Staff Report to the Planning Commission

Application Number: 111052

Applicant: Parks, Open Space and Cultural Services and the Santa Cruz County Redevelopment Agency
Owner: County of Santa Cruz
APN: 029-071-38,68

Agenda Date: 6/08/11

Agenda Item #: 10
Time: After 9:00 a.m.

Project Description: Proposal to develop the Chanticleer Avenue Park to include use of the historic Miller residence as an office or similar use; construct two picnic shelters, a tennis court, a community garden, a beginner skate feature, an open turf area, off-leash dog areas, a bicycle pump track, children's play areas, a bocce ball court, and an approximately 500 square foot restroom; and relocate and restore a 250 square foot tank house/parks maintenance storage building. The final project will include a public art component. In addition, the project allows for phasing (including interim park improvements and residential use of the Miller residence) until full project funding becomes available. The project requires a Park Site Master Plan, Master Occupancy Program, Parking Plan, a Variance to increase the 20% impervious surface area to 25%, and a Preliminary Grading Review.

Location: Property located on the west side of Chanticleer Avenue, approximately ½ mile south from Soquel Avenue within the Live Oak Planning area.

Supervisoral District: 1st District (District Supervisor: John Leopold)
Permits Required: Parks Master Site Plan Master Occupancy Program, Parking Plan, Variance
Technical Reviews: Preliminary Grading Review, Soils Report Review, Arborist Report Review

Staff Recommendation:

- Certify the Mitigated Negative Declaration (Exhibit D) pursuant to the California Environmental Quality Act.
- Approve Application 111052, based on the attached findings (Exhibit B) and subject to the attached conditions (Exhibit C).

Exhibits

A. Project plans (full set on file)
B. Findings
C. Conditions
D. Mitigated Negative Declaration, including reduced plans (CEQA determination)
E. Will Serve Letters
F. Comments & Correspondence

Parcel Information

Parcel Size:	4.51 acres
Existing Land Use - Parcel:	Vacant residence, open space
Existing Land Use - Surrounding:	Residential
Project Access:	Chanticleer Avenue
Planning Area:	Live Oak Planning area
Land Use Designation:	R-UL (Residential Urban Low) PK-N (Neighborhood Park)
Zone District:	PR (Parks, Recreation and Open Space), PR-L (Parks, Recreation and Open Space, Historic Combining Zone District)
Coastal Zone:	__ Inside _x_ Outside
Appealable to Calif. Coastal Comm.	__ Yes _x_ No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	Soils report completed, Attachment 3 to Exhibit D (Negative Declaration)
Fire Hazard:	Not a mapped constraint
Slopes:	Site is essentially flat, draining from the north to the south
Env. Sen. Habitat:	None, with exception of potential bat roosting(See Initial Study, Exhibit D)
Grading:	Approximately 2190 cy cut, 6290 cy fill
Tree Removal:	Yes, See Arborist Report (Attachment 6 of Exhibit D)
Scenic:	Not a mapped resource
Drainage:	Project includes drainage improvements to limit post-development runoff rates to pre-development levels.
Archeology:	Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line:	_x_ Inside __ Outside
Water Supply:	Santa Cruz City Water Department
Sewage Disposal:	Santa Cruz County Sanitation
Fire District:	Central Fire Protection District
Drainage District:	Zone 5

History

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

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

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

Preliminary design plans for environmental review and development permits for the historic building and park improvements are attached. The plans provide the improvements envisioned for the park site. An interim park use is proposed until funding is available to construct full park improvements. This includes park open space, a community garden, dog area, bike pump track, pathways for pedestrian access, and a residential use within the historic Miller house. These improvements are shown on the proposed Phase 1 Interim Use Plan for Chanticleer Park (Attachment 11 to Exhibit D). Minor plumbing, mechanical, and interior finishes are proposed within the Miller house to update the structure without altering the historic character of the building. The site will be maintained by the County. Access to the residence is provided by an existing driveway on Chanticleer Avenue, which is proposed to remain until development of the full park site.

Project Setting

The property is approximately 4½ acres in area and is owned by the County of Santa Cruz. The property fronts on Chanticleer Avenue, a collector street varying in width from 40 to 50 feet providing two travel lanes, bicycle lanes, and contiguous sidewalk. Parking is not permitted on this portion of Chanticleer Avenue. The entire site is bordered by residential property across Chanticleer Avenue and on all other sides, with exception of the Live Oak Grange and a church,

which are located along a portion of the western property line.

Topographically, the property is generally flat with an approximately 1 percent slope. Runoff currently flows from the northwest corner to the southeast corner of the property. Soil is comprised of silty sands and moderately expansive sandy clays in the upper 10 feet of soil. During the winter months high groundwater conditions are present throughout the site between 0 to 3 feet of the surface, with standing water present within site depressions.

The site is comprised of open grassland and a mix of oak trees, redwood, cedar, magnolia, etc. and fruit trees such as plum, apple, date palm, and pear.

The site is currently fenced with 6 foot high wood fencing along the west perimeter, with exception of a portion of property along the Live Oak Grange property that has 6 foot chain link fence. The site also contains split rail fencing along Chanticleer Avenue and varied fencing along the north edge of site with mostly overgrown vegetation. .

Detailed Project Description

Park Site Master Plan

The proposed Park Site Master Plan includes the use of the approximately 1300 square foot historic Miller residence as an office or similar use with provision for future uses allowed under a master occupancy program. The Parks, Open Space and Cultural Services Department have provided a program statement (Exhibit D, Attachment 8) for the park and Miller residence. Hours of operation for the Miller house are proposed between approximately 7 a.m. and 5 p.m. weekdays. Outdoor park hours are proposed between sunrise and sunset.

Park improvements include the construction of two picnic shelters with three picnic tables each (one accessible table each), an approximately 500 square foot restroom, a tennis court with practice wall, a community garden (sixteen 8 x 12 plots and two accessible plots), a 770 square foot beginner skate feature for a maximum of 4 to 6 skaters, open turf area for informal play, two off-leash dog areas (small and large dog areas), a bicycle pump track with a small tool shed for equipment and track upkeep, children's play areas, two bocce ball courts, and a public art component. An existing 250 square foot tank house will be relocated and reconstructed for parks maintenance and storage

Thirty-three parking spaces are proposed on the northeast portion of the site with access provided from Chanticleer Avenue, directly opposite Chanticleer Lane. A four way intersection is proposed at this location on Chanticleer Avenue, including four stop signs and crosswalk striping for pedestrian access.

Approximately 11 on-street parking spaces are proposed along the Chanticleer Avenue property frontage, south of the proposed park entrance, where parking is currently prohibited. Existing frontage improvements along Chanticleer Avenue including curb, gutter and sidewalk are

proposed to be removed and reconstructed to accommodate the new parking. This parking will provide for park overflow spaces, as needed.

Improvement plans call for retention of the largest and best specimen trees on the site. This includes a grouping of one 30" and one 36" redwood tree within the proposed turf area at the southeastern area of the site, a 20" and 26"oak tree and a 20"spruce tree adjacent to the skate feature, a 44" redwood and a 20" oak tree in the vicinity of the Miller residence, as well as a few other trees spotted throughout the site.

The plans call for removal of a total of 28 existing trees within the proposed parking lot, skate feature, and bicycle pump track area, and others located in the vicinity of the historic Miller residence that have been determined to be in poor condition. A few other trees proposed for removal are located within the proposed on-street parking area. An arborist report is attached to the Initial Study (Attachment 6 of Exhibit D) that provides an analysis of each tree with recommendations regarding the necessary care or removal. This is an update to a previous report for site management prepared for the Redevelopment Agency. This update report excludes evaluation of any trees (dark shaded sections of report) that have already been removed, as previously recommended by the arborist, or trees that were removed after toppling over during a storm.

Interim Park Plan

An interim park use, consistent with the park site master plan approved by the Parks Commission, is proposed that includes a portion of the community garden (ten of the sixteen plots), one off-leash dog area, a bicycle pump track, nine of the proposed parking spaces, use of the historic building as a residence, associated pathways for pedestrian connections, and some picnic amenities located adjacent to the community garden.

The interim plan is a conceptual plan that does not propose grading, drainage, or utility improvements or alteration of the existing character of the site. Interim parking is proposed to accommodate recreation uses and the materials will be determined to accommodate accessible access. Parking for the residence is currently available adjacent to the house. Funding is currently available for interior mechanical, plumbing, and other repairs for the residence so that the habitability of the building is improved for future residential tenants.

The interim plan will allow informal use of the existing open space with minimal site alteration. The property is currently used by residents for off-leash dogs. The bicycle pump track, community garden, and off-leash dog area uses suit the natural condition of the site. The interim uses are consistent with the location of improvements shown on the full park Site Master plan.

There are no existing trees potentially affected by the interim parking plan, with exception of an existing 40" oak, which will be protected from tenant parking by a split rail fence. Any trees required to be removed or which could possibly be disturbed for the construction of interim

recreational elements will be subject to tree protection fencing and mitigation measures of Environmental review, which require pre-construction surveys to ensure that bat roosting is not occurring on site prior to removal.

An approved use with informal recreational elements and park signage will establish the property as a County park until project funding is available for construction of the full park.

Zoning & General Plan Consistency

The subject property is located in the Parks, Recreation and Open Space (PR) zone district and the Historic Resources (L) Combining Zone district. This designation allows park development and also requires that the project include an historic resources plan review by the Historic Resources Commission. The project is designated Residential-Urban Low (R-UL) by the General Plan and contains a "Neighborhood Park" overlay, as specified by Figure 7-2 of General Plan Chapter 7, Parks, Recreation and Public Facilities. The Vicinity Map, General Plan, Zoning, and Assessor's Parcel maps are included as Attachment 1 to Exhibit D (Initial Study).

Historic Resources

The property contains the historic Miller residence that is identified on the historic resources inventory as being of local historical significance. The residence is identified as craftsmen architecture, with typical identifying characteristics including intersecting gables and a pitched roof, open eaves, exposed rafters, horizontal shiplap exterior siding, and shingles at the gables. Exterior features include wood windows, corner entry porch with sloped square columns on cobblestone piers. Interior detail includes built in cabinets and wood trim throughout the structure, also typical of craftsmen structures. The site also contains the tank house, a building relocated from what is now the Live Oak Business Park that is not historically designated.

Pursuant to County Code Section 16.42.060, properties containing an historic resources combining district overlay ("L" designation) are required to submit an historic resources preservation plan to the Historic Resources Commission for review and approval prior to permit consideration by the hearing body. The intent of the historical regulations is to ensure that the proposed improvements protect, enhance, and preserve the resource so it is not compromised by the proposed project and that the proposed improvements complement the historic character of the site. This process occurred on October 14, 2010. See the attached Preservation Plan Permit, conditions of approval, and planning staff report (Attachment 8 of Exhibit D). The conditions require review of the building plans by the historic resources staff.

Park Site Development Standards

Setbacks

The Site Development Standards in County Code Section 13.10.353 establish a minimum 30 foot setback for all yards (front, side, and rear yard) and a maximum 28 foot building height for

structures. The plans comply with the setback requirement for all buildings (restroom, tank house, picnic sheltors, pump track storage building). All proposed structures are one story buildings that fall under the maximum 28 foot building height.

Parking

The parking ordinance does not provide specific standards for public parks. Thus, a parking analysis is included in the Initial Study (Program Statement, Attachment 8 of Exhibit D). A table is provided below that summarizes this analysis, based on a recent traffic study of similar parks, prepared for the Farm Park by Fehrs and Peers dated 2009. This includes the Institute of Traffic Engineers (ITE) peak parking demand rate for weekday and weekends park uses as well as the observed peak parking demand rates at local parks in this area. Observed peak parking demand was identified as 2.1 parking spaces per acre during the weekdays and 7.5 spaces per acre during the weekends. The observed parking rate was used to establish the proposed parking because it was greater than the ITE standard (5.1 spaces) parking rate for parks. 34 parking spaces are proposed and consistent with the observed parking demand for the park component of the proposed use.

The applicant also proposes a master occupancy program for the Miller House, which will be principally office uses, though other similar uses may occur. The parking regulations require 1 space per 200 square feet of office space. Approximately 7 spaces are required for the office use, though the program statement proposes 10 spaces, which will provide a bit more parking and allow more flexibility for the potential future occupancies in this building since future tenants are unknown at this time.

In total, the proposed plans provide 44 parking spaces, 33 parking spaces located within the proposed parking lot and 11 new on-street parking spaces proposed along the Chanticleer Avenue property frontage. This should be more than adequate for the use since this site provides more parking per acre than most of the other neighborhood parks in the County.

Parking Spaces				
Use	Observed Parking Demand	Park Acreage/Building Square footage	Parking Suggested by Parking Study or County Code	Parking Provided
Park Uses	7.5 spaces per Acre	4.5 acres	34 spaces	34
Miller House Office Occupancy	1 space per 200 square feet	1300 square feet	7 spaces	10
Total Parking Spaces			**41 spaces**	**44 spaces**

Parks and Recreation Design Criteria/Drainage Area Variance

As discussed with your commission during review of the Farm Park and Community center project, the special design criteria for the Parks, Recreation and Open Space zone district under County Code Section 13.10.354 (c) 2 require that no more than 20 percent of the gross acreage may be developed with impervious surface improvements in order to ensure that open space is retained. Public Works also applies best management practices and design criteria standards requiring impervious surface area be minimized to reduce overall site runoff, in addition to requiring that the site maintain the predevelopment runoff rate.

This site has had historical impervious surface coverage of approximately 23 percent. The proposed plan increases this area to approximately 25 percent, and although this is a small increase, it exceeds the current 20 percent standard.

The Parks and Recreation zone district establishes a minimum 20 acre parcel size for new park sites and a corresponding 20 percent impervious surface area. These standards were intended for creation and development of more rural parks where larger acreage allows for development of large open space areas such as organized and group camps and conference centers. They were also intended to accommodate the typical hardscape features necessary for parking, public facilities, public access, etc. without allowing excessive impervious surface thereby affecting natural drainage conditions. The proposed site is approximately 4.5 acres in size, which is significantly smaller than the standard and does not allow sufficient impervious surface area to meet the basic parking and site access requirements.

The conditions identified in the soils and drainage report also note perched groundwater conditions, which results in standing water during the winter months. This has resulted in the need to raise the grade by approximately one half foot to improve drainage flow and conditions on site. The project design attempts to balance site design critiera for park improvements and best management practices meant to minimize impervious surface area while also ensuring that the site properly drains and achieves the pre-development runoff rate.

Additional steps are recommended by the Public Works Department (Exhibit F) prior to issuance of a building permit to further reduce impervious surface area if feasible. However, a variance is supported by staff although final drainage design may reduce impervious area to that allowed by the ordinance. Nonetheless, findings are provided in the event these design requirements do not result in full compliance. Findings are attached as Exhibit B.

Traffic Considerations

As part of the process for development of the Park Site Master Plan, the Redevelopment Agency held a series of community meetings to solicit public input. During this process the community voiced concern about pedestrian safety for children walking and riding bicycles across Chanticleer Avenue at Mattison Lane to 17th Avenue and to the future park, due to motorists traveling in excess of the posted speed limit along Chanticleer Avenue. The Agency

acknowledged these concerns and plans show a multi-way stop intersection at the proposed park driveway. The Public Works Department has not supported the multi-way stops throughout the master plan process because low traffic volumes on Chanticleer Lane opposite the site do not warrant stop signs. In general, stop intersections are not recommended as traffic calming measures. However, Public Works recommends a crosswalk to the south of Chanticleer Lane with signage posted to the north and south of the crosswalk. The project is conditioned to revise the plans to remove the four way stop and provide one crosswalk only. The Public Works Department staff has noted that in the event that public safety issues occur once the park is constructed, evaluation of crosswalk safety may be initiated by the public in coordination with the Department. The introduction of stop signs will require separate Board of Supervisor action. Public Works comments are attached as Exhibit F.

Project Phasing

At this time funding is only available for modifications to the Miller house for residential tenant occupancy and construction of a split rail fencing around the dwelling. Flexibility is necessary for construction since full funding is not available at this time and alternative funding has not been identified. A 10 year Park Master plan permit is provided so that the County may complete the park improvements as funding becomes available.

Conditions of approval are included to require an administrative approval of each project phase, including interim plan construction, with exception of construction of the full plan. This is for evaluation of necessary grading, drainage, site infrastructure, parking, and landscaping for the project. This will ensure that site improvements are in substantial conformance with the Master Plan and that phasing does not exclude necessary site infrastructure for future improvements envisioned by the plan. The project is also conditioned to combine two assessor's parcels to ensure that interim park uses do not straddle the property lines. The project is conditioned to require accessibility review prior to each phase, including the interim plan, to ensure accessible access is constructed in compliance with the building code. Interior modifications to the Miller residence may require a building permit depending upon the work proposed.

Design Review

The proposed park has been reviewed by the Urban Designer and found to be consistent with the requirements of the County Design Review Ordinance enumerated in County Code Chapter 13.11 (attached as Exhibit F). The proposed park is compatible with the site and with the surrounding residential uses. The proposed building design, material, and color reflects the historical character of the Miller residence and the improvements reflect the character of the agricultural use historically associated with this site. Plans call for an orchard style planting scheme for trees, farm themed weather vanes atop the picnic shelters, farm style play equipment, and natural split rail fencing throughout the site, as well as informal ground cover where feasible.

Environmental Review

Environmental review has been completed for the proposed project per the requirements of the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on April 11, 2011. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit D) was made on April 22, 2011. The mandatory public comment period expired on May 13, 2011, with no comments received.

The environmental review process focused on the potential impacts of the project in the areas of geology/soils, hydrology, biological resources, and noise.

The Environmental Coordinator recommended mitigation measures to address potential roosting bats and drainage requirements of the Public Works Department to reduce potential impacts from the proposed development. Please see the attached Initial Study and Negative Declaration Mitigation Measures (Exhibit D) for a complete analysis of these issues. Project mitigation measures have been incorporated into the project conditions of approval (Exhibit C).

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Where inconsistent, variance findings are provided. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

Staff recommends that your Commission take the following actions:

- **CERTIFY** the Negative Declaration with mitigation measures pursuant to Environmental Review under the California Environmental Quality Act, and
- **APPROVE** Application Number 111052, based on the attached findings included as Exhibit B and subject to the conditions included as Exhibit C.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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Report Reviewed By: _____

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Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for Parks and Recreation Uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed project will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the park buildings and the conditions under which the use would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the Parks and Recreation (PR) and Parks and Recreation- Historic Landmark (PR-L) zone district. In addition, the primary use of the property will be a park and residence and future office uses meet all current site standards for the zone district with exception of the maximum 20 percent impervious surface area required in the special design criteria for the Parks, Recreation and Open Space zone district in County Code Section 13.10.354 (c) 2. Where the project is inconsistent with this site standard variance findings are attached.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed Park, residence/office uses are consistent with the use and density requirements specified for R-UL (Residential-Urban Low) and PK-N (Neighborhood Park) land use designations in the County General Plan.

The proposed park use complies with Chapter 7 (Parks, Recreation and Public Facilities) General Plan Goals to provide:

> For the health, safety, and welfare of County residents through the provision of adequate community services and infrastructure to support the existing and planned levels of development in the County in a manner which is supportable within the limits of the County's finite natural resources and within the constraints of community-wide goals for environmental quality (Public Service Adequacy) (LCP);

Exhibit B

A full range of public and private opportunities for the access to, and enjoyment of, park, recreation, and scenic areas, including the use of active recreation areas and passive natural open spaces by all ages, income groups and people with disabilities with the primary emphasis on needed recreation facilities and programs for the citizens of Santa Cruz County (Objective 7.1a Parks and Recreation Opportunities) (LCP); and to

Actively acknowledge and endorse the requirements of the Americans with Disabilities Act and plan parks and other recreation facilities accordingly to encourage people with disabilities to mainstream into parks programs (7.1.6 Americans With Disabilities Act); and to

Require all recreation and visitor-serving developments to be consistent with the Zoning ordinance (7.1.10 Design Criteria) (LCP).

The proposed project also complies with the General Plan Park objectives to provide a neighborhood park consistent with the Park Site Master Plan approved by the Parks Commission and adopted by the Board of Supervisors, consistent with the accessibility requirements and Zoning Ordinance and General Plan designation. The project meets the Design Criteria standards of the Design Review Ordinance and with the requested variance, meets the Design criteria established for Parks and Recreation Zone districts.

The proposed uses and buildings will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed structures will comply with the site standards for the PR (Parks and Recreation) zone district (including setbacks and height) and will result in a structures consistent with a design that could be approved on any similarly sized lot in the vicinity. Where inconsistent with the standards, the project includes a variance to the open space standards to accommodate the accessibility requirements of the code and parking and circulation requirements of the ordinance. Findings are attached.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed park is to be constructed on a previously developed lot where all buildings except the historic structure have been removed. 150 peak trip-ends are attributed to this site from previous uses associated with 13 rental units and a 4300 square foot child care facility removed from this site. These trips are applied as a credit toward proposed trips resulting from the park project. The recently approved Farm Neighborhood Park, which is 5.5 acres in size and a bit larger than the proposed Chanticleer Park, is proposed to result in 94 peak trips, which are substantially less than the trips credited to this site from previous uses.

Exhibit B

Thus, the project would not create an increase in traffic on nearby roads and intersections as a result of construction of the neighborhood park.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed park is located in a mixed residential neighborhood containing a variety of architectural styles. The park site includes an historic residence, the Miller House. The project has received review and approval by the Historic Resources Commission. The proposed park and building design reflect the architectural character of this historic setting through the use of appropriate site layout, building design, materials, and colors, and landscape plans reflecting the historically agricultural use on this site. The proposed design of this building is consistent with the land use intensity and density of the original residence on this property and surrounding residential neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed park and use will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Exhibit B

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

   This finding can be made, in that the property is substantially smaller in size, approximately 4 ½ acres, less than the minimum 20 acres required by the site standards established for the Parks and Recreation Zone District. This is a special circumstance applicable to the property. A parcel that is approximately 20 acres in size is permitted a maximum of approximately 4 acres (20 percent) of impervious surface area for parking and circulation surfaces whereas a 4.5 acre site is allowed approximately 1 acre of impervious surface area. The strict application of the Zoning Ordinance deprives the park property of adequate and necessary area for driveway and circulation, accessibility, and recreational use surfaces typically permitted within the parks and recreation zone district for larger park sites.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

   This finding can be made, in that the approval of the variance to allow an increase in impervious surface area would not be detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity as the project will comply with the pre-development drainage run-off rate regardless of the amount of impervious surface area provided by the project. Furthermore, the increase from 20 to 25 percent impervious surface area will allow recreational access for the disabled so that the park facility is accessible. The approval would also allow park uses that are consistent with the type of open space and recreational uses currently desired by the community, as approved by the Parks Master Plan. Current park uses differ from those envisioned at the time of adoption of the regulations, especially for smaller urban park sites. These uses include small basketball courts, skate features, tennis, outdoor patio space, etc. which require more impervious surface area than rural natural open space uses.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

   This finding can be made, in that all urban parks are significantly smaller than rural parks

Exhibit B

and cannot typically meet the impervious standards prescribed for larger rural park sites anticipated by the ordinance and still provide the desired type of uses. An approval to increase the impervious surface area for this urban park will not affect other larger rural park sites throughout the County or the Zone District in which it is located.

Exhibit B

CONDITIONS OF APPROVAL

Exhibit A: Preliminary Improvement Plans and Landscape Plans, prepared by SSA Architects, dated 2/11/2011
Architectural Plans prepared by Gil Sanchez Architecture, dated 2/11/2011

I. This permit authorizes the construction of the Chanticleer Avenue Park to include use of the approximately 1300 square foot historic Miller residence as an office or similar use, construction of two picnic shelters, an approximately 500 square foot restroom, relocation and restoration of a 250 square foot tank house/parks maintenance storage building, tennis court, community garden, beginner skate feature, open turf area, off-leash dog areas, bicycle pump track, children's play areas, bocce ball court, and public art. In addition, the project includes an interim park open space use including a community garden, dog area, bicycle pump track, parking, residential use of the historic building, and associated pathways for pedestrian connections as full project funding becomes available. The project includes a Park Site Master Plan Development Permit, Master Occupancy Program, Parking Plan, Variance to increase the 20% impervious surface area to 25%, and a Preliminary Grading Permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.

B. Obtain an Administrative Permit (Level IV) for each project construction phase of the Master Site Plan excluding a single residence in the Miller house, if the project is not constructed in entirety, from the Planning Department as noted in Condition II below.

C. Obtain a Building Permit and Grading Permit (as required) for each phase of project construction from the Santa Cruz County Building Official.

1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application or Grading Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.

D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.

II. Master Site Plan Development: This permit shall serve as a Master Site Plan

Exhibit C

Development Permit for the future development of the site. Project construction phasing is permitted for this project and shall comply with the following:

A. Phase 1: Residential Use of the Miller House

1. Prior to residential occupancy of the building obtain an over-the-counter building permit for interior modifications as necessary for mechanical and plumbing improvements, etc.

B. Phase 2: Interim Park Plan

1. Prior to construction of the interim park plan the applicant shall obtain an Administrative Permit (Level IV) from the Planning Department. The applicant shall submit improvement plans that address grading, drainage, parking, infrastructure, landscaping, etc. that are in substantial compliance with the Park Site Master Plan.

   a. Parking shall be provided commensurate with the level and intensity of the use proposed.

   b. The interim park plan shall be subject to mitigation measures of this permit, as necessary.

   c. The interim park shall be subject to a building permit for compliance with accessibility requirements.

C. Phase 3: Master Site Plan Phasing

1. Prior to construction of the full Park Site Master Plan, the applicant shall obtain a building and a grading permit as noted in Condition III below. Alternatively, the construction may be phased. Prior to phased construction of any portion of the Park Site Master Plan:

   a. The applicant shall obtain an Administrative Permit (Level IV) for evaluation of improvements for compliance with agency requirements, and consistency of the improvements with the Park Site Master Plan. Phased improvements plans shall be in substantial compliance with the Master Plan.

   b. Parking shall be provided commensurate with the level and intensity of the use proposed to the maximum provided at full build-out.

   c. All grading permit, building permit, and required mitigation

Exhibit C

measures shall apply to each phase of the project construction as determined by Planning Department staff.

d. The Miller House Office uses and Occupancy Program shall not be permitted until completion of master site plan construction unless an administrative permit (Level IV) is obtained.

III. Prior to issuance of a Building Permit and Grading Permit (as required) for project construction, the applicant/owner shall:

A. Submit final construction plans including architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:

1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.

2. Grading, drainage, and erosion control plans prepared by a Civil Engineer shall be submitted.

3. Details showing compliance with fire department requirements.

4. The plans shall comply with the County Building Department Accessibility requirements as noted in project comments dated April 26, 2011 and shall address the following prior to approval for recreational park use or occupancy of the Miller House as any use other than a single family residence:

a. An accessible exterior exit is required at the Miller house, unless an unreasonable hardship may be determined and documented. This exit floor level is shown to be within 24" above grade. (2010 CBC 1133B.1.1.1.1).

b. Detectable warnings at walkway areas that are flush with parking areas and driveways are required. (2010 CBC 1133B.8.5).

Exhibit C

c. The door to the restroom at the Miller house encroaches into the fixture clearance at the lav. This is not permitted. (2010 CBC 1115B.3.2).

d. The building permit application shall include accessibility signage details for parking, restrooms and building entrances. These and any additional signage proposed for shall be detailed or specified to show compliance with 2010 CBC 1117B.5.

e. Accessible parking spaces to be dispersed to various entrances. An accessible space should be located at the middle entrance to the park, along the shortest route to the park facilities. (2010 CBC 1129B).

5. Plans shall include a lighting plan to be reviewed and approved by Planning Staff. The lighting plan shall comply with the following:

a. All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.

b. All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light standards to a maximum height of 15 feet are allowed.

c. Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.

6. The applicant shall submit an updated arborist report that provides recommendations for tree protection during and at the completion of construction. Plans shall include recommended tree protection measures.

7. Plans shall be revised to include details FIG DW-1 and FIG ST-6c of the County Design Criteria per Public Works Driveway Encroachment.

B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached.

Exhibit C

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

D. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Storm water Management. Drainage fees will be assessed on the net increase in impervious area. This shall include the following:

1. Projects are required to duplicate existing conditions, disconnect impervious area and minimize impervious area onsite. The additional information listed below will not require a redesign of the site layout. The comments are regarding technical items and possible ways to add more LID practices to the site drainage design:

   a. From the plans it appears that it is feasible for the inlets along the western property line, collecting runoff from offsite, to be removed and a continuous bioswale be graded to the proposed water quality treatment unit bioswale along the southern property line.

   b. The proposed water quality treatment bioswale with under drain and subsurface impermeable liner (labeled as D5 on sheet C4.0) will not duplicate existing conditions. Is it feasible to remove the liner and under drain and utilize only a bioswale to direct surface runoff?

   c. This project is proposing an AC parking lot and an extensive amount of concrete flat work. The requirement to minimize impervious surfacing can be achieved by the use of porous pavement (paver blocks, turf blocks, base rock, gravel, pervious concrete, etc.).

   d. The southern portion of the parcel is currently the wet area. Is it feasible to allow surface flow and some ponding in this area where the water quality treatment bioswale (labeled as D5 on sheet C4.0) is currently proposed to help to duplicate existing conditions? Especially since there are no structures proposed in that area.

   e. Please clarify the need for collecting offsite runoff along the northern property line and piping it to the southern property line. Also clarify the need for collecting runoff from the pump track area and piping it across the site. Is it feasible for this runoff to be directed in a bioswale to the inlet at the northeast corner of the lot?

Exhibit C

f. Is it feasible for the runoff from the driveway entrance area, which is not being directed to the detention system, to be directed to the landscape prior to leaving the site?

2. Please quantify the amount of upslope runoff being received onsite from upslope properties.

3. A solid lid junction box is required where the two pipes cross into the County Right of Way on Chanticleer Avenue.

4. A drainage fee will be assessed on the net increase in impervious area. Reduced fees are assessed for semi-pervious surfacing (50%) to offset costs and encourage more extensive use of these materials.

5. Site plans shall specify required maintenance procedures to assure proper long term functioning of the proposed drainage system. A recorded maintenance agreement is required for the proposed drainage system. Please contact the County of Santa Cruz Recorder's office for appropriate recording procedure. The maintenance agreement form can be picked up from the Public Works office or can be found online at:

E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.

F. Submit 2 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.

G. Pay the current fees for Child Care mitigation for conversion of a 1300 square feet residence to commercial floor area for the Historic Miller Residence. Currently, these fees are $.23 per square foot. Current fees are $299.00, but are subject to change.

H. Provide required off-street parking spaces for 33 cars on site and 11 spaces along the Chanticleer Avenue property frontage. Parking spaces must be 8.5 feet wide by 18 feet long. Parking must be clearly designated on the plot plan. Compact parking may occupy 3 of the 33 parking spaces within the Parking lot. Each compact car parking space shall be not less than sixteen (16) feet (4.9 meters) long and seven and one-half (2.3 meters) wide. Any project phasing shall require parking commensurate with the proposed park features to be developed.

I. Comply with all requirements of the Santa Cruz Water Department. Detailed landscape and irrigation plans shall be submitted at the time of the building permit application for review by both the Planning Department and Water Department.

Exhibit C

The landscape and irrigation plans shall satisfy all requirements of the City's landscape water conservation ordinance prior to approval and issuance of the building permit.

J. The applicant/owner shall record an affidavit to retain assessor's parcel numbers 037-101-58 and 037-101-59 as one parcel. The form and recordation procedures shall be provided to the applicant by the Planning Department staff.

K. The applicant shall revise the plans to meet the Public Works Road Engineering requirements as follows:

1. Delete installation of stop signs on Chanticleer Avenue and provide one crosswalk on Chanticleer Avenue (south side) only.

2. Replace pavement bike symbol with legend "BIKE LANE" and pavement arrow, and provide dimensions for ladder crosswalk (2' width at 2' apart).

3. Revise easement dedication to include all sidewalks adjacent to park.

4. Provide elevation labels on the driveway profile.

5. Restrict overnight parking (10:00 P.M to 6:00 A.M.) with R30 (CA) signs on the proposed on-street parking area in order to prevent undesired social activities at night associated with people camping in vehicles.

L. The applicant shall comply with all requirements of the Sanitation district, as noted in project comments by Diane Romeo, dated April 28, 2011.

IV. All Master Site Plan construction, interim plan construction, or phasing construction shall be performed according to the approved plans for the Building Permit and/or Grading Permit. Prior to final building and grading inspection, the applicant/owner must meet the following conditions:

A. All site improvements shown on the final approved Building Permit and/or Grading Permit shall be installed.

B. All inspections required by the building permit and/or Grading Permit shall be completed to the satisfaction of the County Building Official.

C. The project must comply with all recommendations of the approved soils reports.

D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological

Exhibit C

resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

E. All inspections required by the Public Works Department shall be completed to the satisfaction of the Public Works Department.

V. Construction Operations and Operational Conditions

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

B. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

C. "Miller Residence" Master Occupancy Program

1. This Master Occupancy Program sets forth all allowed uses within the "Miller Residence" building and requires provisions for adequate parking, site improvements (as necessary) and compliance with the California Building Code occupancy classification and accessibility for each use.

2. Prior to commencing any use within the building aside from a single residence, or successive use, the applicant shall obtain a Level I Change of Use Approval from the Planinng Department or other Use Approval as specified by the "PR" Use chart or as required by the conditions of this Master Occupancy Program.

3. All "Miller Residence" uses shall be consistent with the list below. Uses that are not specifically included in the following list, but included in the "PR" Use Chart shall not be permitted unless the applicant obtains an amendment to the use permit. No use shall be permitted if it requires more than 10 parking spaces (as noted in the Park Program Statement) unless an amendment to the Master Occupancy Program Development Permit is

Exhibit C

completed and an updated parking analysis is provided that demonstrates compliance with parking requirements.

Allowed Uses List

Art galleries;
Day care centers;
Food stores, delicatessens or equivalent retail-only food sales, with no table service or dining;
Gift shops;
Recreational equipment sales, rentals and services;
Museums;
Maintenance facilities;
Management offices;
Facilities for biotic and wildlife observation and research;
Child care homes, large family (must be in conjunction with residential use) (See Section 13.10.686 and Section 13.10.700-C-definition);

Child care homes, small family (must be in conjunction with residential use) (See Section 13.10.700-C definition);

One single-family dwelling;

Dwelling units, associated with an open space or private recreational facility for the owner or lessee of the land or for staff, a caretaker, watchman, or manager of the property, pursuant to Section 13.10.353(b);

Group meeting facilities, including educational and religious facilities and similar institutions shall be allowed only pursuant to a Level IV amendment to this permit, and only in conjunction with a Master Site Plan consistent with Section 13.10.355. Such facilities shall be limited to available parking per the parks program statement.

D. The owner/developer shall designate a disturbance coordinator to respond to citizen complaints and inquiries from area residents during construction. A 24-hour contact number shall be conspicuously posted on the job site. The name, phone number, and nature of the disturbance shall be recorded by the disturbance coordinator. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. Unresolved complaints received by County staff from area residents may result in the inclusion of additional Operational Conditions.

Exhibit C

E. Park hours of operation shall be between sunrise and sunset.

F. Outdoor group picnic shelters shall be permitted a maximum of 25 people per shelter or a combined occupancy of 50 people for 2 shelters.

G. Construction hours are permitted between 7 am and 7 pm.

VI. Mitigation Monitoring Program

The mitigation measures listed under this heading have been incorporated in the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for the above mitigation is hereby adopted as a condition of approval for this project. This program is specifically described following each mitigation measure listed below. The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program, may result in permit revocation pursuant to section 18.10.462 of the Santa Cruz County Code.

A. Mitigation Measure: Special Status Bat Protection (Condition V.A)

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

B. Mitigation Measure: Drainage (Condition III C)

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

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

This permit expires 10 years from the effective date listed below unless building and grading permits have been obtained and the park master plan has been fully constructed.

Exhibit C

COUNTY OF SANTA CRUZ

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

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

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

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

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

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

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

Required Mitigation Measures or Conditions:
_____ None
__XX__ Are Attached

Review Period Ends: May 13, 2011

Date Approved By Environmental Coordinator: 5/17/11

MATT JOHNSTON
Environmental Coordinator
(831) 454-3201

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

NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by _____

on _____ (Date). No EIR was prepared under CEQA.

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

Date completed notice filed with Clerk of the Board: _____

EXHIBIT D

COUNTY OF SANTA CRUZ

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

ENVIRONMENTAL COORDINATOR
NOTICE OF INTENT TO ADOPT A PROPOSED NEGATIVE DECLARATION

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

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

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

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

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

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

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

EXHIBIT D

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

NEGATIVE DECLARATION MITIGATIONS

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

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

County of Santa Cruz

PLANNING DEPARTMENT
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
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KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR
www.sccoplanning.com

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY

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

Staff Planner: Sheila McDaniel

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

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

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

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

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

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

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

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

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

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

NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations: No

DETERMINATION: (To be completed by the lead agency)
On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Matthew Johnston
Environmental Coordinator

4/18/2011
Date

EXHIBIT D

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

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

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

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

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

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

SERVICES

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

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

PLANNING POLICIES

Zone District: PR-L, PR

Special Designation:

General Plan: Urban Low Residential

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

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

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

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

PROJECT BACKGROUND:

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

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

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

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

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

III. ENVIRONMENTAL REVIEW CHECKLIST

A. GEOLOGY AND SOILS

Would the project:

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

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
comply with the recommendations of the soils report, to be accepted prior to building permit issuance, when the full park site is developed.				
2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
Discussion: The geotechnical report cited above did not identify a significant potential for damage caused by any of these hazards.				
3. Develop land with a slope exceeding 30%?	☐	☐	☐	☒
Discussion: There are no slopes that exceed 30% on the property.				
4. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
Discussion: Some potential for erosion exists during the construction phase of the full project, however, this potential is minimal because the site is flat and standard erosion controls are a required condition of the project. Prior to approval of a grading or building permit for the full park project, the project must have an approved Erosion Control Plan, which will specify detailed erosion and sedimentation control measures. The plan will include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion.				
5. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	☐	☐	☒	☐
Discussion: According to the geotechnical report for the project there are indications of expansive soils in the area of the restroom/maintenance building area. The recommendations contained in the geotechnical report recommend soil testing and compaction during site grading activities to be implemented to adequately reduce this potential hazard to a less than significant level.				
6. Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems where sewers are not available?	☐	☐	☒	☐

EXHIBIT D

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

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

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

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

B. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

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

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

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

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

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

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

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

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

or planned uses for which permits have been granted)?

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

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

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

6. Degrade septic system functioning?	☐	☐	☐	☒

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

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

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

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

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

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

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

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

Discussion: See above

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

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

C. BIOLOGICAL RESOURCES

Would the project:

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

EXHIBIT D

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

Service?

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

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

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

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

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

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

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

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

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

Discussion: See Item 3, above.

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

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

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

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

D. AGRICULTURE AND FOREST RESOURCES

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

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

EXHIBIT D

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

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

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

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

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

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

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

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

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

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

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

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

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

E. MINERAL RESOURCES

Would the project:

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

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

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

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

F. VISUAL RESOURCES AND AESTHETICS

Would the project:

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

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

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

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

within a state scenic highway?

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

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

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

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

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

G. CULTURAL RESOURCES

Would the project:

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

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

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

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

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

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

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

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

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

Discussion: No paleontological resources were identified on site.

H. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I. TRANSPORTATION/TRAFFIC

Would the project:

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

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

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

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

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

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

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

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

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

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

Discussion: See response I-1 above.

J. NOISE

Would the project result in:

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

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

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

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

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

See Item 1, above.

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

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

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

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

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

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

K. AIR QUALITY

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

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

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

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

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

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

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

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

L. GREENHOUSE GAS EMISSIONS

Would the project:

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

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

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

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

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

M. PUBLIC SERVICES

Would the project:

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
1.	Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
	a. Fire protection?	☐	☐	☒	☐
	b. Police protection?	☐	☐	☒	☐
	c. Schools?	☐	☐	☐	☒
	d. Parks or other recreational activities?	☐	☐	☐	☒
	e. Other public facilities; including the maintenance of roads?	☐	☐	☒	☐

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

N. RECREATION

Would the project:

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

EXHIBIT D

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

O. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

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

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

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

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

3. Exceed wastewater treatment	☐	☐	☒	☐

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

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

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

P. LAND USE AND PLANNING

Would the project:

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

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

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

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

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

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

Q. POPULATION AND HOUSING

Would the project:

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

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

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

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

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

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

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

of replacement housing elsewhere?

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

R. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

Discussion: The potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in Section III of this Initial Study. Resources that have been evaluated as significant would be potentially impacted by the project, particularly potential roosting bat resources. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes a bat survey prior to construction. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

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

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

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

EXHIBIT D

IV. TECHNICAL REVIEW CHECKLIST

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

EXHIBIT D

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

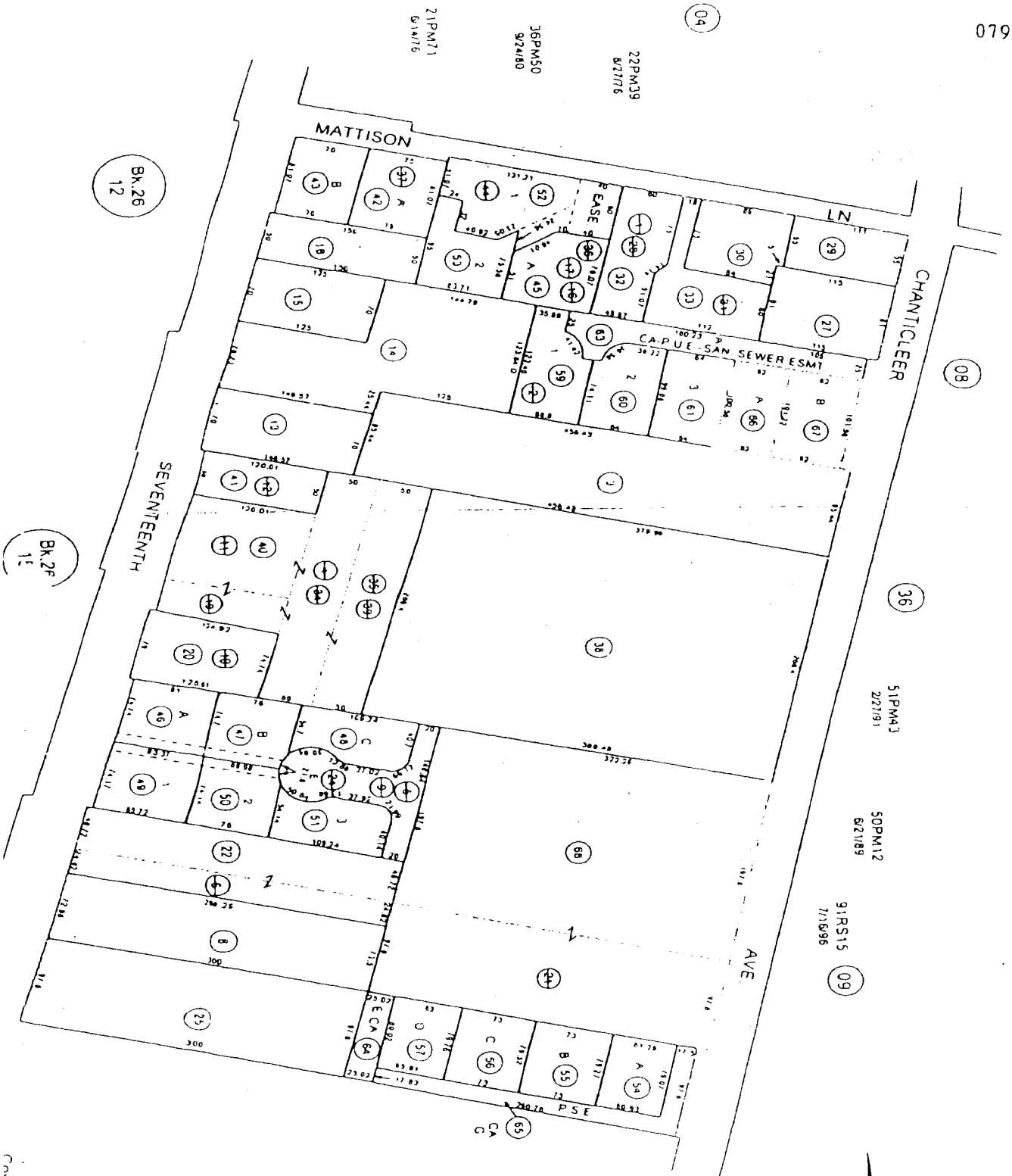
County of Santa Cruz 1994.
1994 General Plan and Local Coastal Program for the County of Santa Cruz, California. Adopted by the Board of Supervisors on May 24, 1994, and certified by the California Coastal Commission on December 15, 1994.

VI. ATTACHMENTS

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

FOR TAX PURPOSES ONLY

0799



POR. OF N.W. 1/4 SEC. 16, T.11S., R.1W., M.D.B. & M.

Tax Area Code 82-040

Assessor's Map No. 29-07

County of Santa Cruz, Calif.

EXHIBIT D

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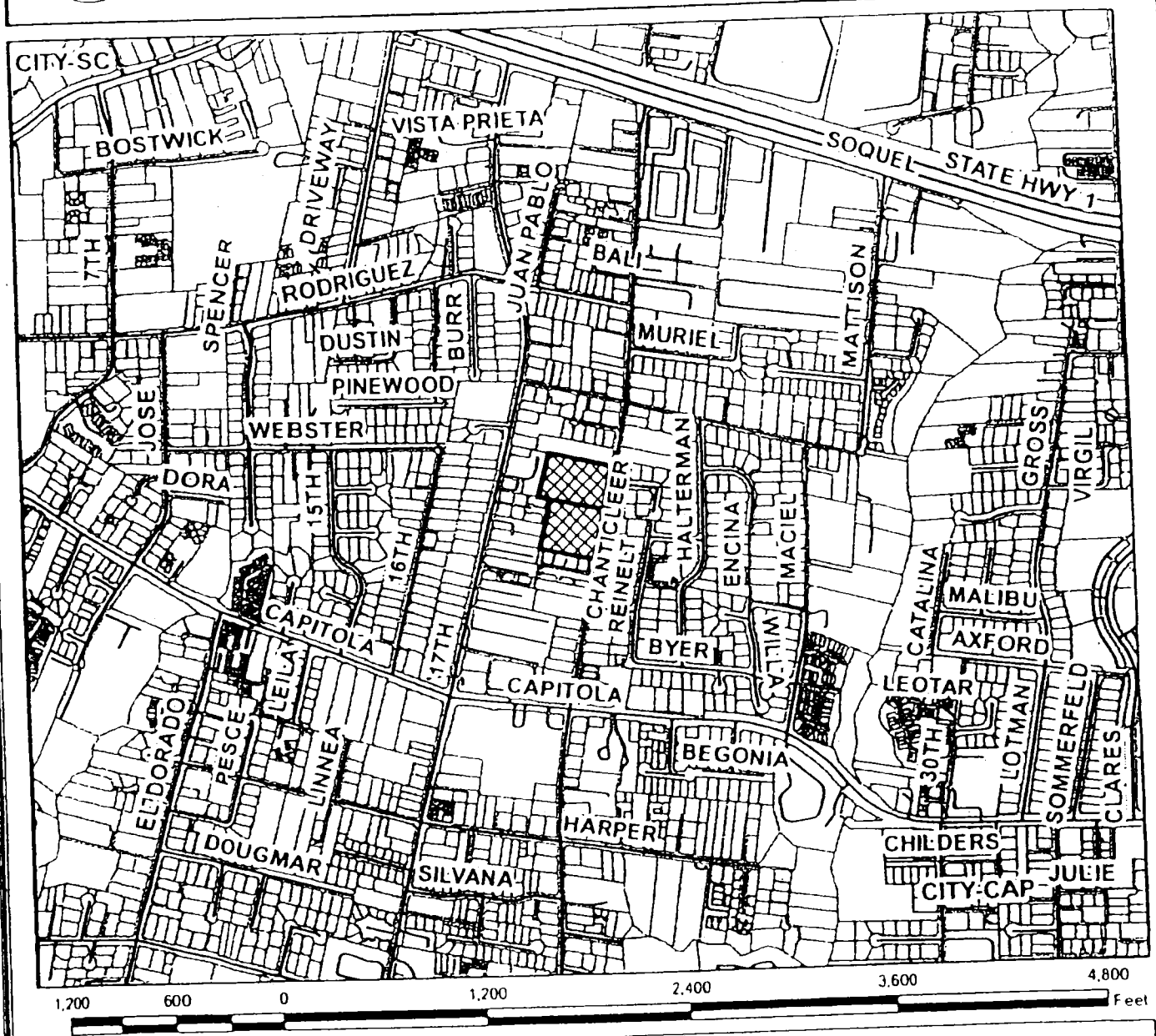
29-07

ATTACHMENT 1

Location Map



LEGEND

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

N
W E
S

Map Created by
County of Santa Cruz
Planning Department
July 2010

60

EXHIBIT D

Zoning Map

LEGEND

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

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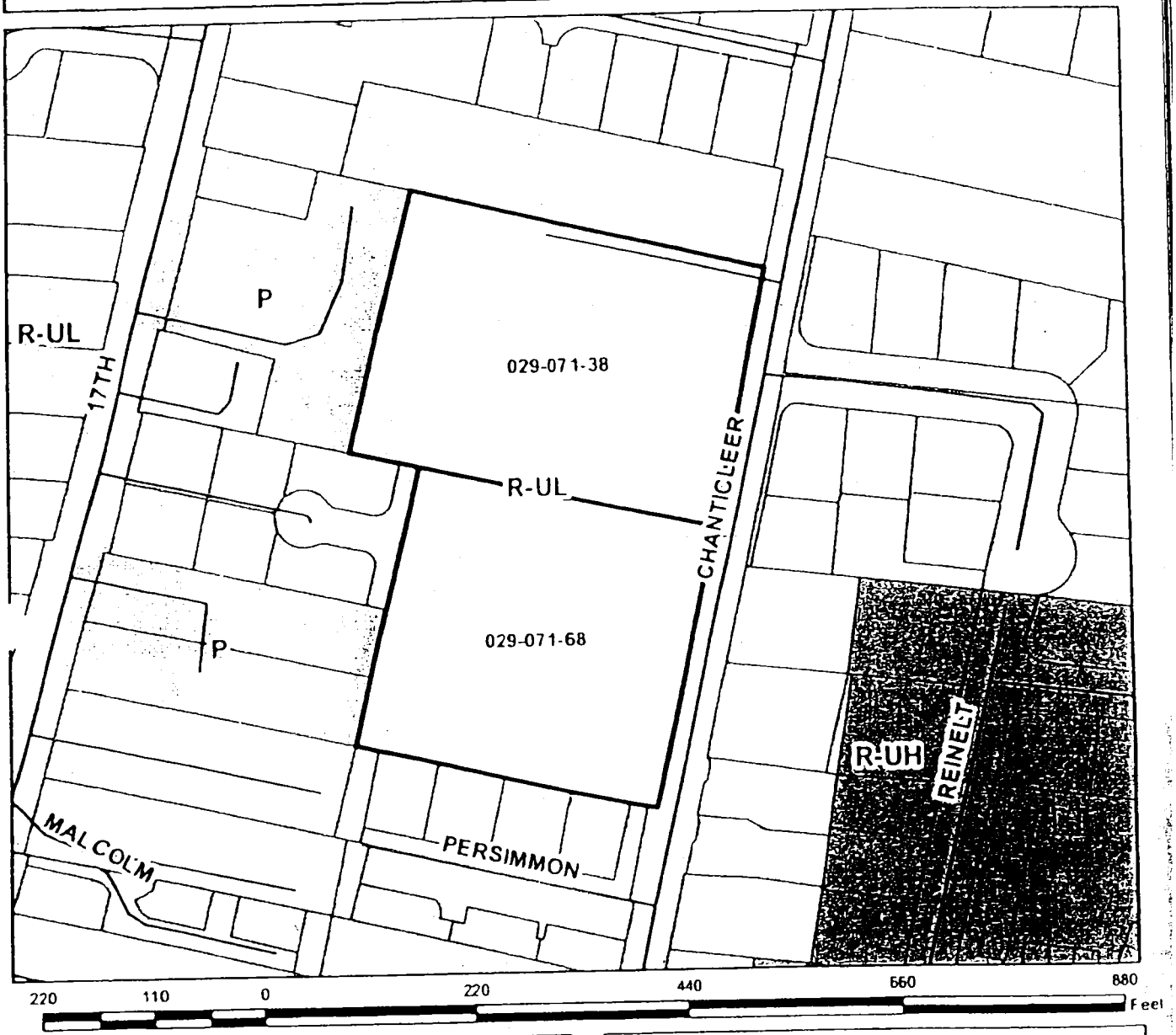
Map Created by
County of Santa Cruz
Planning Department
July 2010

EXHIBIT D 68

General Plan Designation Map

0803



LEGEND

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

N
W E
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Map Created by
County of Santa Cruz
Planning Department
July 2010

68

35-64- ATTACHMENT 1 EXHIBIT D

CHANTICLEER AVENUE PARK
DRAFT DESIGN DEVELOPMENT SUBMITTAL

SANTA CRUZ COUNTY REDEVELOPMENT AGENCY / PARKS DEPT.

1975 CHANTICLEER AVE., SANTA CRUZ, CA
APN # 029-071-38 & 029-071-68
PROJECT MANAGER: JIM DAVIES
PHONE: (831) 454-2571 FAX: (831) 454-3420
EMAIL: rbd026@co.santa-cruz.ca.us

PLANS PREPARED BY:
SSA LANDSCAPE ARCHITECTS, INC.
303 POTRERO STREET, SUITE 40-C,
SANTA CRUZ, CA 95060
PROJECT MANAGER: SCOTT REEVES
PHONE: (831) 459-0455 FAX: (831) 459-0484
EMAIL: scott@ssala.com

PROJECT DESIGN TEAM:

LANDSCAPE ARCHITECT

CIVIL ENGINEER

ELECTRICAL ENGINEER

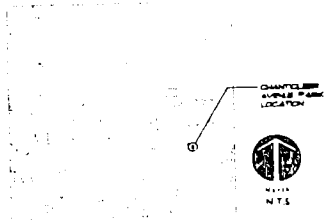
SKATE / BIKE CONSULTANT

HISTORIC ARCHITECT

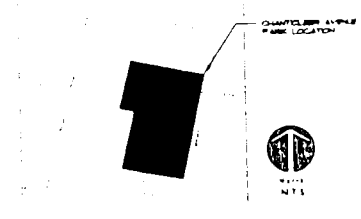
GEOTECHNICAL ENGINEER

ARBORIST

VICINITY MAP



PROJECT MAP



REFERENCE SYMBOLS

GENERAL ABBREVIATIONS

GENERAL NOTES

BENCHMARK

SUMMARY TABLE

STRUCTURAL IMPROVEMENTS

NON-STRUCTURAL IMPERVIOUS DEVELOPMENT

APPLICABLE CODES

UTILITY DISTRICT REFERENCE TABLE

SHEET INDEX

COVER SHEET

COVER

EXHIBIT D

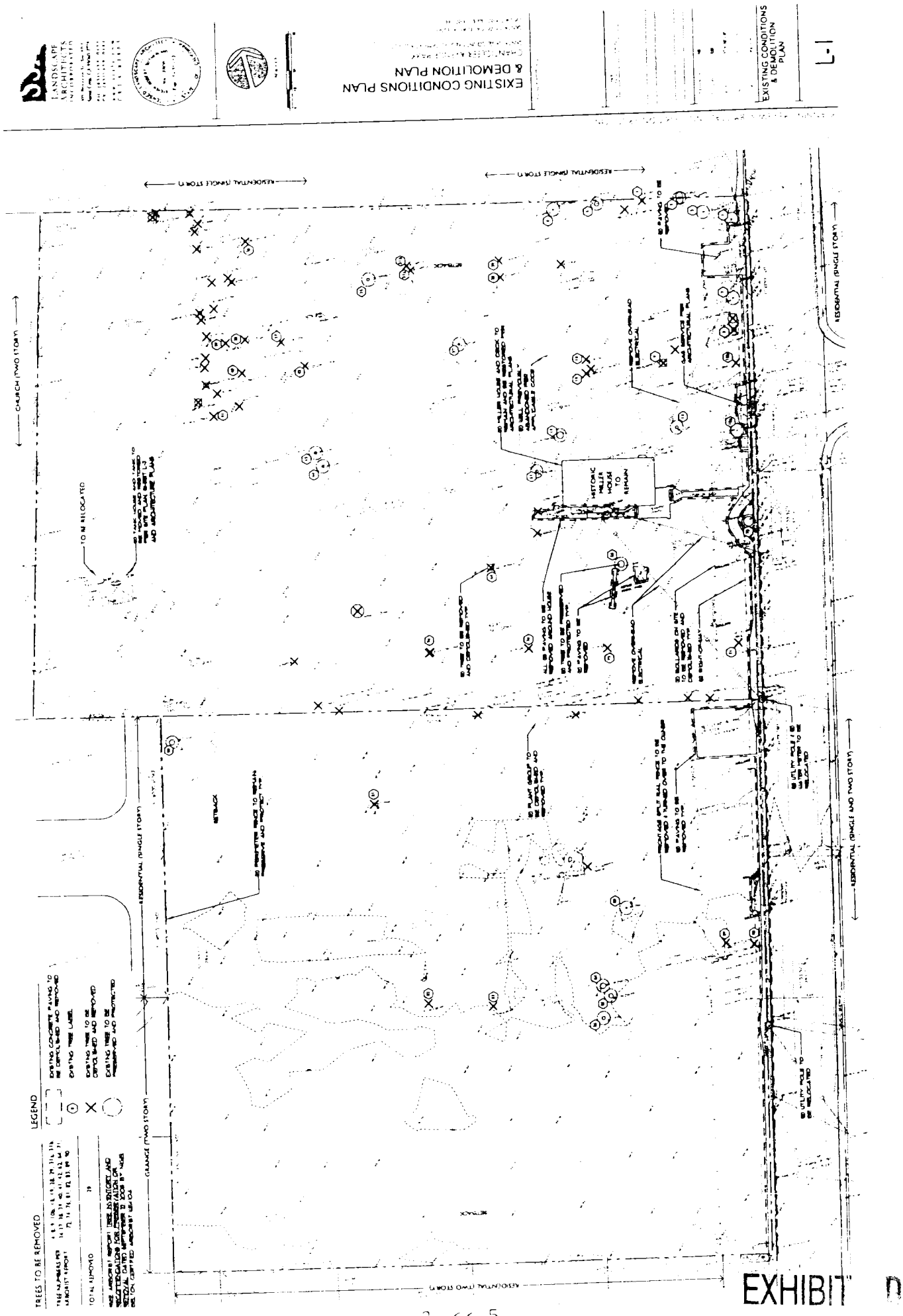


EXHIBIT D

ATTACHMENT 2

EXHIBIT D

ATTACHMENT 2

ACCESSIBILITY PLAN

ACCESSIBILITY PLAN

L-3

CHANTICLEER AVENUE

CHANTICLEER AVE

ACCESSIBILITY PLAN LEGEND

EXHIBIT D

ATTACHMENT 2

SITE TREES

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

PERIMETER PLANTINGS

TREES: SCIENTIFIC NAME / COMMON NAME	TREE FUNCTION	SIZE	QTY
LAURUS NOBILIS / SWEET BAY	MEDIUM EVERGREEN NATIVE	15 GAL/24"BOX	[illegible]
UMBELLULARIA CALIFORNICA / CALIFORNIA LAUREL	MEDIUM EVERGREEN NATIVE	24"/36"BOX	[illegible]

SHRUBS: SCIENTIFIC NAME / COMMON NAME	PLANT FUNCTION	SIZE
CARPENTERIA CALIFORNICA / BUSH ANEMONE	MEDIUM EVERGREEN NATIVE SCREENING	5 GAL
CEANOTHUS [illegible] 'SNOW FLURRY' / CEANOTHUS SNOW FLURRY	LARGE EVERGREEN NATIVE SCREENING	5 GAL
CEANOTHUS X 'CONCHA' / CALIFORNIA LILAC	MEDIUM EVERGREEN NATIVE SCREENING	5 GAL
FREMONTODENDRON CALIFORNICUM / CALIFORNIA FLANNEL BUSH	LARGE EVERGREEN NATIVE SCREENING	5 GAL
RHAMNUS CALIFORNICA / CALIFORNIA COFFEE BERRY	MEDIUM EVERGREEN NATIVE SCREENING	5 GAL
SALVIA CLEVELANDII / CLEVELAND SAGE	MEDIUM EVERGREEN NATIVE	5 GAL

NATIVE GRASS & WILDFLOWER PLANTINGS

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

PRIMARY ORNAMENTAL PLANTINGS

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

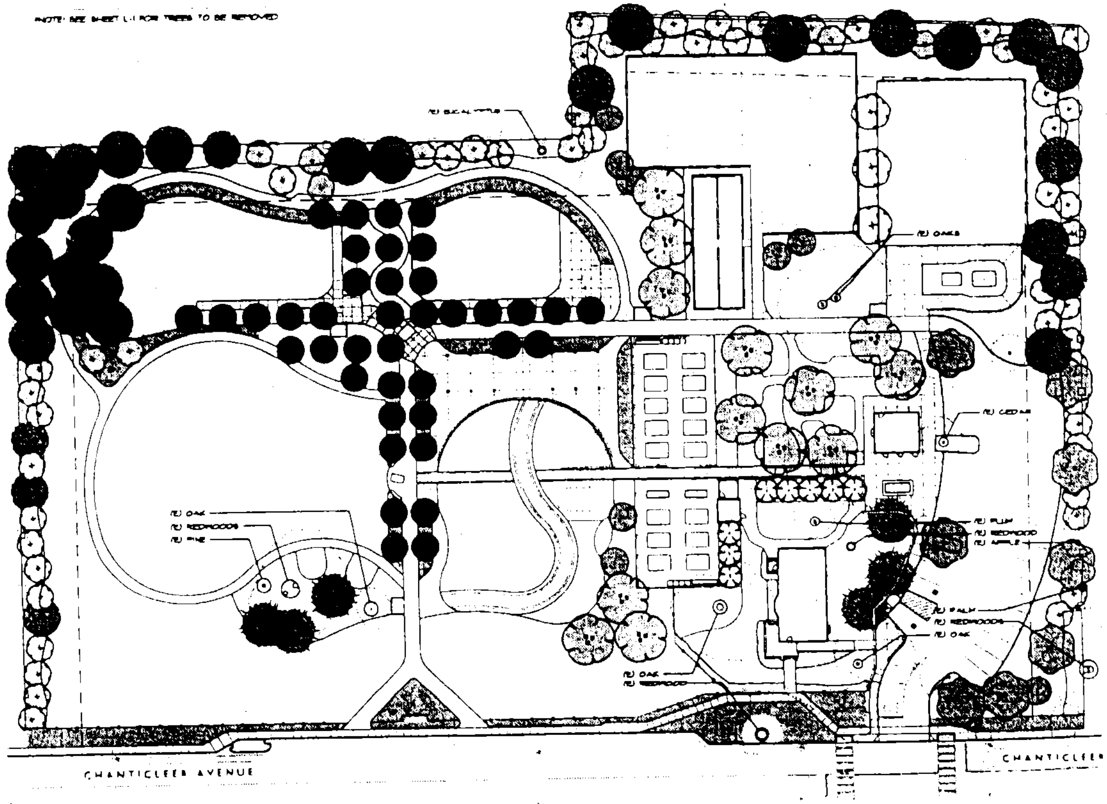
SECONDARY ORNAMENTAL PLANTINGS

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

TREE MITIGATION SUMMARY TABLE

TREES REMOVED	[illegible]
TREES PROPOSED	[illegible]

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



PLANTING NOTES

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

ALL LANDSCAPE AREAS ARE TO RECEIVE 3" CEDAR BARK MULCH. THE TOP 8" OF ALL LANDSCAPE AREAS SHALL BE COMPRISED OF AN APPROVED TOP SOIL MIX WHICH CAN BE EITHER IMPORTED OR AMENDED NATIVE MATERIAL. IF NATIVE MATERIAL IS APPROVED, DI SOIL FERTILITY TESTS WILL BE COMPLETED ONCE THE NATIVE MATERIAL IS IN PLACE TO DETERMINE THE APPROPRIATE AMENDMENT SCHEDULE.

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

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

IRRIGATION NOTES

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

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

ALL IRRIGATION VALVES WILL BE AUTOMATED VIA A PROGRAMMABLE CONTROLLER.

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

LANDSCAPE ARCHITECTS INCORPORATED

LANDSCAPE PLAN

LANDSCAPE PLAN

L-4

EXHIBIT D

ATTACHMENT 2

LANDSCAPE ARCHITECTS INCORPORATED

Wormhoudt Inc

SCHEMATIC DESIGN
PUMP TRACK AND
BEGINNER SKATE FEATURE

SK-1

CHANTICLEER AVENUE PARK
BEGINNER SKATE FEATURE

SCHEMATIC DESIGN
PUMP TRACK AND
BEGINNER SKATE FEATURE

PUMP TRACK PERSPECTIVE 02

PUMP TRACK AND BEGINNER SKATE FEATURE PLAN VIEW

BEGINNER SKATE FEATURE PERSPECTIVE 01

BEGINNER SKATE FEATURE PERSPECTIVE 02

PUMP TRACK PERSPECTIVE 01

LIMIT OF WORKS
PUMP TRACK AND BEGINNER SKATE FEATURE

SKATE FEATURE 1' AND 3' QUARTER PIPES

CHANTICLEER PARK MASTERPLAN PLAN VIEW

EXHIBIT D
ATTACHMENT 2

41-70-5

PLANNING REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

PARKING AND DRIVEWAY SITE PLAN

C2.0

EXHIBIT D

ATTACHMENT 2

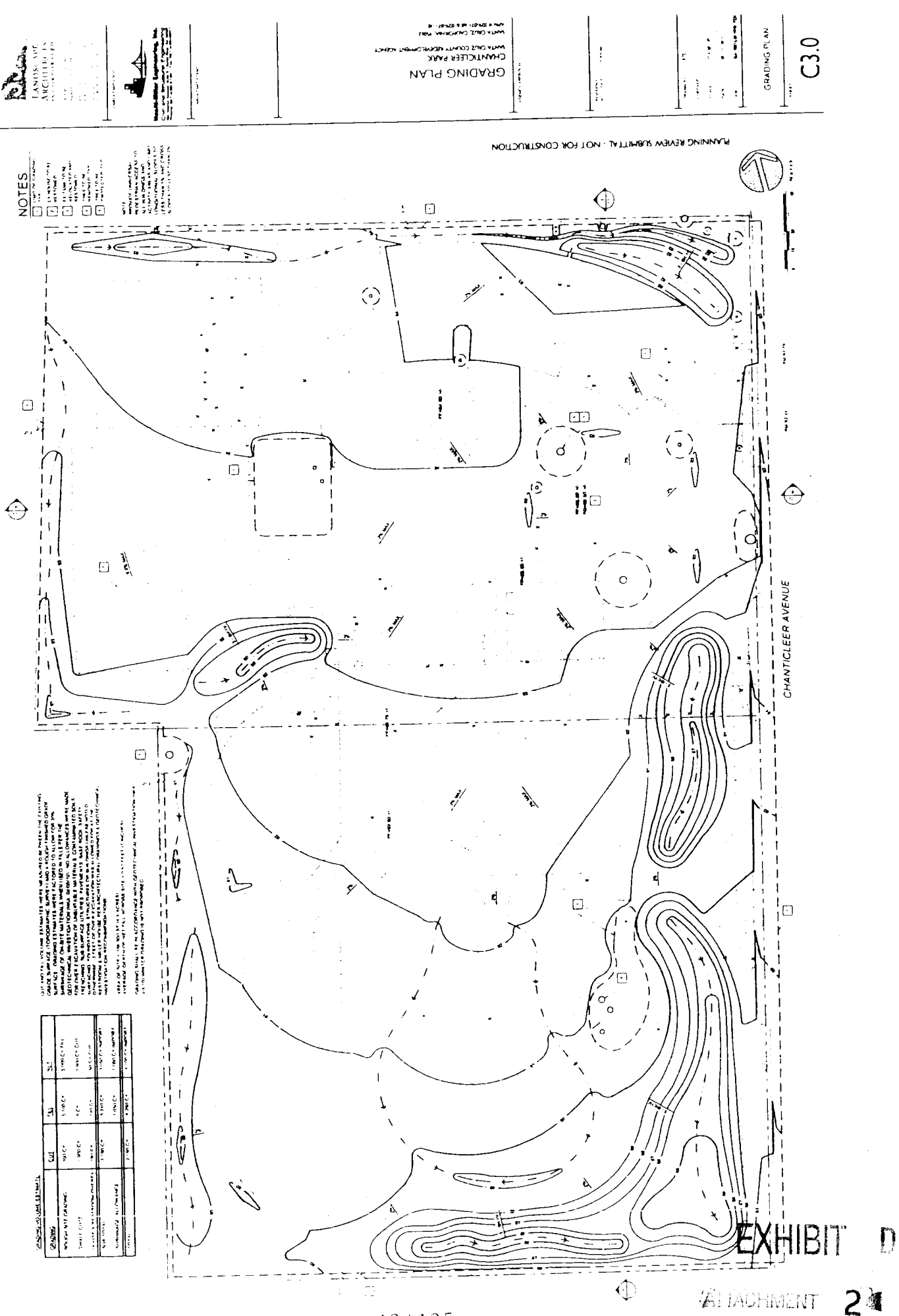


EXHIBIT D

ATTACHMENT 2

LANDSCAPE ARCHITECTS

GRADING SECTIONS

CHANTICLEER PARK

SANTA CRUZ COUNTY REDEVELOPMENT AGENCY

GRADING SECTIONS

C3.1

PLANNING REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

SITE SECTION

SCALE

SITE SECTION

SCALE

EXHIBIT D

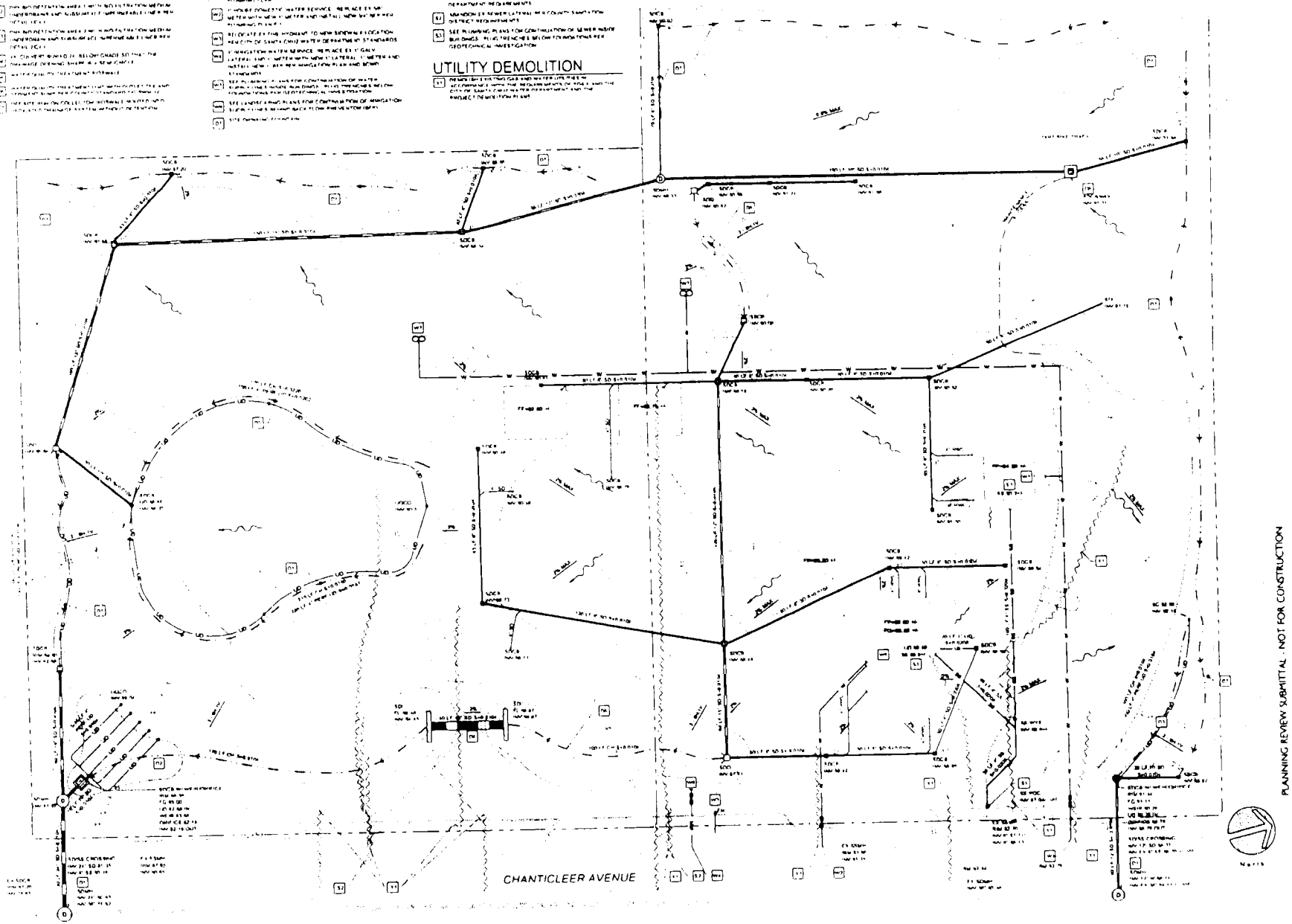
ATTACHMENT 2

DRAINAGE NOTES

WATER NOTES

SEWER NOTES

UTILITY DEMOLITION



PLANNING REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

DRAINAGE AND UTILITY PLAN
CHANTICLEER PARK

DRAINAGE AND UTILITY PLAN

C4.0

ATTACHMENT 2

4-74

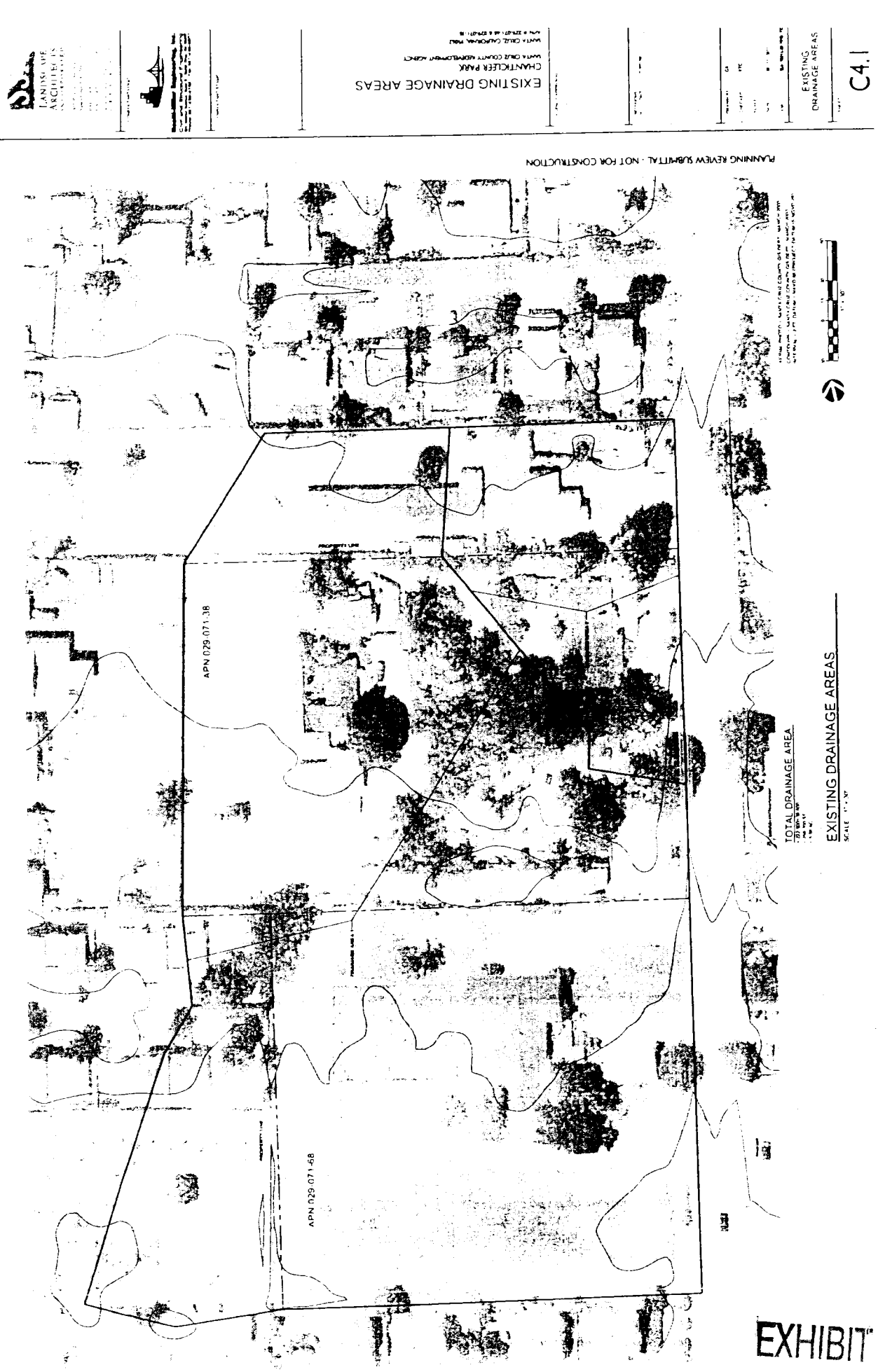


EXHIBIT D
ATTACHMENT 2

EXHIBIT D

ATTACHMENT 2

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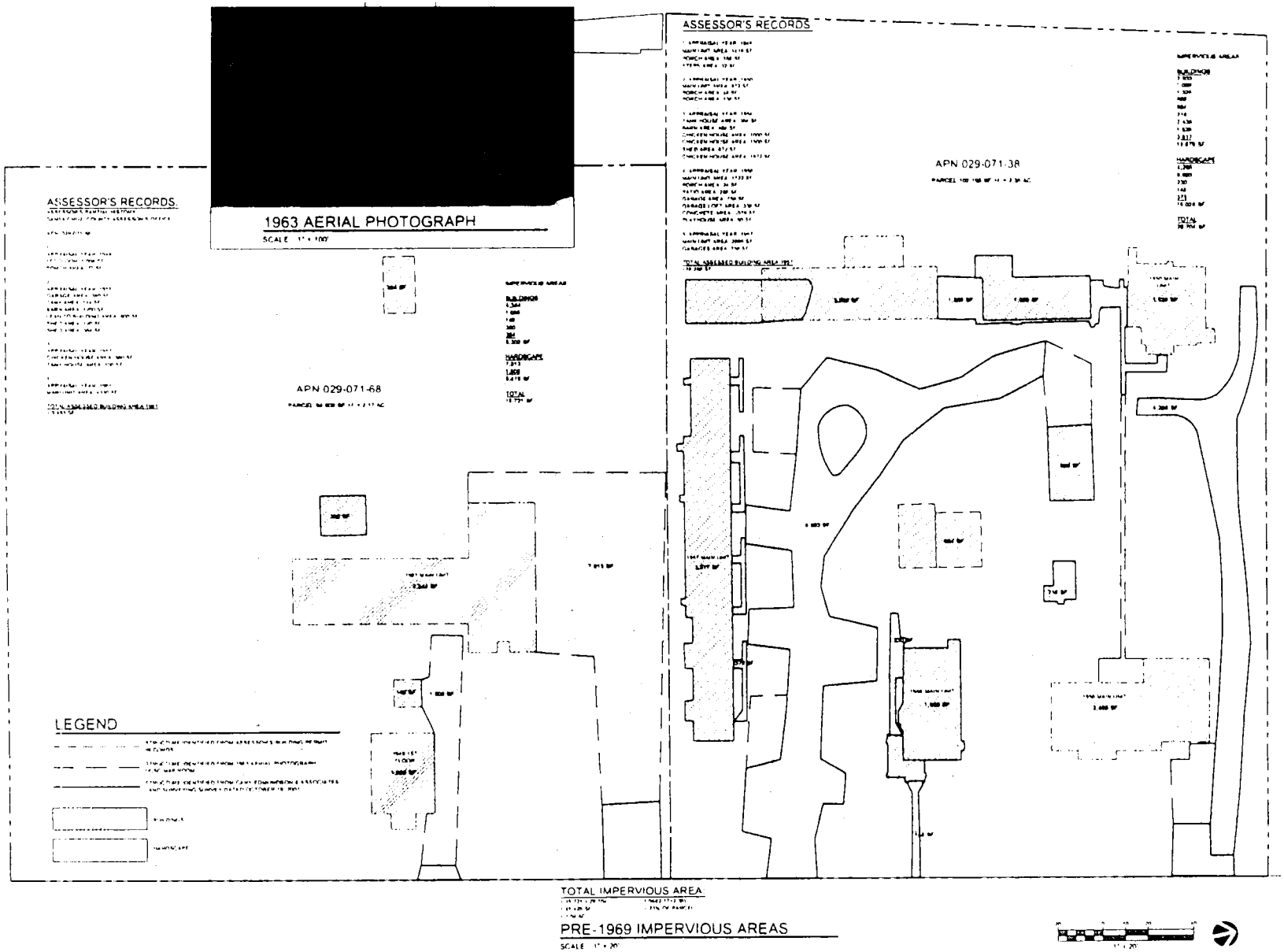
-76-



PLANNING REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

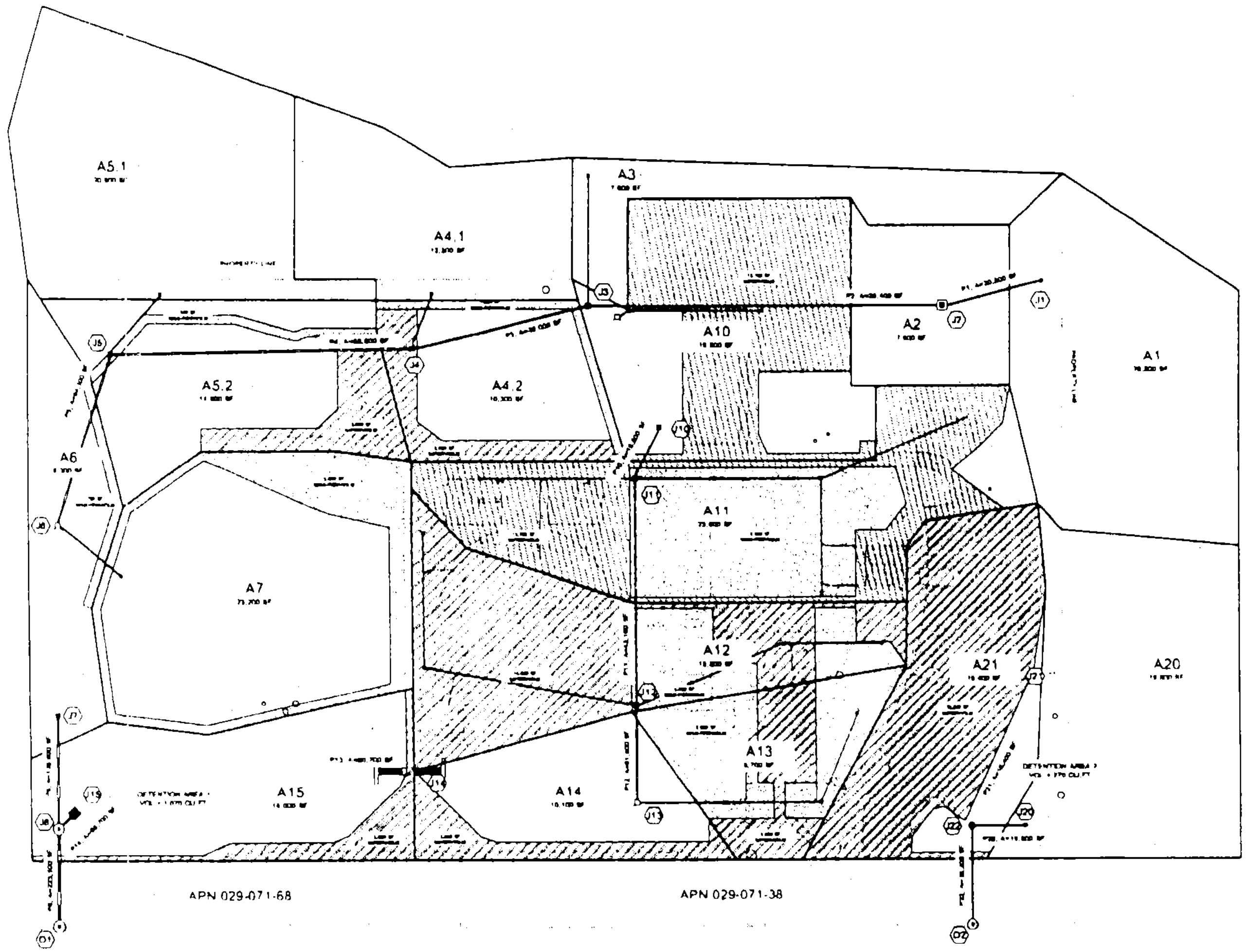
LANDSCAPE ARCHITECTS

PRE-1969 IMPERVIOUS AREA

CHANTICLEER PARK

PRE 1969 IMPERVIOUS AREA

C4.2



PROPOSED IMPERVIOUS AREA - OUTLET 1				
SUB AREA	AREA	100% IMPERVIOUS	50% IMPERVIOUS	TOTAL IMPERVIOUS
A1	[illegible]	0	0	0
A2	[illegible]	0	0	0
A3	[illegible]	0	0	0
A4.1	12,300	0	0	0
A4.2	10,300	2,500	0	2,500
A5.1	[illegible]	0	0	[illegible]
A5.2	14,800	[illegible]	0	[illegible]
A6	[illegible]	[illegible]	0	[illegible]
A7	23,200	5,800	0	5,800
A10	[illegible]	[illegible]	0	[illegible]
A11	[illegible]	[illegible]	[illegible]	[illegible]
A12	[illegible]	[illegible]	4,000	[illegible]
A13	[illegible]	[illegible]	[illegible]	[illegible]
A14	[illegible]	2,500	0	2,500
A15	[illegible]	[illegible]	0	[illegible]
TOTAL PROPOSED	[illegible]	[illegible]	[illegible]	[illegible]
EXISTING IMPERVIOUS AREA				[illegible]
NET NEW ON SITE IMPERVIOUS AREA				[illegible]
DETENTION VOLUME REQUIRED (CU FT)				[illegible]

PROPOSED IMPERVIOUS AREA - OUTLET 2				
SUB AREA	DRAINAGE AREA	100% IMPERVIOUS	50% IMPERVIOUS	TOTAL IMPERVIOUS
A20	[illegible]	0	0	0
A21	[illegible]	[illegible]	0	[illegible]
TOTAL PROPOSED	[illegible]	[illegible]	0	[illegible]
EXISTING IMPERVIOUS AREA				[illegible]
NET NEW ON SITE IMPERVIOUS AREA				[illegible]
DETENTION VOLUME REQUIRED (CU FT)				[illegible]

TOTAL IMPERVIOUS AREA		
OUTLET 1		[illegible]
OUTLET 2		[illegible]
TOTAL PROPOSED IMPERVIOUS AREA		[illegible]
EXISTING IMPERVIOUS AREA		[illegible]
NET NEW ON SITE IMPERVIOUS AREA		[illegible]

LEGEND

TOTAL DRAINAGE AREA

PROPOSED DRAINAGE AREAS

PLANNING REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECTS

Civil and Structural Engineering

PROPOSED DRAINAGE AREAS

CHANTICLEER PARK

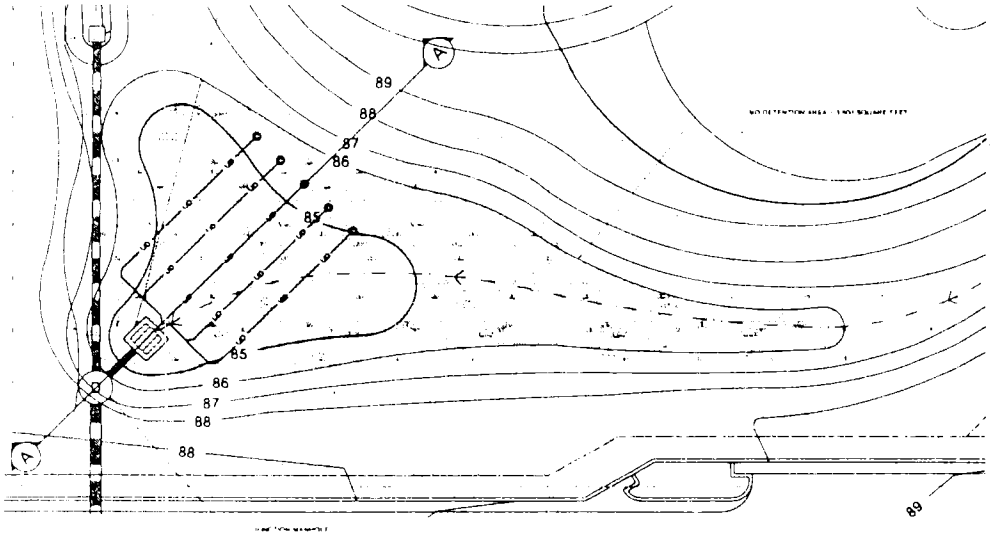
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY

SANTA CRUZ, CALIFORNIA

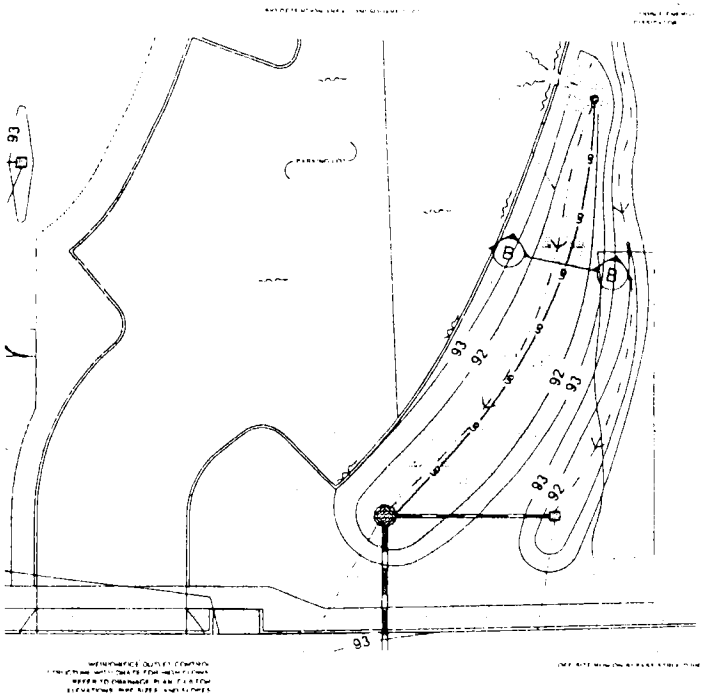
PROPOSED DRAINAGE AREAS

C4.3

EXHIBIT D
ATTACHMENT 2



BIO-DETENTION AREA 1 DETAIL (1)
SCALE



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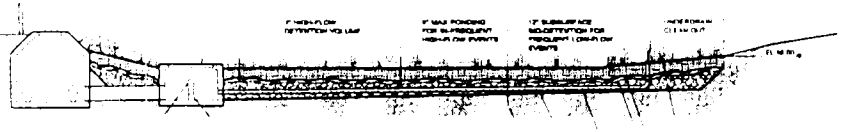
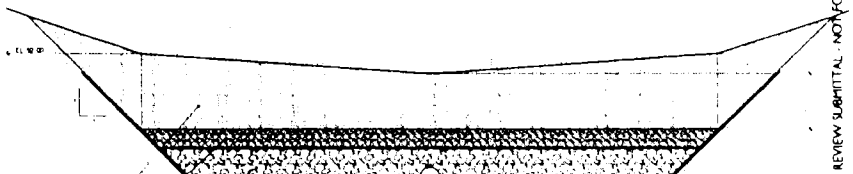


BIO-DETENTION PROFILE (A-A)
SCALE



BIO-DETENTION SECTION (B-B)
SCALE

PLANNING REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECTS

DRAINAGE DETAILS
CHANTICLEER PARK
SANTA CRUZ COUNTY REDEVELOPMENT AGENCY
SANTA CRUZ, CALIFORNIA

DRAINAGE DETAILS

C4.4

EXHIBIT D
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EROSION CONTROL PLAN

C5.0

EROSION CONTROL
PLAN

CHANTICLEER PARK

PLANNING REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

CHANTICLEER AVENUE

SCHEDULE

EROSION CONTROL NOTES

EXHIBIT

ATTACHMENT 2

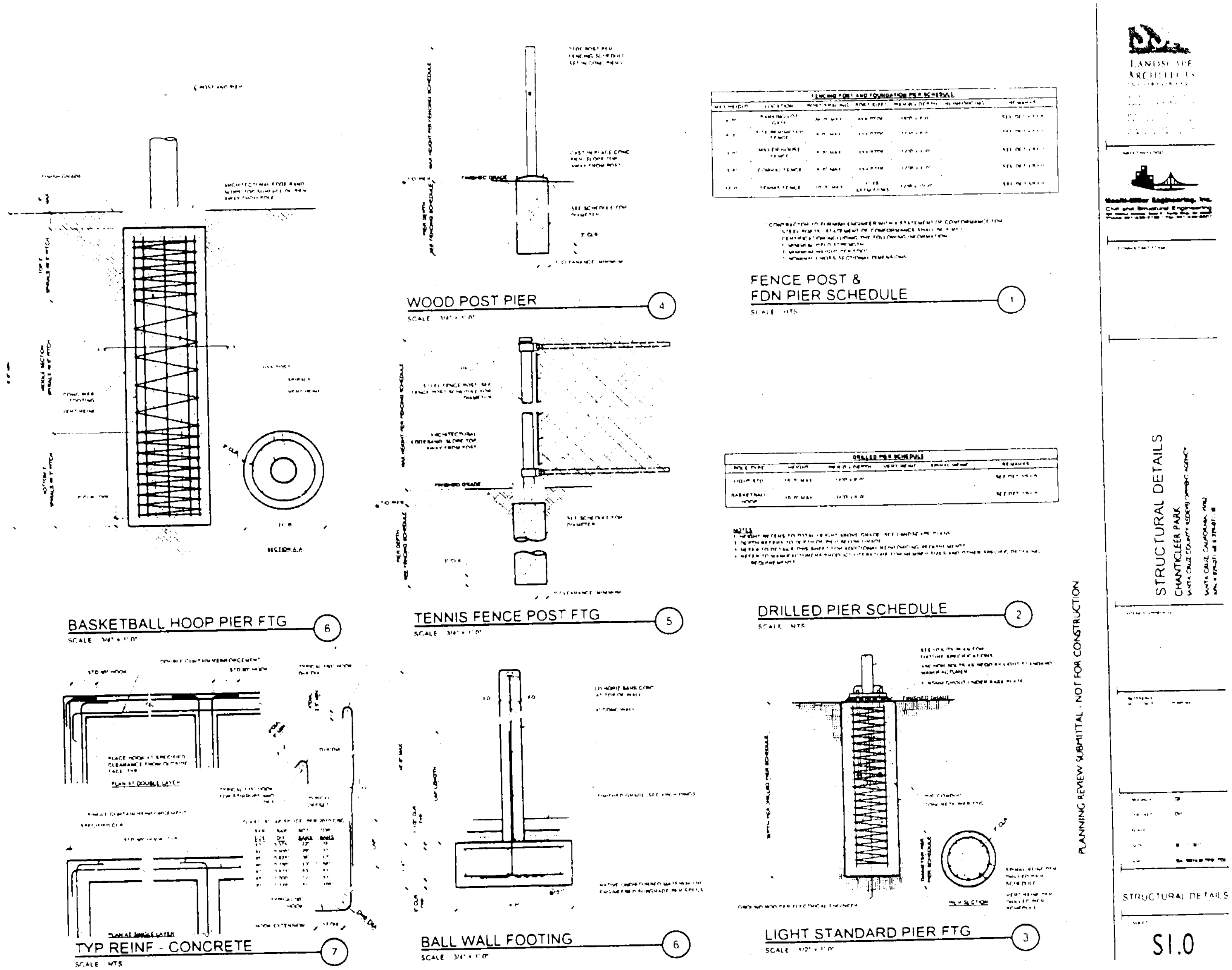
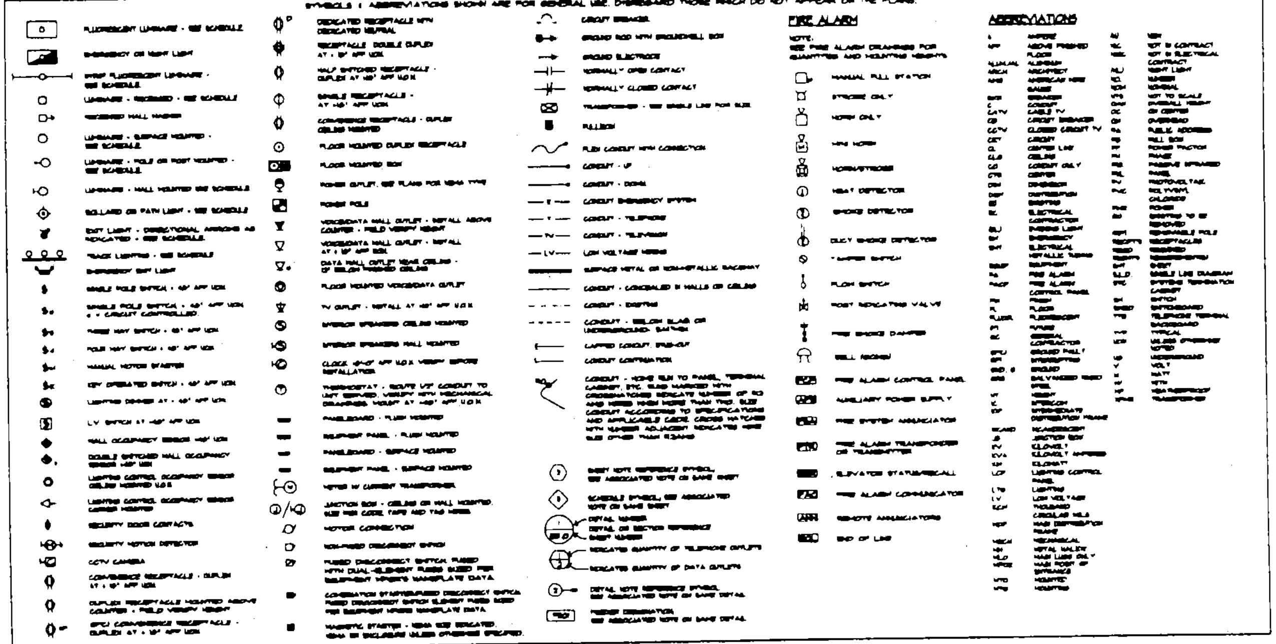


EXHIBIT D

ATTACHMENT 2

ELECTRICAL SYMBOLS & ABBREVIATIONS

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



LIGHT FIXTURE SCHEDULE

LIGHT FIXTURE NOTES:

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

TYPE	DESCRIPTION	LAMPS	MANUFACTURER
X1	POLE MOUNTED LIGHT FIXTURE		
X2	4FT. FLUORESCENT LIGHT FIXTURE FOR [illegible]		

APPLICABLE CODES & STANDARDS

CODES:

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

STANDARDS:

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

SHEET INDEX

PLANNING REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

SSA LANDSCAPE ARCHITECTS

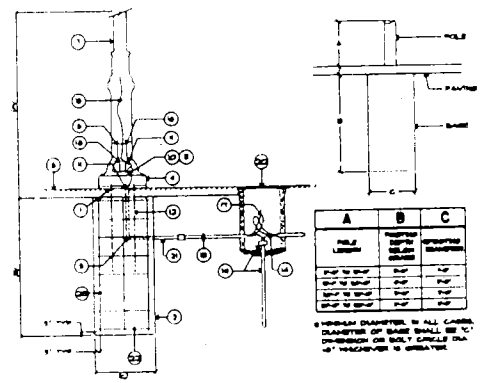
SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE SCHEDULE

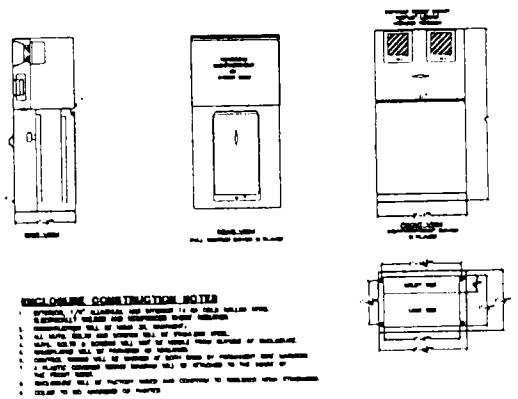
E1.0

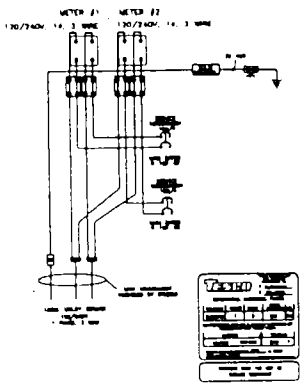
EXHIBIT

ATTACHMENT 2

SSA
LANDSCAPE ARCHITECTS
PARTIAL ELECTRICAL SITE PLAN
E2.0
SHEET NOTES
PARTIAL ELECTRICAL SITE PLAN
EXHIBIT D

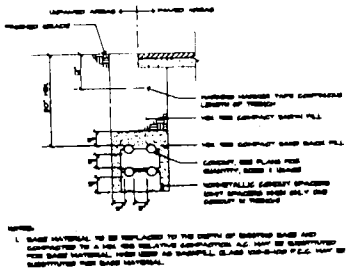




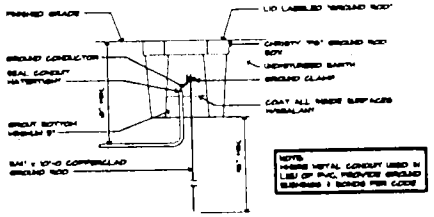


7 POLE BASE DETAIL - FIXTURE TYPE "X1"
NO SCALE

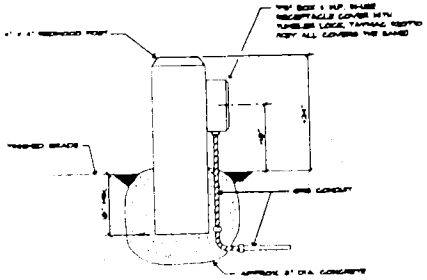
5 SERVICE PEDESTAL DETAIL
NO SCALE



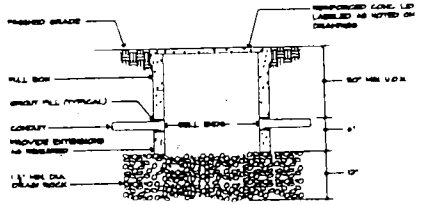
4 TYPICAL TRENCH SECTION
NO SCALE



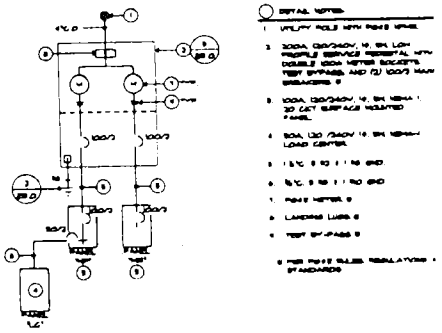
2 GROUND ROD BOX DETAIL
NO SCALE



6 POST MOUNTED RECEPTACLE
NO SCALE



3 TYPICAL PULLBOX DETAIL (TYP)
NO SCALE



1 SINGLE LINE DIAGRAM
NO SCALE

SSA
LANDSCAPE ARCHITECTS

SINGLE LINE DIAGRAM & ELECTRICAL DETAILS

CHANTICLEER 4 RIDGE PARK

SINGLE LINE DIAGRAM & ELECTRICAL DETAILS

E3.0

54/125
-83-

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ELECTRICAL SPECIFICATIONS

[illegible]

GENERAL CONSTRUCTION NOTES

[illegible]

SSA LANDSCAPE ARCHITECTS

ELECTRICAL SPECIFICATIONS

ELECTRICAL SPECIFICATIONS GENERAL CONSTRUCTION NOTES

E4.0

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

Prepared For
STEVE SUTHERLAND LANDSCAPE ARCHITECTS
Santa Cruz, California

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

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ATTACHMENT 3

Project No. SC9945
1 June 2010

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

Attention: Scott Reeves, ASLA

Subject: Final Draft Report of
Geotechnical Investigation

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

Dear Mr. Reeves:

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

Purpose and Scope

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

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

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

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5-86-5

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

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

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

Project Description and Location

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

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

Site Description

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

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

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

Subsurface Exploration

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

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

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

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

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

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Laboratory Testing

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

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

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

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

Subsurface Conditions

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

Groundwater

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

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

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

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

Site Geology

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

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

Seismic Shaking

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

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

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

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

Liquefaction

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

Expansive Soils

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

Discussion, Conclusions and Recommendations

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

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

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

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

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

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

Pavement subgrades should be prepared according to our recommendations.

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

Site Grading

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

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

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

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ATTACHMENT 3

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

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

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

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

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

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

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

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

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

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

Building Foundations-Conventional Spread Footings

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

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

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

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

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

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

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

Building Foundations-Structural Mat Slab

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

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

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

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

Building Foundations-Piers

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

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

Concrete Slabs-on-Grade

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

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

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

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

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

Utility Trenches

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

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

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

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

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

Pavement Design

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

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

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

    b. Provide sufficient gradient to prevent ponding of water.

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

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

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

f. Maintenance should be undertaken on a routine basis.

Surface Drainage and Erosion Control

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

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

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

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

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

40. Irrigation activities at the site should be done in a controlled and reasonable manner. Planter areas should not be sited adjacent to walls; otherwise, measures should be implemented to contain irrigation water and prevent it from seeping into walls and under foundations.

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

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

Groundwater Monitoring

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

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

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

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

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

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

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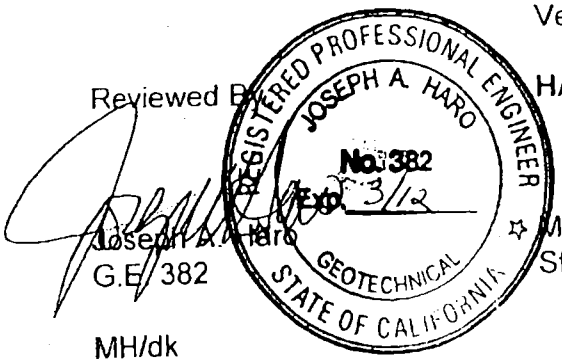
If you have any questions, please contact our office.

Very truly yours,

Reviewed By:



HARO, KASUNICH AND ASSOCIATES, INC.

Joseph A. Haro
G.E. 382

Mike Hopper
Staff Engineer

MH/dk
Attachments
Copies: 3 to Addressee

EXHIBIT D

ATTACHMENT 3

Mesiti-Miller Engineering, Inc.
Civil and Structural Engineering

February 18, 2011

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

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

Dear Steve:

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

Respectfully yours,

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

Reviewed by,

Mark Mesiti-Miller
President

Enclosures

cc. Project File

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Chanticleer Park - Preliminary Storm Drainage Report

1. Introduction

Purpose

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

Project Description

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

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

2. Existing Drainage Conditions

Site Slope and Soils

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

Existing Impervious Area

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

Off-site Run-on

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

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Site Runoff

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

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

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

Downstream System

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

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

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

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

3. Proposed Drainage Conditions

Site Slope and Soils

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

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

Proposed Impervious Area

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

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

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

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

Off-site Run-on

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

Site Run-off

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

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

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

Downstream System

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

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Low Impact Design (LID)

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

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

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

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

Summary of LID Strategies included in design:

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

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4. Recommendations

We recommend the following drainage improvements:

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

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

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

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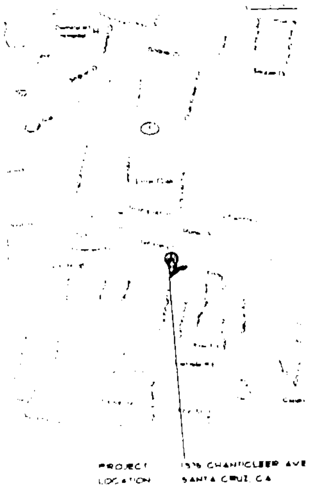

PROJECT LOCATION

PROJECT DESCRIPTION

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

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

BUILDING CLASSIFICATION	MILLER HOUSE	RESTRM/MAINT	TANK HOUSE	PICNIC SHELTERS
STORIES	1 STORY	1 STORY	2 STORIES	1 STORY
BLDG HEIGHT	20 FT - 2 IN	14 FT	[illegible]	16 FT
OCCUPANCY TYPE	B	B	U	B
TYPE OF CONSTRUCTION	TYPE VB	TYPE VB	TYPE VB	TYPE VB

CODE COMPLIANCE	ALLOWED	ACTUAL APN 029-071-38	ACTUAL APN 029-071-68
PARCEL AREA	N/A	2.32 AC/100,535 SF	1.2 AC/ 54,415 SF
ZONING		R-1-6-D-L	R-1-6-D
MAX COVERAGE	40 %		
MAX BUILDING HT	28 FT	TANK USE 22 FT - 2 IN (TALLEST BLDG)	
SETBACKS	20 FT FRONT 5 & 10 FT SIDES 15 FT REAR		

SQUARE FOOTAGE	MILLER HOUSE	RESTRM/MAINT	TANK HOUSE	PICNIC SHELTERS
EXISTING	1296 SF	-0-	265 SF	-0-
PROPOSED NEW	-0-	454.5 SF	100 SF	455 SF (EACH)
PROPOSED DEMO	22 SF	-0-	-0-	-0-
TOTAL	1275 SF	454.5 SF	365 SF	455 SF (EACH)

PROJECT TEAM

CLIENT

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

701 OCEAN STREET, ROOM 510
SANTA CRUZ, CA 95060
[illegible]

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

979 17TH AVENUE
SANTA CRUZ, CA 95062
[illegible]

BUILDING DESIGN TEAM

ARCHITECT
GIL SANCHEZ FAIA, PROJECT ARCHITECT
DARYL ALLEN, PRESERVATION SPECIALIST
PATRICIA POLLOCK, CONSULTING ARCHITECT
CESAR MEDINA, RENDERINGS
[illegible] GLEN CANYON RD
SCOTTS VALLEY, CA [illegible]
[illegible]
GILSANCHEZARCHITECT.COM

STRUCTURAL ENGINEER
DUQUETTE ENGINEERING
STEVE DUQUETTE, SE
[illegible] STEVENS CREEK BLVD, SUITE [illegible]
SAN JOSE, CA [illegible]

MECHANICAL ENGINEER
RJ ENGINEERS
RAJ RAMAN, PE
[illegible] GREAT OAKS BLVD, SUITE [illegible]
SAN JOSE, CA [illegible]
[illegible]

ELECTRICAL CONSULTANT
LH ELECTRICAL INC, CONTRACTOR
LEONARD SANCHEZ
[illegible] REGAL DRIVE
HOLLISTER, CA [illegible]
[illegible]

COST ESTIMATOR
KEVIN [illegible], CPE
[illegible] CALABASAS RD
WATSONVILLE, CA [illegible]
[illegible]

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[illegible] PROPOSED PLANS, ELEVATIONS & SECTIONS

CHANTICLEER AVENUE PARK BUILDINGS - PHASE III

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS AT THE SITE. BRING ANY INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DRAWING SHALL GOVERN OVER SMALL SCALE DRAWING. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONFLICTS IN WRITING PRIOR TO COMMENCEMENT OF WORK.
3. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
4. COORDINATE EXACT LOCATION OF MECHANICAL EQUIPMENT, DUCTS, GRILLES, REGISTERS, FLUES AND VENTS WITH DRAWINGS.
5. INSTALL ALL MATERIALS, EQUIPMENT AND FIXTURES IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURER.
6. PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, PLUMBING FIXTURES, HEATING EQUIPMENT.
7. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING ON-SITE UTILITIES DURING CONSTRUCTION.
8. LAYOUT OF NEW WORK IS LARGELY BASED UPON RELATIONSHIPS TO EXISTING CONDITIONS. ANY QUESTIONS REGARDING THE INTENT RELATED TO THE LAYOUT OF THE NEW WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.
9. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE TO THE 2010 CALIFORNIA BUILDING CODE, THE 2010 CALIFORNIA PLUMBING, MECHANICAL AND ELECTRICAL CODES, THE 2008 CALIFORNIA ENERGY CODES, THE 2007 CALIFORNIA HISTORICAL BUILDING CODE AND THE COUNTY OF SANTA CRUZ JURISDICTIONAL REQUIREMENTS.
10. SEE ARCHITECTURAL DRAWINGS FOR NEW FLOOR/SLAB ELEVATIONS.

SYMBOLS

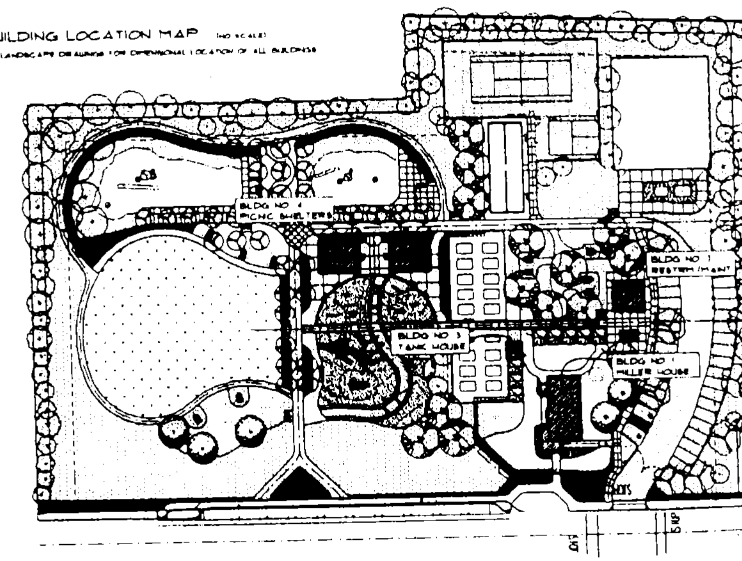
DRAWING TITLE / SCALE		ELEVATION POINT		REVISION NOTE	
BUILDING SECTION		FURNITURE/FIXTURE NO		FACE OF WOOD FRAMING	
EXTERIOR ELEVATION		DOOR NO	2x4	NOMINAL SIZE	
INTERIOR ELEVATION		WINDOW NO	1½x4½	ACTUAL SIZE	
DETAIL		ROOM NUMBER			

ABBREVIATIONS

AB	ANCHOR BOLT	(N)	NEW
ALT	ALTERNATE	N/A	NOT APPLICABLE
AFF	ABOVE FLOOR FINISH	NIC	NOT IN CONTRACT
BLDG	BUILDING	NSF	NET SQUARE FEET
BLK'G	BLOCKING	NTS	NOT TO SCALE
BM	BEAM	OC	ON CENTER
BOT	BOTTOM	PTD	PAINTED
CAB	CABINET(S)	PLAM	PLASTIC LAMINATE
CC	CENTER TO CENTER	PL	PLATE
CJ	CONSTRUCTION JOINT	POS	POINT OF SALE
CL	CENTER LINE	RWL	RAIN WATER LEADER
CLR	CLEAR	RWD	REDWOOD
CMU	CONCRETE MASONRY UNIT	REINF	REINFORCEMENT
CONC	CONCRETE	RM	ROOM
CONT	CONTINUOUS	RO	ROUGH OPENING
D	PENNY (NAIL SIZE)	SF	SQUARE FEET
DF	DOUGLAS FIR	SOG	SLAB ON GRADE
DIA	DIAMETER	SH	SHELF
(E)	EXISTING	SS	STAINLESS STEEL
EJ	EXPANSION JOINT	SURF	SURFACE
EN	EDGE NAIL	TYP	TYPICAL
EA	EACH	UBC	UNIFORM BUILDING CODE
FN	FIELD NAIL	UON	UNLESS OTHERWISE NOTED
FOC	FACE OF CONCRETE	VIF	VERIFY IN FIELD
FOF	FACE OF FINISH	WD	WOOD
GSM	GALVANIZED SHEET METAL	W/	WITH
IG	INSULATED GLASS		
HIST	HISTORIC		
HD	HOLD DOWN		
JT	JOINT		
LTG	LIGHTING		
MAX	MAXIMUM		
MIN	MINIMUM		

BUILDING LOCATION MAP (NO SCALE)

SEE LANDSCAPE DRAWINGS FOR DIMENSIONAL LOCATION OF ALL BUILDINGS



PROJECT DATA & SITE PLAN

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

REVISIONS

CHANTICLEER AVENUE PARK BUILDINGS
1575 CHANTICLEER AVE, SANTA CRUZ, CA
COUNTY OF SANTA CRUZ REDEVELOPMENT AGENCY
701 OCEAN STREET, ROOM 510
SANTA CRUZ, CA

GIL SANCHEZ FAIA

A-0.1

EXHIBIT

ATTACHMENT 5

SCHEDULES

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

MILLER HOUSE PROPOSED SCHEDULES

PROPOSED WINDOW SCHEDULE

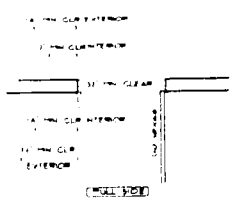
PROPOSED DOOR SCHEDULE

LIGHTING SCHEDULE - ALL BUILDINGS

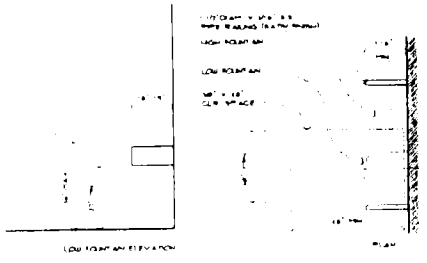
LIGHT FIXTURE SCHEDULE

EXHIBIT D

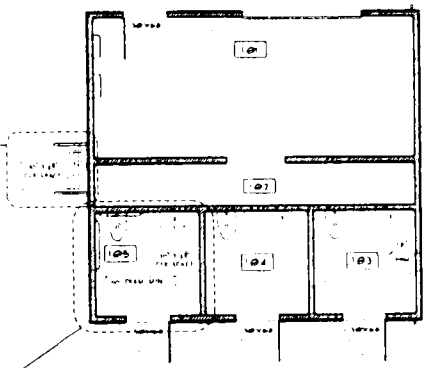
ATTACHMENT 5



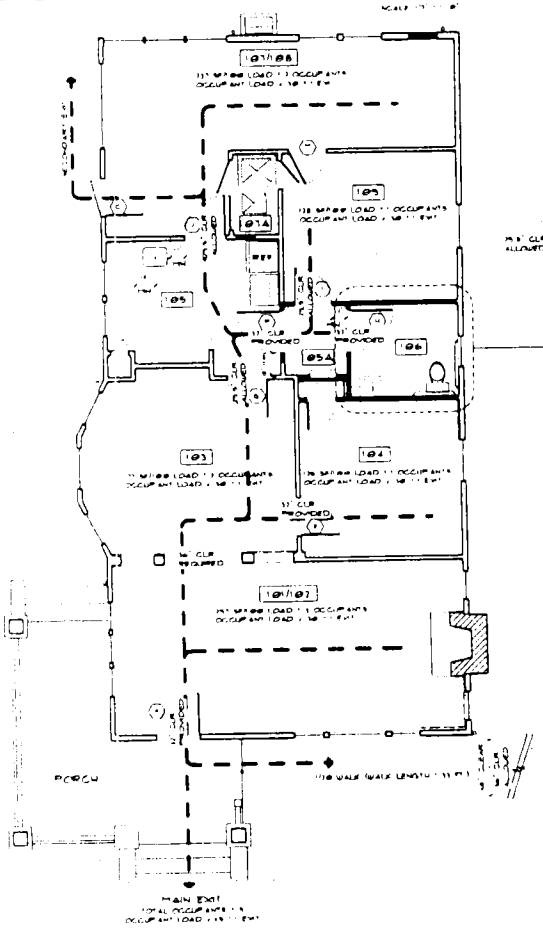
TYPICAL DOOR CLEARANCES REQUIRED



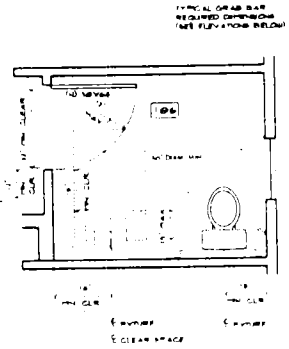
HIGH/LOW DRINKING FOUNTAIN



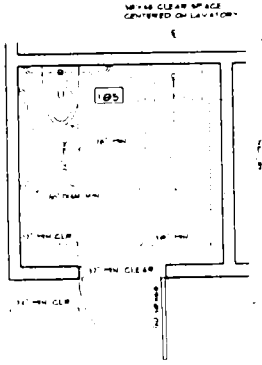
RESTROOM/MAINTENANCE



MILLER HOUSE EGRESS/OCCUPANCY



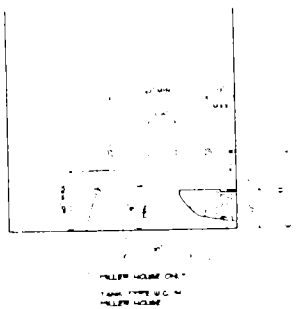
HOUSE RESTROOM

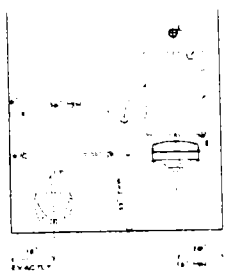


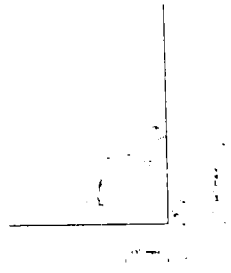
PUBLIC RESTROOM

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

CODE SEC.	ALL BUILDINGS	NOTES
CONST. TYPE SEC. 3403.5 / TABLE 601	TYPE V-B	
OCCUPANCY SEC. 3403.5 / SEC. 3403.1 / 310	B	
OCCUPANCY LOAD - TABLE 1004.1	100 SF PER OCCUPANT	
MILLER HOUSE SEE PLAN THIS SHEET	6 TOTAL OCCUPANTS	
MAINTENANCE BUILDING - TANK HOUSE / PICNIC	NOT APPLICABLE	
YEARS OF SYSTEM		
EXIT ACCESS CORRIDOR WIDTH 1017.1	36" MIN WIDTH	
NUMBER OF EXITS - TABLE 1021.1	LESS THAN 49 OCC PER EXIT	
EXIT ACCESS DOORS 1008	32" MIN CLEAR	EXCEPTIONS SEE BELOW
OTHER REQUIREMENTS 1008	USE OF CAL HIST CODE ALLOWED	QUALIFIED HISTORICAL BUILDING
CALIF HISTORICAL BUILDING CODE		
INTERIOR DOOR WIDTH	28 IN MIN CLEAR	
MAIN EXIT	32" MIN CLEAR	







TYPICAL LAVATORY & WATER CLOSET CLEARANCES

EGRESS AND ACCESSIBILITY

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

REVISIONS

CHANTICLEER AVENUE PARK BUILDINGS

GEA SANCHEZ FAIA

A-0.3

82/125
-111-

ATTACHMENT 5

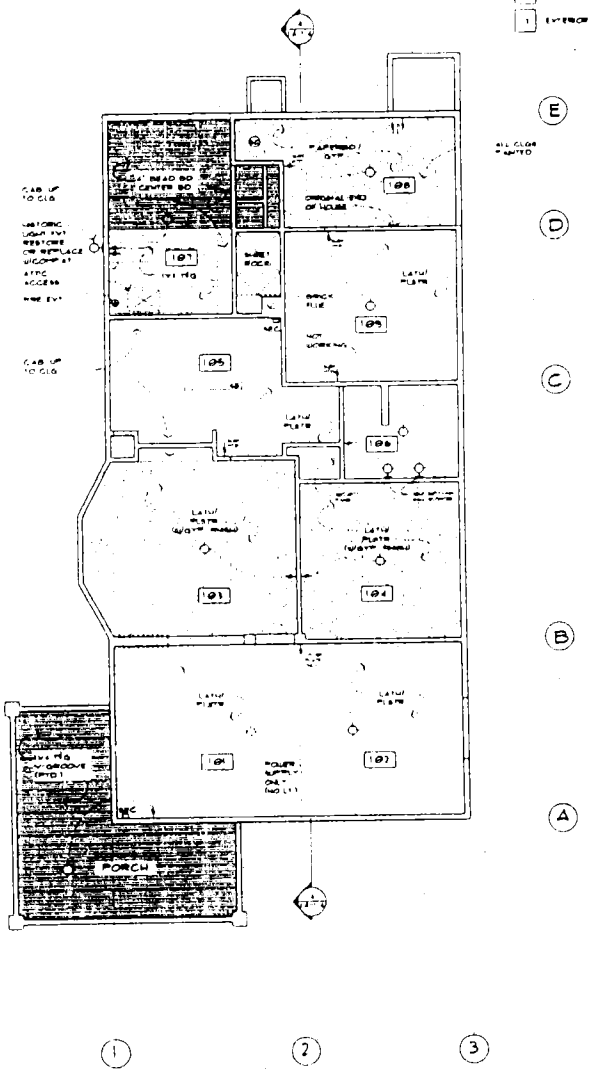
EXHIBIT D

EXISTING CONDITIONS
WINDOW SCHEDULE

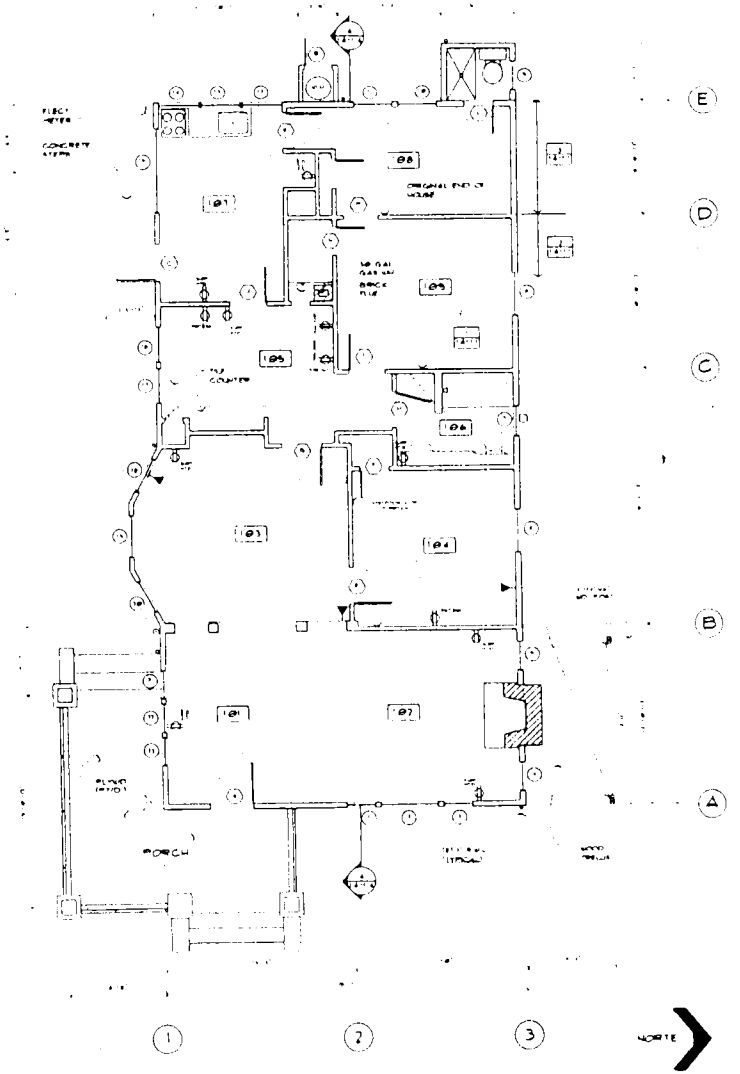
EXISTING CONDITIONS
DOOR SCHEDULE

EXISTING CONDITIONS
ELECTRICAL/LIGHTING
LEGEND

EXISTING CONDITION FLOOR PLAN NOTES



REFLECTED CEILING PLAN (SHOWING LIGHTS & SWITCHING)



FLOOR PLAN (SHOWING POWER & DATA)

MILLER HOUSE EXISTING CONDITION FLOOR PLAN & REFLECTED CEILING PLAN

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

CHANTICLEER AVENUE PARK BUILDINGS

GIL SANCHEZ FAIA

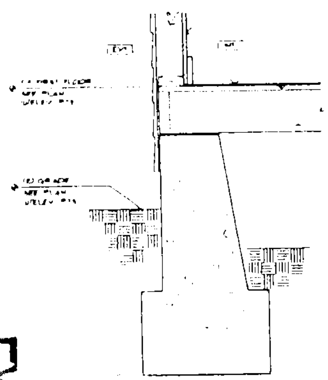
1A-1.1

NOT FOR CONSTRUCTION (PRELIMINARY)

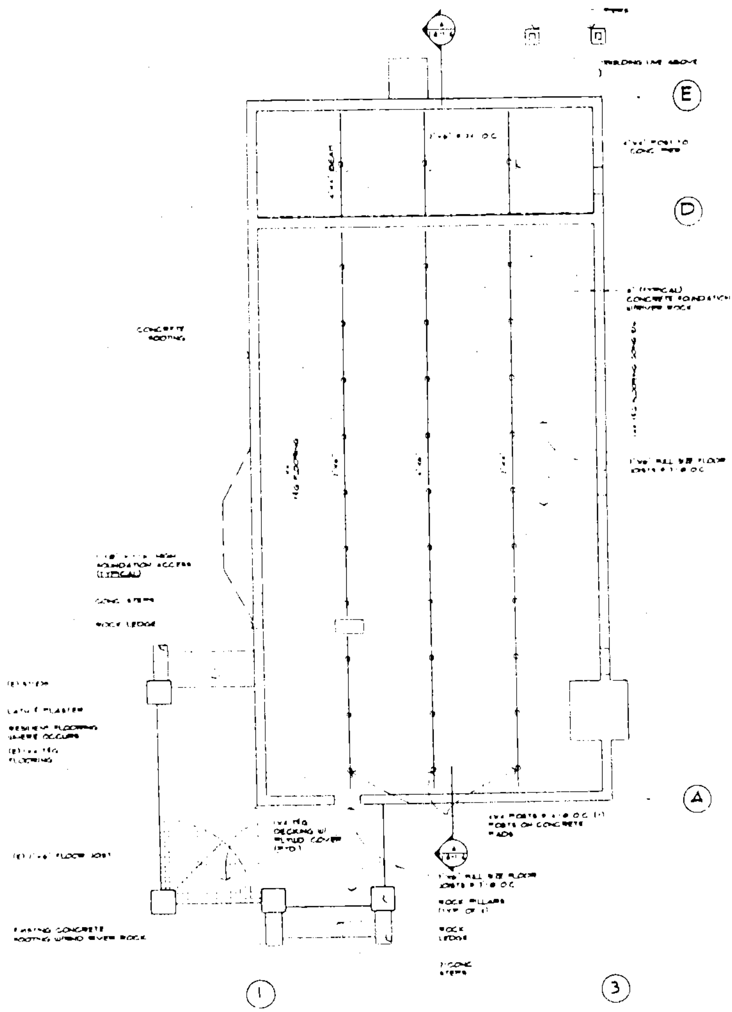
EXHIBIT D

83-112-

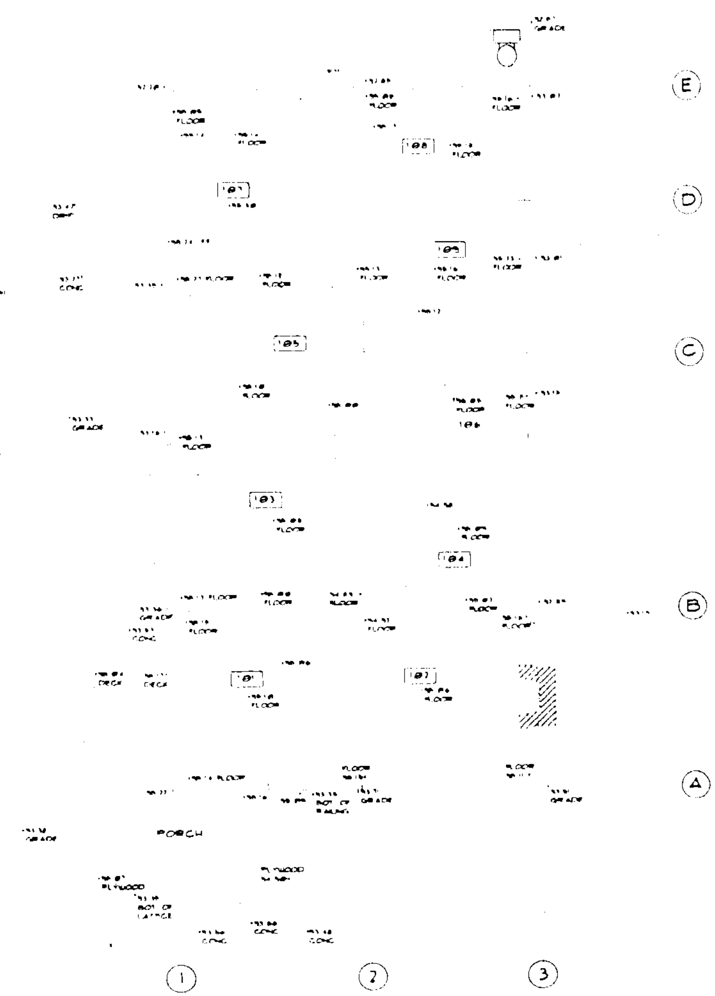
5



EXISTING CONCRETE FOOTING



FOUNDATION ¢ FLOOR FRAMING PLAN



ELEVATION POINTS @ FLOOR LEVEL

MILLER HOUSE EXISTING CONDITION FOUNDATION ¢ ELEVATION POINTS

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

CHANTICLEER AVENUE PARK BUILDINGS

GIL SANCHEZ, FAIA

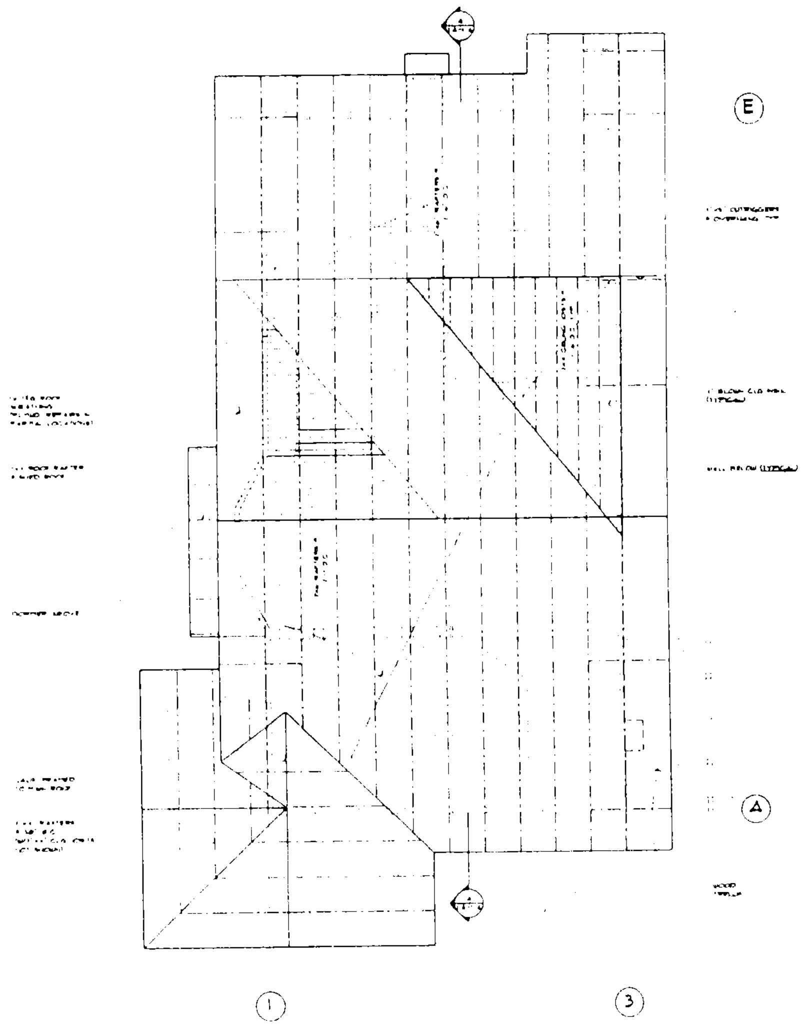
1A-1.2

NOT FOR CONSTRUCTION (PRELIMINARY)

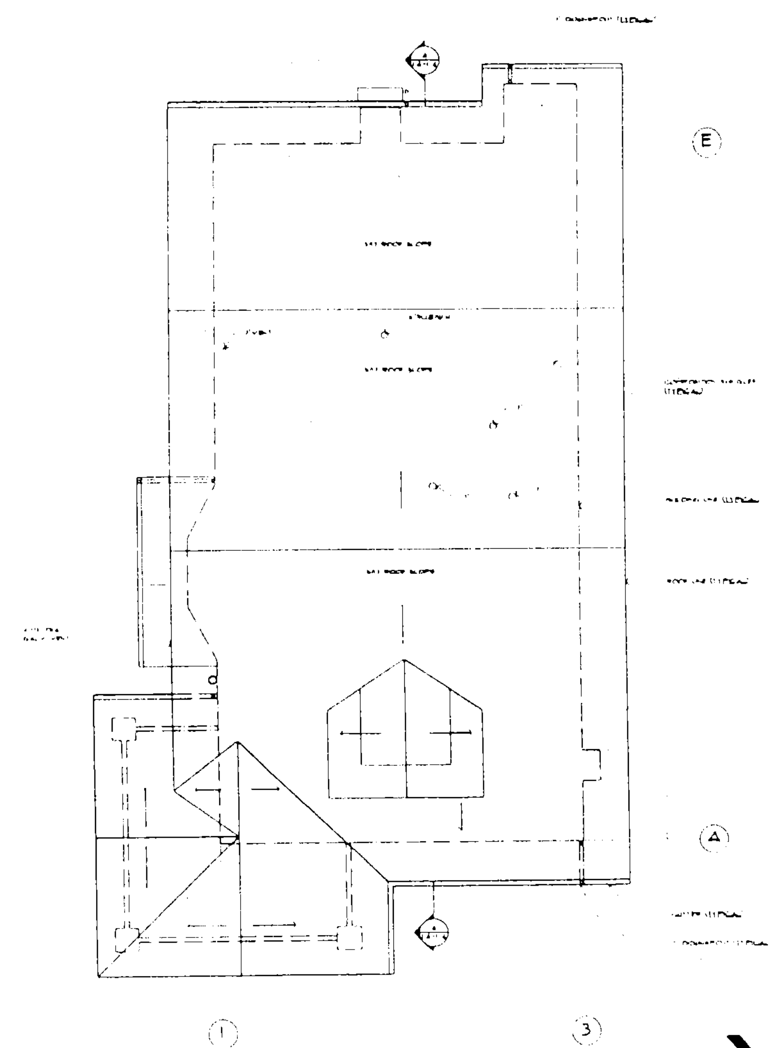
EXHIBIT D

ATTACHMENT 5

NOT FOR CONSTRUCTION (PRELIMINARY)



ROOF FRAMING PLAN



ROOF PLAN

NORTE

MILLER HOUSE EXISTING CONDITION ROOF PLAN & FRAMING PLAN

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

REVISIONS

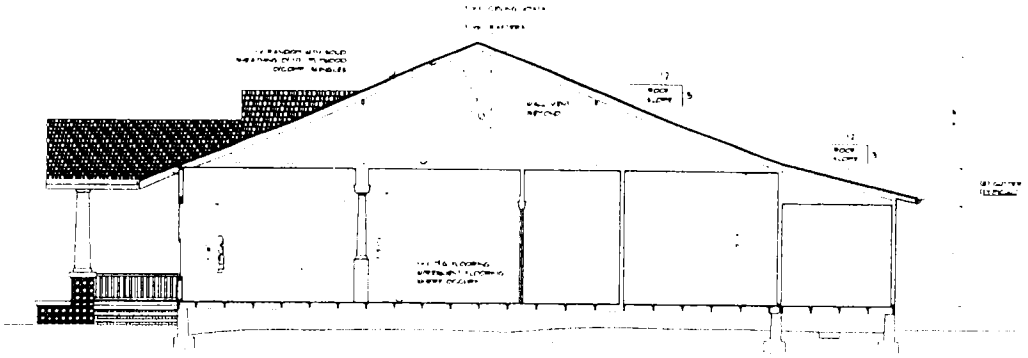
CHANTICLEER AVENUE PARK BUILDINGS

GIL SANCHEZ, FAIA

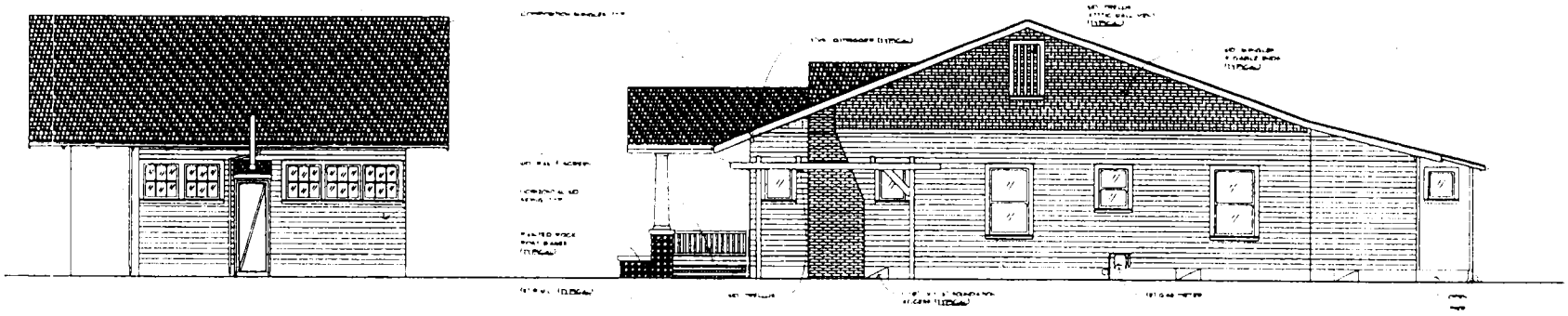
1A-1.3

EXHIBIT D

ATTACHMENT 5

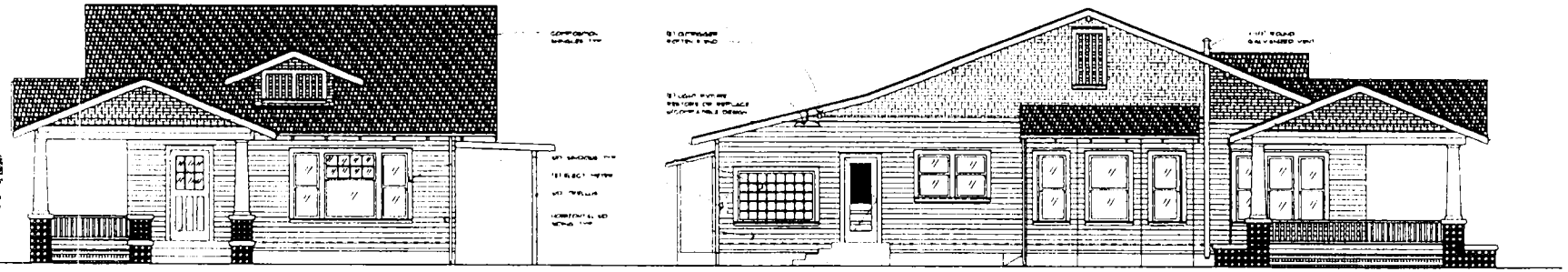


SECTION A-A



WEST ELEVATION

NORTH ELEVATION



EAST ELEVATION

SOUTH ELEVATION

MILLER HOUSE EXISTING CONDITION EXTERIOR ELEVATIONS

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

EXHIBIT D

ATTACHMENT 5

86-115-

CHANTICLEER AVENUE PARK BUILDINGS

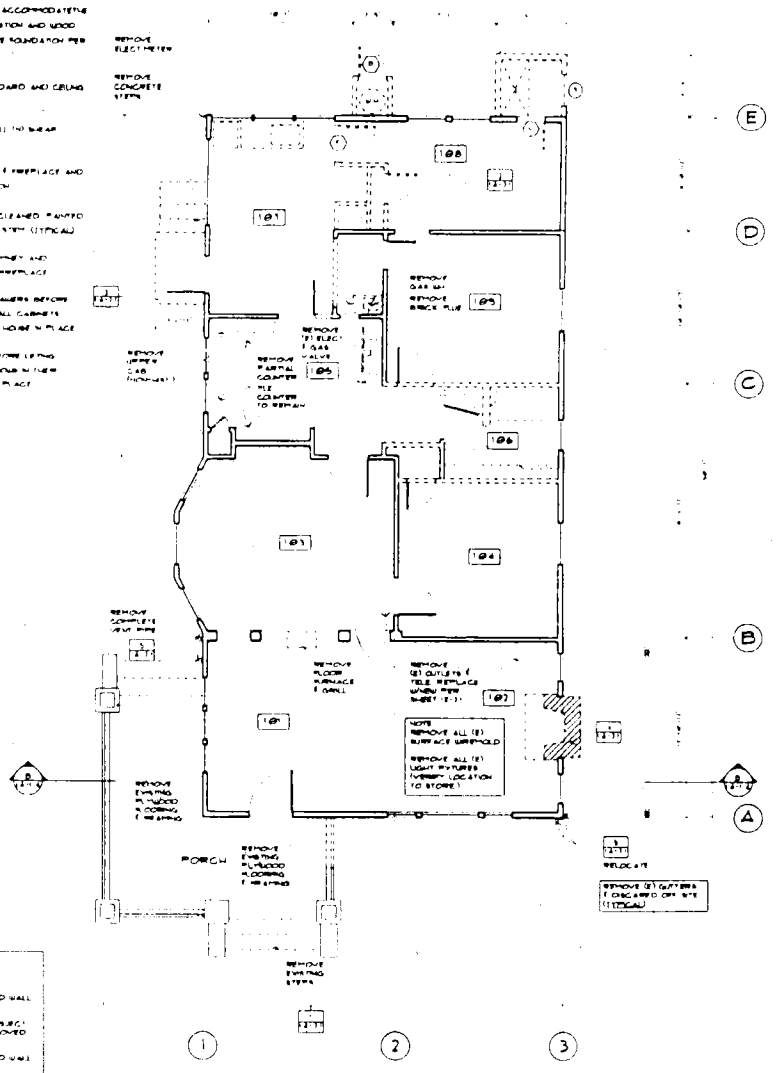
CITY SANCHEZ, FAIA

1A-1.4

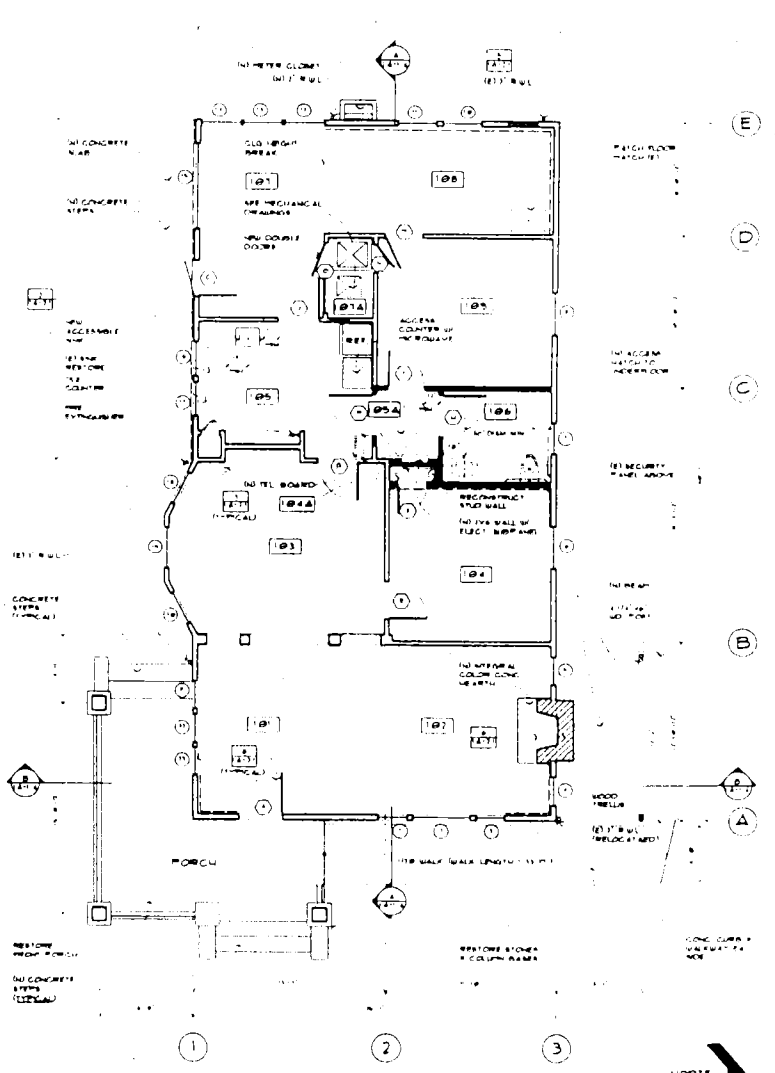
NOT FOR CONSTRUCTION (PRELIMINARY)

SHEET NOTES

WALL LEGEND



SELECTIVE REMOVAL PLAN



FLOOR PLAN

PROPOSED PLANS

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

CHANTICLEER AVENUE PARK BUILDINGS

GIL SANCHEZ FAIA

1A-2.1

NOT FOR CONSTRUCTION (PRELIMINARY)

EXHIBIT D

ATTACHMENT 5

87-116-

CHANTICLEER AVENUE PARK BUILDINGS
CITY OF SANTA CRUZ
1A-2.2
PROPOSED REFLECTED CEILING & ROOF PLAN
PHASE II - SCHEMATIC DESIGN (DRAFT 10/22/10)
ROOF PLAN
SHEET NOTES
REFLECTED CEILING PLAN
REFLECTED CEILING PLAN LEGEND
EXHIBIT D

NOT FOR CONSTRUCTION (PRELIMINARY)

CHANTICLEER AVENUE PARK BUILDINGS

CLL SANCHEZ, FAIA

14-3.1

MILLER HOUSE EXTERIOR ELEVATIONS

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

SHEET NOTES

NORTH ELEVATION

SOUTH ELEVATION

THE COMPLETE EXTERIORS SHALL BE PAINTED

WEST ELEVATION

EAST ELEVATION

COLOR SCHEDULE

EXHIBIT D

ATTACHMENT 5

NOT FOR CONSTRUCTION (PRELIMINARY)

CHANTICLEER AVENUE PARK BUILDINGS

GLE SANCHEZ FAIA

1A-41

SECTION B-B

SECTION A-A

MILLER HOUSE PROPOSED BUILDING SECTIONS

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

EXHIBIT D

ATTACHMENT 5

NOT FOR CONSTRUCTION (PRELIMINARY)

REVISIONS		CHANTICLEER AVENUE PARK BUILDINGS	1E-2.1

PROPOSED LIGHTING & ELECTRICAL PLANS

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

SHEET NOTES

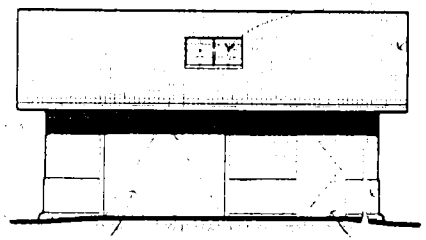
LIGHTING PLAN

ELECTRICAL PLAN

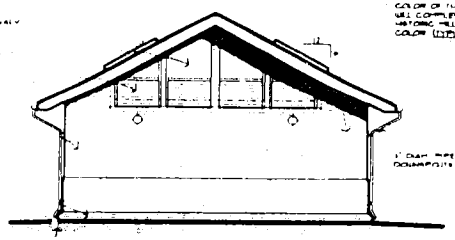
ELECTRICAL/LIGHTING LEGEND

EXHIBIT D

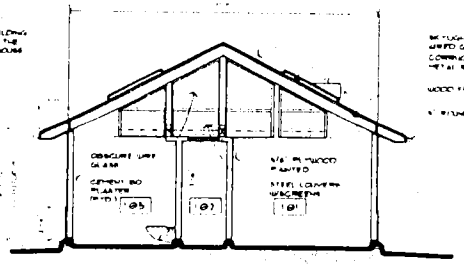
ATTACHMENT 5



WEST ELEVATION



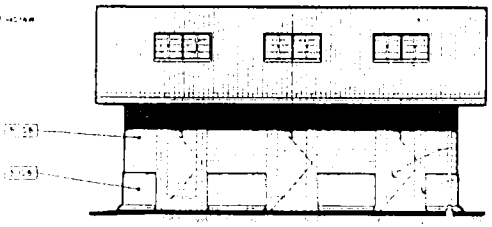
NORTH ELEVATION



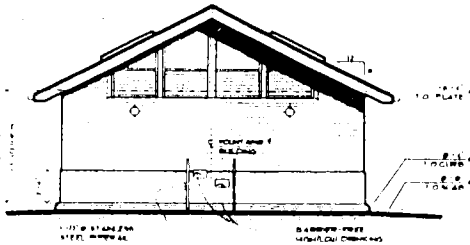
SECTION A-A

COLOR SCHEDULE
(BENJAMIN MOORE)

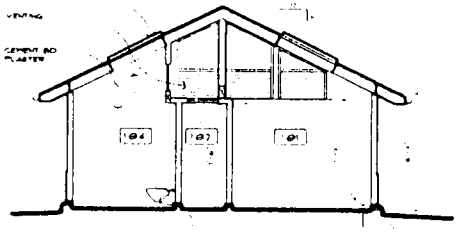
THE COMPLETE EXTERIORS SHALL BE PAINTED



EAST ELEVATION

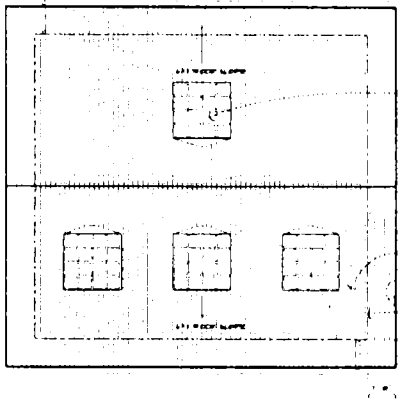


SOUTH ELEVATION

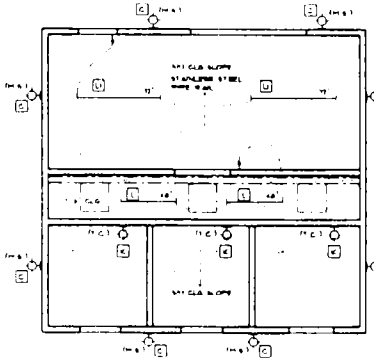


SECTION B-B

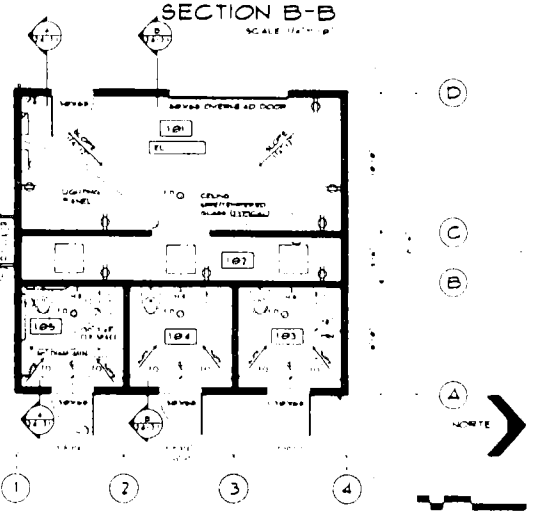
ELECTRICAL/LIGHTING
LEGEND



ROOF PLAN



REFLECTED CEILING PLAN
(SHOWING LIGHTS & SWITCHING)



FLOOR PLAN
(SHOWING ELECTRICAL)

WALL LEGEND

RESTROOM/MAINTENANCE BUILDING PLANS & ELEVATIONS
PHASE III - DESIGN DEVELOPMENT (PLANNING 2/11/11)

CHANTICLEER AVENUE PARK BUILDINGS

GIL SANCHEZ, FAIA

2A-2.1

NOT FOR CONSTRUCTION (PRELIMINARY)

92 - 121 -

ATTACHMENT 5

EXHIBIT D

NOT FOR CONSTRUCTION (PRELIMINARY)

CHANTICLEER AVENUE PARK BUILDINGS

GLC SANCHEZ FAIA

3A-1.1

TANK HOUSE EXISTING CONDITION DRAWINGS

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

SECTION A-A

TANK PLAN

TANK ROOF PLAN

TANK ELEVATION

WEST ELEVATION

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

FOUNDATION PLAN

GRADE LEVEL PLAN

LOFT PLAN

ROOF PLAN

EXHIBIT D

ATTACHMENT 5

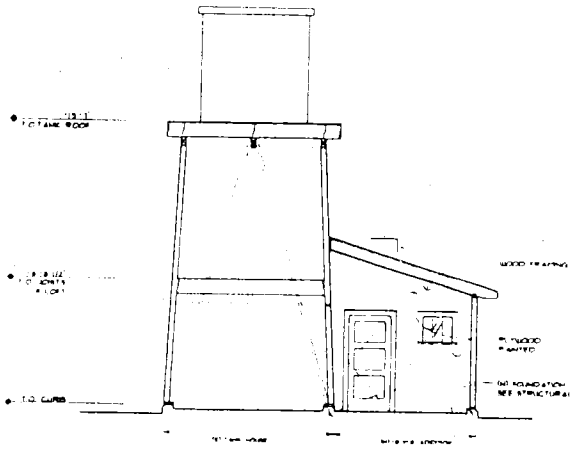
NOT FOR CONSTRUCTION (PRELIMINARY)

CHANTICLEER AVENUE PARK BUILDINGS

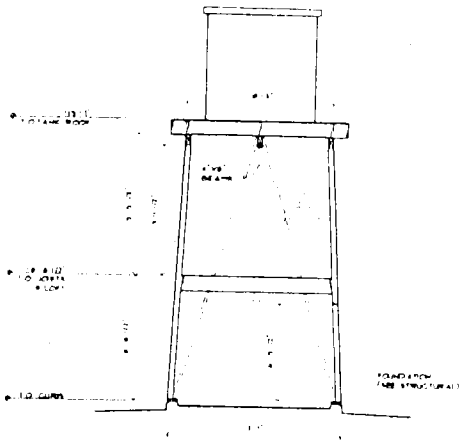
3A-2.1

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

EXHIBIT D

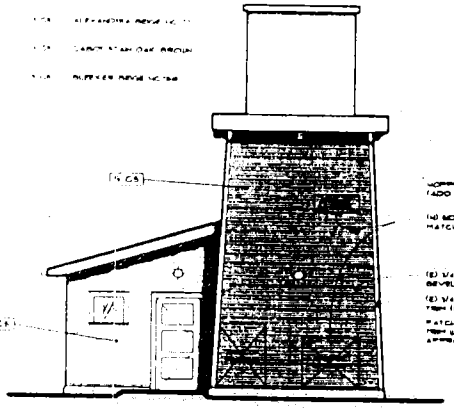


SECTION B-B



SECTION A-A

COLOR SCHEDULE



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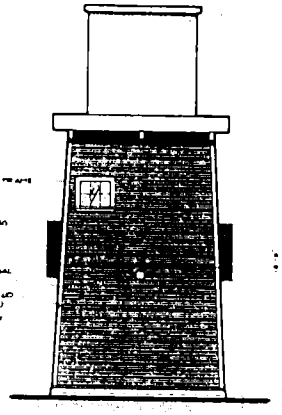

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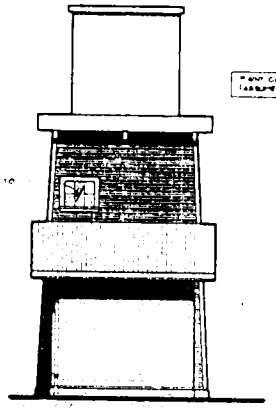

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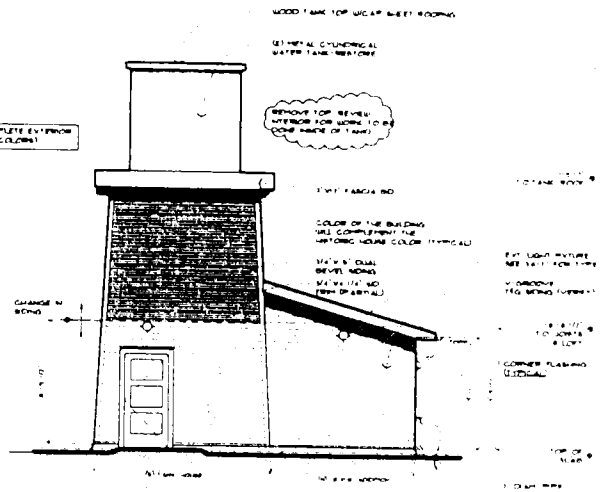


NORTH ELEVATION

THE COMPLETE EXTERIORS SHALL BE PAINTED

TANK HOUSE PROPOSED ELEVATIONS & SECTIONS

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

CHANTICLEER AVENUE PARK BUILDINGS

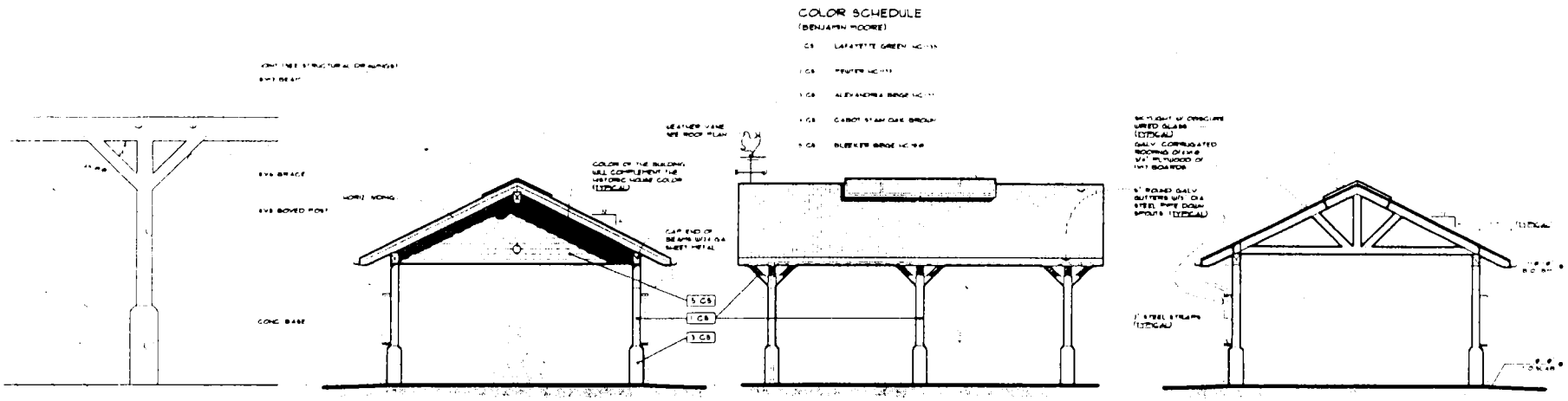
GIL SANCHEZ, FAIA

3A-3.1

NOT FOR CONSTRUCTION (PRELIMINARY)

95 - 124 - ATTACHMENT 5

EXHIBIT D



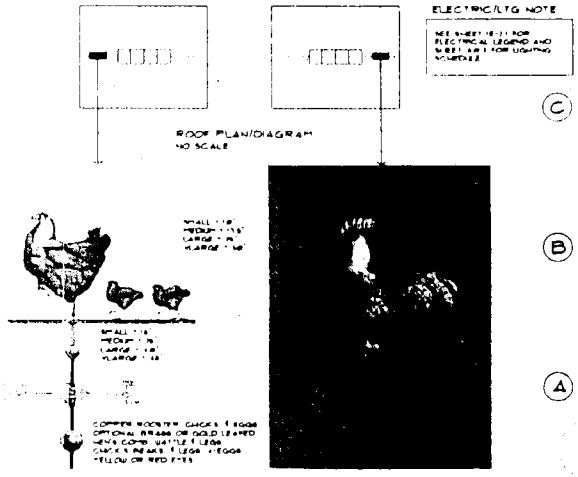
POST DETAIL

END ELEVATION

SIDE ELEVATION

SECTION A-A

THE COMPLETE EXTERIORS SHALL BE PAINTED



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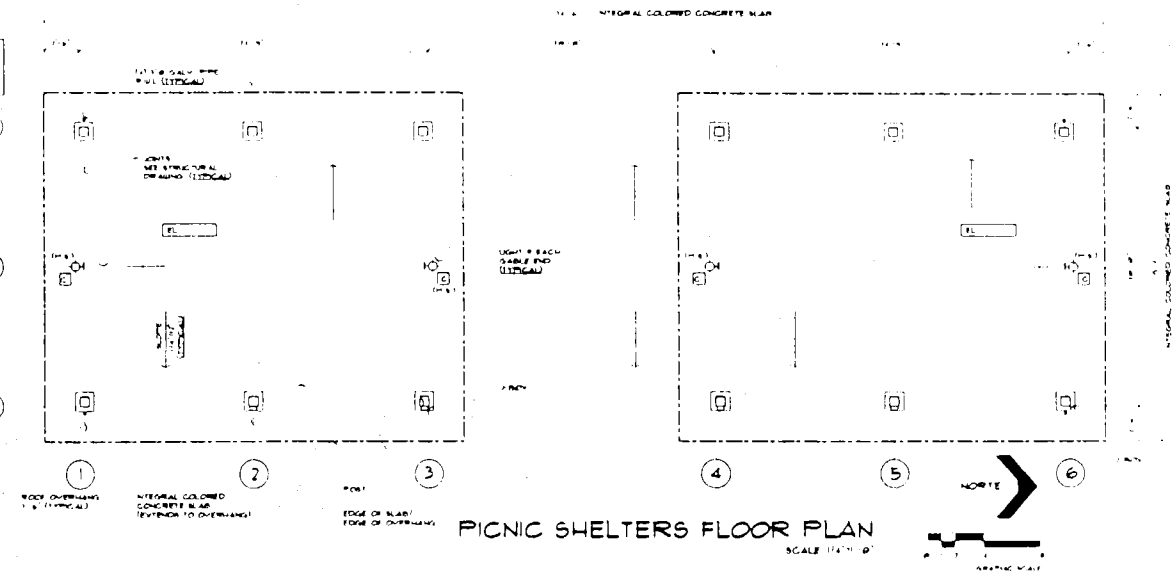

PICNIC SHELTERS FLOOR PLAN

PICNIC SHELTERS PROPOSED DRAWINGS
PHASE III - DESIGN DEVELOPMENT (PLANNING 2/11/11)

CHANTICLEER AVENUE PARK BUILDINGS

4A-2.1

NOT FOR CONSTRUCTION (PRELIMINARY)

9(-125-

ATTACHMENT 5

EXHIBIT D

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

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

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

JOB: RDA – CHANTICLEER PARK. 2011

EXHIBIT D

ATTACHMENT 6

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

PAGE 1.

Background and Assignment:

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

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

Observations and Discussion:

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

Sincerely yours

Nigel Belton

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

EXHIBIT D

ATTACHMENT 6

The Updated Chanticleer Park Tree Inventory

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

EXHIBIT D

ATTACHMENT 6

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

EXHIBIT D

ATTACHMENT 6

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

EXHIBIT D

ATTACHMENT 6

Environmental Consulting Services 18488 Prospect Road – Suite 1, Saratoga, CA 95070
Phone: (408) 257-1045 stanshell99@toast.net FAX: (408) 257-7235

NOISE IMPACT AND MITIGATION STUDY

Chanticleer Park

Chanticleer Avenue, Santa Cruz

May 20, 2010

Prepared by

H. STANTON SHELLY

Principal Consultant

EXHIBIT

ATTACHMENT 7

1. Project Description [1] [2]

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

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

2. Existing Setting

Noise Sources in the Area

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

Sensitive Receptor Locations and Descriptions

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

Ambient Noise Levels

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

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

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

EXHIBIT n

EXHIBIT 1

EXISTING NOISE LEVELS (dBA)

Chanticleer Park Project Area – Chanticleer Avenue, Santa Cruz

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

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

Santa Cruz County Land Use Noise Standards

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

EXHIBIT 2

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

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

Suitability of Noise Environment for Proposed Project

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

EXHIBIT D

3. Potential Project Noise Impacts

A. Activity Area Noise

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

Tennis court and backboard

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

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

Bike pump track

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

Skateboard area

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

Off-leash dog areas

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

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

Vehicles in parking lot

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

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

Other activity areas

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

EXHIBIT D

Traffic Noise

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

B. Summary of Potential Noise Impacts from Park Activities

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

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

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

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

EXHIBIT 3

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

Chanticleer Park Project Area – Chanticleer Avenue, Santa Cruz

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

C. Temporary Construction Noise

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

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

EXHIBIT D

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

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

a. Tree and Bush Removal

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

EXHIBIT 4

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

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

EXHIBIT D

b. Site Clearing, Grading, and Landscaping

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

c. Wood Construction and Concrete Work

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

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

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

d. Completion of Structure and Interior Details

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

D. Summary of Potential Construction Noise Impacts

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

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

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

4. Recommended Noise Mitigation Measures

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

A. Park Activity Noise Mitigation Measures

1. Move the big dog off-leash boundary setback from 20 feet to 40 feet from the west property line, reducing noise levels about 5 dB at the closest locations.

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

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

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

B. Construction Noise Mitigation Measures

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

5. Conclusions and Summary

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

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

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

REFERENCES

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

EXHIBIT D

County of Santa Cruz

PARKS, OPEN SPACE & CULTURAL SERVICES

979 17TH AVENUE, SANTA CRUZ, CA 95062

(831) 454-7901 FAX: (831) 454-7940 TDD: (831) 454-7978

JOE SCHULTZ, DIRECTOR

CHANTICLEER AVENUE PARK AND MILLER HOUSE PROGRAM STATEMENT
April 2011

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

INTRODUCTION

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

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

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

CHANTICLEER AVENUE PARK PROGRAMMING GOALS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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ATTACHMENT 8

MILLER HOUSE PROGRAMMING GOALS

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

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

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

Miller House Features

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

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

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

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

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

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

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

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

EXHIBIT D

CHANTICLEER AVEUNE PARK PARKING ANALYSIS

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

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

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

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

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

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

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

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

EXHIBIT D

ATTACHMENT 8

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

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

DISCUSSION

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

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

EXHIBIT D

ATTACHMENT 8

REFERENCES

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

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

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

EXHIBIT D

ATTACHMENT 8

James Davies

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

Hi Jim and Sheila -

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

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

Matt Johnston
Deputy Environmental Coordinator

EXHIBIT D

James N. Davies

1

ATTACHMENT 9

COUNTY OF SANTA CRUZ
Planning Department

HISTORIC PRESERVATION PLAN PERMIT

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

Permit Number: 101056

Address: 701 Ocean St., Santa Cruz CA 95060

Parcel Number(s): 029-071-38

PROJECT DESCRIPTION AND LOCATION

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

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

Owner: Santa Cruz County Redevelopment Agency Applicant: James Davies
Supervisorial District: First

SUBJECT TO ATTACHED CONDITIONS

Approval Date: 10/14/2010 **Effective Date: 10/14/2010**

Exp. Date: To be determined by Zoning Administrator **Coastal Appeal Exp. Date: N/A**

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

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

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

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

EXHIBIT D

CONDITONS OF APPROVAL
HISTORIC PRESERVATION PLAN
MILLER HOUSE

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

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

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

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

EXHIBIT D

ATTACHMENT 10

COUNTY OF SANTA CRUZ

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

October 1st, 2010

AGENDA: October 14, 2010

HISTORIC RESOURCE PRESERVATION PLAN REVIEW

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

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

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

I. PROJECT DESCRIPTION

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

EXHIBIT D
ATTACHMENT 10

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

II. DISCUSSION

A. Background and Site Description

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

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

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

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

B. Purview of the HRC

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

C. Historic Preservation Criteria

EXHIBIT D

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

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

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

III. CONCLUSION

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

IV. RECOMMENDATION

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

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

Action Date: October 14, 2010

Effective Date: October 14, 2010

Expiration Date: To be determined by the Zoning Administrator

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

Noes None

EXHIBIT D

Absent Fisher

Date: 10/14/2010

Annie Murphy

Annie Murphy
Secretary to the Commission

Exhibits

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

EXHIBIT D

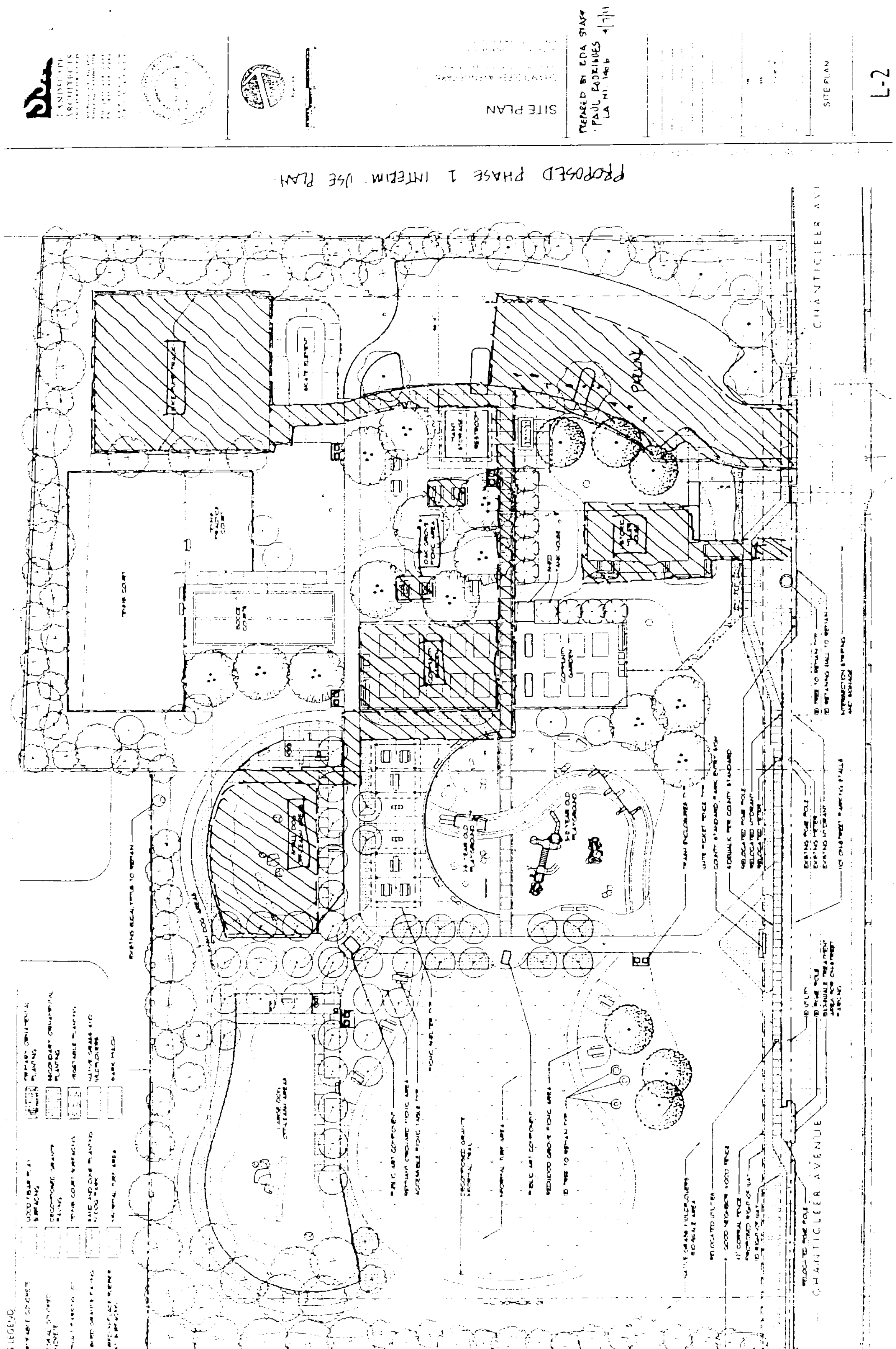
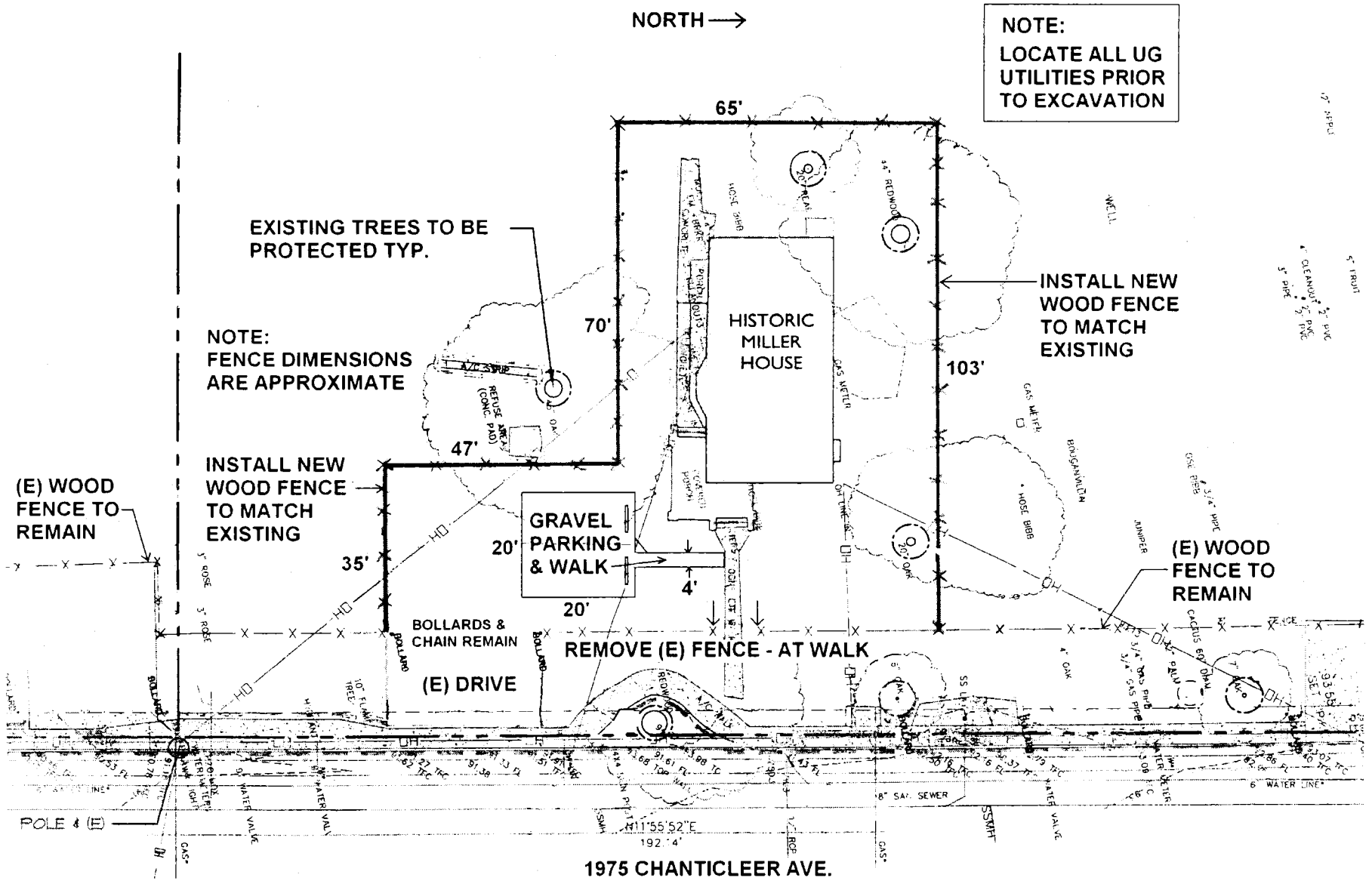


EXHIBIT D

ATTACHMENT 11



ATTACHMENT 11 EXHIBIT D

CITY OF SANTA CRUZ

WATER DEPARTMENT
Water Conservation Office 212 Locust Street, Suite B Santa Cruz, CA 95060
Phone: (831) 420-5230 FAX: (831) 420-5231

Sheila McDaniel
County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

April 26, 2011

Re: 1925 CHANTICLEER AVE., SANTA CRUZ, CA 95062
APN: 029-071-68

The Water Conservation Office has reviewed preliminary plans for this project. When applying for permit(s), the landscape plans must satisfy the requirements listed by the City's Water Efficient Landscape Ordinance, Chapter 16.16 of the Santa Cruz Municipal Code. The applicant should review the standards and requirements before proceeding to develop detailed planting and irrigation plans.

Changes to the landscape plan may be required to comply with the ordinance when detailed plans are reviewed, therefore land use approval for this project should not depend on the preliminary landscape plans submitted. For projects outside the City of Santa Cruz, please be advised that adherence to the Water Efficient Landscaping Ordinance may be a requirement for water service from the City.

The following language referring to the City's landscape ordinance marked below should be included as a condition of approval for this project:

Detailed landscape and irrigation plans shall be submitted at the time of the building permit application for review by both the Planning Department and Water Department. The landscape and irrigation plans shall satisfy all requirements of the City's landscape water conservation ordinance prior to approval and issuance of the building permit.

Please refer the applicant to the Water Conservation Office for more information about City's landscape water conservation requirements or to obtain a copy of the Water Efficient Landscape Ordinance. The City Water Conservation Office is located at 212 Locust Street, Suite B, Santa Cruz, CA 95060 and may be contacted at 831-420-5230.

Sincerely,

Laurel Sato
Water Conservation Representative

EXHIBIT E

INFOR HANSEN8

5/3/2011 14:36

Review # 47705
1
Review Type Sanitation

Planning Review

Issue Date
By
Department DPW
Assigned To
System Generated True

Comments

No. 1 Review Summary Statement: Appl. No. 111052 ; APN: 29-071-68:

Application is complete.

The Santa Cruz County Sanitation District has reviewed your application for development and sanitary sewer service is currently available to serve your project, subject to the requirements listed below. The project is not located within an impacted sewer basin and is conceptually approved. The project sewer design and connection of the project to the Santa Cruz County Sanitation District system will be required to conform to the County Design Criteria (CDC) Part 4, Sanitary Sewer Design, June 2006 edition, and additional information is required to ensure that the project is in conformance with these criteria and Santa Cruz County Sanitation District policies. Please review the comments regarding the project design and provide the additional information needed to satisfy the requirements of the Santa Cruz County Sanitation District.

Reference for County Design Criteria:
http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF

This review notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Any questions regarding the above criteria should be directed to Diane Romeo of the Sanitation Engineering division at (831) 454-2160.

A complete engineered sewer plan, addressing all issues required by District staff and meeting County "Design Criteria" standards (unless a variance is allowed), is required. District approval of the proposed discretionary permit is withheld until the plan meets all requirements. The following items need to be shown on the plans:

Show proposed sewer laterals (including length of pipe, pipe material, cleanouts located maximum of 100-feet apart along with ground and invert elevations) and slope noted (minimum 2%) and connection to the existing public sewer.

Locate and show the existing sewer lateral "To be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure." Any structures that have been moved or removed and have had the sewer lateral abandoned shall also have had the abandonment inspected by the District Inspector.

Include District's "General Notes" on plans. Contact staff for electronic copy.

Water use data (actual or projected), and other information as may be required for this project, must be submitted to the District for review and use in capacity and waste pretreatment requirements before this discretionary permit application can be approved.

A separate water meter measuring domestic water use is required and shall be shown on plans if there is a water cross connection between water lines serving outside uses and indoor plumbed uses (bathrooms, sinks, water fountains). If a separate water meter is installed per District policy, park personnel shall be required to submit water use meter readings annually to District for sewer service charge calculation. Specifications for type of water meter shall be submitted to District prior to approval for sewer connection permit and both shall be conditions of approval for Appl. No. 111052. All outside water fountains that are connected to the sewer shall be covered to prevent storm water intrusion.

EXHIBIT E

To be eligible for fixture unit credit for future remodels of the structures, include a detailed sheet showing existing fixture units that are to be removed (and also mark those to remain). A separate sheet shall show new fixture units (along with the brand/trap size or shall be provided on request to determine

fixture unit equivalences).

All resubmittals shall be made through the Planning Department. Materials left with Public Works will not be processed or returned.

Attach an approved (signed by the District) copy of the sewer system plan to the building permit submittal. A condition of the development permit shall be that Public Works has approved and signed the civil drawings for the land division improvement prior to submission for building permits.

APPLICATION REVIEW BY SANTA CRUZ COUNTY SANITATION DISTRICT ENVIRONMENTAL COMPLIANCE: REQUIREMENTS FOR PARKS/COMMUNITY RECREATION CENTERS

The Sanitation District must be allowed to review plans for the grease interceptor(s) and clarifier and to inspect the installation if required. Any questions regarding these criteria should be directed to the Santa Cruz County Sanitation District Environmental Compliance Unit (831) 477-3907.

If a recreation room is intended to have a kitchen to be used for catering large events, or frequent food preparation for groups then you must submit a set of plans to be reviewed by the Environmental Compliance Division.

The following requirements are for food service facilities:

- A minimum of a 70 pound interior grease trap is required if a community kitchen is intended. Prior to approval of plans, the District must be allowed to review any proposed plans for grease interceptors. Plans must illustrate the size and location of the grease interceptor prior to approval.
- A dishwasher is not permitted unless an exterior 350-lb. minimum exterior grease interceptor is installed.

- All sinks and floor drains must be routed through a grease interceptor with the exception of hand washing sinks and bathroom drains.
- Floor drains must be installed with screens that prevent solids from blocking the facility's pipes and from entering the sanitary sewer.
- Garbage grinders are strictly prohibited in commercial/industrial kitchens.

- All grease interceptors will meet the Santa Cruz County Design Criteria. Grease trap sizing specifications are detailed in the design criteria. (see attached).
- If connecting to an existing interceptor, the District must be allowed to inspect and verify that it is in proper working condition and is properly sized for the facility. Upon approval by the District, the new facility will be allowed to connect to the existing interceptor.

Requirements for vehicle washing and/or carwash fundraising events:

All car washing activities are strictly prohibited unless there is proper pretreatment of the wastewater.

- If the community center plans to wash fleet vehicles or hold carwash fundraisers on their property then, the wastewater generated by car wash activities must be collected and treated before being discharged to the sanitary sewer. All car washing activities must be conducted in a District-approved wash pad area. The wash pad area must be sloped and bermed to prevent discharge to the storm drain and to prevent excess storm water from running to the pad area drain.
- The wastewater must be treated through a minimum 1500-gallon clarifier as specified in the Santa Cruz County design Criteria. In addition, the clarifier must be completely pumped out at least once a year or as often as deemed necessary by the District.

EXHIBIT E

COUNTY OF SANTA CRUZ | Planning Department

INTEROFFICE MEMO

APPLICATION NO: 111052

Date: April 29, 2011

To: Sheila McDaniel, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Chanticleer Park, Chanticleer Avenue, Santa Cruz

Design Review Authority

13.11.40 Projects requiring design review.

(h) All County projects, including, but not limited to, public buildings, park and open spaces, streets and streetscapes.

Design Review Standards

13.11.072 Site design.

Evaluation Criteria	Meets criteria in code (✔)	Does not meet criteria (✔)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✔		
Building siting in terms of its location and orientation	✔		
Building bulk, massing and scale	✔		
Parking location and layout	✔		
Relationship to natural site features and environmental influences	✔		
Landscaping	✔		
Streetscape relationship			**N/A**
Street design and transit facilities			**N/A**
Relationship to existing structures			**N/A**
Natural Site Amenities and Features			
Relate to surrounding topography	✔		
Retention of natural amenities	✔		
Siting and orientation which takes advantage of natural amenities			**N/A**
Ridgeline protection			**N/A**
Views			
Protection of public viewshed	✔		

EXHIBIT F

Minimize impact on private views	✔		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles	✔		
Solar Design and Access			
Reasonable protection for adjacent properties	✔		
Reasonable protection for currently occupied buildings using a solar energy system	✔		
Noise			
Reasonable protection for adjacent properties	✔		

13.11.074 Access, circulation and parking.

Parking			
Minimize the visual impact of pavement and parked vehicles.	✔		
Parking design shall be an integral element of the site design.	✔		
Site buildings toward the front or middle portion of the lot and parking areas to the rear or side of the lot is encouraged where appropriate.	✔		
Lighting			
All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties.			*Suggest as Condition of Approval*
Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.			*Suggest as Condition of Approval*
All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light standards to a maximum height of 15 feet are allowed.			*Suggest as Condition of Approval*
Building and security lighting shall be integrated into the building design.			*Suggest as Condition of Approval*
Light sources shall not be visible form adjacent properties.			*Suggest as Condition of Approval*
Landscape			
A minimum of one tree for each five parking spaces should be planted along each single or double row of parking spaces.	✔		
A minimum of one tree for each five parking spaces shall be planted along rows of parking.	✔		

EXHIBIT

Trees shall be dispersed throughout the parking lot to maximize shade and visual relief.	✔		
At least twenty-five percent (25%) of the trees required for parking lot screening shall be 24-inch box size when planted; all other trees shall be 15 gallon size or larger when planted.	✔		
Parking Lot Design			
Minimize the number of curb cuts	✔		
Where an interior driveway or parking area parallels the side or rear property line, a minimum 5-foot wide net landscape strip shall be provided between the driveway and the property line.	✔		
Parking areas shall be screened form public streets using landscaping, berms, fences, walls, buildings, and other means, where appropriate.	✔		
Bicycle parking spaces shall be provided as required in. They shall be appropriately located in relation to the major activity area.	✔		
Reduce the visual impact and scale of interior driveways, parking and paving.	✔		
Parking Lot Landscaping			
It shall be an objective of landscaping to accent the importance of driveways from the street, frame the major circulation aisles, emphasize pedestrian pathways, and provide shade and screening.	✔		
Parking lot landscaping shall be designed to visually screen parking from public streets and adjacent uses.	✔		
Parking lots shall be landscaped with large canopy trees.	✔		
A landscape strip shall be provided at the end of each parking aisle.	✔		
A minimum 5-foot wide landscape strip (to provide necessary vehicular back-out movements) shall be provided at dead-end aisles.	✔		
Parking areas shall be landscaped with large canopy trees to sufficiently reduce glare and radiant heat from the asphalt and to provide visual relief from large stretches of pavement.	✔		

EXHIBIT F

As appropriate to the site use, required landscaped areas next to parking spaces or driveways shall be protected by a minimum six-inch high curb or wheel stop, such as concrete, masonry, railroad ties, or other durable materials.	✔		
Pedestrian Travel Paths			
On-site pedestrian pathways shall be provided form street, sidewalk and parking areas to the central use area. These areas should be delineated from the parking areas by walkways, landscaping, changes in paving materials, narrowing of roadways, or other design techniques.	✔		
Plans for construction of new public facilities and remodeling of existing facilities shall incorporate both architectural barrier removal and physical building design and parking area features to achieve access for the physically disabled.	✔		

EXHIBIT F

CENTRAL
FIRE PROTECTION DISTRICT
of Santa Cruz County
Fire Prevention Division

930 17th Avenue, Santa Cruz, CA 95062
phone (831) 479-6843 fax (831) 479-6847

Date:	April 15, 2011
To:	Santa Cruz Redeployment Agency
Applicant:	**same**
From:	Tom Wiley
Subject:	**111052**
Address	**1925 Chanticleer Ave.**
APN:	029-071-68
OCC:	0439
Permit:	2010065

We have reviewed plans for the above subject project.

The following NOTES must be added to notes on velums by the designer/architect in order to satisfy District requirements when submitting for **Application for Building Permit**:

NOTE on the plans **construction classification** as determined by the building official and outlined in Part IV of the California Building Code.

NOTE on the plans the **occupancy classification** as determined by the building official and outlined in Part III of the California Building Code.

NOTE on the plans whether the building will be **SPRINKLERED** as outlined in the 2007 California Building Code and via District Amendment.

*The FIRE FLOW requirement for the subject property is **1500** gallons per minute.*

NOTE, on the plans, the required FIRE FLOW and the available FIRE FLOW. This information can be obtained from the water company upon request.

SHOW on the plans a public fire hydrant, type and location, meeting the minimum required fire flow for the building, within 150 feet of any portion of the building.

NOTE ON PLANS: New/upgraded hydrants, water storage tanks, and/or upgraded roadways shall be installed PRIOR to and during time of construction (CFC 901.3).

SHOW on the plans DETAILS of compliance with the District Access Requirements outlined on the enclosed handout. The roadway(s) are required to be designated as fire lanes, and painted with a red curb with FIRE LANE NO PARKING in contrasting color every 30 feet on the top of the red curb. If the roadway is 27' or less, both sides of the street/roadway shall be painted, 35' and down to 28' in width, the roadway curbs shall be painted on one side, and 36' and wider no red curb is required. All cul-de-sacs shall be fire lane, red curbed.

The roadway profile with grade percentages shall be shown on the plans. These plans shall be wet stamped and signed by the Engineer/Designer/Survey of the roadway. The Central Santa Cruz Fire District shall inspect the finished grade prior to the installation of the permanent driving surface.

EXHIBIT F

IF the building is equipped with automatic fire sprinkler protection the following shall apply:

NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. NOTE that the WORKING DRAWINGS shall comply with the District UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.

NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13 currently adopted in Chapter 35 of the California Building Code.

NOTE The FDC shall be labeled with the address of the building that it serves, with 2" peal and stick plastic reflective numbers.

NOTE on the plans that the designer/installer shall submit two (2) sets of plans, calculations, and cut sheets for the automatic sprinkler system to this agency for approval. Installation shall follow our guide sheet.

Compliance with the District Access Requirements outlined on the enclosed handout is required.

SHOW location of fire extinguishers.

SHOW where address numbers will be posted and maintained, plainly visible from the street. Numbers shall be a minimum of four (4) inches in height and of a color contrasting to their background.

SHOW location of Knox Box and key.

NOTE roof coverings to be no less than Class "**B**" rated roof.

The job copies of the building and fire systems plans and permits must be on-site during inspections.

Submit a check in the amount of $115.00 for this particular plan check, made payable to Central Fire Protection District. A $35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at tomw@centralfpd.com. All other questions may be directed to Fire Prevention at (831)479-6843.

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.
0439-041511

EXHIBIT F

Sheila McDaniel

From: Debra Locatelli
Sent: Thursday, April 28, 2011 5:57 PM
To: Sheila McDaniel
Subject: comments for Chanticleer Park
Importance: High

Hello Sheila, I tried to enter comments into the computer for discretionary app 111052 and the computer kept kicking me out.

I only had a few comments and one condition:

Please revise plans to include details FIG DW-1 and FIG ST-6c (can be done on building application set of plans if needed)

Please condition discretionary: Encroachment Permit required for all work proposed within the County right-of-way at the time of building permit application.

Thank you

P.S. I will try one more time to enter comments tomorrow.

EXHIB

Public Works Drainage Comments
Completeness Comments: Application Complete? _X_ Yes __ No

The civil plans 2/11/2011 and drainage report dated 2/18/2011 have been received and are approved for the discretionary application stage. A detailed review of the drainage calculations and mitigation measures will be performed at the building application stage. Please see permit conditions for information to be provided at the building application stage.

Policy Considerations and Compliance Issues:

As discussed at the meeting on May 11, 2011 with Sheila McDaniel, Paul Rodriguez, Jim Davies, Rachel Fatoohi and Travis Rieber the permit conditions and additional information listed below will not require a redesign of the site layout. The comments are regarding technical items and possible ways to add more LID practices to the site drainage design.

Permit Conditions and Additional Information:

1. Projects are required to duplicate existing conditions, disconnect impervious area and minimize impervious area onsite. Please see the following list of possible ways to meet these requirements:

- From the plans it appears that it is feasible for the inlets along the western property line, collecting runoff from offsite, to be removed and a continuous bioswale be graded to the proposed water quality treatment unit bioswale along the southern property line.
- The proposed water quality treatment bioswale with under drain and subsurface impermeable liner **(labeled as D5 on sheet C4.0)** will not duplicate existing conditions. Is it feasible to remove the liner and under drain and utilize only a bioswale to direct surface runoff?
- This project is proposing an AC parking lot and an extensive amount of concrete flat work. The requirement to minimize impervious surfacing can be achieved by the use of porous pavement (paver blocks, turf blocks, base rock, gravel, pervious concrete, ect.).
- The southern portion of the parcel is currently the wet area. Is it feasible to allow surface flow and **some** ponding in the area **where the water quality treatment bioswale (labeled as D5 on sheet C4.0) is currently proposed to help** duplicate existing conditions? Especially since there are no structures proposed in that area.
- Please clarify the need for collecting offsite runoff along the northern property line and piping it to the southern property line. Also clarify the need for collecting runoff from the pump track area and piping it across the site. Is it feasible for this runoff to be directed in a bioswale to the inlet at the northeast corner of the lot?

EXHIBIT F

- Is it feasible for the runoff from the driveway entrance area, which is not being directed to the detention system, to be directed to the landscape prior to leaving the site?

2. Please quantify the amount of upslope runoff being received onsite from upslope properties.

3. A solid lid junction box is required where the two pipes cross into the County Right of Way on Chanticleer Avenue.

4. A drainage fee will be assessed on the net increase in impervious area. Reduced fees are assessed for semi-pervious surfacing (50%) to offset costs and encourage more extensive use of these materials.

5. Site plans shall specify required maintenance procedures to assure proper long term functioning of the proposed drainage system. A recorded maintenance agreement is required for the proposed drainage system. Please contact the County of Santa Cruz Recorder's office for appropriate recording procedure. The maintenance agreement form can be picked up from the Public Works office or can be found online at: http://www.dpw.co.santa-cruz.ca.us/Storm_Water/FigureSWM25.pdf

6. The construction of drainage improvements must be inspected by Public Works staff or the project civil engineer. For inspection by Public Works staff, please deposit 2 percent of the estimated construction cost for the drainage improvements or a minimum of $630. For inspection by the project civil engineer, one of these options has to be exercised:
1. The civil engineer has to inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The civil engineer's letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of "general conformance to plans" are not sufficient.
2. As-built plans stamped by the civil engineer may be submitted in lieu of the letter. The as-built stamp shall be placed on each sheet of the plans where stormwater management improvements were shown.
3. The civil engineer may review as-built plans completed by the contractor and provide the county with an approval letter of those plans, in lieu of the above two options. The contractor installing the drainage improvements will provide the civil engineer as-built drawings of the drainage system, including construction materials, invert elevations, pipe sizing and any modifications to the horizontal or vertical alignment of the system. The as-built drawings, for each sheet showing drainage improvements and/or their construction details, must be identified with the stamp (or label affixed to the plan) stating the contractor's name, address, license and phone #. The civil engineer will review the as-built plans for conformance with the design drawings. Upon satisfaction of the civil engineer that the as-built plans meet the design intent and are adequate in detail, the civil engineer shall submit the as-built plans and a review letter, stamped by the civil engineer to the County Public Works Department for review to process the clearance of the drainage Hold if the submittal is satisfactory.

EXHIBIT F

Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions.

EXHIBIT F

INFOR HANSEN8

5/3/2011 14:36

Review # 47698
1
Review Type Accessblty

Planning Review

Issue Date
By
Department PLAN
Assigned To
System Generated True

Comments

Accessibility Review by Laura Brinson

831-454-3151

laura.brinson@co.santa-cruz.ca.us

Completeness

Plans are complete

Compliance

- Accessible parking spaces to be dispersed to various entrances. An accessible space should be located at the middle entrance to the park, along the shortest route to the park facilities. (2010 CBC 1129B)

Conditions for Building Permit Application

- Accessible exterior exit is required at the Miller house, unless an unreasonable hardship may be determined and documented. This exit floor level is shown to be within 24" above grade. (2010 CBC 1133B.1.1.1.1)
- Detectable warnings at walkway areas that are flush with parking areas and driveways are required. (2010 CBC 1133B.8.5)
- The door to the restroom at the Miller house encroaches into the fixture clearance at the lavy. This is not permitted. (2010 CBC 1115B.3.2)
- Building permit application shall include accessibility signage details for parking, restrooms and building entrances. These and any additional signage proposed for shall be detailed or specified to show compliance with 2010 CBC 1117B.5.

Application Information

undefined

Site/Property

Address
Property ID
Parcel ID 02907168
Location Highway 1, Left on Soquel Avenue, right on Chanticleer Avenue. The site is approximatley 1/2 miles south on Chanticleer Avenue on the right side of the street.

Results

undefined

Problems

Update Status

Problems

(no data)

EXHIBIT F

INFOR HANSEN8

5/23/2011 13:20

Review # 47704
1
Review Type RoadEngr

Planning Review

Issue Date
By
Department DPW
Assigned To
System Generated True

Comments

Completeness Comments:

1) Due to low traffic volumes on the side street, the intersection of Chanticleer Avenue and Chanticleer Lane most likely do not meet warrant for the installation of multi-way stop signs; therefore, the installation of stop signs on Chanticleer Avenue is not recommended.

2) Revise easement dedication to include all sidewalks adjacent to park.

Permit Conditions and Additional Information:

1) Install one crosswalk only on Chanticleer Avenue (south side).

2) Restrict overnight parking (10:00 P.M to 6:00 A.M.) with R30 (CA) signs on the proposed on street parking area in order to prevent undesired social activities at night associated with people camping in vehicles.

3) Replace pavement bike symbol with legend "BIKE LANE" and pavement arrow, and provide dimensions for ladder crosswalk (2' width at 2' apart).

4) Turn layer on for elevation labels on the driveway profile.

Application Information

undefined

Site/Property

Address
Property ID
Parcel ID 02907168
Location Highway 1, Left on Soquel Avenue, right on Chanticleer Avenue. The site is approximatley 1/2 miles south on Chanticleer Avenue on the right side of the street.

Results

undefined

Problems

EXHIBIT F