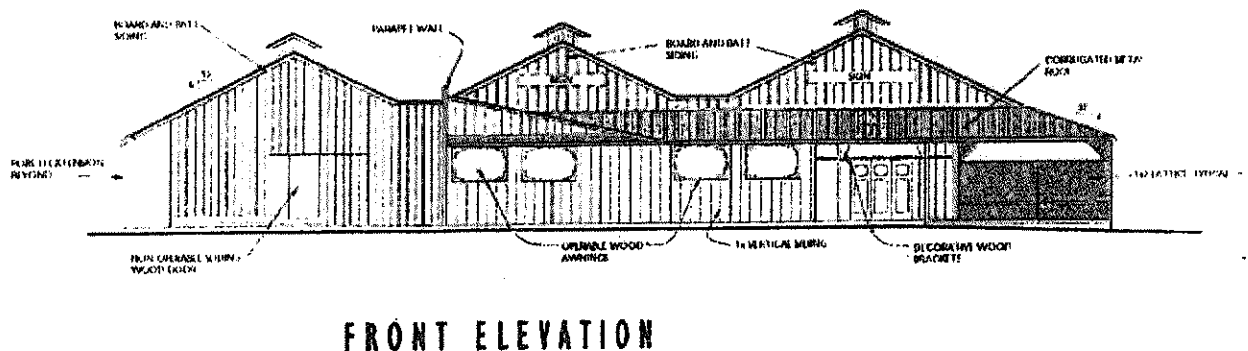


Figure # 3-L Photograph of the front of the Village Fair Antiques (Apple Barn) taken October 2009

Several later additions or alterations are proposed to be removed. The largest is the shed addition on the west façade of the building that appears to be c.1950 or later, and it detracts from the historic form of the building. It is sided with vertical board that is different from that on the rest of the barn and is not

an alteration that contributed to the historical importance of the building or that has not gained historical significance. The addition has the effect of detracting from the simple, rural, industrial style of the apple packing warehouse shown in Figure # 3-D, page 45. The shed addition is to be removed to return the form and expose the exterior siding of the original building.

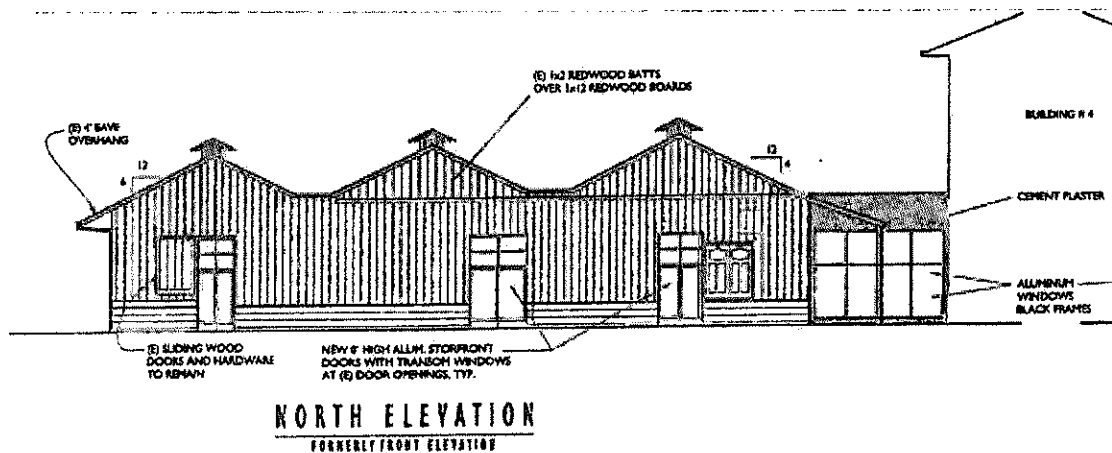
Also, the historicist lattice work and décor on the porches c.1968-98, retail signs, and alterations for the current retail use will be removed (Standard # 3 to preserve the historic building as an example of its historic period without conjectural or false historicism).



**FRONT ELEVATION**

**Figure # 3- M Apple Barn -existing elevation drawing showing types of vertical board siding, openings and additions.**

Source: Thacher & Thompson Architects Existing Elevations Apple Barn Sheet 2

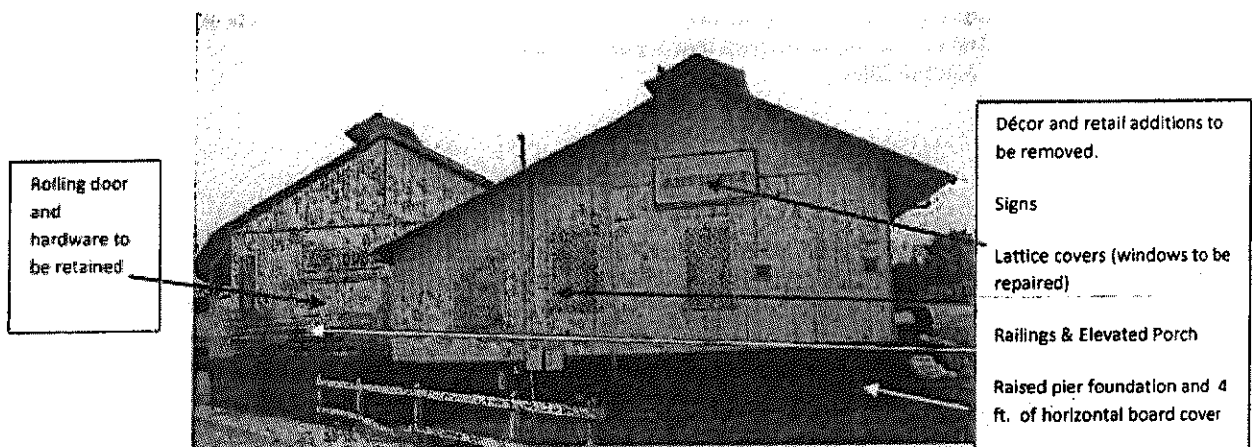


**Figure # 3-N Proposed rehabilitation elevation drawing. Contemporary door & transom in existing openings. Note: Although the vertical siding in the drawing appears to be uniform, the rustic boards will be retained and preserved.**

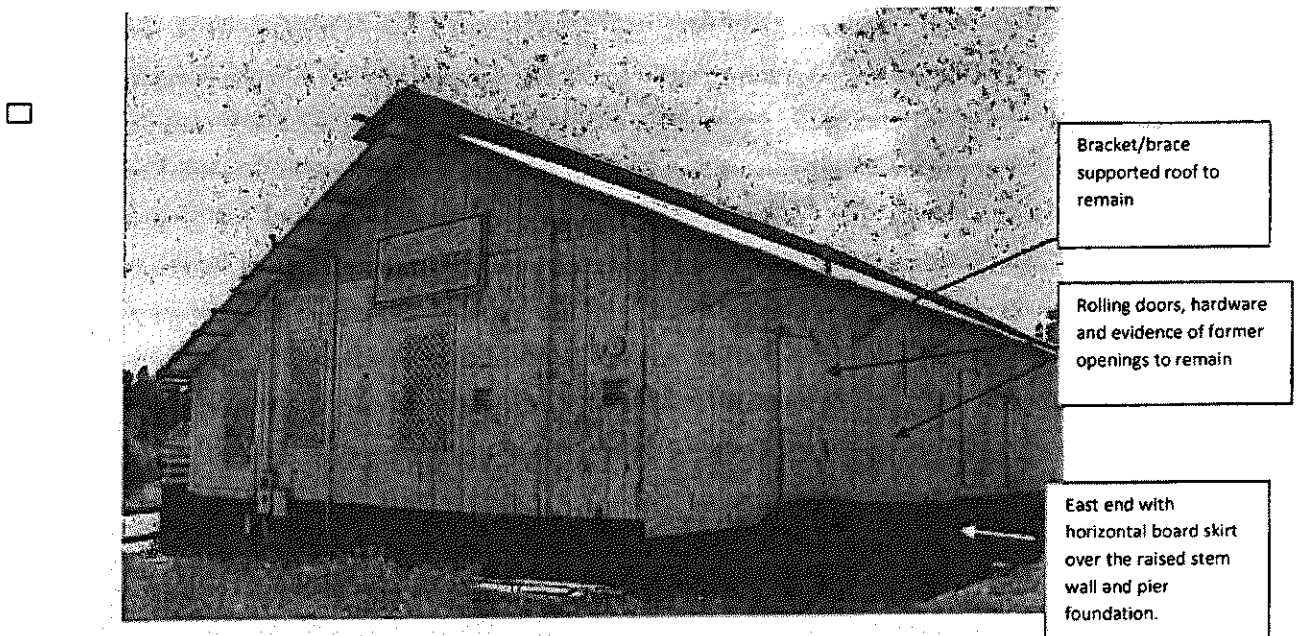
Source Thacher & Thompson Sheet 5-1 July 15, 2011

Proposed for the North façade are three doors that will be inserted into existing openings. The style of the door/transom system is contemporary metal frame that does not attempt to replicate historic styles or materials that could confuse the public about what is historic and what is rehabilitation work (Standard #9 compatible simple designs and distinct material). Where historic elements remain such as, rolling door and hardware, evidence of small openings and rustic siding, they will be retained and preserved. The proposed rehabilitation plan for the North Elevation conforms with Standards #2, (historic character retained), #3 (removal of non-historic materials denoting a different era and the use of contemporary door & transom), # 5 (distinctive features that identify a rural industrial barn are preserved), #6 (repair or replacing deteriorated features in-kind), #9 (new work will be differentiated from the old), and it does not violate any of the other standards.

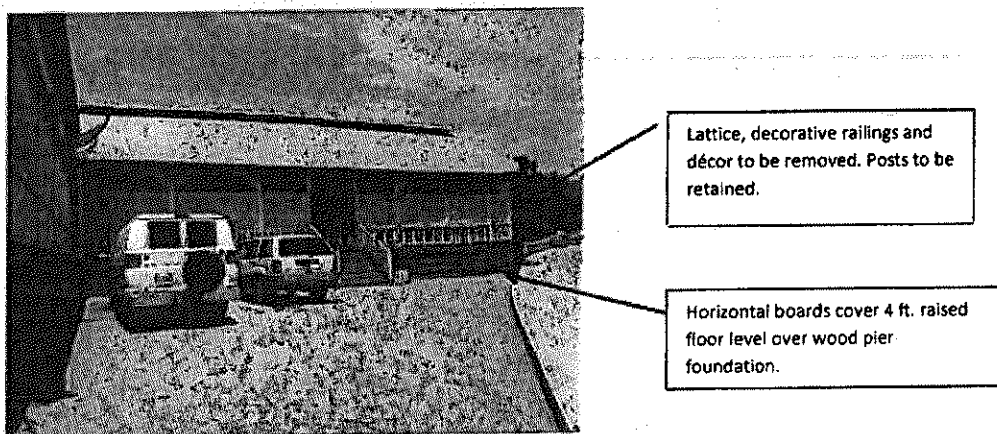
### 3.5.2.2 East Façade ( Rear Facade)



**Figure # 3-U East facades (north gable - right) of the Apple Barn showing the north and center bays raised approximately 4 feet above the ground level, decorative covers on the openings, railings, and signs that are to be removed. Openings in the east end will be rehabilitated as windows.**



**Figure #3-P Photograph of the east and north façade of the north gable showing the variety of character elements that define a rural industrial barn that are to be retained.**  
**Photograph date: October 2009**



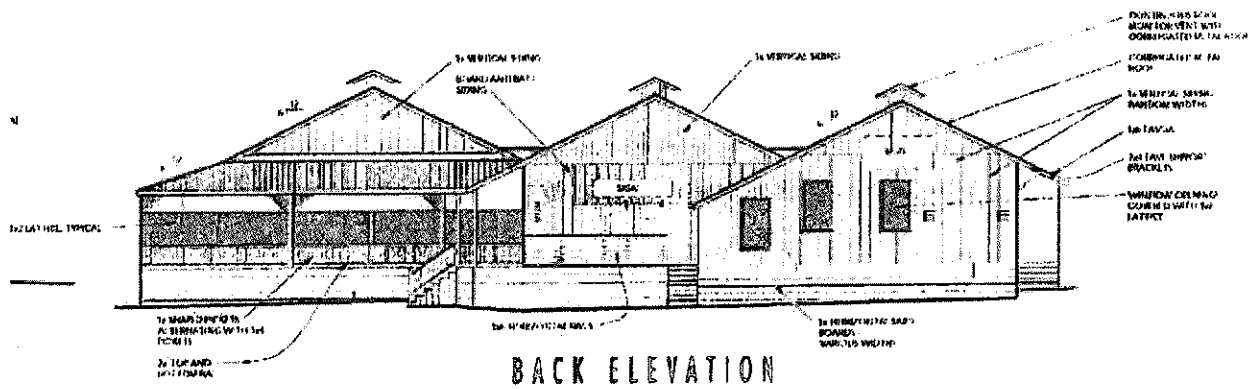
**Figure #3-Q Photograph of the north bay (south elevation) showing lattice porch décor to be removed.**  
**Photograph date: October 2009**

The east end of the three gables has a variety of alterations and additions that are part of the Vintage Fair Antique Emporium or altered by road widening. The north section has three staggered window openings that are covered with lattice. The rehabilitation plans show the lattice to be removed and the

windows rehabilitated by repairing the wood frames and glazing, or if severely deteriorated they are to be replaced with the same material, type and style windows. This rehabilitation work conforms with Standard #2 (retaining the historic character) and Standard #3 (removing non-historic materials that are from a time outside the period of significance and that denote a different era), and Standard #6 (to repair features or if severely deteriorated to replace the deteriorated features with in-kind material and design).

The second gable end has an existing opening that will become a new contemporary door. This will be the main access door for the grocery market. A deteriorated wood door on rolling hardware will be repaired and together with the hardware it will be kept in a fixed position on the wall. The existing vertical board and batt siding will be retained and repaired, or severely deteriorated, boards will be replaced with in-kind material. The porch posts and roof will be retained and installed after the building is relocated. As discussed elsewhere these will have a concrete base to achieve the length that is necessary given the additional height in the building.

This rehabilitation work conforms to Standards; #2 (historic character is retained), #5 (distinctive materials, and workmanship preserved), #9 (contemporary new door system is not conjecture or false historicism).



**Figure 3-R Existing elevation drawing Back (East gable ends)**  
Source: Thatcher & Thompson Sheet 2 , March 2011

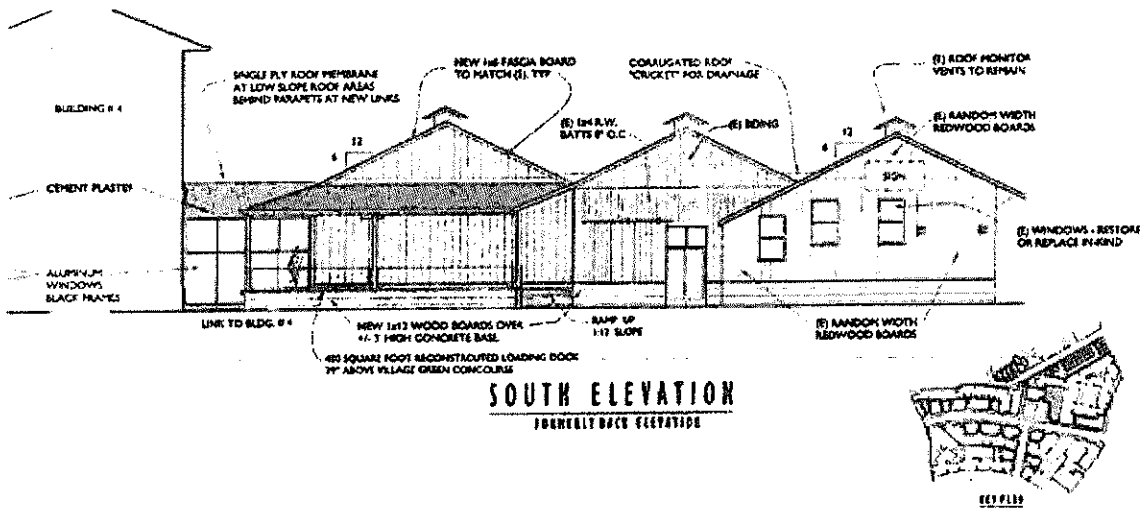
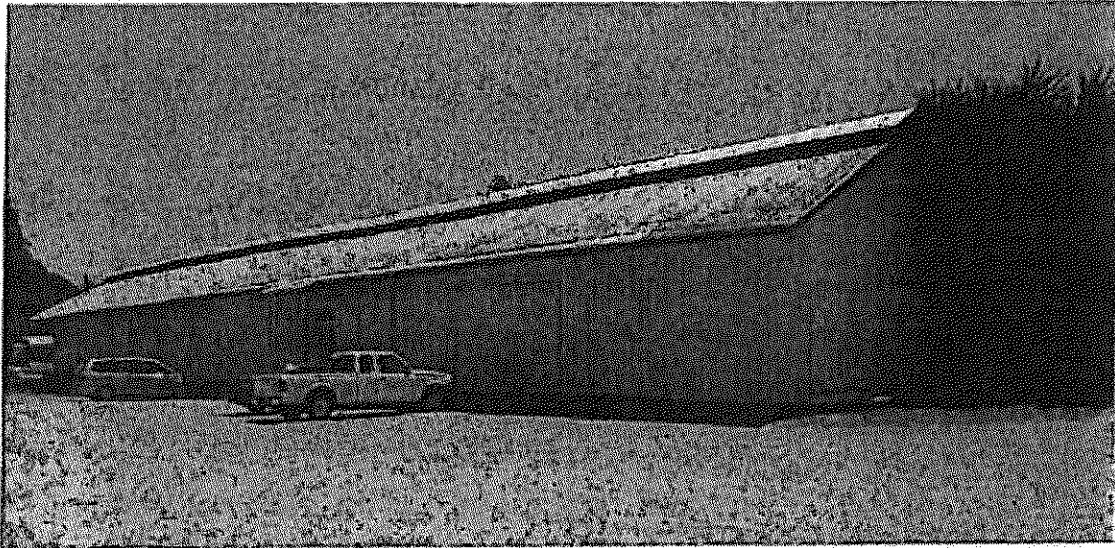


Figure # 3-S Proposed rehabilitation plan. Source: Thacher & Thompson, Sheet 5-1(revised), July 15, 2011

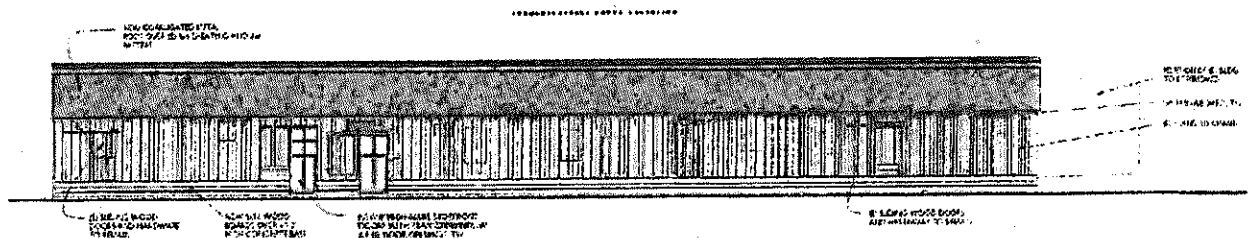
### 3.5.2.3 North Façade Rehabilitation Plan .



**Figure# 3 -T Hihn Apple Barn, north façade with historic vertical board siding, rolling doors with hardware that are to be retained and evidence of other openings in the wall now closed. A door for the retail use is installed in one of the historic openings. Photograph Date: April 2009**

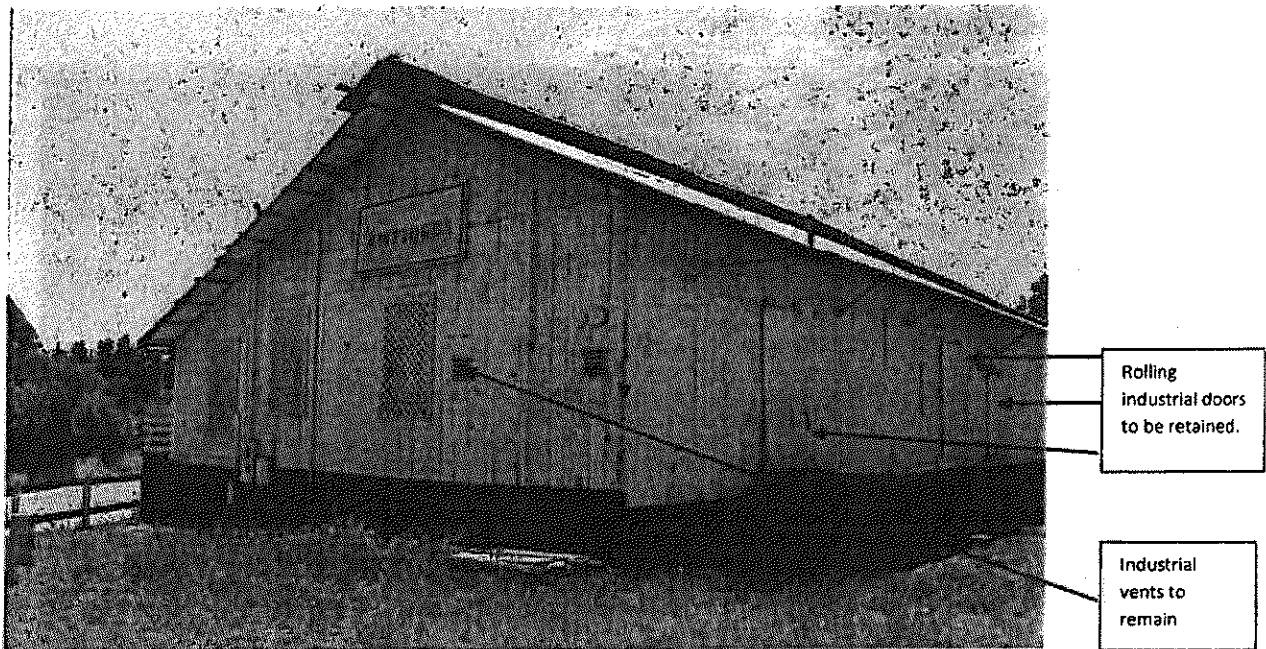


**Figure # 3-U shows the existing elevation drawing as Back Elevation. Height at east end 27.5' and at west end 24'**  
**Source: Thatcher & Thompson, Sheet 5- 1, March 1, 2011**



**Figure # 3-V Rehabilitation Elevation drawing shows the work that incorporates new door and transoms into existing openings. Source: Thatcher & Thompson, Sheet 5-1, March 1, 2011**



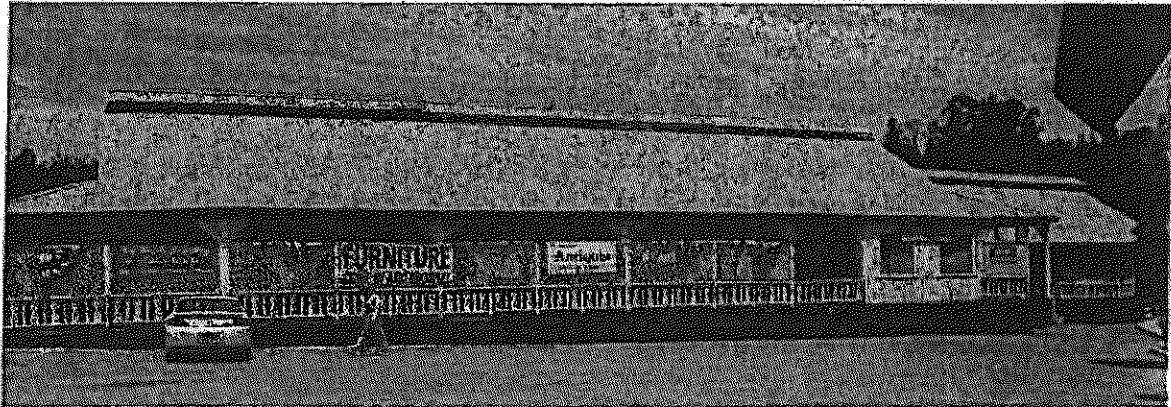


**Figure #3-W Photograph of the east end of the Apple Barn taken October 2009**

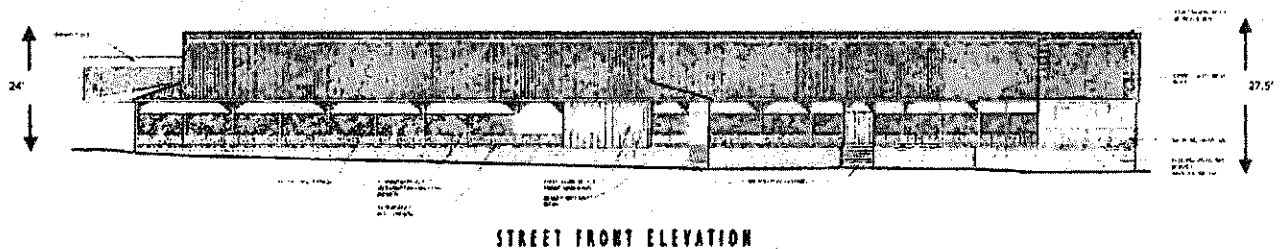
Existing Rear (North) façade. Two new contemporary, store front style aluminum frame door systems, will be installed in the existing openings at the east end (extended to reach new floor level). The existing rolling wood doors will be retained in their fixed locations next to the new doors. The other rolling industrial doors, patched openings, vents and mismatched vertical siding will be retained and repaired where necessary. The current non-historic door fills an historic opening. This will be removed and the rolling door closed over the opening (Figure 3-R, Existing back Lot Elevation- Rehabilitation drawing- East Elevation Figure 3-S). This work conforms with the Standards; #2, (historic character retained and preserved), #3 (removal of non-historic materials denoting a different era), # 5 (retain historic features that express the rural industrial barn), and #6 (repair and if necessary replace deteriorated features in-kind). None of the other standards are violated in this rehabilitation plan.



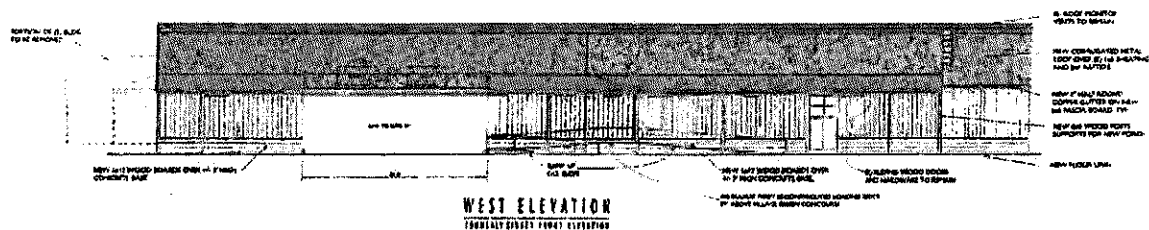
#### 3.7.3.4 South Façade Rehabilitation Plan (street facing façade).



**Figure # 3-X Existing Street Front Facade (facing Trout Culch Road) the rehabilitation plan is labeled as West Elevation.**



**Figure 3-Y Existing Street Front Elevation 24 ' at west end, 27.5 at the east end. Source: Thacher & Thompson**  
**Sheet 2**



**Figure #3-Z Proposed Rehabilitation plan (former Street Front). Source Thacher & Thompson 5-1, July 15, 2011**

The decorative lattice, railings and other historicist décor added for the Village Fair Antique Stores will be removed. This includes the porch enclosure with two fixed windows. One contemporary door system will be framed into the existing opening on the east side of the façade. The existing industrial rolling doors and hardware will be retained and secured in place. The loading platforms (porches) along the south façade were additions to the original building and are constructed as independent structures.

These will be removed when the building is relocated. A section will be retained and reconstructed with access ramps along the west façade. The low shed roof and posts will be retained to provide a cover over the new at-grade walkway along the side of the building. The posts will have new concrete bases to provide the additional height of the stem wall. (Figure 3.H)

The plan conforms to the Standards; #2, (historic character retained), #3 (removal of non-historic materials denoting a different era), and #6 (repair or if necessary replacing deteriorated features in-kind).

### 3.5. 3 New Construction- Linking Corridor .

The historic Apple Barn is not large enough to house a modern grocery/ market. Because the use is highly desirable a single story, contemporary connecting element is proposed between the historic building and a new mixed use building (building #4) where additional space is available. This is shown on the proposed development plan (Figure 3-Z & 3-AA). The single-story, design is primarily glass panels in metal frames set into a wall covered with plastered wall. The proposed connection between the historic building and the new building is 18 feet long and 36.5 feet wide. The design of the connecting structure is not historicist, and uses distinctly different materials that will not be thought of as a historic element of the barn. Drawings show it joins the historic building by a "flashing" and remains an independent structure, not structurally connected into the historic building. To preserve the historic building's roof in the original appearance, the corridor's roof will hold the mechanical equipment required for the grocery/ market. To create the opening into the connecting corridor, 36.5 feet of surface wall will be removed. This wall boards exist between a 9 foot opening, a 4.6 foot window and a 3 foot (not historic) glass door. The actual amount of wall board to be removed is relatively little in comparison to the rest of the building. The structural posts that are in the wall are to remain in the center of the new corridor and be set on new bases where they will remain visible and part of the historic structural system. The structure of the historic barn will remain intact. To provide the opening it will also be necessary to remove the same length of porch. While removing or altering historic materials is discouraged, the standards for rehabilitation recognize the need to accommodate changes that do not destroy the character of the historic building and minimize the loss of historic materials. The opening and removal of the relatively small amount of wall and porch sections does not change the structure or the overall character of the historic building. It is recommended that the historic materials be used to repair other parts of the building's exterior and that unused material be stored for a period of at least 10 years to be used for repairs.

Historic Preservation Plan for the Hihn Apple Barn (HA1084): Final Conditions of Approval

- A. All requirements of the approved historic resource preservation plan shall be met in the relocation and reconstruction of the historic Apple Barn and all future development on the property shall comply with the conditions listed in Table 2-1 of the Historic Preservation Plan relating to protection of the Bayview Hotel. These requirements shall include the following conditions approved by the Historic Resources Commission:

1. Protection of existing historic materials and character-defining features: A qualified preservation architect or architectural conservator shall evaluate all of the existing historic materials of the Apple Barn, identifying which materials may be repaired, and which require replacement. Detailed plans prepared by a preservation architect or an architectural conservator shall be provided prior to the issuance of a permit for relocation, noting which materials are to be retained, repaired, replaced, or relocated for use on another part of the building. An architectural conservator shall make period observations and shall also be retained on site during relocation and rehabilitation to ensure that the detailed plans are followed. A copy of the contract with an architectural conservator shall be submitted prior to the issuance of a building permit.
2. Historic Skirting: Existing wood skirting material shall be retained to the greatest extent feasible, and shall be used to cover the concrete stem wall in an area or areas retaining the greatest visibility, such as the loading dock area adjacent to the Village green. Plans showing proposed location of historic skirting materials shall be submitted with the building permit application for moving the building.
3. Future repairs: Consistent with the Preservation Plan, all wood siding removed from the Apple Barn to accommodate the new link building, and wood floor planks that are removed to allow for the installation of new interior flooring, shall be used as materials for the rehabilitation, with the remaining materials stored and used for future building repairs to the greatest extent feasible.
4. Preservation of interior wood flooring: Existing wood floorboards at the building interior, identified as a character-defining feature, shall be used throughout the building to the greatest extent feasible as allowed under state codes and local environmental health regulations relating to the grocery store use. The texture and finish of the existing floor boards shall be retained to the greatest extent feasible as is consistent with relevant state codes and local regulations. Plans for use of flooring shall be submitted to the HRC prior to the issuance of the building permit.

5. Preservation of interior single-wall construction as an historic feature: Existing single-wall construction at the building interior, identified as a character-defining feature, shown to be retained near the main entrance of the building, shall be retained in other areas of the building as allowed under state codes and local environmental health regulations relating to the grocery store use. Plans for retention of single-wall construction shall be submitted to the HRC prior to the issuance of the building permit.
6. Loading dock design: Design of the loading dock along the west side of the Apple Barn shall be revised to include only the minimum number of ramps required to comply with accessibility requirements in the California Historical Building Code.
7. Roofing material: Corrugated roofing shall be a matte finish.
8. Exterior paint color: Consistent with County Code Requirements 16.42.060(c)(1)(I) regarding alterations to a historic resource, the exterior color of the rehabilitated apple barn shall be similar to the current color of the building, or another color appropriate for an apple packing shed during the period of significance for the building (early 1890's to the 1950's)
9. Relocation: As indicated in the preservation plan, Kelly Brothers Movers or another qualified contractor shall work with the engineer to relocate the Apple Barn to the new proposed location. Use of any moving contractor other than Kelly Brothers Movers shall require approval by the Planning Department.
10. Interpretive Display: Consistent with the recommendations in the preservation plan prepared for the project and with County Code Section 16.42.060 to preserve the historic value of structures that are relocated, one or more interpretive displays shall be installed on the property that will provide information to the public regarding the history of the Apple Barn in the context of the history and development of Aptos Village. Submittal of a contract with a qualified professional with experience preparing similar types of interpretative displays for historic purposes shall be required prior to issuance of the building permit. Installation of the interpretive display shall be required prior to final occupancy certificate.

The display shall include historic materials and objects that are removed from the building during relocation and rehabilitation, as well as historic photographs and text documenting the history of the building, its use as a packing shed, the relationship of the building to the site, including the rail line and road, as well as documenting the association with Frederick Hihn. If available, include photographs from the Paul Johnston collection noted

in the Historic Resources Inventory Sheet. The display will include historical data and photos from the documentation requirement, or other cited archival sources. These displays will be integrated into the design of Aptos Village, and will be installed outdoors in highly visible areas. Interpretive displays and the signage/ plaques installed on the exterior of this property will be sufficiently durable to withstand typical weather conditions. At least one sign shall be included on or near the retained loading dock, illustrating how the loading docks functioned as part of the apple packing operations. Displays and signage/ plaques will be of adequate size to attract the public. Installation of the interpretive display shall be required prior to issuance of the final occupancy certificate.

11. Historical Marker: A permanent plaque will be installed at the existing historic location of the Apple Barn, describing the Apple Barn, its history as part of Aptos Village, and noting the new location of the building. Plans for the historic marker shall be submitted prior to the submittal of the building permit application. Installation of the marker shall be required prior to the issuance of the certificate for occupancy.
12. Documentation: Consistent with County requirements for relocation of historic resources (16.42.060 9b)1((B)(i), the applicant shall submit a plan to document the history of the building prepared by a qualified historian/ architectural historian (according to the Secretary of the Interior's professional qualification standards) prior to the issuance of the building permit for relocation. The documentation should approximate HABS Level II documentation and include: a) selected drawings, if available, that would be photographed; b) photos following the NPS photo policy, of exterior and interior views, along with historic views, if available; and c) written data providing history and description of the property. The documentation shall include photographs and detailed architectural drawings of the historic materials, features and construction techniques that will be altered, removed or replaced by the relocation and rehabilitation of the building, including the construction methods and materials for the foundation system, the loading docks and their relation to the site and the door openings, the section of the wall that will be removed to accommodate the new link building, the relationship of the building to the site, and the flooring and single-wall construction at the interior. Photographs shall be taken of the building as it currently exists. Photographs shall also be taken during relocation and rehabilitation, documenting the construction techniques identified as the building is prepared for relocation, as well as documenting the relocation process. For the photographs, either HABS standard large format or digital photography may be used. If digital, the size of each digital image will be 1600x1200 pixels at 300 pixels per inch, or larger, color format, and printed in black and white or color. Information from the documentation process shall be included in the interpretive display for the Apple Barn

building. The distribution of the documentation will include: the Aptos Chamber of Commerce and History Museum, the Museum of Art and History in Santa Cruz, the Santa Cruz Public Library's local history collection; and UC Santa Cruz. The documentation shall be completed prior to issuance of the final certificate of occupancy.

13. Conformance with project conditions: 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.
14. Optional Site Plan: The optional site plan, including the re-alignment of the new east-west street and the changes to the setting and location of the Apple Barn, shall be reviewed by the Historic Resources Commission at a noticed public hearing prior to recordation of the Final Map for this project. If substantial changes to the site or building design are required by the Historic Resources Commission, the project approvals shall be amended per the review levels specified in the Planned Unit Development conditions of approval for this project. This requirement is waived if the optional site plan is not proposed to be implemented.

SINCE 1906 THE RESOURCES AGENCY DEPARTMENT OF PARKS AND RECREATION		HABITAT	
PRIMARY RECORD		Nominal	
Other Listings		NRHP Status Code	
Review Code		Reviewer	
Date			

Page 1 of 2

\*Resource Name or #: (Assigned by recorder) 417 Trout Gulch Road

P1. Other Identifier: Hihn Apple Packinghouse

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County: Santa Cruz

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Sequel Date 1954 Revised T 15 E R 1 E B.M. Mt. Diablo

c. Address 417 Trout Gulch Road City Aptos Zip 95003

d. UTM: (Give more than one for large and/or linear resources) Zone 18S 558023mE 4092319mN

e. Other Locational Data: (e.g. parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 041 011 33

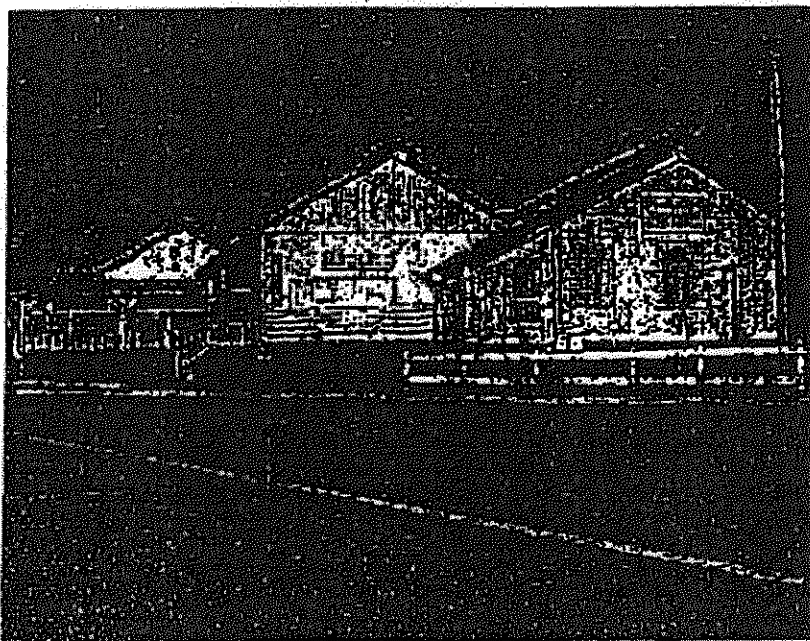
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

**CONTRIBUTING BUILDING (NR 3D)**

The Hihn Apple Packinghouse is located at 417 Trout Gulch Road. Constructed in the early 1890s for Frederick Hihn, this building served as an apple-packing barn for many years.

This building is comprised of three distinct bays. It is probable that a mudsill foundation supports the walls that are clad in board and batten and vertical wood siding. Three side-by-side monitor roofs, sheathed in metal, crown this primarily rectangular-shaped barn. The present-day entrance is located on the southwest end and is denoted by two large sliding doors, each with decorative spindles. A porch added at an unknown date wraps around the building part of the southwest end, the southeast side, and a portion of the northeast end of the building. The roof over the porch is supported by square posts that are evenly spaced between the ornate balustrades of wood cutouts. Lattice is located above the balustrade and stops approximately twelve to sixteen inches below the roofline. Many of the original openings for doors and windows are still (Continued page 2)

\*P3b. Resource Attributes: (List attributes and codes) HP6, HPB - Apple Packing Facility

\*P4 Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: Mon. elev. view of  
Photo of the northeast elevation.  
June 2002. K. Oosterhous

\*P6. Date Constructed/Age and Sources:  
☒ Historic ☐ Prehistoric ☐ Both  
Early 1890s

\*P7. Owner and Address:  
Patricia Toney Thompson &  
Gail T. Costello  
P.O. Box 391  
Aptos, CA 95002

\*P8. Recorded by: (Name, address, and address)

Kate Oosterhous  
Dill Design Group  
110 N Santa Cruz Ave  
Los Gatos, CA 95030  
Charlene Duval (Consultant)

\*P9. Date Recorded: 06/02 Rev 3/7/03

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Only survey report and other resources to which refer) None

\*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure and Object Record ☐ Archaeological Record  
☒ District Record ☐ Linear Feature Record ☐ Mining Site Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)  
DPR 523L (1/95) \*Required Information

STATE OF CALIFORNIA	RESOURCE AGENCY	PROPERTY
DEPARTMENT OF PARKS AND RECREATION		IRI
CENTINIA DON SHEET		INDICATOR

Page 2 of 2 Resource Name or # (Assigned by Recorder) 617 Trout Gulch Road  
 Recorded By: K. Oosterhouse & C. Duval Date: 8/31/02 Rev 3/7/03 ☐ Continuation ☒ Update

present but have been infilled with sheets of plywood or vertical wood siding. Many of the original large sliding doors are intact while only the hinges and track remain for others. This barn, which currently serves as an antique shop, is set in the commercial center of Aptos, which is comprised of both historic and non-historic income producing businesses. It is also a contributing resource to the Aptos Village Historic District. Despite the new construction, this area of Aptos still possesses a sense of place. Overall, this building possesses integrity of location, setting, design, feeling, association, workmanship, and materials as it remains true to its historic design and appearance. This building may become eligible for individual listing on the National Register if additional research provides a stronger statement of significance.

#### History

The apple packing and distribution history of Aptos began quickly upon the completion of Frederick Wihn's narrow gauge railroad, the Santa Cruz-Pajaro line of the Santa Cruz Railroad. Oral histories credit Wihn with the first packing sheds in 1878, but early maps show no such use of the existing Village Fair buildings before 1892. Following the decline of the lumbering industry, apple packing was concentrated at the site in several buildings, including Wihn's early packing shed. A 1905 photo includes a packing shed identical in appearance to the current Village Fair shops. Mid-County Historian Vincent Leonard noted that additions to Wihn's packing shed were made in 1899, 1915, and 1920, before the first structure was removed in the early 1950s by Aptos promoter Fred Toney. Numerous photographs from the Paul Johnston collection depict the activities in the sheds, where Aptos area women found employment during the long fall through winter season grading and packing apples for shipment, and local men made pinewood apple boxes at sword-winning speed. With the advent of lug hauling by truck in the 1920s and 30s, the Aptos packing industry withered. The remaining packing sheds dating from 1899 found new life as Village Fair, a collection of antique shops. The industrial style buildings offer a rich reminder of the mid-county's agricultural history and apple heyday (Quoted directly from survey document research and produced by the firm of Bonnie L. Bamberg, April 1985, amended by Edna Kimbro in 1988).

#### Sources

Bamberg, Bonnie.  
 1985 Survey Document.



HISTORIC RESOURCES INVENTORY

EXHIBIT H

Ser. No. 61  
HABS HAER Loc SHL No. NR Status 5  
UTM: A 10/597994.4092835 C   
B  D

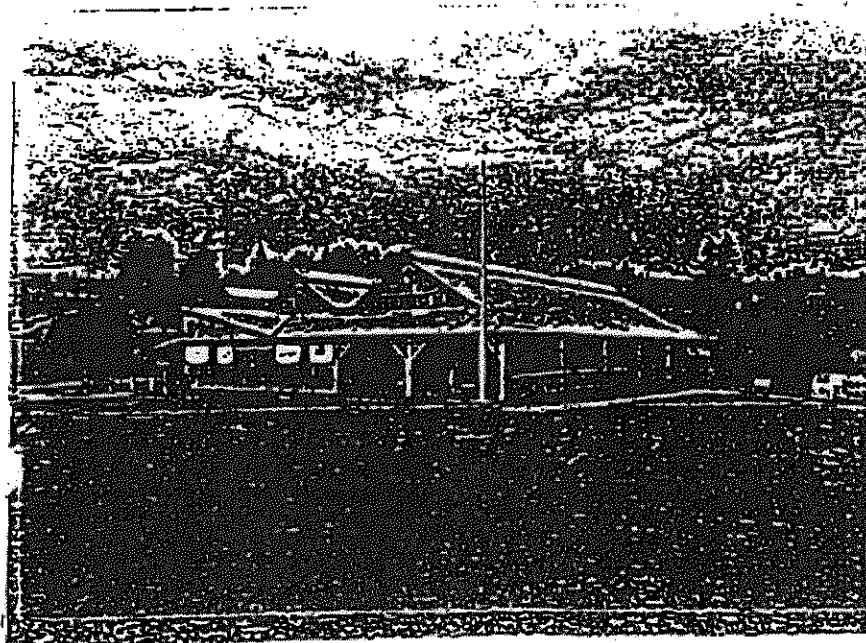
IDENTIFICATION

1. Common name: Village Fair
2. Historic name: Apple Packing Sheds
3. Street or rural address: 417 Trout Gulch Road  
City Aptos Zip 95003 County Santa Cruz
4. Parcel number: 41-011-05 33 ... 1 9/5/44
5. Present Owner: Fred & Elma Toney Address: P. O. Box 391  
City Aptos Zip 95003 Ownership is: Public  Private Y
6. Present Use: Retail Original use: Apple Warehouse

DESCRIPTION

- 7a. Architectural style: Wood Warehouse
- 7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

ne story rectangular warehouse structure. Four structures with medium pitched gable roofs that extend at each end and slope along the side to form canopy over long porches (formerly loading areas). Canopy supports are s with carpenter cut-out decorative braces. A decorative railing lines porch. The structures are sheathed in vertical board.



8. Construction date:  
Estimated  Factual 1890
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 336 Depth 400  
or approx. acreage 3 acres
12. Date(s) of enclosed photograph(s)  
May 1986

Condition: Excellent ☐ Good ☐ Fair ☒ Deteriorated ☐ No longer in existence ☐

Alterations: Altered to accommodate retail use - decorative woodwork

Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☐  
Residential ☐ Industrial ☐ Commercial ☒ Other: ☐

Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☐  
Public Works project ☐ Other: ☐

Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐

Related features: ☐

# IMPORTANCE

Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The apple packing and distribution history of Aptos got off to an abrupt start with the completion of Frederick Rihn's narrow gauge, the Santa Cruz-Pajaro line of the Santa Cruz Rail Road. Oral histories credit Rihn with the first packing sheds in 1878, but early maps show no such use of the existing Village Fair buildings before 1892. Following the decline of the lumbering industry, apple packing was concentrated at this site in several buildings, including Rihn's early packing shed. A 1905 photo includes a packing shed identical in appearance to the current Village Fair shops. Mid-County historian Vincent Leonard noted that additions to Rihn's packing shed were made in 1899, 1915 and 1920, before the first structure was removed in the early 1950s by Aptos promoter Fred Toney. Numerous photographs from the Paul Johnston collection depict the activities in the sheds, where Aptos area women found employment during the long fall through winter season grading and packing apples for shipment, and local men made pinewood apple boxes at award-winning speed. With the advent of lug hauling by truck in the 1920s and 30s, the Aptos packing industry withered. The remaining packing sheds dating from 1899 found new life as Village Fair, a collection of antique shops. The industrial style buildings offer a rich reminder of the mid-county's agricultural history and apple heydays.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture ☐ Arts & Leisure ☐  
Economic/Industrial ☐ Exploration/Settlement ☐  
Government ☐ Military ☐  
Education ☐ Social/Education ☐

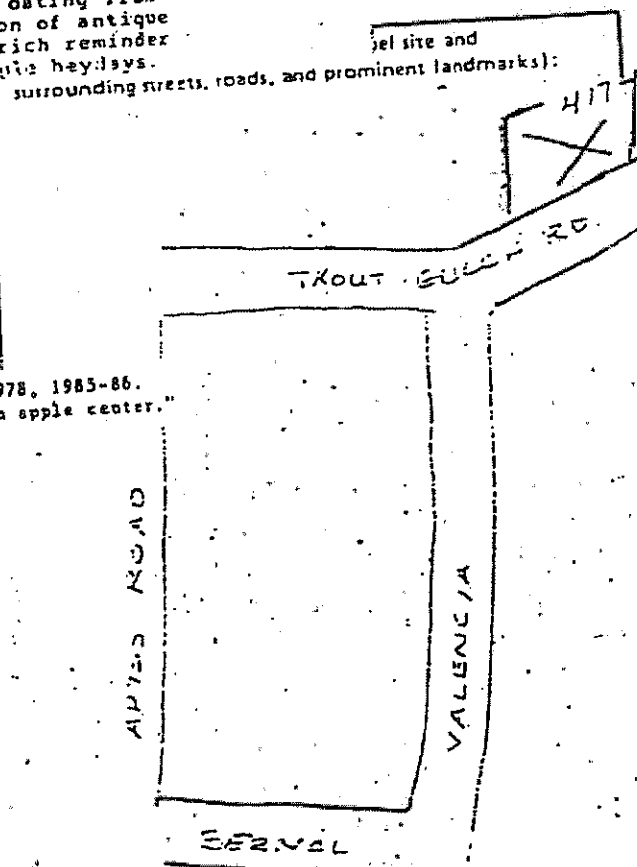
21. Sources (List books, documents, surveys, personal interviews and their dates).

Ryan interview files: Vincent Leonard, Paul D. Johnston, 1978, 1985-86.  
Vincent Leonard, Aptos Green Sheet n.d., "When Aptos was an apple center."  
Aptos Public Library files.  
Ralph D. Mattison, correspondence, 1988.  
Richard C. Pelse, correspondence, 1988.  
Sanborn Insurance Maps, 1888-1908.

22. Date form prepared April 1988

By (name) The Firm of  
Organization QUINCY I. RAMBOLD  
Address 247 N. Third Street  
City San Jose CA 95117 Zip  
Phone: (408) 971-1421

Amended by Edna Kimbro (9/88)



State of California - The Resource Agency		Primary	
DEPARTMENT OF PARKS AND RECREATION		NRHP	
PRIMARY RECORD		NRHP Status Code	
Office Listing		Review Code	
Reviewer		Date	

Page 1 of 3

\*Resource Name or #: (Assigned by recorder) 8041 Soquel Drive

P1. Other Identifier: Bay View Hotel

\*P2. Location: ☐ Not for Publication ☒ Unrestricted a County: Santa Cruz  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Soquel Date 1994 Revised T 11S R 1E B.M. Mt. Diablo

c. Address 8041 Soquel Drive City Aptos Zip 95003

d. UTM: (Give more than one for large and/or linear resources) Zone 10S 597962mE 4092730mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 041 011 14

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

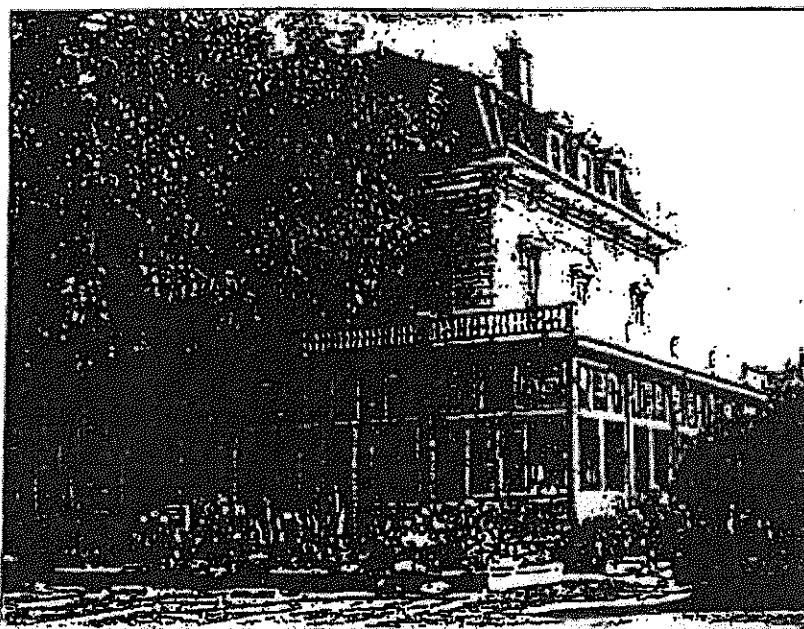
CONTRIBUTING BUILDING (NR 1D)

The Bay View Hotel is located at 8041 Soquel Drive. Constructed in 1878 at the corner of Soquel and Trout Gulch Road, the hotel was moved in 1946 to its present-day location. This hotel is a good example of the Second Empire architectural style.

This frame-constructed building, clad in Channel Rustic siding, sits atop what appears to be a cripplewall on concrete perimeter foundation. The style-defining mansard roof - clad in composition shingles and pierced by a red brick chimney - shelters what was originally a square floor plan. Later rear additions have made the present-day floor plan more rectangular. A wrap-around two-story front porch dominates the south and east elevations. Square Tuscan columns support the flat roof of the porch that is now enclosed with glass and V-groove siding and serves as a dining area. Large heavily ornamented brackets are located beneath the slightly overhanging eaves that shelter a dentil frieze and panel entablature. (Continued page 2)

\*P3b. Resource Attributes: (List attributes and codes) HPS

\*P4 Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (Name, date, location, etc.)  
Photo of the south elevation.  
June 2002, K. Oosterhous

\*P6. Date Constructed/Age and Sources:  
☒ Historic ☐ Prehistoric ☐ Both

1878

\*P7. Owner and Address:  
Christina Locke  
300 Newpark Mall Rd, #100  
Newark, CA 94560

\*P8. Recorded by: (Name, affiliation, and address)

Kara Oosterhous  
Dill Design Group  
110 N Santa Cruz Ave  
Los Gatos, CA 95030  
Charlene Duval (Consultant)

\*P9. Date Recorded: 06/02 Rev 3/7/03

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (also survey report and other records or other names) Bay View Hotel National Register Nomination, 30 March 1992.

\*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure and Object Record ☐ Archaeological Record  
☒ District Record ☐ Linear Feature Record ☐ Mining State Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)

STATE OF CALIFORNIA - DEPARTMENT OF RESOURCES AGENCY  
 DEPARTMENT OF RESOURCES AGENCY  
 CONTINUATION SHEET

EDUCATION  
 ERAS  
 NATIONAL

Page 2 of 2

Resource Name or # (Assigned by Recorder) 8043 Soquel Drive

Recorded By: K. Oosterhous & C. Duval

Date: 8/31/02 Rev 3/7/03

Continuation ☒ Update

Two-over-two windows with wood sash and wood window casings fenestrate the oldest portion of the house. First story windows are topped with a decorative crown while second story windows are topped with heavy pediments and decorative brackets. Dormer windows are one-over-one, double-hung with wood sash. Other architectural accents include the quoining on the edges of the building made of wood to simulate stone, elaborately cut balustrade on the porches, and bay window projections. A large addition, which serves as the commercial-style kitchen and a small living area has been added to the rear of the original building.

Historic plantings associated with the house include a mature Magnolia tree and rosebush.

This historic hotel is set in the commercial center of Aptos, which is comprised of both historic and non-historic income producing businesses. It is also a contributing resource to the Aptos Village Historic District. Despite the new construction, this area of Aptos still possesses a sense of place. Overall, this building possesses integrity of location, setting, design, feeling, association, workmanship, and materials as it remains true to its historic design and appearance.

**History**  
 The Bay View Hotel, originally named the Anchor House, was constructed in 1878 by Joseph and Augustia Arano. Augustia was the daughter of Rafael Castro, grantee of Rancho Aptos. The one-acre piece of property for the hotel was purchased from Augustia's sister and husband, Maria Antonia and Guadalupe Bernal on November 7, 1872. On June 1, 1878, the Santa Cruz Sentinel announced that a contract had been let to J. E. Doyle & Co. for \$3,260. Local historian Sandy Lydon attributes the architecture to Thomas Beck who built other similar style buildings during this period. Upon its completion, the Aranos moved from their home located on Aptos Wharf Road. Jose Arano was born in Barcelona Spain, and immigrated to California in 1852. In 1862, he and Augustia Castro married. In 1867, they leased the property where their first home stood on Wharf Road from Rafael Castro. This home had been the first store and post office in the area. The new location was ideally located adjacent to the new Santa Cruz Narrow Gauge Railroad, which was completed as far as Aptos in 1875. The Aranos moved their grocery store into the main floor of the hotel. Augustia died in 1896; Jose lived until 1928, when he died in the hotel. The hotel's dining room, which was attached to the rear of the building, burned in 1922 but the original structure remained intact. In 1929, Edward Arano, the son of Jose and Augustia, renovated the hotel. In 1942, the hotel was sold to Fred and Elma Toney by Amelia Arano. In 1946, the building was moved west to its present location and a fourth floor attic constructed. Fred and Elma Toney passed away in 1979, his daughter's maintained ownership until selling the hotel in 1989 to Bayview Partners who operate a bed and breakfast in the building. In 1992, the building was placed on the National Register of Historic Places.

**Sources:**

- Collins, A.  
 1990 The Hostels of Aptos, Historical Sketches. He prepared for Charles P. Holcomb.
- Craig, S. R.  
 1992 Letter to Joan Brady, County of Santa Cruz Planning Department concerning placement of the Bayview Hotel on the National Register of Historic Places. 7 May.
- Elliott, W. W. (Pub.)  
 1879 Santa Cruz County, California. San Francisco: W. W. Elliott.
- Gibson, R.  
 1994 The Spirit of Aptos, 116-Year-Old Hotel to Become Landmark. San Jose Mercury News, 28 April.
- Lydon, S.  
 1990 Canyons, Tracks and Bridges Keep Aptos Stroll Interesting. Santa Cruz Sentinel. 15 July.
- Santa Cruz Evening News  
 1929 Memories of Don Rafael Castro and his Day when California's Historic Hospitality Thrived. 16 May.
- Santa Cruz County  
 1872 Bernal to Arano. Deed Book 15:204.
- Santa Cruz Sentinel  
 1875 Great Event of the Season. Formal Opening of the S.C.N.G.R.R. to Aptos. 22 May.
- 1875 Jos Arano. 6 November.

\*Required Information

State of California State Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	PARTIAL HRL CRONIAL
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Resource Name or # (Assigned by Recorder)

8041 Soquel Drive

Recorded By: K. Conterhouse &amp; C. Duval

Date: 8/31/02 Rev 3/7/03 ☒ Continuation☐ Update

Swift, C.  
n.d. The Heart of Aptos Village. The Mid-Country Post. Clipping on file at the Aptos Museum/Aptos Chamber of Commerce.

Toney, F.  
1979 Personal communication with C. Dellefs [Duval] and tour of Bay View Hotel.

Wilcox, Kay  
1984 The Bay View Hotel. MS prepared for History of Santa Cruz, Sandy Lydon, Instructor, Cabrillo College.





# County of Santa Cruz

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
 KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR  
[www.sccoplanning.com](http://www.sccoplanning.com)

## CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY

**Date:** April 3, 2017

**Application Number:** 171095

**Staff Planner:** Annie Murphy

**Project:** Amend the Historic Preservation Plan for the Hihn Apple Barn, a designed historic resource in Aptos Village, to add one skylight, revise the deck design to a larger portion of the historic loading dock, and reduce the number of new doors at the north elevation from three to two and modify the design of one door.

**APPLICANT:** Aptos Village, LLC

**APN(s):** 041-011-49

**OWNER:** Aptos Village, LLC

**SUPERVISORAL DISTRICT:** Second

**PROJECT LOCATION:** 151 Aptos Way, Aptos CA

### I. USE OF AN ADDENDUM TO A NEGATIVE DECLARATION

This document is prepared as an Addendum to the Initial Study/Negative Declaration prepared for Application number 101027, dated September 12, 2011, which resulted in a determination to issue a Negative Declaration with Mitigations. The mandatory public comment period expired on October 12, 2011.

The Addendum has been prepared according to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, which provides for the use of this form of environmental documentation when minor technical changes or additions are necessary. Guidelines indicate that an Addendum need not be circulated for public review but can be included in or attached to the adopted Mitigated Negative Declaration. This Addendum addresses minor design changes to the Historic Preservation Plan for the Hihn Apple Barn which would not cause any new significant environmental impacts requiring mitigation.

This document evaluates the differences, if any, in potential environmental impacts evaluated in the previous CEQA document. This Addendum is an administrative action to update the existing September 12, 2011 Initial Study/Mitigated Negative Declaration.

### California Environmental Quality Act Requirements

The California Environmental Quality Act (CEQA) Guidelines, allow "[a]n addendum to an adopted negative declaration [to] be prepared if only minor technical changes or additions are necessary or

none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.” (14 CCR 15164(b).)

Section 15162, subdivision (a), of the CEQA Guidelines establishes the following circumstances that would require the preparation of a subsequent EIR:

- (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
  - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
  - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
  - (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
    - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
    - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
    - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
    - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
- (b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

## II. PROJECT BACKGROUND

The Hihn Apple Barn is an important historic resource in Aptos Village, as it is one of the few remaining buildings associated with Frederick Hihn and is the only remaining industrial building in Aptos associated with the apple industry. The Hihn Apple Barn is included in the County



Inventory of Historic Resources with a rating of NR-3, meaning a resource eligible in the opinion of the County Historic Resources Commission for listing on the National Register.

The Aptos Village Plan, adopted by the Board of Supervisors in February 2010, is a comprehensive plan for Aptos Village, including the creation of new roadways, the construction of new buildings providing a mix of commercial and residential uses, and a Village Green at the center providing open space and a community gathering space. The plan also provides for the preservation of two important historic resources within Aptos Village: the Bay View Hotel which is listed on the National Register, and the Hihn Apple Barn, a resource of local historic significance. As part of the Plan, the Hihn Apple Barn is to be rehabilitated and relocated within the Village to a more central location near the village green.

In 2010, Barry Swenson Builders submitted a development application for the Aptos Village Project (Application #101027) to implement the Aptos Village Plan, which included a Historic Resource Preservation Plan for the Hihn Apple Barn. In August 2011, the Historic Resources Commission approved the Historic Preservation Plan for the Apple Barn. The approved Preservation Plan provides for the rehabilitation of the Hihn Apple Barn for use as modern grocery store, preserving the significant character-defining features of the building while relocating the building approximately 100 ft. to the north on the same site adjacent to the village green, rotating the building approximately 180 degrees, and connecting the building to a new building via a smaller glass-walled single story building. The adopted Mitigated Negative Declaration for the Aptos Village Project included an analysis of the proposed Preservation Plan for the Apple Barn, reviewed the project for consistency with local preservation requirements in the Santa Cruz County Code and with the Secretary of the Interior Standards, and concluded that with the incorporation of recommended mitigation measures, the project is not anticipated to have a significant effect on the environment, including the Historic Apple Barn. The County approved the application for the Aptos Village project, including the Historic Preservation Plan for the Apple Barn with the recommended mitigation measures, in December 2012.

Since the approval of the Aptos Village Project, the County has issued a number of building permits implementing the approved Project, including Building Permit # B-152949 for the relocation and rehabilitation of the Apple Barn in accordance with the approved Historic Preservation Plan. In August 2016, Aptos Village LLC submitted a building permit application for tenant improvements to the Hihn Apple Barn (Application # B-163558) to accommodate the needs of the grocery store tenant. The proposed tenant improvement plans were reviewed by planning staff and determined to be consistent with the approved Historic Preservation Plan with the exception of the following minor design changes: 1) modify the deck design at the west and south elevations to remove one ramp, add stairs, and retain a larger portion of the historic loading dock; 2) reduce the number of new doors at the north elevation from 3 to 2 and modify the design of one door; and 3) add one skylight. The proposed design changes require an amendment to the approved Historic Preservation Plan (Application 171095). Amendments to planning approvals are discretionary

projects pursuant to Section 18.10.134 of the Santa Cruz County Code and as such are subject to environmental review under the CEQA.

### **ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:**

Aptos Village, located in the Aptos Planning Area within the unincorporated portion of Santa Cruz County, lies about six miles east of the City of Santa Cruz and about eight miles northwest of the City of Watsonville. The site is located just north of Highway 1 between the State Park Drive and Rio Del Mar interchanges. The Village is 80 feet in elevation above the confluence of Aptos and Valencia Creeks and about one-half mile inland from Monterey Bay. A detailed review of the environmental setting and surrounding land uses is provided in the Initial Study provided with this addendum.

## **III. ENVIRONMENTAL EVALUATION**

### **Project Description**

This Addendum addresses the proposed amendment to the Historic Preservation Plan for the Rehabilitation of Hihn Apple Barn, which was previously evaluated as part of the Initial Study dated September 12, 2011 for the Aptos Village Project. The proposed amendment would allow for the following minor design modifications to the Historic Preservation Plan: 1) modify the deck design at the west and south elevations to remove one ramp, add stairs, and retain a larger portion of the historic loading dock; 2) reduce the number of new doors at the north elevation from three to two, and modify the design of one door; and 3) add one skylight.

### **Evaluation of Environmental Impacts from Amended Proposal**

The analysis below provides an assessment of the net effect of the proposed Amendment to the Historic Preservation Plan on the analysis contained within the adopted Initial Study/Mitigated Negative Declaration.

#### ***Cultural Resources***

*Historic Resources:* The proposed amendment includes minor interior and exterior changes to the Preservation Plan for the Hihn Apple Barn, a designated historic resource in the Santa Cruz Historic Resources Inventory. Under CEQA Section 15064.5(b)(3), a project that follows the Secretary of the Interior's Standards for Rehabilitation of a historic resource shall be considered as mitigated to a less than significant impact on the historical resource. Following is an analysis of the proposed Amendment to the Historic Preservation Plan for consistency with the Secretary of the Interior Standards for Rehabilitation.

*Revision 1: Modify the deck design at the west and south elevations to remove one ramp, add stairs, and retain a larger portion of the historic loading dock.*

The loading dock is identified as an important contributing character-defining feature in the Historic Preservation Plan. In the original Preservation Plan, a 480-sf portion of the historic loading dock is retained, functioning as a deck and seating area along the south elevation of the rehabilitated

Apple Barn (Figure 1). The deck design along the south side of the building includes two ramps, one at either end of the deck. In the proposed redesign submitted with the amendment (Figures 2 and 3), only one ramp is retained, and a small set of stairs is provided for additional access. This improved design retains 530 sf of the loading dock structure. The design modification brings the project into greater conformance with the Secretary of the Interior Standards, including Criteria 2, stating that the historic character of a property will be retained and preserved, and the removal of distinctive materials or alteration of features that characterize a property shall be avoided.

*Revision 2: Reduce the number of new doors at the north elevation from 3 to 2 and modify the design of one door.*

In the north elevation plan of the original Preservation Plan (Figure 1) three new 8' high aluminum storefront doors with transom windows are to be placed within the existing door openings. In the revised design submitted with the Tenant Improvement Plan application, only two new doors would be required at the north elevation, and the design of one door would be changed to a steel roll-up door to accommodate deliveries (Figure 2). These revisions would require fewer alterations to the historic materials and design of the Apple Barn, bringing the project into greater conformance with the Secretary of the Interior Standards, including standard nine stating that exterior alterations shall not destroy the historic materials, features and spatial relationships that characterize the property.

*Revision 3: Add one skylight*

As part of the tenant improvement plan, the applicant is proposing to install one skylight, approximately 2'8" by 6', within what appears to be an existing historic skylight openings in the roof framing between the roof rafters. A total of eight historic skylight openings, evidenced by roof framing typical for skylights, were identified by the architectural conservator when the required architectural drawings documenting the historic construction methods were prepared by the applicant. The existence of these historic skylight openings was not known when the original Rehabilitation Plan was prepared, as false ceilings covered the roof framing in the building interior and the galvanized roofing covered the openings at the exterior. The size of the skylight would be modified as needed to fit within the historic skylight opening, thereby preserving the existing roof framing with no modifications required to this important character-defining feature. As the skylight would be located near the center of the roof, the skylight is not anticipated to be visible when viewed from the site (Figure 4). The skylight would be of modern design and differentiated from the historic materials. At the building interior, the skylights would let in natural light, and as such would help to convey the feeling of the historic building which was originally lit by natural light. The proposed modification is consistent with the Secretary of the Interior Standards for Rehabilitation.

Figure 1: Approved Historic Preservation Plan for the Hihn Apple Barn:  
Portions of South and North Elevations

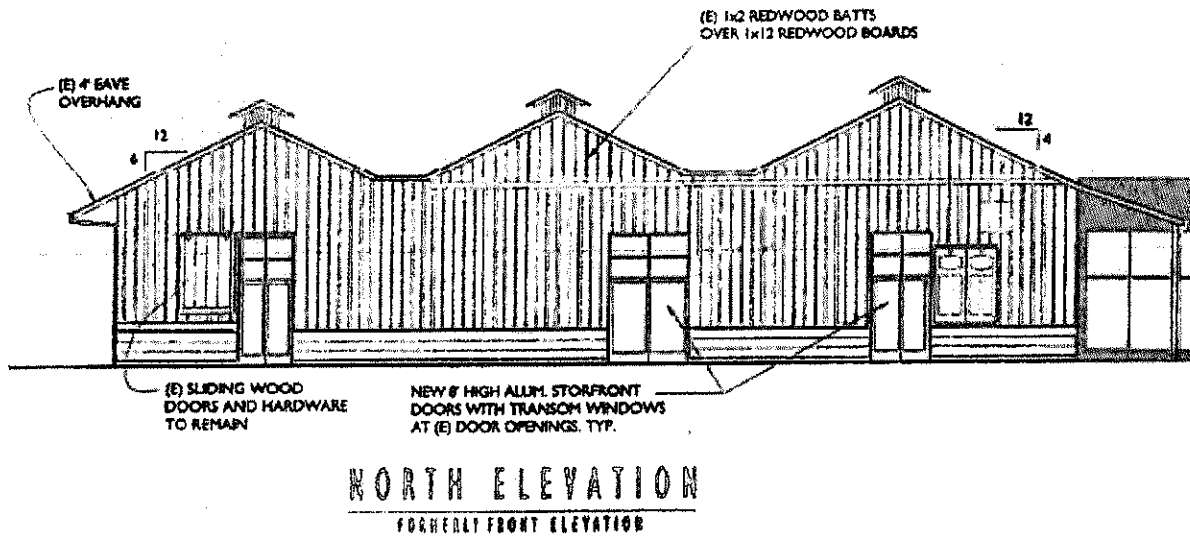
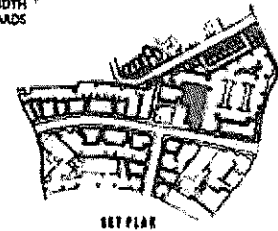
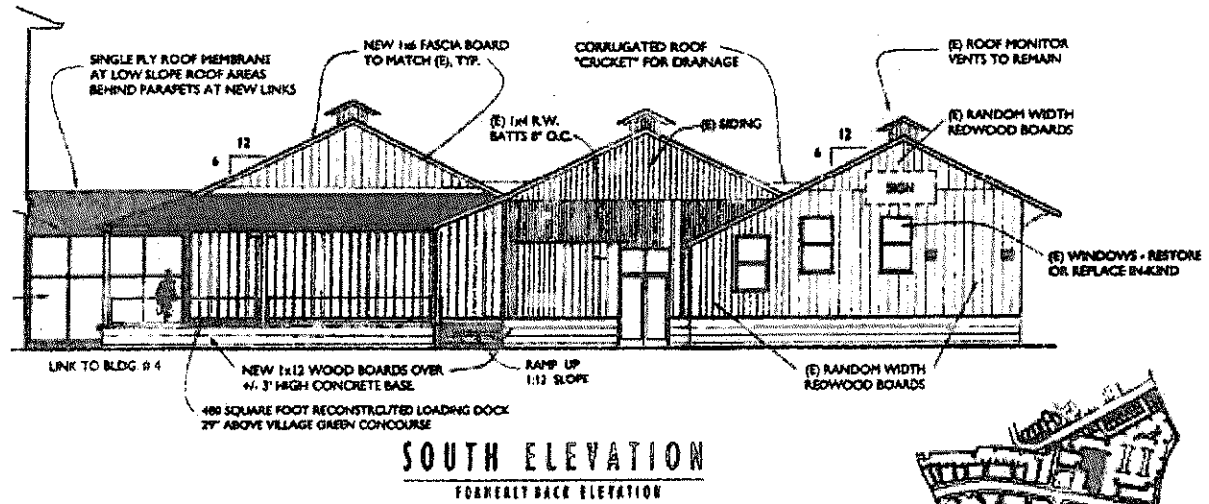


Figure 2: Proposed Amendment to the approved Historic Preservation Plan for the Hihn Apple Barn  
 Top figure: Portion of North Elevation showing 2 new doors  
 Bottom figure: Portion of South Elevation showing revised design for seating area/ loading dock

1 HISTORIC - OVERALL NORTH ELEVATION

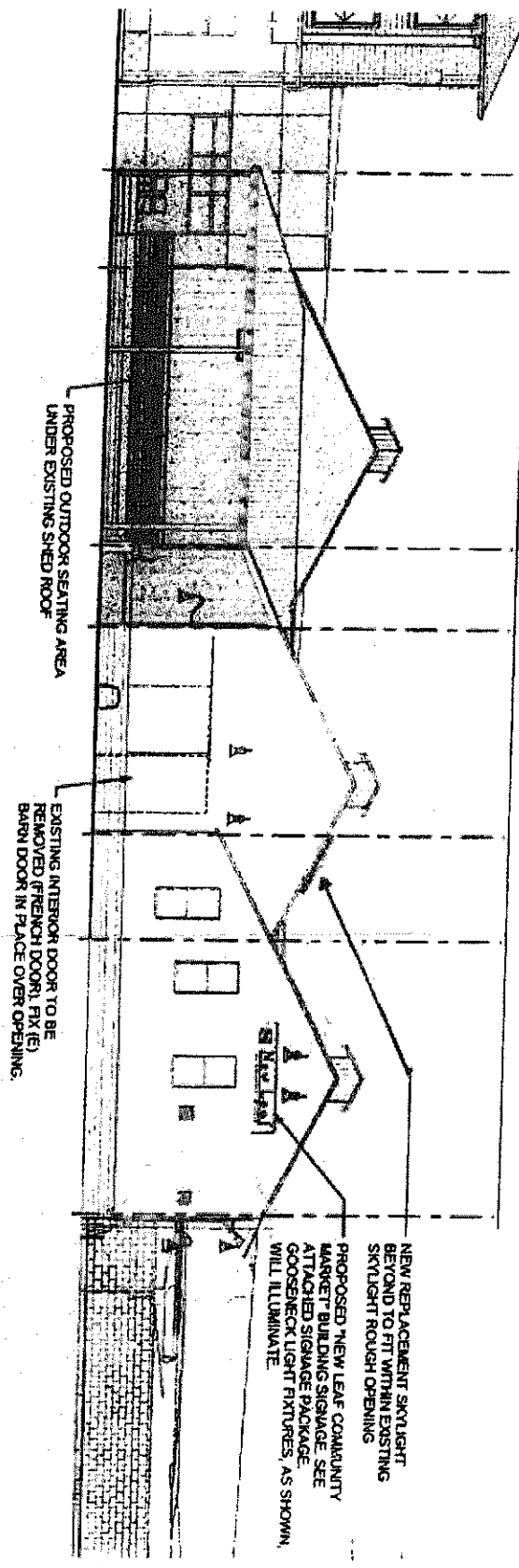
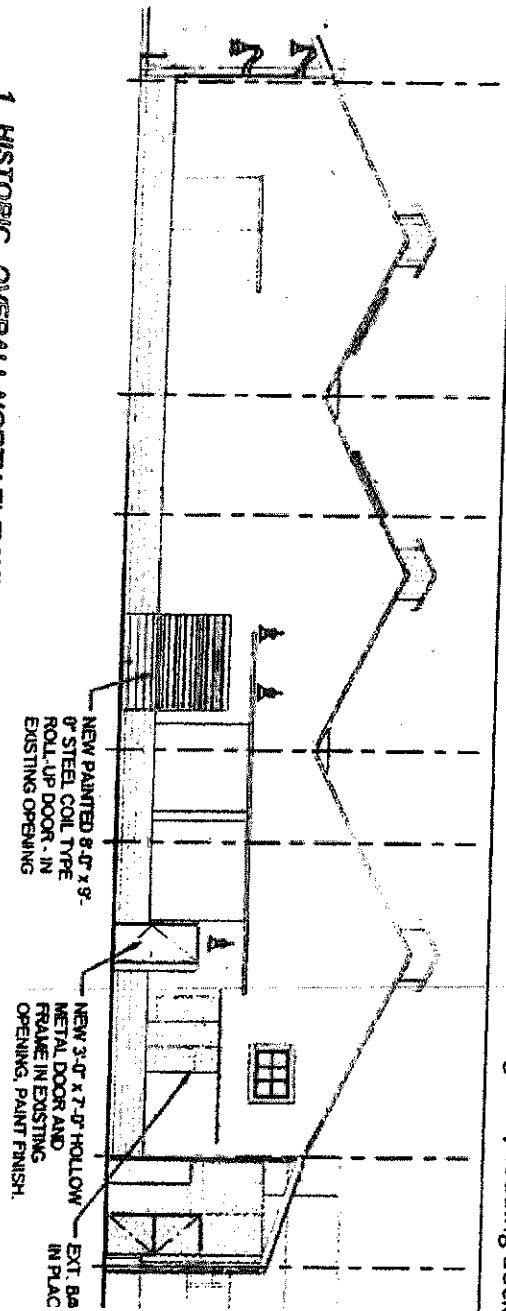


Figure 3: Top Figure: Approved Historic Preservation Plan depicting seating area/ loading dock in plan view along south elevation, with 2 access ramps

Bottom Figure: Proposed Amendment showing seating area/ loading dock in perspective along south elevation, with one ramp along west elevation and new stairway access.

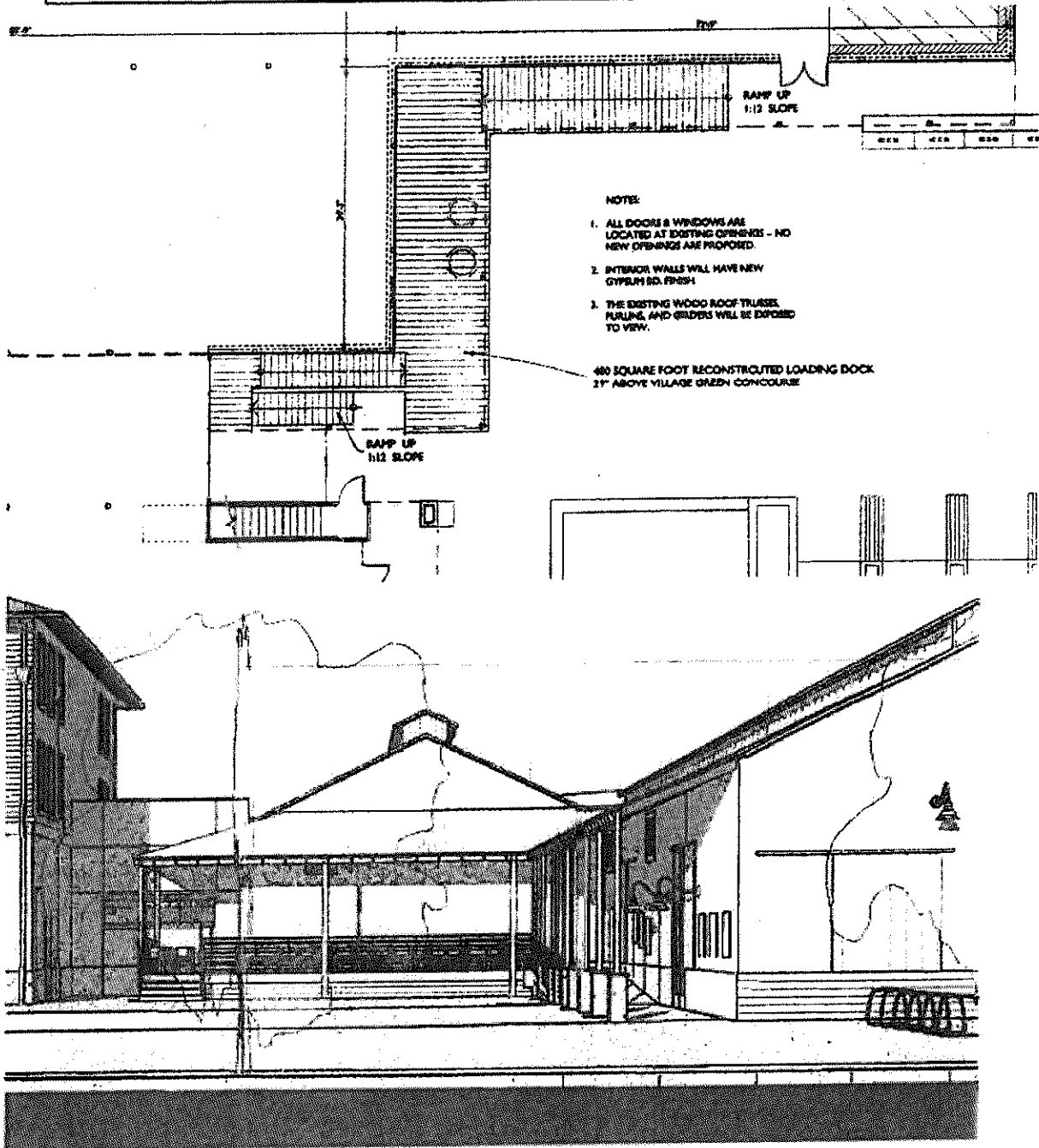
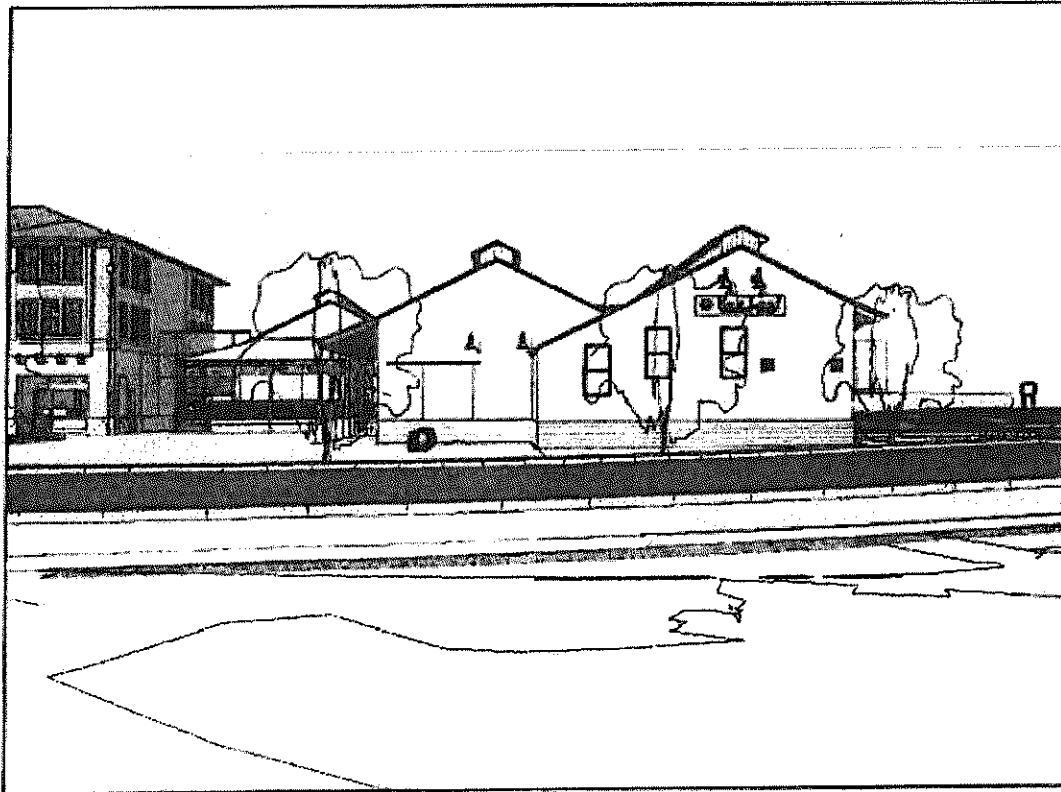
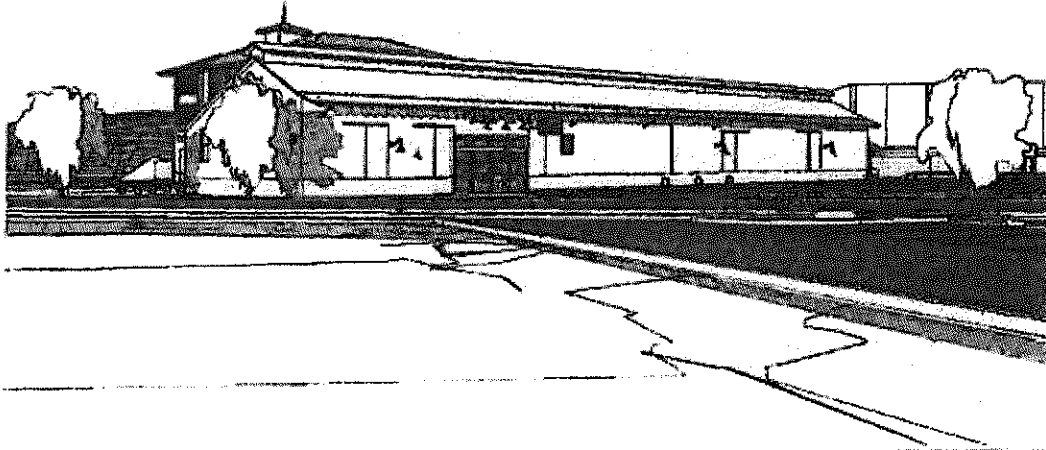


Figure 4: Skylight Perspectives. Views of the Apple Barn from the east adjacent parking area (upper) and from the south at Aptos Village Way (lower). The proposed skylight will not be visible from these areas, and is not anticipated to be visible from other areas at the site.



As the design modifications of proposed amendment are consistent with the Secretary of the Interior Standards, no new significant impacts to historic resources have been identified and no new mitigation measures or project revisions are necessary.

*Archaeological Resources:* The amendment consists only design of changes to the building, and will not result in new ground disturbance. Therefore, no impacts to archaeological resources have been identified from this amendment and no additional mitigation measures are required.

### ***Land Use and Planning***

Santa Cruz County Code Section 18.10.134 provides a process for approving amendments to any planning approval, including approved historic preservation plans. As the proposed amendment would modify aspects of the design which were a topic of discussion at a public hearing, the amendment requires approval at the processing level applicable to the Planning Approval sought. As Historic Resource Preservation Plans are approved by the Historic Resources Commission, the amendment to the Preservation Plan also requires review and approval by the Historic Resources Commission.

Approval of Historic Preservation Plans are subject to the findings provided in Section 16.42.060(I) of the Santa Cruz County Code. As provided below, the required findings can be made for the proposed amendment:

- 1. The Historic Resource Preservation Plan is consistent with the purposes and goals of County Code Chapter 16.42 and the County General Plan.*

The Historic Resource Preservation Plan with the proposed amendment is consistent with the policies of the General Plan and Chapter 16.42 of the County Code, in that the overall goal to protect and preserve the Apple Barn is accomplished through the rehabilitation of the Apple Barn, preserving important character-defining features and providing structural stability while rehabilitating the Barn for a modern use as a grocery store.

- 2. The Historic Resource Preservation Plan is in conformance with the requirements of Chapter 16.42 of the County Code.*

The Historic Resource Preservation Plan as amended is in conformance with the requirements of Chapter 16.42, Historic Preservation.

- 3. The Historic Resource Preservation Plan will preserve and maintain the cultural and historical heritage of the County and/ or further cultivate knowledge of the past.*

The Historic Resource Preservation Plan for the Hihn Apple Barn as amended will include documentation of the resource prior to rehabilitation, and will provide an interpretive display for the public, informing the public of the history of the building in the context of Aptos Village. Additionally, the rehabilitation of the building will strengthen and preserve the building, thereby



allowing future generations to appreciate the historic Apple Barn and understand its role in the history of Aptos.

The proposed Amendment complies with land use planning requirements provided in the Santa Cruz County Code. Therefore, no new significant impacts to historic resources have been identified and no new mitigation measures or project revisions are necessary.

#### ***Evaluation of other Environmental Impacts***

The proposed amendment involves only minor design changes to the Historic Preservation Plan for the Apple Barn. Therefore, no potentially significant impacts are anticipated and no additional mitigation measures are required for the following: Agriculture and Forestry Resources, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials; Hydrology, Water Supply, and Water Quality; Mineral Resources; Noise; Recreation; Population and Housing; Public Services; Transportation/Traffic; Utilities and Service Systems; Visual Resources and Aesthetics.

#### ***Mandatory Findings of Significance***

Analysis of the proposed project *did not identify 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.

Analysis of the proposed project *did not identify the potential to* have impacts that are individually limited, but cumulatively considerable.

Analysis of the proposed project *did not identify the potential to* have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

#### **IV. CONCLUSION**

The inclusion of an Amendment to the Historic Preservation Plan for the Hihn Apple Barn is within the scope of the September 12, 2011 Initial Study and Mitigated Negative Declaration. Therefore, no further environmental review is required.

  
\_\_\_\_\_  
Todd Sexauer

4-6-17  
Date





EXHIBIT I

## COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR  
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## MITIGATED NEGATIVE DECLARATION

Project: Aptos Village Project

APN(S): 041-011-03, 09, 20, 24, 33; 041-561-01, 02

**Project Description:** The project proposes to construct a mixed-use commercial and residential development (including a maximum of 63 residential units and 75,000 square feet of commercial space) for the core area of the Aptos Village, as identified in the Aptos Village Plan, adopted February 23, 2010.

The project would require the following: Planned Unit Development; Subdivision and Commercial Development Permit; Residential Development Permit; General Plan Amendment; Roadway Abandonment; Historic Preservation Plan Review; Archaeological Report Review; Soils Report Review; and Preliminary Grading Review.

The proposed project site is located within the partially undeveloped portions of the core area of Aptos Village between Aptos Creek Road, Trout Gulch Road, and Soquel Drive. Two historic structures, the Apple Barn and the Aptos Firehouse/Veterans of Foreign Wars (VFW) Hall are located within the project area. The Apple Barn would be relocated and the Firehouse/VFW Hall would be demolished as part of the proposed project.

**Project Location:** Aptos Village, located in the Aptos Planning area within the unincorporated portion of Santa Cruz County, lies about six miles east of the City of Santa Cruz and about eight miles northwest of the City of Watsonville. The site is located just north of Highway 1 between the State Park Drive and Rio Del Mar Boulevard interchanges. The Village is 80 feet in elevation above the confluence of Aptos and Valencia Creeks and about one-half mile inland from the Monterey Bay.

**Applicant:** Barry Swenson Builder**Staff Planner:** Todd Sexauer; email: [pln459@co.santa-cruz.ca.us](mailto:pln459@co.santa-cruz.ca.us)

This project will be considered at a public hearing by the Board of Supervisors. 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.

California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and, that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Planning Department located at 701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz, California.

Required Mitigation Measures or Conditions:

- ☐ None  
☒ Are Attached

Review Period Ends: October 12, 2011

Note: This Document is considered Draft until  
it is Adopted by the Appropriate County of  
Santa Cruz Decision-Making Body

Date: Aug 9, 2011

Matt Johnston  
MATT JOHNSTON, Environmental Coordinator  
(831) 454-3201



# County of Santa Cruz

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## CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY

**Date:** September 12, 2011

**Application Number:** 101027

**Staff Planner:** Todd Sexauer

### **I. OVERVIEW AND ENVIRONMENTAL DETERMINATION**

**APPLICANT:** Barry Swenson Builder

**APN(s):** 041-011-03, 09, 20, 24, 33;  
041-561-01, 02

**OWNERS:** Constance Scarpelli & Lobue  
Trustees; Richard S. Hochler Trustee; Layne I.  
Hogan Joint Venture; Aptos Ventures LLC; SCP  
Woodland LLC; Aptos Station

**SUPERVISORAL DISTRICT:** 2nd

**PROJECT LOCATION:** Aptos Village, located in the Aptos Planning area within the unincorporated portion of Santa Cruz County, lies about six miles east of the City of Santa Cruz and about eight miles northwest of the City of Watsonville. The site is located just north of Highway 1 between the State Park Drive and Rio Del Mar Boulevard interchanges. The Village is 80 feet in elevation above the confluence of Aptos and Valencia Creeks and about one-half mile inland from the Monterey Bay.

### **SUMMARY PROJECT DESCRIPTION:**

The project proposes to construct a mixed-use commercial and residential development (including a maximum of 63 residential units and 75,000 square feet of commercial space) for the core area of the Aptos Village, as identified in the Aptos Village Plan, adopted February 23, 2010.

The project would require the following: Planned Unit Development; Subdivision and Commercial Development Permit; Residential Development Permit; General Plan Amendment; Roadway Abandonment; Historic Preservation Plan Review; Archaeological Report Review; Soils Report Review; and Preliminary Grading Review.

The proposed project site is located within the partially undeveloped portions of the core area of Aptos Village between Aptos Creek Road, Trout Gulch Road, and Soquel Drive. Two historic structures, the Apple Barn and the Aptos Firehouse/Veterans of Foreign Wars (VFW) Hall are located within the project area. The Apple Barn would be relocated and the Firehouse/VFW Hall would be demolished as part of the proposed project.

**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.

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Geology/Soils                        | <input checked="" type="checkbox"/> Noise                       |
| <input checked="" type="checkbox"/> Hydrology/Water Supply/Water Quality | <input checked="" type="checkbox"/> Air Quality                 |
| <input checked="" type="checkbox"/> Biological Resources                 | <input checked="" type="checkbox"/> Greenhouse Gas Emissions    |
| <input type="checkbox"/> Agriculture and Forestry Resources              | <input checked="" type="checkbox"/> Public Services             |
| <input type="checkbox"/> Mineral Resources                               | <input checked="" type="checkbox"/> Recreation                  |
| <input type="checkbox"/> Visual Resources & Aesthetics                   | <input checked="" type="checkbox"/> Utilities & Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources                   | <input type="checkbox"/> Land Use and Planning                  |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials        | <input checked="" type="checkbox"/> Population and Housing      |
| <input checked="" type="checkbox"/> Transportation/Traffic               | <input type="checkbox"/> Mandatory Findings of Significance     |

**DISCRETIONARY APPROVAL(S) BEING CONSIDERED:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> General Plan Amendment                       | <input type="checkbox"/> Coastal Development Permit                                 |
| <input checked="" type="checkbox"/> Land Division                                | <input checked="" type="checkbox"/> Grading Permit                                  |
| <input checked="" type="checkbox"/> Rezoning                                     | <input type="checkbox"/> Riparian Exception   |
| <input checked="" type="checkbox"/> Commercial & Residential Development Permits | <input checked="" type="checkbox"/> Planned Unit Development/ Development Agreement |
| <input checked="" type="checkbox"/> Roadway Abandonment                          | <input type="checkbox"/> Other:   |

**NON-LOCAL APPROVALS**

Other agencies that must issue permits or authorizations: California Public Utilities Commission; California Department of Fish and Game; Soquel Creek Water District

**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.

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Matthew Johnston  
Environmental Coordinator

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Date

## II. BACKGROUND INFORMATION

### EXISTING SITE CONDITIONS

Parcel Size:

Existing Land Use: Commercial retail, office, and residential

Vegetation: Existing trees, shrubs, and grasses

Slope in area affected by project: ☒ 0 - 30% ☐ 31 - 100%

Nearby Watercourse: Aptos Creek, Valencia Creek, and Trout Gulch Creek

Distance To: Adjacent

### ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Water Supply Watershed: None Mapped

Groundwater Recharge: None Mapped

Timber or Mineral: None Mapped

Agricultural Resource: None Mapped

Biologically Sensitive Habitat: Yes

Fire Hazard: None Mapped

Floodplain: Yes, south of Soquel Drive  
(above confluence of Aptos Creek and  
Valencia Creek)

Erosion: Low to Moderate Potential

Landslide: None Mapped

Liquefaction: Low to High Potential

Fault Zone: None Mapped

Scenic Corridor: No

Historic: Yes

Archaeology: Yes

Noise Constraint: None Mapped

Electric Power Lines: Yes

Solar Access: Adequate

Solar Orientation: Level

Hazardous Materials: None

Other:

### SERVICES

Fire Protection: Aptos-La Selva FPD

School District: Pajaro USD

Sewage Disposal: Santa Cruz County

Sanitation District

Drainage District: Zone 6

Project Access:

Water Supply: Soquel Creek Water Dist.

### PLANNING POLICIES

Zone District: RM-2; RM-2-L; PR; C-2; RM-3; C-2-L;

General Plan: Community Commercial;

Urban High Residential; Urban Medium

Residential; Parks, Recreation & Open

Space;

Urban Services Line: ☒ Inside

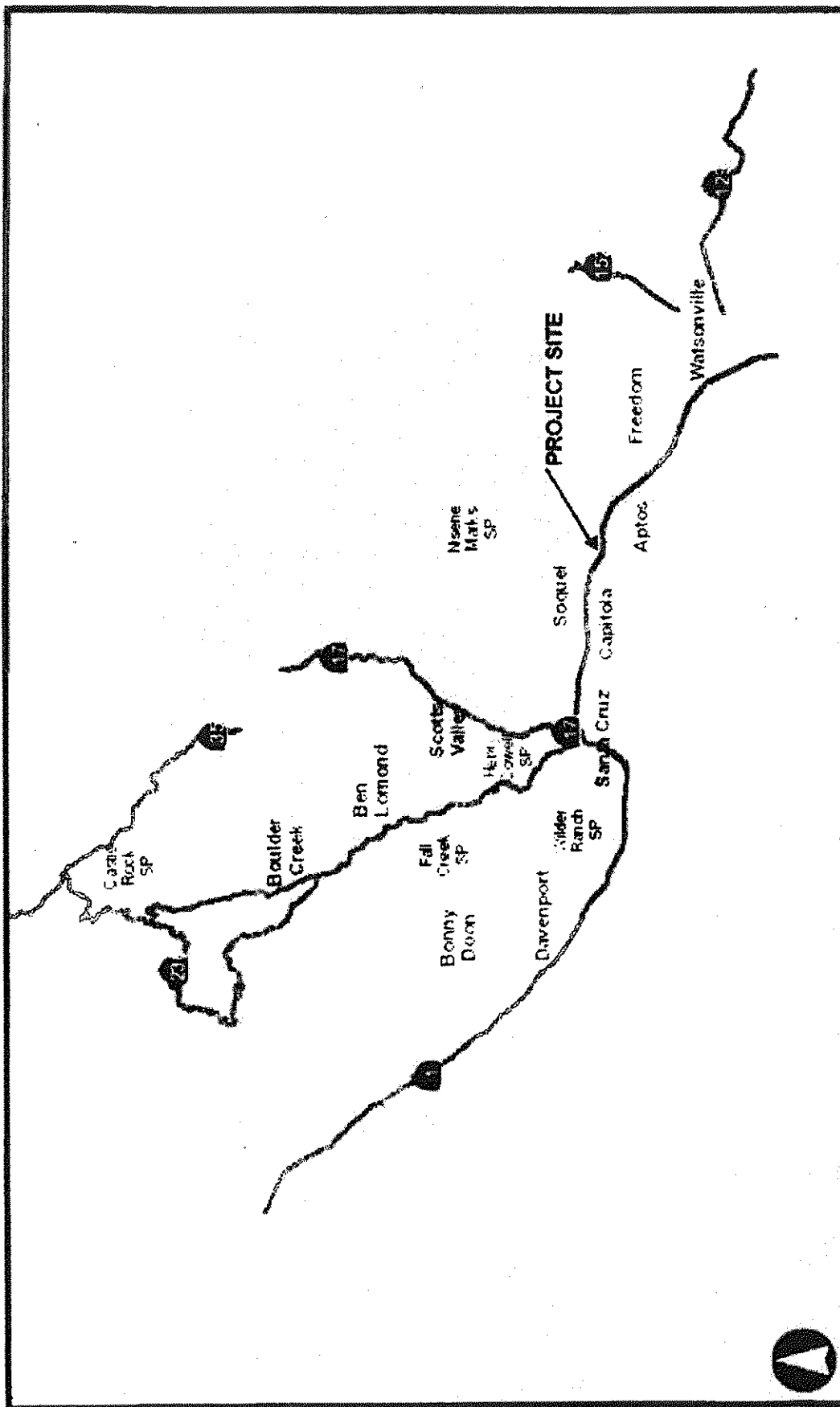
☐ Outside

Coastal Zone: ☐ Inside

☒ Outside

### ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

Aptos Village, located in the Aptos Planning area within the unincorporated portion of Santa Cruz County, lies about six miles east of the City of Santa Cruz and about eight miles northwest of the City of Watsonville (see Figures 1 and 2, Regional Location Map and Project Location Map). The site is located just north of Highway 1 between the



**Figure 1 – Santa Cruz County Regional Location Map**

Source: County of Santa Cruz, 2011





State Park Drive and Rio Del Mar Boulevard interchanges. The Village is 80 feet in elevation above the confluence of Aptos and Valencia Creeks and about one-half mile inland from the Monterey Bay. In general, the project site is bounded on the north by Granite Way, the south by the Union Pacific Railroad and Soquel Drive, on the east by Trout Gulch Road and Cathedral Drive, and on the west by Aptos Creek Road.

The project site is currently dominated by commercial and residential uses with much of the area no longer developed (see Table 1). Two historic structures, the Hihn Apple Barn and the Aptos Firehouse, are also located within the project area. The surrounding area is mainly developed with residential uses, and the Village serves as the gateway to the 10,000-acre Forest of Nisene Marks State Park. The main access to and from the Village is Soquel Drive, a major east-west arterial that parallels Highway 1. There are both commercial and residential uses to the east and west of the Village, with the major existing commercial development being the Rancho del Mar Shopping Center, just west of the Village.

The Village itself is composed of small retail commercial and residential uses and vacant parcels. Most of the Village is level to gently sloping, although there are areas of steep slopes to the south of Soquel Drive, west of Aptos Creek Road, and to the rear of the parcels fronting on Valencia Street and Bernal Street. Vegetation consists of scattered Coast live oaks, Coast redwoods, eucalyptus, grasses, and ornamentals.

<b>Table 1: Aptos Village Development Project Existing General Plan and Zone within the Project Area</b>			
<b>Assessor Parcel No.</b>	<b>General Plan Designation</b>	<b>Zone District</b>	<b>Acreage</b>
041-011-03	Urban High Residential – R-UH	Multi-Family Residential - RM-2	1.087
041-011-09	Existing Parks & Recreation – O-R	Parks, Recreation, and Open Space – PR	0.713
041-011-20	Community Commercial – C-C; Urban Medium Residential R-UM	Community Commercial – C-2; and Multi-Family Residential – RM-3	4.030
041-011-24	Community Commercial – C-C	Community Commercial (Landmark) –C-2-L	0.535
041-011-33	Urban High Residential – R-UH; Community Commercial – C-C	Multi-Family Residential (Landmark) – RM-2-L; Community Commercial C-2-L	2.549
041-011-34	Community Commercial – C-C	Community Commercial (Landmark) – C-2-L & C-2	0.868
041-561-01	Community Commercial – C-C	Community Commercial – C-2	1.443
<b>Total Acres</b>			<b>11.225</b>

Source: County of Santa Cruz 2011.

## PROJECT BACKGROUND:

Land use decisions within the Aptos Village planning area were governed by the Aptos Village Community Design Framework (a Specific Plan that was originally adopted by the Board of Supervisors on April 17, 1979 and amended on June 18, 1985) between 1979 and 2010. On February 23, 2010, the Board of Supervisors adopted the more

detailed Aptos Village Plan to replace the outdated Aptos Village Community Design Framework. The only major new construction to occur in the Village since the late 1960s was the development of Aptos Station in 1981, the Founders Title Building in 1985, and the Appenrodt building at the southeast corner of Soquel Drive and Post Office Drive in 2006. There have been several previous attempts to develop the vacant parcels to the rear of Aptos Station and the Bayview Hotel. For a variety of reasons, including parcel configuration and lack of coordinated planning among property owners, these vacant areas were never developed.

The Board of Supervisors adopted the new comprehensive Aptos Village Plan on February 23, 2010. Recognizing the challenges involved with developing the mixed assortment of vacant parcels, the County concluded that a more detailed plan would encourage the Framework vision to be realized, including the important factors of parcel configuration and joint infrastructure planning. Without modifications to the existing parcel configuration and a joint effort to develop infrastructure for the Village, it would be difficult to create an integrated development with a Village atmosphere. The Aptos Village Plan, which builds upon the Aptos Village Community Design Framework, is intended to act as a guide for new development in the Village.

#### **DETAILED PROJECT DESCRIPTION:**

A large portion of the proposed project site consists of undeveloped portions of the core area of Aptos Village between Aptos Creek Road, Trout Gulch Road, and Soquel Drive (see Figure 2).

##### **Planned Unit Development**

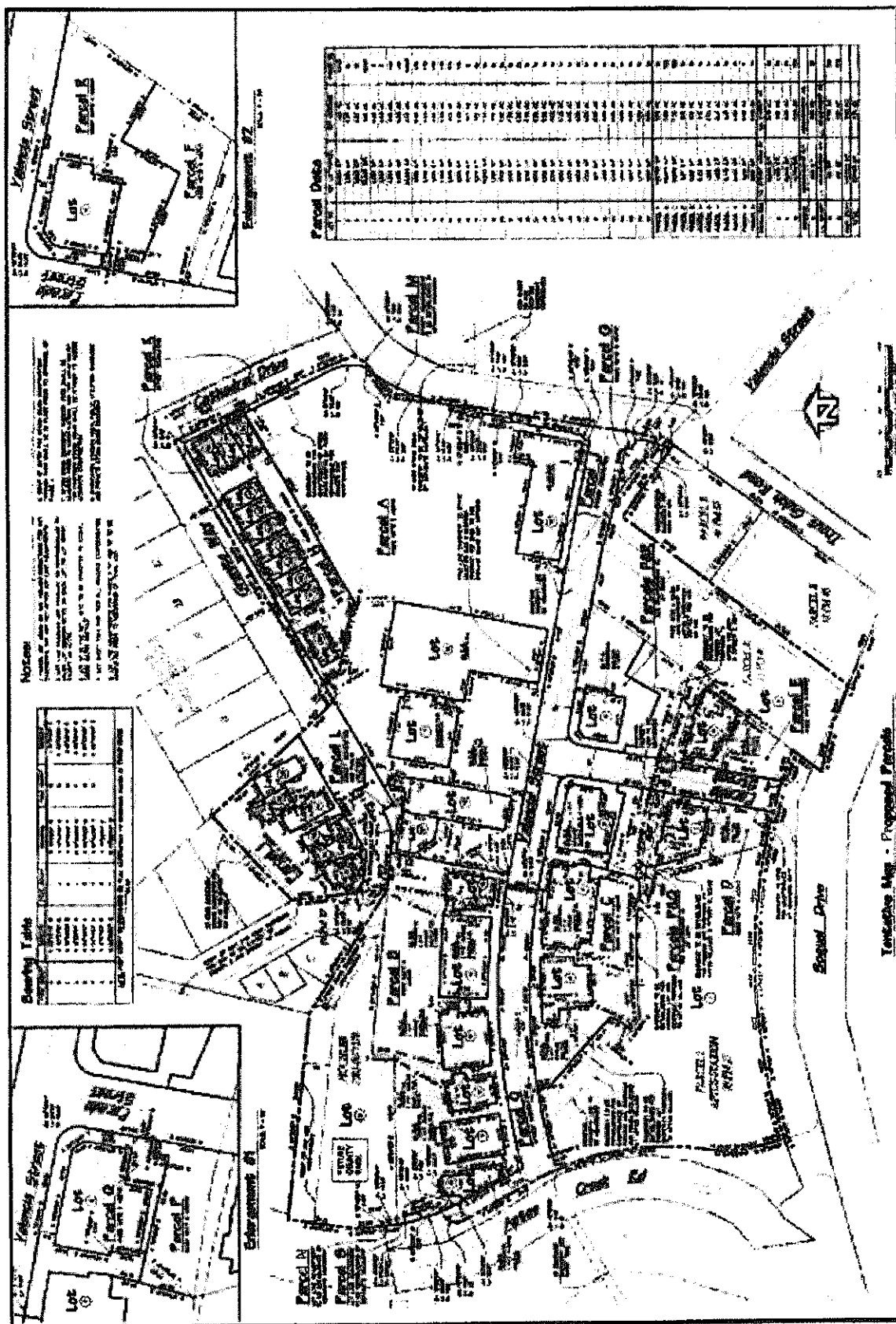
The project would include the approval of a Planned Unit Development (PUD). As stated in Section 18.10.180(a) of the General Plan, "...the objectives of the General Plan/Local Coastal Program Land Use Plan and the County Code may be achieved by the development of planned units which do not conform in all respects with the land use regulations prescribed by the County Code. A Planned Unit Development may include a combination of different dwelling and structure types and/or a variety of land uses, which complement each other and harmonize with existing and proposed land uses, and structures in the vicinity. In order to provide locations for well-planned developments which conform with the objectives of the County Code although they deviate in certain respects from the underlying zone district and design review standards, the County Board of Supervisors may approve Planned Unit Development Permits, provided the developments comply with the regulations prescribed in this Chapter and are consistent with the County General Plan/Local Coastal Program Land Use Plan."

##### **Parcel Reconfiguration**

Table 2 provides the proposed parcel, lot and building data for the proposed project. Within the project area, the proposal includes the reconfiguration of seven existing parcels (041-011-03, 09, 20, 24, 33; 041-561-01, and 02) into 19 new parcels containing 37 lots and 15 buildings (Figure 3).

Table 2: Aptos Village Development Project Proposed Parcel, Lot and Building Data									
Parcel Data				Lot Data				Building Data	
Parcel No.	Net Parcel (Sq. Ft.)	Net Parcel (Acres)	Parcel Phase No.	Lot No.	Net Lot (Sq. Ft.)	Net Lot (Acres)	Lot Phase No.	Building No.	Description
Parcel A	103,788	2.38	Ia	16	5,179	0.12	II	3	Mixed Use w/ Condo Flats Bldg
				17	5,331	0.12	Ia	4	Landmark Commercial Bldg
				18	15,202	0.35	Ia	5	Apple Barn Anchor Retail Bldg
				19	7,967	0.18	Ic	6	Large Tenant Commercial Bldg
				37	1,657	0.04	Ia	--	Soquel Creek Water Well Lot
Parcel B	36,870	0.85	IIIb	10	1,690	0.04	IIIb	1	Mixed Use Bldg
				11	3,269	0.08		2	Mixed Use w/Small Shops Bldgs
				12	1,933	0.04			
				13	3,688	0.08			
				14	5,376	0.12			
				15	1,996	0.05			
Parcel C	16,605	0.38	IIIa	7	5,220	0.12	IIIa	9	Mid-block Mixed Use Bldgs
				8	3,675	0.08		10	West Mixed Use Bldgs
Parcel D	6,811	0.16	Ib	2	2,993	0.07	Ib	15	West Parade Mixed Use Bldg
Parcel E	6,981	0.16	Ib	3	3,046	0.07	Ib	14	East Parade Mixed Use Bldg
Parcel F	5,108	0.12	Ia	--	--	--	--	--	Common Area and Public Utilities Easement
Parcel G	1,082	0.02	Ia	--	--	--	--	--	Common Area and Public Utilities Easement
Parcel H	11,908	0.27	Ia	20	1,005	0.02	Ia	12	Townhouses
				21					
				22					
				23					
				24					
				25					
				26					
				27					
				28					
				29					
Parcel I	12,145	0.28	Ia	31	1,011	0.02	Ia	11	Hillside Cluster Townhouses
				32	1,098	0.03			
				33	1,099	0.03			
				34	1,372	0.03			
				35	1,057	0.02			
				36	1,278	0.03			
Parcel J	31,829	0.73	Ia	--	--	--	--	--	Street Dedication (Valencia St.)
Parcel K	4,483	0.10	Ia	--	--	--	--	--	Street Dedication (Granite Way and Cathedral Drive)
Parcel L	10,302	0.24	Ia	--	--	--	--	--	Street Dedication and Public Utilities Easement (Granite Way)
Parcel M	555	0.01	Ia	--	--	--	--	--	Street Abandonment (Trout Gulch Road)
Parcel N	98	0.00	IIIb	--	--	--	--	--	Lot Line Adjustment (Aptos Creek Road)
Parcel O	14,752	0.34	IIIa	--	--	--	--	--	Street Dedication (Valencia St.)
Parcel P	3,662	0.08	Ib	--	--	--	--	--	Common Area and Public Utilities Easement
Parcel Q	4,031	0.09	II	6	3,926	0.09	II	8	Corner Mixed Use Bldg
Parcel R	8,691	0.20	Ib	5	2,657	0.06	II	7	Small Mixed Use Bldg
Parcel S	461	0.01	IIIb	--	--	--	--	--	Lot Line Adjustment (Aptos Creek Road)
Existing Parcels	61,824	1.42	--	1	61,824	1.42	--	--	Aptos Station Shopping Center
	35,223	0.81	--	4	35,223	0.81	--	13	Existing Bayview Hotel
	32,198	0.74	--	9	32,198	0.74	--	--	Future Park Site

Source: Ifland Engineers, 2011.



### Commercial and Mixed-Use Development

The project proposes to construct a mixed-use commercial and residential development (including a maximum of 63 residential units and 75,000 square feet of commercial space) for the core area of the Aptos Village, per the requirements of the Aptos Village Plan, adopted February 23, 2010.

Requires a PUD, Subdivision, Development Agreement, Rezoning, General Plan Amendment, Commercial Development Permit, Residential Development Permit, Roadway Abandonment, Historic Preservation Plan Review, Archaeological Report Review, Soils Report Review, and Preliminary Grading Review.

Commercial buildings would not exceed three stories in height. However, maximum heights for buildings would be allowed to exceed the zone district maximum of 35 feet as follows:

- Buildings located around the Village Green (Buildings 3 & 4) would not exceed 45 feet in height. One small cupola, or other architectural feature, would be allowed to exceed this requirement by 6 feet on the building north of the Village Green (Building 4).
- Other buildings along the east-west roadway would not exceed 40 feet in height, with building height decreasing away from the intersection with the new north-south street (Parade Street). Specific maximum building heights are as follows:
  - Building 1 - Maximum height of 38 feet. One small tower element, or other vertical feature (either detached or detached from the building), may exceed this height by no more than 3 feet; for a total height of 41 feet.
  - Building 2 - Maximum height of 40 feet.
  - Building 8 - Maximum height of 38 feet.
  - Building 9 - Maximum height of 37 feet.
- All other commercial and mixed use buildings (Buildings 6, 7, 10, 14 & 15) would be limited to the zone district maximum of 35 feet in height.

Residential buildings would not exceed the following height limitations.

- The following requirements apply to the six residential units located north of Granite Way (Building 11):
  - Maximum height would not exceed 35 feet.
  - Buildings would not exceed three stories, with two stories allowed above a parking/garage level.
- The eleven residential units located on the south side of Granite Way (Building 12) would comply with the height and story requirement for the RM-3 zone district (maximum height of 28 feet and 2 stories).

### Common Interest Development Association

A Common Interest Development (CID) association shall be formed for maintenance of all areas under common ownership including, sidewalks, roadways, all landscaping,

drainage structures, water lines, sewer laterals, fences, silt and grease traps and buildings. Separate Common Interest Development (CID) associations (or Homeowners Associations) may be created for the stand alone residential units accessed off of Granite Way, and separate divisions of the CID association may be created under a single Master CID association for the residential and commercial elements of the mixed use portion of the project.

### Parking

Management of parking to ensure that sufficient parking is available to residents, guests, and customers of the commercial businesses shall be the responsibility of the CID association. The CID association documents shall include provisions regarding management and allocation of parking spaces for residential and commercial uses on the project site.

Parking would be provided consistent with the approved parking plan for the proposed development. Based on the intensity of commercial and residential use proposed, the parking provided within the commercial and mixed use residential portion of the project site would include a minimum of 400 parking spaces.

A minimum of one residential reserved parking space would be provided for each residential unit in a mixed-use building that does not provide a garage parking space. The reserved spaces would be located in general proximity to the building in which the unit is located and shall be clearly labeled as reserved spaces for this purpose. Additional time-specific reserved residential parking may be provided for units that are larger than one bedroom.

Lockable storage sheds or lockable garage space would be provided for onsite bicycle storage. In addition to garage spaces, a minimum of 12 enclosed bicycle parking spaces and a minimum of 69 unenclosed bicycle parking spaces would be provided for the mixed use portion of the project.

Residential parking requirements for residential units located off of Granite Way (Buildings 11 & 12) would include the following:

- A minimum of 2 off-street parking spaces would be provided per residential unit.
- Eighteen (18) additional on-street parking spaces would be created on Granite Way for residents and guests. The on-street spaces would be available for use by residents and guests of the proposed residential development as well as residents and guests of the existing residential properties along Granite Way.
- Lockable storage sheds or lockable garage space would be provided for onsite bicycle storage. At least one bicycle space would be provided for each dwelling unit.
- The CID association or Homeowner's Association (HOA) would be responsible for ensuring that garage spaces are kept available for parking and not used for storage in a manner that would prevent the parking of vehicles.
- Management of parking to ensure compliance with these conditions and to ensure that sufficient parking is available to residents would be the responsibility

of the CID association. The CID association documents would include provisions regarding management and allocation of parking spaces for residential uses on the project site consistent with the conditions of approval for this permit.

#### Drainage Improvements

The proposed drainage improvements for the site include both conventional and low impact development best management practices. The Best Management Practices (BMPs) selected are designed to capture, treat, and retain the majority of runoff from the site. The system has been sized and designed based on the net increase in impervious surfaces, per Santa Cruz County Design Criteria, for a 25-year storm event with a 5-year pre-development release rate. Runoff from peak discharge events exceeding the 25-year 24-hour event would be conveyed to Aptos or Valencia creeks. The following discussion describes the type of storm water BMPs proposed to manage and treat runoff from the proposed project (Attachment 12).

#### Surface Retention and Detention Systems

The proposed drainage system would utilize several small surface water retention/detention systems, including pervious concrete and stone beds, and rain gardens and drain rock beds, to capture, treat and retain runoff (see Figure 4). All of the surface retention/detention systems have been designed to drain completely within 48 hours from the cessation of runoff as required by the County of Santa Cruz Design Criteria (June 2006).

Pervious Concrete and Stone Beds: Roof runoff from buildings would be directed to pervious concrete via downspouts to through curb drains or underground piping outletting within the stone beds. The pavement runoff would be directed to the pervious concrete by overland flow. Landscaped islands would also take in direct rainfall reducing the amount of runoff directed to the stone beds. Runoff would then be treated through bio-filtration and detained within the stone beds beneath the pervious concrete and released by means of an outlet control structure equipped with an orifice and weir at the 5-year release rate.

Rain Gardens and Drain Rock Beds: Rain gardens are passive storm water filtration systems similar to bio-retention swales that use soil and vegetation to treat runoff. The rain gardens are flow through storm water BMPs that retain and infiltrate runoff to the underlying soils. The systems are landscaped based systems and provide passive treatment of the runoff requiring little maintenance while achieving high pollutant removal efficiencies. Maintenance requirements are comparable to typical landscaped areas. Rain gardens and associated drain rock beds have been proposed along the new east-west street (Valencia Street), Parade Street, and Granite Way.

These systems are designed to capture, treat, retain/detain storm water runoff from the paved roadways and sidewalks. There are several other landscaped islands and landscaping features that would also capture minimal runoff and either infiltrate into the ground or be directed via overland flow to one of the above underground systems. The system has been sized and designed based on the net increase in development release rate. The succeeding calculations focus on the short duration storm event as required by the Santa Cruz County Design Criteria. Each retention/detention system is designed



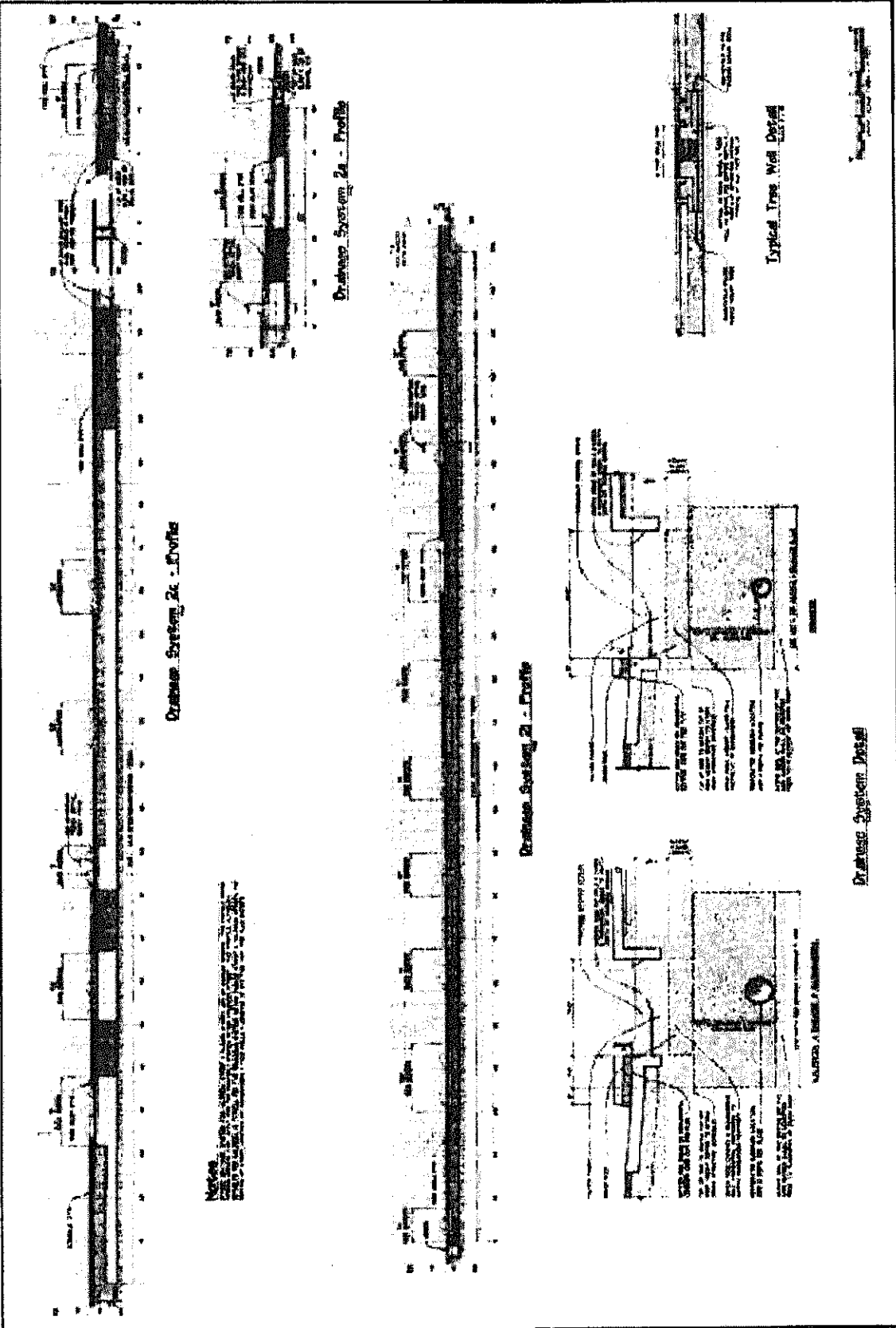


Figure 4 – Proposed Surface Retention and Detention Systems

with an outlet control structure equipped with weir and orifice plate. The runoff that would be released off-site to the west would be directed to Aptos Creek via storm drains routed down Aptos Creek Road and the adjoining hillside, across Aptos Creek Park to a riprap level spreader at the top of bank. To the east, runoff would be directed to the existing storm drain line east of Trout gulch Road.

#### Subsurface Retention and Detention Systems

The proposed project would use both subsurface retention and detention systems to capture, reuse and infiltrate runoff, and to reduce peak discharge of runoff from the site. All of the subsurface retention/detention systems (with the exception of the cistern) have been designed to drain completely within 48 hours from the cessation of runoff as required by the County of Santa Cruz Design Criteria (June 2006).

#### New Aptos Creek Outfall

The project proposes a new 450-foot long drainage outfall that would empty into Aptos Creek through a 30-foot wide flow spreader to be constructed on the east bank of Aptos Creek above the ordinary high watermark. The outfall would drain the western portion of the Village. An 18-inch diameter high density polyethylene pipe with a water quality treatment unit would be installed across Aptos Creek Park to reach Aptos Creek. No trees would be directly impacted by the proposed design.

#### Roadway Improvements

The project proposes the construction of a new East-West roadway, north of Soquel Drive, a North-South roadway connecting Soquel Drive to the new East-West roadway, and changes to Granite Way and Aptos Creek Road. Additional project improvements proposed include the following:

- The installation of traffic signals at Soquel Drive-Trout Gulch intersection<sup>1</sup>, including a left-turn lane on westbound Soquel Drive at Post Office Drive;
- Installation of traffic signals at the Soquel Drive-Aptos Creek Road intersection<sup>1</sup>, including a left-turn lane on eastbound Soquel Drive at Aptos Creek Road;
- Installation of a left turn lane on eastbound Soquel Drive at the new north-south street with a one-way stop sign with right-turn only onto Soquel Drive;
- Includes left turn and right turn lanes on the new east-west roadway at the intersection with Trout Gulch;
- Modification of signal phasing to provide permissive left-turn phasing for Aptos Rancho Road, located outside of Aptos Village;
- Installation of an exclusive right-turn lane with storage length of at least 300 feet plus transition on eastbound Soquel Drive at the Soquel Drive-State Park-Sunset

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<sup>1</sup> Both the installation of traffic signals at Soquel Drive-Trout Gulch intersection and Soquel Drive-Aptos Creek Road intersection are part of the current Capital Improvement Program and are currently under design.

Way intersection, located outside of Aptos Village. Since the installation of a right-turn lane has right-of-way issues on the southwest corner of the intersection if ideal land widths are used, narrower lane widths are recommended.

### Railroad Safety Improvements

#### Trout Gulch Road at Soquel Drive

The proposed alterations on Trout Gulch Road consist of widening the existing three-lane road with a dedicated right turn lane and a shared through-left lane (39 feet wide) to a slightly wider roadway (42 feet wide) with the same lane configuration. Railroad crossing improvements include replacing the two existing Commission Standard 9 devices with 25-foot gate arms on the northbound and southbound approaches with a new Commission Standard 9 device in the northbound direction and a new Commission Standard 9-A device in the southbound direction, both with 30-foot gate arms. Additionally, the existing railroad rubber panels will be replaced with concrete panels. The affected crossing would remain within the existing rail right-of-way.

The proposed alterations on Soquel Drive at the Trout Gulch Road intersection consist of reconstructing and restriping the roadway while maintaining a similar roadway width and lane configuration on the eastbound approach. A dedicated left turn lane will be added on the westbound approach. It should be noted that Soquel Drive runs parallel to the rail line with a horizontal separation distance of approximately 20 feet. The intersection of Soquel Drive and Trout Gulch Road would be signalized as part of this project and would be interconnected with the new rail crossing warning devices to provide railroad preemption. The intersection would act as a pre-signal at the railroad crossing, stopping vehicles prior to the crossing on the north leg. It is currently a four-way stop controlled intersection.

The project would also include pedestrian improvements such as raised curb, sidewalk, and Americans with Disabilities Act-compliant (ADA-compliant) curb ramps. Appropriate pavement markings and signage will be installed, maintained, and/or reinstalled.

#### Aptos Creek Road at Soquel Drive

At Sierra Northern Railway Mile Post 12.65, Aptos Creek Road, a private crossing, crosses an unfenced, single-track rail line at grade and intersects Soquel Drive forming a "T" intersection. Soquel Drive, a public street, runs parallel along the south side of said rail line and intersects Aptos Creek Road. Aptos Creek Road forms the intersection's north leg, and Soquel Drive forms the intersection's east and west legs. The rail crossing at Aptos Creek Road is currently stop controlled; there are no other traffic control measures at the roadway intersection.

The project proposes to convert Aptos Creek Road from a private crossing to a public crossing and construct road improvements on Aptos Creek Road and Soquel Drive, a traffic signal at the Aptos Creek Road-Soquel Drive intersection, and standard railroad crossing gates at the Aptos Creek Road railroad crossing. The affected crossing would remain within the existing rail right-of-way.

The new traffic signals would have railroad pre-emption and standard crossing gates and other warning devices, as required. The intersection would act as a pre-signal at the railroad crossing, stopping vehicles prior to the crossing on the north leg. The roadway improvements consist of widening Aptos Creek Road from a two-lane road (35 feet wide  $\pm$ ) to one dedicated 11-foot left turn lane and one dedicated 11-foot right turn lane in the southbound direction, one 12-foot through lane in the northbound direction, and 5-foot bike lanes in each direction and include new curb, gutter, sidewalks, and ADA-compliant curb ramps. The modified street crossing width would be 44 feet wide.

#### Parade Street at Soquel Drive

At Sierra Northern Railway Mile Post 12.55, Soquel Drive, a public street, runs parallel along the south side of the single-track, unfenced Sierra Northern Railway rail corridor. The project proposes to construct Parade Street, a new public street, as an at-grade crossing over the rail line intersecting with Soquel Drive to form a "T" intersection. The affected crossing would remain within the existing rail right-of-way.

The new street improvements consist of one dedicated 12-foot right turn only lane in the southbound direction, one 12-foot through lane in the northbound direction, and 6-foot bike lanes in each direction and include new curb, gutter, sidewalks, and ADA-compliant curb ramps. The street crossing width will be 36 feet wide. Stop control would be provided on Parade Street with standard crossing arms and other warning devices, as required, provided at the rail crossing.

The new roadway improvements would provide and improve pedestrian and bicycle safety and would facilitate safer access between the commercial developments on either side of the railroad tracks and Soquel Drive by providing an intermediary crossing between two existing crossings and relieving traffic congestion in the area. The new crossing includes railroad-crossing gates to provide safety measures for vehicular and pedestrian traffic.

#### At-Grade Railroad Crossing Closures

Two at-grade crossings would be closed as a part of the proposed project as required by the California Public Utilities Commission in response to the proposed at-grade crossing at Parade Street. The first closure location would be the Bayview Hotel private crossing [CPUC No. 017B-12.51-X] located between Trout Gulch Road (to the east) and Parade Street (the proposed crossing) to the west. The Bayview Hotel crossing is one of three existing entry points into the commercial area north of the railroad line in Aptos Village. The second proposed closure location consists of a private crossing in Davenport, California in north Santa Cruz County. The second proposed closure is located approximately 300-feet south of the end of the rail line and approximately 0.27 mile north of the existing Cement Plant Road crossing [CPUC No. 017B-31.60-C]. The Davenport crossing serves a short connector road, which connects State Highway 1 and Cement Plant Road. The closure of these two crossings would not affect access to (would not land-lock) any properties, as alternative roads for ingress and egress are available.

### Historic Structures

Two historic structures, the National Register (NR) 3 eligible Apple Barn located immediately west of Trout Gulch Road between Soquel Drive and Cathedral Drive, and the Aptos Firehouse/Veterans of Foreign Wars (VFW) Hall, located immediately west of the Bayview Hotel north of Soquel Drive, are also located within the project area. The Apple Barn would be relocated within Aptos Village as part of the proposed development project. However, the Aptos Firehouse/VFW Hall is proposed for demolition due to its dilapidated and dangerous condition. The proposed demolition of the Aptos Firehouse/VFW Hall would require an amendment to the Aptos Village Plan for consistency. This is proposed as part of the project.

### Preliminary Grading Estimate

Preliminary grading estimates for the project site is estimated to include 17,281 cubic yards of excavation with 9,309 cubic yards of embankment, resulting in 7,972 cubic yards of export.

### Park Site Dedication

The project proposes the dedication of a proposed 0.713 acre undeveloped park site (APN 041-011-09). The future park site would be donated to the County of Santa Cruz by the landowner, with the County responsible for design, financing and construction of the improvements and operational and maintenance costs. The donation to the County would be credited against the required park in-lieu fees for the proposed project. All future park improvements would require a separate discretionary approval.



## County of Santa Cruz

### PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 Fax (831) 454-2131 TDD: (831) 454-2123  
KATHLEEN HOLLOTT FREYBACH, PLANNING DIRECTOR

## MITIGATION MONITORING AND REPORTING PROGRAM for the Aptos Village Project, September 2011

Environmental Impacts	San Francisco Dusky-footed Woodrat	Project Applicant	Method of Compliance	Timing of Compliance
BIO-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 Service?	<p><b>San Francisco Dusky-footed Woodrat</b></p> <p>Prior to construction, a qualified biologist shall examine the project area including the outfall alignment into Aptos Creek for SFDWs and nest structures. For the outfall structure alignment, surveys shall include surveying outfall pipe alignment and the Aptos Creek channel for a minimum of 300 feet up and downstream of the proposed location of the outfall structure and along the banks. If a SFDW nest structure is encountered in the project area of impact, the nest shall be avoided. Exclusion zones shall be installed around the nest structures providing a minimum 25-foot buffer under the guidance of a qualified biologist. No work shall occur within these exclusion zones.</p> <p>Prior to installing storm water conveyance construction activities above Aptos Creek, a wildlife barrier shall be installed to enclose the work area under the supervision of a qualified biologist. The barrier shall be a minimum of 36 inches tall and shall extend from the bank of Aptos Creek, parallel to and on both sides of the proposed alignment for the storm water conveyance pipe, up to the open the open maintained field of Aptos Village Park. The barrier can serve the dual functions of preventing wildlife from entering the work area and preventing excavated spoils from leaving the work area and entering the creek. A biological monitor shall be present during initial vegetation clearing, grading and trenching for installation of the flow-spreader and outfall structure to ensure that no special-status wildlife species enter the work area. After this time, the qualified biologist will designate and train a "construction monitor" to inspect on-site compliance with all avoidance/inspect minimization measures. The designated construction monitor will inspect the wildlife barrier daily for the duration of the storm water conveyance installation.</p> <p>The construction monitor will have the authority to halt work that may result in impacts to the SFDW. The construction monitor will immediately notify the qualified biologist if a SFDW or nest structure is encountered. The construction monitor shall record the results of their inspections on a daily log that will be submitted to the biological monitor. The daily logs will be available for agency review.</p> <p>The qualified biological monitor will remain "on-call." To ensure a timely response, construction monitor shall provide a weekly project activity schedule for all "on call" project activities to the qualified biologist. The construction monitor will immediately notify the qualified biologist if a SFDW is encountered. In order to prevent entrapment of potential CDFW or other wildlife species</p>		Contract with qualified biologist	Prior to and During Construction



Responsibility for Compliance	Method of Compliance	Timing of Compliance
<p>during construction of the storm water outfall into Arjos Creek, the open segments of the trench shall be backfilled at the end of each day. If backfilling the trench at the end of each day is not feasible, temporary escape ramps a minimum of 16 feet apart shall be provided. Escape ramps may be made from filled sandbags, sloping boards, temporary backfill, or other materials to avoid entrapment. If segments of trench are covered, the edges of the cover boards and/or steel plates shall be sealed. Prior to backfilling any segment of trench, a construction monitor shall examine the open trench to ensure no wildlife is trapped. If wildlife becomes entrapped, the construction monitor shall immediately notify the qualified biological monitor to free the animal. With implementation of the above mitigation, potential impacts to the SFDW would be reduced to a less than significant level.</p> <p><u>Nesting Birds and Raptors</u></p> <p>The breeding season for nesting birds occurs from February 1 through August 31 with a peak in breeding/heating activity between April and June for most raptors and/or other birds (Ralph et al., 1993). All vegetation and tree removal activities shall occur between September and February to avoid impacts to breeding birds. If vegetation removal must occur during the breeding season, biologist shall conduct surveys to identify nesting birds within the project area. (Where accessible) to examine tree stands and structures. Surveys shall be conducted within 30 days, but not less than 15 days, prior to clearing, equipment, structure demolition, relocation of the Apple Barn, vegetation clearing, and/or ground disturbing activities. In the event nesting bird species are observed, project activities shall be halted until a qualified biologist has determined if the nesting birds have fledged, or:</p> <ol style="list-style-type: none"> <li>(1) Raptors - install a 250-foot buffer between project activities and the active nest site and have a qualified biologist monitor the nest site.</li> <li>(2) Passerine Birds - install a 50-foot buffer/seclusion zone between project activities and the active nest and have a qualified biologist monitor the nest.</li> </ol> <p><u>Roosting Bats</u></p> <p>The bat breeding season occurs April through August and winter hibernacula are formed November through March. If feasible, relocate the apple barn, demolish existing structures, remove trees from the project area, and/or conduct loud construction activities (e.g. grading, excavation, and/or trenching) during September through October (outside of bat breeding and winter hibernacula seasons).</p> <p>Prior to initiating these activities, a qualified wildlife biologist will conduct preconstruction surveys of the known bat roost in the apple barn and of potential bat roosts in other buildings and large trees. Preconstruction surveys will take place for one day and two evenings to assess the site for year-round bat presence. The daytime survey will include the evaluation of trees and buildings for bat roost features (tree cavities, senescent limbs, peeling bark)</p>		



Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
	<p>and/or evidence of bats (guano). The nighttime surveys will consist of acoustic and emergence monitoring.</p> <p>If no bats are detected, crevices may be sealed to prevent re-entry of bats. In the unlikely event that year-round roosting bats are detected, the contractor will obtain an MOU with CDFG in order to have a qualified biologist install exclusion devices. If these actions do not result in exclusion, a qualified biologist in possession of an applicable CDFG MOU will remove and relocate the roosting bats to an appropriate alternate habitat (a roost with comparable spatial and thermal characteristics) (H.T. Harvey and Associates 2004).</p> <p>A qualified wildlife biologist shall be present to monitor for bats during apple barn relocation, building demolition, and tree removal.</p> <p>If scheduling work during September and October is not feasible, a qualified biologist shall conduct a bat survey. Surveys shall be conducted over four separate nights. If maternity or hibernacula roosting bats are detected, establish a minimum 100-foot buffer and avoid disturbances until a qualified biologist determines that bats are no longer roosting. If it is not feasible to halt activities within the buffer, then under the supervision of a biological monitor, permit the encroachment into the 100-foot buffer. If the monitor observes bats leaving the roost site during construction activities, then all work near the roost site will be halted and the appropriate buffer reinstated. All work involving direct removal or relocation of occupied roosts will take place after a qualified biologist has determined that bats are no longer occupying maternity roosts or winter hibernacula.</p>			
<p>BIO-2</p> <p>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 Services?</p>	<p>Riparian vegetation shall be protected during construction activities. Protective fencing shall be installed for the duration of construction. All equipment shall be staged upslope and outside of the boundaries of the contiguous riparian canopy. It is anticipated that riparian vegetation would be directly impacted during construction of the flow spreader and outfall structure (temporary impact), replace riparian habitat at a ratio of 1:1 with native riparian vegetation. Replacement plantings shall include "in-kind" native riparian species similar in composition and abundance to those displaced by construction. In this area, plantings may include red alder (<i>Alnus rubra</i>), California blackberry (<i>Rubus ursinus</i>), California coffeeberry (<i>Rhamnus californica</i>), black cottonwood (<i>Populus balsamifera</i> ssp. <i>trichocarpa</i>), and Pacific willow (<i>Salix lucida</i> ssp. <i>laetandra</i>). A revegetation plan shall be submitted to the County of Santa Cruz Planning Department for review and approval prior to commencement of ground disturbing activities.</p>	Project Applicant	Contract with qualified biologist	Prior to, During and Post Construction
<p>CUL-1</p> <p>Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section</p>	<p>Hill Apple Barn</p> <p>1. Protection of existing historic material and character-defining features: A qualified preservation architect or architectural conservator shall evaluate all of the existing historic materials of the Apple Barn, identifying which materials may be repaired, and which require replacement. Detailed plans prepared by a preservation architect or an architectural conservator shall be provided prior to the issuance of a permit for relocation, noting</p>	Project Applicant	Contract with qualified architectural historian and architect to ensure compliance	Prior to and During Construction

which materials are to be retained, repaired, replaced, or relocated for use on another part of the building. An architectural conservator or preservation architect shall make periodic observations and shall also be retained on site during relocation and rehabilitation to ensure that the conservator or preservation architect shall be submitted prior to the issuance of a building permit.

2. Historic siding: Existing wood siding material shall be retained to the greatest extent feasible, and shall be used to cover the concrete stem wall in an area or areas retaining the greatest visibility, such as the location of historic siding materials shall be submitted with the building permit application for moving the building.
3. Future repairs: Consistent with the Preservation Plan, all wood siding removed from the Apple Barn to accommodate the new link building, and interior flooring, shall be removed to allow for the installation of new remaining materials stored and used for future building repairs to the greatest extent feasible.
4. Preservation of interior wood flooring: Existing wood floorboards at the building interior, identified as a character-defining feature, shall be used throughout the building to the greatest extent feasible as allowed under state codes and local environmental health regulations relating to the grocery store use. The texture and finish of the existing floor boards shall be retained to the greatest extent feasible as is consistent with relevant state codes and local regulations. Plans for use of flooring shall be submitted to the HRC prior to the issuance of the building permit.
5. Preservation of interior single-wall construction as an historic feature: Existing single-wall construction at the building interior, identified as a character-defining feature, shown to be retained near the main entrance of the building, shall be retained in other areas of the building as allowed under state codes and local environmental health regulations relating to the grocery store use. Plans for retention of single-wall construction shall be submitted to the HRC prior to the issuance of the building permit.
6. Loading dock design: Design of the loading dock along the west side of the Apple Barn shall be revised to include only the minimum number of ramps required to comply with accessibility requirements in the California Historical Building Code.
7. Roofing material: Corrugated roofing shall be a metal finish.
8. Exterior paint color: Consistent with County Code Requirements 16.42.060(c)(1)(X) regarding alterations to a historic resource, the exterior color of the rehabilitated apple barn shall be similar to the current color of the building, or another color appropriate for an apple packing shed during the period of significance for the building (early 1880's to the 1890's).

Method of Compliance

Timing of Compliance

2/20/2011 1:12:00 PM

Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
	<p>9. Relocation: As indicated in the preservation plan, Kelly Brothers Movers or another qualified contractor shall work with the engineer to relocate the Apple Barn to the new proposed location. Use of any moving contractor other than Kelly Brothers Movers shall require approval by the Planning Department.</p> <p>10. Interpretive Display: Consistent with the recommendations in the preservation plan prepared for the project and with County Code Section 16.42.060 to preserve the historic value of structures that are relocated, one or more interpretive displays shall be installed on the property that will provide information to the public regarding the history of the Apple Barn in the context of the history and development of Aptos Village. Submitted of a contract with a qualified professional with experience preparing similar types of interpretive displays for historic purposes shall be required prior to issuance of the building permit. Installation of the interpretive display shall be required prior to final occupancy certificate.</p> <p>The display shall include historic materials and objects that are removed from the building during relocation and rehabilitation, as well as historic photographs and text documenting the history of the building, its use as a packing shed, the relationship of the building to the site, including the rail line and road, as well as documenting the association with Frederick Hihn. If available, include photographs from the Paul Johnston collection noted in the Historic Resources Inventory Sheet. The display will include historical data and photos from the documentation requirement, or other cited archival sources. The display will also include general information regarding the history of Aptos Village, and of the Bayview Hotel. These displays will be integrated into the design of Aptos Village, and will be installed outdoors in highly visible areas. Interpretive displays and the signage/plaques installed on the exterior of this property will be sufficiently durable to withstand typical weather conditions. At least one sign shall be included on or near the retained loading dock of the Apple Barn, illustrating how the loading docks functioned as part of the apple packing operations. Displays and signage/plaques will be of adequate size to attract the public. Installation of the interpretive display shall be required prior to issuance of the final occupancy certificate.</p> <p>11. Historical marker: A permanent plaque will be installed at the existing historic location of the Apple Barn, describing the Apple Barn, its history as part of Aptos Village, and noting the new location of the building. Plans for the historic marker shall be submitted prior to the submit of the building permit application. Installation of the marker shall be required prior to the issuance of the certificate of occupancy.</p> <p>12. Documentation: Consistent with County requirements for relocation of historic resources (16.42.060 9b)(3)(X)), the applicant shall submit a plan to document the history of the building prepared by a qualified historian/architectural historian (according to the Secretary of the Interior's professional qualification standards) prior to the issuance of the building</p>			

Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
	<p>permit for relocation. The documentation should approximate HABS Level II documentation and include: a) selected drawings, if available, that would be photographed; b) photos following the NPS photo policy, of exterior and interior views, along with historic views, if available; and c) written data providing history and description of the property. The documentation shall include photographs and detailed architectural drawings of the historic materials, features and construction techniques that will be altered, removed or replaced by the relocation and rehabilitation of the building, including the construction methods and materials for the foundation system, the loading docks and their relation to the site and the door openings, the section of the wall that will be removed to accommodate the new link building, the relationship of the building to the site, and the flooring and single-wall construction at the interior. Photographs shall be taken of the building as it currently exists. Photographs shall also be taken during relocation and rehabilitation, documenting the construction techniques identified as the building is prepared for relocation, as well as documenting the relocation process. For the photographs, either HABS standard large format or digital photography may be used. If digital, the size of each digital image will be 1600x1200 pixels at 300 pixels per inch, or larger, color format, and printed in black and white or color. Information from the documentation process shall be included in the interpretive display for the Apple Barn building. The distribution of the documentation will include: the Aptos Chamber of Commerce and History Museum, the Museum of Art and History in Santa Cruz, the Santa Cruz Public Library's local history collection; and UC Santa Cruz. The documentation shall be completed prior to issuance of the final certificate of occupancy.</p> <p><b>Aptos Firehouse/VFW Hall</b></p> <p>1. Documentation: HABS-like documentation shall be required to document the historic building prior to demolition. The documentation shall approximate Historic American Buildings Survey (HABS) Level II documentation and include: a) selected drawings, if available, that would be photographed; b) photos following the National Park Service (NPS) photo policy, of exterior and interior views, along with historic views, if available; and c) additional archival research providing written data regarding the history and description of the property. For the photographs, either HABS standard large format or digital photography may be used. If digital, the size of each digital image will be 1600x1200 pixels at 300 pixels per inch, or larger, color format, and printed in black and white or color. Documentation shall include preservation of significant historic materials or objects uncovered as part of the demolition process. The applicant shall submit a documentation plan prepared by a qualified historian/architectural historian (according to the Secretary of the Interior's professional qualification standards) prior to the approval of the demolition permit. Completion of the documentation shall be required prior to the final building permit inspection. The distribution of the documentation will include: the Aptos Chamber of</p>			

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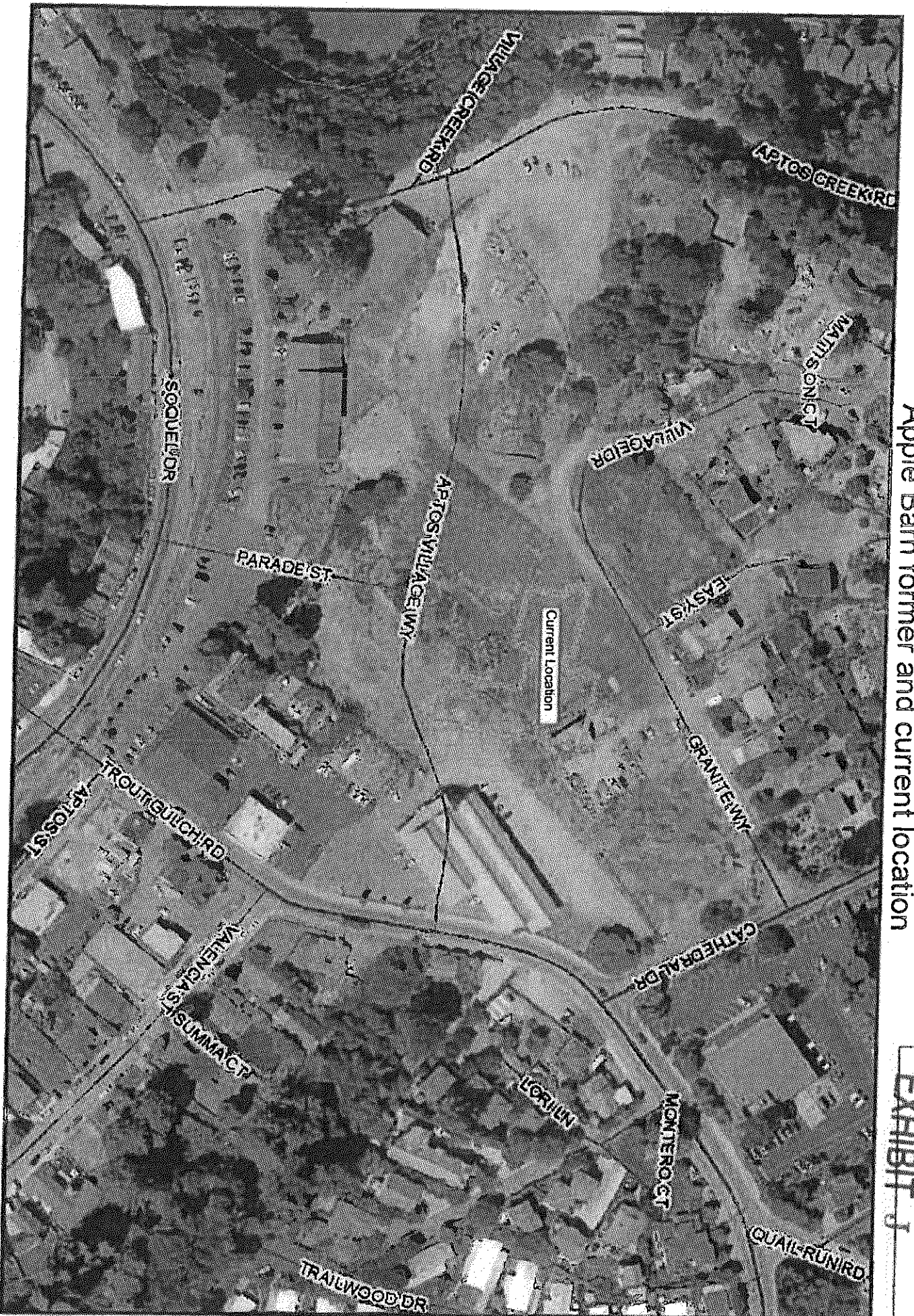
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Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
	<p>Commerce and History Museum, the Museum of Art and History in Santa Cruz, the Santa Cruz Public Library's local history collection; and UC Bayview Hotel</p> <p>1. Protection of Bayview Hotel: Prior to construction and demolition on any parcel adjacent to the Bayview Hotel, the applicant shall consult with a structural engineer to ensure that the proposed demolition and construction methods shall not negatively impact the Bayview Hotel. If any impacts are anticipated by the engineer, the proposed construction and demolition methods shall be modified as needed to protect the Bayview Hotel Building. A report from a structural engineer reviewing the proposed demolition and construction methods shall be required prior to issuance of demolition or building permits for parcels adjacent to the Bayview Hotel.</p> <p>2. Protection of Magnolia Tree: A feature of the historic hotel's setting is the large Magnolia Tree located in front of the Bayview Hotel. This is the only landscape feature that has gained historic significance within the setting of the hotel. The Magnolia tree shall be protected during construction. A qualified arborist shall evaluate the tree prior to construction to determine the condition of the tree and to propose specific best management practices to avoid impacting the tree. An arborist report shall be provided to the Planning Department at least 6 months in advance of any ground disturbance in close proximity to the tree to allow sufficient time to implement potential avoidance measures.</p>			
CUL-2	<p>Causes a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15084.57</p>	Project Applicant	Contract with qualified archaeologist to conduct required monitoring	During Construction
CUL-3	<p>Disturb any human remains, including those interred outside of formal cemeteries?</p>	Project Applicant	Contract with qualified archaeologist to conduct required monitoring	During Construction



Apple Barn former and current location

EXHIBIT J



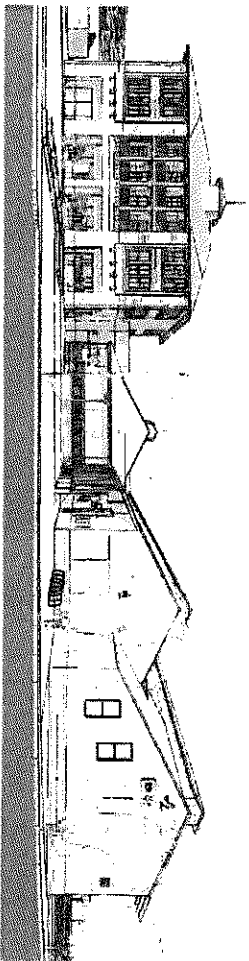
April 1 2017



# NEW LEAF COMMUNITY MARKET

## APTOS VILLAGE TOWN CENTER, BUILDING #5 APTOS, CA 95060

### TENANT IMPROVEMENT HISTORIC CONSERVATION PACKAGE



#### ARCHITECTURAL CONSERVATION

**OWNER**  
New Leaf Community Market  
1000 17th Avenue, Suite 200  
Aptos, CA 95060  
Tel: 831.426.1111

#### TENANT

**ARCHITECT**  
LRS Paul Rooney Architects  
1000 17th Avenue, Suite 200  
Aptos, CA 95060  
Tel: 831.426.1111

#### INTERIOR EQUIPMENT DESIGN

**DESIGNER**  
LRS Paul Rooney Architects  
1000 17th Avenue, Suite 200  
Aptos, CA 95060  
Tel: 831.426.1111

#### PROJECT SCOPE

The project consists of the historic building located at 1000 17th Avenue, Suite 200, Aptos, CA 95060. The building is a two-story structure with a gabled roof and multiple windows. The project scope includes the interior equipment design and the architectural conservation of the building. The design will be in keeping with the historic character of the building and will be designed to meet the needs of the tenant.

#### SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET
2	GENERAL NOTES
3	ARCHITECTURAL CONSERVATION
4	INTERIOR EQUIPMENT DESIGN

#### COVER SHEET

APTOS VILLAGE  
TOWN CENTER  
BUILDING #5  
TENANT  
IMPROVEMENT  
HISTORIC  
CONSERVATION  
PACKAGE

PROJECT NUMBER  
NLCM APTOS T1

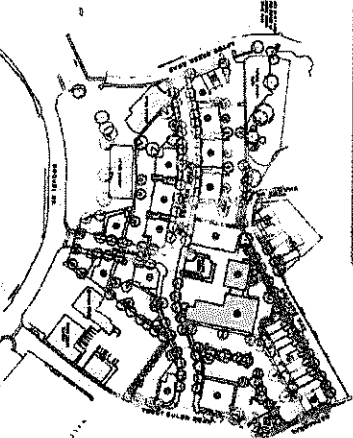
#### TI ARCHITECT

**DESIGNER**  
LRS Paul Rooney Architects  
1000 17th Avenue, Suite 200  
Aptos, CA 95060  
Tel: 831.426.1111



#### VICINITY MAP

SEE THE SCALE

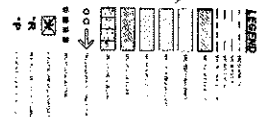


#### VICINITY MAP

SEE THE SCALE



A-0



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**ALL INFORMATION  
NOT FOR  
CONSTRUCTION**

**Proposed by:**

**NLCM APTOS T1**

APTOS VILLAGE  
TOWN CENTER,  
BUILDING #5  
TENANT  
IMPROVEMENT  
HISTORIC  
CONSERVATION  
PACKAGE

SITE/ROOF PLAN

**Abstract**



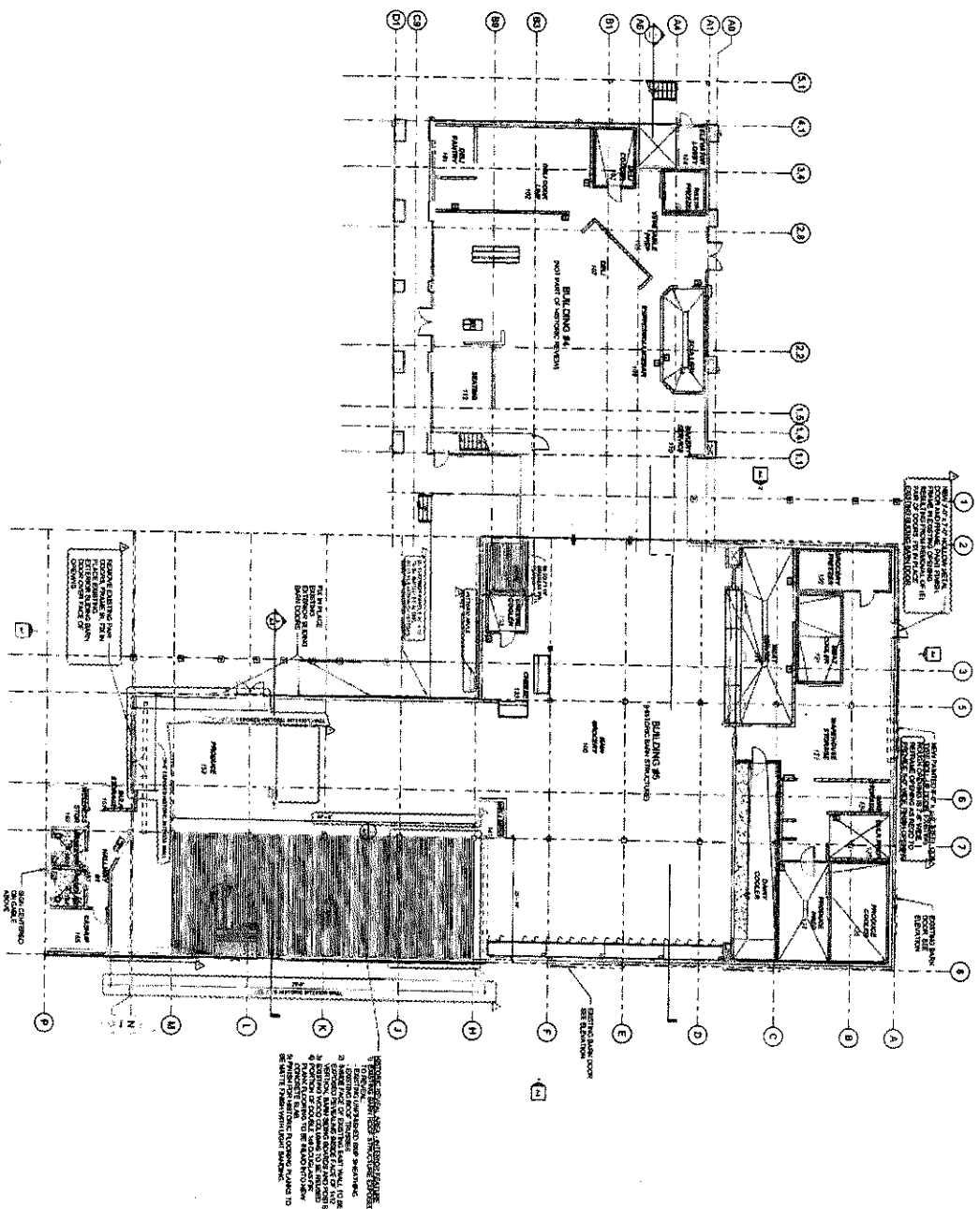
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## 1 HISTORIC - OVERALL SITE PLAN

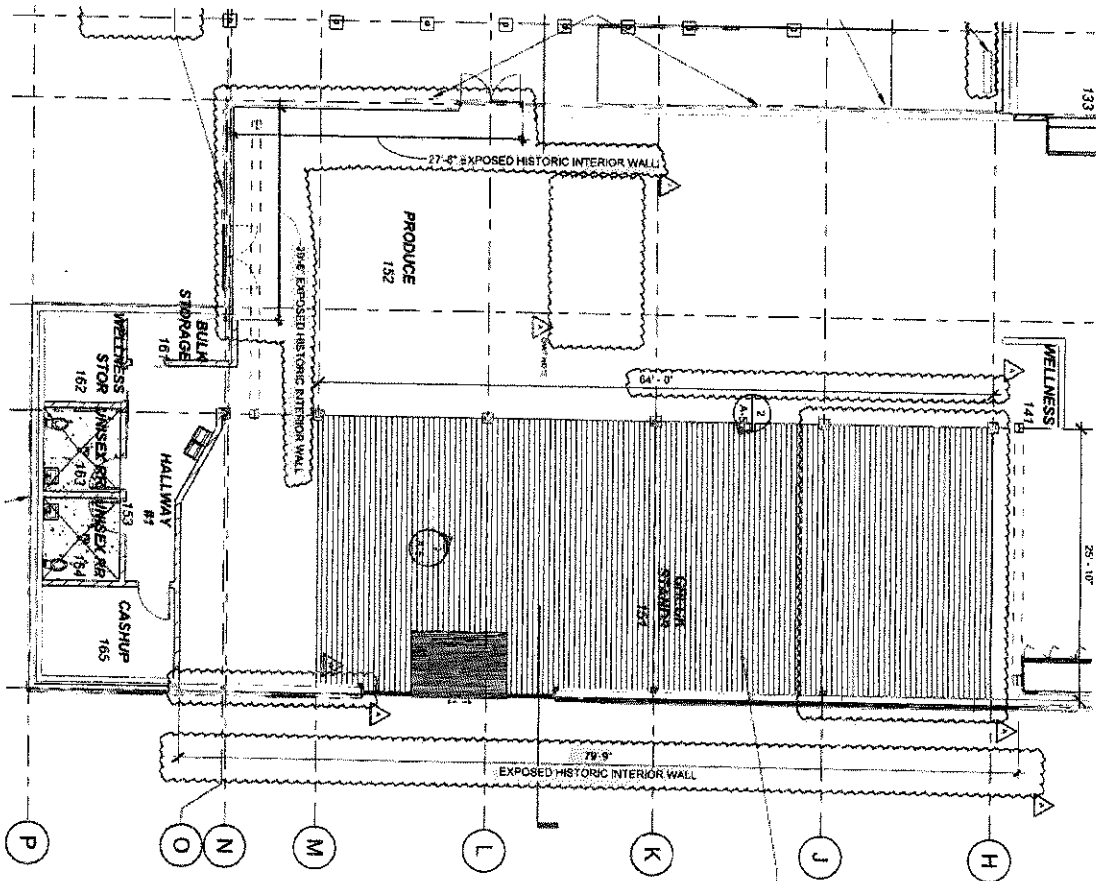
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**1. HISTORY - OVERALL FLOOR PLAN - FIRST FLOOR**

10/1/97



HISTORIC REVEAL AREA - INTERIOR FEATURE  
 1) EXISTING BARN ROOF STRUCTURE EXPOSED TO REVEAL:  
 - EXISTING UNFINISHED SKIP SHEATHING  
 2) INSIDE FACE OF EXISTING EAST WALL TO BE EXPOSED REVEALING INSIDE FACE OF 1x12 VERTICAL BARN SIDING BOARDS AND POSTS.  
 3) EXISTING WOOD COLUMNS TO BE REUSED  
 4) PORTION OF DOUBLE 1x6 DOUGLAS FIR PLANK FLOORING TO BE INLAID INTO NEW CONCRETE SLAB.  
 5) FINISH FOR HISTORIC FLOORING PLANKS TO BE MATTE FINISH WITH LIGHT SANDING.

**ROOF PLAN LEGEND**

- FLAT ROOF
- PITCHED ROOF
- ROOF EDGE DETAIL
- ROOF DRAINAGE DETAIL
- ROOF ACCESS DETAIL
- ROOF VENTILATION DETAIL
- ROOF STRUCTURE DETAIL
- ROOF MATERIAL DETAIL
- ROOF FINISH DETAIL
- ROOF EDGE DETAIL
- ROOF DRAINAGE DETAIL
- ROOF ACCESS DETAIL
- ROOF VENTILATION DETAIL
- ROOF STRUCTURE DETAIL
- ROOF MATERIAL DETAIL
- ROOF FINISH DETAIL

**KEYNOTES**

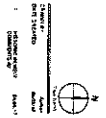
- 1. SEE KEYNOTE 1 FOR ROOF DRAINAGE DETAIL
- 2. SEE KEYNOTE 2 FOR ROOF ACCESS DETAIL
- 3. SEE KEYNOTE 3 FOR ROOF VENTILATION DETAIL
- 4. SEE KEYNOTE 4 FOR ROOF STRUCTURE DETAIL
- 5. SEE KEYNOTE 5 FOR ROOF MATERIAL DETAIL
- 6. SEE KEYNOTE 6 FOR ROOF FINISH DETAIL

PROJECT: APTOS VILLAGE  
TOWN CENTER  
BUILDING 4 & 5  
APTOS, CA 95003

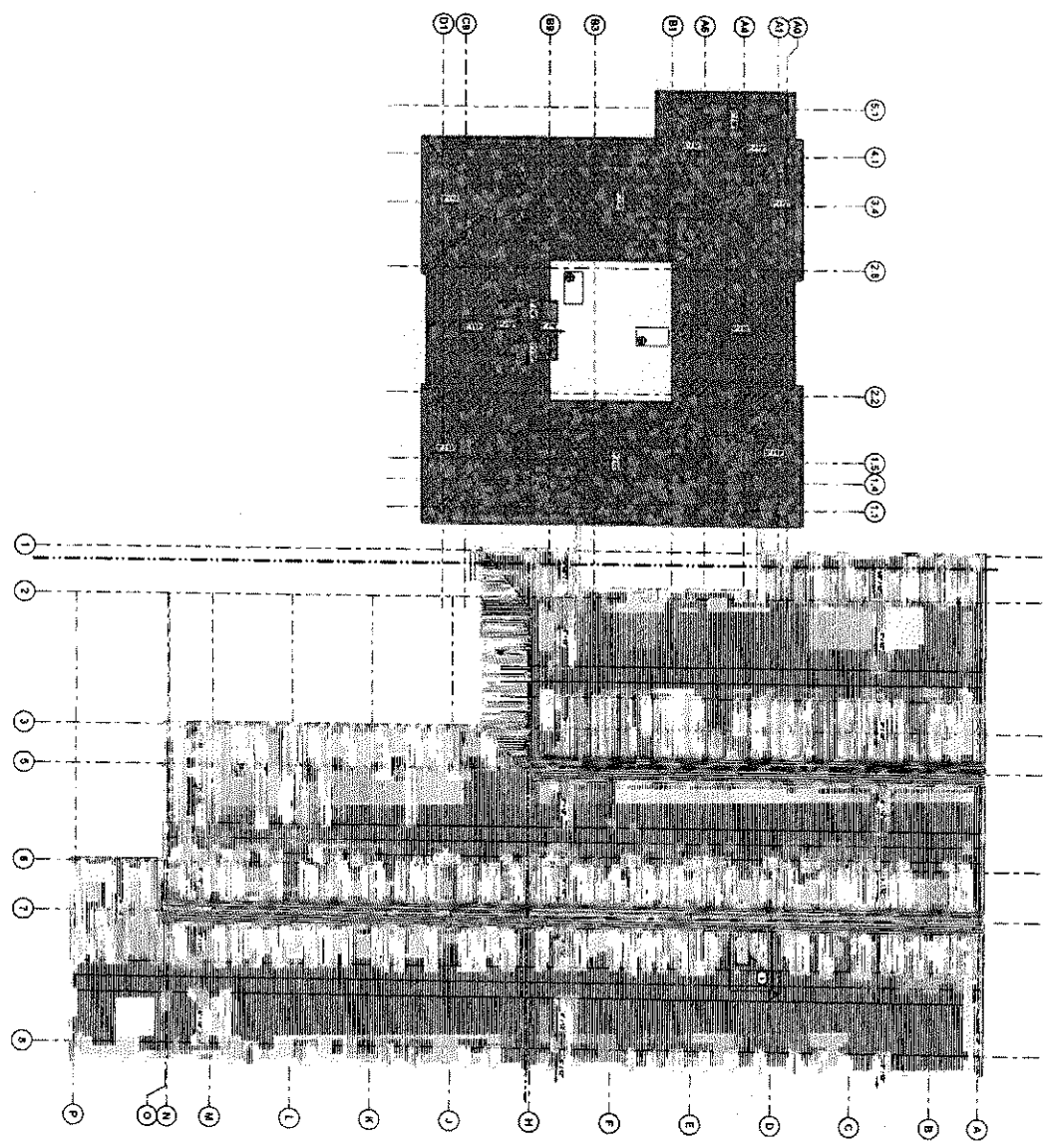
DATE: 10/1/10  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

**ROOF PLAN**

SCALE: 1/8" = 1'-0"

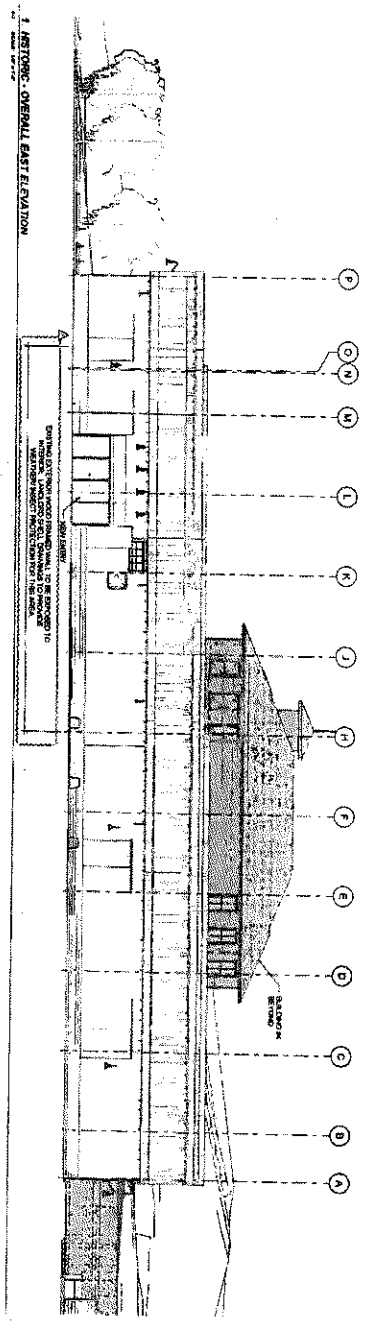


**A-2b**



PAUL BOUNDY  
 ARCHITECTS  
 CONSTRUCTION

DATE: 10/10/10  
 DRAWING NO: 1010-0000-0000-0000

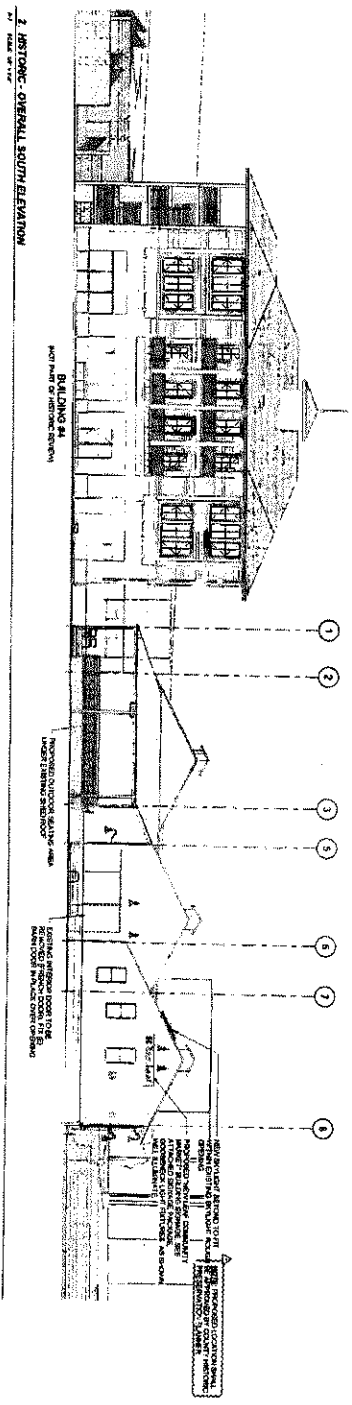


1. HISTORIC - OVERALL EAST ELEVATION

DATE: 10/10/10  
 DRAWING NO: 1010-0000-0000-0000

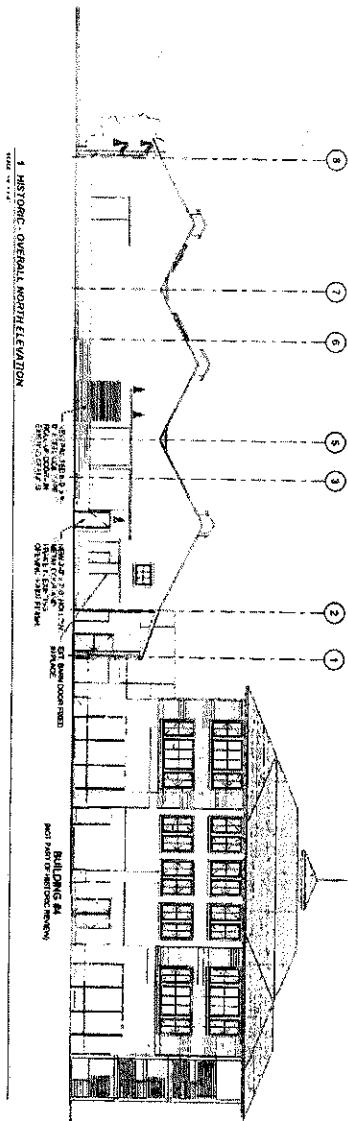
APPOS VILLAGE  
 TOWN CENTER  
 BUILDING #3  
 TOWN CENTER  
 IMPROVEMENT  
 HISTORIC  
 CONSERVATION  
 PACKAGE

DATE: 10/10/10  
 DRAWING NO: 1010-0000-0000-0000

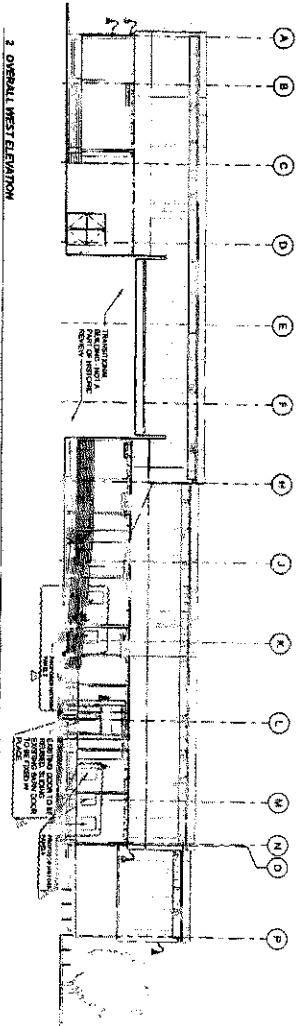


2. HISTORIC - OVERALL SOUTH ELEVATION

ARCHITECT  
 1000 WEST 10TH AVENUE, SUITE 200  
 DENVER, CO 80202  
 PHONE: 303.733.1234  
 FAX: 303.733.1235  
 WWW.LPSA.COM



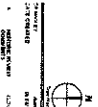
1. HISTORIC OVERALL NORTH ELEVATION

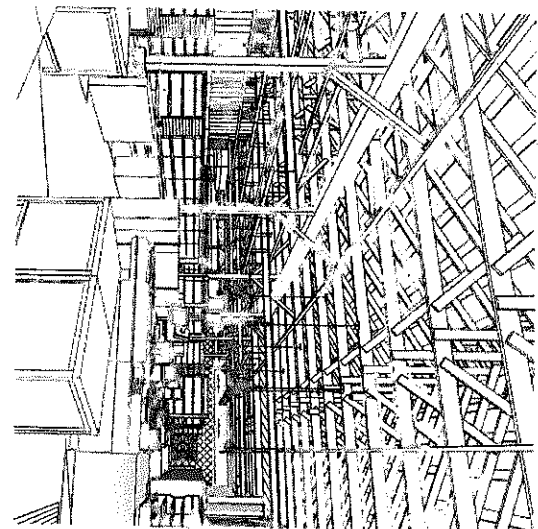


2. OVERALL WEST ELEVATION

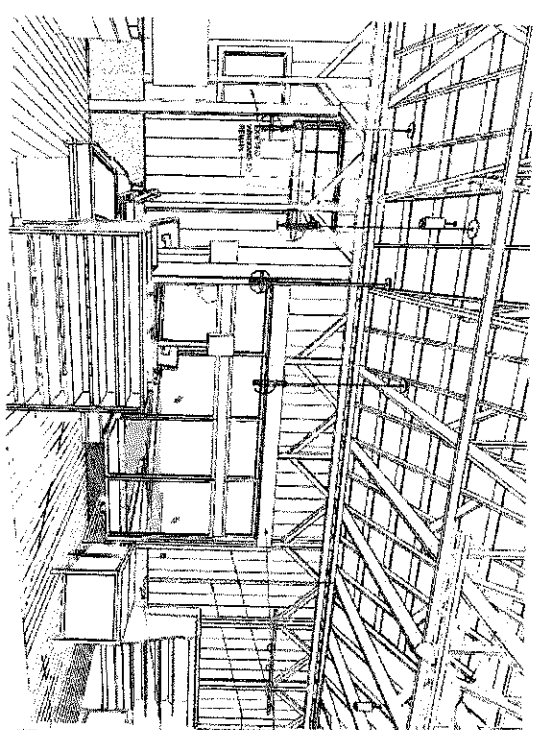
APTOS VILLAGE  
 TOWN CENTER  
 BUILDING #8  
 TENANT  
 IMPROVEMENT  
 HISTORIC  
 CONSERVATION  
 PACKAGE

EXTERIOR  
 ELEVATIONS

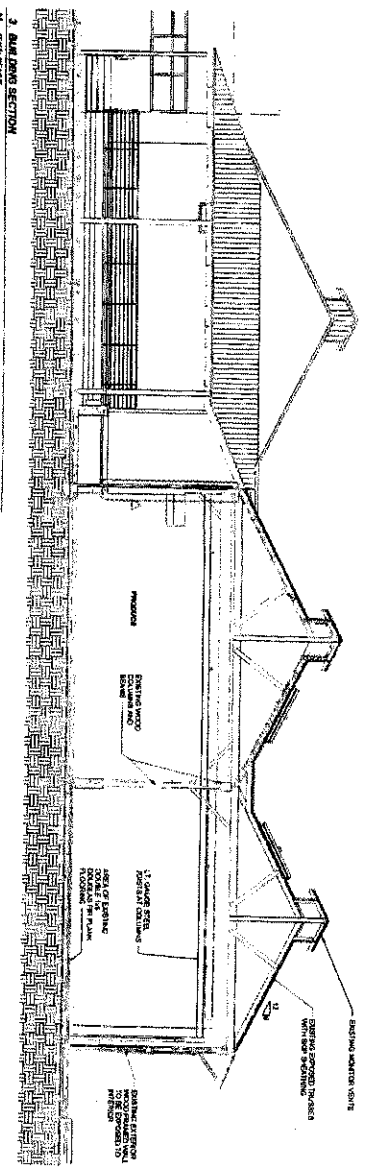




1. PERSPECTIVE OF CHECKOUT LOOKING NORTH  
 SCALE: 1/8" = 1'-0"



2. PERSPECTIVE OF HISTORIC ENTRANCE AREA  
 SCALE: 1/8" = 1'-0"

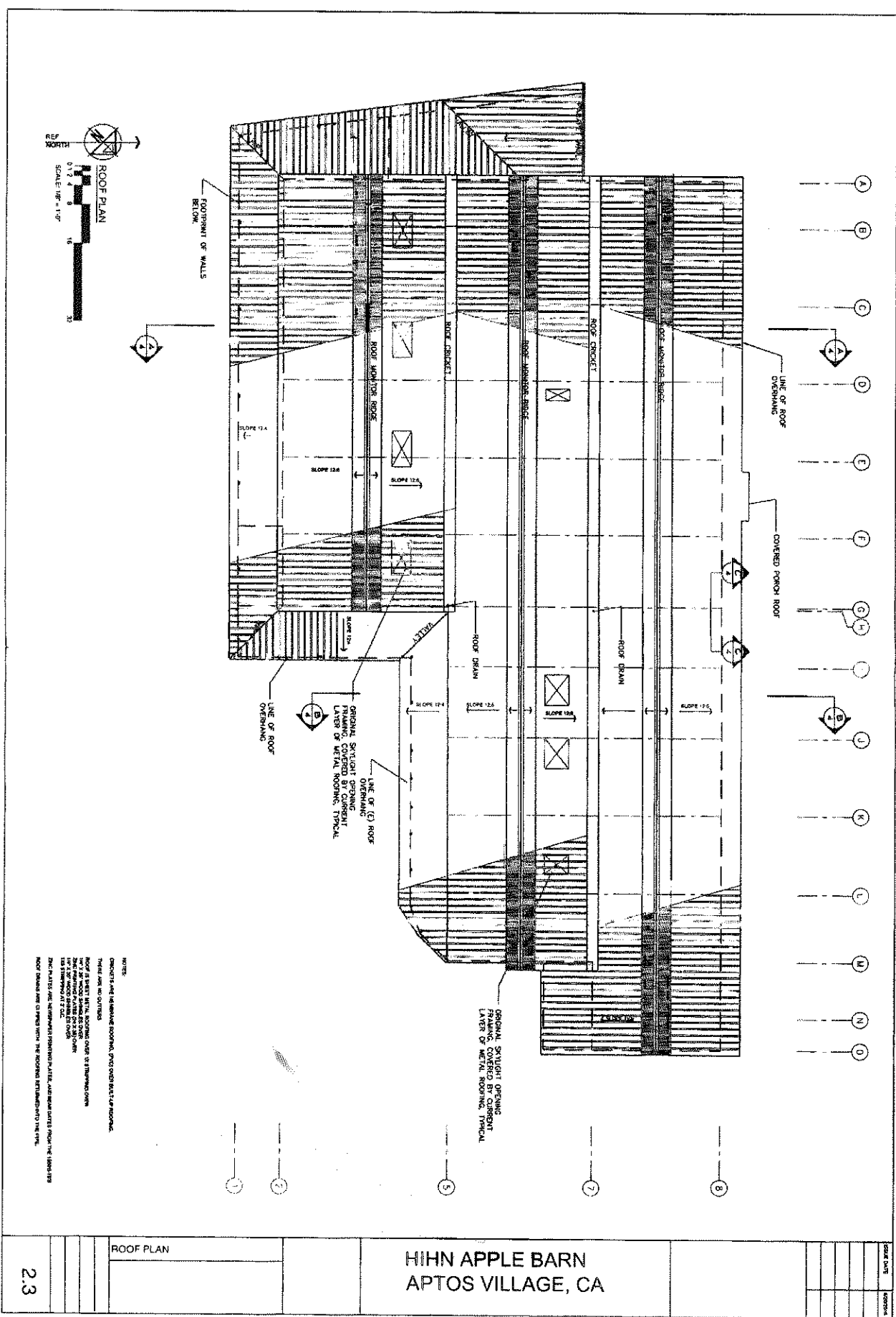


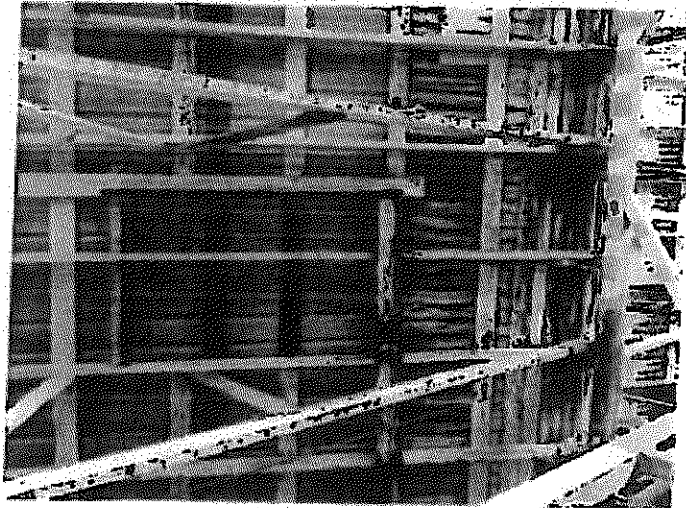
3. MAIN DINING SECTION  
 SCALE: 1/8" = 1'-0"

APPOS VILLAGE  
 TOWN CENTER  
 BUILDING IS  
 TENANT  
 IMPROVEMENT  
 HISTORIC  
 CONSERVATION  
 PACKAGE

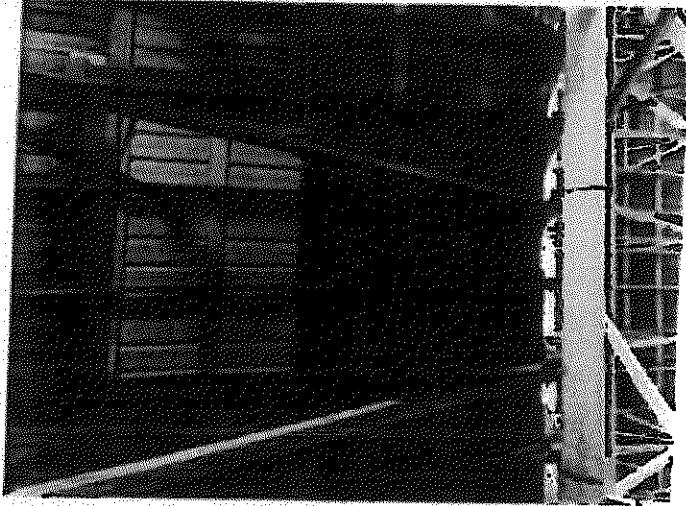
SECTION AND  
 PERSPECTIVES

DATE	10/11/11
BY	LS
CHECKED BY	LS
SCALE	1/8" = 1'-0"
PROJECT	APPOS VILLAGE
DATE	10/11/11





Left: Roof monitor framing possible location middle bay.



Middle: Roof monitor framing end bay, (grid 2-5).



Right: Roof monitor framing end bay, (grid 2-5).



# EXHIBIT G

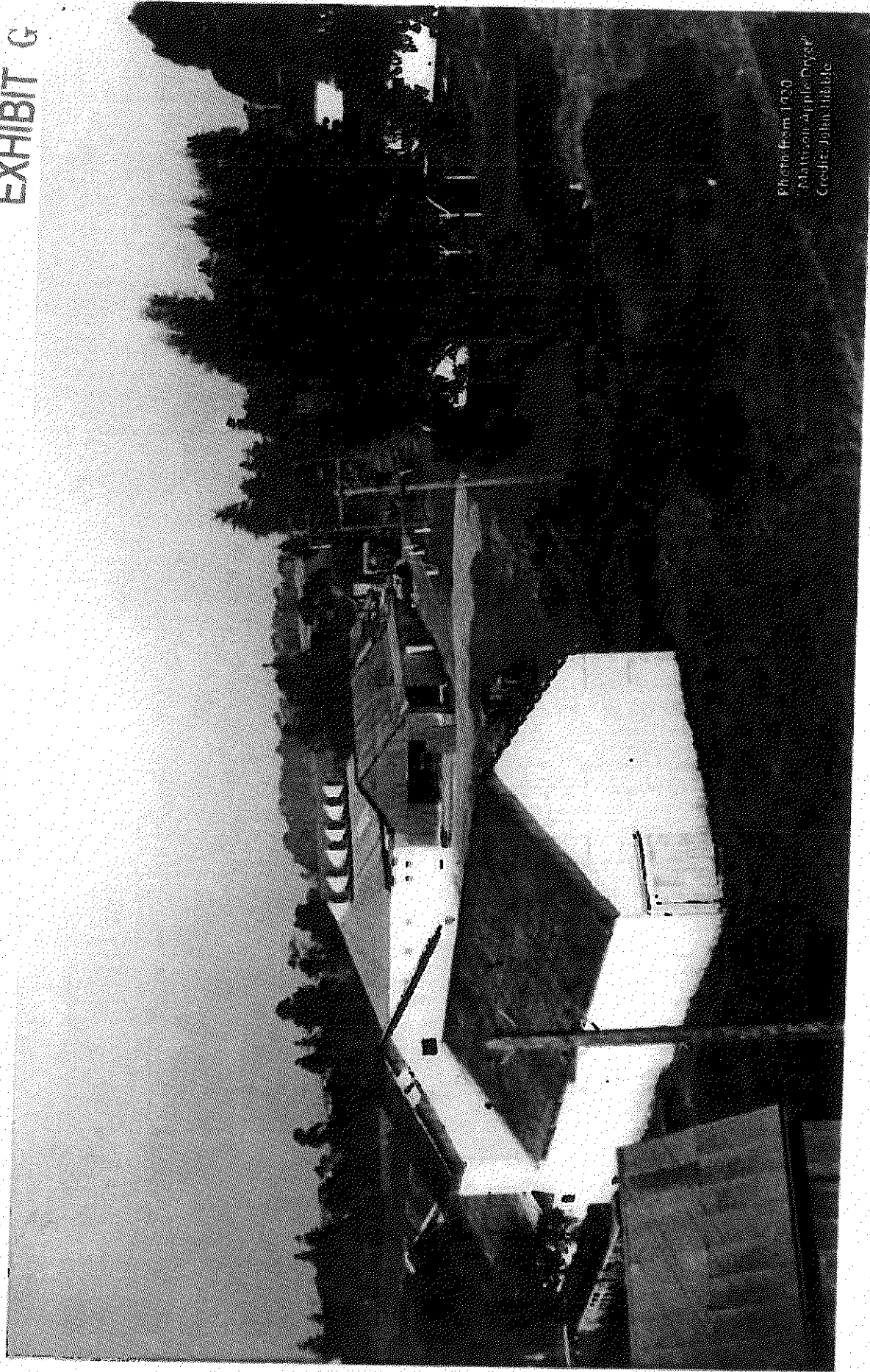


Photo from 1930  
Mattison Apple Drier  
Credit: John Hubble