

**Annie Murphy**

**From:** Kevin Newhouse - History Email <aptoshistory@yahoo.com>  
**Sent:** Thursday, June 1, 2023 12:50 PM  
**To:** Daniel.Leckie@dot.ca.gov; lara.bertaina@dot.ca.gov; blfrisbey@sbcglobal.net; Guy Preston; info@sccrtc.org; Zach Friend; salydon@aol.com; carolyn.swift@gmail.com; senator.laird@senate.ca.gov; assemblymember.addis@assembly.ca.gov; John Hibble  
**Cc:** Annie Murphy; pearlman.barry@gmail.com; aptoshistory@yahoo.com  
**Subject:** Re: 05-0C734 Section 106 Local Consultation Request SR 1 Aux Lanes Coastal Rail Trail Segment 12 Project

\*\*\*\***CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

Good afternoon,

As the 2nd District Commissioner of the Santa Cruz County Historic Resources Commission, I would like to submit a comment to be considered prior to the environmental document being finalized.

Everything that Mr. John Hibble from the Aptos History Museum provided in his email from May 12th is accurate.

I would also like to add that the two properties in question, the Arano General Store at 7996 Soquel Drive (APN 039-232-01) and the Rice House/Hotel at 7992 Soquel Drive (APN 0329-232-03) are included in the County of Santa Cruz Survey of Historic Resources. Based on the information provided by Daniel Leckie in his response to John Hibble's email on May 15th 2023, since these properties have been locally designated, they are considered significant resources in terms of CEQA and should be provided a level of protection from significant adverse changes (such as alteration or demolition) through the CEQA process.

I am recommending you add the necessary language to any reports or proposals going forward to ensure these properties are protected from alteration or demolition.

I will also add that I have no issue with providing the right-of-way behind the properties for the building of the trail next to the rail line as long as the historically significant buildings on those properties remain intact and available to the community.

Thank you so much for allowing me to comment.

Kevin Newhouse  
 Santa Cruz Historic Resources Commission - 2nd District Commissioner  
 aptoshistory@yahoo.com

On Thursday, June 1, 2023 at 12:25:13 PM PDT, Kevin Newhouse <kev21surf@yahoo.com> wrote:

----- Forwarded Message -----

**From:** John Hibble <john@aptoschamber.com>  
**To:** Guy Preston <gp Preston@sccrtc.org>; "info@sccrtc.org" <info@sccrtc.org>; 'Zach Friend' <zach.friend@santacruzcounty.us>; "senator.laird@senate.ca.gov" <senator.laird@senate.ca.gov>; "assemblymember.addis@assembly.ca.gov" <assemblymember.addis@assembly.ca.gov>

**Cc:** 'Sandy Lydon' <salydon@aol.com>; 'Carolyn Swift' <carolyn.swift@gmail.com>; 'Annie Murphy' <annie.murphy@santacruzcounty.us>; Kevin Newhouse <kev21surf@yahoo.com>  
**Sent:** Monday, May 15, 2023 at 04:16:18 PM PDT  
**Subject:** FW: 05-0C734 Section 106 Local Consultation Request SR 1 Aux Lanes Coastal Rail Trail Segment 12 Project

**From:** Leckie, Daniel@DOT <Daniel.Leckie@dot.ca.gov>  
**Sent:** Monday, May 15, 2023 1:33 PM  
**To:** Bertaina, Lara E@DOT <lara.bertaina@dot.ca.gov>; john@aptoschamber.com; Mousavi, Julia@DOT <Julia.Mousavi@dot.ca.gov>  
**Cc:** Sorvari, Tina <Tina.Sorvari@icf.com>; Kiaha, Krista M@DOT <krista.kiaha@dot.ca.gov>  
**Subject:** RE: 05-0C734 Section 106 Local Consultation Request SR 1 Aux Lanes Coastal Rail Trail Segment 12 Project

Mr. Hibble,

Thank you kindly for your response to this project and the additional information about the Arano General Store at 7996 Soquel Drive (APN 039-232-01) and the Rice House/Hotel at 7992 Soquel Drive (APN 0329-232-03). At this time, I am going to defer all further project specific comments to Tina Sorvari (copied) & the ICF team as they are the professional environmental consultants who have developed the technical studies for this project on behalf of SCCRTC, and my role in this process is only in an advisory capacity to help guide the specific analysis they have provided to me through the SHPO process & to ensure it meets Caltrans specific guidelines, policies and standards. I am not aware of the aspects of the project that include removal of auxiliary buildings on these parcels and reconfiguration of lot lines as these project aspects have not been explored in the text of the technical documents I have reviewed to date. I will let ICF & SCCRTC explain why that is the case as its for all intents and purposes outside my purview and any comment I might provide on this matter would be purely speculative.

My only remaining somewhat ancillary process oriented comment is that, though the buildings you have mentioned have been determined ineligible based on the specific National & State Register criteria, that does not render them completely insignificant as historic resources from a regulatory standpoint if they are locally designated. It just means the resources do not fit that very specific regulatory criteria set out by the National Park Service for Federal designation (which the state list basically also mirrors) and therefore are not considered historic properties from a regulatory standpoint within the more formal federal NHPA-Section 106 process. However, if they had been locally designated these buildings would still be considered significant resources in terms of CEQA and be provided a level of protection from significant adverse changes (such as alteration or demolition) through the CEQA process. This occurs as soon as they are designated on any official local list of historic resources, such as one developed by the Santa Cruz County Historic Resources Commission (HRC), a Certified Local Government (CLG), etc. These lists do not necessarily need to meet the specific National Register criteria, and often times have more flexibility to incorporate resources that are significant to the local communities despite not meeting the technical rigors of the national standards.

With that, the HPSR I reviewed (and submitted to SHPO) did not list either of these resource as significant in terms of CEQA (or any of the NRHP/CRHR ineligible resources as still being significant for the purposes of CEQA at all) so I am currently under the assumption that these resources are not specified on any local lists to date. If the HPSR is accurate and they aren't on any local lists, I do suggest exploring your local process for nominating them for such designation for future CEQA protection, Mr. Hibble. However, if we made a mistake and they are already designated on a local list and it could be proven, this would be somewhat of an oversight in the analysis that was provided to me earlier this year. Mistakes can happen, and I do believe Kara Brunzell, the architectural historian who authored the HPSR and HRER reports, did also apparently reach out (via email) in June of 2022, and presented the project to the following groups:

- Santa Cruz County Historic Resources Commission,
- Santa Cruz Museum of Art and History, and
- the Aptos History Museum were contacted.
- The Santa Cruz County Railroad Historical Society and
- Santa Cruz Trains

It seems no comment was provided on the project at that time, which could have been helpful at that time to illuminate any errors or oversights in our analysis, but it doesn't mean corrections cannot be made moving forward. Either way, hopefully all this is moot as it seems there are no issues with the proposal anyway, but for the good of the group if there have been any errors in analysis it might be prudent to clean them up before the environmental document is finalized and we may want to take a closer look at the resources Mr. Hibble has highlighted for us here. Hope that helps add a little perspective, and with that I will let Tina and ICF comment on any of the unknowns about the project proposal & internal processes as they see fit moving forward.

Best,

Daniel T. Leckie

Principal Architectural Historian

*Caltrans* District 5 | San Luis Obispo

Office Phone: (805) 458-6618



**From:** Bertaina, Lara E@DOT <[lara.bertaina@dot.ca.gov](mailto:lara.bertaina@dot.ca.gov)>  
**Sent:** Friday, May 12, 2023 8:13 AM  
**To:** [john@aptoschamber.com](mailto:john@aptoschamber.com)  
**Cc:** Leckie, Daniel@DOT <[Daniel.Leckie@dot.ca.gov](mailto:Daniel.Leckie@dot.ca.gov)>; Sorvari, Tina <[Tina.Sorvari@icf.com](mailto:Tina.Sorvari@icf.com)>  
**Subject:** RE: 05-0C734 Section 106 Local Consultation Request SR 1 Aux Lanes Coastal Rail Trail Segment 12 Project

Dear Mr. Hibble,

Thank you for your response to the request for input on the State Route 1 Auxiliary Lanes and Bus-on-Shoulder Improvements—Freedom Blvd. to State Park Dr.—and Coastal Rail Trail Segment 12 Project (EA: 05-0C734).

Your comment will be included in the public record and responses will be provided in the Final Environmental Document for the project. Further correspondence from Daniel Leckie may be forthcoming upon his return from vacation.

Sincerely,

Lara Bertaina

Senior Environmental Scientist

Caltrans, District 5

(805) 779-0792

**From:** John Hibble <[john@aptoschamber.com](mailto:john@aptoschamber.com)>

**Sent:** Thursday, May 11, 2023 4:25 PM

**To:** Bertaina, Lara E@DOT <[lara.bertaina@dot.ca.gov](mailto:lara.bertaina@dot.ca.gov)>

**Subject:** RE: 05-0C734 Section 106 Local Consultation Request SR 1 Aux Lanes Coastal Rail Trail Segment 12 Project

EXTERNAL EMAIL. Links/attachments may not be safe.

This is a response to a Caltrans request to the Aptos History Museum regarding State Route 1 Auxiliary Lanes and Bus-on-Shoulder Improvements—Freedom Blvd. to State Park Dr.—and Coastal Rail Trail Segment 12 Project (EA: 05-0C734) which would widen State Route (SR) 1 to include auxiliary lanes and to accommodate bus on shoulder operations between the Freedom Boulevard and State Park Drive interchanges and construct Coastal Rail Trail Segment 12, to determine whether this undertaking could potentially impact identified historic properties in the project area. There are two historic properties that could potentially be affected.

May10, 2023

DEPARTMENT OF TRANSPORTATION

CALTRANS DISTRICT 5

50 HIGUERA STREET

SAN LUIS OBISPO, CA 93401-5415

(805) 549-3101

Tina Sorvari, Environmental Planning

+1.916.231.9738 direct

[Tina.Sorvari@icf.com](mailto:Tina.Sorvari@icf.com)

**Re: State Route Highway 1 Auxiliary Lanes and Bus-on-Shoulder Improvements—Freedom Blvd. to State Park Dr.—and Coastal Rail Trail Segment 12 Project**

Dear Tina Sorvari and Daniel T. Leckie,

Thank you for your request for the Aptos History Museum to comment on the proposed State Route Highway 1 Auxiliary Lanes and Bus-on-Shoulder Improvements—Freedom Blvd. to State Park Dr.—and Coastal Rail Trail Segment 12 Project. We are looking forward to these transportation improvements.

We are sure that you are aware that this project passes through Aptos Archaeological Sites CA-SCR 2-H and CA-SCR 222.

Two historic properties will be affected by this project and need to be protected. Although these properties were determined in the Historic Resources Evaluation Report to not be eligible for the National Register of Historic Places, (NRHP), and are not historical resources for the purposes of the California Environmental Quality Act, (CEQA), they are the only two surviving properties from the original historic Aptos Village. These properties are the Arano General Store at 7996 Soquel Drive, APN 039-232-01, and the Rice House/Hotel at 7992 Soquel Drive, APN 0329-232-03. These two properties are actually located on Aptos Wharf Road which was the original town's connection to Rafael Castro's wharf at the beach.

Aptos Village originated on the west side of Aptos Creek near the home of the original land grant owner Rafael Castro. With the coming of the railroad, the town moved to the eastern side of Aptos Creek to take advantage of the lumbering opportunities.

The Arano General Store, 7996 Soquel Drive, was the first commercial building in Aptos and the first Post Office. It is the oldest building in Aptos. It was constructed by Joseph Arano, son-in-law of the first landowner, Rafael Castro and later, Arano built the Bay View Hotel. The Arano home and general store was constructed about 1867 and was granted the first Aptos Post Office in 1870. In the Historic Resources Evaluation Report, this important structure was not even mentioned. It is listed in the Santa Cruz County Historic Resources Inventory. It qualifies as a local listing NR 4 Status as of 2003.

The second historic property is mentioned in the Historic Resources Evaluation Report: "*Other hotels that catered to tourists included Peter Walsh's Live Oak House in the village and D. M. Rice's hotel on Aptos Wharf Road.*" The Rice house/hotel was built in 1874 by David M. Rice. His wife Jennie was the daughter of Isaac Graham, a well-known immigrant to Mexican California who built one of the first water powered sawmills in California near Felton and who built

Graham Hill Road to transport his lumber to Santa Cruz. The Rice House qualifies as a local listing NR 3 Status as of 2003.

As we understand it, the Santa Cruz County Regional Transportation Commission is purchasing these properties in order to remove auxiliary buildings, to provide for right-of-way behind the buildings for the trail next to the rail line, to reconfigure the parcel lot lines, and ultimately to sell the buildings and reconfigured parcels to private ownership with the historic buildings intact. If that is the case, we have no problem with that plan. What is essential is that the buildings remain intact and available to the community.

Cultural resources studies may use any criteria at hand to decide that a property is not significant, however the original buildings of Aptos are historic and are essential to the "community's character."

Thank you for this opportunity to comment on the project.

John Hibble, Curator

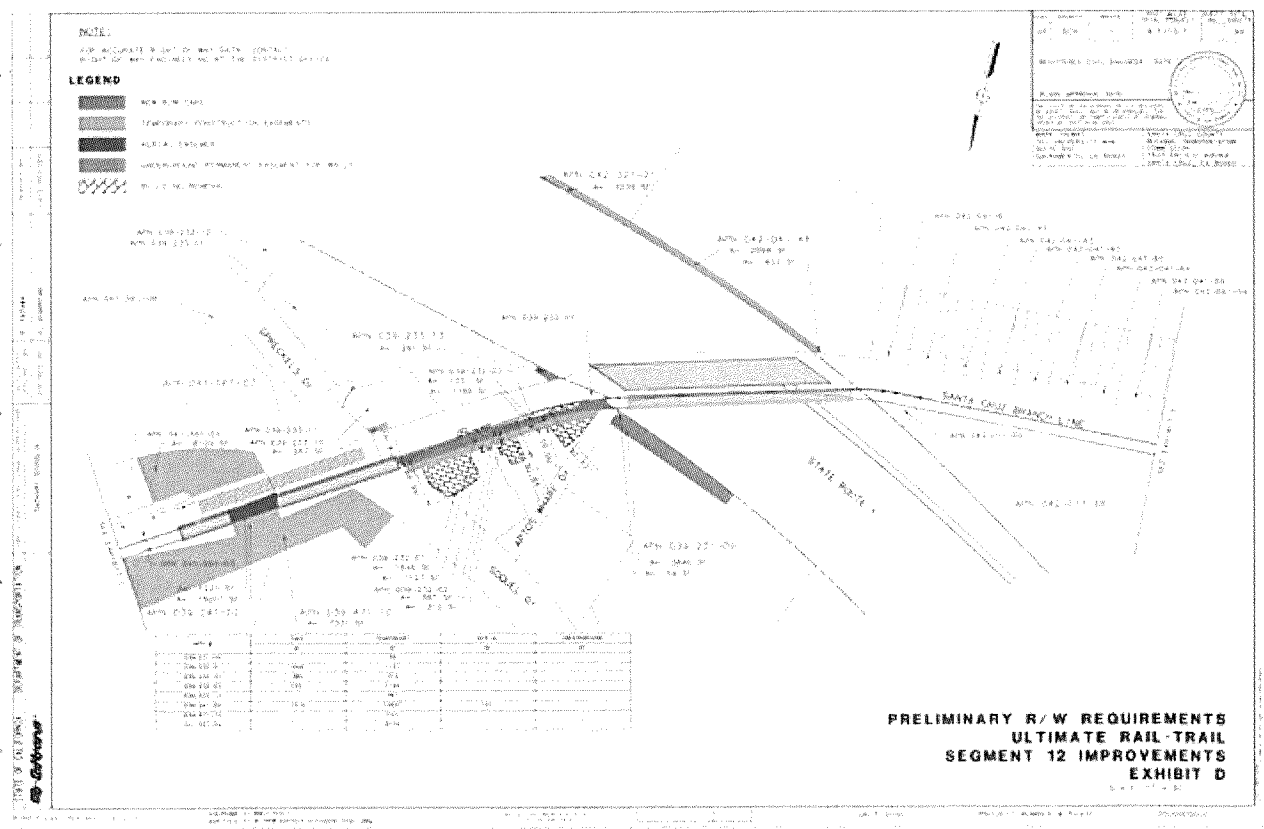
Aptos History Museum

831.688.1467



Photograph 4 in the Technical Study, Historic Property Survey Report: *Three-quarter aerial view of Aptos, 1949, California Highways and Public Works*, Shows the original town of Aptos on the western side of Aptos Creek with the historic Arano House and Rice Hotel in the center of the photograph.

[https://sccrtc.org/wp-content/uploads/Highway1AuxLanes\\_TechStudies/Hwy1\\_AuxLanes\\_HPSR-redacted.pdf](https://sccrtc.org/wp-content/uploads/Highway1AuxLanes_TechStudies/Hwy1_AuxLanes_HPSR-redacted.pdf)



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Resources:

**Draft Environmental Impact Report**

Appendix F, Right-of-Way Exhibits, Page 15

PRELIMINARY R/ W REQUIREMENTS

ULTIMATE RAIL-TRAIL

SEGMENT 12 IMPROVEMENTS

EXHIBIT D

**Technical Studies**

Historic Property Survey Report

**County of Santa Cruz Historical Resources Inventory**