Staff Report to the Planning Commission

Application Number: 151255

Applicant: John Swift
Owner: Mission Springs Camps and Conference Center, Inc
APNS: 62 parcels. For a complete list of parcel numbers, see Exhibit E
Site Address: 1050 Lockhart Gulch Road, Scotts Valley

Agenda Date: February 26, 2020
Agenda Item #: 8

Time: After 9:00 a.m.

Project Description: Proposal to amend the Master Plan for the Mission Springs Camps and Conference Center to allow for an increase in the maximum number of overnight guests from 500 to 704 guests during the summer months, based upon the addition of three parcels totaling approximately 61.5 acres (APNs 070-011-16, 20 and 35), and to allow for phased construction of new facilities and improvements to existing structures, on parcels located in the SU (Special Use) and A (Agriculture) zone districts. Requires an Amendment to 75-1060-U (Master Plan for Mission Springs Conference Center) and a Planned Unit Development (PUD) to allow for special site and development standards for the Master Plan parcels.

Location: Property located on the east and west side of Lockhart Gulch Road (1050 Lockhart Gulch Road) approximately one mile north of Mount Hermon Road.

Permits Required: Amendment to 75-1060-U and a Planned Unit Development (PUD)

Supervisorial District: District 5 (District Supervisor: Bruce McPherson)

Staff Recommendation:

Staff recommends that the Planning Commission adopt the attached resolution recommending that the Board of Supervisors take the following actions:

- Adopt the CEQA Mitigated Negative Declaration and Mitigation Measures and Reporting Program related to the proposed project (Exhibit A): and
- Approve Application 151255 based on the attached findings and conditions.

Project Setting

Mission Springs Camps and Conference Center is located in the Santa Cruz Mountains, approximately ten miles north of the City of Santa Cruz and one mile west of the City of Scotts Valley. Primary access to the site is from Lockhart Gulch Road, with a secondary access from Nelson Road. The property is set within in a heavily wooded area and includes a wide variety of terrain and resources. It is bounded to the west by Lockhart Gulch Creek and to the east by Ruins Creek.

The Mission Springs Camps and Conference Center property is made up of 62 parcels, including the three parcels that are proposed to be added, that together total approximately 178 acres. The area includes steep hillsides with limited flat areas on ridge tops and large open meadow areas located close to Lockhart Gulch, in the center of the site, and adjacent to Nelson Road. Redwood, Oak, Bay and Madrone forest cover much of the remaining undeveloped areas. The Mission Springs property surrounds and encompasses a number of small parcels that are separately owned and that are developed with private homes. These parcels are not included in the Master Plan area. The area surrounding Mission Springs is largely made up of rural parcels, many of which are developed with single family dwellings.

Detailed Project Description

The proposed project is to amend the existing Development/Use Permit that constitute the Master Plan for the Mission Springs Camps and Conference Center approved under Use Permit 75-1060-U. The revised Master Plan proposes multi-phased improvements based upon the addition of three parcels, APNs 070-011-16, 20 and 35, totaling approximately 61.5 acres, and the associated expansion of the permitted number of overnight guests and staff during the summer months, from 500 to 704 people. The current limit of 1,000 day-use only guests will be maintained. The amended Master Plan includes demolition of some existing buildings associated with the camp and the construction of three new lodges, a new dining hall and a "bell tower" feature. Conceptual designs have been provided for all new buildings as well as for upgrades to existing buildings. Other proposed work includes remodeling/repurposing of several buildings, relocation/reconstruction/permitting of several tent cabins and other structures, as well as other infrastructure improvements, associated grading and tree removal. The proposed parcels that are to be added to the Master Plan area will be used only for passive recreation such as nature observation and hiking, and no development is proposed on these parcels (see Exhibit D for the project site plan and Exhibit K for a detailed breakdown of existing/proposed guest occupancy). In addition, the amended Master Plan provides an updated list of the parcels that are included within the Master Plan area. See Exhibit E for a complete list of Assessor's Parcel Numbers.

The proposed expansion of the permitted number of overnight guests and staff during the summer, from 500 to 704 people, requires approval by the Board of Supervisors in accordance with County Code section 13.10.353(B)(3), Expansion of Organized Camps with Nonconforming Densities. This code section provides that: "For expansion of existing camps with use permits and nonconforming density, the densities of new facilities shall be calculated independent of existing nonconforming densities and shall be based solely on the number of matrix units the new land acquisition merits. Where the new land acquisition is contiguous with the parcel containing the nonconforming use, the facilities resulting from the matrix units for the land acquisition may, at the discretion of the Planning Commission and the Board of Supervisors, be located anywhere on the applicant's holdings." The proposed Planned Unit Development (PUD) which would allow revised site and development standards for the associated construction of new and remodeled facilities, also requires approval by the Board of Supervisors in accordance with County Code chapter 18.10 "Permit and Approval Procedures".

Project Background and History

The Mission Springs Camps and Conference Center is a year-round facility established in 1926 and is a 501(C)3 organization as defined by the IRS. The camp is affiliated with the Pacific Southwest Conference of the Evangelical Church.

In order to finance the development, the property was subdivided to create numerous small residential lots by Subdivision No. 1 of Mission Springs Conference Ground, recorded in 1926 at Volume 24, No.1 of Official County of Santa Cruz records. Many of these smaller parcels were then leased as private home sites on 99-year leases. Approximately 114 private homes have since been built on 119 lots and these are dispersed throughout the Mission Springs property. See sheet UP-2, (Exhibit D) for the distribution of parcels included in the Master Plan area and owned by Mission Springs Camps and Conference Center, and of the private parcels owned by the Pacific Southwest Conference of the Evangelical Church, most of which are privately leased. The ensuing development of the Conference Center therefore mostly occurred before County permit requirements that were introduced in the late 1950s. In 1959 Use Permit 313-U was approved for the addition of multi-purpose housing units and in 1962 and 1968 Building Permits were issued for the construction of the Fellowship Hall and for a two-story staff house.

In 1975, Permit 75-1060-U was submitted to authorize the ongoing use of the Mission Springs Conference Center, to allow maintenance of the facilities and to permit a number of specific improvements, including the construction of new buildings and sport facilities, additions to existing structures and the expansion of existing amenities. In addition, 75-1060-U established a maximum occupancy of 500 persons for overnight stays (including staff and guests) and 1,000 persons at any time for day use. The Development/Use Permit and Master Plan was approved by the Planning Commission on March 3, 1976 and has guided the operation of the Mission Springs Camp and Conference Center since that time. Approved Exhibits A and B and the Conditions of Approval of 75-1060-U are included as Exhibit J of this report.

It should be noted that, at the time the Development/Use Permit and Master Plan 75-1060-U was approved, APN 070-011-35 was a leased parcel not owned by Mission Springs and was therefore not included in the original Permit. This parcel has since been purchased. Moreover, in 1975-76 the County had not yet adopted Chapter 13.14 of the Santa Cruz County Code, which established the Rural Density Matrix as a process for determining the development potential of rural land parcels. It is therefore assumed that the maximum occupancy of the existing facility as approved by 75-1060-U is nonconforming to current standards.

Since Permit 75-1060-U was approved, several Minor Variations have been approved and Building Permits have also been issued. These permits were for construction of the Frontier Lodge (to replace several cabins); two replacement access bridges over Lockhart Gulch; addition of a third service and emergency access route to Nelson Road; installation of a camp-wide wastewater treatment facility and a domestic water treatment plant; improvements to the basketball court/performance area, including construction of a roof and storage space; rebuilding of kitchens and restroom facilities and replacement of water tanks. Reconstruction and modernization of the swimming pool complex has also recently been approved. None of these approvals were considered an intensification of use.

Existing Facilities

There are four major activities and functions of the Mission Springs Camps and Conference Center. These are: Year-round church guest retreats; non-summer mid-week outdoor recreation programs for schools; weeklong summer youth camps and Mission Springs sponsored retreats and events that occur throughout the year. Currently Mission Springs serves approximately 19,000 guests annually. Guests consist of families, couples, men's and women's groups, church pastors, as well as other adult and youth groups including college and school students.

The activities and functions of the Mission Springs Camps and Conference Center physically occur in three primary geographic areas: The main Conference Center, Frontier Ranch and Wild Oak.

Conference Center: The main conference center is comprised of three sub-areas; the Conference Center Core, Mission Woods and Spring Creek. The Conference Center Core lies just to the east of Lockhart Gulch Creek, close to Lockhart Gulch Road, with access provided via one of two bridges that cross the creek.

The Core includes numerous facilities that surround a central lawn area. These include a Dining Hall, Fireside Hall, Worship Center, the Tabernacle, several cabins, a nursery, administrative offices, Laurel and Wellander Lodges and Creekside Lounge.

The Mission Woods area lies directly north of the Core and contains a pool, pool house, a small chapel, and four cabins.

The Spring Creek area, which contains a recreational vehicle (RV) camp and staff cabins, is located to the west of the Core, immediately across Lockhart Gulch Road and north of Ryder Road, within a narrow area of land extending westward along a tributary to Lockhart Gulch.

The Conference Center provides accommodations and services for many church organizations and youth groups throughout the year. The facilities are available for both weekend and weekday conferences and participants arrive at different times and days depending on the program. Wherever possible these arrivals and departures are scheduled so that they do not coincide with the main drop-off and pick-up times for Frontier Lodge, as described in the following sections. To serve the church organizations and youth groups, there are seasonal staff members, who arrive at Mission Springs at the beginning of June and leave around mid-August. These 28 seasonal staff stay at the Frontier Lodge.

In addition, Mission Springs provides outdoor education opportunities to children, including a science camp for 5th-8th graders that takes place between September 1st and May 31st. The science camp hosts approximately 250 students and teachers each week throughout the school year and, except for during September when they stay at the Frontier Lodge, are accommodated in the Conference Center Core. Most students and teachers arrive in charter buses although some teachers arrive by personal car. The buses drop students and teachers off at the beginning of the week between 10-12pm on Mondays or Tuesdays, depending on the program, and return to pick everybody up at the end of the week on Fridays between 9-12, depending on the school. This leaves the available parking lots open throughout the week.

Frontier Ranch: The Frontier Ranch area of Mission Springs is located uphill and northwest of the Conference Center Core and is accessed from Lockhart Gulch Road by narrow winding roads that pass through areas of small homes developed on parcels leased from Mission Springs and, in places, climb steeply across wooded hillsides. This area is developed with the Frontier Lodge and a hostel, as well as with recreational and other facilities that include a cafeteria, craft room, nursing station, climbing wall/zip line tower, livery stable and animal enclosures, all of which are developed around a large open lawn. In addition, there are 27 tent cabins and associated restroom facilities that are located in the surrounding woodlands.

Frontier Ranch hosts a summer program from June 1st through August 15th and accommodates approximately 300 students and staff per week. Students are dropped off during a two-hour

window between 3-5pm on Sundays at the associated Frontier Ranch parking lot and are picked up during a two-hour period from 8-10am the following Saturday. The drivers, mostly parents, do not leave their cars on the site during this time, which keeps the parking lot open for other users during the week. It also limits the times when there is traffic coming to and from Mission Springs. During the off-season months (September-May) the Frontier Lodge is occupied by a combination of guests and staff members.

Wild Oak: The Wild Oak area, included as part of Frontier Ranch in the original Master Plan (75-1060-U), was at that time a horse ranch. This area is located on the eastern side of Mission Springs, close to Ruins Creek and is accessed directly from Nelson Road, although it is connected to Frontier Ranch and the rest of the Mission Springs property by a gated fire road. Wild Oak includes a residence, a barn and other facilities, including several tent cabins, that are developed around the former riding arena that is now a recreational lawn.

Currently, although not a permitted use, the facilities are rented out to the Young Life Christian organization from June 1st to August 15th, accommodating a total of 40 campers and staff. Many of the activities include off-site outdoor adventures such as surfing, mountain biking and hiking. Campers and staff are transported to and from the campus in 10-person vans via Nelson Road. Guests arrive on Sundays at around 3:00pm and leave the Wild Oak area on Fridays at around 10:30am. During their stay, Monday through Thursday, participants typically arrive and depart once per day, departing at around 11:00am and returning at 3:00pm.

Specific Master Plan Proposals

The scope of the amended Master Plan includes increasing the permitted number of overnight guests during the summer months from 500 to 704 people together with the associated construction of additional accommodations as well as upgrades to existing buildings and infrastructure. For a detailed description of the guest occupancy capacity increase and how it is allocated to each area of the Master Plan, see Exhibit K. In support of the Master Plan Amendment, plans have been submitted showing the proposed conceptual layout of all existing and proposed facilities. In addition, to illustrate the height, massing and architectural character of proposed structures, conceptual designs have been prepared for most new buildings as well as for some of the proposed remodels of existing structures. The improvements and new buildings included in the amended Master Plan will then be constructed over time. For each phase of the development, additional development/building permits will be required.

For most new buildings and for some of the proposed remodels, the conditions of approval of the amended Master Plan set out that additional administrative development permits will be required. This will allow for a detailed review of the final designs for each structure and ensure that all site-specific requirements identified in the preliminary geologic, biotic and historic reports have been met and that stormwater management mitigations are included. Accordingly, each application will be required to include detailed design plans and landscape/revegetation plans, together with project level geologic/geotechnical reports and other reports and supporting information as required for the project. In addition, building permits will be required. For all future construction, even where a development permit has not been required, detailed construction plans and supporting technical information will be required for building permits. As a further condition of approval, no building permits will be issued for any new buildings or facilities until all existing unpermitted structures have been recognized by building permits.

Conference Center: Conference Center Core improvements are proposed to include demolition of an existing meeting room (Fireside Lounge) and construction of new facilities including a new dining hall, replacement of the Fireside Lounge, a "bell tower" (an architectural feature with no bell) and a new lodge for 40 guests. Other existing facilities and uses will be relocated and the buildings remodeled as indicated on the plans (Exhibit D) including the original dining room which will become a café, offices and a bookstore. The project also includes separation of guest and delivery traffic and creation of a pedestrian oriented core.

Mission Woods area improvements are requested to include demolition of two existing lodges and construction of a new guest lodge that will house 88 people, changing the use at the Oak-Hemlock building from lodging to a meeting area, and construction of a minor addition to the Redwood Chapel.

The Spring Creek area improvements are proposed to include demolition of four existing cabins (three remain) and construction of a proposed seasonal staff lodge for 24 staff members as well as to re-design of the recreational vehicle (RV) park to provide 5 RV parking spots (formerly 16 per 95-1050-U) and car parking.

Frontier Ranch: At the Frontier Ranch area the proposed work includes recognizing an increase in the number of tent cabins from 15 cabins to 27 cabins (10 campers each) and permitting of the additional 12 tent cabins, two of which will be demolished and rebuilt because they currently encroach onto an adjacent parcel. Permits are also required for a climbing structure with a zip-line platform, the "Frontier Mine" building, nurse's station and "Outpost" play structure, that have been built without permits since the original 1975 Master Plan. Some existing cabins will also be retrofitted, and accessibility improvements will be made at the restrooms.

Wild Oak: The Wild Oak area proposal includes recognizing this area as a separate activity area (formerly a stable facility constituting part of Frontier Ranch) and permitting four tent cabins, a yurt, currently used for quiet meditation and reading, remodel of a tack room to a staff lounge, and an outdoor shower area (all done without permits). Ongoing structural retrofitting and remodeling of other existing structures including the bathroom building and former ranch house is also proposed.

Other: To facilitate the above described construction and site improvements, a limited amount of grading and tree removal will be taking place during the life of this proposed project. Total grading volumes associated with all proposed construction are estimated to be 2,784 cubic yards of cut and 1,364 cubic yards of fill, for a net cut of 1,420 cubic yards. In addition, approximately 47 trees, including 29 native trees, will be removed over the course of the entire project. Revegetation of all disturbed areas and replacement of trees will also be required.

Phasing: The proposed Mission Springs Camps and Conference Center improvement project is proposed to be broken down into three phases. Each of the three phases of the proposed project are anticipated to take between 6 to 10 years to complete. The major projects included in each phase are as follows:

Phase One: Recognition of unpermitted cabins and other structures in the Frontier Ranch and Wild Oak camp areas; closure of Tabernacle Drive to through traffic (a portion of the road will remain available for emergency vehicles) to allow for construction of a meeting room (Fireside Lounge), upgrades to cabins and other structures in the Frontier Ranch and Wild Oak camp areas, and a new dining hall.

Phase Two: Conference Center improvements including construction of a new lodging cabin to host up to 40 guests, a new bell tower in the Core and a seasonal staff cabin for 24 staff members in the Spring Creek Area.

Phase Three: Improvements to the chapel, construction of the Mission Woods lodge to host up to 88 guests and remodeling of the Oak-Hemlock cabins from dormitories to meeting rooms.

Zoning & General Plan Consistency

The Mission Springs Camps and Conference Center property, as approved by Master Permit 75-1060-U, is made up of 59 parcels totaling approximately 116.5 acres, that are located in the SU (Special Use) zone district, a designation that allows organized camps and conference center uses. The proposed Development/Use Permit and Master Plan Amendment is a conditionally permitted use within the zone district and the zoning is consistent with the site's underlying O-R, R-R and R-M (Open Space and Recreation, Rural Residential and Mountain Residential) General Plan designations.

The existing Mission Springs Camp and Conference Center, although permitted, is assumed to be nonconforming to density standards. As set out in County Code section 13.10.353(B)(3) and in this report, expansion of the existing permitted camp therefore requires the addition new parcels. The maximum allowed density of new or expanded facilities is then calculated based solely on the number of matrix units the new land acquisition merits, independent of the existing nonconforming density. Where the new land acquisition is contiguous with the parcel containing the nonconforming use, the facilities resulting from the matrix units for the land acquisition may, at the discretion of the Planning Commission and the Board of Supervisors, be located anywhere on the applicant's holdings

The three parcels that are proposed to be added to the Mission Springs Camps and Conference Center property (APNs 070-011-16, 20 and 35) are located in the A (Agriculture) zone district and have a total combined size of 61.5 acres. As proposed under the Master Plan Amendment, these parcels would not be developed and would be maintained for passive recreational uses only, such as nature observation and hiking. The proposed use of these parcels is therefore consistent with County Code section 13.10.312, "Agricultural Uses Chart", which sets out that recreational activities that do not include permanent structures or paving, are an allowed use in the A zone district subject to the approval of a development permit. As a condition of approval of the Master Plan Amendment and as set out in the associated PUD, no structures or paving will be permitted on APNs 070-011-16, 070-011-20 or 070-011-35 and the three parcels will be required to be deed restricted to reflect this condition.

General Plan Policy 7.9.1 (Density and Development of Organized Camps and Conference Centers) This section of the General Plan sets out that, for all organized camps and conference centers in Rural Residential, Mountain Residential and Resource Conservation areas, the maximum allowed density of new facilities shall be administered by applying residential density requirements of 2 ½ to 20 net developable acres per dwelling unit. This density may differ from the underlying land use designation indicated on the General Plan and Local Coastal Program Land Use Maps; however, it is intended to reflect the specialized service requirements and lesser development impacts of these facilities. Based on this, the Rural Density Matrix system is then used to determine the allowable density within this range. Further, each development proposal is required to include a master development plan and resource management program for the property involved.

County Code Chapter 13.14 (Rural Residential Density Determinations): The proposed expansion of the existing camp is determined by a Rural Density Matrix in accordance with Chapter 31.14. The Rural Density Matrix determines the potential number of overnight and/day-use only users/guests allowed for camp and conference facilities, based upon the number of matrix points that can be assigned to the land. The number of points is determined based upon site specific development hazards and constraints, and the availability of access and services, as well protection of natural, agricultural, and visual resources.

In support of the application 151255 for the proposed Master Plan Amendment, staff has completed a Rural Matrix determination for APNs 070-011-16, 070-011-20 and 070-011-35, the three parcels that are proposed to be added to the Mission Springs Camps and Conference Center holdings. Based on the Rural Matrix (Exhibit L), the minimum developable parcel size, as applied to the three parcels, would be 10 net developable acres, based on General Plan Policy 5.5.6 which requires a 10-acre minimum for parcels located in a Water Supply Watershed (outside the Coastal Zone). Combined, the three added parcels contain a net developable area of 56 acres (61.5 acres gross) supporting a total of 5.6 matrix points which then translates into an increase in the allowed number of overnight guests.

County Code section 13.10.353(B) "Density Regulations for Visitor Accommodations. As set out in the Code, for Type B group quarters (organized camps) 10 beds (occupants) are allowed per matrix point for Unlimited Temporary Occupancy. Given the 5.6 matrix points associated with the three additional parcels, this would equate to an additional 56 beds for Unlimited Temporary Occupancy. For the proposed Master Plan Amendment, the additional occupancy is proposed to be limited to a maximum of 100 days per year in the summer months (approximately from June through August).

The formula set out in 13.10.353(B)(2)(g) for establishing Limited Temporary Occupancy provides that density/number of beds allowed is calculated using a specific formula. Net developable acreage multiplied by the allowed number of user days/matrix unit (56 X 3,650 = 204,400), is divided by the proposed days of occupancy multiplied by the number of occupants [per matrix unit] (100 X 10 = 1,000). For the proposed project, this results in a total of 204 beds (204,400 divided by 1,000 = 204.4). More simply, the number of beds/guests allowed for limited occupancy is determined by multiplying the unlimited number of beds/guests (56) by 365 days per year (56 X 365 = 20,440) and then dividing the result by the limited number of days (20,440 divided by 100 = 204.4).

It should be noted that, for the remainder of the year, from the beginning of September through to the end of May, a maximum of 359 overnight guests are proposed at any one time, which will be consistent with the maximum occupancy of 500 persons approved by 75-1060-U (See breakdown of proposed occupancy, Exhibit K).

County Code 13.10.383(A) - Development Standards in the Special Use SU District. Within the SU zone district, for proposed structures other than single-family dwellings and accessory structures, the building height limits, required yards, and other regulations for any permitted use shall be in keeping with the requirements, restrictions or regulations provided for the most restrictive district within which the use is allowed. Therefore, the site and development standards for the Mission Springs Camp and Conference Center would be those set out in County Code 13.10.353 "Development Standards for the Parks Recreation and Open Space PR District".

As such, all yards are required to be a minimum of 30 feet and the maximum height limit is 28 feet. There is no standard for either lot coverage or floor area ratio.

As shown on the project plans (Exhibit D) much of the existing development on the Mission Springs parcels is nonconforming to the minimum 30-foot setback, particularly in the Conference Center Core where several of the original buildings have been constructed on small parcels surrounding the central lawn area. Several of the older structures encroach over property lines and a number also exceed the 28-foot height limit.

Planned Unit Development

All proposed structures have been designed to fit into the existing historical setting and are located such that they will be set back more than 30 feet from the outer property boundaries of the Mission Springs property. However, being that the pre-existing parcels in the Conference Center Core are small in size and because several existing interior property boundaries bisect use areas, strict application of the development standards renders some parcels undevelopable or would unnecessarily restrict functioning of the facility as a whole. It also means that many existing legal structures are currently nonconforming and therefore subject to restrictions as required under County Code County Code 13.10.265 "Nonconforming Structures". The applicant is therefore requesting approval of a Planned Unit Development (PUD) in conjunction with the Master Plan Amendment, in order to guide future development so that it will be consistent with the existing layout and historic architectural character of the site. The PUD will also render existing structures that currently do not meet setbacks and/or height limits to be conforming structures.

The PUD addresses specific constraints created by the pre-existing property boundaries in a manner that mitigates the impact of the proposed development and has been set up to provide benefits to the neighborhood and the community in which Mission Springs is located. These benefits include emergency access improvements, enhanced resource protection, historical consistency, design excellence and public viewshed preservation. By recognizing the locations of existing nonconforming structures, the PUD will also eliminate current restrictions on structural repairs to these buildings, thereby allowing for their ongoing upkeep and maintenance without any requirement for development permit approvals. Specific standards for the PUD are set out in Exhibit C and are summarized below.

Conference Center: In the main Conference Center Core, to ensure that new development will be compatible with the existing historic character, proposed buildings will be permitted to be clustered around the central lawn area in keeping with the existing layout. Accordingly, all new buildings and additions to existing buildings may be constructed with zero setbacks to interior property lines (between parcels owned by Mission Springs Camp and Conference Center). In addition, where existing roads are to be closed to through traffic, encroachment into the right-of-way will be allowed so long as access for emergency vehicles is maintained. All new structures/additions will be required to maintain a minimum 30-foot setback to exterior property lines and to Lockhart Gulch Road. In keeping with the architectural style of the existing buildings and to allow a vertical scale that is consistent with the surrounding redwood forest and steep hillsides, increased building heights of up 35 feet will be allowed, or up to 40 feet subject to Design Review. For the proposed bell tower, a height of 45 feet will be allowed. In the Mission Woods and Spring Creek areas all proposed structures/additions will be required to maintain a 30-foot setback to all property lines and may have maximum height of up 35 feet.

Frontier Ranch: All cabins and other structures that are required to be recognized/permitted, not including the climbing/zip line tower and "Frontier Mine" buildings, are required to maintain a minimum 30-foot setback to exterior property lines but may be constructed with a zero setback to interior property lines A height limit of 28 feet will be maintained for all structures, except that the climbing/zip line tower (to be recognized) may have a height of up to 45 feet.

Wild Oak: All cabins and other structures that are to be recognized/permitted are required to maintain a minimum 30-foot setback to any exterior property line and to Nelson Road but may otherwise be permitted in their current location with a zero setback. A height limit of 28 feet will be maintained for all structures.

APNs 070-011-16, 070-011-20 or 070-011-35: Only passive recreational uses, such as nature observation and hiking and that do not include permanent structures or paving are allowed on these parcels.

General: All proposed buildings shall comply with all Building and Fire Code requirements, including separation between structures, and must also comply with all requirements of the project Geologist and/or Geotechnical (soils) engineer and with the recommendations of the project Biologist. In addition, all proposed structures shall comply with riparian setbacks as specified in County Code chapter 16.30 unless otherwise approved subject to a Riparian Exception.

All existing legal structures, even where located within the required 30-foot setback to exterior property lines or within a riparian buffer, as shown on Exhibit D, are recognized as conforming with the following exceptions: The existing barn in the Wild Oak area, which is constructed mostly within a right-of-way. This building will retain its nonconforming status and will continue to be subject to the requirements of County Code 13.10.265 "Nonconforming Structures". However, if the existing section of right-of-way that runs through the barn is quit claimed and a revised section of right-of-way that accords with the travelled roadway is recorded, the barn may be recognized as conforming if no portion of the structure encroaches into the revised right-of-way..

The standards for the Planned Unit Development do not apply to single-family dwellings on privately leased parcels that are within the Mission Springs Camps and Conference Center area.

Traffic

The project would create a small incremental increase in traffic in the vicinity of Mission Springs, primarily on Scotts Valley Drive, Mount Hermon Road, and Lockhart Gulch Road. A traffic study was prepared by Kimley-Horn in May of 2018 in order to estimate the increase in trip generation and distribution associated with the increase in permitted number of guests on the Mission Springs site from 500 to 704 guests. The traffic study has been reviewed and approved by both the County of Santa Cruz and the City of Scotts Valley Road Engineering sections (see Exhibit M for a detailed traffic impact analysis). The proposed increase in permitted guests (204 additional guests) is anticipated to generate up to 39 net additional Friday PM peak hour trips and 58 net additional Sunday afternoon peak hour trips. These trips are equivalent to roughly two new vehicles every three minutes during the Friday PM peak hours and one new vehicle per minute during Sunday afternoon peak hours. All other days, Monday through Thursday and

Saturdays, are anticipated to be significantly lower given the nature of operations and visitor arrivals and departures. It is not anticipated that the additional project traffic would degrade the existing conditions substantially. The additional project traffic will not result in congestion on surrounding roads and would not cause the Level of Service at any nearby intersection to drop below Level of Service D, consistent with General Plan Policy 3.12.1.

Traffic management strategies including carpooling, buses, minimal driving during peak hours, the nature of the use of the camp (students, teachers and staff staying on the site for multiple days) have in the past and will continue to provide reductions in traffic.

Internal Circulation and Parking

The project's internal road network and the project plans have been reviewed by the Scotts Valley Fire Protection District, which has approved the conceptual project plans subject to a condition of approval that a portion of the southern half of Cathedral Drive will be converted to be one-way-only. This portion of Cathedral Drive currently provides two-way access uphill to Frontier Ranch from Lockhart Gulch Road via the southernmost bridge that crosses Lockhart Gulch Creek. As proposed, two-way use will continue only to the existing amphitheater which lies approximately 450 feet east of the intersection with Tabernacle Drive, from which point it will be one-way only. The exit from Frontier Ranch, which runs downhill along the northern section of Cathedral Drive, will continue to be one-way and will exit Mission Springs to Lockhart Gulch Road via the northernmost bridge across Lockhart Gulch Creek. As further required by the Fire Department, signage will be posted indicating the one-way traffic flow. The project also includes converting Tabernacle Drive into a pedestrian oriented area, accessible only to emergency vehicles, a change that will increase the adequacy of emergency access for Mission Springs as well as neighboring residential areas.

The existing gated emergency access road that runs through the site between Frontier Ranch and the Wild Oak area will be retained. This road provides a connection between Nelson Road and Lockhart Gulch Road and has been used in past during community wide emergency situations to provide access for both occupants of Mission Springs as well as surrounding area residents. Implementation of the amended Master Plan therefore, will not in any way decrease the level of emergency access.

Parking for the Mission Springs Camp and Conference Center is provided throughout the facility and includes several paved parking lots, as well as overflow event parking areas that accommodate short-term parking demands during parent drop-off periods. Because of the implementation of traffic management strategies, including extensive use of carpooling, as well as buses, the parking demand during the mid-week period at Mission Springs is typically low. To determine the required parking associated with the updated Master Plan, Mission Springs staff conducted parking demand surveys for the existing operations and used the data to determine existing excess parking capacity and determined the additional parking requirements for the expanded use. As shown on the resulting parking study (Exhibit N) the 362 parking spaces that will be available for the expanded Camps and Conference Center use will provide an excess capacity of 68 spaces during the off-season (September to May) period and an excess capacity of 77 spaces during the summer months. The parking survey also showed that, on average, vehicle occupancy was between 3 and 4 people per vehicle. Therefore, the site will continue to provide sufficient on-site parking for the proposed use.

Geology and Soils

A preliminary geological assessment report prepared for the project by Zinn Geology, in December 2016, (Exhibit O) determined buildability of proposed building sites. The submitted report provided a general review of the Master Plan concepts, including the proposed building sites. All proposed building sites were determined to be feasible; however, additional geological, geotechnical assessments will be required to be prepared in association with future development and/or building permit applications for each of the proposed structures. Therefore, in accordance with the conditions of approval of this project, design-level geologic and/or geotechnical/soils reports will be required to be submitted for of all applications for the construction of new facilities.

Biotic Resources

A Biotic Report was prepared for this project by Kathleen Lyons of the Biotic Resources Group, dated August 5, 2019. The report was prepared with the intent of documenting the baseline condition within the proposed Master Plan improvement areas, identifying the location of sensitive habitats, analyzing (at a programmatic level) potential impacts to biological resources that may result from future development, and recommending avoidance and minimization measures to reduce those impacts. The Biotic Report was reviewed by the County's Resource Planner/Biologist and was accepted on September 12, 2019 (Exhibit P).

The biological study area included the three planning areas (Conference Center, Frontier Ranch and Wild Oak) together with the undeveloped parcels that will be added into the Mission Springs property holding. As identified in the report, there are three habitats within the subject property area that are considered sensitive under Santa Cruz County Code: Riparian woodlands, oak woodlands, and native needlegrass grasslands. In addition, Lockhart Gulch and Ruins Creek provide potential habitat for steelhead and coho salmon and there are potential habitat areas for the red-legged frog, California Giant Salamander, Western pond turtle, San Francisco dusky-footed woodrat, Santa Cruz black salamander, and Foothill yellow-legged frog. Nesting birds, birds of prey and migratory birds are also likely to be present.

Preliminary plans indicate approximately 29 native trees (coast live oak, coast redwood, and Douglas fir) will be removed within the Conference Center Core/Mission Woods area, however no development is proposed within any Riparian Corridors and no special status plant or animal species are expected to occur within the proposed improvement areas. The proposed project is considered to have some potential to affect nesting birds, dusky-footed woodrats, and native trees. Therefore, to prevent impacts, the conditions of approval of the proposed Master Plan Amendment include that all construction must be carried out in accordance with all recommendations of the project biologist as set out in the biotic report.

Historic Resources

In September 2016, a detailed historic resource evaluation was completed by Interactive Resources Group, INC. on fourteen buildings at Mission Springs. In December 2018, an addendum to the archeological/historic resource evaluation was completed by TreanorHL (Exhibit Q), which provided additional details of potential impacts and set out suggested mitigations. Both evaluations concluded that none of the existing buildings would individually

qualify as historic structures; however, a potential historic district was identified that encompassed an area larger than the immediate Mission Springs Camps and Conference Center.

The proposed project includes demolition or alteration of some structures, as well as construction of new buildings on the site. Although this would not cause substantial adverse changes to individual historic resources, the proposed buildings and remodels, particularly in the Conference Center, Mission Woods and Spring Creek areas, could possibly cause an adverse change to the potential historic district by indirectly affecting the character and defining features of this distinctive location. Preliminary designs of the new lodge in the Conference Center as well as the Mission Woods Lodge were reviewed by TreanorHL and found to be compatible with the vernacular design features of the potential historic district.

To ensure the potential historic district's aesthetic and historic sense will be maintained into the future, the conditions of approval of the Master Plan require that, prior to the issuance of Building Permits, final designs for new structures and exterior remodels in the Conference Center (Core, Mission Woods and Spring Creek) shall be reviewed by the County's Historic Resources Planner to ensure consistency with the approved preliminary designs and with the character of the potential historic district. In addition, because no preliminary design was submitted for the proposed Seasonal Staff Housing at Spring Creek, the conditions require that, prior to issuance of a Building Permit for that structure, a professional qualified in Architectural History or Historic Architecture shall review the design for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and that the resulting evaluation of the design shall then be submitted to the Historic Resources Planner for review and approval.

Drainage

The concept design, civil plans and drainage calculations prepared for the proposed Master Plan amendment by WMB Architects and Fall Creek Engineering, dated September 1, 2015, and a feasibility assessment from Pacific Crest Engineering dated May 1, 2015, (Exhibit R) were reviewed by the Department of Public Works (DPW), Stormwater Control Division, and it was determined that the project is feasible and that adequate mitigations can be incorporated into the proposed development to meet the County Design Criteria stormwater requirements. As a condition of approval of the Master Plan Amendment, prior to the approval of permits for the construction of any additional facilities, additional information, including the provision of watershed maps and a complete drainage/stormwater management analysis/report and final stormwater management plans are required to be provided, to demonstrate full compliance with current County Design Criteria requirements. If implementation of the proposed improvements happens in phases, each phase will be looked at as part of a larger plan of development; therefore the project must meet the design standards for large projects.

Water and Wastewater systems

Mission Springs is served by a private water system that provides domestic water to the camp, conference center and leasehold residential community as well as to the fire and irrigation systems on the property. The water system consists of two deep water well sources with four water storage tanks with a branched distribution system, which is regulated by the County of Santa Cruz Environmental Health Services Agency.

The onsite wastewater system for the Camp and Conference Center collects wastewater from the main Conference Center, including Mission Woods, and from Frontier Ranch and Wild Oak and discharges via leachfields located on the eastern side of the property. This system does not serve Spring Creek or the private leasehold properties, all of which have separate individual septic systems. The enhanced treatment system, which meets all requirements of the Regional Water Quality Control Board, is also regulated by the County of Santa Cruz Environmental Health Services Agency.

An analysis of the Mission Springs water and wastewater systems was conducted by Fall Creek Engineering (FCE), in the Fall of 2016 (Exhibit S), to determine that sufficient capacity would be available for the increased demand in fire emergency needs and additional capacity needs associated with the proposed project. The report concluded that both the existing water supply wells and the wastewater treatment system at Mission Springs, would be able to accommodate the projected additional demand created by the proposed increase in maximum number of guests from 500 to 704.

Design Review

The existing visual appearance of the project site is of a rustic forest camp and conference center facility, with buildings, recreation fields and other features, all set within an area characterized by Redwood forest, with other large trees, understory vegetation and creeks. The proposed project has been designed and landscaped to fit into this setting. Furthermore, because of the woodland setting and size of the property, most of the land that constitutes the Mission Springs Camp and Conference Center is not clearly visible from any public street and, although Mount Hermon Road is a designated scenic road, the project area is over 3,000 feet away and cannot be seen from that road.

The proposed project will enhance the existing visual character and historic quality of the site by remodeling and modernizing various buildings with structural and facade improvements, new paint, landscaping and other improvements. Proposed new buildings and facilities will be consistent with the vernacular of the existing rustic architectural style of the Conference Center and will be in scale with the existing buildings and with the surrounding Redwood trees and wooded hillsides.

Public Outreach/Public Comment

Two separate community meetings were held by the applicant in 2015, one on April 30th, as plans were being prepared and a second meeting on August 19th, just prior to application submittal. Invitations to the meetings were sent out to a total of 263 neighboring residents and property owners; however, the first meeting was attended by only 22 people, as well as Supervisor Bruce McPherson, Land Use Consultant, John Swift, and Mission Springs staff members. At the meeting Mission Springs staff presented the history of the site and provided an overview of the proposed Master Plan. Discussion included areas of potential concern, including water supply and wastewater treatment, fire safety, and the proposed pedestrianization of Tabernacle Road, as well as potential noise generated by eh Wild Oak camp area. Information was also provided on the Planning application process. The guests in attendance were generally in support of the project and did not raise any specific concerns about the proposed changes. Nobody attended the second meeting.

A further Community meeting was held on December 19, 2018, to update neighbors. The meeting was attended by 18 people, Land Use Consultant, John Swift, and Mission Springs staff members. No major concerns were raised but topics discussed included existing roads and traffic, the number of staff and guests, and fire safety. A summary of all neighborhood meetings is included as Exhibit T). Additional correspondence received by the Planning Department regarding this project is also included with this report (Exhibit U).

Environmental Review

Environmental review has been required for the proposed project per the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on September 25, 2019. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit A) was made on October 22, 2019. The mandatory public comment period expired on November 20, 2019, with no comments received.

The environmental review process focused on the potential impacts of the project in the areas of Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology/Water Supply/Water Quality, Noise, Transportation/Traffic, and Utilities and Service Systems. The environmental review process generated mitigation measures that will reduce potential impacts from the proposed development and adequately address these issues. All mitigations are included as conditions of approval of this permit.

Conclusion

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

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **151255** based on the attached findings and conditions.

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.sccoplanning.com

Report Prepared By: _____

Lezanne Jeffs
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2480
E-mail: lezanne.jeffs@santacruzcounty.us

Report Reviewed By: _____ for

Jocelyn Drake
Principal Planner
Development Review
Santa Cruz County Planning Department

Exhibits

A. Notice of Determination/Mitigations and Monitoring Program (CEQA)
(Initial Study/Mitigated Negative Declaration available on file at the Clerk of the Board, 701 Ocean Street, 5th Floor, Santa Cruz, CA or online at www.sccoplanning.com >> EIRs/Initial Studies >> Archived CEQA Documents)
B. Resolution
C. PUD
D. Project plans
E. List of APNs for properties included in the Master Plan
F. Findings
G. Conditions
H. Assessor's, Location, Zoning and General Plan Maps
I. Parcel information
J. Master Permit 75-1060-U (Conditions of Approval/Exhibits A and B)
K. Breakdown of Year-Round Guest Occupancy
L. Rural Matrix Determination for APNs 070-011-16, 20 and 35
M. Traffic Study prepared by Kimley-Horn, May of 2018
N. Parking Study
O. Preliminary Geologic Analysis, December 2016
P. Biotic Report, August 5, 2019/acceptance letter September 12, 2019
Q. Historic Report, December 2018
R. Drainage Analysis/Groundwater Basin Review
S. Water and Wastewater Analysis
T. Results of Neighborhood Meetings
U. Comments & Correspondence

County of Santa Cruz

PLANNING DEPARTMENT
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131
KATHLEEN MOLLOY, PLANNING DIRECTOR
www.sccoplanning.com

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD

Pursuant to the California Environmental Quality Act, the following project has been reviewed by the County Environmental Coordinator to determine if it has a potential to create significant impacts to the environment and, if so, how such impacts could be solved. A Negative Declaration is prepared in cases where the project is determined not to have any significant environmental impacts. Either a Mitigated Negative Declaration or Environmental Impact Report (EIR) is prepared for projects that may result in a significant impact to the environment.

Public review periods are provided for these Environmental Determinations according to the requirements of the County Environmental Review Guidelines. The environmental document is available for review at the County Planning Department located at 701 Ocean Street, in Santa Cruz. You may also view the environmental document on the web at www.sccoplanning.com under the Planning Department menu. If you have questions or comments about this Notice of Intent, please contact Matt Johnston of the Environmental Review staff at (831) 454-5357.

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 Shawver at (831) 454-3137 to make arrangements.

PROJECT: Master Plan for Mission Springs Camp and Conference Center
APP #: 151255

APN: 070-151-21; 070-121-11, -14 & -29; 070-081-67; 070-161-14; 070-162-16, -20, -23, -34 & -35; 070-141-06; 070-172-25

PROJECT DESCRIPTION: The proposed project is a multi-phased Master Plan for the Mission Springs Camp and Conference Center. The proposed Master Plan includes: adding three parcels totaling approximately 60 acres to the property, the associated expansion of the permitted number of overnight guests from 500 to 704 guests; conceptual design for new buildings and upgrades to existing buildings at Mission Springs Camp and Conference Center including demolition of existing buildings, construction of three new lodges with capacity for 148 overnight guests, a new dining hall, recognition/permitting of 10 cabins built without permits including the relocation/reconstruction of two cabins and remodeling/repair of other cabins in Frontier Village, a new pool house and related improvements and remodeling/repurposing of several buildings and associated grading, tree removal and infrastructure improvements.

PROJECT LOCATION: The project is located in the southeast direction off of Lockhart Gulch Road, within the community of Scotts Valley in the unincorporated Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

EXHIBIT A

APPLICANT/OWNER: Mission Springs Camps and Conference Center, Inc.
PROJECT PLANNER: Lezanne Jeffs, (831) 454-2480
EMAIL: Lezanne.Jeffs@santacruzcounty.us
ACTION: Negative Declaration with Mitigations
REVIEW PERIOD: October 22, 2019 through November 20, 2019

This project will be considered at a public hearing before 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 A

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
KATHLEEN MOLLOY, PLANNING DIRECTOR
http://www.sccoplanning.com

MITIGATED NEGATIVE DECLARATION

Project: Master Plan for Mission Springs Camp and Conference Center **APPLICATION #: 151255**

APN: 070-151-21; 070-121-11, -14 & -29; 070-081-67; 070-161-14; 070-162-16, -20, -23, -34 & -35; 070-141-06; 070-172-25

Project Description: The proposed project is a multi-phased Master Plan for the Mission Springs Camp and Conference Center. The proposed Master Plan includes: adding three parcels totaling approximately 60 acres to the property, the associated expansion of the permitted number of overnight guests from 500 to 704 guests; conceptual design for new buildings and upgrades to existing buildings at Mission Springs Camp and Conference Center including demolition of existing buildings, construction of three new lodges with capacity for 148 overnight guests, a new dining hall, recognition/permitting of 10 cabins built without permits including the relocation/reconstruction of two cabins and remodeling/repair of other cabins in Frontier Village, a new pool house and related improvements and remodeling/repurposing of several buildings and associated grading, tree removal and infrastructure improvements.

Project Location: The project is located in the southeast direction off of Lockhart Gulch Road, within the community of Scotts Valley in the unincorporated Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

Owner: Mission Springs Camps and Conference Center, Inc.

Applicant: Mission Springs Camps and Conference Center, Inc.

Staff Planner: Lezanne Jeffs, (831) 454-2480

Email: Lezanne.Jeffs@santacruzcounty.us

This project will be considered at a public hearing before 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

California Environmental Quality Act Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Clerk of the Board located at 701 Ocean Street, 5th Floor, Santa Cruz, California.

Review Period Ends: November 20, 2019

Date: _____

_____
MATT JOHNSTON, Environmental Coordinator
(831) 454-5357

Updated 6/29/11

EXHIBIT A

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

MITIGATION MONITORING AND REPORTING PROGRAM
Application No. 151255
Master Plan for Mission Springs Camp and Conference Center

No.	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Aesthetics and Visual Resources				
AVR-1	Lighting shall be directed downwards and shielded to prevent dispersal of light. No light shall spill onto neighboring properties resulting from backlight, up-light or glare.	Applicant	Planning Department through Plan Check and in response to complaints	Plan Review and post construction.
AVR -2	All lights shall comply with International Dark Sky Association standards for Zones 0 and 1.	Applicant	Planning Department through Plan Check and inspections	Plan review and during construction
Biological Resources				
BIO -1	Prior to disturbance associated with any permits approved for any stage of the Master Permit, the Applicant shall schedule a preconstruction meeting in the field with the project biologist, the construction supervisor, and Environmental Planning Staff to review the results of any required surveys or conditions of approval as described below.	Applicant and Project Biologist	Planning Department through authorization to proceed	Prior to disturbance associated with any permits approved for any stage of the Master Permit.
BIO-2	Dusky-footed Woodrat. Within 30 days prior to project construction, a qualified biologist shall inspect the action area and adjacent areas within 50 feet for wood-rat houses. An exclusion zone shall be erected around any wood-rat houses occurring within 50 feet of the project site area, using flagging or a temporary fence that does not inhibit the natural movements of wildlife. Efforts will be made to avoid impacting wood-rat houses, even, if avoidance is by only a few feet. If wood-rat houses cannot be avoided, CDFW shall be contacted for approval to relocate individuals by live trapping and building a nearby artificial structure as a release site. Approval to relocate must be acquired from CDFW. If woodrats are found in a structure to be removed, an alternative approach to live-trapping may be recommended due to safety concerns regarding rodents occupying enclosed spaces.	Applicant and Project Biologist	Planning and Project Biologist at preconstruction meeting	Prior to disturbance associated with any permits approved for any stage of the Master Permit.
BIO-3	Nesting Birds. Nesting migratory birds, including raptors, are protected under the Migratory Bird Treaty Act. Under the MBTA, nests that contain eggs or unfledged young are not to be disturbed during the breeding season. The nesting season for migratory birds and birds of prey is generally 1 February through 31 August. Implementation of the following measures will avoid potential impacts. • If construction begins outside the 1 February to 31 August breeding season, there will be no need to conduct a preconstruction survey for active nests.	Applicant and Project Biologist	Planning and Project Biologist at preconstruction meeting	Prior to disturbance associated with any permits approved for any stage of the Master Permit.

20

EXHIBIT A

No.	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
	• If construction is scheduled to begin between February 1 and August 31, then a qualified biologist shall conduct a preconstruction survey for active nests. The survey will include a 250-foot radius from the work area for nesting birds of prey and a 50-foot radius from the work area for other nesting MBTA protected birds. The survey will be conducted from publicly accessible areas within one two weeks prior to construction. If no active nest of a bird of prey or MBTA bird is found, then no further mitigation measures are necessary. • If an active nest of a bird of prey or MBTA bird is found, then the biologist shall determine a buffer suitable to protect the nest until fledging. The size of suitable buffers would depend on the species of bird, the location of the nest relative to the Project, Project activities during the time the nest is active, and other Project specific conditions. • No construction activity shall be allowed in the buffer until the biologist determines that the nest is no longer active, or unless monitoring determines that a smaller buffer will protect the active nest. The buffer may be reduced if the biologist monitors the construction activities and determines that no disturbance to the active nest is occurring. • If an active nest is identified in or adjacent to the construction zone after construction has started, the above measures will be implemented to ensure construction is not causing disturbance to the nest.			
BIO-4	Riparian Woodland. Riparian woodland can be avoided during construction. The removal of riparian woodland and native trees will be minimized with the following environmental commitments: • Prior to construction, the Project Applicant and the Project Biologist will identify the limits of construction in order to maximize native tree and shrub retention. Temporary fencing will be placed along the limits of construction to avoid unnecessary disturbance to riparian woodland. • Where possible, native vegetation that cannot be avoided will be cut at ground level rather than removed by the roots to allow for regeneration.	Applicant and Project Biologist	Planning and Project Biologist at preconstruction meeting	Prior to disturbance associated with any permits approved for any stage of the Master Permit.
BIO-5	Riparian Woodland. The Project shall restore disturbed riparian woodland with native riparian vegetation. Re-vegetation shall follow the professional and local requirements. In addition, native species contained in the re-vegetation planting and erosion control specifications shall be used in erosion control efforts.	Applicant and Project Biologist or Ecologist	Planning and Project Biologist at preconstruction meeting	Prior to final inspection associated with any permits approved for any stage of the Master Permit.
BIO-6	Native Trees. An arborist shall evaluate tree removal and identify mitigation measures to protect trees that are adjacent to construction but are to be retained. Measures to protect trees to be retained shall be implemented prior to and during construction. These measures may include protective fencing, limbing techniques, root pruning techniques, or other actions as directed or implemented by the arborist.	Applicant and Project Arborist	Planning and Project Biologist at preconstruction meeting	Prior to disturbance associated with any permits approved for any stage of the Master Permit.
BIO-7	Potential Native Grasslands: If improvements of structures or new activities are proposed within areas mapped as grassland on APNs 070-011-16 and 35, prior to any site disturbance additional spring-season surveys shall be carried out to validate the location and species composition of these grasslands. If this survey documents areas meeting the definition of native grassland under County Code, the impacts to this resource shall be avoided or minimized. If impacts are incurred, compensatory mitigation shall be implemented, such as restoration. If the areas are deemed to be annual grassland, no additional actions are recommended.	Applicant and Project Biologist	Planning and Project Biologist at preconstruction meeting	Spring season prior to disturbance associated with any permits approved for any stage of the Master Permit.

EXHIBIT A

No.	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
BIO-8	Degraded Sensitive habitat. Degraded sensitive habitat areas shall be enhanced through the removal/control of invasive, invasive plants. The occurrences documented during the baseline study are depicted on Figure 19 of the Biotic Report (Attachment 8). These occurrences are considered a significant threat to the sensitive resource and shall be removed/controlled. Priorities for action are: • In oak woodland: o Hand pull French broom prior to plants setting seed; for shrubs too large to hand pull cut stems of plants flush with ground (March through May). o Monitor French broom seedlings/re-growth in winter/spring; hand pull seedlings or re-cut larger shrubs (January – April). Will require repeated sessions to eradicate. • In riparian woodland: o Hand pull French broom prior to plants setting seed; for shrubs too large to hand pull cut stems of plants flush to the ground (March through May). o Monitor French broom seedlings/re-growth in winter/spring; hand pull seedlings or re-cut larger shrubs (January – April). Will require repeated sessions to eradicate. o Cut and remove acacia (January – December). Hand pull seedlings; may require repeated sessions to eradicate. o Remove English ivy from trunks of trees. Cut stems and leave minimum of 12-inch gap in stem growth; pull ivy away from trunk of tree. Allow ivy in treetops to die. (January – December). Monitor stem re-growth on trunk and repeat as needed. o Remove English ivy from ground surface. Hand-pull and use hand tool to remove roots (May to July). Will require repeated sessions to eradicate. Remove periwinkle from ground surface. Hand-pull and use hand tool to remove roots (March to July). Will require repeated sessions to eradicate.	Applicant and Project Biologist or Ecologist		Prior to final inspection associated with any permits approved for any stage of the Master Permit.
Cultural Resources				
CULT-1	Prior to issuance of a Development/Building Permit for the Seasonal Staff Housing at Spring Creek, a professional qualified in Architectural History or Historic Architecture shall review the design for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The evaluation of the designs shall be submitted to the Historic Resources Planner at the County of Santa Cruz for review and approval.	Applicant and Project Archeologist, Planning Staff	Plan Review	Prior to issuance of a Development/Building Permit for the Seasonal Staff Housing at Spring Creek.
Geology and Soils				
GEO-1	During design-level studies, the project geotechnical engineer and project structural engineer shall provide seismic design for the project consistent with the most current version of the California Building code. If other conservative design guidelines are determined to be applicable to the project, those guidelines shall be followed. This mitigation measure would reduce the impact due to seismic ground shaking at all of the project sites to a less than significant level.	Applicant, Project Geotechnical Engineer and Project Structural Engineer, Planning Staff	Plan Review	Prior to issuance of a Development/Building Permit
GEO-2	During the design study process, the project soils engineer shall adequately characterize the risks related to liquefaction and provide appropriate mitigation recommendations were warranted in conjunction with the project structural engineer. Implementation of adequate engineering	Applicant, Project Geotechnical Engineer and Project	Plan Review	Prior to issuance of a Development/Building Permit

EXHIBIT A

No.	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
	characterization and design shall mitigate the risk to a less-than-significant impact.	Structural Engineer, Planning Staff		
GEO-3	During the design process for Buildings W3, W5, C10, C12 and S3, the risks related to shallow land sliding shall be adequately characterized and mitigation recommendations issued via joint investigations by a geotechnical engineer and qualified geologist. See Attachment 2 for preliminary architectural and civil engineering plans. The joint investigations shall consider the following: The thickness of colluviums on the slopes above the site, drainage patterns on the slope above the site that might trigger debris flows, the size and terminal velocity of debris flows that might strike the buildings. They shall also consider mitigation schemes such as relocating structures, constructing impact structures that will stop and capture the debris flow deposits, or constructing deflection structures that will guide the debris flow deposits away from structures. Implementation of adequate geology and engineering characterization and design shall mitigate the risk to a less-than-significant impact.	Applicant, Project Geotechnical Engineer, Project Geologist and Project Structural Engineer, Planning Staff	Plan Review	Prior to issuance of a Development/Building Permit for Buildings W3, W5, C10, C12 and S3
Hydrology, Water Supply, and Water Quality				
HWQ-1	A hydraulic analysis and appropriate engineering recommendations, if necessary, shall be developed prior to the design phase. Relocate the building or elevate the habitable floor of Building S3 as established by a hydrologic study. This would lower the potential impact to less than significant.	Applicant, Project Hydrologist and Project Structural Engineer, Planning Staff	Plan Review	Prior to issuance of a Development/Building Permit for Building S3
HWQ-2	During the design phase for Building S3, the septic system shall be evaluated with respect to the hydrology conditions at the site. If warranted, the system shall be upgraded to lower the likelihood of impairment, as well as to bring it into conformance with applicable current codes and ordinances.	Applicant, Project Hydrologist and Project Structural Engineer, Planning Staff	Plan Review	Prior to issuance of a Development/Building Permit for Building S3
HWQ-3	During the design phase for Building S3, the septic system may need to be rerouted and redesigned to allow for tie-in to the existing septic system for the conference center area on the other side of Lockhart Gulch. Implementation of this mitigation measure will lower the impact to less than significant.	Applicant and professional qualified to design septic systems, Planning Staff	Plan Review	Prior to issuance of a Development/Building Permit for Building S3
Noise				
NOI-1	Limit construction activity to between the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. Saturday in order to avoid noise during more sensitive nighttime hours. Prohibit construction activity on Sundays.	Applicant, Planning Staff	Building Inspector inspections	During Construction
NOI-2	Require that all construction and maintenance equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation.	Applicant, Planning Staff	Building Inspector inspections	During Construction
NOI-3	Prohibit gasoline or diesel engines from having un-muffled exhaust.	Applicant, Planning Staff	Building Inspector inspections	During Construction
NOI-4	Use noise-reducing enclosures around stationary noise-generating equipment capable of 6 dB attenuation.	Applicant, Planning Staff	Building Inspector inspections	During Construction

No.	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
The following mitigation measures will be required to reduce potential disturbance from camp activities. With the implementation of those measures, no adverse noise impacts are expected occur during construction activities.				
NOI-5	Prohibit all amplified entertainment and broadcast announcements to guests outside the hours of 7:00 a.m. to 10:00 p.m. daily to avoid disruptive noise during sensitive nighttime hours.	Applicant	Neighborhood Liaison Team response to complaints	During Operations
NOI-6	Prior to the Final of Building Permits for structures requiring authorization by the Master Plan a noise monitoring plan utilizing sound measuring instruments meeting the American National Standard Institute's Standard S1.4-1971 (or more recent revision thereof) for Type 1 or Type 2 sound level meters, or an instrument which provides equivalent data will be submitted to and approved by the County of Santa Cruz. This plan shall provide a means of monitoring the sound levels generated by camp activities at the property boundaries and to determine compliance with the General Plan Noise standards as indicated above.	Applicant	Hold on Final Inspection	During Operations
NOI-7	A Neighborhood Liaison Team will be formed of designated Mission Springs staff members and will be available for receipt of and response to noise complaints during all hours of operation. If it is determined that noise exceeds the General Plan Standards, the source of the disturbance will be identified by the Noise Liaison Team, who shall ensure that the noise levels are reduced by such methods as turning down volumes, moving noise-generating activities indoors, informing crowds of the noise sensitivity or shutting down events; so that the noise levels or the specific noise generating activity will be terminated.	Applicant and Noise Liaison Team	Response to Complaints	During Operations

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Commissioner -
Duly seconded by Commissioner -
The following Resolution is adopted:

PLANNING COMMISSION RESOLUTION RECOMMENDING THE BOARD OF SUPERVISORS APPROVE APPLICATION NO. 151255, A REQUEST FOR AN AMENDMENT TO DEVELOPMENT/USE PERMIT AND MASTER PLAN 75-1060-U AND A PLANNED UNIT DEVELOPMENT FOR THE MISSION SPRINGS CAMPS AND CONFERENCE CENTER, ADOPT THE CEQA MITIGATED NEGATIVE DECLARATION AND MITIGATION MEASURES AND REPORTING PROGRAM RELATED TO THE PROJECT, AND ADOPT AN ORDINANCE ESTABLISHING THE PLANNED UNIT DEVELOPMENT

WHEREAS, the Planning Commission has held a public hearing on Application No. 151255, involving an approximately 178-acre property that is comprised of 62 separate parcels, located on the east and west side of Lockhart Gulch Road (1050 Lockhart Gulch Road, Scotts Valley), approximately one-mile north of Mount Hermon Road; regarding the proposed Amendment of Development/Use Permit and Master Plan 75-1060-U and a Planned Unit Development (PUD) for an established organized camp and conference center (Mission Springs Camps and Conference Center); and

WHEREAS, approval of Application No. 151255 would allow the following: an increase in the maximum number of overnight guests from 500 to 704 guests based upon the addition of three parcels totaling approximately 61.5 acres (APNs 070-011-16, 20 and 35) to the existing 116.5 acre camp and conference facility; phased construction of new facilities and improvements to existing structures; site and development standards that deviate from zone district standards and establishing passive recreation/open space as the long-term use of APNS 070-011-16, 20 and 35 that will be added to the Master Plan area; and

WHEREAS, the Planning Commission has also considered all testimony and evidence received at the public hearing and detailed in the attached staff report.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the CEQA Mitigated Negative Declaration and Mitigation Measures and Reporting Program related to the proposed project per the requirements of the California Environmental Quality Act, adopt an ordinance establishing a PUD, and approve Application Number 151255 for an Amendment to the Development/Use Permit and Master Plan for the Mission Springs Camps and Conference Center.

BE IT FURTHER RESOLVED, that the Planning Commission makes findings on the proposed Amendment to Development/Use Permit and Master Plan 75-1060-U and Planned Unit Development, as contained in the Report to the Planning Commission.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this _____ day of _____, 2020, by the following vote:

EXHIBIT B

AYES: COMMISSIONERS
NOES: COMMISSIONERS
ABSENT: COMMISSIONERS
ABSTAIN: COMMISSIONERS

_____
Chairperson

ATTEST: _____
JOCELYN DRAKE, Secretary

APPROVED AS TO FORM:

_____
ASSISTANT COUNTY COUNSEL

EXHIBIT B

ORDINANCE NO._____

ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT AS ALLOWED BY SANTA CRUZ COUNTY CODE RELATING TO ESTABLISHMENT OF DEVELOPMENT STANDARDS FOR THE MISSION SPRINGS CAMPS AND CONFERENCE CENTER, WHICH INCLUDES 62 PARCELS WITH A COMBINED AREA OF APPROXIMATELY 178 ACRES AS LISTED ON EXHIBIT E OF MASTER PLAN PERMIT 151255:

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

SECTION I

A Planned Unit Development is hereby approved for the Mission Springs Camps and Conference Center, an approximately 178-acre property consisting of 62 separate parcels, located on the east side of Lockhart Gulch Road, Road (1050 Lockhart Gulch Road), approximately one mile north of Mount Hermon Road in the Carbonera Planning Area and shown on "PUD - Exhibit 1a" and "PUD - Exhibit 1b" attached hereto and subject to the conditions shown on "PUD - Exhibit 2", attached hereto.

SECTION II

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the Planned Unit Development as described in Section I, and adopts the following findings in support thereof:

1. That any development shall contribute to the ongoing desirability and character of the surrounding neighborhood;
2. That the combination of different structure types and the variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses, structures, and the natural environment in the vicinity;
3. That the permitted departures from the otherwise required development standards will provide specific benefits to the neighborhood and/or the community in which the planned unit development is located, and that such benefits are specified by the Board of Supervisors in connection with its approval of a planned unit development, and that any conditions required to achieve such benefits are incorporated into the project and made conditions of approval; and
4. That the proposed development is consistent with the General Plan/Local Coastal Program Land Use Plan.

SECTION III

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the Development/Use Permit and Master Plan associated with the Planned Unit Development as described in Section I, and adopts findings in support thereof as set forth below:

EXHIBIT C

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;
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;
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;
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;
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; and
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 SCCC Chapter 13.11.

SECTION IV

This ordinance shall become effective 31 days after adoption.

PASSED AND ADOPTED this _____ day of _____ 2020 by the Board of Supervisors of the County of Santa Cruz by the following vote:

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

_____
Chair of the Board of Supervisors

Attest: _____
Clerk of the Board

APPROVED AS TO FORM:

_____
Office of the County Counsel

EXHIBIT C

Application #: 151255
APNs: 62 parcels. For a complete list of parcel numbers, see Exhibit E
Owner: Mission Springs Camps and Conference Center, Inc

PUD - EXHIBIT 1a

Planned Unit Development

Property located on the east side of Lockhart Gulch Road, Road (1050 Lockhart Gulch Road) approximately one mile north of Mount Hermon Road, in the Carbonera Planning Area.

The Mission Springs Camps and Conference Center property, encompasses 62 separate parcels as shown on the plan below and contains a total area of approximately 178 acres.

PARCEL MAP LEGEND

	PARCELS CONTRIBUTING TO CONFERENCE CENTER USE, SUBJECT TO USE PERMIT, OWNED BY MISSION SPRINGS CAMPS & CONFERENCE CENTER, INC.		
	PARCELS OWNED BY PACIFIC SOUTHWEST CONFERENCE OF THE EVANGELICAL COVENANT CHURCH LEASED TO OTHERS, EXCLUDED FROM USE PERMIT		
	PARCELS ADDED UNDER THIS USE PERMIT AMENDMENT, OWNED BY MISSION SPRINGS CAMPS & CONFERENCE CENTER, INC.		
	APN 070-011-16	UNDEVELOPED	26.2 ACRES
	APN 070-011-20	UNDEVELOPED	10.3 ACRES
	APN 070-011-35	UNDEVELOPED	25.0 ACRES

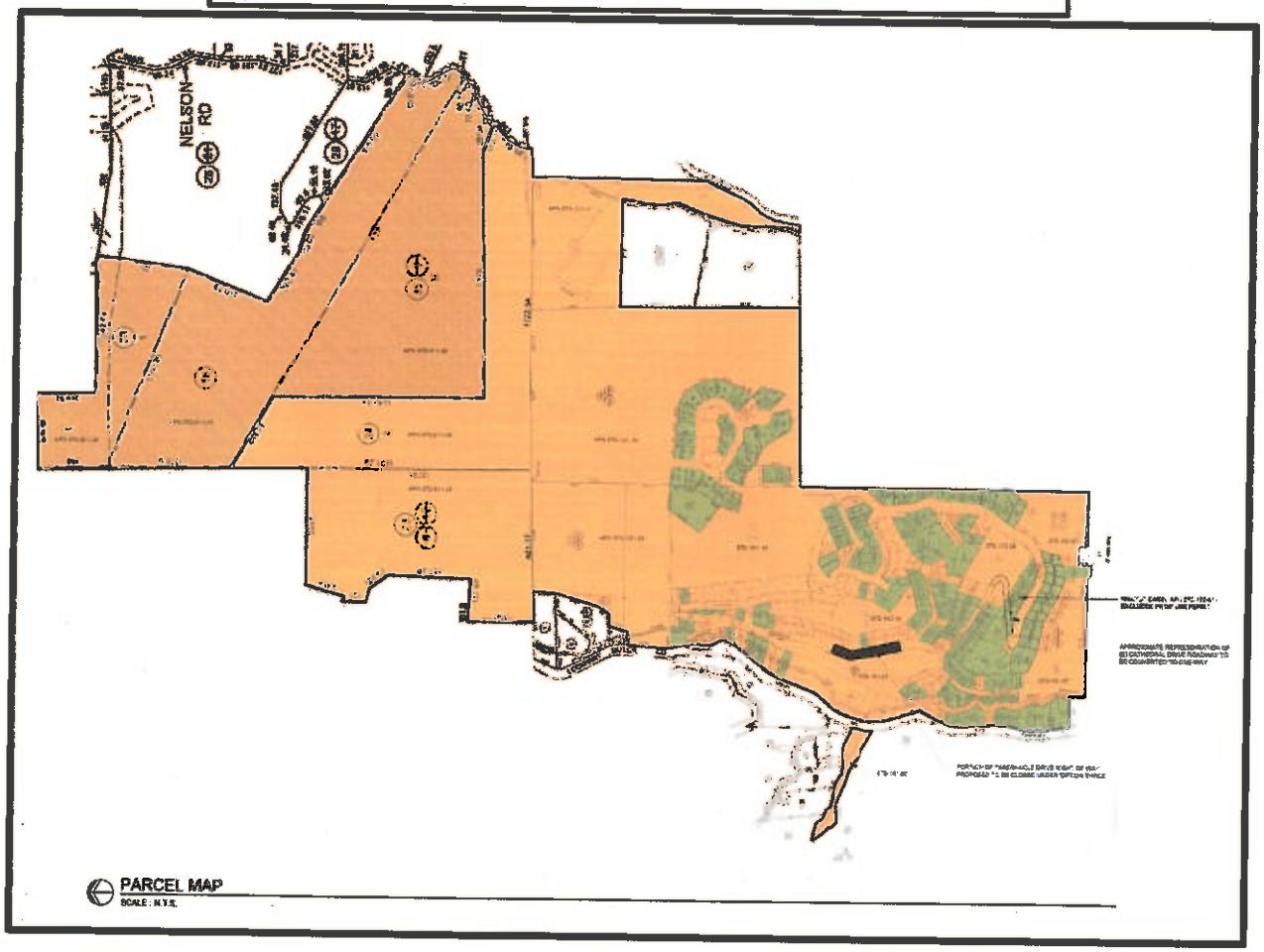


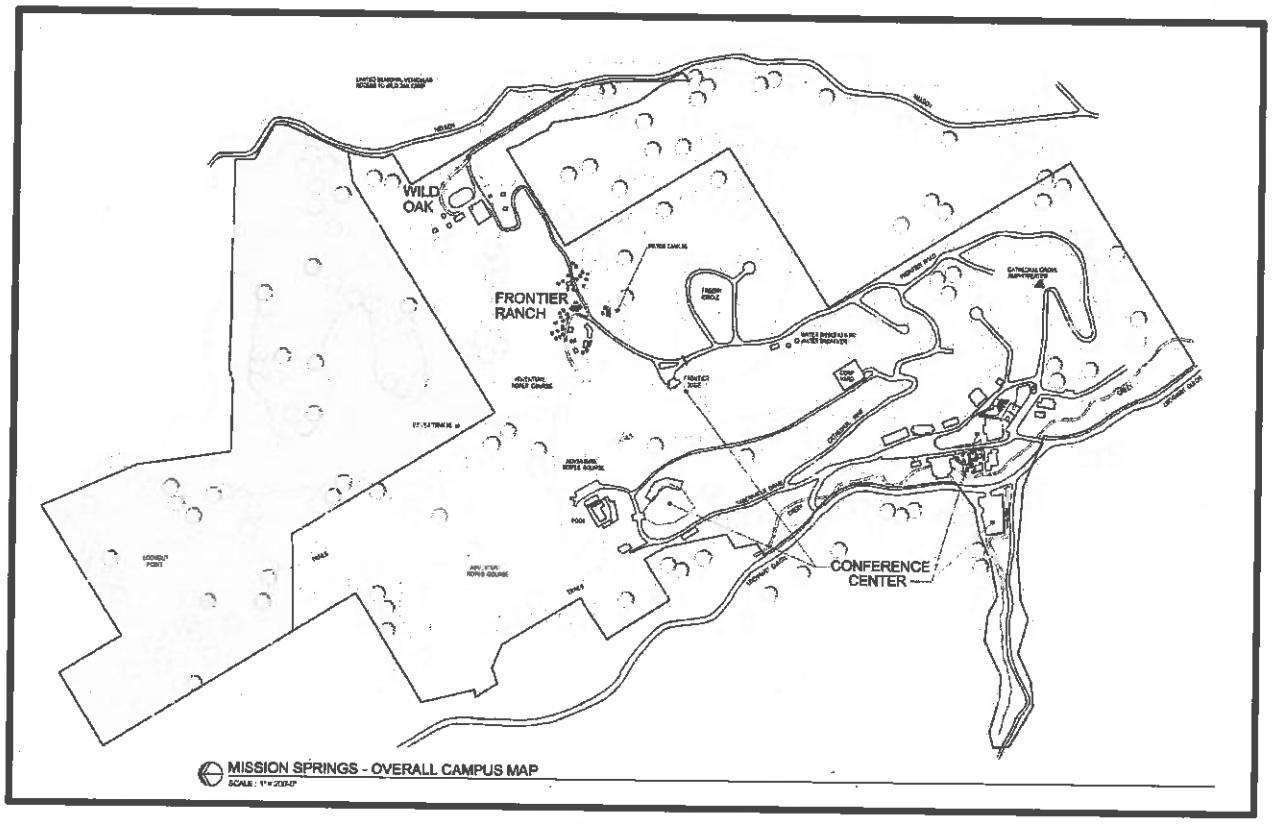
EXHIBIT C

Application #: 151255
APNs: 62 parcels. For a complete list of parcel numbers, see Exhibit E
Owner: Mission Springs Camps and Conference Center, Inc

PUD - EXHIBIT 1b

Planned Unit Development

Development of this site includes maintenance and upgrades to existing structures and facilities, together with phased implementation of improvements associated with an expansion of the number of overnight guests from 500 to 704 people as approved by Master Plan Permit 151255



All proposed improvements shall be constructed and maintained in accordance with this Planned Unit Development (PUD) and the Master Plan approved by Permit 151255 (Exhibit D), including the conditions of approval thereof.

EXHIBIT C

PUD - EXHIBIT 2

Planned Unit Development

MASTER PLAN 151255

Exhibit D – 17 sheets prepared by WMB Architects, 14 sheets dated 5/18/18 and 3 sheets dated 12/21/2017.

Exhibit E - List of Mission Springs Camps and Conference Center Parcels

A. The PUD Site shall apply to all parcels belonging to Mission Springs Camps and Conference Center as shown on "PUD - Exhibit 1a", and as listed on Exhibit E of Master Plan Permit 151255. The PUD Site shall also apply to future revised parcels/APNs resulting from the following: lawful merger of parcels, lot line adjustments approved by the Planning Department or changes to parcel numbering enacted by the County Assessor's office, where these changes are in general conformance with PUD – Exhibit 1a.

B. All proposed structures/additions on the PUD Site shall be in the approximate location depicted on the approved plans for Master Plan Permit 151255 (Exhibit D) and, where provided, shall also be in general conformance with the preliminary Architectural Floor Plans, Elevations and Perspective Drawings on sheets UP-7 through UP-11. In addition, all proposed structures/additions shall be consistent with the architectural character of the potential Historic District as required by the conditions of approval of Master Plan Permit 151255 (Exhibit G).

1. No revision to any structure shall be permitted that would result in an intensification of use of the development (additional bedrooms) or that would reduce the availability of on-site parking.

C. All improvements on the PUD Site shall substantially conform to the schematic site plan as shown on Exhibit-1b and the Master Plan for the entire development, as depicted on the approved plans for Master Plan Permit 151255 (Exhibit D) and shall be maintained in compliance with all conditions of approval of that Permit (Exhibit G).

D. The development of additional facilities or the implementation of other projects not shown on Master Plan Permit 151255 (Exhibit D), if approved by the Planning Department is subject to the procedures set out in the conditions of approval of Master Plan Permit 151255 (Exhibit G), all development shall comply with the specified Development Standards for the PUD.

E. **Development Standards**. The following development standards shall be met for all proposed development on the PUD Site:

EXHIBIT C

Number of Stories: A maximum of three (3) stories as defined by the County Code are allowed for new visitor/staff accommodations structures. Other structures shall have a maximum of two stories, except for the bell tower in the Conference Center Core and climbing wall/zipline tower in Frontier Ranch, which are not subject to a story limitation.

Height in the Conference Center Core, Mission Woods and Spring Creek areas: Structures may have a total maximum height up to 35 feet, measured from pre-construction natural grade. Within the Core only, structures may have an increased height of up to 40 feet subject to the approval of Design Review and a bell tower may be constructed with a height of up to 45 feet.

Height in the Frontier Ranch and Wild Oak areas: The height of structures shall not exceed 28 feet, except that the existing climbing wall/zipline tower may be recognized with a height of up to 45 feet.

Lot Coverage and Floor Area Ratio: Lot Coverage and Floor Area Ratio do not apply.

Building Setbacks: The following setbacks are established for the construction of new facilities that meet the definition of a structure as defined in County Code 13.10.700 – S "Structure", as follows:

Location	Minimum Setback
Exterior property lines at the perimeter of the PUD Site, as shown on PUD – Exhibit-1a	30 feet*
Interior property lines (This applies to property lines separating parcels that are both owned by "Mission Springs Camps and Conference Center" or between parcels owned by "Mission Springs Camps and Conference Center" and parcels owned by "Pacific Southwest Conference of the Evangelical Covenant Church")	0 feet*

* The specified setbacks apply only to development on lots owned by "Mission Springs Camps and Conference Center" as shown on PUD Exhibit-1a and as listed at Exhibit E of Master Plan 151255.

Minimum Separation: Proposed buildings or additions are required to comply with all Building Code requirements regarding fire separation between structures.

Existing Structures: All existing structures constructed on the PUD Site, as shown on PUD – Exhibit 1, and as depicted on the approved plans for Master Plan Permit 151255 (Exhibit D), shall be considered to be conforming structures and are not subject to the requirements of County Code 13.10.265 "Nonconforming Structures" (or a successor ordinance), with the exception of the existing barn in the Wild Oak area, which is constructed mostly within a right-of-way. However, if the existing section of right-of-way that runs through the barn is quit claimed and a revised section of right-of-way that accords

with the travelled roadway is recorded, the barn may be recognized as a conforming structure if no portion of the structure encroaches into the revised right-of-way.

F. **Accessibility**. The development must meet accessibility requirements of Title 24 of the Building Code or successor Code in effect at the time the Building Permit application is submitted. Accessible parking shall be provided consistent with California State Law. This applies to the design and location of parking spaces, number of accessible spaces provided, and accessible path of travel through the development.

G. **Landscaping/Revegetation/Existing Trees.** All proposed development, including of outdoor recreational uses such as trails, shall be installed and maintained in accordance with the recommendations of the Project Biologist, as set out in the Biotic Report prepared by Kathleen Lyons of the Biotic Resources Group, dated July 22, 2019 (Master Plan Permit Exhibit X), or as specified in accordance with updated reports as required by the Planning Department in support of individual projects.

H. **Fencing**. All proposed fencing shall comply with County Code 13.10.525 (or its successor ordinance) and colors and materials shall be compatible with the architectural and historic character of the Mission Springs Camps and Conference Center.

I. **Signs**. All proposed signage shall be appropriately sized and shall be integrated into the architectural and historic character of the Mission Springs Camps and Conference Center. All signage within the Conference Center (Core, Mission Woods and Spring Creek) or any signs greater than 6 square feet located such that they would potentially be visible from Lockhart Gulch Road, Nelson Road or from any parcel outside the boundary of the PUD Site, shall be submitted to the Planning Department for review and approval. Building Permits shall be obtained for all building mounted signs. There is no maximum combined sign area limitation. Directional and one-way only signage within rights-of-way shall conform to DOT standards.

J. **APNs 070-011-16, 070-011-20 and 070-011-35.** These parcels shall be retained for passive recreational uses such as nature observation and hiking only. The development of permanent structures (including structures for staff/guest residences or accommodations, and recreational structures) and the installation of paving is prohibited.

K. **Minor Variations**. Minor revisions to this PUD which do not affect the overall concept or density may be administratively approved by the Planning Director at the request of the applicant or staff, as a Level III Permit.

L. **Amendment**. Proposed changes that do not comply with the provisions set out in section K. (above) shall be subject to review and approval by the Board of Supervisors pursuant to an Amendment to the Planned Unit Development (Level VII).

M. All other conditions of approval of Permit 151255, if not specifically called out herein, are by reference included as part of this Planned Unit Development.

EXHIBIT C

Mission Springs Camps & Conference Center Use Permit Amendment

LIST OF SHEETS

LIST OF CONSULTANTS

ARCHITECT

WMB ARCHITECTS
5757 PACIFIC AVENUE, SUITE 226
STOCKTON, CA 95207
(209) 944-5110
FAX (209) 944-5711
EMAIL: dd@wmbarchitects.com
DOUG DAVIS, PROJECT ARCHITECT

CIVIL ENGINEER

FALL CREEK ENGINEERING
1525 SEABRIGHT AVENUE
SANTA CRUZ, CA. 95062
(831) 426-9054
ROBYN COOPER, SENIOR ENGINEER

LAND USE CONULTANT

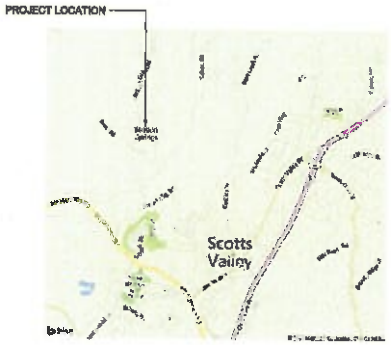
SWIFT CONSULTING SERVICES, INC.
500 CHESTNUT STREET, SUITE 100
SANTA CRUZ, CA. 95060
(831) 459-9992
EMAIL: john@swiftconsultingservice.com
JOHN SWIFT

OWNER INFORMATION

OWNER

MISSION SPRINGS CAMPS AND CONFERENCE CENTER
1050 LOCKHART GULCH ROAD
SCOTTS VALLEY, CA. 95066
(831) 335-9133
CHUCK WYSONG, EXECUTIVE DIRECTOR

VICINITY MAP



WMB ARCHITECTS

5757 Pacific Avenue
Suite 226
Stockton, CA 95207

2000 L Street
Suite 125
Sacramento, CA 95811

209.944.5110 T
209.944.5711 F
www.wmbarchitects.com

MISSION SPRINGS CAMPS AND CONFERENCE CENTER
1050 Lockhart Gulch Road
Scotts Valley, CA 95066

TITLE SHEET

09/01/15	USE PERMIT

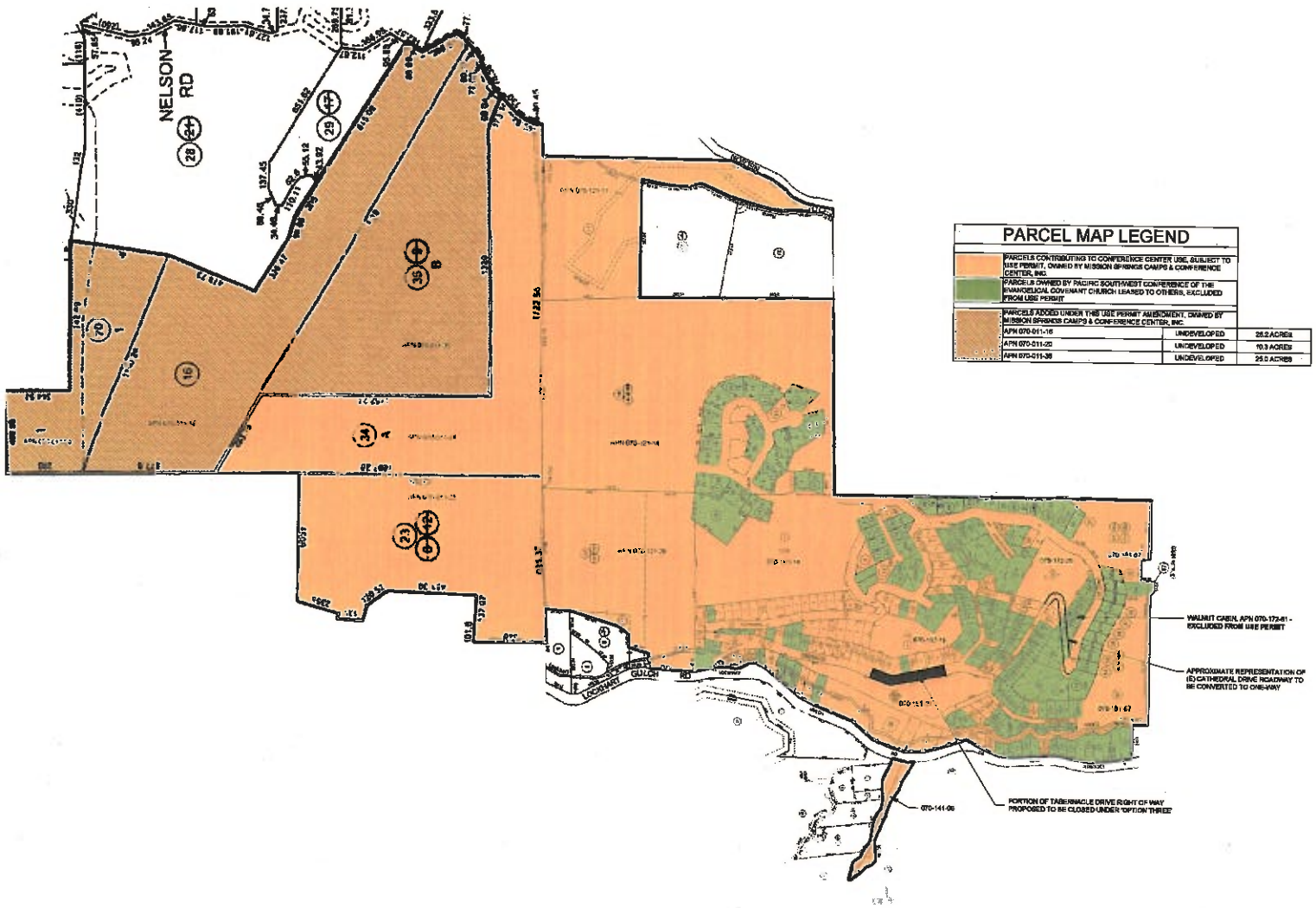
PUBLISH HISTORY

△	DATE	REVISION SET
1	04/08/16	USE PERMIT REV
2	02/05/16	OWNER REVISION
3	12/04/17	USE PERMIT REV 2
4	05/16/18	USE PERMIT REV 3
5	01/13/20	USE PERMIT REV 4

WMB PROJECT: 14-150

UP-1

EXHIBIT D



PARCEL MAP LEGEND

PARCELS CONTRIBUTING TO CONFERENCE CENTER USE, SUBJECT TO USE PERMIT, OWNED BY MISSION SPRINGS CAMPS & CONFERENCE CENTER, INC.		
PARCELS OWNED BY PACIFIC SOUTHWEST CONFERENCE OF THE EVANGELICAL COVENANT CHURCH LEASED TO OTHERS, EXCLUDED FROM USE PERMIT		
PARCELS ADDED UNDER THIS USE PERMIT AMENDMENT, OWNED BY MISSION SPRINGS CAMPS & CONFERENCE CENTER, INC.		
APN 070-011-16	UNDEVELOPED	25.2 ACRES
APN 070-011-22	UNDEVELOPED	10.3 ACRES
APN 070-011-39	UNDEVELOPED	25.0 ACRES

PARCEL MAP
SCALE : N.T.S.

WMB ARCHITECTS

5757 Pacific Avenue
Suite 226
Stockton, CA 95207

2000 L Street
Suite 125
Sacramento, CA 95811

209.944.9110 T
209.944.5711 F
www.wmbarchitects.com

MISSION SPRINGS CAMPS AND CONFERENCE CENTER
1050 Lockhart Gulch Road
Scotts Valley, CA 95066

PARCEL MAP

09/01/15	USE PERMIT

PUBLISH HISTORY

△	DATE	REVISION SET
1	01/05/16	USE PERMIT REV
2	02/03/16	OWNER REVISION
3	12/04/17	USE PERMIT REV 2
4	05/19/16	USE PERMIT REV 3
5	01/13/20	USE PERMIT REV 4

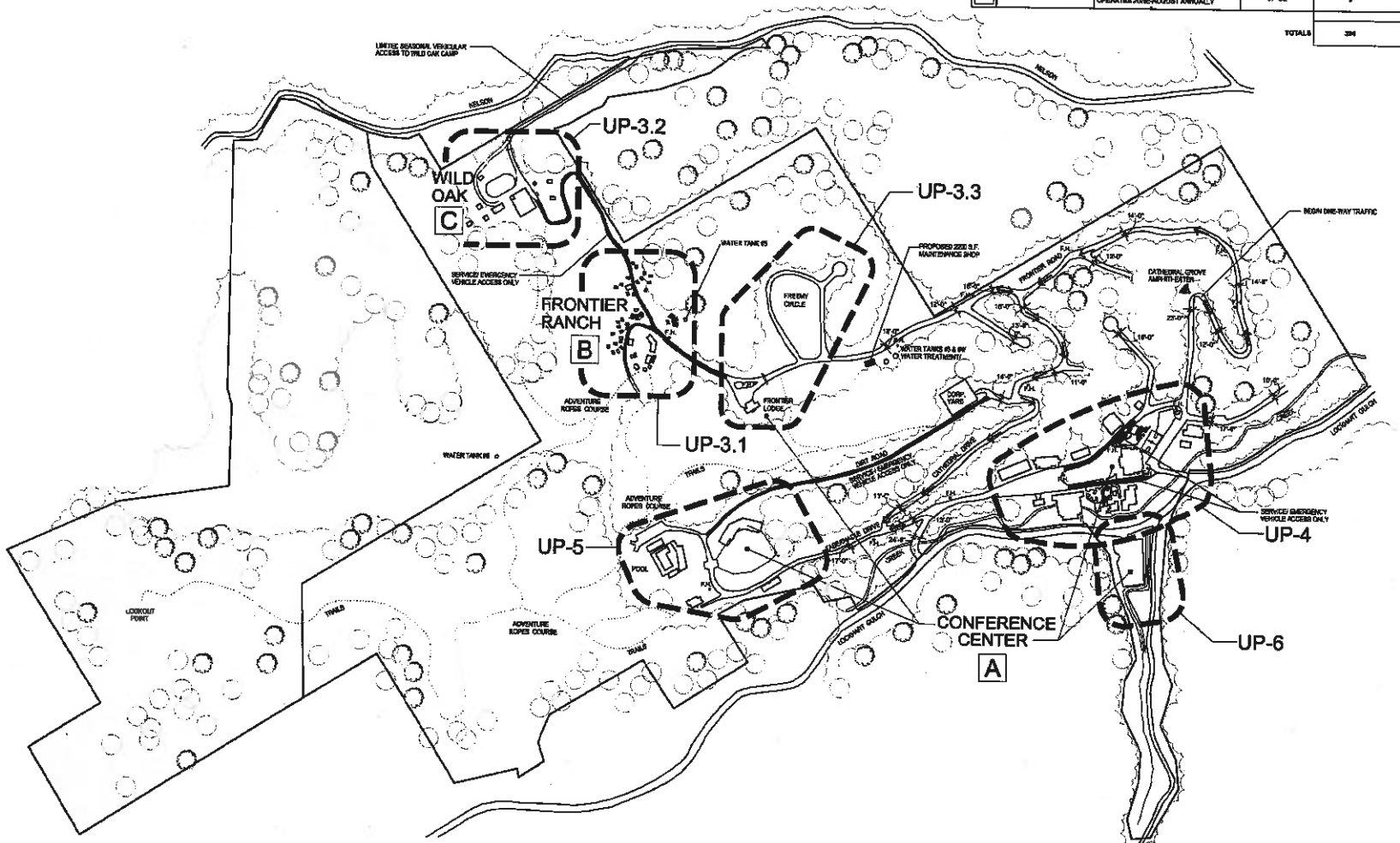
WMB PROJECT: 14-150

UP-2

EXHIBIT D

CAMPUS MAP LEGEND

ID	AREA DESIGNATION	USE	SHEET REFERENCE	SEPT - MAY OVERNIGHT GUESTS	JUNE - AUGUST OVERNIGHT GUESTS INCLUDES SEASONAL STAFF	PARKING
A	CONFERENCE CENTER	REFER TO ENLARGED PLANS REFERENCED BELOW	UP-4, UP-5, UP-6	368	368	181 PAVED
		FRONTIER LODGE USED FOR CONFERENCE CENTER LODGING SEPT-MAY ONLY	UP-3.3	28	0	
B	FRONTIER RANCH	YOUTH CAMP OPERATES JUNE-AUGUST ANNUALLY	UP-3.1, UP-3.3	0	296	36 PAVED 144 UNIMPROVED (SEE UP-3.3 FOR FRONTIER RANCH PARKING)
C	WILD OAK	YOUTH CAMP OPERATES JUNE-AUGUST ANNUALLY	UP-3.2	0	40	27 UNIMPROVED
			TOTALS	396	704	372



MISSION SPRINGS - OVERALL CAMPUS MAP

SCALE : 1" = 200'-0" F.H. = EXISTING FIRE HYDRANT

REFER TO SHEET UP-2 FOR PARCEL BOUNDARIES

WMB ARCHITECTS

5757 Pacific Avenue
Suite 226
Stockton, CA 95207

2000 L Street
Suite 125
Sacramento, CA 95811

209.944.9110 T
209.944.5711 F
www.wmbarchitects.com

MISSION SPRINGS CAMPS AND CONFERENCE CENTER
1050 Lockhart Gulch Road
Scotts Valley, CA 95066

CAMPUS MAP

LICENSED ARCHITECT GORDON K. WMB NO. C 24324 REV. 9-30-19 STATE OF CALIFORNIA

09/01/16	USE PERMIT

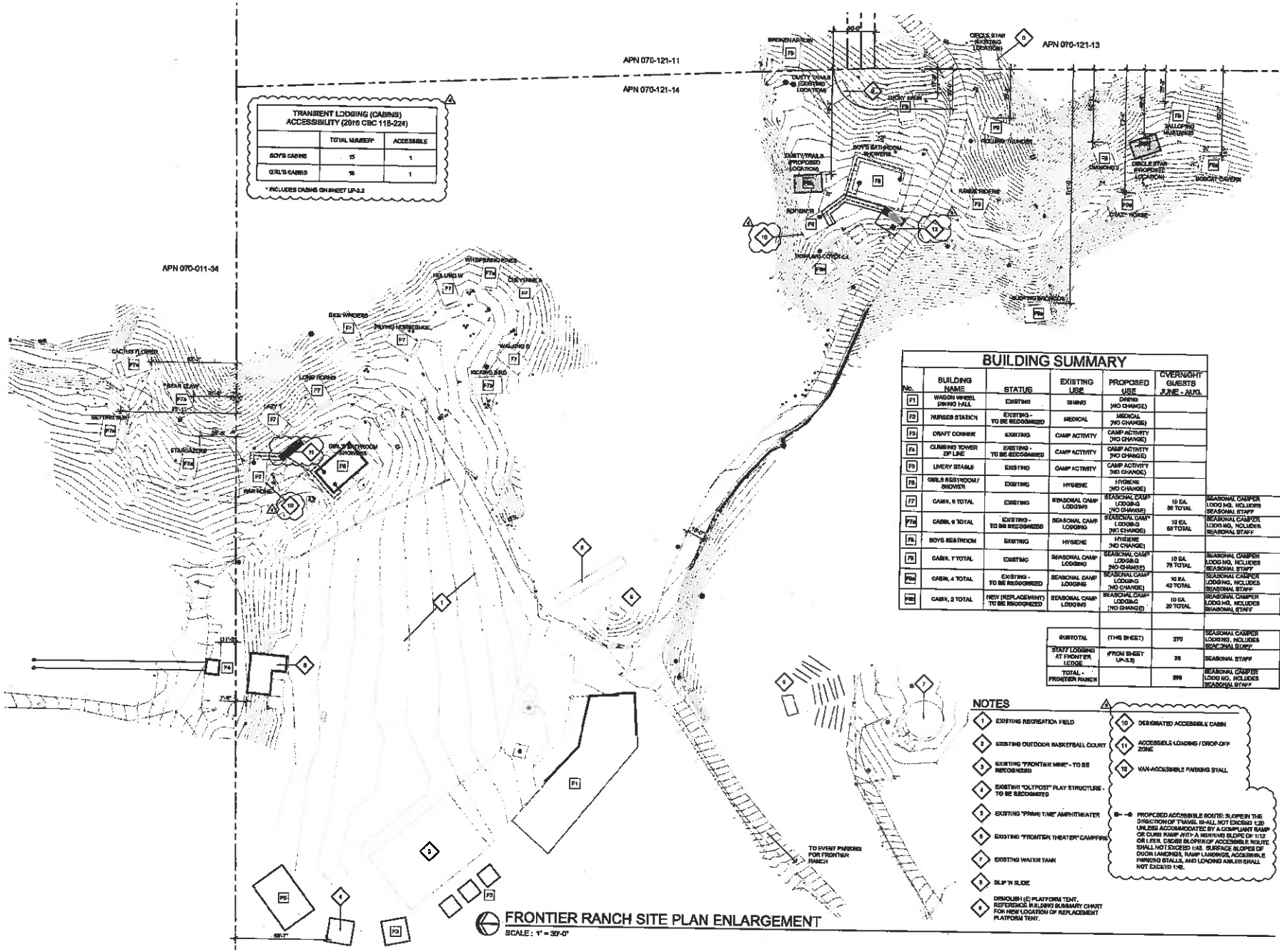
PUBLISH HISTORY

△	DATE	REVISION SET
1	01/05/16	USE PERMIT REV
2	02/01/16	OWNER REVISION
3	12/04/17	USE PERMIT REV 2
4	05/14/18	USE PERMIT REV 3

WMB PROJECT: 14-150

UP-3

EXHIBIT D



TRANSIENT LODGING (CABINS) ACCESSIBILITY (2016 CBC 11B-224)

	TOTAL NUMBER*	ACCESSIBLE
BOY'S CABINS	15	1
GIRL'S CABINS	16	1

* INCLUDES CABINS ON SHEET UP-3.2

BUILDING SUMMARY

No.	BUILDING NAME	STATUS	EXISTING USE	PROPOSED USE	OVERNIGHT GUESTS (JUNE - AUG)	
F1	WAGON WHEEL DINING HALL	EXISTING	DINING	DINING (NO CHANGE)		
F2	NURSES STATION	EXISTING - TO BE RECOGNIZED	MEDICAL	MEDICAL (NO CHANGE)		
F3	CRAFT CORNER	EXISTING	CAMP ACTIVITY	CAMP ACTIVITY (NO CHANGE)		
F4	CLIMBING TOWER ZIP LINE	EXISTING - TO BE RECOGNIZED	CAMP ACTIVITY	CAMP ACTIVITY (NO CHANGE)		
F5	LIVERY STABLE	EXISTING	CAMP ACTIVITY	CAMP ACTIVITY (NO CHANGE)		
F6	GIRLS RESTROOM / SHOWER	EXISTING	HYGIENE	HYGIENE (NO CHANGE)		
F7	CABIN, 6 TOTAL	EXISTING	SEASONAL CAMP LODGING	SEASONAL CAMP LODGING (NO CHANGE)	10 EA. 60 TOTAL	SEASONAL CAMPER LODGING, INCLUDES SEASONAL STAFF
F7a	CABIN, 6 TOTAL	EXISTING - TO BE RECOGNIZED	SEASONAL CAMP LODGING	SEASONAL CAMP LODGING (NO CHANGE)	10 EA. 60 TOTAL	SEASONAL CAMPER LODGING, INCLUDES SEASONAL STAFF
F8	BOYS RESTROOM	EXISTING	HYGIENE	HYGIENE (NO CHANGE)		
F9	CABIN, 7 TOTAL	EXISTING	SEASONAL CAMP LODGING	SEASONAL CAMP LODGING (NO CHANGE)	10 EA. 70 TOTAL	SEASONAL CAMPER LODGING, INCLUDES SEASONAL STAFF
F9a	CABIN, 4 TOTAL	EXISTING - TO BE RECOGNIZED	SEASONAL CAMP LODGING	SEASONAL CAMP LODGING (NO CHANGE)	10 EA. 40 TOTAL	SEASONAL CAMPER LODGING, INCLUDES SEASONAL STAFF
F9b	CABIN, 2 TOTAL	NEW (REPLACEMENT) TO BE RECOGNIZED	SEASONAL CAMP LODGING	SEASONAL CAMP LODGING (NO CHANGE)	10 EA. 20 TOTAL	SEASONAL CAMPER LODGING, INCLUDES SEASONAL STAFF
	SUBTOTAL	(THIS SHEET)			270	SEASONAL CAMPER LODGING, INCLUDES SEASONAL STAFF
	STAFF LODGING AT FRONTIER LODGE	#FROM SHEET UP-3.2			28	SEASONAL STAFF
	TOTAL - FRONTIER RANCH				298	SEASONAL CAMPER LODGING, INCLUDES SEASONAL STAFF

NOTES

1. EXISTING RECREATION FIELD
2. EXISTING OUTDOOR BASKETBALL COURT
3. EXISTING "FRONTIER MINE" - TO BE RECOGNIZED
4. EXISTING "OUTPOST" PLAY STRUCTURE - TO BE RECOGNIZED
5. EXISTING "PRIME TIME" AMPHITHEATER
6. EXISTING "FRONTIER THEATER" CAMPFIRE
7. EXISTING WATER TANK
8. SLIP 'N SLIDE
9. DEMOLISH (E) PLATFORM TENT. REFERENCE BUILDING SUMMARY CHART FOR NEW LOCATION OF REPLACEMENT PLATFORM TENT.
10. DESIGNATED ACCESSIBLE CABIN
11. ACCESSIBLE LOADING / DROP-OFF ZONE
12. VAN-ACCESSIBLE PARKING STALL
- PROPOSED ACCESSIBLE ROUTE: SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 1:20 UNLESS ACCOMMODATED BY A COMPLIANT RAMP OR CURB RAMP (HT.) A MAXIMUM SLOPE OF 1:12 OR LESS. CROSS SLOPES OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1:48. SURFACE SLOPES OF DOOR LANDINGS, RAMP LANDINGS, ACCESSIBLE PARKING STALLS, AND LOADING AISLES SHALL NOT EXCEED 1:48.

FRONTIER RANCH SITE PLAN ENLARGEMENT

SCALE : 1" = 30'-0"

WMB ARCHITECTS
6757 Pacific Avenue
Suite 226
Stockton, CA 95207
2000 L Street
Suite 125
Sacramento, CA 95811
209.944.8110 T
209.944.5711 F
www.wmbarchitects.com

MISSION SPRINGS CAMPS AND CONFERENCE CENTER
1005 Lockhart Gulch Road
Scotts Valley, CA 95066

FRONTIER RANCH SITE PLAN ENLARGEMENT

DATE	REVISION SET
09/01/18	USE PERMIT

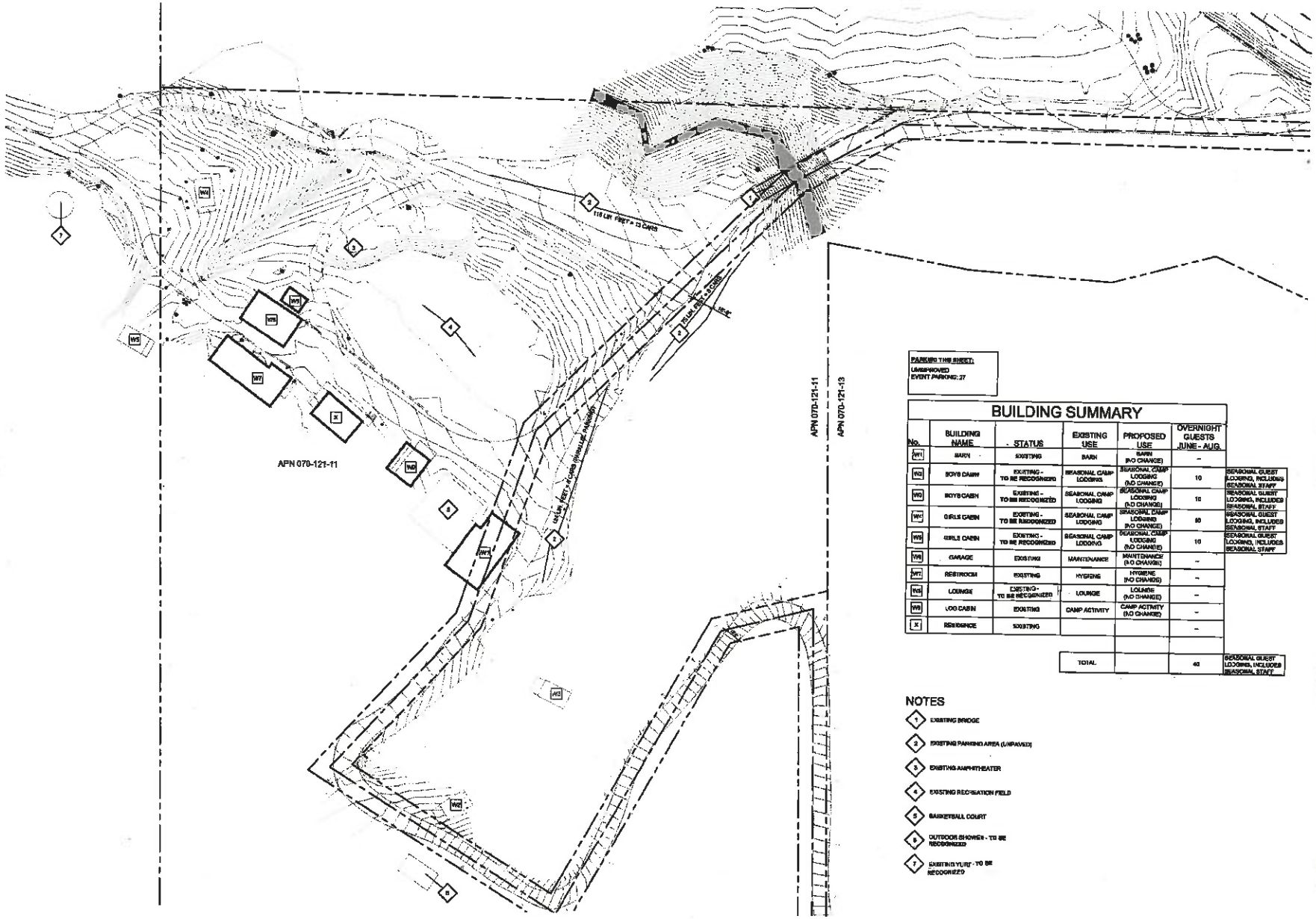
PUBLISH HISTORY

	DATE	REVISION SET
1	07/06/16	USE PERMIT REV
2	02/02/16	PLANNER REVISION
3	12/04/17	USE PERMIT REV 2
4	09/14/18	USE PERMIT REV 3

WMB PROJECT: 14-150

UP-3.1

EXHIBIT D



PARKING THIS SHEET:
UNIMPROVED EVENT PARKING: 27

BUILDING SUMMARY

No.	BUILDING NAME	STATUS	EXISTING USE	PROPOSED USE	OVERNIGHT GUESTS JUNE - AUG.	
W1	BARN	EXISTING	BARN	BARN (NO CHANGE)	-	
W3	BOYS CABIN	EXISTING - TO BE RECOGNIZED	SEASONAL CAMP LODGING	SEASONAL CAMP LODGING (NO CHANGE)	10	SEASONAL GUEST LODGING, INCLUDES SEASONAL STAFF
W3	BOYS CABIN	EXISTING - TO BE RECOGNIZED	SEASONAL CAMP LODGING	SEASONAL CAMP LODGING (NO CHANGE)	10	SEASONAL GUEST LODGING, INCLUDES SEASONAL STAFF
W4	GIRLS CABIN	EXISTING - TO BE RECOGNIZED	SEASONAL CAMP LODGING	SEASONAL CAMP LODGING (NO CHANGE)	10	SEASONAL GUEST LODGING, INCLUDES SEASONAL STAFF
W5	GIRLS CABIN	EXISTING - TO BE RECOGNIZED	SEASONAL CAMP LODGING	SEASONAL CAMP LODGING (NO CHANGE)	10	SEASONAL GUEST LODGING, INCLUDES SEASONAL STAFF
W6	GARAGE	EXISTING	MAINTENANCE	MAINTENANCE (NO CHANGE)	-	
W7	RESTROOM	EXISTING	HYGIENE	HYGIENE (NO CHANGE)	-	
W8	LOUNGE	EXISTING - TO BE RECOGNIZED	LOUNGE	LOUNGE (NO CHANGE)	-	
W9	LOG CABIN	EXISTING	CAMP ACTIVITY	CAMP ACTIVITY (NO CHANGE)	-	
X	RESIDENCE	EXISTING			-	
			TOTAL		40	SEASONAL GUEST LODGING, INCLUDES SEASONAL STAFF

NOTES

1. EXISTING BRIDGE
2. EXISTING PARKING AREA (UNPAVED)
3. EXISTING AMPHITHEATER
4. EXISTING RECREATION FIELD
5. BASKETBALL COURT
6. OUTDOOR SHOWER - TO BE RECOGNIZED
7. EXISTING YURT - TO BE RECOGNIZED

WILD OAK SITE PLAN ENLARGEMENT
SCALE : 1" = 30'-0"

WMB ARCHITECTS
5757 Pacific Avenue
Suite 226
Stockton, CA 95207
2000 L Street
Suite 125
Sacramento, CA 95811
209.944.9110 T
209.944.5711 F
www.wmbarchitects.com

MISSION SPRINGS CAMPS AND CONFERENCE CENTER
1000 Lockhart Gulch Road
Scotts Valley, CA 95066

WILD OAK SITE PLAN ENLARGEMENT

09/01/16	USE PERMIT

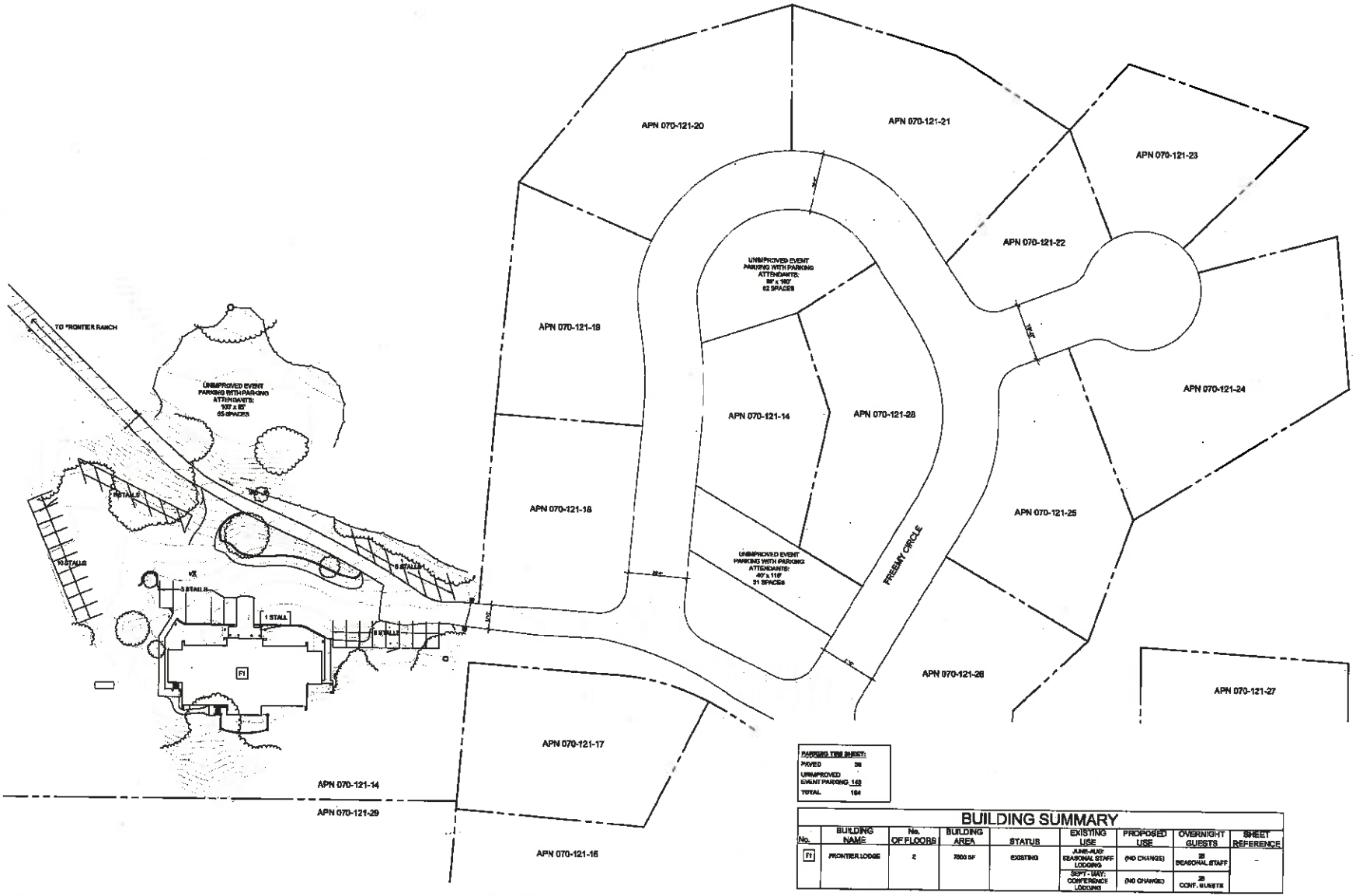
PUBLISH HISTORY

△	DATE	REVISION SET
1	6/06/16	USE PERMIT REV
2	6/20/16	OWNER REVISION
3	12/04/17	USE PERMIT REV 2
4	05/11/18	USE PERMIT REV 3

WMB PROJECT: 14-150

UP-3.2

EXHIBIT D 1



PARKING TRK SHEET:	
PAVED	39
UNIMPROVED EVENT PARKING	145
TOTAL	184

BUILDING SUMMARY

No.	BUILDING NAME	No. OF FLOORS	BUILDING AREA	STATUS	EXISTING USE	PROPOSED USE	OVERNIGHT GUESTS	SHEET REFERENCE
F1	FRONTIER LODGE	2	7600 SF	EXISTING	JUNE-AUG: SEASONAL STAFF LODGING	(NO CHANGE)	28 SEASONAL STAFF	-
					SEPT - MAY: CONFERENCE LODGING	(NO CHANGE)	28 CONF. GUESTS	

FRONTIER LODGE/ FREEMY CIRCLE SITE PLAN ENLARGEMENT

SCALE : 1" = 20'-0"

WMB ARCHITECTS

5757 Pacific Avenue
Suite 228
Stockton, CA 95207

2000 L Street
Suite 125
Sacramento, CA 95811

209.944.9110 T
209.944.5711 F
www.wmbarchitects.com

MISSION SPRINGS CAMPS AND CONFERENCE CENTER
1050 Locktree Gulch Road
Scotts Valley, CA 95066

FRONTIER LODGE/ FREEMY CIRCLE SITE ENLARGEMENT

09/01/15	USE PERMIT

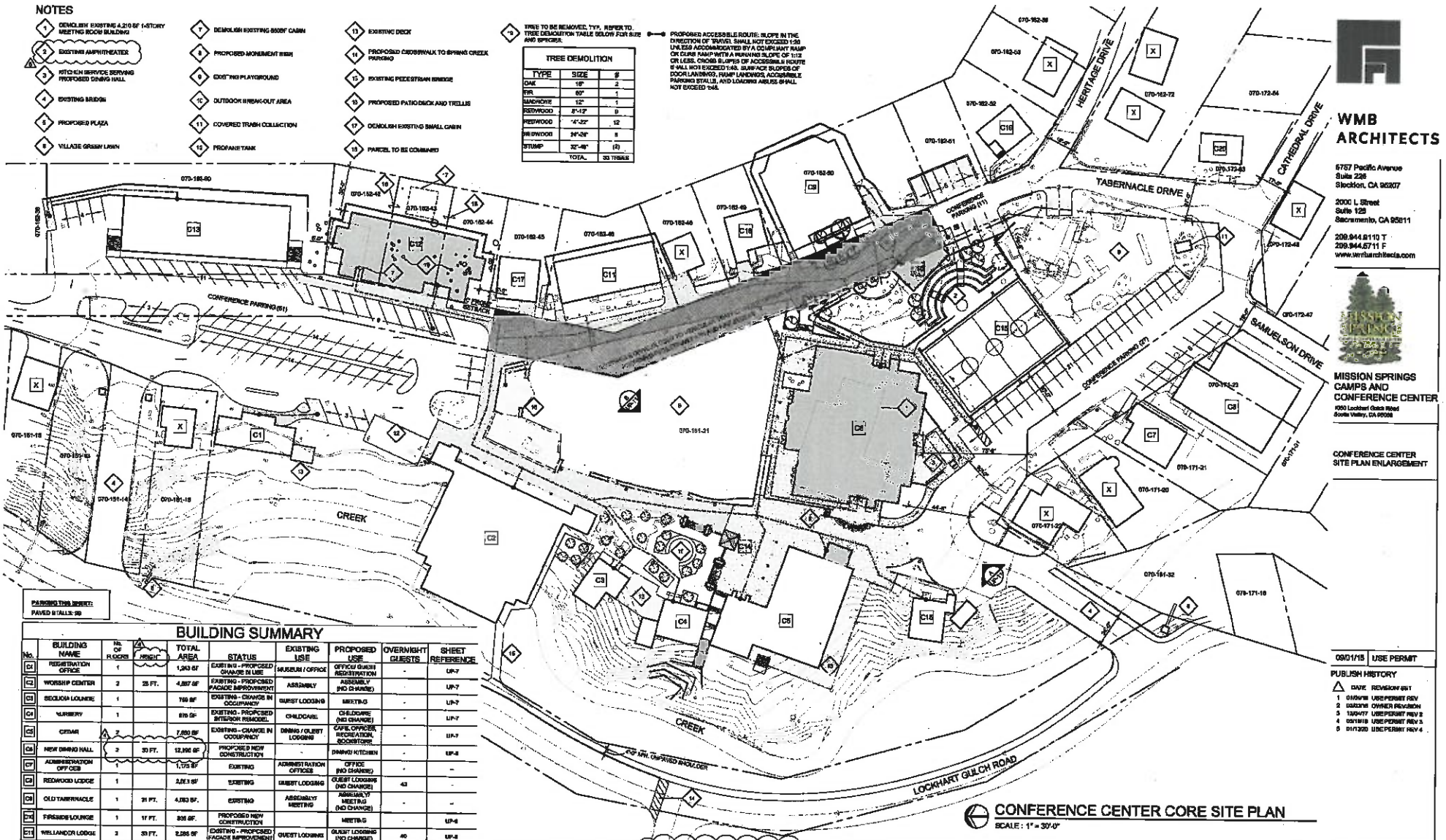
PUBLISH HISTORY

△	DATE	REVISION SET
1	01/01/16	USE PERMIT REV
2	02/02/16	OWNER REVISION
3	12/04/17	USE PERMIT REV 2
4	03/19/18	USE PERMIT REV 3

WMB PROJECT: 14-150

UP-3.3

EXHIBIT D



BUILDING SUMMARY

No.	BUILDING NAME	No. OF FLOORS	HEIGHT	TOTAL AREA	STATUS	EXISTING USE	PROPOSED USE	OVERNIGHT GUESTS	SHEET REFERENCE
C1	REGISTRATION OFFICE	1		1,243 SF	EXISTING - PROPOSED CHANGE IN USE	MUSEUM / OFFICE	OFFICE/ GUEST REGISTRATION	-	UP-7
C2	WORSHIP CENTER	2	25 FT.	4,887 SF	EXISTING - PROPOSED FACADE IMPROVEMENT	ASSEMBLY	ASSEMBLY (NO CHANGE)	-	UP-7
C3	SEQUOIA LOUNGE	1		769 SF	EXISTING - CHANGE IN OCCUPANCY	GUEST LODGING	MEETING	-	UP-7
C4	NURSERY	1		875 SF	EXISTING - PROPOSED INTERIOR REMODEL	CHILDCARE	CHILDCARE (NO CHANGE)	-	UP-7
C5	CEDAR	2		7,660 SF	EXISTING - CHANGE IN OCCUPANCY	DINING / GUEST LODGING	CAFE, OFFICES, RECREATION, BOOKSTORE	-	UP-7
C6	NEW DINING HALL	2	30 FT.	12,996 SF	PROPOSED NEW CONSTRUCTION	-	DINING/ KITCHEN	-	UP-8
C7	ADMINISTRATION OFFICES	1		1,775 SF	EXISTING	ADMINISTRATION OFFICES	OFFICE (NO CHANGE)	-	-
C8	REDWOOD LODGE	1		2,013 SF	EXISTING	GUEST LODGING	GUEST LODGING (NO CHANGE)	43	-
C9	OLD TABERNACLE	1	31 FT.	4,183 SF.	EXISTING	ASSEMBLY/ MEETING	ASSEMBLY/ MEETING (NO CHANGE)	-	-
C10	FIRESIDE LOUNGE	1	17 FT.	935 SF.	PROPOSED NEW CONSTRUCTION	-	MEETING	-	UP-8
C11	WILLANDER LODGE	3	33 FT.	9,285 SF	EXISTING - PROPOSED FACADE IMPROVEMENT	GUEST LODGING	GUEST LODGING (NO CHANGE)	40	UP-8
C12	NEW LODGE	3	39 FT.	9,008 SF	PROPOSED NEW CONSTRUCTION	-	GUEST LODGING	48	UP-9
C13	LAUREL LODGE	3	34 FT.	7,218 SF	EXISTING - PROPOSED FACADE IMPROVEMENT	GUEST LODGING	GUEST LODGING (NO CHANGE)	120	UP-9
C14	BELL TOWER	-	45 FT.	-	PROPOSED NEW CONSTRUCTION	-	N.A.	-	UP-9
C15	OFFICE	1		775 SF.	EXISTING	ADMINISTRATION OFFICE	ADMIN. OFFICE (NO CHANGE)	-	-
C16	COVERED RECREATION	1	23 FT.	5,120 SF.	EXISTING	-	COVERED OPEN-AIR REC.	-	-
						TOTAL			342

BUILDING SUMMARY

No.	BUILDING NAME	No. OF FLOORS	HEIGHT	TOTAL AREA	STATUS	EXISTING USE	PROPOSED USE	OVERNIGHT GUESTS	SHEET REFERENCE
C17	PROGRAM OFFICE	1		900 SF	EXISTING	OFFICE	OFFICE (NO CHANGE)	-	-
C18	OUTDOOR EDUCATION OFFICE	1		300 SF	EXISTING	OFFICE	OFFICE (NO CHANGE)	-	-
C19	SPEAKER'S CABIN	1		700 SF	EXISTING	GUEST AMENITY	NO CHANGE	-	-
C20	STAFF CABIN	1		520 SF	EXISTING	PRIVATE STAFF RESIDENCE	NO CHANGE	-	-
X	PRIVATE RESIDENCE	APNs 070-181-15, 070-181-19, 070-182-36, 070-182-46, 070-182-63, 070-182-65, 070-182-72, 070-172-20, 070-171-23, 070-171-31, 070-172-47, 070-172-48, 070-172-54 - EXCLUDED FROM USE PERMIT							

CONFERENCE CENTER CORE SITE PLAN

SCALE : 1" = 30'-0"

WMB ARCHITECTS
5757 Pacific Avenue
Suite 226
Stockton, CA 95207
2000 L Street
Suite 125
Sacramento, CA 95811
209.944.6110 T
209.944.6711 F
www.wmbarchitects.com

MISSION SPRINGS CAMPS AND CONFERENCE CENTER
#950 Lockhart Gulch Road
Scotts Valley, CA 95066

CONFERENCE CENTER SITE PLAN ENLARGEMENT

09/01/15 | USE PERMIT

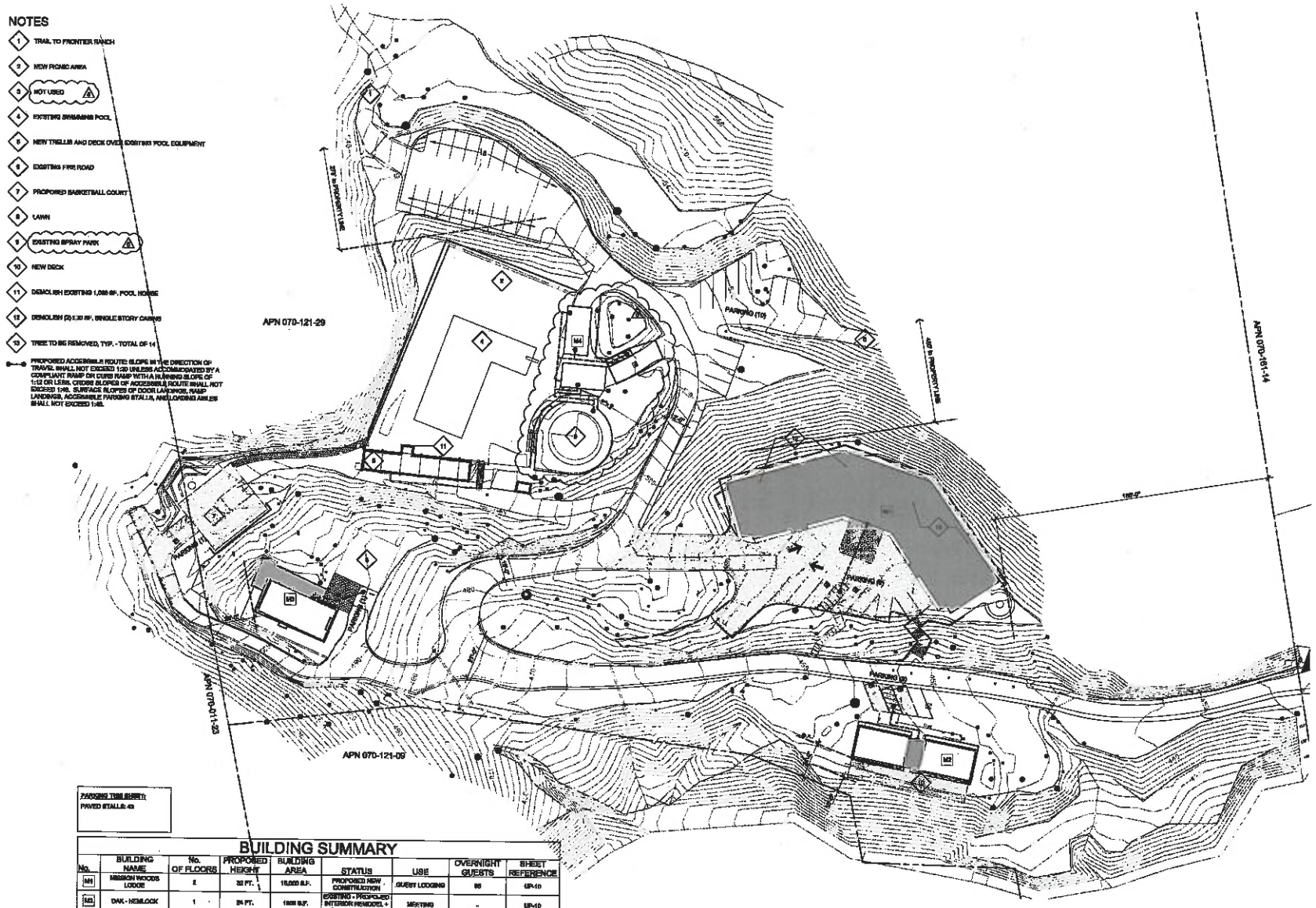
PUBLISH HISTORY

△	DATE	REVISION #S1
1	01/06/15	USE PERMIT REV
2	03/03/15	OWNER REVISION
3	12/04/17	USE PERMIT REV 2
4	05/18/18	USE PERMIT REV 3
5	01/13/20	USE PERMIT REV 4

WMB PROJECT: 14-150

UP-4

EXHIBIT D



PARKING TABULATION:
PAVED STALLS: 49

BUILDING SUMMARY

No.	BUILDING NAME	No. OF FLOORS	PROPOSED HEIGHT	BUILDING AREA	STATUS	USE	OVERNIGHT GUESTS	SHEET REFERENCE
M1	MISSION WOODS LODGE	2	32 FT.	18,000 S.F.	PROPOSED NEW CONSTRUCTION	GUEST LODGING	80	UP-10
M2	OAK - HEMLOCK	1	24 FT.	1800 S.F.	(EXISTING + PROPOSED INTERIOR REMODEL + 828 S.F. ADDITION	MEETING	-	UP-10
M3	REDWOOD CHAPEL	1	24 FT.	1760 S.F.	EXISTING + 600 S.F. ADDITION	ASSEMBLY	-	UP-10
M4	POOL BUILDING	1	18 FT.	1078 S.F.	EXISTING	CONCESSION/ CHANGING	-	-
						TOTAL	80	

CONFERENCE CENTER - MISSION WOODS SITE PLAN ENLARGEMENT

SCALE : 1" = 30'-0"

WMB ARCHITECTS
5757 Pacific Avenue
Suite 226
Stockton, CA 95207
2000 L Street
Suite 125
Sacramento, CA 95811
209.944.9110 T
209.944.5711 F
www.wmbarchitects.com

MISSION SPRINGS CAMPS AND CONFERENCE CENTER
1000 Lockhart Gulch Road
Scotts Valley, CA 95066

CONFERENCE CENTER
MISSION WOODS
SITE PLAN ENLARGEMENT

09/01/15	USE PERMIT

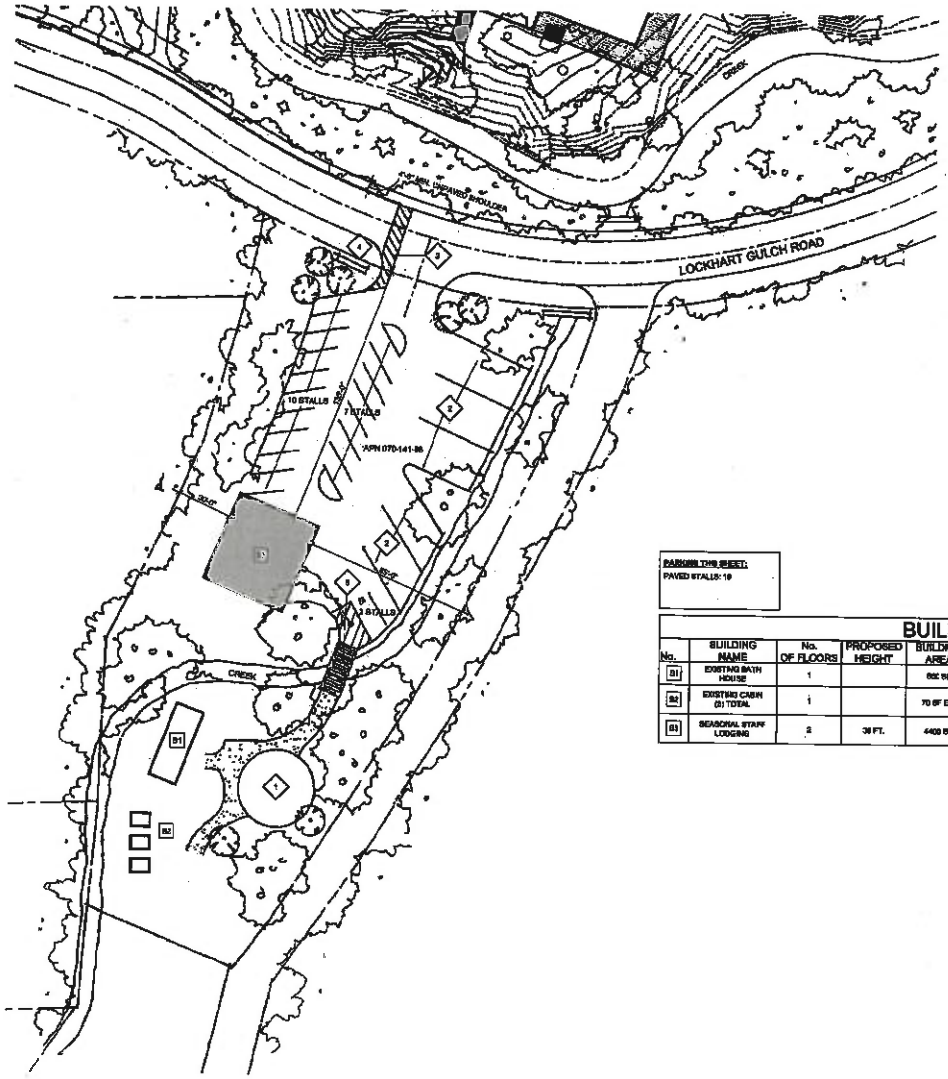
PUBLISH HISTORY

△	DATE	REVISION SET
1	01/05/16	USE PERMIT REV
2	05/05/16	OWNER REVISION
3	12/04/17	USE PERMIT REV 2
4	05/15/18	USE PERMIT REV 3
5	01/13/20	USE PERMIT REV 4

WMB PROJECT: 14-150

UP-5

EXHIBIT D



NOTES

1. LANDSCAPING
2. TRAILER / R.V. PADS (5)
3. PROPOSED CROSSWALK TO CONFERENCE CENTER
4. PROPOSED MONUMENT SIGN
5. EXISTING PEDESTRIAN BRIDGE

PROPOSED ACCESSIBLE ROUTE: SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 1:20 UNLESS ACCOMMODATED BY A COMPLIANT RAMP OR CURB RAMP WITH A RUNNING SLOPE OF 1:12 OR LESS. CROSS SLOPES OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1:48. SURFACE SLOPES OF DOOR LANDINGS, RAMP LANDINGS, ACCESSIBLE PARKING STALLS, AND LOADING AISLES SHALL NOT EXCEED 1:48.

PARKING THIS SHEET:
PAVED STALLS: 19

BUILDING SUMMARY

No.	BUILDING NAME	No. OF FLOORS	PROPOSED HEIGHT	BUILDING AREA	STATUS	EXISTING USE	PROPOSED USE	OVERNIGHT GUESTS	SHEET REFERENCE
B1	EXISTING BATH HOUSE	1		692 SF	EXISTING	HYGIENE	HYGIENE (NO CHANGE)	–	–
B2	EXISTING CABIN (5) TOTAL	1		70 SF EA.	EXISTING	SEASONAL STAFF LODGING	SEASONAL STAFF LODGING (NO CHANGE)	2 PER CABIN 0 TOTAL	–
B3	SEASONAL STAFF LODGING	2	30 FT.	4400 SF	PROPOSED NEW CONSTRUCTION	–	SEASONAL STAFF LODGING	20	–

SUBTOTAL		20
R.V. GUESTS		10
TOTAL		30

CONFERENCE CENTER - SPRING CREEK SITE PLAN ENLARGEMENT

SCALE: 1" = 30'-0"

WMB ARCHITECTS

5757 Pacific Avenue
Suite 226
Stockton, CA 95207

2000 L Street
Suite 125
Sacramento, CA 95811

209.944.9110 T
209.944.5711 F
www.wmbarchitects.com

MISSION SPRINGS CAMPS AND CONFERENCE CENTER
1600 Lockhart Gulch Road
Scotts Valley, CA 95066

SPRING CREEK SITE PLAN ENLARGEMENT

09/01/15	USE PERMIT

PUBLISH HISTORY

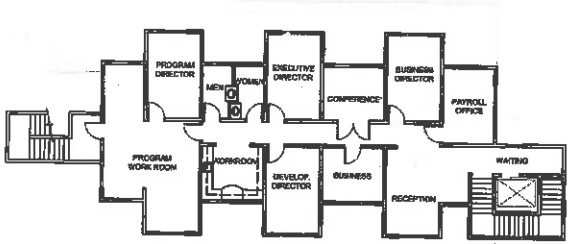
△	DATE	REVISION SET
1	01/05/16	USE PERMIT REV
2	02/03/16	OWNER REVISION
3	12/01/17	USE PERMIT REV 2
4	05/11/18	USE PERMIT REV 3

WMB PROJECT: 14-150

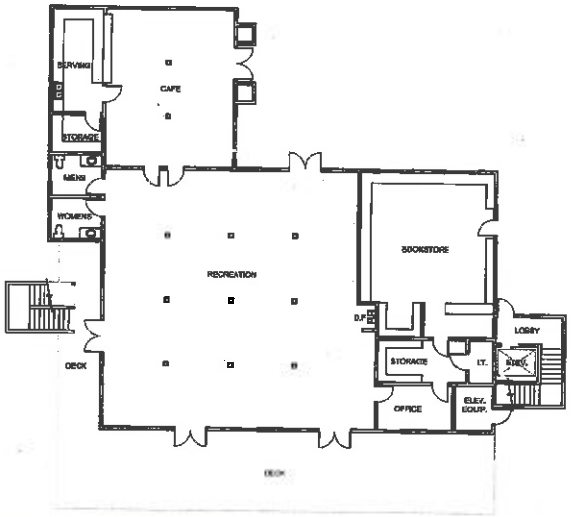
UP-6

EXHIBIT D

C5 REGISTRATION OFFICE



SECOND FLOOR (REMODELED)

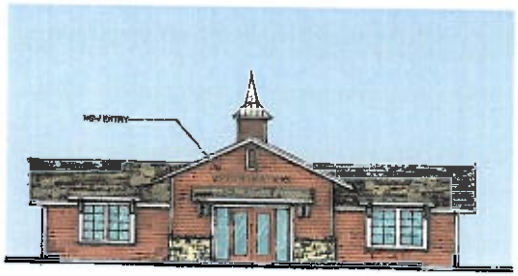


FIRST FLOOR (REMODELED)

SOUTHEAST EXTERIOR ELEVATION

SCALE : N.T.S.

C1 REGISTRATION OFFICE

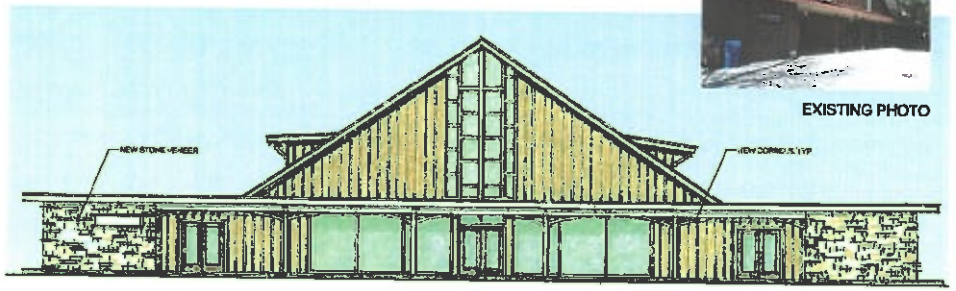


SOUTHEAST EXTERIOR ELEVATION (FACADE IMPROVEMENT)

SCALE: N.T.S.

EXISTING PHOTO

C2 WORSHIP CENTER



EXISTING PHOTO

SOUTHEAST EXTERIOR ELEVATION (FACADE IMPROVEMENT)

SCALE : N.T.S.

C4 C3 SEQUOIA LOUNGE / NURSERY

EXISTING PHOTOS

SOUTHEAST EXTERIOR ELEVATION

SCALE: N.T.S.

WMB ARCHITECTS

6757 Pacific Avenue
Suite 226
Stockton, CA 95207

2000 L Street
Suite 125
Sacramento, CA 95811

209.944.9110 T
209.944.5711 F
www.wmbarchitects.com

MISSION SPRINGS CAMPS AND CONFERENCE CENTER

1050 Lockheart Gulch Road
Santa Valley, CA 95350

CONFERENCE CENTER BUILDING DETAILS

09/01/15	USE PERMIT

PUBLISH HISTORY

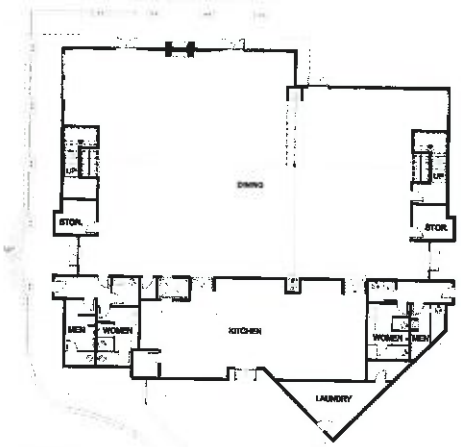
△	DATE	REVISION SET
1	01/09/15	USE PERMIT REV
2	05/02/16	OWNER REVISION
3	12/04/17	USE PERMIT REV 2
4	05/18/18	USE PERMIT REV 3

WMB PROJECT: 14-150

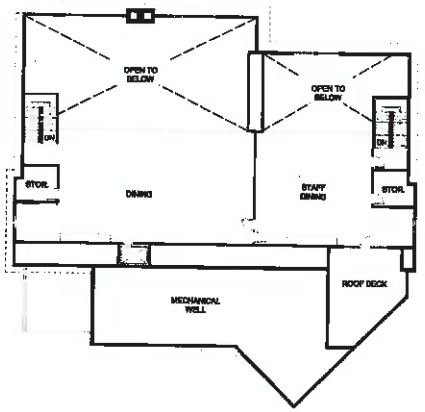
UP-7

EXHIBIT 4

C8 NEW DINING HALL



FIRST FLOOR
SCALE : 1/16" = 1'-0"



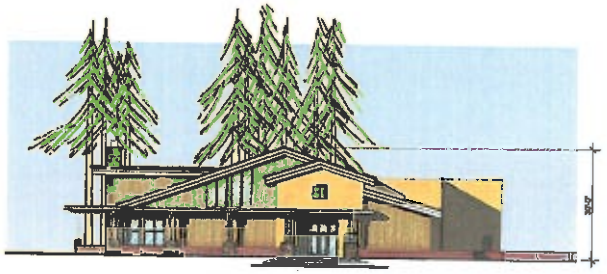
SECOND FLOOR
SCALE : 1/16" = 1'-0"

EAST EXTERIOR ELEVATION
SCALE : 1/16" = 1'-0"

EXISTING PHOTO

C11 WELLANDER LODGE

WEST ELEVATION (FACADE IMPROVEMENT)
SCALE : 1/8" = 1'-0"



NORTH EXTERIOR ELEVATION
SCALE : 1/16" = 1'-0"

WMB ARCHITECTS

5757 Pacific Avenue
Suite 226
Stockton, CA 95207

2000 L Street
Suite 126
Sacramento, CA 95811

209.944.9110 T
209.944.5711 F
www.wmbarchitects.com

MISSION SPRINGS CAMPS AND CONFERENCE CENTER
1600 Lockhart Gulch Road
Scotts Valley, CA 95066

CONFERENCE CENTER BUILDING DETAILS

09/01/15	USE PERMIT

PUBLISH HISTORY

△	DATE	REVISION SET
1	01/05/16	USE PERMIT REV
2	02/05/16	OWNER REVISION
3	12/04/17	USE PERMIT REV 2
4	08/14/18	USE PERMIT REV 3

WMB PROJECT: 14-150

UP-8

EXHIBIT D

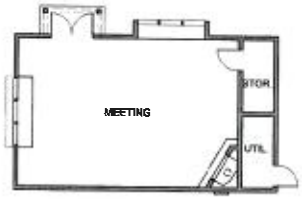
EXISTING PHOTOS

C13 LAUREL LODGE

WEST ELEVATION (FACADE IMPROVEMENT)

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

C10 NEW FIRESIDE LOUNGE



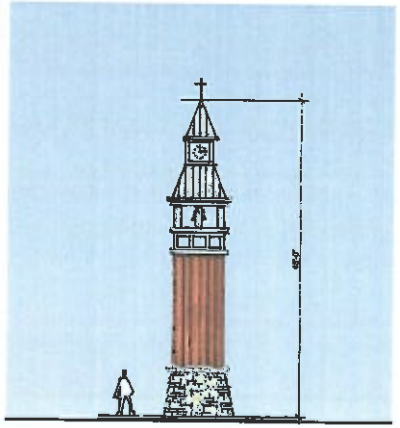
FIRST FLOOR

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

EXTERIOR ELEVATION

SCALE : N.T.S.

C14 NEW BELL TOWER

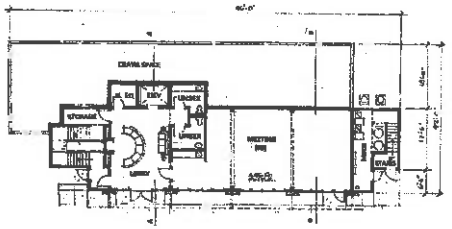


Bell Tower

ELEVATION

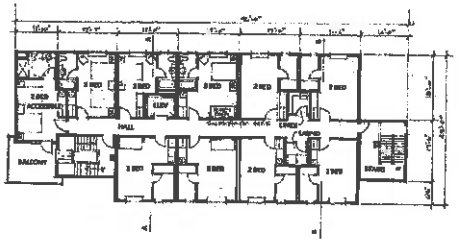
SCALE : N.T.S.

C12 NEW LODGE



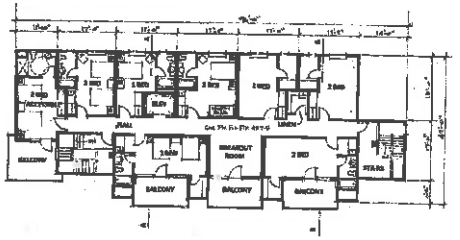
FIRST FLOOR

SCALE : 1/16" = 1'-0"



SECOND FLOOR

SCALE : 1/16" = 1'-0"



THIRD FLOOR

SCALE : 1/16" = 1'-0"

NORTHWEST ELEVATION

SCALE : 1/16" = 1'-0"

WMB ARCHITECTS

5757 Pacific Avenue
Suite 226
Stockton, CA 95207

2000 L Street
Suite 125
Sacramento, CA 95811

209.944.9110 T
209.944.5711 F
www.wmbarchitects.com

MISSION SPRINGS CAMPS AND CONFERENCE CENTER

4256 Lockeford Gitch Road
Santa Valley, CA 95366

CONFERENCE CENTER BUILDING DETAILS

09/01/15	USE PERMIT

PUBLISH HISTORY

△	DATE	REVISION DET
1	01/05/16	USE PERMIT REV
2	02/02/16	OWNER REVISION
3	12/04/17	USE PERMIT REV 2
4	05/18/18	USE PERMIT REV 3

WMB PROJECT: 14-150

UP-9

EXHIBIT E

EXISTING PHOTOS

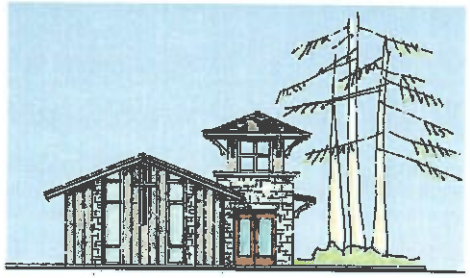
M2 OAK - HEMLOCK LODGE

SOUTHEAST ELEVATION

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

EXISTING PHOTO

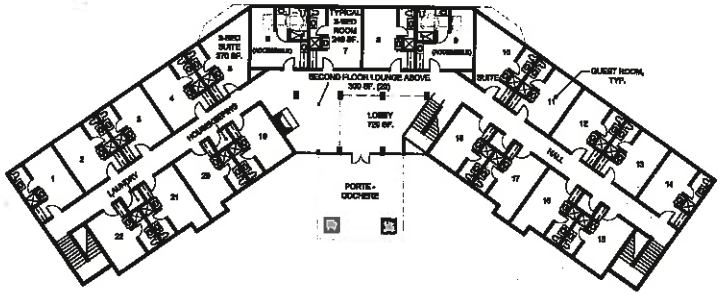
M3 REDWOOD CHAPEL



WEST ELEVATION

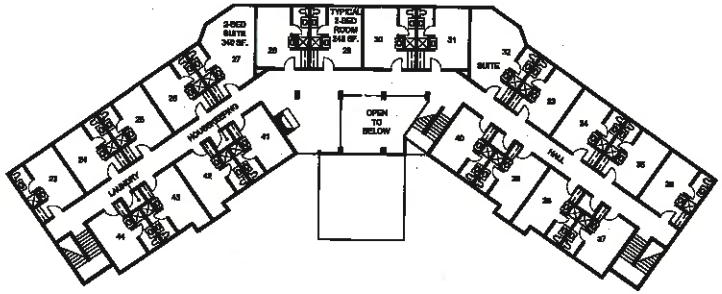
SCALE : 1/8" = 1'-0"

M1 NEW MISSION WOODS LODGE



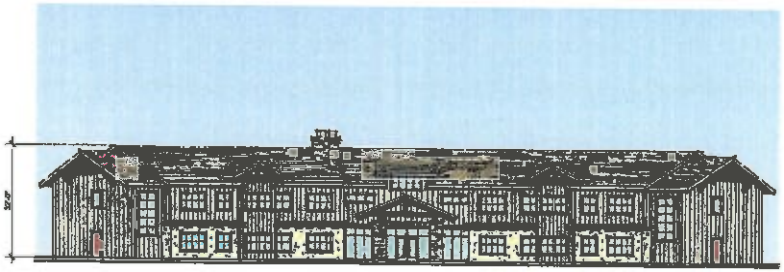
FIRST FLOOR

SCALE : 1/16" = 1'-0"



SECOND FLOOR

SCALE : 1/16" = 1'-0"



NORTHWEST ELEVATION

SCALE : 1/16" = 1'-0"

WMB ARCHITECTS

5757 Pacific Avenue
Suite 226
Stockton, CA 95207

2000 L Street
Suite 125
Sacramento, CA 95811

209.944.9110 T
209.944.5711 F
www.wmbarchitects.com

MISSION SPRINGS CAMPS AND CONFERENCE CENTER

1050 Lockhart Gulch Road
Scotts Valley, CA 95060

MISSION WOODS BUILDING DETAILS

09/01/15	USE PERMIT

PUBLISH HISTORY

△	DATE	REVISION SET
1	01/05/16	USE PERMIT REV
2	03/30/16	OWNER REVISION
3	12/04/17	USE PERMIT REV 2
4	09/19/18	USE PERMIT REV 3

WMB PROJECT: 14-150

UP-10

EXHIBIT D

EXTERIOR FINISHES

A VIEW FROM BRIDGE
SCALE : N.T.S.

B VIEW FROM VILLAGE GREEN
SCALE : N.T.S.

WMB ARCHITECTS

5757 Pacific Avenue
Suite 228
Stockton, CA 95207

2000 L Street
Suite 125
Sacramento, CA 95811

209.944.9110 T
209.944.5711 F
www.wmbarchitects.com

MISSION SPRINGS CAMPS AND CONFERENCE CENTER
1050 Lederer Gulch Road
Santa Valley, CA 95688

ARCHITECTURAL RENDERINGS AND EXTERIOR MATERIALS

09/01/15	USE PERMIT

PUBLISH HISTORY

△	DATE	REVISION SET
1	01/30/16	USE PERMIT REV
2	02/02/16	OWNER REVISION
3	7/20/17	USE PERMIT REV 2
4	09/19/18	USE PERMIT REV 3

WMB PROJECT:
14-150

UP-11

EXHIBIT D

MATERIALS LEGEND

BUILDING (N)
PAVING STONES (N)
CONCRETE (N)
STORMWATER MITIGATION AREA
WATER VALVE
CATCH BASIN

CIVIL LINE TYPES

CONTOURS
PROJECT LIMIT
SS — SANITARY SEWER PIPE (E)
SS — SANITARY SEWER PIPE (N)
FM — FORCE MAIN
W — WATER PIPE
SD — STORMDRAIN PIPE (E)
STORMDRAIN PIPE (N)
UG — UNDERGROUND ELECTRICAL

CIVIL SHEET INDEX

SHEET LIST INDEX		
NO.	SHEET	SHEET TITLE
1	C1.0	CIVIL INFORMATION SHEET
2	C2.0	CONFERENCE CENTER PRELIMINARY IMPROVEMENT PLAN
3	C3.0	MISSION WOODS PRELIMINARY IMPROVEMENT PLAN

ABBREVIATIONS

AC	ACRE
ADA	AMERICAN DISABILITIES ACT
BLDG	BUILDING
BOW	BOTTOM OF WALL
BSM	BIORETENTION SOIL MEDIA
CONC	CONCRETE
CY	CUBIC YARD
CPP	CORRUGATED PLASTIC PIPE
DG	DECOMPOSED GRANITE
DW	DOMESTIC WATER
(E)	EXISTING
EG	EXISTING GRADE
EL	ELEVATION
FCE	FALL CREEK ENGINEERING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FM	FORCE MAIN
FW	FIRE WATER
GAL	GALLON
GPD	GALLONS PER DAY
HDPE	HIGH-DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
L	LEVEL
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
NTS	NOT TO SCALE
OD	OUTER DIAMETER
PE	POLYETHYLENE
PERF.	PERFORATED
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RWD	REDWOOD
SF	SQUARE FOOT
SD	STORM DRAIN
TBD	TO BE DETERMINED
TOW	TOP OF WALL
TYP	TYPICAL
W	WATER

TECHNICAL REFERENCES

TECHNICAL REFERENCES

1. CAPACITY ANALYSIS FOR THE WATER AND WASTEWATER SYSTEMS, USE PERMIT AMENDMENT, PREPARED BY FALL CREEK ENGINEERING, UPDATED SEPTEMBER 11, 2017.
2. PRELIMINARY STORMWATER DRAINAGE FEASIBILITY ASSESSMENT, PROJ. NO. 14112-5241-M23, PREPARED BY PACIFIC CREST ENGINEERING INC., DATED MAY 2015.
3. GEOLOGIC FEASIBILITY INVESTIGATION OF THE PROPOSED MISSION WOODS LODGE, JOB #201503-G-SC, PREPARED BY ZINN GEOLOGY, REVISED DECEMBER 8, 2016.
4. COUNTY OF SANTA CRUZ DESIGN CRITERIA, STORMWATER MANAGEMENT FIG. SWM-24 RUNOFF RETENTION BY THE STORAGE PERCOLATION METHOD
5. WEB SOIL SURVEY - NATURAL RESOURCES CONSERVATION SERVICE

GENERAL NOTES

GENERAL NOTES

1. THE BASIS OF THE DESIGN PRESENTED IN THESE PLANS IS BASED ON THE FOLLOWING INFORMATION:
   1.1. SITE VISITS BY FCE'S DESIGN TEAM;
   1.2. MEETINGS, CORRESPONDENCE, AND RECOMMENDATIONS FROM MISSION SPRINGS;
   1.3. A REVIEW OF SANTA CRUZ COUNTY DESIGN CRITERIA;
   1.4. A TOPOGRAPHIC SURVEY PREPARED BY HANAGAN LAND SURVEYING.
2. ALL FEATURES ARE EXISTING UNLESS NOTED OTHERWISE

SURVEY NOTES

1. SURVEY PREPARED BY HANAGAN LAND SURVEYING, INC.
2. THE BASIS OF BEARING FOR THIS MAP IS FROM MONUMENTS FOUND PER THAT CERTAIN MAP "SUBDIVISION NO. 1 OF MISSION SPRINGS CONFERENCE GROUNDS," VOLUME 24 OF MAPS, PAGE 1, SANTA CRUZ COUNTY RECORDS.
3. THE BENCHMARK FOR THIS SURVEY IS SCOTTS VALLEY BENCHMARK NO. 2, WHICH IS A BRASS DISK STAMPED W-21.5 LOCATED AT THE SOUTHWEST CORNER OF LOCKWOOD LANE AND MOUNT HERMON ROAD. ELEVATION = 497.290 FEET, NGVD '29. THE CONTOUR INTERVAL IS 1 FOOT.
4. THE UTILITIES SHOWN ON THE SURVEY MAP ARE FROM SURFACE EVIDENCE ONLY. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY AND NEED TO BE VERIFIED WITH POTHOLING BY THE OWNER OR CONTRACTOR.

CIRCULATION NOTES

1. CIRCULATION ON THE PROPERTY WILL REMAIN UNCHANGED. MISSION SPRINGS HAS TWO BRIDGES THAT SERVE AS MAIN INGRESS AND EGRESS TO THE PROPERTY.

GRADING NOTES

1. GRADING VOLUMES ARE ESTIMATED TO BE GREATER THAN 100 CUBIC YARDS AND LESS THAN 1,000 CUBIC YARDS.
2. CUT AND FILL SLOPES SHALL NOT EXCEED 2H:1V.

STORMWATER MITIGATION NOTES:

1. EXISTING DRAINAGE: EXISTING STORMWATER DRAINAGE FROM EXISTING ROOFS, HARDSCAPE, LANDSCAPE, AND ROADWAYS ARE COLLECTED IN CATCH BASINS AND STORM DRAIN PIPES THAT DISCHARGE RUNOFF TO LOCHART GULCH.
2. PROPOSED DRAINAGE: PROPOSED STORMWATER DRAINAGE FROM THE NEW ROOFS, HARDSCAPE AND DRIVE WAYS WILL BE DIRECTED TO SURFACE AND SUBSURFACE RETENTION FACILITIES. OVERFLOW WILL DISCHARGE TO LOCHART GULCH.
3. STORMWATER BEST MANAGEMENT PRACTICES (BMPs) SUCH AS INFILTRATOR CHAMBERS, SEEPAGE PITS, GRASS AND ROCK LINED SWALES, AND BIORETENTION SWALES WILL BE INSTALLED AT VARIOUS LOCATIONS WITHIN THE AREAS OF SITE IMPROVEMENTS (SEE ENCLOSED PLANS FOR GENERAL LOCATIONS). FINAL LOCATIONS WILL BE DETERMINED BASE ON RECOMMENDATIONS PRESENTED IN THE PRELIMINARY STORMWATER DRAINAGE FEASIBILITY ASSESSMENT, PREPARED BY PACIFIC CREST ENGINEERING INC AS WELL AS CONSULTATION WITH FALL CREEK ENGINEERING.
4. THE NEW RETENTION FACILITIES WILL BE DESIGNED TO MEET COUNTY OF SANTA CRUZ DESIGN CRITERIA, STORMWATER MANAGEMENT FIG. SWM-24 RUNOFF RETENTION BY THE STORAGE PERCOLATION METHOD.
5. OVERFLOW FROM THE 25-YEAR STORM WILL BE DIVERTED TO THE EXISTING DRAINAGE SYSTEM.

EROSION CONTROL AND REVEGETATION NOTES:

NO PERSON SHALL CAUSE OR ALLOW THE CONTINUED EXISTENCE OF A CONDITION ON ANY SITE THAT IS CAUSING OR IS LIKELY TO CAUSE ACCELERATED EROSION AS DETERMINED BY THE PROJECT ENGINEER. SUCH A CONDITION SHALL BE CONTROLLED AND/OR PREVENTED BY THE RESPONSIBLE PERSON BY USING APPROPRIATE MEASURES OUTLINED IN SUBSEQUENT SECTIONS OF THESE NOTES. ADDITIONAL MEASURES SHALL BE APPLIED IF NECESSARY BY THE RESPONSIBLE PERSON.

1. THE CONTRACTOR SHALL INSTALL, MAINTAIN AND INSPECT EROSION CONTROL AND TEMPORARY STORMWATER CONTROL MEASURES TO CONTROL SEDIMENT AND RUNOFF IN ACCORDANCE WITH THESE PLANS.
2. IF THE PROJECT DISTURBANCE EXCEEDS 1 ACRE, A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE DEVELOPED AND IMPLEMENTED.
3. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BETWEEN OCTOBER 15TH AND APRIL 15TH, AND WHEN A STORM EVENT IS PREDICTED.
4. ALL EROSION CONTROL AND SOIL CONSERVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE EROSION CONTROL REQUIREMENTS ESTABLISHED BY SANTA CRUZ COUNTY
5. EXPOSED EARTH SHALL BE STABILIZED BY EROSION CONTROL MEASURES PRIOR TO THE RAINY SEASON (OCTOBER 15TH TO APRIL 15TH). EXPOSED EARTH CAN BE HYDROSEEDED WITH THE FOLLOWING SLURRY (OR EQUIVALENT) THOROUGHLY MIXED:
   A. 150 LBS "M-BINDER" TACKIFIER
   B. 1500 LBS "ACTIONO-MULCH" FIBER
   C. 175 LBS PRE-PLANT FERTILIZER
   D. 300 LBS TURF SEED MIX
6. DISTURBED TURF AREAS SHALL BE REPLANTED AT THE COMPLETION OF THE PROJECT.
7. THE TURF SEED MIX/SOD BLEND USED FOR REVEGETATION SHALL BE:
   A. TALL FESCUE PERENNIAL 100% "ENDURO" TURF TYPE TALL FESCUE
   B. FROM CURRENT OR LATEST SEASONS CROP
   C. FREE OF ALL WEED SEED AND HAVE PRODUCERS "STATEMENT OF ANALYSIS GUARANTEE"
   D. 95% PURE BY WEIGHT WITH A 90% GERMINATION RATE
   E. LABELED IN CONFORMANCE TO STATE AND USDA LAWS AND REGULATIONS
8. DURING CONSTRUCTION IN THE RAINY SEASON, ALL DISTURBED TURF AREAS SHALL BE MULCHED ACCORDING TO THE FOLLOWING GUIDELINES:
   A. ALL SLOPES LESS THAN 20% (1V:5H) SHALL BE COVERED WITH 4 TO 6 INCHES OF STRAW MULCH AFTER TEMPORARY EROSION CONTROL SEEDING.
   B. OBTAIN STERILE, WEED-FREE WHEAT, BARLEY, OAT OR RICE STRAW IN ORDER TO PREVENT THE SPREAD OF NOXIOUS WEEDS. AVOID MOLDY, COMPACTED STRAW BECAUSE IT TENDS TO CLUMP AND IS NOT EVENLY DISTRIBUTED.
   C. THE STRAW SHALL BE EVENLY DISTRIBUTED BY HAND OR MACHINE TO THE DESIRED DEPTH AND SHOULD COVER THE EXPOSED AREA TO A UNIFORM DEPTH.
   D. APPROXIMATELY ONE BALE (80 LB (3.5 KG)) OF STRAW COVERS 1000 SF ADEQUATELY.
   E. THERE SHOULD BE A MINIMUM OF 3-4" OF STRAW OVER THE SOIL.
   F. ON STEEP OR HIGH WIND SITES, STRAW MUST BE ANCHORED TO KEEP IT FROM BLOWING AWAY.
   G. "TRACKING" WITH MACHINERY ON SANDY SOIL PROVIDES ROUGHENING WITHOUT UNDUE COMPACTION.
9. STRAW ROLLS/FIBER ROLLS SHALL BE INSTALLED ACCORDING TO THE FOLLOWING GUIDELINES:
   A. STRAW ROLLS (WATTLES) OR FIBER ROLLS SHALL BE INSTALLED AS SHOWN IN PLANS TO SLOW RUNOFF VELOCITY AND TRAP SEDIMENT.
   B. HAND DIG A SHALLOW TRENCH ACROSS THE SLOPE ON CONTOUR TO PLACE ROLL IN. TRENCH SHALL BE DEEP ENOUGH TO ACCOMMODATE ONE-THIRD TO ONE-HALF THE THICKNESS OF THE ROLL.
   C. INSTALL THE ROLLS PARALLEL TO THE SLOPE CONTOUR.
   D. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE. INSTALL 18" STAKES EVERY FOUR FEET APART THROUGH THE WATTLE, LEAVE APPROXIMATELY 1 TO 2 INCHES OF STAKE EXPOSED ABOVE THE ROLL.
   E. TURN END OF STRAW ROLL UP HILL TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.
   F. INSPECT THE STRAW ROLLS AND THE SLOPES AFTER SIGNIFICANT STORMS. MAKE SURE THE ROLLS ARE IN CONTACT WITH THE SOIL. REPAIR ANY RILLS OR GULLIES PROMPTLY. RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL SLOPE IS STABILIZED.
   G. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
10. STORM DRAIN INLET PROTECTION GUIDELINES:
   A. ALL STORM WATER CATCH BASIN BLANKETS SHALL BE PROTECTED FROM SEDIMENT DURING CONSTRUCTION ACTIVITIES, AS SHOWN IN THE PLANS.
   B. DROP INLET SEDIMENT BARRIER SHALL BE INSPECTED AFTER EACH RAIN AND PROMPTLY REPAIRED AS NEEDED.
   C. SEDIMENT SHALL BE REMOVED AFTER EACH SIGNIFICANT STORM (3/4 INCH IN 24 HOURS).
   D. THE REMOVED SEDIMENT SHALL BE STOCKPILED OR RE-DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
11. NO STEEP SLOPES OR NEED FOR EROSION CONTROL BLANKET IS ANTICIPATED.

UTILITY NOTES

1. THE EXISTING WATER AND WASTEWATER SYSTEMS HAVE SUFFICIENT CAPACITY TO HANDLE THE INCREASE IN USE. PLEASE SEE CAPACITY ANALYSIS FOR THE WATER AND WASTEWATER SYSTEMS, USE PERMIT AMENDMENT, PREPARED BY FALL CREEK ENGINEERING, DATED SEPTEMBER 2015, FOR MORE INFORMATION.
2. THE IMPROVEMENTS TO THE EXISTING DRAINAGE SYSTEM PRESENTED IN THE ENCLOSED PLANS WILL PROVIDE SUFFICIENT CAPACITY FOR THE PROPOSED IMPROVEMENTS.

WMB ARCHITECTS
5757 Pacific Avenue
Suite 226
Stockton, CA 95207
2000 L Street
Suite 125
Sacramento, CA 95811
209.944.8110 T
209.944.5711 F
www.wmbarchitects.com

MISSION SPRINGS CAMPS AND CONFERENCE CENTER
1050 Lockhart, Quich Road
Scotts Valley, CA 95066

CIVIL INFORMATION SHEET

FALL CREEK ENGINEERING, INC.
Civil Engineering
Environmental Water Resources
123 Mission Ave.
Santa Cruz, CA 95060
Tel. (831) 426-9564

REGISTERED PROFESSIONAL ENGINEER PETER W. HAGEN NO. 055809 EXP. 12/31/15 CIVIL STATE OF CALIFORNIA

08/01/15	USE PERMIT

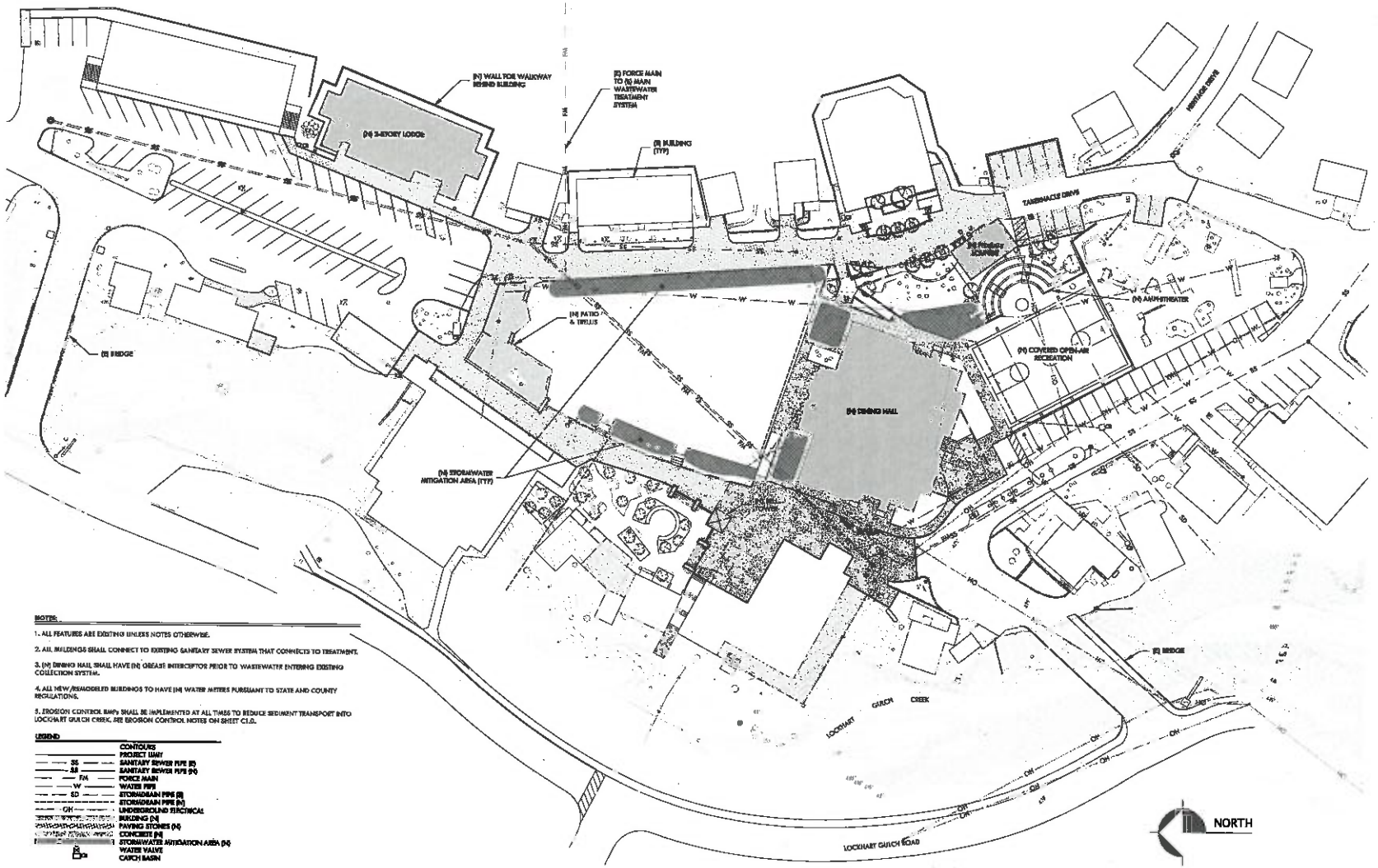
PUBLISH HISTORY
△ 12/1/2017 REVISION/SET

WMB PROJECT: 14-150

C1.0

1 OF 3

EXHIBIT D



NOTES:

1. ALL FEATURES ARE EXISTING UNLESS NOTED OTHERWISE.
2. ALL BUILDINGS SHALL CONNECT TO EXISTING SANITARY SEWER SYSTEM THAT CONNECTS TO TREATMENT.
3. (N) DINING HALL SHALL HAVE (N) GREASE INTERCEPTOR PRIOR TO WASTEWATER ENTERING EXISTING COLLECTION SYSTEM.
4. ALL NEW/REMODELED BUILDINGS TO HAVE (N) WATER METERS PURSUANT TO STATE AND COUNTY REGULATIONS.
5. EROSION CONTROL BMPs SHALL BE IMPLEMENTED AT ALL TIMES TO REDUCE SEDIMENT TRANSPORT INTO LOCKHART GULCH CREEK. SEE EROSION CONTROL NOTES ON SHEET C1.0.

LEGEND

- CONTOURS
- PROJECT LIMIT
- SS — SANITARY SEWER PIPE (E)
- SS — SANITARY SEWER PIPE (N)
- FM — FORCE MAIN
- W — WATER PIPE
- SD — STORMDRAIN PIPE (E)
- STORMDRAIN PIPE (N)
- OH — UNDERGROUND ELECTRICAL
- BUILDING (N)
- PAVING STONES (N)
- CONCRETE (N)
- STORMWATER MITIGATION AREA (N)
- WATER VALVE
- CATCH BASIN

1 MISSION SPRINGS - CONFERENCE CENTER PRELIMINARY IMPROVEMENT PLAN
SCALE: 1" = 30' @ 24" X 36"

WMB ARCHITECTS

5757 Pacific Avenue
Suite 226
Stockton, CA 95207

2000 L Street
Suite 125
Sacramento, CA 95811

209.944.9110 T
209.944.5711 F
www.wmbarchitects.com

MISSION SPRINGS CAMPS AND CONFERENCE CENTER
1200 Lockhart Gulch Road
Scotts Valley, CA 95066

CONFERENCE CENTER PRELIMINARY IMPROVEMENT PLAN

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil Environmental Water Resources
1533 BRIGHT AVE.
SANTA CRUZ, CA 95062
TEL. (831) 426-9594

REGISTERED PROFESSIONAL ENGINEER
PETER V. FALL
NO. 055805
EXP. 12/31/16
CIVIL
STATE OF CALIFORNIA

09/01/15	USE PERMIT

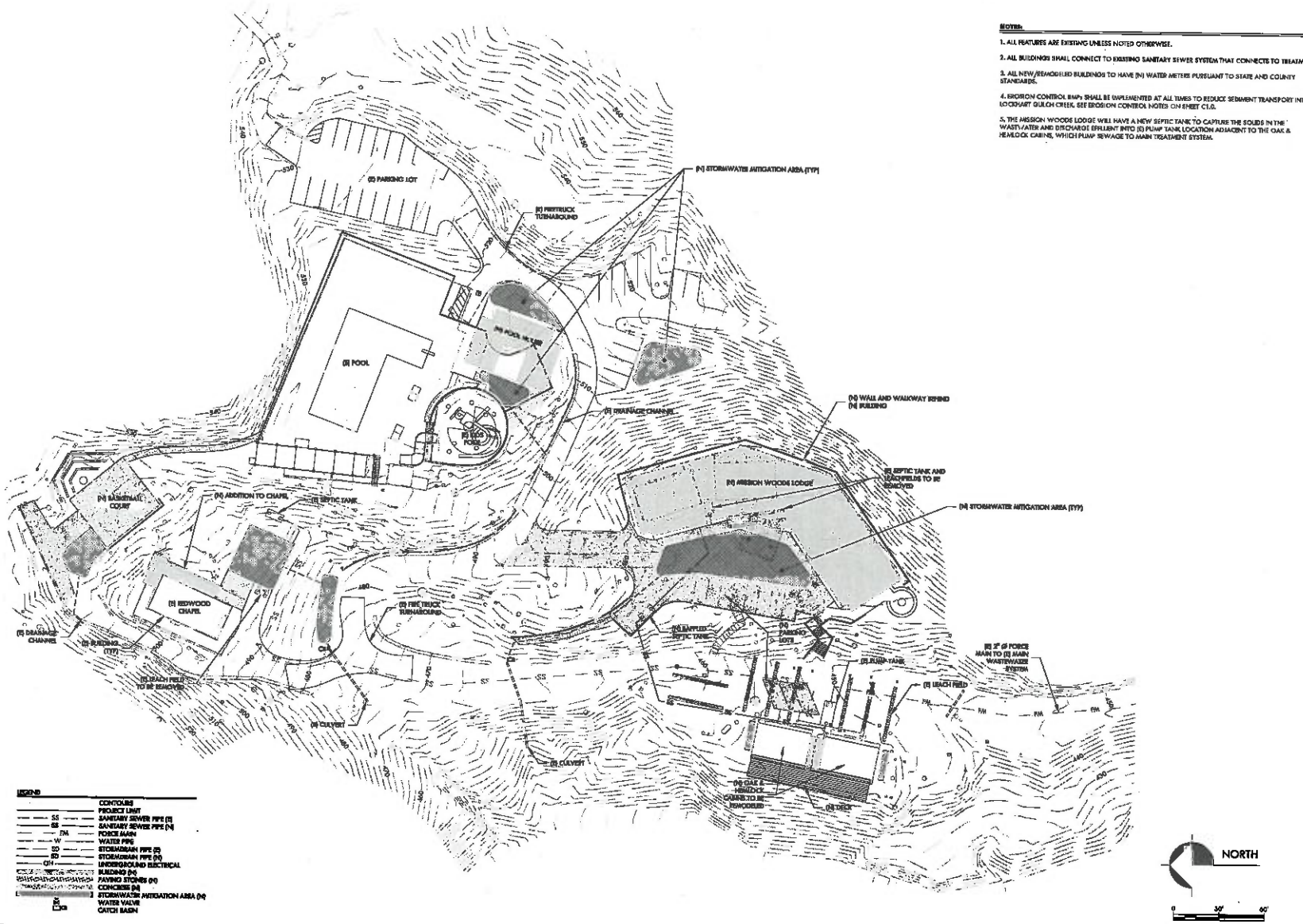
PUBLISH HISTORY
△ 12/21/2017 REVISION SET

WMB PROJECT: 14-150

C2.0

2 OF 3

EXHIBIT D



1 MISSION SPRINGS - MISSION WOODS PRELIMINARY IMPROVEMENT PLAN
SCALE: 1" = 30' @ 24" X 36"

WMB ARCHITECTS
5757 Pacific Avenue
Suite 226
Stockton, CA 95207
2000 L Street
Suite 125
Sacramento, CA 95811
209.944.9110 T
209.944.5711 F
www.wmbarchitects.com

MISSION SPRINGS CAMPS AND CONFERENCE CENTER
1052 Lockhart Gulch Road
Scotts Valley, CA 95066

MISSION WOODS PRELIMINARY IMPROVEMENT PLAN

FALL CREEK ENGINEERING, INC.
Consulting Engineers
Civil Environmental Water Resources
1820 SHARKEY AVE.
SHARLOCK, CA 95683
TEL (831) 430-1824

REGISTERED PROFESSIONAL ENGINEER PETER K. HAAS NO. 050605 EXP. 12/31/16 CIVIL STATE OF CALIFORNIA

09/01/15	USE PERMIT

PUBLISH HISTORY
△ 12/21/2017 REVISION SET

WMB PROJECT: 14-150

C3.0

3 OF 3

50

EXHIBIT D

MASTER PLAN 151255

LIST OF INCLUDED PARCELS OWNED BY MISSION SPRINGS CAMPS & CONFERENCE CENTER INC.

ASSESSOR'S PARCEL NUMBERS:

APN	Area	APN	Area	APN	Area
070-011-16	26.22ac	070-161-12	0.06ac	070-162-65	0.14ac
070-011-20	10.29ac	070-161-13	0.08ac	070-162-71	0.05ac
070-011-23	19.35ac	070-161-14	6.92ac	070-162-75	0.61ac
070-011-34	22.39ac	070-162-03	0.05ac	070-162-80	0.38ac
070-011-35	24.99ac	070-162-05	0.08ac	070-171-12	0.06ac
070-121-11	9.34ac	070-162-08	0.70ac	070-171-18	0.12ac
070-121-14	24.70ac	070-162-16	1.42ac	070-171-21	0.10ac
070-121-22	0.17ac	070-162-17	0.20ac	070-171-23	0.16ac
070-121-28	0.32ac	070-162-20	0.08ac	070-172-09	0.11ac
070-121-29	10.99ac	070-162-26	0.10ac	070-172-10	0.12ac
070-141-06	2.70ac	070-162-42	0.07ac	070-172-20	0.07ac
070-151-10	0.12ac	070-162-43	0.07ac	070-172-23	0.15ac
070-151-13	0.12ac	070-162-44	0.07ac	070-172-25	1.52ac
070-151-14	0.13ac	070-162-45	0.07ac	070-172-43	0.07ac
070-151-20	0.17ac	070-162-46	0.14ac	070-172-57	0.15ac
070-151-21	4.20ac	070-162-49	0.07ac	070-172-63	0.09ac
070-161-05	0.06ac	070-162-50	0.21ac	070-181-08	0.16ac
070-161-07	0.08ac	070-162-51	0.07ac	070-181-13	0.18ac
070-161-08	0.12ac	070-162-52	0.08ac	070-181-21	0.12ac
070-161-10	1.16ac	070-162-61	0.09ac	070-181-67	4.81ac
070-161-11	0.05ac	070-162-64	0.09ac		

EXHIBIT E

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 Mission Springs Camps and Conference Center use was established on the site in 1926 and the facility is therefore is an existing part of the neighborhood in which it is located. The Mission Springs Camps and Conference Center is located within an area that allows for camp and conference center uses and, since 1976, has been operating in general compliance with Master Plan Permit 75-1060-U. Construction of all proposed buildings will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources. The proposed increase in the number of overnight guests and associated construction of additional buildings and facilities will not be materially injurious to properties or improvements in the vicinity.

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.

The proposed location of additional buildings, as well as other operational and structural changes that are proposed under the Master Plan Amendment for the Mission Springs Camps and Conference Center, will be consistent with all pertinent County ordinances and the purpose of the SU and A (Special Use and Agriculture) zone districts. The primary use of the portion of the property that is zoned SU will continue to be an organized camp and all proposed buildings will comply with the required setbacks to exterior property lines as specified for the zone district and will otherwise comply with all site and development standards specified in the Planned Unit Development for the property as approved by this permit. The three parcels that are proposed to be added to the Mission Springs Camps and Conference Center property (APNs 070-011-16, 20 and 35) that are located in the A (Agriculture) zone district will be maintained for passive recreational uses only, such as nature observation and hiking. The proposed use of these parcels is therefore consistent with County Code section 13.10.312, "Agricultural Uses Chart", which sets out that recreational activities that do not include permanent structures or paving, are an allowed use in the A zone district subject to the approval of a development permit.

The proposed increase in the number of overnight visitors during the summer months, from 500 people to 704 people, complies with County Code section 13.10.353(B)(3) (Expansion of Organized Camps with Nonconforming Densities), which provides that: "For expansion of existing camps with use permits and nonconforming density, the densities of new facilities shall be calculated independent of existing nonconforming densities and shall be based solely on the number of matrix units the new land acquisition merits. Where the new land acquisition is contiguous with the parcel containing the nonconforming use, the facilities resulting from the matrix units for the land acquisition may, at the discretion of the Planning Commission and the Board of Supervisors, be located anywhere on the applicant's holdings."

The proposed expansion of the number of allowed guests has been determined by a Rural Density Matrix in accordance with County Code Chapter 13.14 (Rural Residential Density Determinations), based upon the addition of three parcels to the Mission Springs properties (APNs 070-011-16, 070-011-20 and 070-011-35and 35), which have a total gross area of 61.5 acres. The Rural Density Matrix determines the potential number of overnight and/day-use only users/guests allowed for camp and conference facilities, based upon the number of matrix points that can be assigned to the land. The number of points is determined based upon site specific development hazards and constraints, and the availability of access and services, as well protection of natural, agricultural, and visual resources. The Rural Matrix for the project shows that the minimum developable parcel size, as applied to the three parcels, in accordance with General Plan Policy 7.9.1 (Density and Development of Organized Camps and Conference Centers), which sets out that, for all organized camps and conference centers in Rural Residential, Mountain Residential and Resource Conservation areas, the maximum allowed density of new facilities shall be administered by applying residential density requirements of 2 ½ to 20 net developable acres per dwelling unit, would be 10 net developable acres per matrix point and that, combined, the three added parcels contain a net developable area of 56 acres, thereby supporting a total of 5.6 matrix points which then translates into an increase in the allowed number of overnight guests.

As set out County Code section 13.10.353(B) "Density Regulations for Visitor Accommodations, for Type B group quarters (organized camps), 10 beds (occupants) are allowed per matrix point for Unlimited Temporary Occupancy. For the Limited Temporary Occupancy proposed by the amended Master Plan, the 5.6 matrix points associated with the three additional parcels, equates to an additional 204 beds (occupants) during a limited period of a maximum of 100 days per year. Therefore, the proposed increase in the number of guests/staff from 500 to 704 people during the summer months (approximately from June through August) is consistent with County Code. For the remainder of the year, from the beginning of September through to the end of May, a maximum of 359 overnight guests are proposed at any one time, which will be consistent with the maximum occupancy of 500 persons approved by Development/Use Permit and Master Plan 75-1060-U.

Therefore, this finding can be made.

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 Master Plan Amendment is a conditionally permitted use within the zone district and the zoning is consistent with the site's underlying O-R, R-R and R-M (Open Space and Recreation, Rural Residential and Mountain Residential) General Plan designations. Furthermore, all of the parcels that make up the existing developed portions of the Mission Springs Camps and Conference Center have a General Plan designation of O-R (Open Space and Recreation) in conformance with with General Plan Policy 7.10.1 in recognition of the existing private recreational use of the land.

The expansion of the existing facility complies with General Plan Policy 7.9.1 (Density and Development of Organized Camps and Conference Centers), which sets out that, for all organized camps and conference centers in rural Residential, Mountain Residential and Resource Conservation areas, the maximum allowed density of new facilities shall be administered by

applying residential density requirements of 2 ½ to 20 net developable acres per dwelling unit. This density reflects the specialized service requirements and lesser development impacts of these facilities. The allowable density (number of additional allowed visitors during the summer months from 500 to 704 people) has been calculated within this range based on the Rural Density Matrix system. Further, as required by this policy, the proposed increase in the number of overnight visitors includes a master development plan and resource management program (Master Plan) for the property involved.

The project also complies with General Plan Objective 7.1a (Parks and Recreation Opportunities) in that the Mission Springs Camps and Conference Center facility will provide a full range of opportunities for access to and enjoyment of a rural scenic area, including both active and passive recreational opportunities, to people of all ages and income groups, including people with disabilities. As further required by General Plan Policy 7.10.6 (Environmental Considerations for Development Proposals), the proposed expansion of Mission Springs Camps and Conference Center has been evaluated on the basis of its particular site requirements, environmental impact and appropriateness of location for the use.

All development at each phase during the implementation of the Master Plan will comply with General Plan Policy 8.6.6 (Protecting Ridgetops and Natural Landforms), in that: no new development will occur on a ridgetop; no tree masses will be removed that would erode the silhouette of any ridgeline form; no buildings will project above any ridgeline or tree-line or will include projections adjacent to prominent natural landforms, and buildings will be constructed with exterior materials and colors that blend with the natural landform and tree backdrop. Accordingly, although Mission Springs is not mapped within a scenic resource area, the project also complies with the objectives of the Visual Resources section within General Plan Chapter 5 (Conservation and Open Space), in that the new development will be appropriately designed and constructed to have a minimal adverse effect upon the visual resources in the area. Furthermore, as required by General Plan Policy 8.7.2 (Utilize Native Species in Rural Areas) landscaping/restoration associated with each phase of the development will relate to the site conditions and, as a condition of approval of the Master Plan all revegetation and landscaping will utilize drought tolerant species with a predominance of planting being native species appropriate to the site and as required by the project biologist.

The project also complies with General Plan Policy 3.12.1 in that it is not anticipated that the additional project traffic would degrade the existing conditions substantially and the additional project traffic will not result in congestion on surrounding roads and would not cause the Level of Service at any nearby intersection to drop below Level of Service D.

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.

The proposed Master Plan Amendment, which allows for the development of additional facilities in association with an increase in the number of overnight guests during the summer months, from 500 to 704 people is for an established camp and conference center use and is based upon the addition of additional land area. Development will continue to be focused within the existing

developed portions of the Master Plan area and will not exceed the allowable intensity of use of APNs 070-01-16, 20 and 35 that will be added to the Master Plan area. Furthermore, no future development will be allowed on these three parcels other than for passive recreational uses. The expected level of traffic generated by the proposed project is anticipated to be only 39 net additional Friday PM peak hour trips and 58 net additional Sunday afternoon peak hour trips. These trips are equivalent to roughly two new vehicles every three minutes during the Friday PM peak hours and one new vehicle per minute during Sunday afternoon peak hours. All other days, Monday through Thursday and Saturdays, are anticipated to be significantly lower given the nature of operations and visitor arrivals and departures. It is not anticipated that the additional project traffic would degrade the existing conditions substantially and the additional project traffic will not result in significant impacts and will not adversely impact existing roads or intersections in the surrounding area.

The increase in the number of overnight guests during the summer months will not overload utilities or the existing water and wastewater systems. Analysis of the Mission Springs water and wastewater systems has determined that sufficient capacity would be available for the increased demand in both fire emergency needs and additional capacity needs associated with the proposed project and that both the existing water supply wells and the wastewater treatment system at Mission Springs, would be able to satisfy the projected additional demand by the proposed increase in maximum number of guests from 500 to 704.

Therefore, this finding can be made.

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 increase in the allowed number of overnight guests/staff and the associated construction of new buildings and facilities would be for an established camp and conference facility that is compatible with the physical design aspects, land use intensities and dwelling unit densities of the neighborhood in which it is located. Development will continue to be focused within the existing developed portions of the Master Plan area and will not exceed the allowable intensity of use as allowed by the addition of APNs 070-01-16, 20. Furthermore, no future development will be allowed on these three parcels other than for passive recreational uses such as hiking and nature observation. The proposed project will enhance the existing visual character and historic quality of the Mission Springs Camps and Conference Center by remodeling and modernizing various buildings with structural and facade improvements, new paint, landscaping and other improvements. Proposed new buildings and facilities will be consistent with the vernacular of the existing rustic architectural style of the Conference Center and will be in scale with the existing buildings and with the surrounding woodland that includes Redwoods and other large trees, understory vegetation and creeks.

The project will therefore harmonize with existing and proposed land uses, structures, and the natural environment in the vicinity.

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.

The existing visual appearance of the project site is of a rustic forest camp and conference center facility, with buildings, recreation fields and other features, all set within an area characterized by Redwood forest, with other large trees, understory vegetation and creeks. The proposed project has been designed and landscaped to fit into this setting. Furthermore, because of the woodland setting and size of the property, most of land that constitutes the Mission Springs Camp and Conference Center is not clearly visible from any public street and, although Mount Hermon Road is a designated scenic road, the project area is over 3,000 feet away and cannot be seen from that road.

The proposed project will enhance the existing visual character and historic quality of the site by remodeling and modernizing various buildings with structural and facade improvements, new paint, landscaping and other improvements. Proposed new buildings and facilities will be consistent with the vernacular of the existing rustic architectural style of the Conference Center and will be in scale with the existing buildings and with the surrounding Redwood trees and wooded hillsides and will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Therefore, this finding can be made.

Planned Unit Development Findings

1. That any development shall contribute to the ongoing desirability and character of the surrounding neighborhood.

To ensure the proposed development would not diminish the neighborhood character of residential properties surrounding the Mission Springs Camps and Conference Center, all proposed buildings and additions to existing structures are required to be located a minimum of 30 feet from property boundaries adjoining neighboring residential parcels as well as from both Lockhart Gulch Road and Nelson Road. In addition, all proposed structures will be located in areas where they will either be clustered with existing structures of a similar size and scale, or will be surrounded by dense woodland, and will therefore blend into the existing environment and not have a visual impact on the surrounding area. Furthermore, the required landscaping and/or restoration planting for each individual project, which will include replacement of any trees that are removed, will also serve to screen and soften the proposed structures and further reduce their visual scale.

The proposed construction of additional buildings and facilities to accommodate the increase in the number of allowed overnight guests/staff will contribute to the ongoing desirability and character of the surrounding neighborhood, in that the proposed project includes upgrades to existing structures and has been designed and landscaped to be consistent with the existing rustic forest camp and conference center facility. To ensure that the existing historic character of Mission Springs is maintained, the conditions of approval of the Master Plan Amendment require that, prior to the issuance of building permits for any construction, final designs are required to be reviewed and approved by the County's Historic Resources Planner.

All proposed facilities will be focused within the existing developed portions of the Master Plan area and will not exceed the allowable intensity of use allowed by the addition of APNs 070-01-16, 20 and 35. Furthermore, no future development will be allowed on these three parcels other than for passive recreational uses, such as hiking and nature observation.

Therefore, the proposed development will contribute to the ongoing desirability and character of the surrounding neighborhood and this finding can be made.

2. That the combination of different dwelling and/or structure types and the variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses, structures, and the natural environment in the vicinity.

This finding can be made, in that the proposed project will enhance the existing visual character and historic quality of the Mission Springs Camps and Conference Center by remodeling and modernizing various buildings with structural and facade improvements, new paint, landscaping and other improvements. Proposed new buildings and facilities will be consistent with the vernacular of the existing rustic architectural style of the Conference Center and will be in scale with the existing buildings and with the surrounding woodlands that include Redwoods and other large trees, understory vegetation and creeks.

EXHIBIT F

The project will therefore harmonize with existing and proposed land uses, structures, and the natural environment in the vicinity.

3. **That the permitted departures from the otherwise required development standards will provide specific benefits to the neighborhood and/or the community in which the planned unit development is located, and that such benefits are specified by the Board of Supervisors in connection with its approval of a planned unit development, and that any conditions required to achieve such benefits are incorporated into the project and made conditions of approval.**

Mission Springs Camps and Conference Center, which is part of the Pacific Southwest Conference of the Evangelical Church, was established in 1926, at which time the land was subdivided to create numerous small lots. Much of the original development of the Mission Springs Camps and Conference Center occurred on the resulting parcels prior to building and zoning regulations. As a result, the majority of the older structures, particularly in the Conference Center Core, do not conform to the current site and development standards for the zone district. Several structures have a zero setback, or encroach over property lines, and a number of buildings exceed the 28-foot height limit. There are also legally developed structures on larger parcels that are now included into the Mission Springs facility, including several tent cabins in the Frontier Ranch area, that do not conform to current setback requirements.

The proposed development will not result in buildings out of scale or character with the surrounding natural or built environment and will not negatively impact surrounding residential properties. The maximum height of proposed three-story buildings in the Conference Center area would be 35 feet, reflecting the height of the existing structures, and in the Conference Center Core where new buildings would be clustered amongst other structures of a similar height, an additional 5 feet in height would potentially be allowed subject to Design Review. In all other areas, building heights may not exceed 28 feet, in conformance with the maximum height allowed by the zone district. The PUD also provides a maximum height of 45 feet for a "bell tower" feature, which will provide an attractive visual focus point in the Conference Center Core, as well as for an existing climbing wall/zipline tower in the Frontier Ranch area to allow for permitting of this existing structure. Furthermore, all structures are surrounded by dense woodland and are located away from public streets such that the proposed development will be screened form public view. Therefore, the visual impact of the development will be minimal.

The requested departure from otherwise required development standards will provide two benefits: First that the existing structures will be able to be recognized as conforming structures, thereby eliminating current restrictions on structural repairs to these buildings and allowing for their ongoing upkeep and maintenance. Second, the proposed ongoing development of the Mission Springs Camps and Conference Center will be consistent with the existing historic character of the site. Furthermore, the elimination of setback requirements between parcels that are in the same ownership and that, together, make up the entirety of the Mission Springs Camps and Conference Center, removes nonsensical restrictions that would not apply were the property all held as one single parcel. This will allow for a better overall layout and design for the property and, by allowing for consolidation of the uses into distinct activity areas, will also help management of the

facility with regard to traffic, parking, guest organization etcetera, all of which help to minimize potential impacts of the Mission Springs Camps and Conference Center on the surrounding neighborhood. Therefore, this finding can be made.

4. **That the proposed development is consistent with the General Plan/Local Coastal Program Land Use Plan.**

This finding can be made, in that the proposed Master Plan update is a conditionally permitted use within the zone district and the zoning is consistent with the site's underlying O-R, R-R and R-M (Open Space and Recreation, Rural Residential and Mountain Residential) General Plan designations. Furthermore, all of the parcels that make up the existing developed portions of the Mission Springs Camps and Conference Center have a General Plan designation of O-R (Open Space and Recreation) in conformance with with General Plan Policy 7.10.1 in recognition of the existing private recreational use of the land.

The expansion of the existing facility complies with General Plan Policy 7.9.1 (Density and Development of Organized Camps and Conference Centers), which sets out that, for all organized camps and conference centers in Rural Residential, Mountain Residential and Resource Conservation areas, the maximum allowed density of new facilities shall be administered by applying residential density requirements of 2 ½ to 20 net developable acres per dwelling unit. This density reflects the specialized service requirements and lesser development impacts of these facilities. The allowable density (number of additional allowed visitors during the summer months from 500 to 704 people) has been calculated within this range based on the Rural Density Matrix system. Further, as required by this policy, the proposed increase in the number of overnight visitors includes a master development plan and resource management program (Master Plan) for the property involved.

The project also complies with General Plan Objective 7.1a (Parks and Recreation Opportunities) in that the Mission Springs Camps and Conference Center facility will provide a full range of opportunities for access to and enjoyment of a rural scenic area, including both active and passive recreational opportunities, to people of all ages and income groups, including people with disabilities. As further required by General Plan Policy 7.10.6 (Environmental Considerations for Development Proposals), the proposed expansion of Mission Springs Camps and Conference Center has been evaluated on the basis of its particular site requirements, environmental impact and appropriateness of location for the use.

All development at each phase during the implementation of the Amended Master Plan will comply with General Plan Policy 8.6.6 (Protecting Ridgetops and Natural Landforms), in that: no new development will occur on a ridgetop; no tree masses will be removed that would erode the silhouette of any ridgeline form; no buildings will project above any ridgeline or tree-line or will include projections adjacent to prominent natural landforms, and buildings will be constructed with exterior materials and colors that blend with the natural landform and tree backdrop. Accordingly, although Mission Springs is not mapped within a scenic resource area, the project also complies with the objectives of the Visual Resources section within General Plan Chapter 5 (Conservation and Open Space), in that the new development will be appropriately designed and constructed to have a minimal adverse effect upon the visual resources in the area. Furthermore, as required by General Plan Policy 8.7.2 (Utilize Native Species in Rural Areas)

landscaping/restoration associated with each phase of the development will relate to the site conditions and, as a condition of approval of the Master Plan all revegetation and landscaping will utilize drought tolerant species with a predominance of planting being native species appropriate to the site and as required by the project biologist.

The project also complies with General Plan Policy 3.12.1 in that it is not anticipated that the additional project traffic would degrade the existing conditions substantially and the additional project traffic will not result in significant impacts and would not cause the Level of Service at any nearby intersection to drop below Level of Service D.

Conditions of Approval

Exhibit D: Project plans, 17 sheets prepared by WMB Architects, 10 sheets dated 5/18/18. 4 sheets dated 1/13/20 and 3 sheets dated 12/21/2017.

Exhibit E: List of APNs for properties included in the Master Plan

I. This permit Amends the Development Permit and Use Permit that constitutes the Master Plan for the Mission Springs Camps and Conference Center and authorizes an expansion of the existing use to allow for up to 704 overnight guests during the summer months and the associated construction of additional buildings, as well as upgrades and remodeling of existing buildings as indicated on the approved Exhibit "D" for this permit. The implementation of the Master Plan may be constructed in phases. There is no specific timing required for the construction of improvements except that building permits shall be obtained to recognize all unpermitted structures prior to the construction of any new facilities. The Master Plan does not expire.

Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

A. The Mission Springs Board of Directors shall review the conditions of approval of 151255 and shall sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.

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

II. General Requirements

A. Total overnight occupancy for the Mission Springs Camps and Conference Center (staff and guests) shall not exceed 704 persons during the summer (late May to early September – maximum 100 days per year) and shall not exceed 500 persons at any other time.

B. Total daytime occupancy (staff and guests) shall not exceed 1,000 persons at any time.

C. Cathedral Drive shall be designated as one-way only from Cathedral Grove, as required by the Scotts Valley Fire Protection District. To verify compliance, prior to the issuance of any building permits the property owner shall obtain approval of all required on-site changes, including required directional signage, and shall submit a letter from the Scotts Valley Fire Protection Department confirming that the internal circulation at Mission Springs has been brought into compliance with fire safety requirements.

D. The three parcels that are proposed to be added to the Mission Springs Camps and Conference Center property (APNs 070-011-16, 20 and 35) shall be maintained for passive recreational uses only, such as nature observation and hiking. The development of permanent structures (including structures for staff/guest residences or accommodations and recreational structures) and the installation of paving is prohibited. Prior to the issuance of any permits, a Declaration of Restriction setting out these restrictions shall be recorded for each parcel. **You may not alter the wording of these declarations**. Follow the instructions to record and return the forms to the Planning Department.

E. Prior to the issuance of building permits for the construction of any new buildings or improvements as authorized by this Master Plan Permit, building permits are required to be issued to recognize the as-built construction of the following structures:

1. Tent cabins (16 total): 12 in the Frontier Ranch area, two of which shall be demolished and rebuilt on property owned by Mission Springs as shown on Exhibit D and 4 cabins in the Wild Oak area.
2. The climbing structure with a zip-line platform (Frontier Ranch).
3. The "Frontier Mine" building (Frontier Ranch).
4. The nurse's station (Frontier Ranch).
5. The "Outpost" play structure ((Frontier Ranch).
6. Conversion of a tack room to a staff lounge (Wild Oak).
7. Yurt (Wild Oak)
8. Outdoor shower area (Wild Oak)

One master building permit application may be submitted for all of the above listed structures. As an alternative to recognizing a structure, a Demolition Permit may be obtained.

F. Following the issuance of permits to recognize the above listed structures, Administrative Development Permit approvals (level 3) are required to be approved for the following structures prior to issuance of building permits for construction:

1. Mission Woods Lodge
2. Conference Center Core Guest Lodge
3. Additions/remodeling/new deck area at Oak-Hemlock from guest lodging to be a meeting room (due to its location within a Riparian Corridor)
4. Spring Creek Staff Housing
5. The Wild Oak cabins (4)

Submittal requirements include, in addition to a location plan, detailed site plan, floor plans and elevations, project level Geologic/Geotechnical reports and/or other information as required by reviewing agencies. In addition, if a structure is proposed that would exceed the maximum height limit in accordance with the site and development standards contained within the PUD for the Mission Springs Camps and Conference Center parcels, Design Review materials shall also be

submitted. These shall include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features.

G. All other structures/additions/remodeling as shown on Exhibit D, as well as other minor alterations to existing structures that do not involve intensification of the camps and conference center use, require the issuance of a Building Permit from the Santa Cruz County Building Official. When an authorized relocation of use involves a change in building use, the subject building shall be brought into compliance with Uniform Building Code requirements.

H. The installation of a bell in the decorative "Bell Tower" is not authorized unless specifically approved by the Zoning Administrator following a fully noticed public hearing.

I. The construction of any new building or other major new facilities, or the any proposed additional activities not shown on Exhibit D or otherwise included in the Master Plan, that would result in an intensification of the use, requires approval by the Board of Supervisors of an Amendment to this Permit. 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.

J. Obtain Grading Permits from the Santa Cruz County Building Official as required. Grading shall be minimized to the greatest extent possible.

K. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way, including the addition of a pedestrian crosswalk at Lockhart Gulch Road.

III. Recognition of Existing Unpermitted structures.

Prior to issuance of any Building Permit for the recognition of unpermitted structures the applicant/owner shall:

A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department and the site and development standards approved by the PUD. Any changes from the approved Exhibit "D" 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. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set for each separate application.

2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.

3. Grading, drainage, and erosion control plans.

4. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.

B. Meet all requirements of the Environmental Planning section of the Planning Department as follows:

1. Submit 3 copies of a geotechnical/soils report prepared and stamped by a licensed Geotechnical Engineer for all structures to be recognized. The soils report shall address slope creep as mentioned in the Geologic Feasibility Investigation prepared by Zinn Geology dated 12.8.2016.

2. Submit a geologic report for cabins W2, W3, W5 and W5 in the Wild Oak area, as depicted on sheet UP-3.2.

C. Meet all requirements of the County Department of Public Works, Stormwater Management as follows:

1. Overall watershed map/s for the Frontier Ranch and Wild Oak areas, showing where all existing unpermitted structures to be recognized are located and describing how/where runoff from these areas drain on and off the project site. The application shall include a downstream impact assessment in conducted accordance with Sections H and I of the Design Criteria. If downstream restrictions are/have been identified the project shall include the improvements needed to upgrade the storm drain system such that local flooding due to insufficient capacities would be eliminated for the appropriate design rainstorm and/or the allowable post-development discharge rate shall be limited at the discretion of the Director of Public Works. Please also describe if this site receives, runoff from upstream offsite areas, the nature of this runoff and how the project will accommodate this runoff.

2. All items specified in Appendix D of the CDC for large project submittal requirements for building permits. The documents shall demonstrate that all unpermitted impervious areas are adequately mitigated in compliance

with the CDC. If existing facilities are not adequate at providing mitigations, then the project plans and analysis shall include additional mitigation facilities that are adequate.

3. Provide stormwater management analysis/report demonstrating proposed methods of compliance with the current edition (June 2019) of the County Design Criteria (CDC). The analysis/report must include a watershed and sub-watershed map that shows existing and proposed drainage patterns on the project site and that clearly delineates each sub-watershed and details the water quality and flood control mitigations that they drain to. Per Part 3 Section C.3 of the CDC this project is considered a large redevelopment project. As such, all phases of the project are required to provide mitigations for pollutant and hydrologic impacts due to development. These mitigations shall include Low Impact Development (LID) measures that emphasize minimization of impacts as a first priority consistent with the general plan for minimizing impervious area impacts. The project analysis must demonstrate compliance with the CDC as follows:

   a. Requirements for Stormwater Discharge Rates and Volumes: Please provide information on the project design and provide analysis consistent with this section. If retention and infiltration is deemed infeasible, please provide technical justification as to why for review. Analysis is required for at least the 10-year storm. Please show how runoff from offsite upstream and pervious areas will bypass any non-infiltrative based mitigation facility.
   Based on the response to Comment 1 above, if downstream inadequacies are identified the project may be required to include downstream improvements or to provide on-site mitigations beyond the County minimum standards.

   b. Requirements to Minimize Stormwater Pollutants of Concern: Please provide description and analysis demonstrating how the project has been designed to meet this requirement. The mitigation facility may be combined with the facility mitigating discharge rates and volumes, however both requirements must be fully met.

   c. Site Design and Runoff Reduction Requirements: Please include a narrative introduction to the concept of stormwater management on the site in the Stormwater Management Report that addresses each of the Site Design and Runoff Reduction measures called for in this section.

   d. Source Control Measure Requirements: If the project/phase of the project includes any pollutant generating activities source control measures shall be implemented in compliance with Part 3 Section D of the CDC.

4. Provide final stormwater management plans that are adequately detailed for construction and that demonstrate compliance with the CDC. Design should include provisions for safe overflow, flow control sizing, capacity analysis, treatment, pollution prevention, provisions for avoiding/ minimizing clogging, drain time and vector control assessment. Plans should clearly describe how runoff from all project areas (roof, hardscapes, landscapes, rear yards, etc.) will be routed and should include details such as: surface and invert elevations, slopes, surface details, flow control structures, clean-out facilities at pipe connections/grade/direction changes, proposed materials, installation requirements, compaction/decompaction requirements, etc.

5. The parcel(s) being developed receive existing upstream runoff, please provide a recorded document that acknowledges the parcel(s) does/do and will continue to receive upstream runoff, that the property owner is responsible for maintenance of the drainage pathway(s) through the parcel and that the County and Flood Control District are not responsible for upstream runoff or for the maintenance of the drainage pathway. If off-site downstream improvements are required, the property owner may also be required to secure easements for the construction and maintenance of offsite improvements or work necessary to adequately convey project related drainage flows. Easement widths shall be adequate for maintenance, repair and replacement without impact to structures or other permanent facilities. Easement language shall include restrictions to keep the easement free and clear of buildings and structures of any kind and shall identify who is responsible for the maintenance and replacement of the drainage facilities in the easement.

6. All proposed inlets should include signage stating "No Dumping Drains to Bay" or equivalent. Maintenance of the signage is responsibility of the property owner.

7. Provide landscape and architectural plans with surfacing, grading, and drainage information for review for consistency with the civil plans.

8. Recorded maintenance agreement(s) for stormwater management and mitigation facilities is required. Include detailed management activities, maintenance requirements, schedule, signs of system failure, signage, and responsible party both in the recorded maintenance agreement as well as the final plans. The maintenance agreement should also include the standard language provided in Fig. SWM-25B of the CDC. The agreement will need to be amended/updated with each phase of project construction.

9. Provide a letter from the geotechnical engineer reviewing and approving the final stormwater management design. If the final plan includes infiltrative stormwater management facilities the geotechnical letter should confirm

that the site soils encountered are consistent with the design infiltration rate used in the design.

10. Depending on the mitigations included with the approved building permit inspection of the construction of the drainage related items may be conducted by County inspection staff, or inspection by the project engineer may be acceptable.

D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.

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

IV. Development Permit Requirements

The proposed structures as listed in condition II.E. (above) require approval of an Administrative Development Permit. Applications shall include a detailed site plan, floor plans, elevations and sections that show both original and proposed grade, for each of the proposed structures, together with the following additional information:

A. With the first application for an Administrative Development Permit (irrespective of which structure is applied for), meet the following requirements of the County Department of Public Works, Stormwater Management. No building permits for the construction of any other new facility, including the proposed dining room, bell tower or additions/remodels to existing structures, shall be issued until this requirement has been met:

1. Provide an overall watershed map/s of the entire Conference Center area (Core, Mission Woods and Spring Creek) showing where all proposed structures and impervious and semi-impervious areas are to be located and describing how/where runoff from these areas drain on and off the project site. The application shall include a downstream impact assessment in conducted accordance with Sections H and I of the Design Criteria. If downstream restrictions are/have been identified the project shall include the improvements needed to upgrade the storm drain system such that local flooding due to insufficient capacities would be eliminated for the appropriate design rainstorm and/or the allowable post-development discharge rate shall be limited at the discretion of the Director of Public Works. Please also describe if the parcels, in aggregate, that make up the Conference Center (Core, Mission Woods and Spring Creek) receive, runoff from upstream offsite areas, the nature of this runoff and how the project will accommodate this runoff.

2. All items specified in Appendix D of the CDC for large project submittal requirements for discretionary permits. The documents shall demonstrate

that all proposed impervious and semi impervious areas can feasibly be mitigated in compliance with the CDC. If existing facilities are not adequate at providing mitigations, then the project plans and analysis shall include additional mitigation facilities that are adequate.

B. For any structure that is proposed to exceed the maximum 35-foot height limit as specified in the approved PUD, Design Review shall be required as part of the Administrative Development Permit.

C. Meet all requirements of the Environmental Planning section of the Planning Department as follows:

1. Final plans for each development shall, as appropriate, include the location of all sensitive habitats identified in the Biotic Report prepared by Kathleen Lyons of the Biotic Resources Group, dated August 5, 2019, including the Riparian Corridors of Ruins Creek, Lockhart Gulch Creek, and Spring Creek.

2. Provide a landscape/restoration plan for each project. Disturbed areas at the project site shall be restored through onsite re-vegetation with native shrubs and trees. Local plant stock shall be used whenever possible. The plant pallet shall include native species common to the surrounding woodlands. All native trees removed that are 4" DBH or greater shall be replaced in-kind at a 3:1 ratio on site.

3. Removal of vegetation, or the construction of structures within any riparian habitat area, would require a Riparian Exception, processed in accordance with the County Riparian Corridor and Wetlands Protection ordinance.

D. Comply with the following Mitigation Measures:

GEO-1: During design-level studies, the project geotechnical engineer and project structural engineer shall provide seismic design for the project consistent with the most current version of the California Building code. If other conservative design guidelines are determined to be applicable to the project, those guidelines shall be followed. This mitigation measure would reduce the impact due to seismic ground shaking at all of the project sites to a less than significant level.

GEO-2: During the design study process, the project soils engineer shall adequately characterize the risks related to liquefaction and provide appropriate mitigation recommendations were warranted in conjunction with the project structural engineer. Implementation of adequate engineering characterization and design shall mitigate the risk to a less-than-significant impact.

GEO-3: During the design process for Buildings C10, C12 and S3, the risks related to shallow land sliding shall be adequately characterized and mitigation recommendations issued via joint investigations by a geotechnical engineer and qualified geologist. See Exhibit D for preliminary architectural and civil engineering plans. The joint investigations shall consider the following: The thickness of colluviums on the slopes above the site, drainage patterns on the slope above the site that might trigger debris flows, the size and terminal velocity of debris flows that might strike the buildings. They shall also consider mitigation schemes such as relocating structures, constructing impact structures that will stop and capture the debris flow deposits, or constructing deflection structures that will guide the debris flow deposits away from structures. Implementation of adequate geology and engineering characterization and design shall mitigate the risk to a less-than-significant impact.

E. Meet the following site-specific requirements of the Environmental Planning section of the Planning Department as follows:

1. Conference Center Guest Lodge: Submit full geologic and geotechnical (soils) investigations for the proposed three-story lodge (2 copies of each). Mitigations for addressing geologic hazards identified in the Zinn Geologic Feasibility reports dated 4/12/2015 and 12/8/2016 must be clarified.

   Submit preliminary grading plans, including grading quantities for the proposed lodge. Cuts may not exceed 10 feet in height (County Code section 16.22.050).

2. Fireside Lounge: Please submit geologic and geotechnical (soils) reports for this structure, as required, to address comments in the Zinn Geologic Feasibility reports dated 4/12/2015 and 12/8/2016.

3. Mission Woods Lodge: As stated in the Zinn Geologic Feasibility reports dated 4/12/2015 and 12/8/2016, the area behind the proposed lodge is subject to slope failure in the form of debris and earth flows. Submit 2 copies of a full geologic report prepared and stamped by a licensed Geologist detailing how these hazards will be addressed. In addition, both the geologic report and geotechnical (soils) investigations shall include a slope stability analysis for the proposed two-story lodge.

4. Oak-Hemlock remodel/additions: Submit a Modifications Worksheet and plan for the proposed remodel of the building from a guest lodge to a meeting room. If structural modifications to the existing structure exceed 65% of the major structural components, a geotechnical (soils) investigation will be required.

5.

Show the bank-full flowline of Lockhart Gulch Creek on the topographic map and other applicable sheets and delineate the limits of the riparian corridor (50 feet from the bank-full flowline). All new development, including deck areas, shall be located outside the riparian corridor.

6. Spring Creek Staff Housing: Show the bank-full flowline of Ryder Creek (an intermittent stream) on the topographic map and other applicable sheets and delineate the limits of the riparian corridor (30 feet from the bank-full flowline). All new structures shall be located outside the riparian corridor.

   Submit preliminary grading information for the proposed revised parking area. No development activities, including land clearing, grading, or paving may be permitted within the 30-foot Riparian Buffer area (County Code section 16.30.030).

   Submit details of the existing pedestrian bridge that crosses Ryder Creek. The bridge must be stable and be located outside potential geologic hazards areas.

   All existing staff housing structures (3 cabins) and the existing bath house are located within the Riparian Corridor of Ryder Creek. If any alteration to these structures is proposed, submit a Modifications Worksheet and plan for the proposed remodel. If structural modifications to the existing structure(s) exceed 50% of the major structural components the work would be considered to be "development" and the structures shall be required to be upgraded to meet all current code requirements and shall be relocated to be outside the riparian corridor (County Code section 16.030.040).

F. The design of the Seasonal Staff Housing at Spring Creek (S3) shall comply with the following mitigation measure:

CULT-1: Prior to issuance of a Development/Building Permit for the Seasonal Staff Housing at Spring Creek, a professional qualified in Architectural History or Historic Architecture shall review the design for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The evaluation of the designs shall be submitted to the Historic Resources Planner at the County of Santa Cruz for review and approval.

HWQ-1: A hydraulic analysis and appropriate engineering recommendations, if necessary, shall be developed prior to the design phase. Relocate the building or elevate the habitable floor of Building S3 as established by a hydrologic study. This would lower the potential impact to less than significant.

HWQ-2: During the design phase for Building S3, the septic system shall be evaluated with respect to the hydrology conditions at the site. If warranted, the system shall be upgraded to lower the likelihood of impairment, as well as to bring it into conformance with applicable current codes and ordinances.

HWQ-3: During the design phase for Building S3, the septic system may need to be rerouted and redesigned to allow for tie-in to the existing septic system for the conference center area on the other side of Lockhart Gulch. Implementation of this mitigation measure will lower the impact to less than significant.

If the above mitigation requirements render the project environmentally problematic or financially unfeasible the Spring Creek Staff Housing may be relocated to a location elsewhere on the Conference Center grounds that is not constrained by related high ground water issue. If this is the only feasible mitigation, additional supplemental environmental review may be required.

V. Building Permit Requirements

A. Prior to the application for a building permit for the new Conference Center guest lodge, the applicant shall combine APNs 070-162-42, 43 and 44 into one parcel. No application will be accepted until an updated APN has been assigned for the resulting parcel.

B. Prior to issuance of Building Permits for the construction of new structures/additions the applicant/owner shall meet all the requirements as set out in conditions II.A. (above) together with the following additional materials:

1. The building plans for structures that would be within 2 feet of the maximum building height must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 35 feet or as otherwise approved subject to an Administrative Design Review and Development Permit.

2. Provide a Water Efficient Landscape Plan (including a signed Water Efficient Landscape Checklist and Certificate) prepared in accordance with the requirements of the Water Efficient Landscape Ordinance (County Code Chapter 13.13) by a certified/licensed landscape architect, landscape contractor, civil engineer, landscape irrigation designer, landscape irrigation auditor, or water manager.

C. Meet all requirements of the Environmental Planning section of the Planning Department, including specific project related information as may be required by the conditions of approval of any required Administrative Development Permit.

D. For projects subject to an Administrative Development Permit where a geotechnical (soils) report has previously been reviewed and approved, submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.

E. For all other projects that require submittal of a geotechnical (soils) report, submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer. Information regarding soils report requirements is available at the Planning Department website at www.sccoplanning.com >> Environmental >> Geology and Soils ("Guidelines for When a Soils Report is Required").

F. Meet all requirements of the County Department of Public Works, Stormwater Management as set out in conditions II.C. 2.-10. inclusive (above), including specific project related information as may be required by the conditions of approval of any Administrative Development Permit.

G. Final designs for all new structures and exterior remodels in the Conference Center (Core, Mission Woods and Spring Creek) shall be reviewed by the County's Historic Resources Planner to ensure consistency with the approved preliminary designs and with the character of the potential historic district.

1. For the Seasonal Staff Housing at Spring Creek, the evaluation of the design by a professional qualified in Architectural History or Historic Architecture as required in condition IV.F. **CULT-1** (above) shall be submitted for final review and approval by the County Historic Resources Planner.

H. All structures shall comply with all Building and Fire Codes in effect at the time of application submittal.

I. Proposed developments shall comply with all accessibility requirements as specified in the Building Code. Guest rooms are required to provide mobility features complying with section 11B-806.2 and communication features complying with section 11B-806.3 and shall be dispersed among the various classes of guest rooms and shall provide choices of types of guest rooms, number of beds and amenities.

J. Pay any Affordable Housing Impact Fee in effect at the time of building permit issuance, as determined by the Planning Department, Housing Division. The fees are based on new square footage and the current fee for non-residential construction is $3 per square foot.

K. Pay fees for Child Care mitigation in effect at the time of building permit issuance, as required. Currently, this fee is $0.23 per square foot.

VI. Prior to Construction of projects.

A. Prior to any site disturbance or physical construction on the subject property the following condition(s) shall be met:

1. A qualified Biologist will identify the limits of construction to avoid impacts to sensitive habitats. High-visibility construction fencing, or flagging shall be installed around the limits of work to prevent inadvertent grading or other disturbance within sensitive habitats. No work-related activity including equipment staging, vehicular access, grading, and/or vegetation removal shall be allowed outside of the limits of work.

2. An arborist shall evaluate tree removal and identify measures to protect trees that are adjacent to construction. Removal of native trees shall be avoided to the maximum extent practicable. Trees to be retained that are adjacent to construction shall be protected at, or outside of, the dripline during construction with high visibility fencing and/or other methods recommended by the arborist.

3. Erosion control measures must be in place, and best management practices adhered to, at all times during construction.

B. Comply with the following Mitigation Measures:

BIO-1: Dusky-footed Woodrat. Within 30 days prior to project construction, a qualified biologist shall inspect the action area and adjacent areas within 50 feet for wood-rat houses. An exclusion zone shall be erected around any wood-rat houses occurring within 50 feet of the project site area, using flagging or a temporary fence that does not inhibit the natural movements of wildlife. Efforts will be made to avoid impacting wood-rat houses, even, if avoidance is by only a few feet. If wood-rat houses cannot be avoided, CDFW shall be contacted for approval to relocate individuals by live trapping and building a nearby artificial structure as a release site. Approval to relocate must be acquired from CDFW. If woodrats are found in a structure to be removed, an alternative approach to live-trapping may be recommended due to safety concerns regarding rodents occupying enclosed spaces.

BIO-2: Nesting Birds. Nesting migratory birds, including raptors, are protected under the Migratory Bird Treaty Act. Under the MBTA, nests that contain eggs or unfledged young are not to be disturbed during the breeding season. The nesting season for migratory birds and birds of prey is generally 1 February through 31 August. Implementation of the following measures will avoid potential impacts.

-
-

- If construction begins outside the 1 February to 31 August breeding season, there will be no need to conduct a preconstruction survey for active nests.
- If construction is scheduled to begin between February 1 and August 31, then a qualified biologist shall conduct a preconstruction survey for active nests. The survey will include a 250-foot radius from the work area for nesting birds of prey and a 50-foot radius from the work area for other nesting MBTA protected birds. The survey will be conducted from publicly accessible areas within one two weeks prior to construction. If no active nest of a bird of prey or MBTA bird is found, then no further mitigation measures are necessary.
- If an active nest of a bird of prey or MBTA bird is found, then the biologist shall determine a buffer suitable to protect the nest until fledging. The size of suitable buffers would depend on the species of bird, the location of the nest relative to the Project, Project activities during the time the nest is active, and other Project specific conditions.
- No construction activity shall be allowed in the buffer until the biologist determines that the nest is no longer active, or unless monitoring determines that a smaller buffer will protect the active nest. The buffer may be reduced if the biologist monitors the construction activities and determines that no disturbance to the active nest is occurring.
- If an active nest is identified in or adjacent to the construction zone after construction has started, the above measures will be implemented to ensure construction is not causing disturbance to the nest.

BIO-3: Riparian Woodland. Riparian woodland can be avoided during construction. The removal of riparian woodland and native trees will be minimized with the following environmental commitments:

- Prior to construction, the Project Applicant and the Project Biologist will identify the limits of construction in order to maximize native tree and shrub retention. Temporary fencing will be placed along the limits of construction to avoid unnecessary disturbance to riparian woodland.
- Where possible, native vegetation that cannot be avoided will be cut at ground level rather than removed by the roots to allow for regeneration.

BIO-4: Riparian Woodland. The Project shall restore disturbed riparian woodland with native riparian vegetation. Re-vegetation shall follow

the professional and local requirements. In addition, native species contained in the re-vegetation planting and erosion control specifications shall be used in erosion control efforts.

BIO-5: Native Trees. An arborist shall evaluate tree removal and identify mitigation measures to protect trees that are adjacent to construction but are to be retained. Measures to protect trees to be retained shall be implemented prior to and during construction. These measures may include protective fencing, limbing techniques, root pruning techniques, or other actions as directed or implemented by the arborist.

VII. Project Construction

All construction shall be performed according to the approved plans for the Building Permit(s). Prior to final building inspection, the applicant/owner must meet the following conditions:

A. All site improvements shown on the final approved Building Permit plans shall be installed.

B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

C. Construction of improvements shall comply with all recommendations of the approved geologic and geotechnical (soils) reports. The project geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report(s).

D. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following Mitigation Measures during all construction work:

NOI-1: Limit construction activity to between the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. Saturday in order to avoid noise during more sensitive nighttime hours. Prohibit construction activity on Sundays.

NOI-2: Require that all construction and maintenance equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation.

NOI-3: Prohibit gasoline or diesel engines from having un-muffled exhaust.

NOI-4: Use noise-reducing enclosures around stationary noise-generating equipment capable of 6 dB attenuation.

1. Notwithstanding **NOI-1** (above) interior finish work such as painting, tiling etc., that does not produce sound that might be heard beyond the boundaries of the parcel (hammering, use of an electric drill, sawing etc.) is not restricted.

2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.

E. Comply with all best management practices of the Monterey Bay Air Resourced District (MBARD) during all site excavation and grading operations.

F. All water quality protection and erosion and sediment control best management practices (BMPs) shall be implemented, based on standard County requirements, to minimize construction-related contaminants and mobilization of sediment.

G. All required improvements shall be installed and inspected by the Planning Department prior to final inspection clearance for any new structure on the new lots.

H. Drinking water systems must meet State Standards and satisfactory well testing and water level readings are required for building hold release by the Environmental Health Services Agency.

C. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

VIII. Operational Conditions

A. Comply with the following mitigation measures to reduce potential disturbance from camp activities:

NOI-5: Prohibit all amplified entertainment and broadcast announcements to guests outside the hours of 7:00am to 10:00pm daily to avoid disruptive noise during sensitive nighttime hours.

NOI-6: Prior to the Final of Building Permits for structures requiring authorization by the Master Plan a noise monitoring plan utilizing sound measuring instruments meeting the American National Standard Institute's Standard S1.4-1971 (or more recent revision thereof) for Type 1 or Type 2 sound level meters, or an instrument which provides

equivalent data will be submitted to and approved by the County of Santa Cruz. This plan shall provide a means of monitoring the sound levels generated by camp activities at the property boundaries and to determine compliance with the General Plan Noise standards as indicated above.

B. All project lighting shall comply with the following mitigations:

AVR-1: Lighting shall be directed downwards and shielded to prevent dispersal of light. No light shall spill onto neighboring properties resulting from backlight, up-light or glare.

AVR-2: All lights shall comply with International Dark Sky Association standards for Zones 0 and 1.

C. If future development of trails and other passive recreational facilities, is proposed on APN 070-011-16 or APN 070-011-35, additional botanical surveys shall occur to determine if these parcels contain native needlegrass grassland. A memo documenting these botanical surveys must be submitted to County Environmental Planning for review and approval. If native needlegrass grassland is present, the Project Applicant shall work with County Environmental Planning Staff and the Project Biologist to identify the limits of construction to avoid impacts to this habitat. If native needlegrass grassland cannot be avoided, the project proponent must submit a proposal for compensatory mitigation to County Environmental Planning. Approval must be granted prior to project installation.

D. If future work is proposed within the Riparian Corridors of Ruins Creek, Lockhart Gulch Creek, or Spring Creek, the following conditions shall be adhered to:

1. Prior to initiation of project construction, the project proponent must obtain all necessary approvals and permits from the appropriate regulatory agencies including County of Santa Cruz Planning, the United States Army Corps of Engineers (USACE), the Regional Water Quality Control Board (RWQCB), National Marine Fisheries Service (NMFS), California Department of Fish and Wildlife (CDFW), and the United States Fish and Wildlife Service (USFWS). The project proponent is responsible for complying with all measures and conditions included in those permit approvals.

2. To protect special-status amphibian species, including California red-legged frog (*Rana draytonii*), California Giant Salamander (*Dicamptodon ensatus*), Santa Cruz black salamander (*Aneides niger*), and Foothill yellow-legged frog (*Rana boylii;* FYLF); measures shall be developed through consultation with USFWS and/or CDFW and included as Conditions of Approval in the County Riparian Exception.

3. Every individual working on the Project must attend a biological awareness training session delivered by a qualified biologist. This training program

shall include information regarding sensitive habitats and special-status species with potential to occur, and the importance of avoiding impacts to these species and their habitat. The training shall include species identification characteristics, best management practices to be implemented, project-specific avoidance measures that must be followed, and the steps necessary if any special status species is encountered at any time.

E. 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.

IX. Indemnification

A. The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

B. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.

C. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and

2. COUNTY defends the action in good faith.

EXHIBIT G

D. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.

E. Successors Bound. The "applicant/owner" shall include the applicant and/or the owner and the successor'(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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.

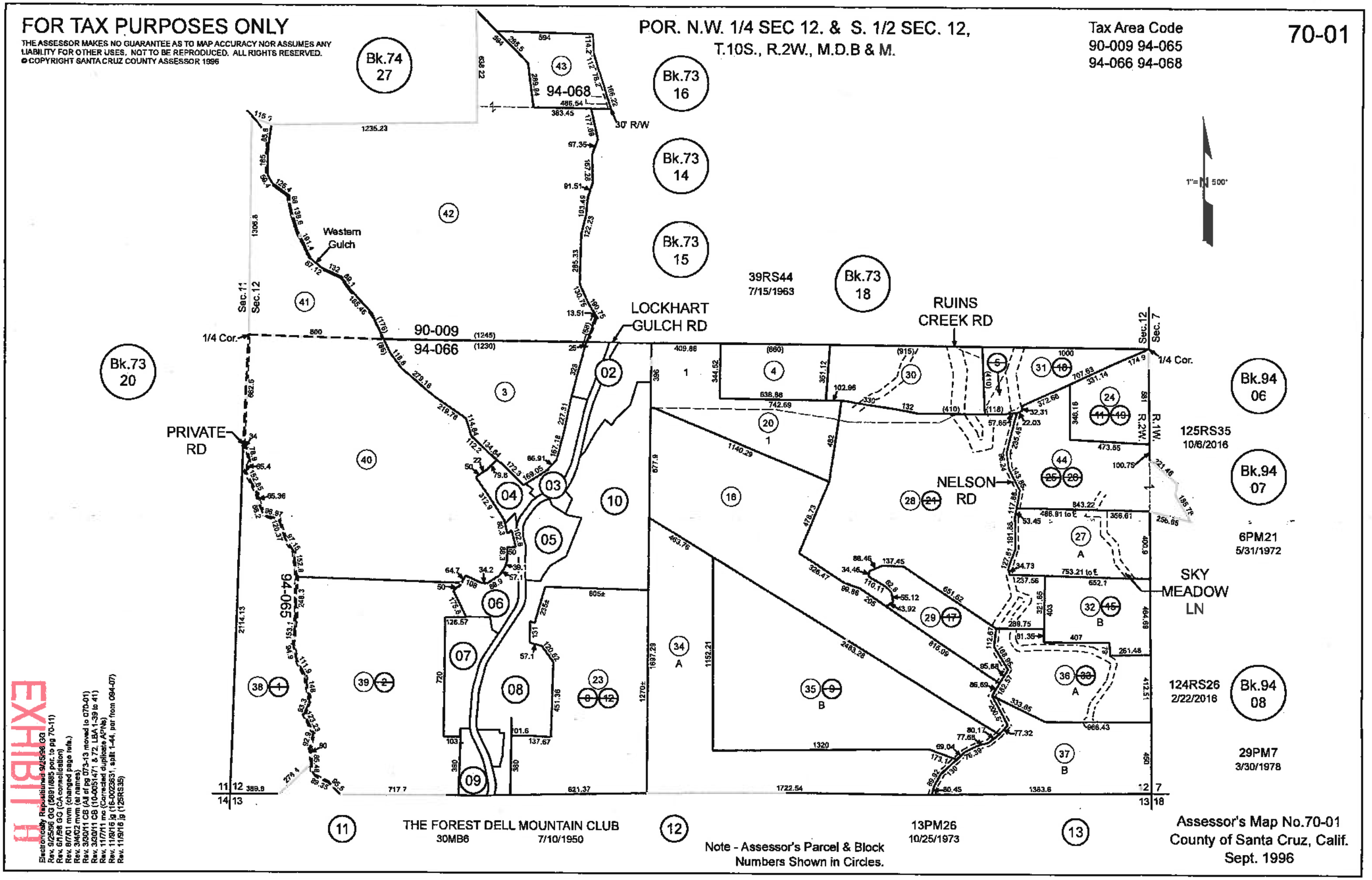
Please note: This permit expires three years from the effective date listed below unless a building permit is obtained for the first phase of the project consisting, at a minimum, of recognition of all existing unpermitted structures. Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

EXHIBIT G

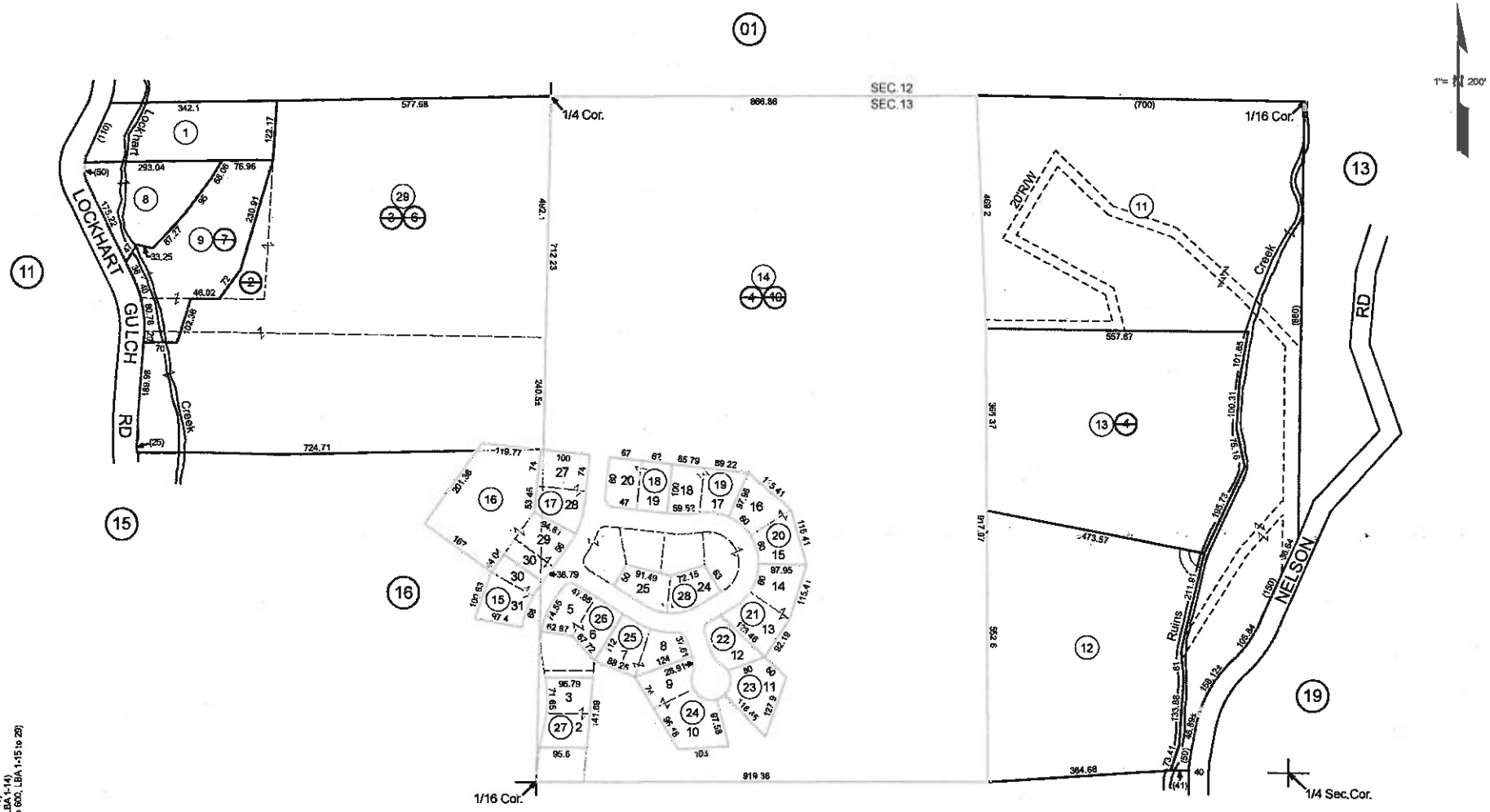

FOR TAX PURPOSES ONLY
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1996
POR. N.W. 1/4 SEC 12. & S. 1/2 SEC. 12,
T.10S., R.2W., M.D.B & M.
Tax Area Code
90-009 94-065
94-066 94-068
70-01
1"= 500'
Bk.74 27
Bk.73 16
Bk.73 14
Bk.73 15
Bk.73 18
Bk.73 20
Bk.94 06
Bk.94 07
Bk.94 08
39RS44
7/15/1963
125RS35
10/6/2016
6PM21
5/31/1972
124RS26
2/22/2016
29PM7
3/30/1978
13PM26
10/25/1973
30' R/W
Western Gulch
LOCKHART GULCH RD
RUINS CREEK RD
NELSON RD
SKY MEADOW LN
PRIVATE RD
1/4 Cor.
Sec.11
Sec.12
Sec.7
R.1W.
R.2W.
90-009
94-066
94-065
94-068
THE FOREST DELL MOUNTAIN CLUB
30MB6
7/10/1950
Note - Assessor's Parcel & Block Numbers Shown in Circles.
Assessor's Map No.70-01
County of Santa Cruz, Calif.
Sept. 1996
Electronically Repositioned 9/25/98 GG
Rev. 9/25/98 GG (5691/885 por. to pg 70-11)
Rev. 6/1/98 GG (CA consolidation)
Rev. 8/7/01 mvm (changed page refs.)
Rev. 3/4/02 mvm (st names)
Rev. 3/30/11 CB (All of pg 073-13 moved to 070-01)
Rev. 3/30/11 CB (10-0051471 & 72, LBA 1-39 to 41)
Rev. 11/7/11 mo (Corrected duplicate APNs)
Rev. 11/8/16 jg (16-0023631, split 1-44, par from 094-07)
Rev. 11/9/16 jg (125RS35)
EXHIBIT B

FOR TAX PURPOSES ONLY

POR. N. 1/2 SEC.13, T.10S., R.2W., M.D.B. & M.

Tax Area Code
94-066

70-12



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

Assessor's Map No. 70-12
County of Santa Cruz, Calif.
March, 1997

EXHIBIT B

Electronically Redrawn 3/26/97 mw
Rev. 9/2/98 GG (CA consolidation)
Rev. 9/7/01 mvm (changed page refs.)
Rev. 10/25/07 mvm (par from 070-14)
Rev. 10/25/07 mvm (7-0044588, LBA 1-14)
Rev. 10/25/07 mvm (7-0043587 to 600, LBA 1-15 to 29)

FOR TAX PURPOSES ONLY

POR. SEC. 13,
T.10S., R.2W., M.D.B. & M.

Tax Area Code
94-066

70-14

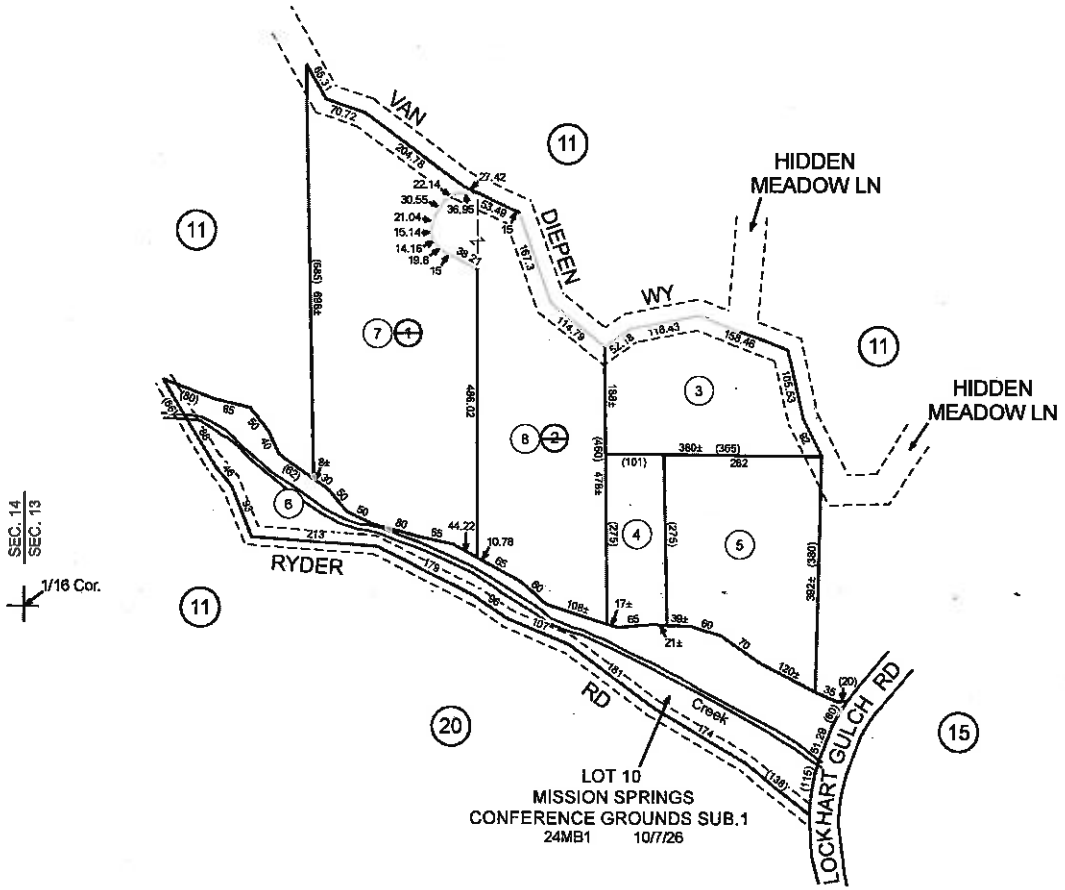


EXHIBIT H

Electronically Redrawn 3/2697 rw
Rev. 9/17/97 CB (St. name)
Rev. 8/2/98 GG (CA consolidation)
Rev. 3/4/02 mvm (st. name)
Rev. 7/17/07 mvm (7-0026477, LBA 1-07 & 08)

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

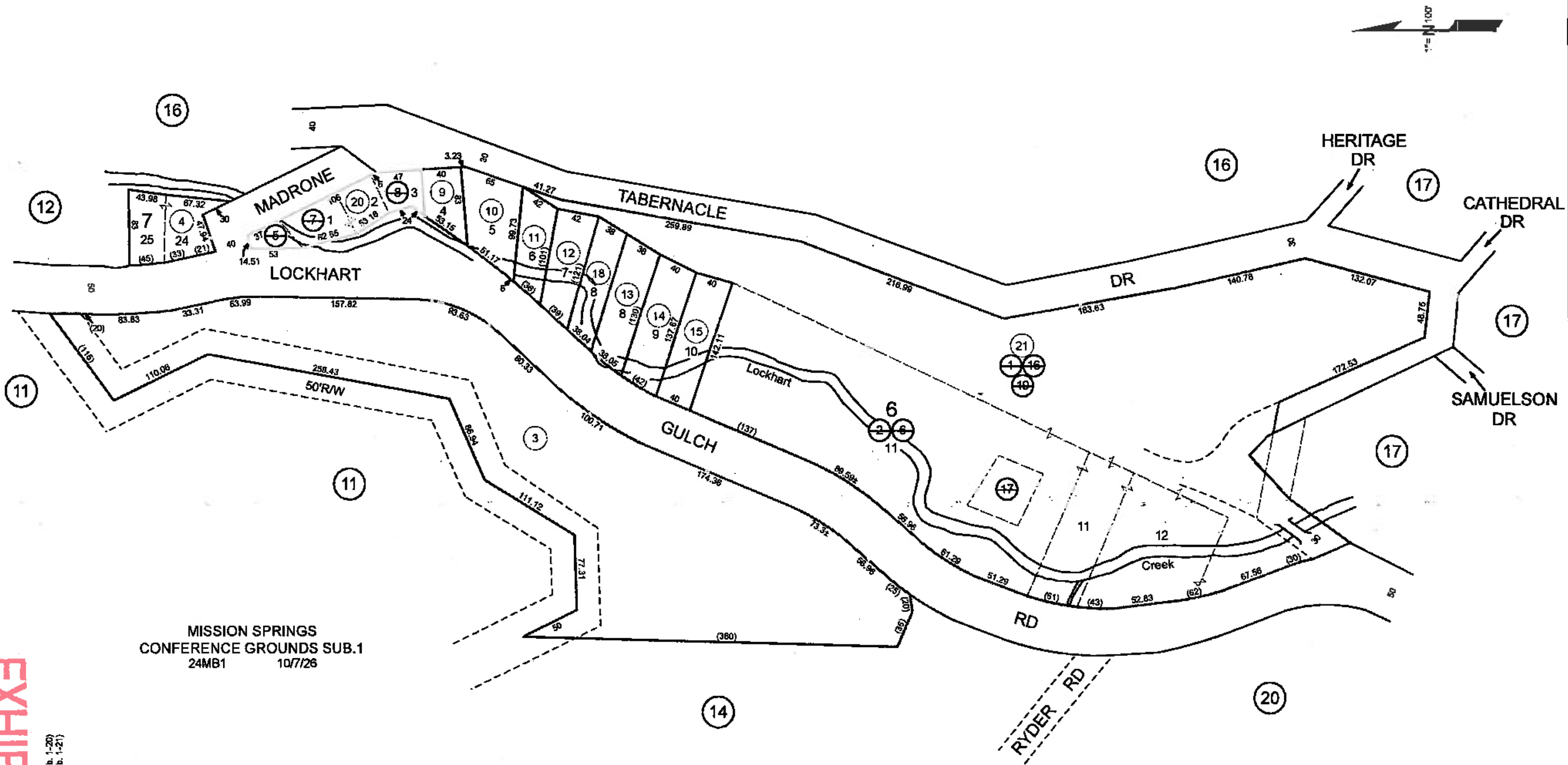
Assessor's Map No. 70-14
County of Santa Cruz, Calif.
March, 1997

FOR TAX PURPOSES ONLY

POR. SEC. 13, T.10S., R.2W., M.D.B. & M.

Tax Area Code
94-066

70-15



Electronically Redrawn 3/26/97 lw
Rev. 6/2/98 GG (CA consolidation)
Rev. 10/22/07 mvm (7-0044318, Comb. 1-20)
Rev. 10/22/07 mvm (7-0044312, Comb. 1-21)

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

Assessor's Map No. 70-15
County of Santa Cruz, Calif.
March, 1997

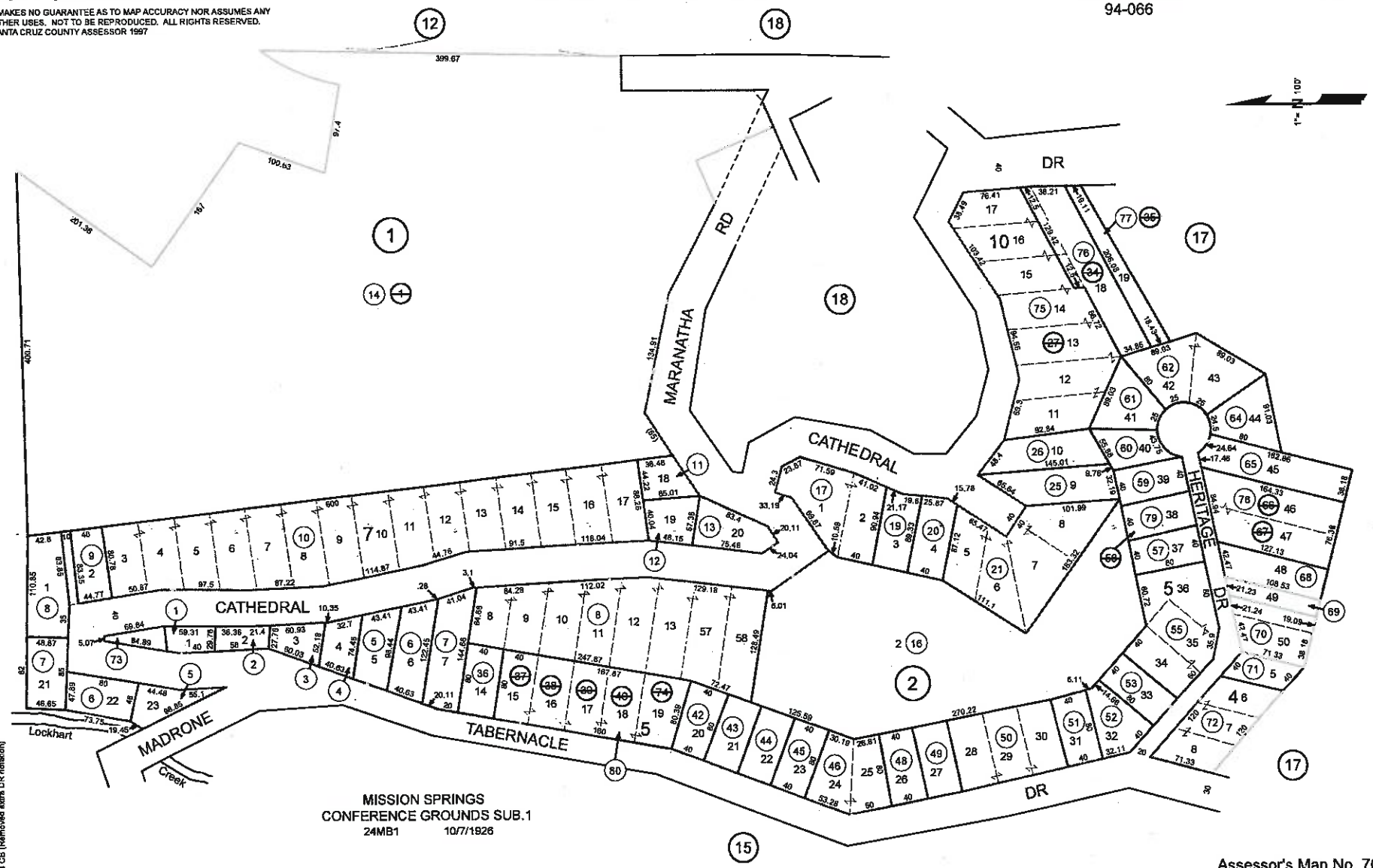
FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

POR. SEC. 13, T.10S., R.2W., M.D.B. & M.

Tax Area Code
94-066

70-16



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

Assessor's Map No. 70-16
County of Santa Cruz, Calif.
March, 1997

EXHIBIT H

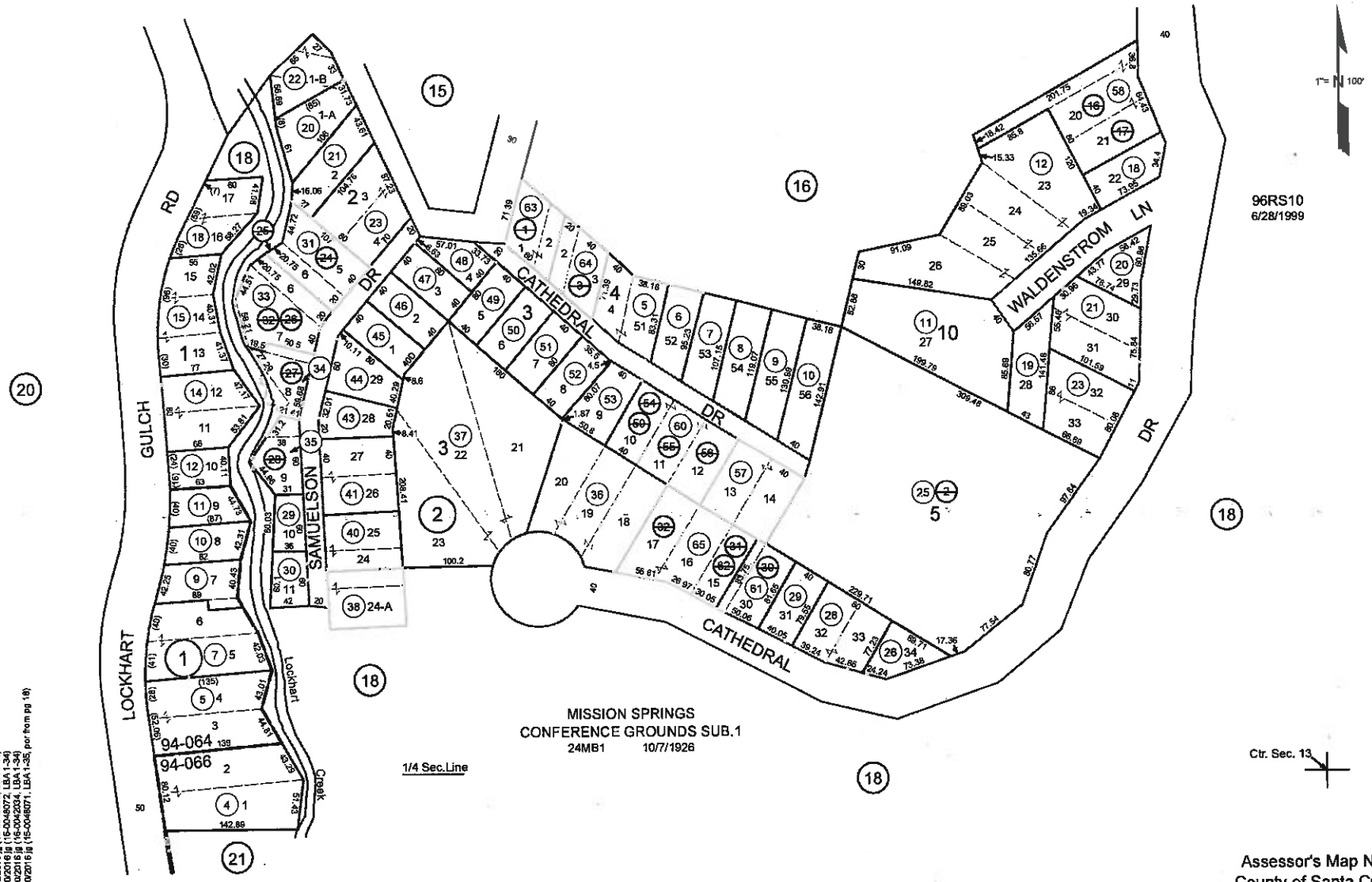
Electronically Redrawn 3/27/97 mv
Rev. 6/2/98 SKS (CA Consolidation)
Rev. 10/1/07 mvm (Cor. bndy, 2-69 & 70 per 4-0072937)
Rev. 10/29/07 mvm (Par. to Pg. 12)
Rev 9/30/09 CB (Combo Form, 2-80)
Rev 6/6/14 CB (Removed extra DR notation)

FOR TAX PURPOSES ONLY

POR. SEC. 13, T.10S., R.2W., M.D.B. & M.

Tax Area Code
94-064 94-066

70-17



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

Assessor's Map No. 70-17
County of Santa Cruz, Calif.
April, 1997

EXHIBIT H

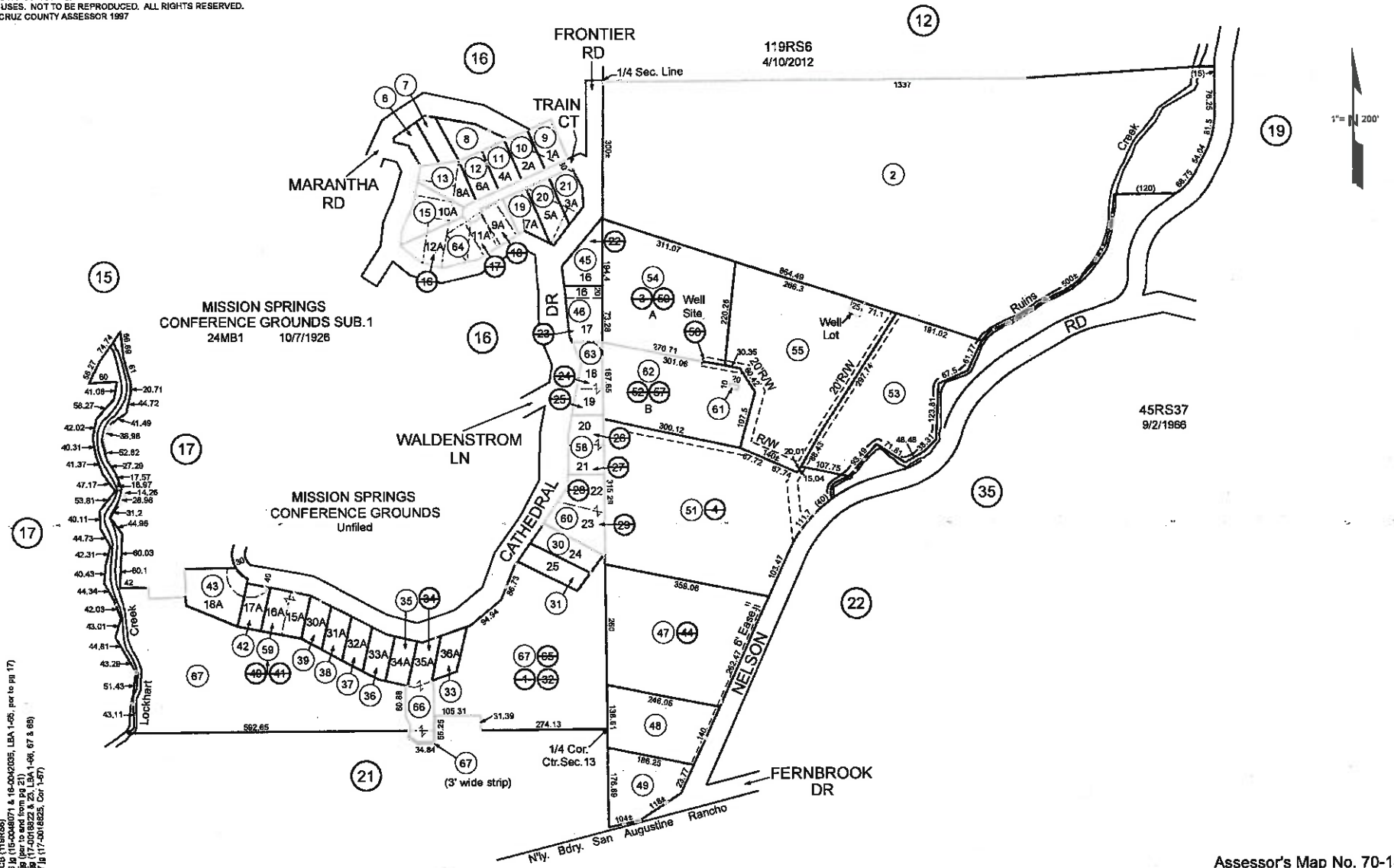
Electronically Redrawn 4/2/97 nx
Rev. 5/2/98 GG (CA consolidation)
Rev. 5/5/99 CB (96RS10)
Rev. 5/7/01 mvm (changed page refs.)
Rev. 10/19/07 mvm (7-0044325, LBA 2-63 & 64)
Rev. 10/19/07 mvm (7-0043793, comb. 2-45)
Rev. 10/19/07 mvm (7-0044335, LBA 1-33 & 32)
Rev. 12/20/2016 jg (16-0045035, LBA 1-33)
Rev. 12/20/2016 jg (16-0045072, LBA 1-34)
Rev. 12/20/2016 jg (16-0042034, LBA 1-34)
Rev. 12/20/2016 jg (16-0045071, LBA 1-35, por from pg 18)

FOR TAX PURPOSES ONLY

POR. SEC. 13,
T.10S., R.2W., M.D.B.&M.

Tax Area Code
94-066

70-18



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

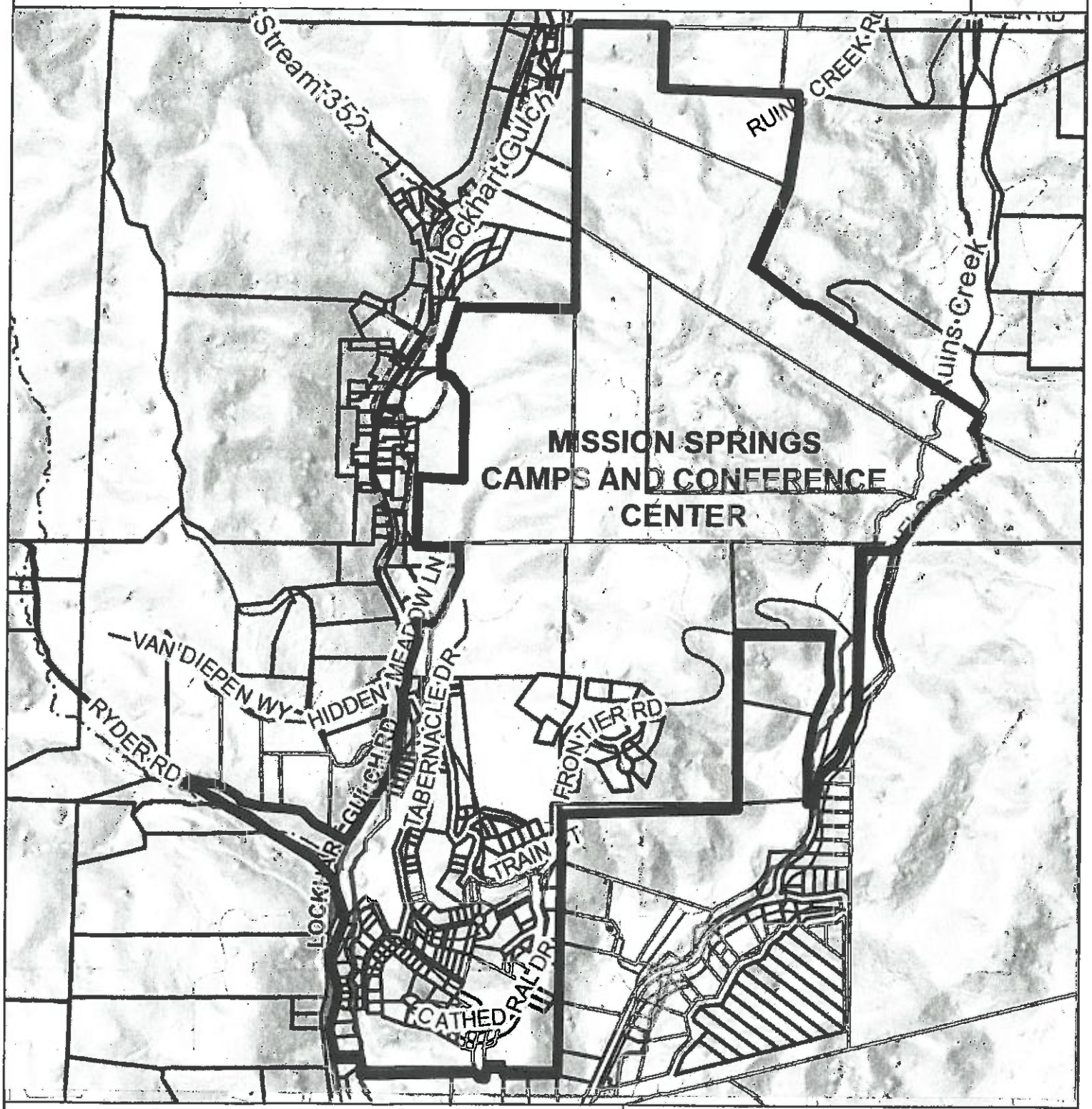
Assessor's Map No. 70-18
County of Santa Cruz, Calif.
March 1997

Electronically Redrawn 3/28/97 hk
Rev. 6/2/98 GG (CA consolidation)
Rev. 4/26/99 CB (Added link to 1-52)
Rev. 8/7/01 mvm (changed page refs.)
Rev. 10/16/07 mvm (7-0043776 comb. 1-83)
Rev. 10/16/07 mvm (7-0043779 comb. 1-84)
Rev. 6/19/13 CB (Corrected location of well lot)
Rev. 5/25/16 jg (154004971 & 16-0042035, LBA 1-85, por to pg 17)
Rev. 7/13/17 jg (per to and from pg 21)
Rev. 7/13/17 jg (17-0018822 & 23, LBA 1-86, 87 & 88)
Rev. 10/24/17 jg (17-0018825, Cor 1-87)

EXHIBIT H

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



Parcel: 07012129

Study Parcel

Assessor Parcel Boundary

N

0 70 140

Feet

Map printed: 24 Jan. 2020

EXHIBIT H

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map

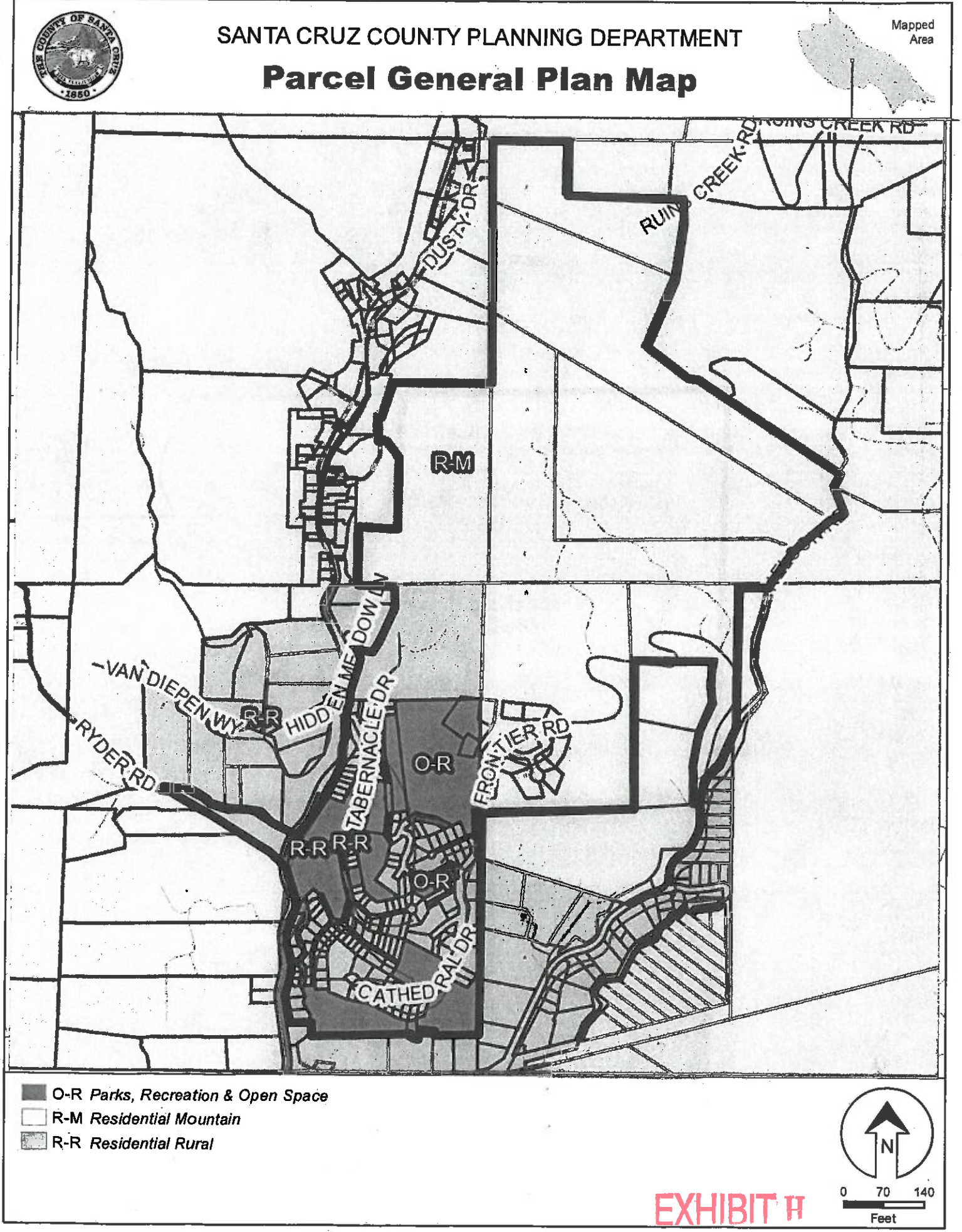
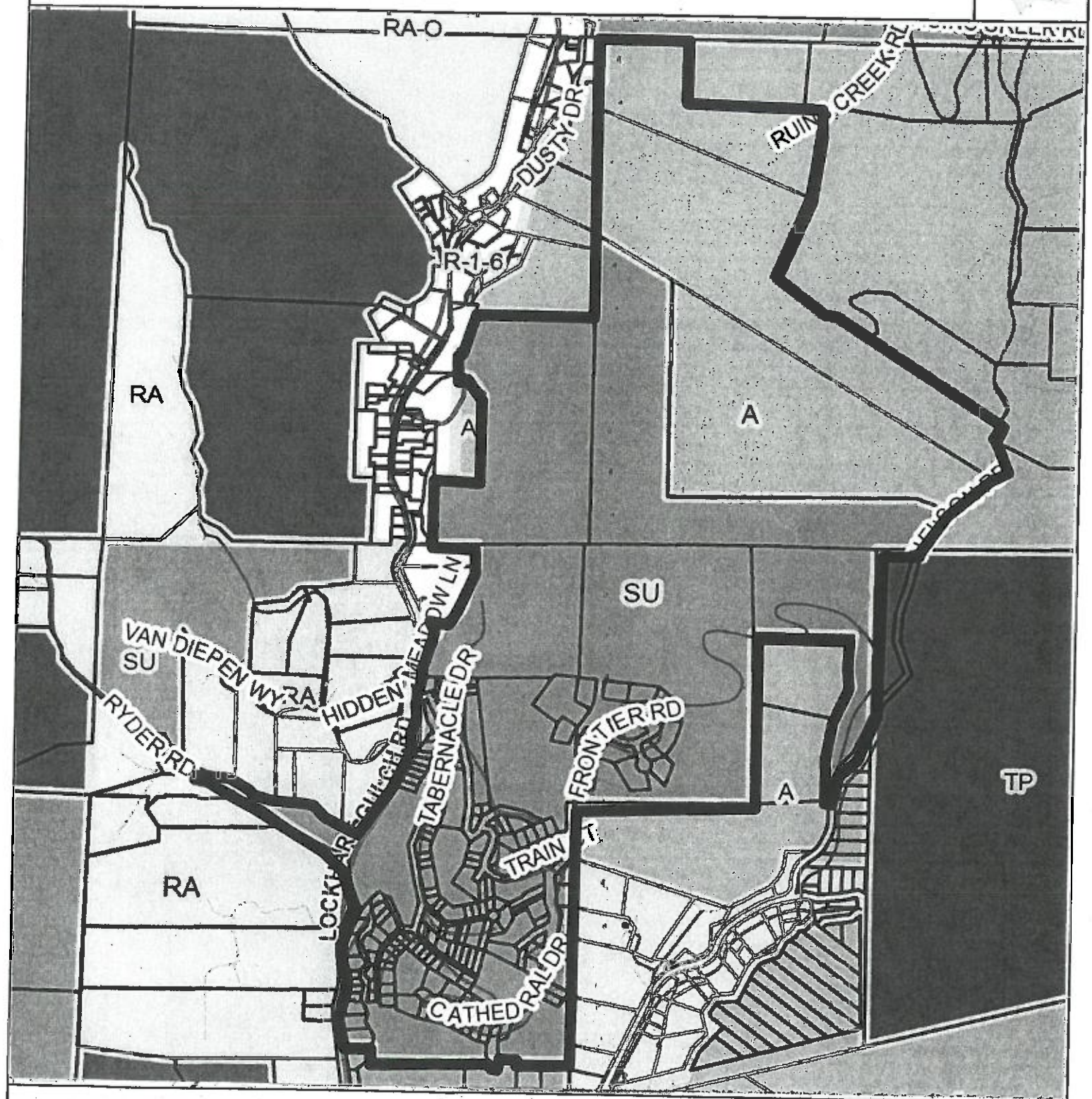


EXHIBIT H

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map



A *Agriculture*
RA *Residential Agricultural*
R-1 *Single-Family Residential*
SU *Special Use*
TP *Timber Production*

N

0 70 140
Feet

EXHIBIT H

Parcel Information

Services Information

Urban/Rural Services Line:	__ Inside X Outside
Water Supply:	Private water supply system/wells
Sewage Disposal:	Private wastewater treatment facility/septic system
Fire District:	Scotts Valley Fire Protection District
Drainage District:	Outside

Parcel Information

Parcel Size:	62 parcels totaling approximately 178 acres
Existing Land Use - Parcel:	Organized Camp and Conference Center
Existing Land Use - Surrounding:	Residentially developed rural parcels
Project Access:	Lockhart Gulch Road and Nelson Road
Planning Area:	Carbonera
Land Use Designation:	O-R, R-R, R-M (Open Space and recreation, Rural Residential, Mountain Residential)
Zone District:	SU, A (Special Use. Agriculture)
Coastal Zone:	__ Inside X Outside
Appealable to Calif. Coastal Comm.	__ Yes X No

Technical Reviews:

Biotic Report Review (REV191061)
Preliminary Geologic and Soils Investigation
Preliminary Drainage Assessment
Groundwater Basin Review
Wastewater and Water Systems Capacity Analysis
Historic Resources Assessment
Preliminary Archaeological Investigation
Traffic Study

Environmental Information

An Initial Study has been prepared that addresses the environmental review associated with this application. The Notice of Determination/Mitigations and Monitoring Program is attached as Exhibit A of this report (Initial Study/Mitigated Negative Declaration available on file at the Clerk of the Board, 701 Ocean Street, 5th Floor, Santa Cruz, CA or online at: www.sccoplanning.com >> EIRs/Initial Studies >> Archived CEQA Documents).

EXHIBIT I

COUNTY OF SANTA CRUZ

USE PERMIT

-PERMIT-

NUMBER 75-1060-U

ISSUED TO MISSION SPRINGS CONFERENCE CENTER
David H. Olson, Director
1050 Lockhart Gulch Road,
Scotts Valley, Ca. 95066

PARCEL NO.(S) 70-121-06 et al

LOCATION OF USE

Between Lockhart Gulch Road and Nelson Road, Scotts Valley Area.

PERMITTED USE

Approval for the maintenance and use of the Mission Springs Conference Center, including the following specific improvements subject to the exhibits and conditions specified:

1.) Expansion of horse corral.
2.) Remodeling of Redwood Apartments.
3.) Erection of new directional signs (2 locations).
4.) Relocation of book/gift shop use.
5.) Relocation of Environmental Education office.
6.) Construction of addition to dining hall for dishwashing and storage.
7.) Construction of snack bar/coffee shop.
8.) Construction of two dormitories of 16 beds each and a dining hall with kitchen in the Mission Woods area.
9.) Relocation or reconstruction of two existing 15-bed dormitories in the Mission Woods area.
10.) Construction of athletic/recreation fields and facilities in the Mission Woods area.
11.) Construction of two private single-family dwelling in the Oak residential area.

Conditions of approval on attached sheet.

THIS PERMIT WILL EXPIRE ON MARCH 3, 1977. IF IT HAS NOT BEEN EXERCISED.

NOTE: APPLICANT MUST SIGN, ACCEPTING CONDITIONS, OR PERMIT BECOMES NULL & VOID.

SIGNATURE OF APPLICANT

SANTA CRUZ COUNTY ZONING ADMINISTRATOR

BY George A. Posth DATE March 3, 1976
GEORGE A. POSTH, Chief
Development Processing

meb

PLN 6
Rev. 6/75

·NOTE·THIS IS NOT A BUILDING PERMIT·

EXHIBIT J

EXHIBITS AND CONDITIONS
75-1060-U
Mission Springs Conference Center

A. EXHIBITS:

March 3, 1976

Exhibit A: Property Boundries
Exhibit B: Site Plan
Exhibit C: Redwood Apartment Remodeling Plan
Exhibit D: Directional Signs

B. GENERAL:

1. Total Conference Center occupancy shall not exceed 500 persons in overnight occupancy, and shall not exceed 1000 persons at any time for day use.

2. No more than 12 horses shall be maintained on the property, and all live stock and facilities shall be maintained in such a manner so as not to cause a pollution of watercourses.

3. Construction plans for all improvements shall be subject to staff review and approval prior to construction or issuance of building permits.

4. Prior to the construction of any authorized new building, the applicant shall submit development plans to staff consisting of:

   a) A plot plan of the immediate area in question, drawn to scale, with contours at 2-foot intervals showing the size, location and general health of all existing trees.

   b) Floor plans, elevations and foundation details of the proposed structure.

   Construction plans shall be subject to staff review and approval by the Zoning Administrator prior to issuance of building permits. Grading shall be strictly limited.

5. When an authorized relocation of use involves a change in building use, the subject building shall be brought into compliance with Uniform Building Code requirements. Building improvements shall be completed and accepted by the Building Inspector prior to the relocation of use.

6. Prior to the construction of the additions to the dining hall, either the second story dormitory use shall be eliminated or converted to another use, or a fire resistant separation between uses shall be installed per Building Code standards

7. Prior to the occupancy of any new bedspace authorized in the Mission Woods area, the dormitory use over the main dining hall shall be eliminated.

8. Prior to the construction of any authorized improvements in the Mission Woods area, full site improvement plans for all authorized uses shall be submitted per condition B-4 above, and shall be reviewed by staff and approved by the Zoning Administrator.

EXHIBIT J

9. Adequate lateral bracing for the main dining hall underpinning, and adequate exiting from the Frontier Ranch dining hall shall be provided per the requirement of the County Building Inspector.

10. An encroachment permit shall be obtained from the Department of Public Works for installation of authorized directional road signs.

11. The applicant shall apply for rezoning of the entire Mission Springs property to the UBS-100 acre district within 6 months.

12. Minor changes to this use permit requested by the applicant or staff, and which do not increase the intensity of use or adversely affect the environment, may be approved by the Planning Director.

13. This permit shall be subject to comprehensive review and modification by the Planning Commission five (5) years from its date of issuance and every five (5) years thereafter. Staff shall review Use Permit and report on compliance to the Planning Commission at the end of one (1) year.

14. This permit shall not become valid until written acceptance by the Mission Springs Board of Directors is filed with the Planning Department.

C. FIRE PROTECTION IMPROVEMENTS:

1. All Fire District requirements for the Conference Center facilities shall be complied with.

2. Prior to the occupancy of the remodeled Redwood Apartments, or one year from the date of issuance of this permit, whichever comes first, the applicant shall:

   a) Install fire hydrants at the water storage tanks (2 locations) and at the swimming pool, per the requirements of the Scotts Valley Fire District.

   b) Submit a written commitment from the Center's Board of Directors stating that they will install a fire hydrant system in the main Conference Center area within one year of this permit's issuance per Condition C-3(a) below.

3. Within one year of the date of issuance of this permit the applicant shall:

   a) Install a supply main from the water storage tanks at California Street and Hillside Terrace to the main Conference Center area, and install a minimum of four (4) hydrants to serve facilities. System design and placement shall be approved by the Scotts Valley Fire District.

   b) Install early warning fire detection systems as approved by the County Building Inspector, in all residential facilities used for Conference housing.

4. Within three years of the date of issuance of this permit, the applicant shall: ~~submit a proposal and request to rename and number all of the streets within the Mission Springs property.~~

EXHIBIT J

a) Interconnect the water storage tanks located in the Oak area with those at California Street and Hillside Terrace.

b) Extend new water mains and hydrants along Cathedral Drive and create a looped supply system from the upper storage tanks to the main Conference facility hydrants.

D. SANITATION IMPROVEMENTS:

1. All Environmental Health Service requirements for the Conference Center facilities shall be complied with.

2. The swimming pool shall be drained only under the supervision of the Environmental Health Service.

3. The Redwood Apartments laundry facility, and the Frontier Ranch kitchen facilities shall be connected to septic tank systems.

4. The applicant shall obtain a permit from the Environmental Health Service for the Mission Springs domestic water system, and shall implement requested testing, mapping and physical improvements for the system within one year.

5. Within one year of the issuance of this permit, the applicant shall:

a) Submit a plot plan to the Planning Department and the Environmental Health Service indicating the location of all septic tank systems servicing Conference facilities, including the size of tanks and leach fields.

b) Install inspection and pumping risers on all septic tanks serving Conference facilities.

c) Implement a program of inspection and pumping as approved by the Environmental Health Service for all septic tanks serving Conference facilities.

6. Low flush toilet fixtures shall be used in remodeling Redwood Apartments.

7. Low flow water devices shall be installed throughout the conference facilities per Environmental Health Service direction.

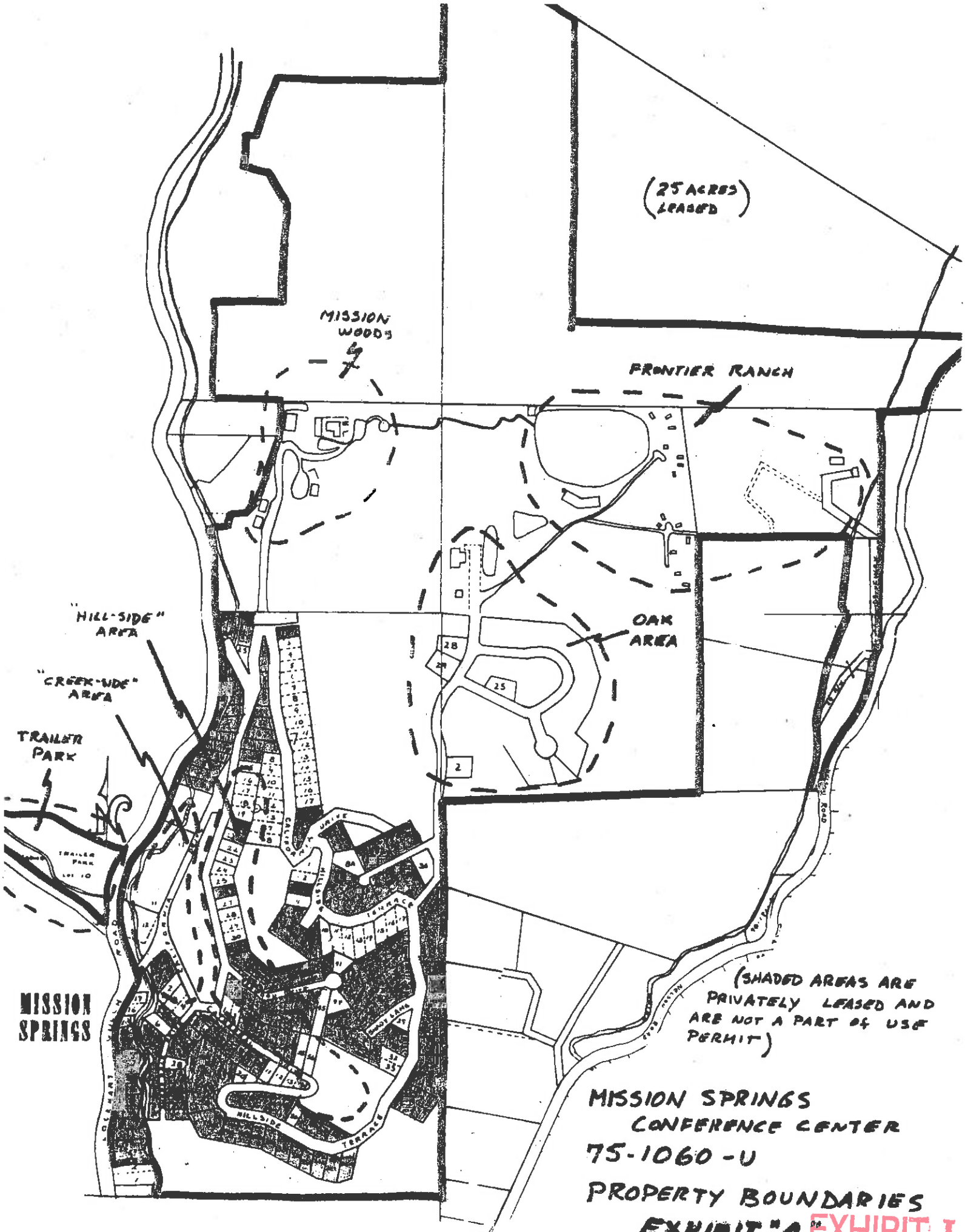
E. ROADWAY IMPROVEMENTS:

1. Prior to one (1) year, the applicant shall improve the roadway between Nelson Road and Frontier Ranch to accommodate emergency fire vehicles of the Division of Forestry. A letter from the Division of Forestry demonstrating compliance shall be submitted.

2. Prior to the construction of any additional residences in the Oak area, the applicant shall have recorded a Record of Survey defining the location of the roadway serving the Oak area and Frontier Ranch.

3. Within one year of the issuance of this permit, the applicant shall submit a proposal and request to rename and number all of the streets within the Mission Springs property.

EXHIBIT J


(25 ACRES LEASED)
MISSION WOODS
FRONTIER RANCH
"HILL-SIDE" AREA
"CREEK-SIDE" AREA
TRAILER PARK
OAK AREA
MISSION SPRINGS
(SHADED AREAS ARE PRIVATELY LEASED AND ARE NOT A PART OF USE PERMIT)
MISSION SPRINGS CONFERENCE CENTER
75-1060-U
PROPERTY BOUNDARIES
EXHIBIT "A"
EXHIBIT J

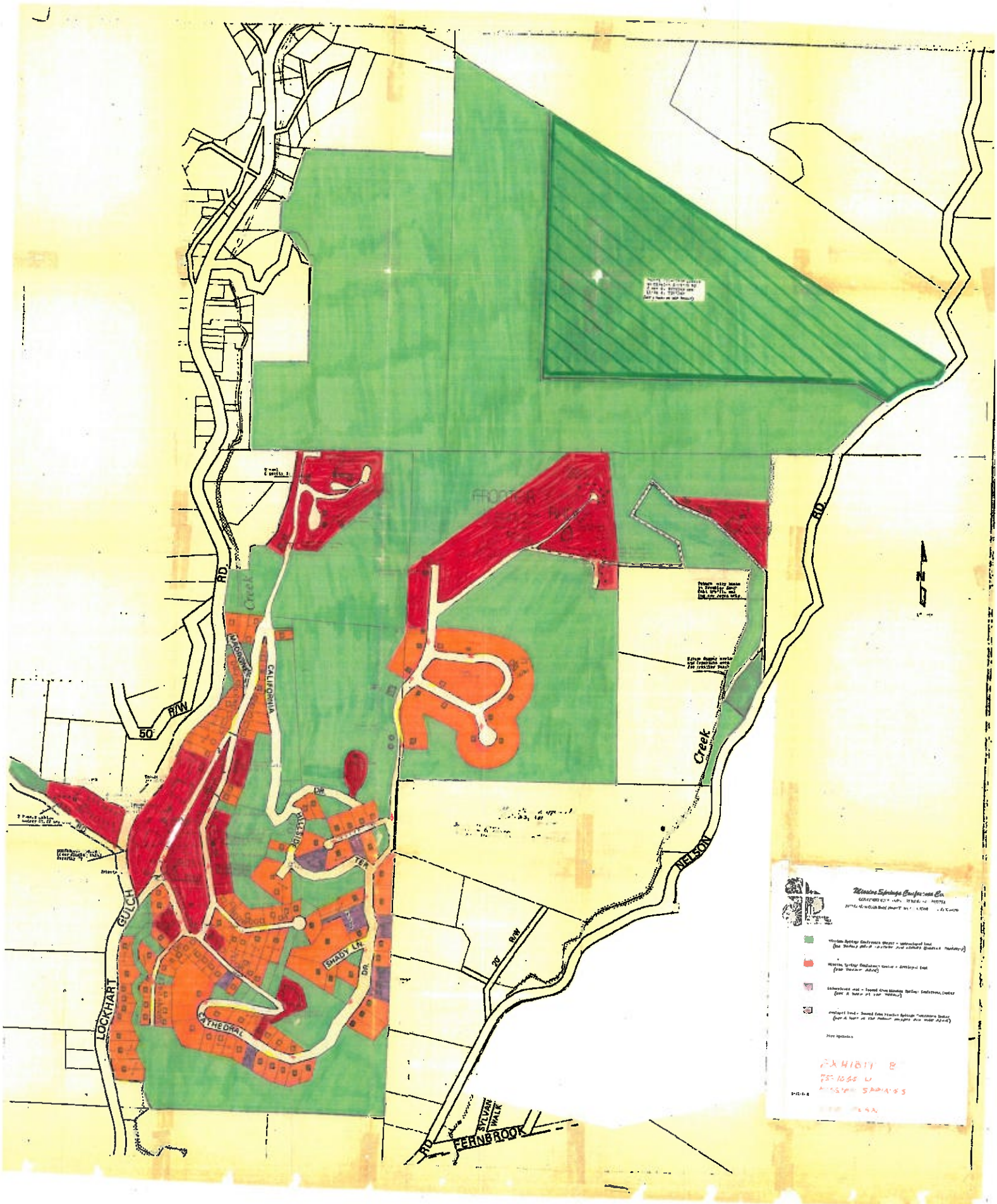
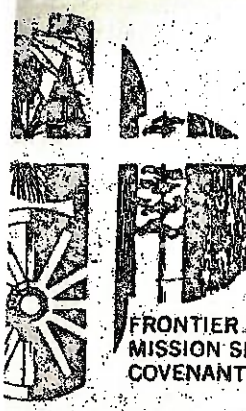

RD.
Creek
CALIFORNIA
50' R/W
LOCKHART GULCH
DR.
TER.
SHADY LN.
CATHEDRAL
NELSON
20' R/W
RD.
SYLVAN WALK
FERNBROOK
EXHIBIT B

EXHIBIT J



Mission Springs Conference Center

COVENANT CAMPS OF NORTHERN CALIFORNIA

1050 Lockhart Gulch Road, Scotts Valley, Calif. 95066 (408) 335-4280

Mission Springs Conference Center - undeveloped land
(USE PERMIT AREA - EXCEPT FOR LEASED RIBBLER PROPERTY)

Mission Springs Conference Center - developed land
(USE PERMIT AREA)

Undeveloped land - leased from Mission Springs Conference Center
(NOT A PART of USE PERMIT)

Developed land - leased from Mission Springs Conference Center
(NOT A PART of USE PERMIT EXCEPT FOR OAK AREA)

Fire Hydrants

EXHIBIT "B"
75-1060-U
MISSION SPRINGS

SITE PLAN

tr/1-9-76

EXHIBIT J

Mission Springs Camps and Conference Center, Inc.

Attachment 2

Guest Occupancy Capacities - Based on 100% occupancy

Revised: Nov. 2017 by Mission Springs

CONFERENCE CENTER

	USE PERMIT 75-1060-U		2014/15 ACTUAL AVERAGE OCCUPANCY		PROPOSED CAPACITY	
	Sept - May	June - Aug	Sept - May	June - Aug	Sept - May	June - Aug
Laurel Lodge (C13)	108	108			120	120
Wellander Lodge (C11)	40	40			40	40
Redwood Lodge (C8)	45	45			42	42
Oak/Hemlock/Fir/Pine (M2 and 12)	60	60			0	0
Walnut (Private Residence)	8	8			0	0
Covenant Cottage (Private Residence)	6	6			0	0
RV Park (UP-6)	7	7			36	36
New Mission Wood Lodge (M1)	0	0			88	88
Frontier Lodge (F1)	28	28			28	0
Cedar (C5)	27	27			0	0
Sequoia (C3)	12	12			0	0
New Lodge (C12)	0	0			40	40
Total Overnight Guests	341	341	173	241	394	366
FRONTIER RANCH (Seasonal Camp Jun - Aug) Total Overnight Guests + 28 staff in Frontier Lodge	0	150	0	210	0	298
WILD OAK (Seasonal Camp Jun - Aug) Total Overnight Guests	0	0	0	35	0	40
TOTAL ALL OVERNIGHT GUESTS (Includes Season Staff)	**341**	**491**	**173**	**486**	**394**	**704**
TOTAL GUESTS ALLOWED IN USE PERMIT	500	500				

EXHIBIT K

RURAL DENSITY MATRIX WORKSHEET

Application No. **151255**

This section is to be completed by the Applicant

Assessor's Parcel Nos.: 070-011-16, 20 and 35

Name	John Swift (*All information on this page was submitted by applicant*)
Mailing Address	500 Chestnut Street, suite 100
City, State, Zip	Santa Cruz, CA 95060
Telephone	(831) 459 9992

Access to site: Name of Road: Nelson Road

Check which apply:

- X Public, County maintained
- ___ Public, not County maintained
- ___ Private
- ___ Dead-end road and greater than ½ mile from a through road (see General Plan Policies 6.5.4 and 6.5.5)
- ___ Not paved
- ___ Pavement width: 12' to 18' with turnouts at intervals of greater than 500 feet
- ___ Pavement width: 12' to 18' with turnouts at intervals of less than 500 feet
- ___ Pavement width: 18' or greater
- ___ Other

Water Source:

- ___ County or municipal water district
- X Private or mutual well
- ___ Spring

Sewage Disposal:

- ___ Public or private sanitation district
- ___ Package treatment plant or septic maintenance district
- X Septic system

Total acreage Parcel: 25 Number of houses or habitable structures on parcel: 0 .

Purpose of this application:

- ___ Determine the minimum acreage per building site
- ___ Determine the maximum number of parcels for a land division
- X Determine the allowable density of an organized camp or conference center

EXHIBIT L

BASIS FOR ANALYSIS; TO BE COMPLETED BY STAFF

Planning Area:	Carbonera
General Plan land use designation:	R-M (Mountain Residential)
Zone District:	A (Agriculture)
Mapped Environmental Constraints:	Biotic (portion), Sandhills (small area), Water Supply Watershed, Critical Fire Hazard (portion)
Resources (timber, agriculture, etc.)	None
Access:	Nelson Road
Fire Response Time (in minutes):	10 minutes

Property Characteristics

Source of the following data: __X__ In house ___ Field investigation

Parcel size (in acres): 61.5 (combined) acres Source: (County GIS)

Acreage per Average Slope Category:		
	0-15% slope	14% of property
	16-30% slope	36% of property
	31-50% slope	44% of property
	51%+ slope	6% of property

Portions of Property Excluded as Undevelopable land (in acres):

1.	Slopes in excess of 50%	7.59% (4.67 acres)
2.	Road rights-of-way (estimated/additional rights-of-way may exist)	0
3.	Riparian corridors, wooded arroyos, canyons, stream banks, areas of riparian vegetation. (60 ft X 625 ft length = 37,500 sq.ft = 0.86 ac)	1.39% (0.82 acre)
4.	Lakes, streams, marshes, sloughs, wetlands, beaches, and areas within the 100-year flood plain.	0
5.	Areas of recent or active landslides.	0
6.	Land within 50 feet of an active or potentially active fault trace.	0
7.	Type 1 & 2 prime agricultural land and mineral resource areas.	0
8.	Total acreage excluded (total of #'s 1 through 7, except overlaps)	5.49 acres
9.	Total Developable Acreage (subtract # 8 from total acreage)	56 acres

EXHIBIT L

BASIS FOR ANALYSIS;
TO BE COMPLETED BY STAFF

Rural Residential Density Matrix		Current Point Score	Conditional Point Score
1.	**Location:** Nelson Road (County Road)/R-M	5	5
2.	**Groundwater Quality:** Well – Area IV (adequate quantity/quality)	8	8
3.	**Water Resource Protection:** PGWR + WSW (outside septic problem areas)	0	3 (no building sites proposed on parcel)
4.	**Timber Resources:** Not a mapped resource	10	10
5.	**Biotic Resource:** Portion mapped Biotic, small area mapped Sandhills	0	5 (no building sites proposed on parcel)
6.	**Erosion:** Varying slopes (0-50%) Purisima/SC Mudstone/alluvial	7.8	7.8
7.	**Seismic Activity:** No mapped faults (small area of moderate Liquefaction)	9.8	9.8
8.	**Landslide:** Varying slopes (0-50%) Purisima/SC Mudstone/alluvial	7.1	7.1
9.	**Fire Hazard:** Portion mapped Critical Fire Hazard, 10 min. response time)	4	4
	SUBTOTAL	51.7	64.7
	SUBTRACT CUMULATIVE CONSTRAINT POINTS	5	0
	GRAND TOTAL	**46.7**	**64.7**
Minimum Average Developable Parcel Size*: (from **Rural Residential** Table minus Cumulative Constraint Points as determined by the point score)		10 acres	5 acres (10 acres*)
Number of Matrix Units for an organized camp (developable acreage divided by minimum average parcel size)		5.6	5.6

*Over-riding minimum parcel size restriction takes precedence over the preliminary allowed average density in the event of conflict. Minimum parcel size is 10 acres - SEE ATTACHED

EXHIBIT L

RURAL DENSITY MATRIX WORKSHEET

OVERRIDING MINIMUM ACREAGE POLICIES

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 OCEAN STREET
SANTA CRUZ, CA 95060
(831) 454-2580

Assessor's Parcel Nos. 070-011-16, 20 and 35

Application No. 151255

The parcel has been examined to determine if it is subject to any overriding General Plan, or Local Coastal Program Land Use Plan policies, requiring a minimum gross acreage parcel size. SUCH MINIMUM SIZE RESTRICTIONS, IF APPLICABLE, TAKE PRECEDENCE OVER THE PRELIMINARY ALLOWED AVERAGE DENSITY IN THE EVENT OF A CONFLICT.

APPLICABLE	NOT APPLICABLE	MAYBE APPLICABLE	
☐	☒	☐	Parcel is within the Coastal Zone and Water Supply Watershed. The minimum parcel size is 20 acres.
☒	☐	☐	Parcel is outside the Coastal Zone and within a Water Supply Watershed. The minimum parcel size is 10 acres, except:
☐	☒	☐	In San Lorenzo River Watershed where the General Plan designation is Suburban Residential.
☐	☒	☐	In San Lorenzo River Watershed for land designated Rural Residential where the average parcel size within 1/4 mile of the subject parcel is less than one acre.
☐	☒	☐	In North Coast and Bonny Doon Water Supply Watersheds extending outside the Coastal Zone, the minimum parcel size of 20 acres.
☐	☒	☐	Parcel is within a Least Disturbed Watershed. The minimum parcel size is 40 acres and then only if the division is consistent with open space protection and serves a special purpose beneficial to the public.
☐	☒	☐	Parcel is within a proposed reservoir site or adjacent to the high-water mark of a proposed or existing water supply reservoir or surface division. No land division is allowed except for water oriented uses.

EXHIBIT L

RURAL DENSITY MATRIX WORKSHEET

OVERRIDING MINIMUM ACREAGE POLICIES

PAGE TWO

APPLICABLE	NOT APPLICABLE	MAYBE APPLICABLE	
☐	☒	☐	Parcel is Type 1 Agricultural land. If findings found in 13.10.315(b) are made, the minimum parcel size is 10 arable acres.
☐	☒	☐	Parcel is Type 2 Agricultural land. If findings found in 13.10.315(c) are made, the minimum parcel size is 20 arable acres.
☐	☒	☐	Parcel is Type 3 Agricultural land. If findings found in 13.10.315(d) are made, the minimum parcel size is 20 arable acres.
☐	☒	☐	Parcel is designated Suburban Residential, is outside the Rural Services Line, and is adjacent to Commercial Agricultural land. Allow a maximum density of 2.5 net developable acres unless parcel meets criteria in 5.13.33 of the General Plan.
☐	☒	☐	Parcel is within the Timber Production Zone District and is within the Coastal Zone. The smallest parcel allowed without clustering is 160 acres. The highest density allowed with or without clustering is 40 acres per dwelling unit.
☐	☒	☐	Parcel is within the Timber Production Zone District and is outside the Coastal Zone. The smallest parcels allowed without clustering is 40 acres. The highest density allowed, with clustering, is 10 acres per dwelling unit.
☐	☒	☐	Parcel is within a mapped Timber Resource, not zoned Timber Production, and is greater than 20 acres. If evaluation finds parcel to have Timber Resources equivalent to TP parcels, apply TP density standards as shown above.
☐	☒	☐	Parcel is within a mapped Mineral Resource. The minimum parcel size is 40 acres.

EXHIBIT L

RURAL DENSITY MATRIX WORKSHEET
OVERRIDING MINIMUM ACREAGE POLICIES

PAGE THREE

APPLICABLE	NOT APPLICABLE	MAYBE APPLICABLE	
☐	☒	☐	Parcel is within a State or County designated seismic review zone. The minimum parcel size is 20 acres if building sites are located within the fault zone.
☐	☒	☐	Proposed parcels* must locate on a non dead-end road or provide secondary fire access. If the building site is located within a 5 Minute response time from the fire department and within 500 feet of a County maintained Road, the secondary access will not be required. If not possible, development allowed only at lowest density of General Plan designation. Proposed parcels must locate within 20-minute response time from the responsible fire station. If not possible, development allowed only at lowest density of General Plan designation. * No new parcels proposed
☐	☐	☒	Parcel is in a Critical Fire Hazard area. Proposed building sites must locate outside of Critical Fire Hazard area. If the proposed building site is within a Critical Fire Hazard area and if the parcel is served by a through road or by secondary access development allowed only at lowest density of General Plan designation. If the building site is within the Critical Fire Hazard area and if the parcel is on a dead-end road and cannot develop secondary access, no land division may be approved.
☐	☒	☐	Parcel is within a Mitigatable Critical Fire Hazard area. If all criteria of Section 6.5.4 of the General Plan can be met, development may be considered at a density the same as for projects outside the Critical Fire Hazard area.
☐	☒	☐	Parcel is within the Coastal Zone. Prohibit land divisions that are more than ½ mile from a through road unless secondary access can be provided.

EXHIBIT L

RURAL DENSITY MATRIX WORKSHEET

OVERRIDING MINIMUM ACREAGE POLICIES

PAGE FOUR

APPLICABLE	NOT APPLICABLE	MAYBE APPLICABLE	
☐	☒	☐	Parcel is within the Coastal Zone and is located in the Bonny Doon or North Coast planning areas. Prohibit land dMsions more than ½ mile from a publicly maintained road.
☐	☒	☐	Parcel is in the Day Valley area in the Aptos Hills plapning area and is designated Suburban Residential. The maximum parcel size is 2½ net developable.
☐	☒	☐	Parcel is in the Bonny Doon planning area and is within the Rural Residential General Plan designation. The minimum parcel size is 5 net developable acres. Cluster development is encouraged.
☐	☒	☐	Parcel is within the Suburban Residential General Plan designation and does <u>not</u> have public water. The minimum parcel size is 2½ acres.
☐	☒	☐	Parcel is within the Mountain Residential General Plan Designation. The average parcel size of the surrounding parcels exceeds 40 acres. The average includes all parcels designated Mountain Residential and which are wholly or partially within a ½ mile radius from the subject parcel boundary, excluding paper subdivsions and parcels less than one acre. The average parcel size (Acres) shall be the minimum parcel size.
☐	☒	☐	Parcel is within the Runway Protection (clear or A) zone. No division of land is allowed.

EXHIBIT L

RURAL DENSITY MATRIX WORKSHEET
OVERRIDING MINIMUM ACREAGE POLICIES

PAGE FIVE

APPLICABLE	NOT APPLICABLE	MAYBE APPLICABLE	
☐	☒	☐	Parcel is within a Primary Groundwater Recharge Area. The minimum parcel size is 10 acres, except when located within the Rural Services Line and is served by a sewage disposal system minimum parcel size is 10 acres, except when located within operated by a County Services area or public services district which provides at least secondary treatment with nitrogen removal or which disposes of effluent outside the primary groundwater recharge area.
☐	☒	☐	Parcel is within a Special Forest. If development is proposed within the habitat, no division of land is allowed. If development is proposed outside the habitat, land divisions may be considered only at the lowest end of the General Plan.
☐	☒	☐	Parcel is within a native or Mixed Grassland Habitat. If development is proposed within the habitat, no division of land is allowed. If development is proposed outside the habitat, land divisions may be considered only at the lowest end of the General Plan designation. Clustering is required.

EXHIBIT L

Kimley»Horn

MEMORANDUM

From: Frederik Venter, P.E. and Jacob Mirabella
Kimley-Horn and Associates
100 West San Fernando Street
San Jose, CA 95113

To: John Swift
Swift Consulting Services, Inc.
500 Chestnut Street, Ste. 100
Santa Cruz, CA 95060

Date: July 31, 2018

Re: **Mission Springs – Trip Generation and Distribution**

This memorandum presents the trip generation and distribution results for the proposed expansion of Mission Springs Camp (the "Project"), located at 1050 Lockhart Gulch Road in Santa Cruz County, California.

1. Summary of Findings

The existing site provides weeklong and weekend events for adult and youth groups, focusing on self-development and outdoor activities. The project proposes to expand the existing services from the permitted 500 guests to up to 704 guests. Trip generation for the site is unique, and subsequently, data on existing usage was collected at the site and was utilized to estimate the future increase in travel demand to and from the site. Most of the trips to and from the site occur in carpools, which benefits lower traffic volumes on the local roads. Additionally, the site typically staggers group arrival and departure times.

The existing project site typically generates peak trips during Friday late afternoon/early evening and Sunday afternoon. Outside of Friday late afternoon/early evening and Sunday afternoon peaks, which is when guests are typically scheduled to arrive and depart the site for weekend stays, respectively, traffic to/from the site is minimal and primarily consists of staff and delivery trips (which will not significantly change with the increase in permitted guests).

The proposed increase in permitted guests (204 additional guests) is anticipated to generate up to 39 net additional Friday PM peak hour trips and 58 net additional Sunday afternoon peak hour trips. These trips are equivalent to roughly 2 new vehicles every three minutes (on the transportation network) during the Friday PM peak hour and 1 new vehicle every minute (on the transportation network) Sunday afternoon peak hour. All other Mondays through Thursdays and Saturdays (non-project peaks) are anticipated to be significantly lower. It is not anticipated that the additional Project traffic would degrade the existing conditions substantially and the existing conditions with the Project traffic would be acceptable.

EXHIBIT M

2. Introduction

The project site is located in Santa Cruz County, California and is accessed via Lockhart Gulch Road. Lockhart Gulch Road connects to Mount Hermon Road in the City of Scotts Valley, which connects to Highway 17 in the east and Highway 9 in the west. The existing site's land use is primarily campgrounds and event/conference center, separated into the following areas:

A. Conference Center
B. Frontier Ranch
C. Wild Oak

The existing land use is permitted to host up to 500 overnight guests (use permit 75-1060-U). Typical site peak operations include weekend guests that arrive Friday late afternoons and depart Sunday late afternoons, with an average 3.4 persons per vehicle occupancy based on survey data collected by Mission Springs Camp staff. Off-peak days Monday through Thursday typically has students arriving at the site in up to four buses and up to 10 passenger cars.

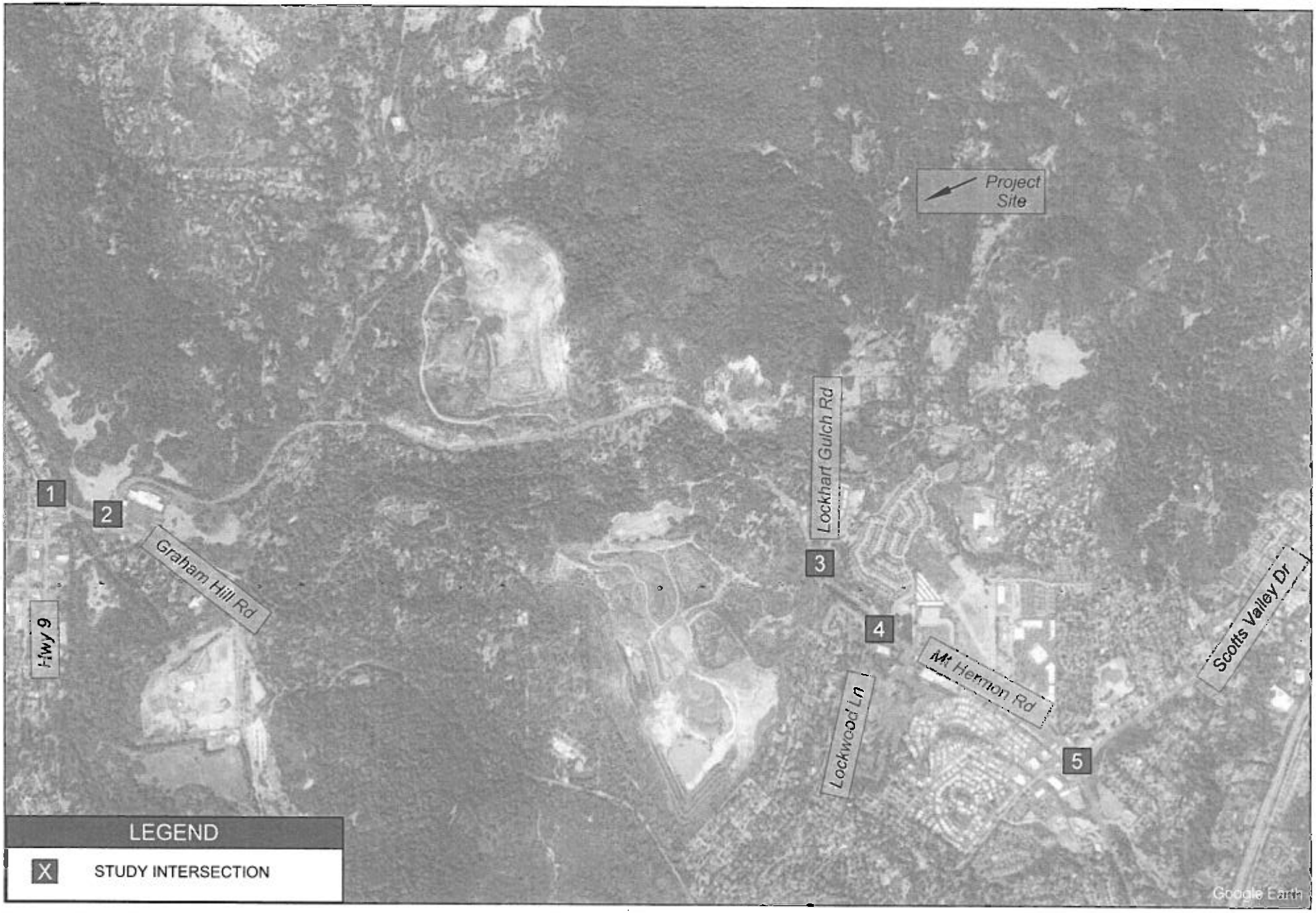
The project proposes to increase the maximum permitted overnight guests to 704. The change in guest capacity by site area is as follows:

- Conference Center: +16 guests
- Frontier Ranch: +148 guests
- Wild Oak: +40 guests

The project location map is shown in **Figure 1** and the existing conditions campus map, prepared by WMB Architects and dated 12/04/2017, is shown in **Figure 2**.

The objective of this study is to evaluate the change in trip generation due to the proposed expansion and to distribute the net new trips onto the local roadway network. The memorandum is organized as follows:

1. Data Collection
2. Trip Generation Analysis
3. Trip Distribution and Assignment



Kimley»Horn
Expect More. Experience Better.

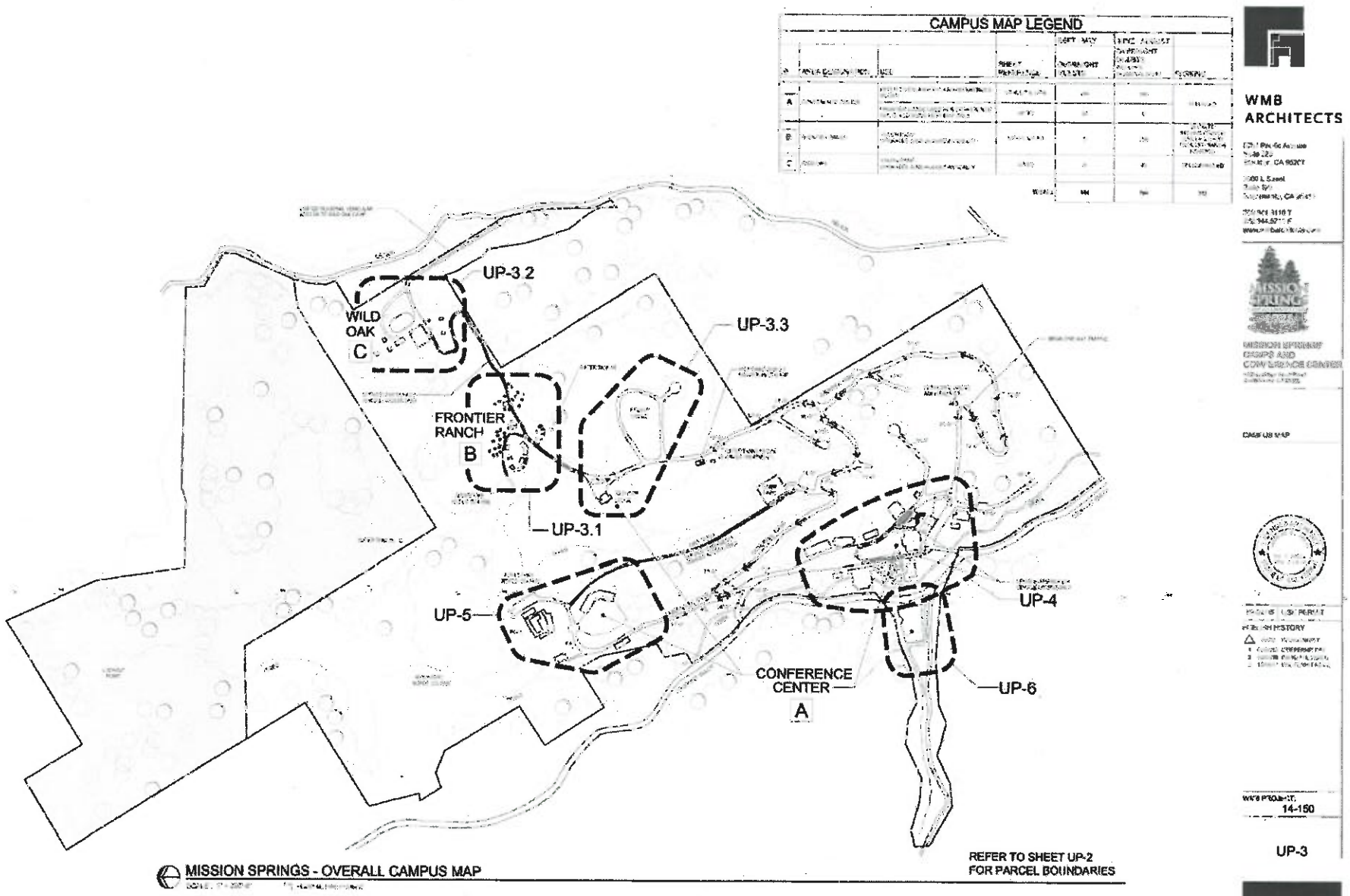
N

Mission Springs

Figure 2

Project Location Map

EXHIBIT M



Kimley»Horn
Expect More. Experience Better.

Mission Springs

Figure 2

Existing Campus Map

EXHIBIT M

3. Data Collection

3-day, 24-hour traffic counts were collected at the two project driveways located on Lockhart Gulch Road Friday May 4th, 2018 through Sunday May 6th, 2018. The site hosts groups of adults and youths from churches and organizations. Travel to and from the site is typically by carpool, vans, or buses. A limited number of guest trips are typically made via single occupancy vehicles.

In addition to site guests, Mission Springs Camp has roughly 60 administrative staff. Approximately 50% of administrative staff live near the site and walk/bike to work, the rest typically travel to/from work in their own vehicles. Staff trips are conservatively assumed as single occupancy vehicles for this analysis.

During the data collection period in May 2018, the following activities occurred at the camp site (existing conditions):

Conference Center Activities:
Avid 4 Adventure group arrived at 7:30am Friday 5/4 group of 18 adults

Friday arrivals between 2-6pm:
Christ Community Church; 50 men in cars
Santa Clara University; 50 students in cars
Central Christian Church; 75 women in cars

Frontier Lodge:
Individual stays-4 reservations
No activity at Frontier Ranch this weekend

Wild Oak:
2 interns live here and there's no guest activity for the camp

All groups left after lunch on Sunday 5/6 between 1-3pm.

**Note that the above data was provided by the Project Applicant.*

Based on the above description of site activities, it is estimated that approximately 199 individuals stayed onsite during the data collection period. Roughly 30 Mission Springs Camp administrative staff travel to and from the project site by vehicle (another 30 staff live near/on the site and walk or bike work). Additionally, approximately 98 homes exist near the project site, which use the two surveyed project driveways. It is estimated that 30% of the homes are generally occupied year-round and 35% of the homes are typically occupied as recreational/timeshare homes. This activity, staff, and residential data was provided by the Project Applicant.

The count data is summarized by day (Friday, Saturday, and Sunday) and shows the number of trips entering and exiting the two project driveways. The collected data is graphically illustrated in **Figures 3 and 4**.

As shown in the figures, Friday evening peak hour occurred at 3:00pm-4:00pm and was 71 (23 IN / 48 OUT), which coincides with typical weekday roadway network peak hours. The Sunday peak hour occurred at 11:45am-12:45pm and was 62 (39 IN / 23 OUT) and coincides with typical Sunday roadway network peak hours.

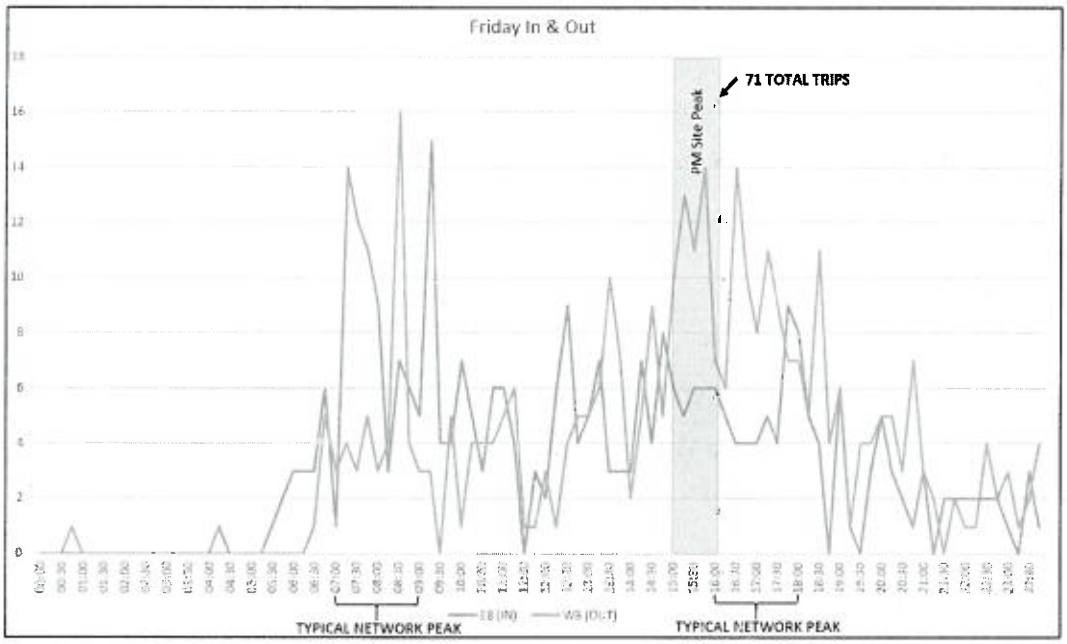


Figure 3: Friday In and Out Driveway Count Data

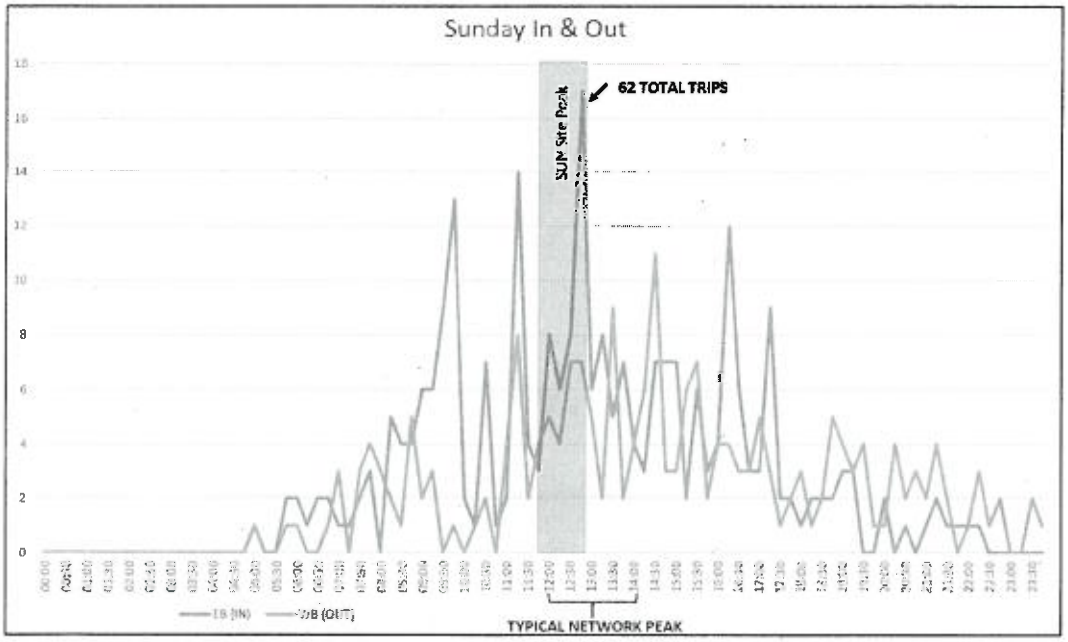


Figure 4: Sunday In and Out Driveway Count Data

18 guests arrived Friday morning when data was collected, which is atypical operations for the camp. The 18 Friday AM guest arrivals are also significantly below the Friday guest arrivals and Sunday guest departures; therefore, the Friday PM and Sunday afternoon peaks are analyzed in the following sections.

4. Trip Generation Analysis

The data that was presented above was used to estimate the trips generated by guests and administrative staff. Institute of Transportation Engineers, *Trip Generation 10th Edition (2017)* land use 210 (Single Family Residential) and land use 265 (Timeshare) was used to estimate the trips generated by the existing homes that utilize project driveways. **Table 1** below shows the peak trip generation estimates for existing conditions (175 Friday PM guest arrivals and 197 Sunday afternoon guest departures), maximum existing permitted occupancy (500 guests), and maximum proposed occupancy (704 guests).

Note: The project applicant estimates that vehicle occupancy has historically been approximately 3.4 passengers per vehicle.

Kimley»Horn

Table 1: Peak Trip Generation Estimates

Land Use	Unit	Friday PM Peak Hour			Sunday Afternoon Peak Hour		
		In	Out	Total	In	Out	Total
Existing Count Data (175 Fri PM Arrivals, 197 Sun MD Departures)							
Driveway Count Data (3 hours)	Trips	64	120	184	86	65	151
Driveway Count Data (2 hours)	Trips	42	85	127	66	42	108
Driveway Count Data (hour)	Trips	23	48	71	39	23	62
Existing Estimates (175 Fri PM Arrivals, 197 Sun MD Departures)							
Guests (3.4 vehicle occupancy)	Trips	20	13	33	22	33	55
Administrative Staff (arrive over two hours)	Trips	0	15	15	0	0	0
Food Services	Trips	0	0	0	0	0	0
Veritive Soap and Cleaning	Trips	0	0	0	0	0	0
Regularly Occupied Homes (30 homes)	Trips	19	11	30	6	5	11
Recreational Homes (0.5*68 homes)	Trips	9	12	21	2	11	13
Gross Trips	***Trips***	***48***	***51***	***99***	***30***	***49***	***79***
Existing Permitted Max (500 Guests)							
Guests (3.4 vehicle occupancy)	Trips	57	37	94	56	85	140
Administrative Staff (arrive over two hours)	Trips	0	15	15	0	0	0
Food Services	Trips	0	0	0	0	0	0
Veritive Soap and Cleaning	Trips	0	0	0	0	0	0
Regularly Occupied Homes (30 homes)	Trips	19	11	30	6	5	11
Recreational Homes (0.5*68 homes)	Trips	9	12	21	2	11	13
Gross Trips	***Trips***	***85***	***75***	***160***	***64***	***101***	***164***
Proposed Permitted Max (704 Guests)							
Guests (3.4 vehicle occupancy)	Trips	80	52	133	79	119	198
Administrative Staff (arrive over two hours)	Trips	0	15	15	0	0	0
Food Services	Trips	0	0	0	0	0	0
Veritive Soap and Cleaning	Trips	0	0	0	0	0	0
Regularly Occupied Homes (30 homes)	Trips	19	11	30	6	5	11
Recreational Homes (0.5*68 homes)	Trips	9	12	21	2	11	13
Gross Trips	***Trips***	***108***	***90***	***199***	***87***	***135***	***222***
Proposed Net New Project Trips							
Existing Permitted Trips (500 Guests)		*85*	*75*	*160*	*64*	*101*	*164*
Proposed Permitted Trips (704 Guests)		*108*	*90*	*199*	*87*	*135*	*222*
Net New Project Trips		***23***	***15***	***39***	***23***	***34***	***58***

Kimley-Horn & Associates, 2018

Existing Conditions (175 PM Guests):

As shown in the table above, driveway existing count data was collected when 175 guests traveled to the project site on Friday evening. Up to 197 guests left the project site on Sunday afternoon. The 18 Friday morning guest arrivals were atypical and do not represent peak operations; therefore, Friday AM data is not analyzed.

The table above shows May 2018 data collection results for the peak one-hour, peak two-hours, and peak three-hours, which are as follows:

- 71 Friday PM peak one-hour vehicles (23 IN / 48 OUT) and 62 Sunday afternoon peak one-hour vehicles (39 IN / 23 OUT)
- 127 Friday PM peak two-hour vehicles (42 IN / 85 OUT) and 108 Sunday afternoon peak two-hour vehicles (66 IN / 42 OUT)
- 184 Friday PM peak three-hour vehicles (64 IN / 120 OUT) and 151 Sunday afternoon peak three-hour vehicles (86 IN / 65 OUT)

The data above was used to verify the trip generation estimates and to distribute maximum permitted and proposed project trips over multiple hours.

Existing Estimates (175 PM Guests):

The following summarizes the calculations used to estimate the existing conditions trip generation breakdown:

- **Guests (3.4 vehicle occupancy):** 33 peak hour trips (20 in / 13 out) Friday PM and 55 peak hour trips (22 in / 33 out) Sunday afternoon.
  - 175 guests assumed at 3.4 guest per vehicle occupancy (175/3.4=51). 197 guests assumed at 3.4 guest per vehicle occupancy (197/3.4=58).
  - It is estimated that vehicles arrived on Friday during a three-hour window and guests departed on Sunday afternoon during a two-hour window.
  - It is assumed that up to 33% of guests the guests parked on-site.
- **Administrative Staff:** 15 peak hour trips (0 in / 15 out) Friday PM.
  - 50% of staff (30 staggered over 2 hours) assumed to arrive during the AM peak hour.
- **Food Services:** 0 peak hour trips.
  - Arrives and departs outside of evening and afternoon peak hours.
- **Veritive Soap and Cleaning:** 0 peak hour trips.
  - Arrives and departs outside of evening and afternoon peak hours.
- **Regularly Occupied Homes (30 homes):** 30 peak hour trips (19 in / 11 out) Friday PM and 11 peak hour trips (6 in / 5 out) Sunday afternoon.
  - Assumes that 30% of the 98 existing homes that use project driveways (not affiliated with Mission Springs) year-round occupied homes (ITE land use 210).
  - Sunday guest departures occur during network off-peak periods.
- **Recreational Homes (50%*68 homes):** 21 peak hour trips (9 in / 12 out) Friday PM and 13 peak hour trips (2 in / 11 out) Sunday afternoon.
  - Assumes that 35% of the 98 existing homes that use project driveways (not affiliated with Mission Springs) recreational homes (ITE land use 265).

The gross trip estimate on the project driveways, based on existing data collection and Project Applicant provided data is therefore: **99 Friday PM peak hour trips (48 in / 51 out) and 79 Sunday afternoon peak hour trips (30 in / 49 out)**.

Existing Permitted Max (500 Guests):

The following summarizes the calculations used to estimate the existing permitted maximum trip generation breakdown:

- **Guests (3.4 vehicle occupancy):** 94 peak hour trips (57 in / 37 out) Friday PM and 140 peak hour trips (56 in / 85 out) Sunday afternoon.
  - 500 guests assumed at 3.4 guest per vehicle occupancy (500/3.4=147).
  - This estimate was scaled up using the existing trip generation estimates for 175 Friday PM peak hour arrivals and 197 Sunday afternoon peak hour departures.
- **Administrative Staff:** 15 peak hour trips (0 in / 15 out) Friday PM.
  - 50% of staff (30 staggered over 2 hours) assumed to arrive during the AM peak hour.
- **Food Services:** 0 peak hour trips.
  - Arrives and departs outside of evening and afternoon peak hours.
- **Veritive Soap and Cleaning:** 0 peak hour trips.
  - Arrives and departs outside of evening and afternoon peak hours.
- **Regularly Occupied Homes (30 homes):** 30 peak hour trips (19 in / 11 out) Friday PM and 11 peak hour trips (6 in / 5 out) Sunday afternoon.
  - Assumes that 30% of the 98 existing homes that use project driveways (not affiliated with Mission Springs) year-round occupied homes (ITE land use 210).
  - Sunday guest departures occur during network off-peak periods.
  - Same as existing conditions
- **Recreational Homes (50%*68 homes):** 21 peak hour trips (9 in / 12 out) Friday PM and 13 peak hour trips (2 in / 11 out) Sunday afternoon.
  - Assumes that 35% of the 98 existing homes that use project driveways (not affiliated with Mission Springs) recreational homes (ITE land use 265).

The gross trip estimate on the project driveways, based on existing data collection, Project Applicant provided data, and maximum permitted number of guests (500 guests) is therefore: **160 Friday PM peak hour trips (85 in / 75 out) and 164 Sunday afternoon peak hour trips (64 in / 101 out)**.

Proposed Permitted Max (704 Guests):

The following summarizes the calculations used to estimate the proposed permitted maximum trip generation breakdown:

- **Guests (3.4 vehicle occupancy):** 133 peak hour trips (80 in / 52 out) Friday PM and 198 peak hour trips (79 in / 119 out) Sunday afternoon.

  - 704 guests assumed at 3.4 guest per vehicle occupancy (704/3.4=207).
  - This estimate was scaled up using the existing trip generation estimates for 175 Friday PM peak hour arrivals and 197 Sunday afternoon peak hour departures.
- **Administrative Staff:** 15 peak hour trips (0 in / 15 out) Friday PM.
  - 50% of staff (30 staggered over 2 hours) assumed to arrive during the AM peak hour.
- **Food Services:** 0 peak hour trips.
  - Arrives and departs outside of evening and afternoon peak hours.
- **Veritive Soap and Cleaning:** 0 peak hour trips.
  - Arrives and departs outside of evening and afternoon peak hours.
- **Regularly Occupied Homes (30 homes):** 30 peak hour trips (19 in / 11 out) Friday PM and 11 peak hour trips (6 in / 5 out) Sunday afternoon.
  - Assumes that 30% of the 98 existing homes that use project driveways (not affiliated with Mission Springs) year-round occupied homes (ITE land use 210).
  - Sunday guest departures occur during network off-peak periods.
  - Same as existing conditions
- **Recreational Homes (50%*68 homes):** 21 peak hour trips (9 in / 12 out) Friday PM and 13 peak hour trips (2 in / 11 out) Sunday afternoon.
  - Assumes that 35% of the 98 existing homes that use project driveways (not affiliated with Mission Springs) recreational homes (ITE land use 265).

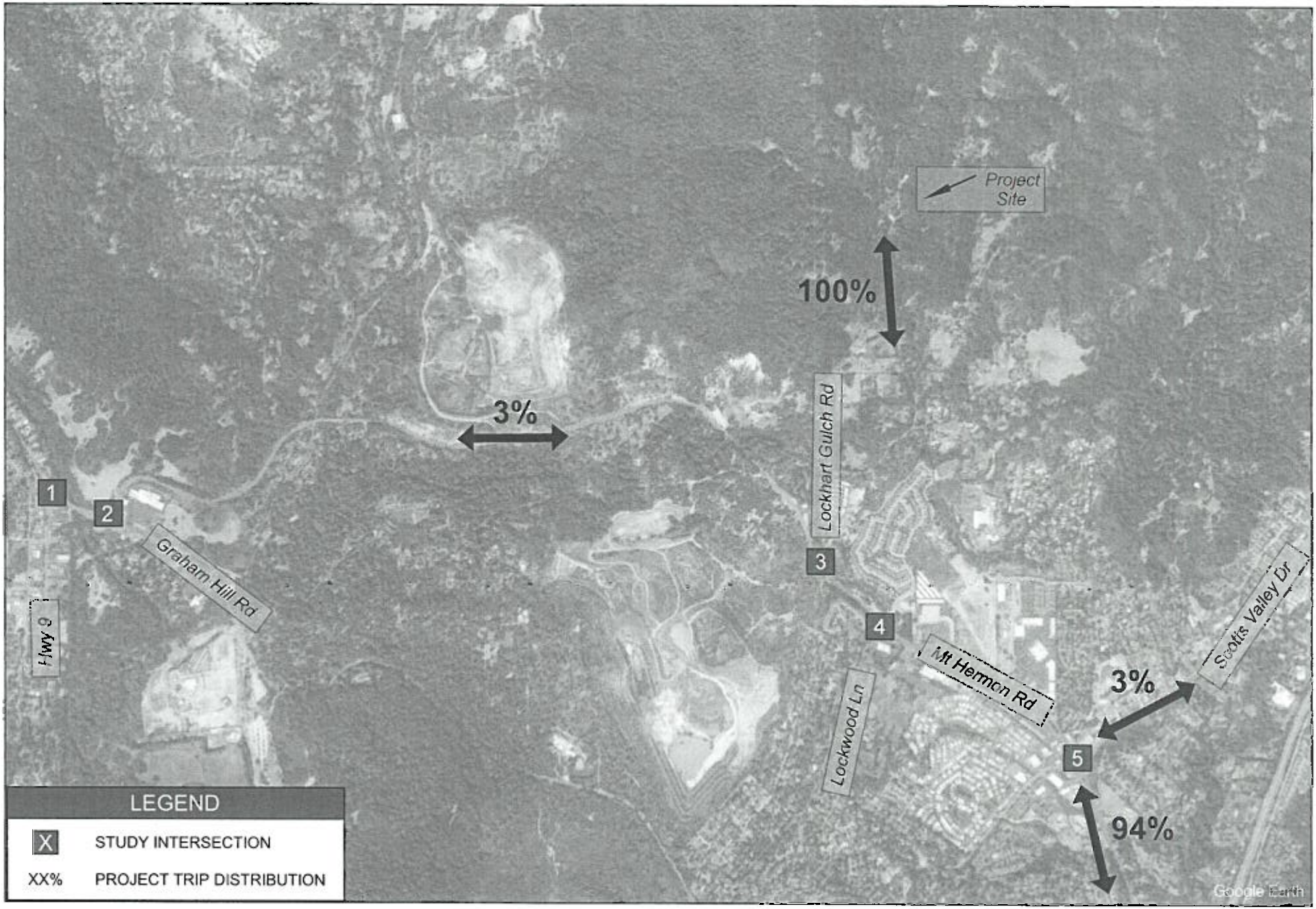
The gross trip estimate on the project driveways, based on existing data collection, Project Applicant provided data, and maximum proposed number of guests (704 guests) is therefore: **199 Friday PM peak hour trips (108 in / 90 out) and 222 Sunday afternoon peak hour trips (87 in / 135 out).**

Proposed Net New Project Trips:

The Mission Springs Camp site is already permitted to have up to 500 guests on-site at a time. Therefore, to measure the effect that the proposed 204 additional guests will have on the network, it is necessary to evaluate the trip generation difference between 500 guests and 704 guests. As shown in the table above, the net new project trips (i.e. Proposed Permitted Trips minus Existing Permitted Trips) would be 39 Friday PM peak hour trips (23 IN / 15 OUT), and 58 Sunday afternoon peak hour trips (23 IN / 34 OUT).

5. Trip Distribution and Assignment

Both project driveways are located on Lockhart Gulch Road; therefore, 100% of the project trips are anticipated to use Lockhart Gulch to travel to/from the site. Beyond Lockhart Gulch Road, 97% of the project trips are anticipated to travel east on Mount Hermon Road to access Scotts Valley Drive and Highway 17. The remaining 3% of project trips are anticipate to travel west on Mount Hermon Road towards Graham Hill Road and Highway 9. Which results in approximately 2 Friday PM peak hour trips and 2 Sunday afternoon peak hour trips travelling on west Mount Hermon Road. Approximately, 37 Friday peak hour trips and 56 Sunday afternoon peak hour trips east on Mount Hermon Road. **Figure 5** shows the net new project trip distribution.



Kimley»Horn
Expect More. Experience Better.

N

Mission Springs

Figure 5

Project Trip Distribution

EXHIBIT M

6. Key Intersection Data

Historical traffic count data and new data were evaluated at key intersections that the Project is anticipated to send new trips through. Those intersections include:

1. **Scotts Valley Drive / Whispering Pines Drive & Mount Hermon Road**
   i. Data collected on: Thursday September 17, 2015
   ii. Data collected on: Sunday July 22, 2018
2. **Scotts Valley Drive & La Madrona Drive / Highway 17 Ramps**
   i. Data collected on: Tuesday June 6, 2017
   ii. Data collected on: Sunday July 22, 2018

The afternoon peak hour vehicular traffic volume data is summarized in **Figure 6** below:

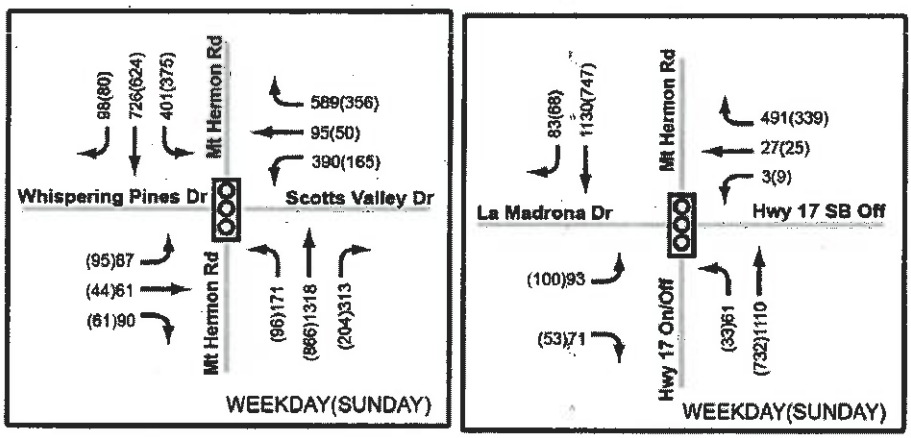


Figure 6: Weekday and Sunday Afternoon Peak Hour Vehicular Traffic Volumes

It is anticipated that under existing weekday PM peak hour conditions, these two key intersections operate acceptably. On Sundays, the volumes are lower compared to the weekday PM peak hour and the operations would thus improve. The Project will add approximately 37 Friday peak hour trips and 56 Sunday afternoon peak hour trips that will travel east on Mount Hermon Road through the two intersections. It is not anticipated that the additional Project traffic would degrade the existing conditions substantially and the existing conditions with the Project traffic would be acceptable.

Kimley»Horn

APPENDIX

EXHIBIT M

ALL TRAFFIC DATA

City of Scotts Valley
All Vehicles on Unshifted
Peds & Bikes on Bank 1
Heavy Trucks on Bank 2

(916) 771-8700
orders@atdtraffic.com

File Name : 15-7698-007 Scotts Valley Drive-Mt Hermon Road.ppd
Date : 9/17/2015

Unshifted Count = All Vehicles

	Scotts Valley Drive Southbound					Mt Hermon Road Westbound					Whispering Pines Drive Northbound					Mt Hermon Road Eastbound						
START TIME	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	Total	Uturn Total
16:00	84	19	132	1	236	33	283	96	4	416	23	26	34	0	83	78	173	18	8	277	1012	13
16:15	60	13	150	4	227	46	313	94	3	456	28	13	24	0	65	100	188	16	7	311	1059	14
16:30	85	23	157	3	268	37	325	76	1	439	22	20	19	0	61	90	177	26	7	300	1068	11
16:45	93	14	124	3	234	46	324	78	2	450	20	14	22	0	56	91	189	22	8	310	1050	13
Total	322	69	563	11	965	162	1245	344	10	1761	93	73	99	0	265	359	727	82	30	1198	4189	51
17:00	96	31	151	0	278	38	332	82	6	458	22	15	26	1	64	90	181	21	6	298	1098	13
17:15	110	27	157	0	294	39	337	77	2	455	21	12	23	1	57	104	179	29	5	317	1123	8
17:30	77	30	135	0	242	27	330	75	4	436	23	24	18	2	67	97	174	15	8	294	1039	14
17:45	74	28	109	0	211	30	342	71	4	447	18	21	14	0	53	93	161	18	6	278	989	10
Total	357	116	552	0	1025	134	1341	305	16	1796	84	72	81	4	241	384	695	83	25	1187	4249	45
Grand Total	1335	292	1549	39	3215	447	3910	1452	47	5856	264	332	462	4	1062	1485	3138	236	92	4951	15084	182
Apprch %	41.5%	9.1%	48.2%	1.2%		7.6%	66.8%	24.8%	0.8%		24.9%	31.3%	43.5%	0.4%		30.0%	63.4%	4.8%	1.9%			
Total %	8.9%	1.9%	10.3%	0.3%	21.3%	3.0%	25.9%	9.6%	0.3%	38.8%	1.8%	2.2%	3.1%	0.0%	7.0%	9.8%	20.8%	1.6%	0.6%	32.8%	100.0%	

PM PEAK HOUR	Scotts Valley Drive Southbound					Mt Hermon Road Westbound					Whispering Pines Drive Northbound					Mt Hermon Road Eastbound					
START TIME	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	Total
Peak Hour Analysis From 16:30 to 17:30																					
Peak Hour For Entire Intersection Begins at 16:30																					
16:30	85	23	157	3	268	37	325	76	1	439	22	20	19	0	61	90	177	26	7	300	1068
16:45	93	14	124	3	234	46	324	78	2	450	20	14	22	0	56	91	189	22	8	310	1050
17:00	96	31	151	0	278	38	332	82	6	458	22	15	26	1	64	90	181	21	6	298	1098
17:15	110	27	157	0	294	39	337	77	2	455	21	12	23	1	57	104	179	29	5	317	1123
Total Volume	**384**	**95**	**589**	**6**	**1074**	**160**	**1318**	**313**	**11**	**1802**	**85**	**61**	**90**	**2**	**238**	**375**	**726**	**98**	**26**	**1225**	**4339**
% App Total	35.8%	8.8%	54.8%	0.6%		8.9%	73.1%	17.4%	0.6%		35.7%	25.6%	37.8%	0.8%		30.6%	59.3%	8.0%	2.1%		
PHF	.873	.766	.938	.500	.913	.870	.978	.954	.458	.984	.966	.763	.865	.500	.930	.901	.960	.845	.813	.966	.966
HV	6	0	11	0	17	1	26	3	0	30	0	0	4	0	4	8	12	0	0	20	71
HV%	2%	0%	2%	0%	2%	1%	2%	1%	0%	2%	0%	0%	4%	0%	2%	2%	2%	0%	0%	2%	2%

EXHIBIT M

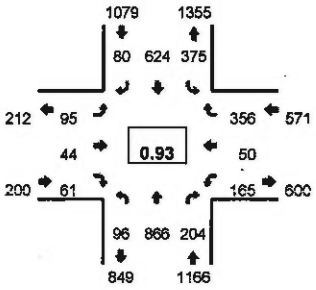
Type of peak hour being reported: Intersection Peak

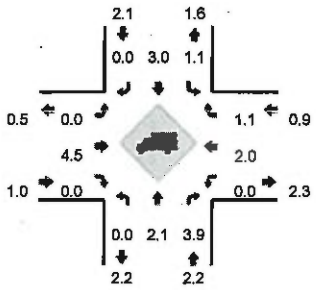
Method for determining peak hour: Total Entering Volume

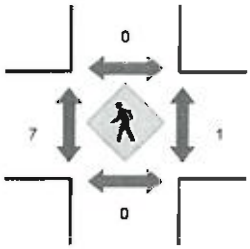
LOCATION: Mt Hermon Rd -- Whispering Pines Dr/Scotts Valley Dr
CITY/STATE: Scotts Valley, CA

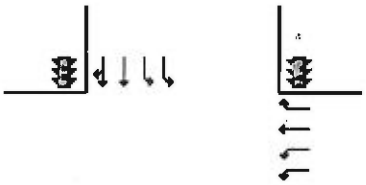
QC JOB #: 14748101
DATE: Sun, Jul 22 2018

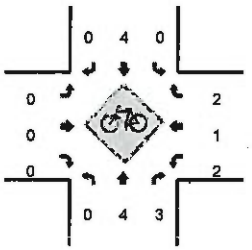
Peak-Hour: 1:00 PM -- 2:00 PM
Peak 15-Min: 1:20 PM -- 1:35 PM

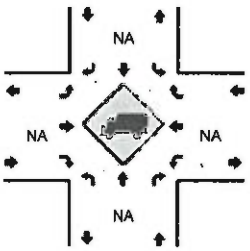


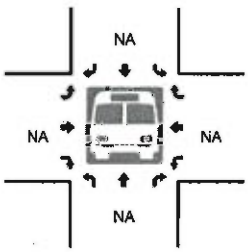












5-Min Count Period Beginning At	Mt Hermon Rd (Northbound)				Mt Hermon Rd (Southbound)				Whispering Pines Dr/Scotts Valley Dr (Eastbound)				Whispering Pines Dr/Scotts Valley Dr (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
1:00 PM	2	89	20	2	32	46	8	5	3	4	4	0	13	1	29	2	240	
1:05 PM	10	84	20	4	25	34	5	2	8	1	5	0	11	2	47	1	259	
1:10 PM	9	85	18	1	27	71	9	2	10	2	10	0	17	5	29	2	297	
1:15 PM	9	51	18	1	26	55	4	4	12	0	5	0	11	3	26	1	226	
1:20 PM	7	83	17	1	25	52	2	2	7	4	4	0	12	3	30	0	249	
1:25 PM	6	91	16	0	39	48	8	7	12	7	2	0	19	14	25	0	294	
1:30 PM	5	60	14	1	33	66	11	2	9	6	10	0	10	1	38	0	266	
1:35 PM	8	54	14	1	25	53	5	2	6	6	2	0	17	11	29	3	236	
1:40 PM	4	84	20	1	32	58	2	6	5	3	2	0	7	2	24	1	251	
1:45 PM	6	54	14	1	34	45	7	1	11	2	6	0	12	4	29	1	227	
1:50 PM	4	86	19	0	23	47	11	3	6	5	5	0	8	2	30	0	251	
1:55 PM	12	63	14	1	16	49	8	2	6	4	6	0	13	2	20	4	220	3016
2:00 PM	5	67	24	1	34	49	5	5	9	6	5	0	6	2	19	2	239	3015
2:05 PM	8	47	18	1	20	62	5	4	3	5	5	0	21	3	33	2	237	2993
2:10 PM	5	88	24	1	27	41	4	6	5	4	4	0	8	0	21	0	238	2934
2:15 PM	8	76	12	1	22	50	4	1	7	2	10	0	19	3	32	0	247	2955
2:20 PM	14	77	7	3	23	56	2	7	8	3	7	0	10	4	18	1	240	2946
2:25 PM	11	84	18	0	22	66	6	5	2	6	6	0	13	2	32	1	274	2926
2:30 PM	8	71	14	0	21	52	5	4	5	5	5	0	10	5	24	0	229	2889
2:35 PM	5	87	21	3	26	42	5	4	8	1	5	0	8	0	35	1	251	2904
2:40 PM	5	67	14	1	31	45	5	4	7	5	3	0	22	5	30	2	246	2899
2:45 PM	7	71	14	0	24	41	5	4	7	8	4	0	33	7	33	0	258	2930
2:50 PM	5	69	13	1	17	46	8	3	11	1	8	0	36	5	35	4	262	2941
2:55 PM	5	55	13	0	10	52	6	2	10	3	9	0	23	2	32	4	226	2947

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	72	936	188	8	388	664	84	44	112	68	64	0	164	72	372	0	3236
Heavy Trucks	0	12	0		8	12	0		0	4	0		0	0	4		40
Pedestrians		0				0				12				4			16
Bicycles	0	1	1		0	1	0		0	0	0		2	1	2		8
Railroad Stopped Buses																	

Comments:

Report generated on 7/25/2018 9:36 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

EXHIBIT M

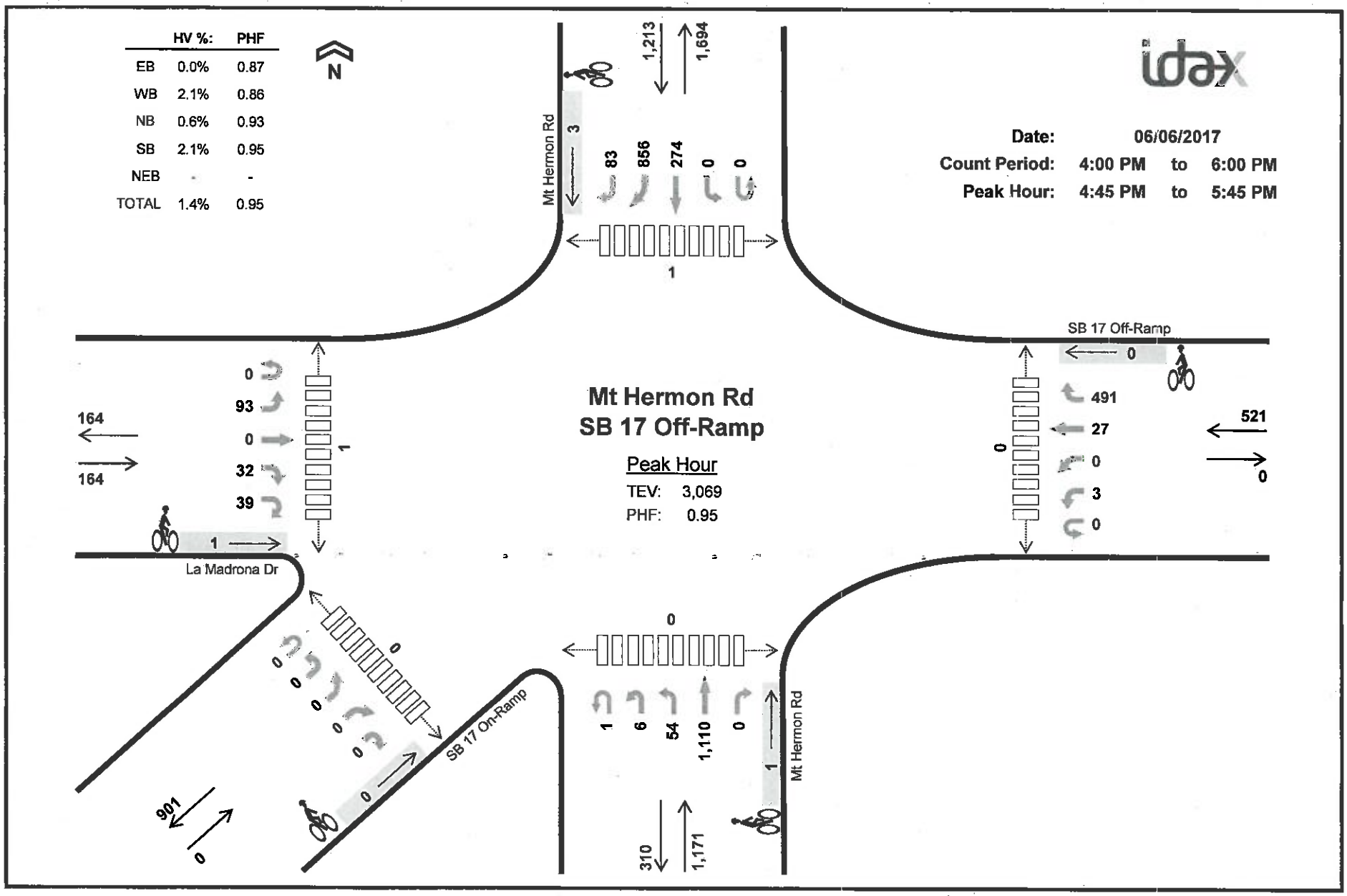


EXHIBIT M

Deon Fouche: 415 - 757 - 7714

deon.fouche@idaxdata.com

Quality Counts
TRANSPORTATION DATA COLLECTION SERVICES

Location: Mt Hermon Rd – La Madrona Dr/Hwy 17 Ramps
Date: 7/22/2018
Site Code: 14784102

	Mt Hermon Rd Southbound					Hwy 17 SB Off-Ramp Westbound					Hwy 17 Ramps Northbound					Hwy 17 SB On-Ramp From Southwest					La Madrona Dr Eastbound				
Start Time	Right	Thru to Hwy 17 On-Ramp	Thru	Left	U-Turns	Right	Thru	Left to Hwy 17 On-Ramp	Left	U-Turns	Right	Thru	Left	Left to Hwy 17 On-Ramp	U-Turns	Right to Hwy 17 Ramps	Right to Hwy 17 Off-Ramp	Thru to Mt Hermon Rd	Left to La Madrona Dr	U-Turns	Right to Hwy 17 On-Ramp	Right	Thru	Left	U-Turns
01:00 PM	5	32	19	0	0	24	4	0	1	0	0	54	2	0	0	0	0	0	0	0	4	3	0	10	0
01:05 PM	7	42	23	0	0	23	0	0	1	0	0	81	3	0	0	0	0	0	0	0	2	1	0	8	0
01:10 PM	1	38	22	0	0	26	2	0	1	0	0	75	5	0	0	0	0	0	0	0	6	2	0	5	0
01:15 PM	5	38	31	0	0	13	3	0	0	0	0	56	1	0	0	0	0	0	0	0	2	3	0	7	0
01:20 PM	5	39	32	0	0	40	1	0	1	0	0	62	3	0	0	0	0	0	0	0	1	5	0	11	0
01:25 PM	2	34	20	0	0	21	1	1	0	0	0	61	4	0	0	0	0	0	0	0	2	6	0	11	0
01:30 PM	9	47	25	0	0	21	2	1	0	0	0	51	4	0	0	0	0	0	0	0	2	2	0	6	0
01:35 PM	6	40	20	0	0	24	2	0	1	0	0	44	4	1	0	0	0	0	0	0	1	2	0	8	0
01:40 PM	4	45	28	0	0	20	0	0	0	0	0	69	3	0	0	0	0	0	0	0	1	6	0	2	0
01:45 PM	8	34	20	0	0	17	0	0	0	0	0	60	6	0	0	0	0	0	0	0	0	2	0	6	0
01:50 PM	4	29	23	0	0	28	0	0	1	0	0	55	0	1	0	0	0	0	0	0	1	2	0	5	0
01:55 PM	5	43	3	0	0	0	4	0	0	0	0	81	3	0	0	1	0	0	0	0	1	1	0	5	0
02:00 PM	2	40	16	0	0	31	3	0	0	0	0	56	0	0	0	0	0	0	0	0	1	2	0	13	0
02:05 PM	8	36	15	0	0	16	1	0	1	0	0	91	4	0	0	0	0	0	0	0	1	2	0	7	0
02:10 PM	5	45	11	1	0	30	2	0	0	0	0	82	1	1	0	0	0	0	0	0	2	2	0	9	0
02:15 PM	3	40	14	0	0	27	2	0	0	0	0	93	1	0	0	0	0	0	0	0	1	5	0	7	0
02:20 PM	4	48	23	0	0	42	3	0	1	0	0	57	2	2	0	1	0	0	0	0	2	1	0	6	0
02:25 PM	1	41	16	0	1	37	1	0	1	2	0	76	2	0	0	0	0	0	0	0	2	3	0	8	0
02:30 PM	8	44	17	0	0	34	4	0	2	0	0	47	1	0	0	0	0	0	0	0	1	1	0	9	0
02:35 PM	3	41	14	0	0	37	2	0	0	0	0	58	2	0	0	0	0	0	0	0	2	2	0	15	0
02:40 PM	4	41	14	0	3	23	1	0	1	0	0	70	1	0	0	0	0	0	0	0	0	1	0	8	0
02:45 PM	3	45	12	0	0	25	0	0	1	0	0	51	5	0	0	0	0	0	0	0	1	0	0	9	0
02:50 PM	10	60	28	0	0	24	0	0	0	0	0	49	4	0	0	0	0	0	0	0	3	2	0	7	0
02:55 PM	12	37	22	0	0	26	4	0	1	0	0	47	1	1	0	0	0	0	0	0	1	1	0	8	0
Total	136	992	493	0	0	622	44	2	14	2	0	1447	66	6	0	0	0	0	0	0	54	59	0	187	0

Peak Hour: 1:55 PM - 2:55 PM
Peak 15: 2:20 PM - 2:35 PM
PHF: 0.917247

EXHIBIT M

Mission Springs Camps and Conference Center, Inc.

Parking Analysis by Location - Actual vs. Availability

Revised: 1/5/2016 by Mission Springs

CONFERENCE CENTER **- Operates Year-Round**

	2014/15 Actual	Proposed	
September - May			
Average # Overnight Guests	*173*	*359*	(Based upon 100% Capacity Sept - May)
*Available Parking Spaces	151	151	(Refer to sheets UP-4, UP-5, UP-6)
+Sept - May Average Parking Usage	51	106	
Excess Capacity Remaining	100	45	
June - August			
Average # Overnight Guests	*241*	*331*	(Based upon 100% Proposed Capacity Jun - Aug)
*Available Parking Spaces	151	151	(Refer to sheets UP-4, UP-5, UP-6)
+June - August Average Parking Usage	71	97	(Based upon 3.4 guests per car)
Excess Capacity Remaining	80	54	

FRONTIER RANCH **- Operates June - August**

Average # Overnight Guests	*210*	*270*	(Based upon 100% Capacity June - August)
Available Parking Spaces	184	184	(Refer to sheet UP-3.3)
++Average Parking Usage	154	178	(Based upon 1.36 campers per car)
Excess Capacity Remaining	30	6	

WILD OAK **- Operates June - august**

Average # Overnight Guests	*35*	*40*	(Based upon 100% Capacity June - August)
Available Parking Spaces	27	27	(Refer to sheet UP-3.2)
++Average Parking Usage	9	10	(Based upon 8.75 campers per van)
Excess Capacity Remaining	18	17	

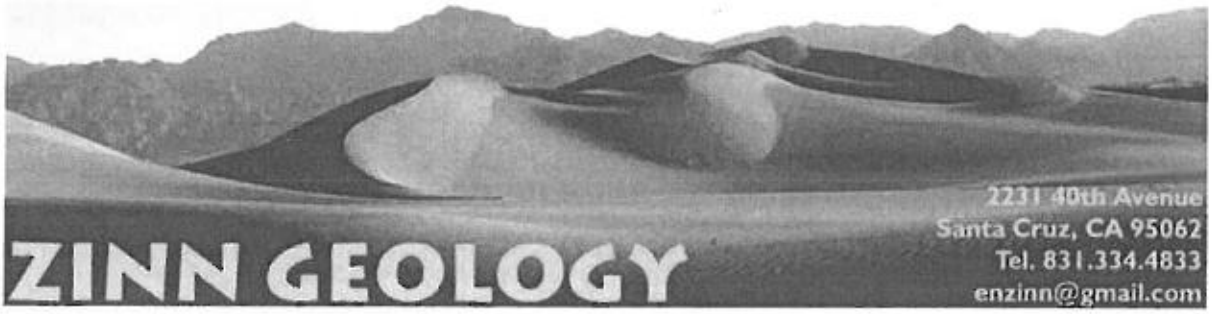
*Does not include unpaved parking spaces available

+ Taken from actual counts November 2014 - August 2015

++ Taken from actual counts during summer 2015

TOTAL AVAILABLE PARKING SPACES	**362**	**362**
TOTAL EXCESS CAPACITY (Sept - May)	**311**	**68**
TOTAL EXCESS CAPACITY (Jun - Aug)	**128**	**77**

EXHIBIT N



Revised 8 December 2016 Job # 2015003-G-SC

Mission Springs Christian Camp & Conference Center
c/o Ed Hultgren - Executive Director
1050 Lockhart Gulch Road
Scotts Valley, CA 95066

Re: Geological feasibility investigation for select sites for "Use Permit Amendment"
Mission Springs Christian Camp & Conference Center
Scotts Valley, California

Dear Mr. Hultgren:

This letter summarizes our geological feasibility investigation of select sites on the above-listed property, and the potential future geologic hazards and attendant risks that may be posed to the proposed future development at those sites. Our work is partially based on the plans by WMB Architects dated 26 October 2016. We have also already completed a geological feasibility report for the proposed Mission Woods Lodge (see our geology report dated 12 April 2015), which included some preliminary mapping for the current Spring Creek and Conference Center Core Site improvements.

The work proposed for this project is not intended to completely fulfill the type of geologic services needed to satisfy the County of Santa Cruz Planning Department regulations for performing design-level work. We can build upon the feasibility work outlined in this letter and complete design-level geological work under a separate scope of service at a later date, if warranted.

The work performed in this investigation was primarily directed by our meeting on 6 September 2016 with Bryan Hayes, Josh Anderson, John Swift and County of Santa Cruz personnel (Joseph Hanna, Rick Parks and Jessica Duktig), when quite a bit of regulatory ground and agreements about the limits of our scope of service were covered in discussions with the County of Santa Cruz personnel. We also performed a cursory review of proprietary data and publicly available literature, including reports and letters from several past investigations completed by our firm on the Mission Springs property.

The primary objective of our investigation was to verify that the developments depicted on the WMB plans dated 26 October 2016 are geologically viable with respect to geological hazards

such as large, deep-seated landsliding, shallow landsliding, liquefaction and lateral spreading. The secondary objective was to ostensibly provide the County of Santa Cruz reviewer with a geological hazards and mitigation narrative for the select sites that will serve as their basis for the County's forthcoming analysis.

During our 6 September 2016 site meeting we "flagged" specific sites and buildings in conjunction with the County of Santa Cruz Geologist, Joseph Hanna, that were to be assessed for this feasibility investigation. We utilized the sheet numbers and building labels from the WMB maps to organize the inventory of structures that need to be addressed, which are as follows:

WBM Sheet Up 3.1 - Frontier Ranch - buildings F1, F2, F4, F7 and F9;
WBM Sheet 3.2 - Wild Oak Site - buildings W1, W2, W3, W4, W5;
WMB Sheet UP4 - Conference Center buildings C6 (Dining), C10 (Fireside Lounge) and C12 (two story lodge/40 Guest Lodge);
WBM Sheet UP6 - Spring Creek Site - address the new building;
WBM no sheet - Maintenance building.

Our following sections of the report reference these plate numbers and our attached figures include excerpts of the WBM sheets.

REGIONAL GEOLOGIC SETTING

The study area is located in the central Santa Cruz Mountains (Figure 1). The Santa Cruz Mountains are formed by a series of rugged, linear ridges and valleys following the pronounced northwest to southeast structural grain of central California geology. Underlying most of the Santa Cruz Mountains is a large, elongate prism of granitic and metamorphic basement rocks, known collectively as the Salinian Block. These rocks are respectively separated from contrasting basement rock types to the northeast and southwest by the San Andreas and San Gregorio strike-slip fault systems. Overlying the granitic basement rocks is a sequence of dominantly marine sedimentary rocks of Paleocene to Pliocene age and non-marine sediments of Pliocene to Pleistocene age (Figure 2).

Throughout the Cenozoic Era (the last 65 million years), this portion of California has been dominated by tectonic forces associated with lateral or "transform" motion between the North American and Pacific lithospheric plates, producing long, northwest-trending faults such as the San Andreas and San Gregorio, with horizontal displacements measured in tens to hundreds of miles. Accompanying the horizontal (strike-slip) movement of the plates have been episodes of compressive stress, reflected by repeated uplift, deformation, erosion and deposition. Near the crest of the Santa Cruz Mountains, this tectonic deformation is most evident in the sedimentary rocks older than the middle Miocene and consists of steeply dipping folds, overturned bedding, faulting, jointing, and fracturing. Along the coast, the ongoing tectonic activity is most evident in

EXHIBIT O

the formation of a series of uplifted marine terraces. The Loma Prieta earthquake of 1989 is the most recent reminder of the geologic unrest in the region.

The camp property has also been profoundly influenced by the wetter Pleistocene climate which created the relatively uplifted series of alluvial flats and terraces that stretch from the City of Scotts Valley - Carbonera Creek area to the feeder stream valleys such as Lockhart Gulch at the Mission Springs Camp & Conference Center site.

REGIONAL SEISMIC SETTING

California's broad system of strike-slip faulting has had a long and complex history. Some of these faults present a seismic hazard to the subject properties. The most important of these are the San Andreas, Zayante(-Vergeles) and Monterey Bay-Tularcitos fault zones (Figures 2 and 3). These faults are either active or considered potentially active (Petersen et al., 1996; Working Group On Northern California Earthquake Potential [NCEP], 1996). Each fault is discussed below. Locations of epicenters associated with the faults are shown in Figure 3.

San Andreas Fault

The San Andreas fault is active and represents the major seismic hazard in northern California (NCEP, 1996). The main trace of the San Andreas fault trends northwest-southeast and extends over 700 miles from the Gulf of California through the Coast Ranges to Point Arena, where the fault extends offshore.

Geologic evidence suggests that the San Andreas fault has experienced right-lateral, strike-slip movement throughout the latter portion of Cenozoic time (the past 20 to 30 million years), with cumulative offset of hundreds of miles. Surface rupture during historical earthquakes, fault creep, and historical seismicity confirm that the San Andreas fault and its branches, the Hayward, Calaveras, and San Gregorio faults, are all active today.

Historical earthquakes along the San Andreas fault and its branches have caused significant seismic shaking in the Monterey Bay area. The two largest historical earthquakes on the San Andreas to affect the area were the moment magnitude (M_w) 7.9 San Francisco earthquake of 18 April 1906 (actually centered near Olema) and the M_w 6.9 Loma Prieta earthquake of 17 October 1989. The San Francisco earthquake caused severe seismic shaking and structural damage to many buildings in the Monterey Bay area. The Loma Prieta earthquake appears to have caused more intense seismic shaking than the 1906 event in localized areas of the Santa Cruz Mountains, even though its regional effects were not as extensive. There were also significant earthquakes in northern California along or near the San Andreas fault in 1838, 1865 and possibly 1890 (Sykes and Nishenko, 1984; NCEP, 1996).

Geologists have recognized that the San Andreas fault system can be divided into segments with "characteristic" earthquakes of different magnitudes and recurrence intervals (Working Group on California Earthquake Probabilities [WG], 1988 and 1990). A study by NCEP in 1996 has redefined the segments and the characteristic earthquakes for the San Andreas fault system in northern and central California. Two "locked" overlapping segments of the San Andreas fault system represent the greatest potential hazard to the properties.

The first segment is defined by the rupture that occurred from Cape Mendocino to San Juan Bautista along the San Andreas fault during the great M_w 7.9 earthquake of 1906. The NCEP (1996) has hypothesized that this "1906 rupture" segment experiences earthquakes with comparable magnitudes at intervals of about two hundred years.

The second segment is defined by the rupture zone of the M_w 6.9 Loma Prieta earthquake. Although it is uncertain whether this "Santa Cruz Mountains" segment has a characteristic earthquake independent of great San Andreas fault earthquakes, the NCEP (1996) has assumed an "idealized" earthquake of M_w 7.0 with the same right-lateral slip as the 1989 Loma Prieta earthquake but having an independent segment recurrence interval of 138 years and a multi-segment recurrence interval of 400 years.

The 2002 WG (2003) segmentation model is largely similar to that adopted by NCEP in 1996, although they have added far more complexity to the model, and have reduced the forecasted magnitudes for the different segments. The 2002 California probabilistic seismic hazard maps issued by the California Geological Survey (Cao et al., 2003) appear to have largely adopted the earthquake magnitudes issued by the 2002 WG. The most significant change in modeling the San Andreas Fault Zone by Cao et al. (2003) is the elimination of a singular listing of the penultimate event, the 1906 Mw 7.9 earthquake (although such an event can be derived by looking at the aggregate probability of the individual segments rupturing together, as they did in 1906).

In spite of the increasing complexity of the models addressing different size earthquakes with different recurrence intervals on the sundry segments of this fault, it is undeniable that the 1906 M_w 7.9 earthquake still eclipses all the other events which have occurred on the San Andreas fault in this region. Keeping this in mind, it is important that any site-specific seismic analyses performed for development on the properties take the 1906 event into account, particularly since the empirical evidence presented by field researchers indicates the 1906 event recurs every several centuries.

Zayante (-Vergeles) Fault

The Zayante fault lies west of the San Andreas fault and trends about 50 miles northwest from the Watsonville lowlands into the Santa Cruz Mountains. The southern extension of the Zayante fault, known as the Vergeles fault, merges with the San Andreas fault south of San Juan Bautista.

The Zayante-Vergeles fault has a long, well-documented history of vertical movement (Clark and Reitman, 1973), probably accompanied by right-lateral, strike-slip movement (Hall et al., 1974; Ross and Brabb, 1973). Stratigraphic and geomorphic evidence indicates the Zayante-Vergles fault has undergone late Pleistocene and Holocene movement and is potentially active (Buchanan-Banks et al., 1978; Coppersmith, 1979).

Some historical seismicity may be related to the Zayante-Vergles fault (Griggs, 1973). For instance, the Zayante-Vergles fault may have undergone sympathetic fault movement during the 1906 earthquake centered on the San Andreas fault, although this evidence is equivocal (Coppersmith, 1979). Seismic records strongly suggest that a section of the Zayante-Vergles fault approximately 3 miles long underwent sympathetic movement in the 1989 earthquake. The earthquake hypocenters tentatively correlated to the Zayante-Vergles fault occurred at a depth of 5 miles; no instances of surface rupture on the fault have been reported.

In summary, the Zayante-Vergles fault should be considered potentially active. The NCEP (1996) considers it capable of generating a magnitude 6.8 earthquake with an effective recurrence interval of 10,000 years. Alternatively, Cao et al. (2003) considers this fault capable of generating a maximum earthquake of Mw 7.0, with no stated recurrence interval.

Monterey Bay-Tularcitos Fault Zone

The Monterey Bay-Tularcitos fault zone is 6 to 9 miles wide, about 25 miles long, and consists of many en échelon faults identified during shipboard seismic reflection surveys (Greene, 1977). The fault zone trends northwest-southeast and intersects the coast in the vicinity of Seaside and Ford Ord. At this point, several onshore fault traces have been tentatively correlated with offshore traces in the heart of the Monterey Bay-Tularcitos fault zone (Greene, 1977; Clark et al., 1974; Burkland and Associates, 1975). These onshore faults are, from southwest to northeast, the Tularcitos-Navy, Berwick Canyon, Chupines, Seaside, and Ord Terrace faults. Only the larger of these faults, the Tularcitos-Navy and Chupines, are shown on Figure 2. It must be emphasized that these correlations between onshore and offshore portions of the Monterey Bay-Tularcitos fault zone are only tentative; for example, no concrete geologic evidence for connecting the Navy and Tularcitos faults under the Carmel Valley alluvium has been observed, nor has a direct connection between these two faults and any offshore trace been found.

Outcrop evidence indicates a variety of strike-slip and dip-slip movement associated with onshore and offshore traces. Earthquake studies suggest the Monterey Bay-Tularcitos fault zone is predominantly right-lateral, strike-slip in character (Greene, 1977). Stratigraphically, both offshore and onshore fault traces in this zone have displaced Quaternary beds and, therefore, are considered potentially active (Buchanan-Banks et al., 1978). One offshore trace, which aligns with the trend of the Navy fault, has displaced Holocene beds and is therefore active by definition (Buchanan-Banks et al., 1978).

Seismically, the Monterey Bay-Tularcitos fault zone may be historically active. The largest historical earthquakes *tentatively* located in the Monterey Bay-Tularcitos fault zone are two events, estimated at 6.2 on the Richter Scale, in October 1926 (Greene, 1977). Because of possible inaccuracies in locating the epicenters of these earthquakes, it is possible that they actually occurred on the nearby San Gregorio fault zone (Greene, 1977). Another earthquake in April 1890 might be attributed to the Monterey Bay-Tularcitos fault zone (Burkland and Associates, 1975).

The NCEP (1996) has assigned an earthquake of M_w 7.1 with an effective recurrence interval of 2,600 years to the Monterey Bay-Tularcitos fault zone, based on Holocene offshore offsets. Petersen et al. (1996) have a similar earthquake magnitude, but for a recurrence interval of 2,841 years. Their earthquake is based on a composite slip rate of 0.5 millimeters per year (after Rosenberg and Clark, 1995).

Cao et al. (2003) has developed a model for the Monterey Bay fault zone that combines slip rates of the different segments, resulting in a composite slip rate of 0.5 mm per year and a forecasted earthquake of Mw 7.3, with no stated recurrence interval. The Cao et al. (2003) model adopted implicitly assumes that all the assessed segments in the Monterey Bay fault zone each have an independent slip rate of 0.1 mm per year (based upon the one slip rate developed by Rosenberg and Clark, 1995 for the Tularcitos segment), and essentially assigns the composite slip rate to the Tularcitos trace of the Monterey Bay fault zone.

SELECT SITE CHARACTERISTICS, PROJECT IMPACTS AND MITIGATION MEASURES

This section addresses the site characteristics, impacts of the project related to geology and soils conditions and the recommended mitigation measures.

For this investigation, the project would generally be considered to have a significant effect on the environment if it would:

1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- 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);
- Strong seismic ground shaking;
- Seismic related ground failure, including liquefaction;
- Landslides;
- Result in substantial soil erosion or the loss of topsoil;

EXHIBIT O

- 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.

Two of the geological hazards listed above, fault rupture and seismic ground shaking, are either located far away from the project or are regional in nature and therefore ubiquitous to every development on the property. Their impacts on all of the select sites discussed below will be addressed in this section.

Fault Rupture

Rupture along faults can cause offset of the ground surface along the surface trace of the fault. The offset can damage roads and buildings and can break pipes or other underground utilities. No mapped fault traces cross the areas proposed for development. The nearest mapped active fault to the project area is the Zayante fault zone, approximately 2 ½ miles north-northeast of the project. Therefore, the potential for ground surface rupture due to faulting is considered to be low and no significant impacts would occur.

Seismic Ground Shaking

The proposed future developments project would be constructed in a region of high seismic risk, but as noted above, none of the sites are located within a State of California Earthquake Fault Zone and no active earthquake faults have been identified at any of the sites. The incorporation of project elements that properly implement typical building code mitigation measures (i.e., compliance with the most stringent applicable seismic codes and implementation of the recommendations of the soils reports for seismic safety) would further ensure that seismic ground shaking impacts are reduced.

The seismic shaking hazard is ubiquitous for this region, and typically presents a significant impact that can be mitigated to a less-than-significant level. Without mitigation, strong seismic shaking in the project vicinity could produce serious damaging effects to the proposed project. The effects of ground shaking on future planned structures and other improvements can be reduced by earthquake-resistant design in accordance with the latest adopted editions of the California Building Code. It is important to note, though, that even with adequate design and construction, some damage to structures may occur during a great earthquake. However, the damage due to high intensity shaking may be reduced by careful placement and construction of the structure. Past experience has shown that the quality of design and construction is far more important than the precise evaluation of ground motion parameters.

WBM Sheet Up 3.1 - Frontier Ranch - buildings F1, F2, F4, F7 and F9

Buildings F1, F2 and F4 - Wagon Wheel Dining Hall, Nurses Station and Climbing Tower Zip Line

Buildings F1, F2 and F4 are arranged in a semi-circle around a playing field situated in a broad bedrock saddle, near the heads of drainage swales that respectively descend to the east and west into Ruins Creek and Lockhart Gulch (Figure 5). The slopes in the vicinity of these developments are flat to moderately steep and appear to have Purisima Formation sandstone bedrock outcropping very near the ground surface.

No changes are currently proposed for the buildings, although that may change in the future.

Buildings F7 - Platform Tents

"Buildings F7" is a collection of fourteen seasonally-used platform tents, located upon the eastern flank of the main bedrock ridge and a east-descending spur ridge. The slopes in the vicinity of these developments are flat to moderately steep and appear to have Purisima Formation sandstone bedrock outcropping very near the ground surface. The tent platforms are supported by pier blocks that are shallowly embedded. Some evidence of slope creep around the pier blocks during our site visit.

Buildings labeled "F7" on Figure 6 were recognized in the 1975 Master Use Permit (personal communication with Bryan Hayes) and no changes are currently proposed for those buildings.

Buildings labeled "F7A" on Figure 6 were NOT recognized in the 1975 Master Use Permit and it is our understanding that Mission Springs will be permitting those structures in the future (personal communication with Bryan Hayes). None of the structures labeled "F7A" on Figure 6 appear to be subject to a greater than ordinary risk with respect to landsliding.

Buildings F9 - Platform Tents

"Buildings F9" is a collection of thirteen seasonally-used platform tents, located upon the eastern flank of the main bedrock ridge in an area where east-draining swales have been etched into the moderately steep terrain (Figure 6). The slopes in the vicinity of these developments are moderately steep to very steep and appear to have intensely fractured Santa Cruz Mudstone bedrock outcropping very near the ground surface. The tent platforms are supported by pier blocks that are shallowly embedded. Some evidence of slope creep around the pier blocks during our site visit.

Buildings labeled "F9" on Figure 6 were recognized in the 1975 Master Use Permit (personal communication with Bryan Hayes) and no changes are currently proposed for those buildings.

EXHIBIT O

Buildings labeled "F9A" on Figure 6 were NOT recognized in the 1975 Master Use Permit and it is our understanding that Mission Springs will be permitting those structures in the future (personal communication with Bryan Hayes). None of the structures labeled "F9A" on Figure 6 appear to be subject to a greater than ordinary risk with respect to landsliding.

WBM Sheet UP-3.2 - Wild Oak - buildings W1, W2, W3, W4, W5

Building W1 - Meeting Room

Building W1 is an existing meeting room located on gently sloping ground near the apex of an alluvial fan that is draped atop a relatively uplifted fluvial terrace near the mouth of a drainage swale above Ruins Creek (Figure 7). All of those surficial materials are underlain at depth by Santa Cruz Mudstone bedrock.

Based upon the geological and geomorphic setting of this building site, it is our opinion that the surficial deposits have a low to moderate potential to liquefy.

It is our understanding that the structure may be modified in the future. Any modifications made should include a foundation upgrade with foundation design recommendations issued from a soils engineering investigation where warranted. Soils investigation reports should address the risks related to the hazard of liquefaction.

Building W2 - Boys Cabin

Building W2 is an existing cabin located near the transition of a steep hill side flank and the bottom of a drainage swale, adjacent to the paved access road (Figure 7). The structure appears to be founded upon colluvium, underlain at depth by Santa Cruz Mudstone bedrock at depth.

There are no current plans for changes to be made to this cabin. During our discussion with County personnel, the County Geologist, Joseph Hanna, indicated that the structure needed to have the foundation upgraded with foundation design recommendations issued from a soils engineering investigation where warranted.

Building W3 - Boys Cabin

Building W3 is an existing cabin that straddles the toe of a steep slope and a more gentle colluvial slope, all below the existing paved access road (Figure 7). The structure appears to be founded upon a colluvial wedge that lies atop a fluvial terrace related to the nearby drainage swale. Similar to Building W1, the entire site is underlain by Santa Cruz Mudstone bedrock at depth.

EXHIBIT O

In our opinion, the back of the cabin (the portion facing the steep slope) appears to be subject to a low to moderate potential for future shallow landslides and small rockfalls. Although no plans for changes are in the works for this cabin, we discussed the hazards and potential risks posed to the structure with County of Santa Cruz personnel and concluded that the structure should not be occupied until the risk due to landsliding is mitigated through proper investigation and design or through relocation. Although we did not specifically identify and investigate an alternative location for this cabin, there appears to be multiple sites in this camp vicinity that could be geologically feasible and subject to ordinary risks due to geological hazards.

Building W4 - Girls Cabin

Building W4 is an existing cabin located on gently sloping ground, atop a dissected portion of the relatively uplifted fluvial terrace (Figure 7). The structure appears to be founded on fluvial terrace deposits which are underlain at depth by Santa Cruz Mudstone bedrock.

Based upon the geological and geomorphic setting of this building site, it is our opinion that the surficial deposits have a low to moderate potential to liquefy.

There are no changes planned at this time for the cabin. If any changes to the cabin are planned for the future, the foundation should be upgraded with foundation design recommendations issued from a soils engineering investigation where warranted. Soils investigation reports should address the risks related to the hazard of liquefaction.

Building W5 - Girls Cabin

Building W5 is an existing cabin located on a building pad notched into the base of a very steep slope, near the transition to the gentler slope related to the relatively uplifted fluvial terrace (Figure 7). The structure appears to be founded upon Santa Cruz Mudstone bedrock, colluvium and a shallow wedge of artificial fill.

In our opinion, the back of the cabin (the portion facing the steep slope) appears to be subject to a low to moderate potential for future shallow landslides and small rockfalls. Although no plans for changes are in the works for this cabin, it is our opinion that the risk related to this landsliding hazard should be mitigated and that the most economical way to do this is through relocation of the cabin to a less hazardous site. Although we did not specifically identify and investigate an alternative location for this cabin, there appears to be multiple sites in this camp vicinity that could be geologically feasible and subject to ordinary risks due to geological hazards.

WBM Sheet UP-4 -Conference Center - Buildings C6, C10 and C12

Building C6 - New Proposed Dining Hall

Building C6 is an existing building that will be expanded and upgraded in the future. The structure is located atop a gently-sloping relatively-uplifted fluvial terrace that is underlain by a 20-foot thick blanket of loose, saturated soils that are underlain at depth by Santa Margarita Formation bedrock (Figure 8). The site is not located within a flood hazard area, floodway area or other flood area. The surficial deposits appear to be liquefiable, based upon preliminary soils investigation work by Brian Bauldry of Pacific crest Engineering (personal communication with Brian Bauldry).

It is our understanding that the ongoing design investigation will eventually result in soils engineering and structural engineering recommendations to mitigate the risks related to liquefaction.

Building C10 - Fireside Lounge

Building C10 is a proposed 836 square foot meeting room. It is located on gently sloping ground at the base of a very steep slope, near the back edge of the relatively uplifted fluvial terrace (Figure 8). Based upon the drilling results for the nearby Building C6, it is our opinion that the structure lies upon the relatively loose blanket of sediments that overlie the bedrock at this location. Due to the paucity of drilling data at this location, we are uncertain about the thickness of the sediments, as well as uncertain about the precise underlying bedrock formation due to the fact that the proposed site is located near the contact between the Santa Margarita Formation and the Santa Cruz Mudstone.

The site is not located within a flood hazard area, floodway area or other flood area. Based upon the results at the C6 building site and the similar geomorphic setting of this building site, it is our opinion that the surficial deposits have a low to moderate potential to liquefy. Additionally, it is our opinion that the very steep slope behind the proposed site may be capable of low to moderate potential of issuing a shallow landslide deposit in the form of a debris flow that could strike the proposed site.

During our discussion at the site with the County Geologist, Joe Hanna, we concluded that a geological investigation and soils engineering investigation would need to be conducted at the site as part of the design process. The subsequent reports from those investigations will be required to adequately characterize the risks related to the liquefaction and shallow landsliding hazards and issue appropriate mitigation recommendations where warranted. Both reports will need to specifically address the possibilities of mitigating the risk debris flow hazard through either relocation of the structure or through a properly designed debris flow impact wall.

EXHIBIT O

Building C12 - 2-Story Lodge

Building C12 is a proposed 9000 square 40-bed lodge that will be span the base of the very steep slope and gently sloping ground at the base of a very steep slope, at the back edge of the relatively uplifted fluvial terrace (Figure 8). The back of the structure will be notched into the Santa Cruz Mudstone bedrock on the very steep slope and project outward onto the terrace surface. Based upon the drilling results for the nearby Building C6 and the topographic and geological setting, it is our opinion that the structure will be founded on both bedrock (at the rear of the structure) and on the relatively loose blanket of sediments that overlie the bedrock at this location. Due to the paucity of drilling data at this location, we are uncertain about the thickness of the sediments, as well as uncertain about the precise underlying bedrock formation due to the fact that the proposed site is located near the contact between the Santa Margarita Formation and the Santa Cruz Mudstone.

The site is not located within a flood hazard area, floodway area or other flood area. It is our opinion that the surficial deposits have a low to moderate potential to liquefy. Additionally, it is our opinion that the very steep slope behind the proposed site may be capable of low to moderate potential of issuing a shallow landslide deposit in the form of a debris flow that could strike the proposed building.

During our discussion at the site with the County Geologist, Joe Hanna, we concluded that a geological investigation and soils engineering investigation would need to be conducted at the site as part of the design process. The subsequent reports from those investigations will be required to adequately characterize the risks related to the liquefaction and shallow landsliding hazards and issue appropriate mitigation recommendations where warranted. Both reports will need to specifically address the possibilities of mitigating the risk debris flow hazard through a properly designed debris flow impact wall or other structures that can mitigate the risk.

WBM Sheet UP-6 - Building S3 - Spring Creek Seasonal Staff Lodging

Building S3 - New Proposed Seasonal Staff Lodging

Building S3 is a new proposed 4400 square foot facility of seasonal staff lodging. The currently proposed building footprint lies upon a relatively uplifted fluvial terrace surface alongside Spring Creek, near its intersection with Lockhart Gulch (Figure 9). The terrace is backed by a very steep bedrock slope and lies downstream from a sharp bend in the primary channel for Spring Creek.

It is likely that the proposed footprint is underlain by the same blanket of loose, saturated soils that are present across the street at nearly the same elevation under Building C6. This site is likely underlain by Santa Margarita Formation bedrock below the terrace, and the steep slope behind it may be underlain by Santa Cruz Mudstone.

Although the site is not located within a flood hazard area, floodway area or other flood area, it may be subject to flooding in the future if Spring Creek jumps its channel at the upstream bend. In our opinion, there is no reason to require a detailed hydraulic analysis for Spring Creek at this stage of a feasibility investigation, since the site doesn't lie within a designated flood zone and any future risks related to flooding can be mitigated through relocation or raising of the structure. When the structure moves to the design stage, however, the flooding hazard and resultant risk should be adequately addressed through relocation of the proposed structure or adequate hydraulic analysis and engineering recommendations.

It is our opinion that the surficial deposits on the site have a low to moderate potential to liquefy. Additionally, it is our opinion that the very steep slope behind the proposed site may be capable of low to moderate potential of issuing a shallow landslide deposit in the form of a debris flow that could strike the proposed building.

During our discussion at the site with the County Geologist, Joe Hanna, we concluded that a geological investigation and soils engineering investigation would need to be conducted at the site as part of the future design process. The subsequent reports from those investigations will be required to adequately characterize the risks related to the liquefaction and shallow landsliding hazards and issue appropriate mitigation recommendations where warranted. Both reports will need to specifically address the possibilities of mitigating the risk debris flow hazard through adequate relocation of the structure or a properly designed debris flow impact/deflection wall or other structures that can mitigate the risk.

During the design process for Building S3 the septic system will likely need to be upgraded or brought into conformance with current codes and ordinances. If the septic system cannot be adequately set back or elevated far enough away from groundwater, the system may need to tie into the existing septic system for the conference center on the other side of Lockhart Gulch.

WBM Sheet UP-3 - Maintenance Facility Adjacent To Water Tank

We observed the newly proposed maintenance facility during our site visit with County personnel which is located on sheet UP-3 by WBM. We have also located the site on Figure 4 included with this letter.

The proposed site lies on old building pad sitting on a prominent, narrow, Santa Cruz Mudstone bedrock ridge. The pad appears to be have been created through scraping of the soil and weathered bedrock from the crest and side casting it to the western side of the gently sloping ridge crest. It is likely that Santa Cruz Mudstone lies right at the ground surface in the proposed building area, with the exception of the periphery where the side cast fill lies.

We did not observe any evidence of prior events of landsliding or ridge top shattering at the site. The presence of old, likely non-engineered fill near the periphery presents a risk with respect to

EXHIBIT O

the process of soil creep. In our opinion there is no need for any further geological input for the site during the design phase. A soils investigation report should be prepared for the design of the structure, and the hazard of differential settlement derived from founding in both the bedrock and the side cast fill should be adequately characterized and mitigated where warranted.

PROJECT IMPACTS AND MITIGATION MEASURES

Fault Rupture

As noted previously, the potential for ground surface rupture due to faulting is considered to be low and no significant impacts would occur.

Seismic Ground Shaking

Impact 1-1: Seismic ground shaking at all of the sites may occur during the next major earthquake on a regional fault system. Such shaking can cause severe damage to or collapse of buildings or other project facilities and may expose people to injury or death or result in significant economic loss to the project. Seismic shaking at all of the sites presents a potentially significant impact.

Mitigation Measure 1-1: During design-level studies, the project soils engineer and project structural engineer should provide seismic design for the project consistent with the most current version of the California Building Code, at a minimum. If other, more conservative design guidelines are determined to be applicable to the project, those design guidelines should be followed.

This mitigation measure would reduce the impact due to seismic ground shaking at all of the sites to a less-than-significant level. Please note that the CBC design standards do not insure that the building will not be significantly damaged in the event of an earthquake on a nearby fault. The CBC design standard is intended primarily to protect the lives of the building occupants and reduce the risk of major structural failures. A building designed to CBC standards may nevertheless suffer damage sufficient to render it unusable.

Seismic-Related Ground Failure (Including Liquefaction)

Impact 1-2: The liquefaction potential is low to moderate for Buildings W1, W4, C6, C10, C12 and S3. Liquefaction at these sites presents a potentially significant impact.

Mitigation Measure 1-2: During design studies, the project soils engineer should adequately characterize the risks related to liquefaction and provide appropriate mitigation recommendations where warranted in conjunction with the project structural engineer. Implementation of adequate engineering characterization and design should mitigate the risk to a less-than-significant impact.

EXHIBIT O

Landslides

Impact 1-3: The potential is low to moderate for shallow landsliding in the form of debris flows to strike Buildings W3, W5, C10, C12 and S3, which may damage the buildings. This is a potentially significant impact.

Mitigation Measure 1-3: During the design process for Buildings W3, W5, C10, C12 and S3, the risks related to shallow landsliding should be adequately characterized and mitigation recommendations issued via joint investigations by a soils engineer and geologist. The joint investigations should, at a minimum consider the following:

1. The thickness of colluvium on the slopes above the site;
2. The drainage patterns on the slope above the site that might trigger debris flows;
3. The size and terminal velocity of debris flows that might strike the buildings, if warranted;
4. Mitigation schemes such as relocating structures, constructing impact structures that will stop and capture the debris flow deposits, or constructing deflection structures that will guide the debris flow deposits away from structures.

Implementation of adequate geology and engineering characterization and design should mitigate the risk to a less-than-significant impact.

Impact 1-4: The potential is low to moderate for shallow landsliding and rock fall landsliding to undermine and damage the cabins labeled "F7A" and "F9A" on Figure 6. This is a less than significant impact.

Mitigation Measure 1-4: No specific mitigation measures are needed for the undermining hazard triggered by landsliding because the process presents a less than significant impact.

Erosion And Soil Creep

Soil erosion and soil creep caused by disturbance of the natural landscape during and following construction of any of the planned facilities could be a significant environmental impact. Potential erosion-related and soil-creep related impacts due to the present project should be addressed by the project soils engineer and project civil engineer during the design phase of the structures.

Soil Supporting Use of Waste Disposal Systems For Building S3

Impact 1-5: The potential is low to moderate for a standard or alternative septic system to be negatively impacted by high groundwater at the S3 building site, potentially causing system failure or impairing system functionality. This is a potentially significant impact.

Mitigation Measure 1-5a: During the design phase for Building S3, the septic system should be evaluated with respect to the hydrogeology conditions at the site. If warranted, the system should be upgraded to lower the likelihood of failure or impairment, as well as to bring it into conformance with current codes and ordinances. If this mitigation measure will not lower the impact to less than significant, or if it cannot be implemented, then Mitigation Measure 1-5b should be considered.

Mitigation Measure 1-5b: During the design phase for Building S3, the septic system may need to be rerouted and redesigned to allow for tie-in to the existing septic system for the Conference center area on the other side of Lockhart Gulch. Implementation of this mitigation measure will lower the impact to less than significant.

Flood Hazard For Building S3

Impact 1-6: The proposed Building S3 may be subject to flooding if Spring Creek jumps its channel at the upstream bend. The structure may be damaged if this occurs, resulting in a potentially significant impact.

Mitigation Measure 1-6a: Relocate the structure to an area with low flood hazard potential during the design phase. If this mitigation measure will not lower the impact to less than significant or cannot be implemented, then Mitigation Measure 1-6b should be considered.

Mitigation Measure 1-6b: When the structure moves to the design stage the flooding hazard and resultant risk may need to be adequately addressed through adequate hydraulic analysis and engineering recommendations. If this mitigation measure is implemented in the design of the structure, it will result in a less-than-significant impact.

Exceedance of Program EIR Standards of Significance

No program EIR standards of significance would be exceeded with the proposed developments for this project.

Based on the criteria evaluated herein, the proposed development as mitigated would not have a significant adverse impact related to geology and soils.

CUMULATIVE IMPACTS

Cumulative geology/soil impacts could occur as a result of the combined effects of the proposed project and other reasonable foreseeable projects on similar construction schedules. All of these projects are located in areas subject to seismic ground shaking. These projects would implement mitigation measures and project-specific mitigation measures to reduce potential seismic-related impacts to less-than-significant levels.

EXHIBIT O

Cumulative soil erosion impacts could also occur with a combination of projects underway at similar times. The impacts of erosion related cumulative impacts and mitigation measures will be adequately addressed if the site specific potential erosion-related impacts are addressed by the project soils engineer and project civil engineer during the design phase of the structures.

Based on the significant criteria evaluated herein, the project as mitigated would not have a significant adverse cumulative impact related to geology and soils.

FINAL DISCUSSION

The overall objective for our investigation was to assess the feasibility of the proposed developments given the existing geological hazards and attendant risks. It is our opinion that all of the geological hazards identified for all the of structures considered in this letter can be adequately mitigated through either adequate geological investigation, adequate soils engineering investigation or a combination thereof. In our opinion the aforementioned studies should be conducted at the commencement of design studies, particularly with respect to structures that can be relocated as a way of mitigating the risks and impacts. There is no reason to require any of these studies prior to commencement of the design work, since we did not identify any geological "deal killers" that would absolutely preclude permitting or developing the structures identified in this letter.

INVESTIGATION LIMITATIONS

1. Our services consist of professional opinions and recommendations made in accordance with generally accepted engineering geology principles and practices. No warranty, expressed or implied, including any implied warranty of merchantability or fitness for the purpose is made or intended in connection with our services or by the proposal for consulting or other services, or by the furnishing of oral or written reports or findings. If the client desires assurances against project failures, he or she agrees to obtain appropriate insurance through his or her own insurance broker.

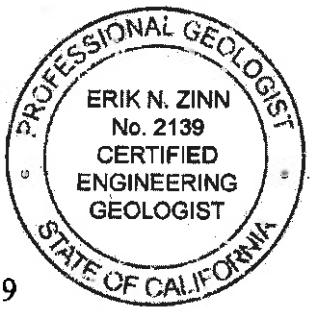
2. The analysis and recommendations submitted in this report are based on the geologic information derived from the steps outlined in the introduction and scope of investigation sections of this report. The information is derived from necessarily limited natural and artificial exposures. Consequently, the conclusions and recommendations should be considered preliminary.

3. The conclusions and recommendations noted in this report are based on qualitative estimates of probability and in no way imply the site will not possibly be subjected to ground failure or seismic shaking so intense that structures will be severely damaged or destroyed. The report does suggest that compliance with the recommendations noted in the report will reduce the risks associated with geologic hazards.

EXHIBIT O

4. The findings of this report are valid as of the present date. However, changes in the conditions of property and its environs can occur with the passage of time, whether they be due to natural processes or to the works of man. In addition, changes in applicable or appropriate standards occur whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside our control. Therefore, the conclusions and recommendations contained in this report cannot be considered valid beyond a period of six months from the date of this report without review by a representative of this firm.

Sincerely,
ZINN GEOLOGY



Erik N. Zinn
Principal Geologist
P.G. #6854, C.E.G. #2139

Attachments: Figure 1 - Topographic Index Map
Figure 2 - Regional Geologic Map
Figure 3 - Regional Seismicity Map
Figure 4 - Local Geologic Index Map
Figure 5 - Excerpt From WBM Sheet UP-3.1
Figure 6 - Excerpt From WBM Sheet UP-3.1
Figure 7 - Excerpt From WBM Sheet UP-3.2
Figure 8 - Excerpt From WBM Sheet UP-4
Figure 9 - Excerpt From WBM Sheet UP-6

REFERENCES

Brabb, E.E., Graham, S., Wentworth, C., Knifong, D., Graymer, R., and Blissenbach, J., 1997, Geologic map of Santa Cruz County, California: a digital database, U.S. Geological Survey Open File Report 97-489, scale 1:62,500.

Buchanan-Banks, J.M., Pampeyan, E.H., Wagner, H.C., and McCulloch, D.S., 1978, Preliminary map showing recency of faulting in coastal south-central California, U.S. Geological Survey Miscellaneous Field Studies Map MF-910, 3 sheets, scale 1:250,000.

Burkland and Associates, 1975, Geotechnical study for the seismic safety element, prepared for the Planning Department, Monterey County, California, 125 p.

Cao, T., Bryant, W.A., Rowshandel, B., Branum, D. And Wills, C.J., 2003, The revised 2002 California probabilistic seismic hazards maps - June 2003, taken from: http://www.consrv.ca.gov/cgs/rghm/psha/fault_parameters/pdf/2002_CA_Hazard_Maps.pdf, published by California Geological Survey.

Clark, J.C., and Reitman, J.D., 1973, Oligocene stratigraphy, tectonics, and paleogeography southwest of the San Andreas fault, Santa Cruz Mountains and Gabilan Range, California Coast Ranges: U. S. Geological Survey Professional Paper 783, 18 p.

Clark, J.C., Dibblee, T.W., Jr., Greene, H.G., and Bowen, O.E., Jr., 1974, Preliminary geologic map of the Monterey and Seaside 7.5 Minute Quadrangles, Monterey County, California, with emphasis on active faults, U. S. Geological Survey Miscellaneous Field Studies Map MF-577, 2 sheets, scale 1:24,000.

Coppersmith, K.J., 1979, Activity assessment of the Zayante-Vergeles fault, central San Andreas fault system, California, unpublished Ph.D. dissertation, University of California, Santa Cruz, 216 p.

Greene, H.G., 1977, Geology of the Monterey Bay region, California, U. S. Geological Survey Open-File Report 77-718, 347 p., 9 plates, scale 1:200,000.

Griggs, G.B., 1973, Earthquake activity between Monterey and Half Moon Bays, California, California Geology, Geology, v. 26, p. 103-110.

Hall, N.T., Sarna-Wojcicki, A.M., and Dupré, W.R., 1974, Faults and their potential hazards in Santa Cruz County, California: U. S. Geological Survey Miscellaneous Field Studies Map MF-626, 3 sheets, scale 1:62,500.

EXHIBIT O

Lawson, A.C. et al., 1908, The California Earthquake of April 18, 1906, Report of the State Earthquake Investigation Commission: Carnegie Institute of Washington, Publication 87, 2 v., 600 p.

Petersen, M.D., and Cramer, C.H., 1997, Assessing earthquake ground shaking hazard in California, California Geology, v. 50, p. 107-115.

Rosenberg, L.I., and Clark, J.C., 1995, Quaternary faulting of the greater Monterey area, California: Association of Engineering Geologists, Annual Meeting Abstracts, p.81-82.

Ross, D.C., and Brabb, E.E., 1973, Petrography and structural relations of granitic basement rocks in the Monterey Bay area, California: U. S. Geological Survey Journal of Research, v. 1, p. 273-282.

Sykes, L.R., and Nishenko, S.P., 1984, Probabilities of occurrence of large plate-rupturing earthquakes for the San Andreas, San Jacinto, and Imperial faults, California, 1983-2003: Journal of Geophysical Research, v. 89, p. 5905-5927.

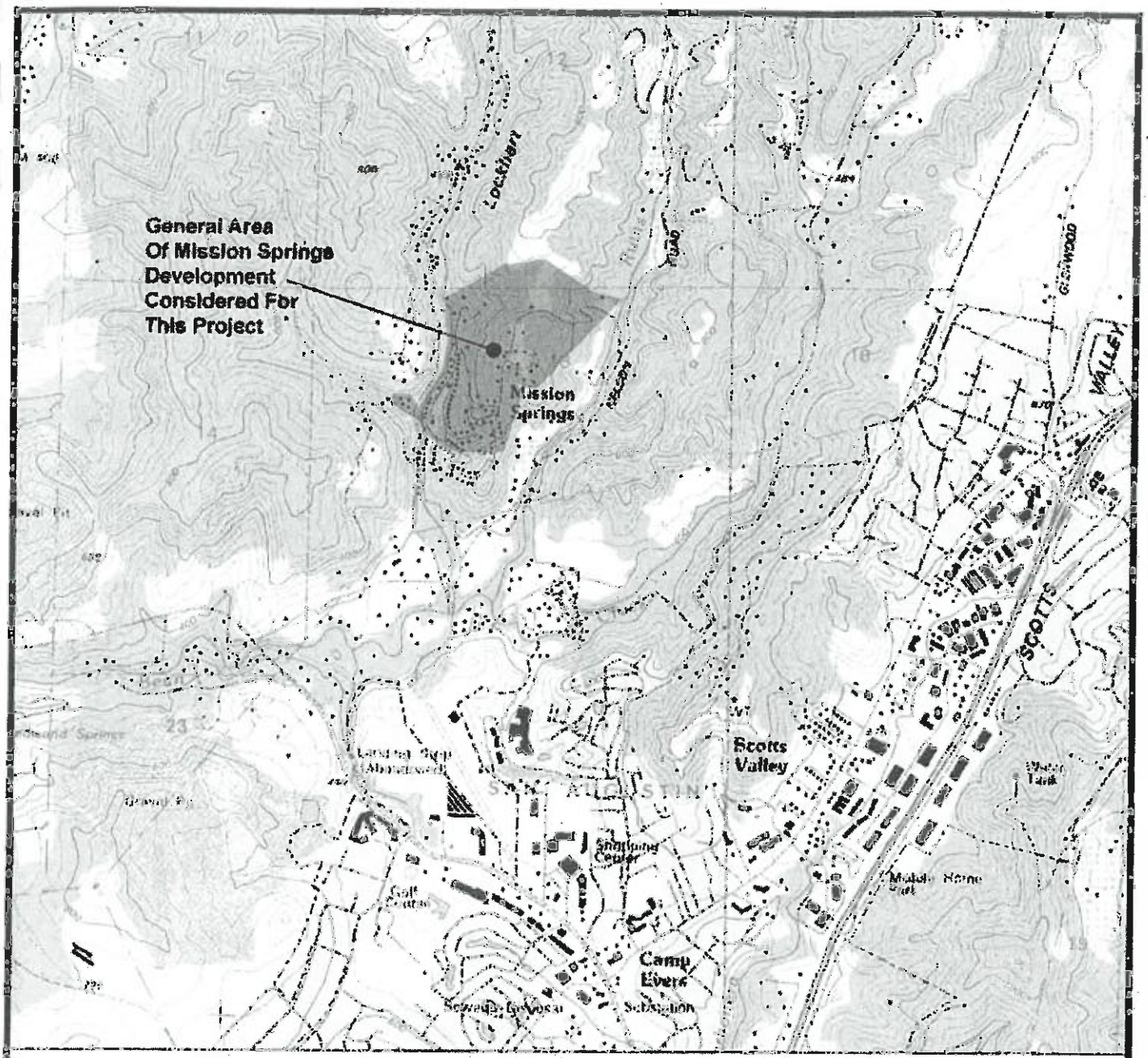
Working Group on California Earthquake Probabilities, 1988, Probabilities of large earthquakes occurring in California on the San Andreas fault, U.S. Geological Survey Open-File Report 88-398, 62 p.

Working Group on California Earthquake Probabilities, 1990, Probabilities of large earthquakes in the San Francisco Bay region, California: U.S. Geological Survey Circular 1053, 51 p.

Working Group on Northern California Earthquake Potential, 1996, Database of potential sources for earthquakes larger than magnitude 6 in northern California: U.S. Geological Survey Open-File Report 96-705, 53 p.

Working Group on California Earthquake Probabilities), 2003, Earthquake probabilities in the San Francisco Bay region: 2002-2031: U.S. Geological Survey Open-File Report 03-214.

EXHIBIT O



BASE MAP: U.S. Geological Survey, 1991, Felton quadrangle, California, 7.5' topographic series, scale 1:24,000.

N
W E
S

SCALE 1:24,000

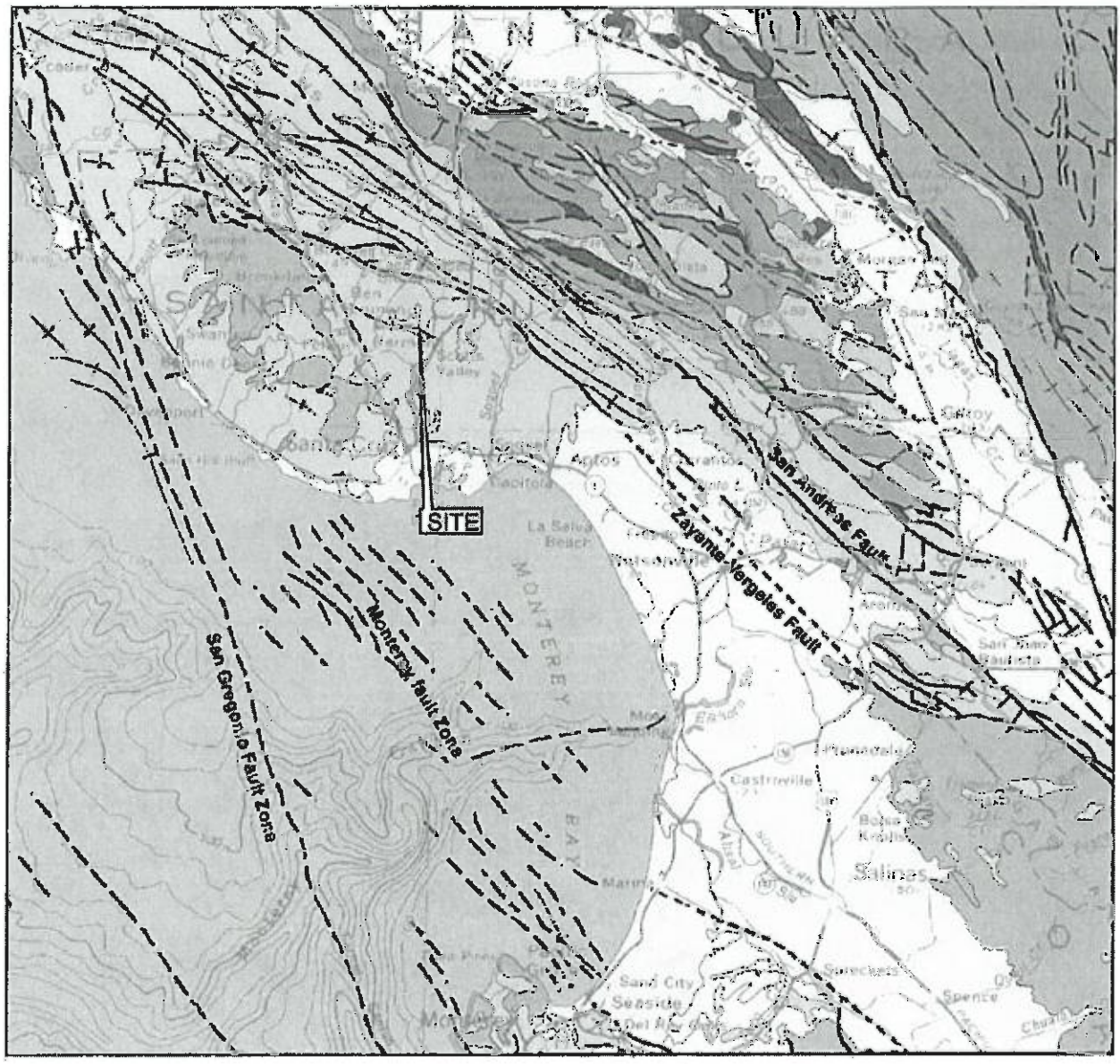
1000 0 1000 2000 feet

ZINN GEOLOGY

TOPOGRAPHIC INDEX MAP
Select Buildings Geological Feasibility Study
Mission Springs Camp & Conference Center
Scotts Valley, California

FIGURE #
1
JOB #
2015003-G-SC

EXHIBIT O 1



Reference: Jennings, C W., 1977, Geologic Map of California: California Department of Conservation, Division of Mines and Geology, scale 1:750,000.
Digital Data: Saucedo, G J , Bedford, D.R , Raines, G L , Miller, R.J , and Wentworth, C M , 2000, GIS Data for the Geologic Map of California: California Department of Conservation, Division of Mines and Geology, CD-ROM 2000-007, ver. 2.0.

EXPLANATION

Geologic Units

- Quaternary Deposits
- Quaternary Volcanics
- Tertiary Sedimentary Rocks
- Tertiary Volcanic Rocks
- Pre-Tertiary Sedimentary Rocks
- Pre-Tertiary Volcanic Rocks
- Grantic Intrusive Rocks
- Franciscan Complex
- Ultramafic Rocks
- Pre-Tertiary Metamorphic Rock
- Pre-Cambrian Metamorphic and Igneous Rocks

Symbols

- contact
- fault, certain
- fault,approx. located
- fault, concealed or inferred
- anticline
- monocline
- syncline

N
W E
S

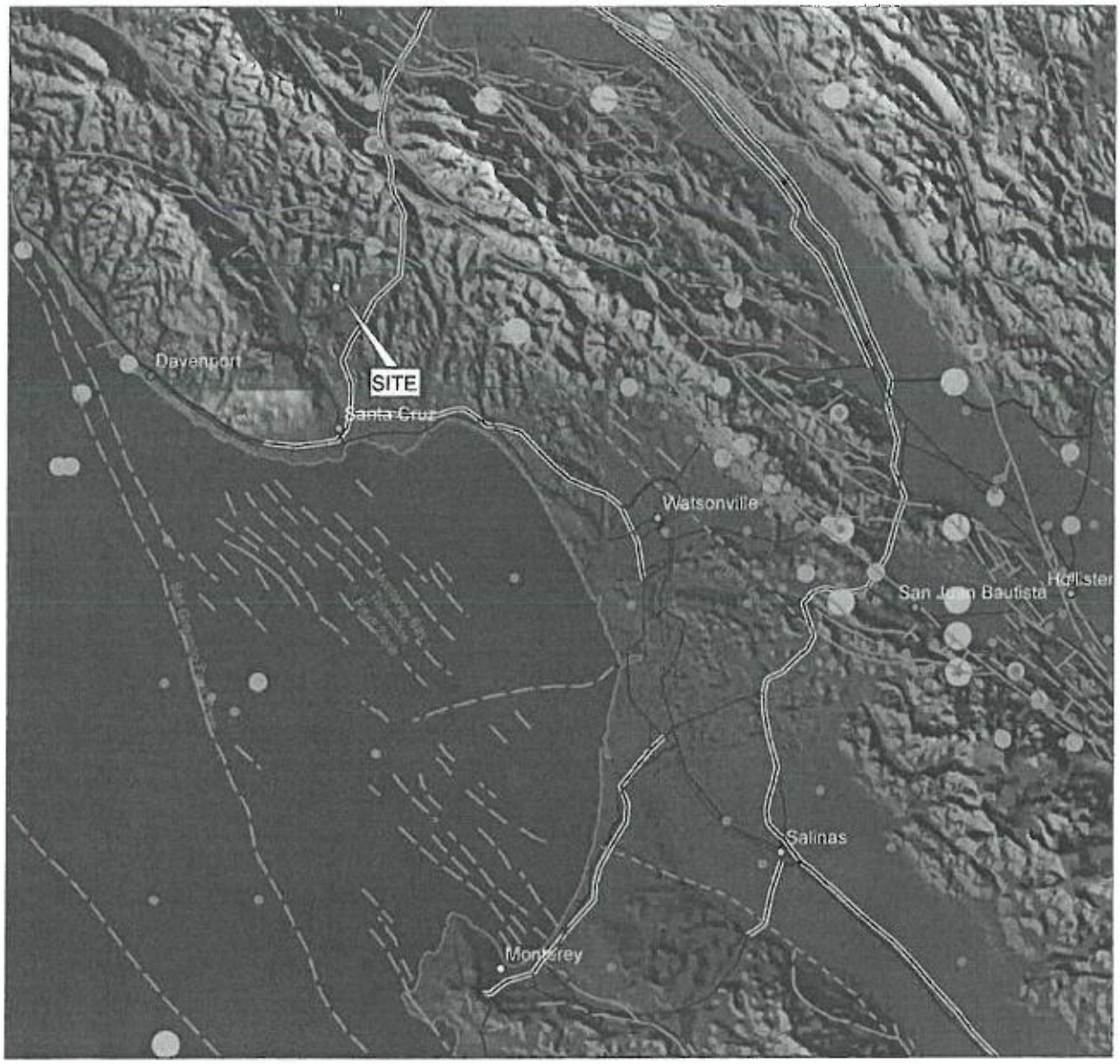
SCALE 1:500,000
10 Miles 0

ZINN GEOLOGY

Regional Geologic Map
Select Buildings Geological Feasibility Study
Mission Springs Camp & Conference Center
Scotts Valley, California

FIGURE # 2
JOB # 2015003-G-SC

EXHIBIT O



Seismicity Information: Magnitude 4 and greater earthquakes, compiled from various sources, 1769 to 2000; available at www.consrv.cagov/CGS/rghm/quakes/cgs2000_fnl.txt
Fault Information: Jennings, C.W., 1977, Geologic map of California: California Department of Conservation, Division of Mines and Geology, scale 1:750,000

EXPLANATION

Symbols	Earthquake Magnitude
fault, certain	4.0 to 4.99
fault,approx. located	5.0 to 5.99
fault, concealed or inferred	6.0 to 6.99
	7.0 +

N W E S

SCALE 1:500,000

10 5 0 10

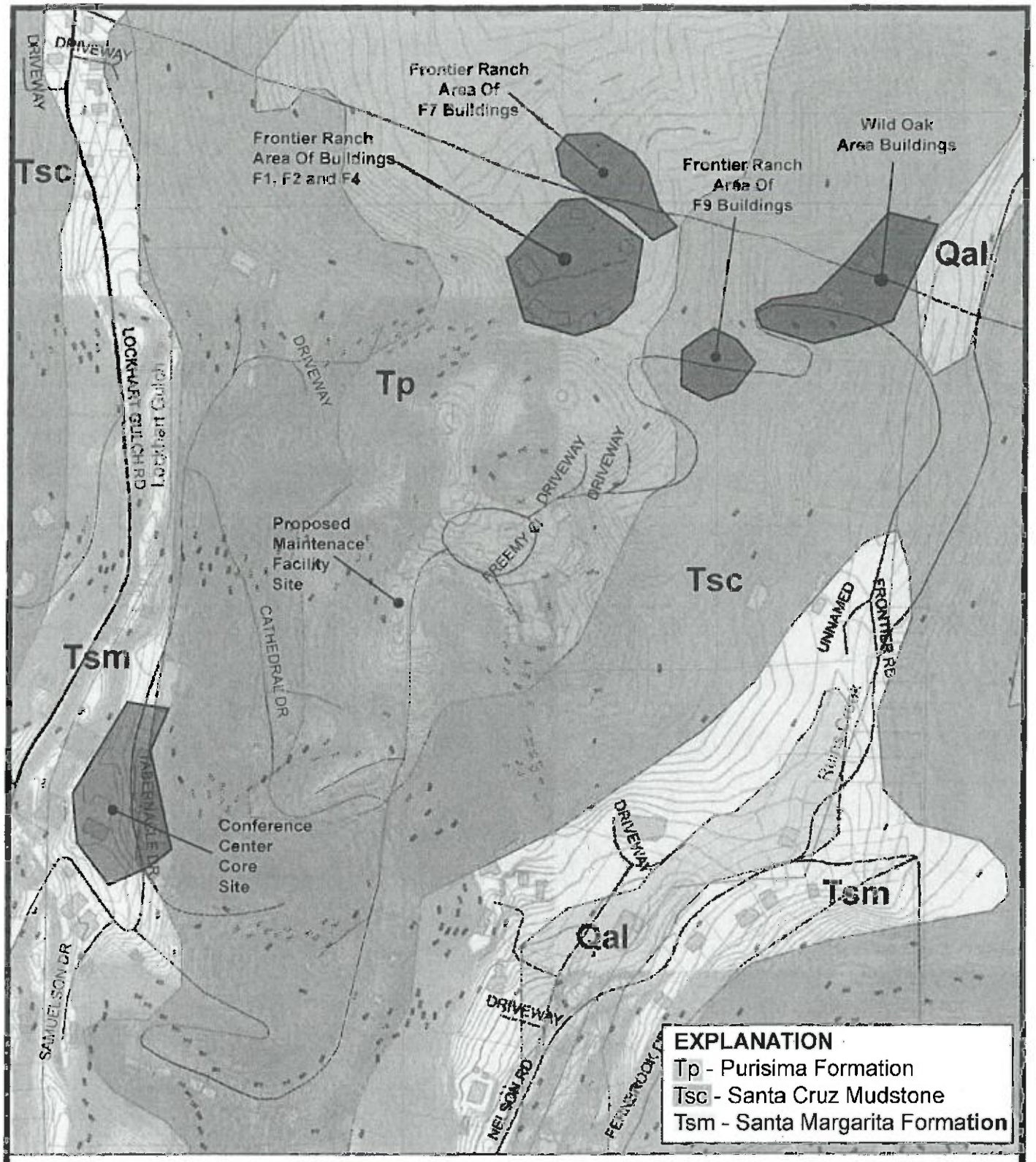
Miles

ZINN GEOLOGY

Regional Seismicity Map
Select Buildings Geological Feasibility Study
Mission Springs Camp & Conference Center
Scotts Valley, California

FIGURE # 3
JOB # 2015003-G-SC

EXHIBIT O

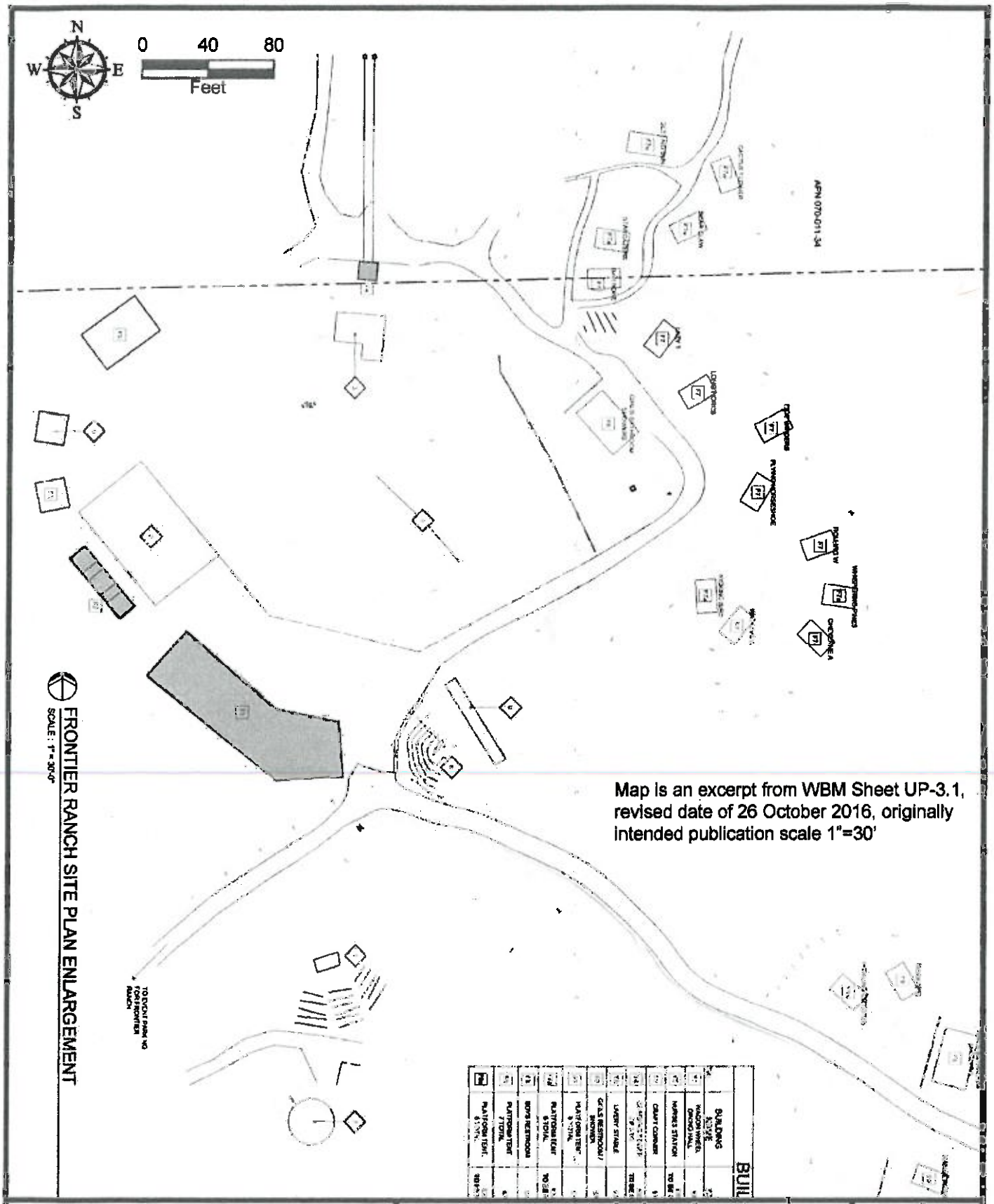


ZINN GEOLOGY

Local Geologic Index Map
Select Buildings Geological Feasibility Study
Mission Springs Camp & Conference Center
Scotts Valley, California

FIGURE # 4
JOB # 2015003-G-SC

EXHIBIT O



ZINN GEOLOGY

Excerpt From WBM Sheet UP-3.1
Buildings F1, F2 & F4
Mission Springs Camp & Conference Center
Scotts Valley, California

FIGURE #
5
JOB #
2015003-G-SC

EXHIBIT O

BUILDING SUMMARY

	BUILDING NAME	STATUS	EXISTING USE	PROPOSED USE	OVERNIGHT GUESTS JUNE - AUG
[1]	WAGON WHEEL DINING HALL	EXISTING	DINING	DINING (NO CHANGE)	
[2]	NURSES STATION	EXISTING - TO BE RECOGNIZED	MEDICAL	MEDICAL (NO CHANGE)	
[3]	CRAFT CORNER	EXISTING	CAMP ACTIVITY	CAMP ACTIVITY (NO CHANGE)	
[4]	CLIMBING TOWER ZIP LINE	EXISTING - TO BE RECOGNIZED	CAMP ACTIVITY	CAMP ACTIVITY (NO CHANGE)	
[5]	LIVERY STABLE	EXISTING	CAMP ACTIVITY	CAMP ACTIVITY (NO CHANGE)	
[6]	GIRLS RESTROOM / SHOWER	EXISTING	HYGIENE	HYGIENE (NO CHANGE)	
[7]	PLATFORM TENT 9 TOTAL	EXISTING	SEASONAL CAMP LODGING	SEASONAL CAMP LODGING	10 EA. 80 TOTAL
[7]	PLATFORM TENT 8 TOTAL	EXISTING - TO BE RECOGNIZED	SEASONAL CAMP LODGING	SEASONAL CAMP LODGING	10 EA 80 TOTAL
[7]	BOYS RESTROOM	EXISTING	HYGIENE	HYGIENE (NO CHANGE)	
[8]	PLATFORM TENT 7 TOTAL	EXISTING	SEASONAL CAMP LODGING	SEASONAL CAMP LODGING	10 EA. 70 TOTAL
[8]	PLATFORM TENT 6 TOTAL	EXISTING - TO BE RECOGNIZED	SEASONAL CAMP LODGING	SEASONAL CAMP LODGING	10 EA. 60 TOTAL
		TOTAL			270

WMB ARCHITECTS
5757 Pacific Avenue
Suite 226
Stockton, CA 95207
2630 L Street
Suite 125
Sacramento, CA 95811
209.944.9110 T
209.944.5711 F
www.wmbarchitects.com

MISSION SPRINGS CAMPS AND CONFERENCE CENTER
1600 Lockhart Gulch Road
Scotts Valley, CA 95066

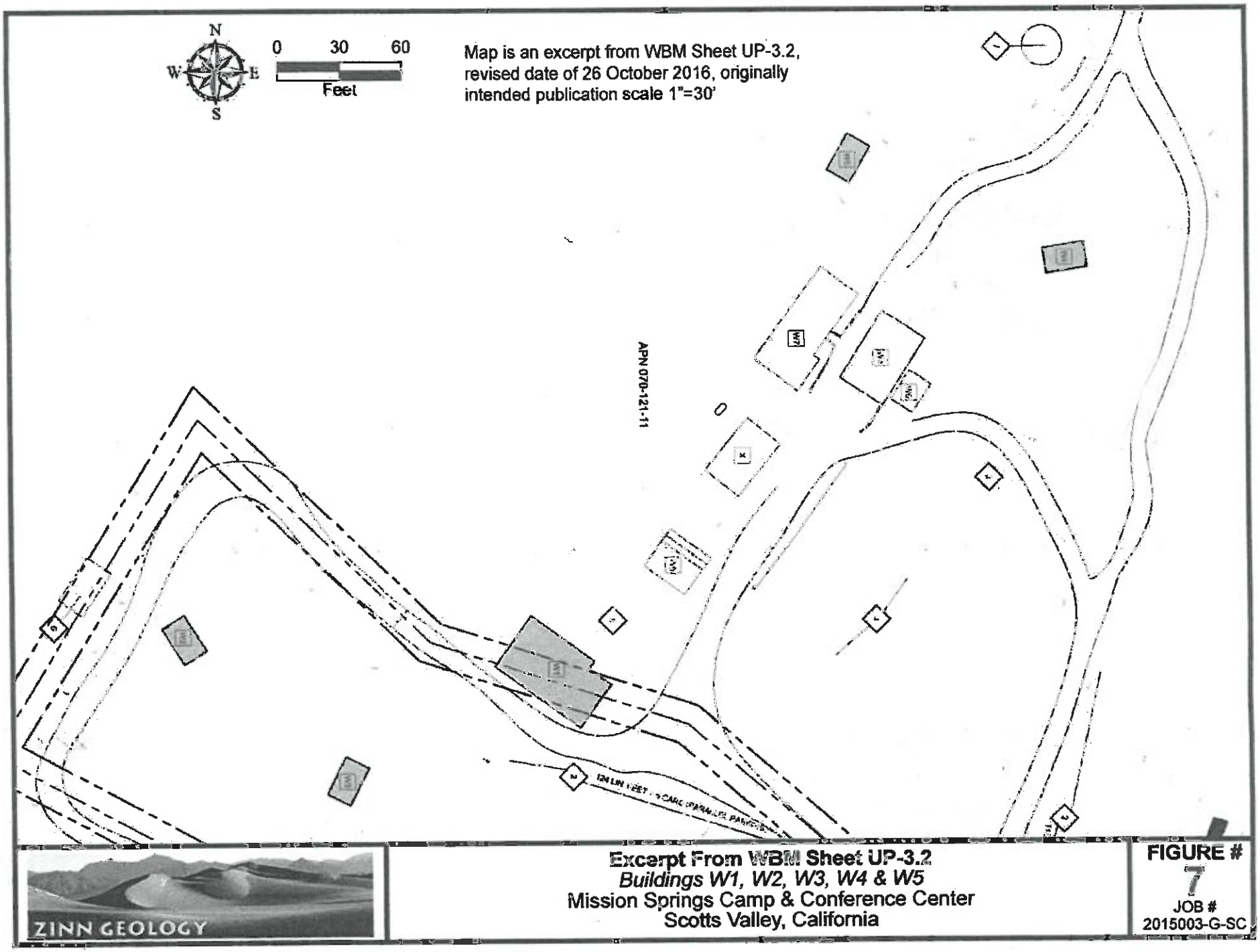
FRONTIER RANCH
SITE PLAN ENLARGEMENT

ZINN GEOLOGY

Excerpt From WBM Sheet UP-3.1
F9 Buildings
Mission Springs Camp & Conference Center
Scotts Valley, California

FIGURE # 6
JOB # 2015003-G-SC

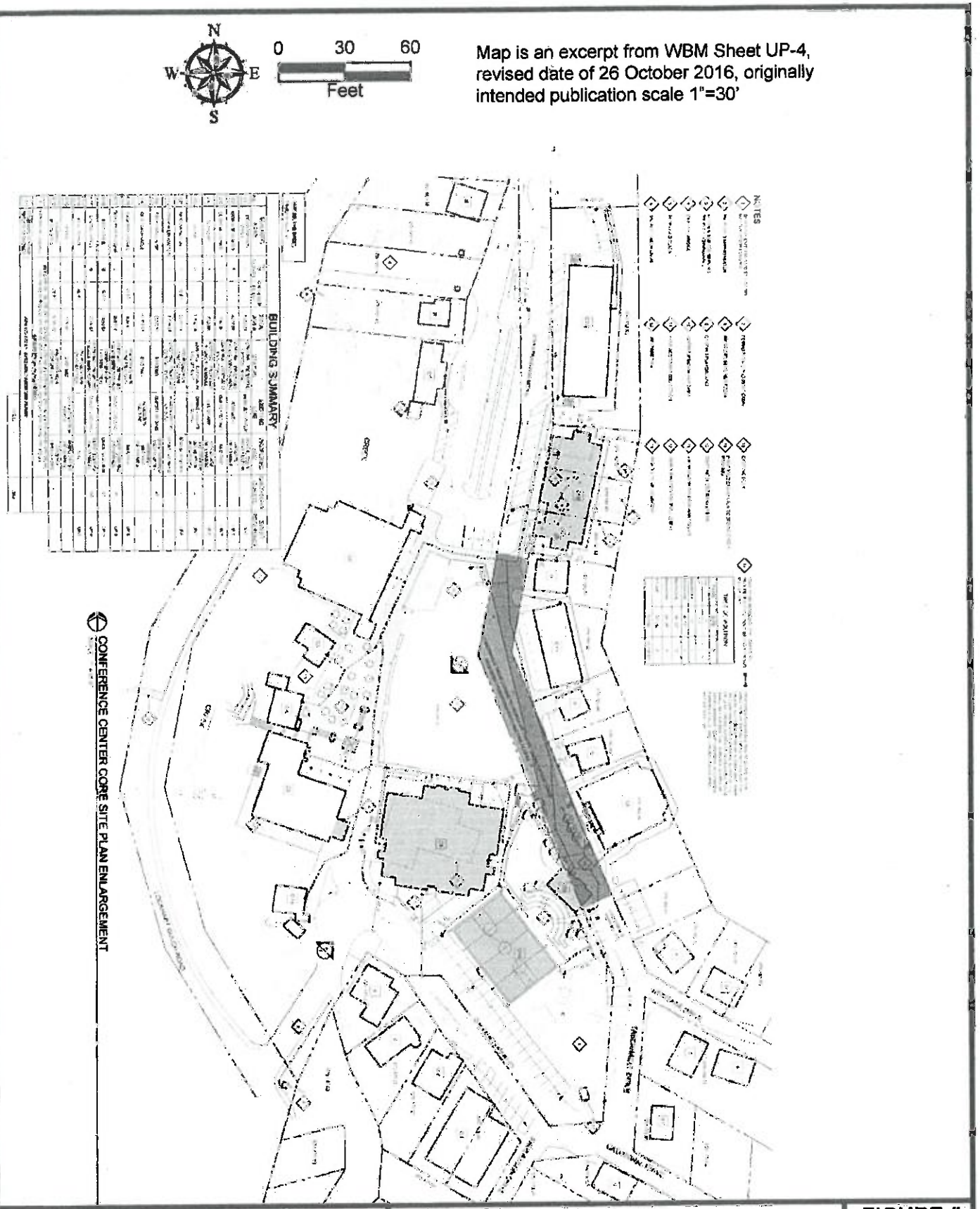
EXHIBIT O



Excerpt From WBM Sheet UP-3.2
Buildings W1, W2, W3, W4 & W5
Mission Springs Camp & Conference Center
Scotts Valley, California

FIGURE #
7
JOB #
2015003-G-SC

EXHIBIT O

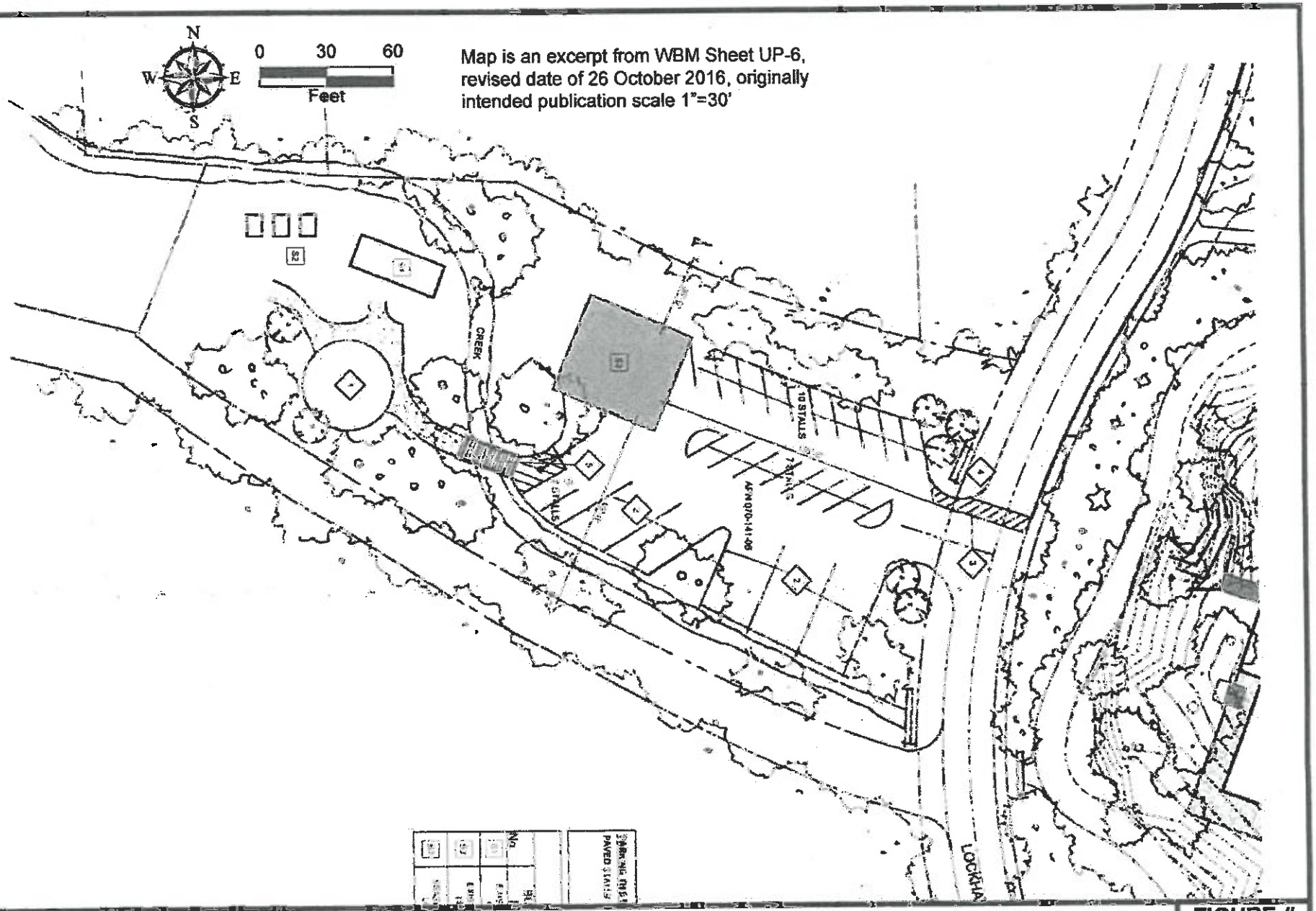


ZINN GEOLOGY

Excerpt From WBM Sheet UP-4
Buildings C6, C10 & C12
Mission Springs Camp & Conference Center
Scotts Valley, California

FIGURE #
8
JOB #
2015003-G-SC

EXHIBIT O



ZINN GEOLOGY

Excerpt From WBM Sheet UP-6
Building S3
Mission Springs Camp & Conference Center
Scotts Valley, California

FIGURE #
9
JOB #
2015003-G-SC

EXHIBIT O

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
KATHLEEN MOLLOY, PLANNING DIRECTOR

John Swift
500 Chestnut Street
Santa Cruz, CA 95060

September 12, 2019

Subject: Mission Springs Master Plan Biotic Report Review and Conditioned Biotic Approval
APNs: 070-151-21, 070-011-35, 070-011-16
Application #s: REV191061; 151255

Attachment 1. Biotic Report

Dear Mr. Swift,

The Planning Department received and reviewed a Biotic Report dated July 22, 2019, prepared for the Mission Springs Camps and Conference Center Master Plan by *Biotic Resources Group*. A copy of the Biotic Report is included in Attachment 1. The Biotic Report was prepared because of the potential for sensitive habitats and protected species on this parcel where preparation of a Master Plan and associated future development activities are proposed. The report was prepared with the intent of documenting the baseline condition within the proposed Master Plan improvements areas, identifying the location of sensitive habitats, analyzing at a programmatic level potential impacts to biological resources that may result from future development, and recommending avoidance and minimization measures to reduce those impacts.

The Mission Springs Christian Camps and Conference Center (Mission Springs) proposes to amend the Master Plan for their facility located near Scotts Valley. The amendment includes adding two new parcels (APN 070-011-35 and 070-011-16) to the existing Master Plan Area, upgrades to several existing facilities, and construction of new facilities within designated planning areas on the property where existing recreation activities are being conducted. These five designated planning areas are within the overall master plan map area and are identified by the following names: Conference Center Core Area, Spring Creek, Frontier Ranch, Wild Oak, and Mission Woods. The biological study area includes these five planning areas and the entirety of APN 070-011-35 and APN 070-011-16. Figures 2 through 10 of the biotic report show the entire master plan map area, and the location and general habitat conditions of each individual planning area and the two added parcels.

Proposed development would occur in the Conference Center Core Area, the Mission Woods Area, and the Spring Creek Area and include various development activities such as construction of new structures, demolition and replacement of existing structures, removal of trees, and installation of new recreational facilities. No new development is proposed outside of these designated planning areas. All activities analyzed as part of this biotic review are included in the table that begins on Page 1 of the Biotic Report labeled '*Summary of Proposed Improvements and Recommendations*', are represented in Figures 3-8 of the Biotic Report, and depicted in detail in the project plans prepared by WMB Architects (Use Permit 151255 Plans, revision date 1-5-16).

EXHIBIT P

The study area includes two perennial waterways and one intermittent tributary. Ruins Creek which is located near Nelson Road runs through the eastern part of the Wild Oak planning area. Lockhart Gulch Creek which parallels Lockhart Gulch Road runs through the western portion of the Conference Center Core Area and the Mission Woods Area. Spring Creek, an intermittent tributary to Lockhart Gulch Creek, is located west of Lockhart Gulch Road and runs through the center of the Spring Creek planning area. There are no other water features in the study area.

Much of the study area supports mixed evergreen forest and coast redwood forest fragmented by existing development. The study area also supports riparian woodland along Lockhart Gulch Creek, Spring Creek, and Ruins Creek. Oak woodland occurs along the northern edge of the Frontier Ranch planning area and on APNs 070-011-16 and 35. Other habitat types documented include grassland, annual grassland, chamise chaparral, orchard, and bare or landscaped areas. Some native grasses were identified within the grasslands on APN 070-011-16 and 35. Further investigation into the density of these native grasses would be necessary to determine if this grassland could be classified as native needlegrass grassland. Riparian woodlands, oak woodlands, and native needlegrass grasslands are considered sensitive habitats under the County's Sensitive Habitat Protection Ordinance.

The perennial and intermittent creeks in the study area may be regulated under the Clean Water Act Section 404 by the U. S. Army Corps of Engineers (USACE), and Section 401 by the Regional Water Quality Control Board (RWQCB). The associated banks of the drainages may be subject to regulation under the Porter-Cologne Water Quality Act as "Waters of the State", and under California Fish and Game Code Section 1602. Riparian corridors (as defined by Santa Cruz County Code Section 16.30.030) are granted special protections under the County's Sensitive Habitat Protection and Riparian Corridor and Wetlands Protection ordinances. Development activities are prohibited within lands extending 30 feet from an intermittent stream, and 50 feet from a perennial stream, or within a riparian woodland, unless a riparian exception is granted. Any proposed development activity within areas identified as Riparian Corridor in the Biotic Report would require a Riparian Exception from County Environmental Planning.

Lockhart Gulch and Ruins Creek within the project site provide potential habitat for Federal threatened Central California Coast steelhead (*Oncorhynchus mykiss*), and Federal/State endangered Central California Coast coho salmon (*O. kisutch*), and provide essential fish habitat for coho salmon. Lockhart Gulch and Ruins Creek are tributary to Bean Creek which is Designated Critical Habitat for Federal listed salmonids. The project site also provides potential habitat for Federal Threatened California red-legged frog (*Rana draytonii*), and the following state species of special concern: California Giant Salamander (*Dicamptodon ensatus*), Western pond turtle (*Emys marmorata*), San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), Santa Cruz black salamander (*Aneides niger*), and Foothill yellow-legged frog (*Rana boylii;* FYLF); as well as nesting birds. Birds of prey and migratory birds are protected under the California Fish and Game Code, and the Federal Migratory Bird Treaty Act (MBTA). Under the MBTA, it is "unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill" a migratory bird unless and except as permitted by regulations.

Development activities associated with the Mission Springs Conference Center are not currently proposed within the Riparian Corridors of Ruins Creek, Lockhart Gulch Creek, or Spring Creek. Preliminary plans indicate a minimum of 29 native trees (coast live oak, coast redwood, and Douglas fir) will be removed within the Conference Center Core and Mission Woods study areas. There may be additional tree removal when detailed plans are developed for this area and other improvement sites. Tree removal is not currently proposed in oak woodland habitat or other sensitive habitats. No actions are currently proposed on the two parcels where potential native needlegrass grassland may occur.

EXHIBIT P

There are sensitive habitat constraints on the project site associated with protected wildlife species, riparian and streambed habitat, oak woodland habitat, and habitat for nesting birds that must be considered prior to and during project implementation. The Conditions of Approval below shall be incorporated into any development permits issued for parcels 070-151-21, 070-011-35, 070-011-16.

Adherence to these conditions will insure that impacts to sensitive habitats and protected wildlife species will be less than significant. If future development activities are proposed within sensitive habitats, more detailed discretionary analysis may be necessary to determine if impacts are less than significant.

Conditions of Approval

In order to conduct development activities in the Mission Springs Master Plan Area the following conditions shall be adhered to:

1) The location of all sensitive habitats including the Riparian Corridors of Ruins Creek, Lockhart Gulch Creek, and Spring Creek shall be included in the final plans submitted for development.

2) To minimize impacts to riparian woodland and other sensitive habitats the project shall:

A. Prior to construction, a qualified Biologist will identify the limits of construction to avoid impacts to sensitive habitats. High visibility construction fencing or flagging shall be installed around the limits of work to prevent inadvertent grading or other disturbance within sensitive habitats. No work-related activity including equipment staging, vehicular access, grading, and/or vegetation removal shall be allowed outside of the limits of work.

B. Prior to construction, an arborist shall evaluate tree removal and identify measures to protect trees that are adjacent to construction. Removal of native trees should be avoided to the maximum extent practicable. Trees to be retained that are adjacent to construction shall be protected at, or outside of, the dripline during construction with high visibility fencing and/or other methods recommended by the arborist.

C. Erosion control measures must be in place, and best management practices adhered to, at all times during construction.

D. All native trees removed that are 4" DBH or greater shall be replaced in-kind at a 3:1 ratio on site. disturbed areas at the project site shall be restored through onsite re-vegetation with native shrubs and trees. Local plant stock shall be used whenever possible. The plant pallet should include native species common to the surrounding woodlands. Restoration activities shall be field-checked and approved by Environmental Planning staff prior to final inspection of the project site.

3) If future work is proposed within the Riparian Corridors of Ruins Creek, Lockhart Gulch Creek, or Spring Creek, the following conditions shall be adhered:

A. Prior to initiation of project construction, the project proponent must obtain all necessary approvals and permits from the appropriate regulatory agencies including County of Santa Cruz Planning, the United States Army Corps of Engineers (USACE), the Regional Water Quality Control Board (RWQCB), National Marine Fisheries Service (NMFS), California Department of Fish and Wildlife (CDFW), and the United States Fish and Wildlife Service (USFWS). The project proponent is responsible for complying with all measures and conditions included in those permit approvals.

B. To protect special-status amphibian species, including California red-legged frog (*Rana draytonii*), California Giant Salamander (*Dicamptodon ensatus*), Santa Cruz black salamander (*Aneides*

EXHIBIT P

niger), and Foothill yellow-legged frog (*Rana boylii;* FYLF); measures shall be developed through consultation with USFWS and/or CDFW and included as Conditions of Approval in the County Riparian Exception.

C. Every individual working on the Project must attend a biological awareness training session delivered by a qualified biologist. This training program shall include information regarding sensitive habitats and special-status species with potential to occur, and the importance of avoiding impacts to these species and their habitat. The training shall include species identification characteristics, best management practices to be implemented, project-specific avoidance measures that must be followed, and the steps necessary if any special status species is encountered at any time.

4) If future development is proposed on APN 070-011-16 or APN 070-011-35, additional botanical surveys shall occur to determine if these parcels contain native needlegrass grassland. A memo documenting these botanical surveys must be submitted to County Environmental Planning for review and approval. If native needlegrass grassland is present, the Project Applicant shall work with County Environmental Planning Staff and the Project Biologist to identify the limits of construction to avoid impacts to this habitat. If native needlegrass grassland cannot be avoided, the project proponent must submit a proposal for compensatory mitigation to County Environmental Planning. Approval must be granted prior to project approval.

5) The project shall comply with the following Recommendations included in Section 7.1 of the Attached July 22, 2019 Biotic Report.

Bio-1. Nesting Birds. Nesting migratory birds, including raptors, are protected under the Migratory Bird Treaty Act. Schedule tree removal or trimming to occur between August 1 and March 1 of any given year. If that is not practical, then a qualified biologist shall conduct surveys for nesting birds no more than 14 days prior to tree removal or trimming. If nesting birds are observed in the trees scheduled for removal or trimming, then the removal or trimming shall be postponed until the biologist determines that all chicks have fledged the nest.

Bio-2. Dusky-footed Woodrat. The dusky-footed woodrat is a California Species of Special Concern. Although no woodrat dens/nests were detected at the improvement sites during the baseline study; a nest/den could develop on site prior to construction. If a woodrat den/nest is found within the construction area, modify site design to avoid the feature. If avoidance is not feasible, confer with CDFW to relocate nest/den prior to construction.

Bio-3. Riparian Woodland. The riparian corridor along Ruin Creek, Spring Creek, and Lockhart Gulch Creek is a sensitive habitat under County Code and building setbacks are mandated for perennial and intermittent streams. If improvements of structures or new structures are proposed within the riparian corridor, removal of native riparian woodland vegetation should be avoided or minimized. If impacts are incurred, compensatory mitigation should be implemented, such as restoration or enhancement of adjacent riparian woodland. Actions could include removal of invasive, non-native plant species (i.e., ivy) (see Bio-5) and/or planting of native trees and shrubs to increase native plant cover and diversity.

Bio-4. Native Trees. Preliminary plans indicate a minimum of 29 trees (coast live oak, coast redwood, and Douglas fir) will be removed within the Conference Center Core and Mission Woods study areas; there may be additional tree removal when detailed plans are developed for this area and other improvement sites. An arborist should evaluate tree removal and identify measures to protect trees that are adjacent to construction yet are to be retained. Measures to protect trees to be retained should be implemented prior to and during construction. Measures may include protective fencing, limbing techniques, root pruning techniques, or other actions as directed by the arborist.

EXHIBIT P

Bio-5. Degraded Sensitive Habitat. Degraded sensitive habitat areas should be enhanced through the removal/control of invasive, invasive plants. The occurrences documented during the baseline study are depicted on Figure 19. These occurrences are considered a significant threat to the sensitive resource and should be removed/controlled. Priorities for action are:

1. In oak woodland:
    a. Hand pull French broom prior to plants setting seed; for shrubs too large to hand pull cut stems of plants flush with ground (March through May).
    b. Monitor French broom seedlings/re-growth in winter/spring; hand pull seedlings or re-cut larger shrubs (January – April). Will require repeated sessions to eradicate.
2. In riparian woodland:
    a. Hand pull French broom prior to plants setting seed; for shrubs too large to hand pull cut stems of plants flush to the ground (March through May).
    b. Monitor French broom seedlings/re-growth in winter/spring; hand pull seedlings or re-cut larger shrubs (January – April). Will require repeated sessions to eradicate.
    c. Cut and remove acacia (January – December). Hand pull seedlings; may require repeated sessions to eradicate.
    d. Remove English ivy from trunks of trees. Cut stems and leave minimum of 12-inch gap in stem growth; pull ivy away from trunk of tree. Allow ivy in tree top to die. (January – December). Monitor stem re-growth on trunk and repeat as needed.
    e. Remove English ivy from ground surface. Hand-pull and use hand tool to remove roots (May to July). Will require repeated sessions to eradicate.
    f. Remove periwinkle from ground surface. Hand-pull and use hand tool to remove roots (March to July). Will require repeated sessions to eradicate.

Bio-6. Native Grassland. The grassland documented on APN 070-011-16 and 35 may support dense stands of native grasses and these areas could meet the definition of a native grassland. Native grasslands are a sensitive habitat under County Code. If improvements of structures or new activities are proposed within areas mapped as grassland on these two parcels, additional surveys are recommended to validate the location and species composition of these grasslands. If a spring season survey document the areas meeting the definition of native grassland under County Code, the impacts to this resource should be avoided or minimized. If impacts are incurred, compensatory mitigation should be implemented, such as restoration. If the areas are deemed to be annual grassland, no additional actions are recommended.

A copy of this biotic approval, including attachments, should be submitted with any future permit applications.

If you have any questions regarding this letter, please feel free to contact me by email or telephone at Juliette.Robinson@santacruzcounty.us or 831-454-3156.

Sincerely,

Juliette Robinson
Resource Planner IV, Biologist

CC: Lezanne Jeffs, Project Planner
Kathy Lyons, Biotic Resources Group

EXHIBIT P

TREANORHL

December 20, 2018

Mission Springs Camps and Conference Center
Scotts Valley, California

HISTORIC RESOURCES EVALUATION
ADDENDUM – IMPACTS AND MITIGATIONS

INTRODUCTION

In the fall of 2016, a historic resource evaluation was completed for fourteen buildings at Mission Springs. These buildings included those that were proposed to be altered or demolished and were constructed over fifty years ago. The evaluation concluded that none of the individual structures were eligible for listing in federal, state or local registers. However, a potential historic district was identified that encompassed an area larger than the immediate Mission Springs Camps and Conference Center (see Significance Summary below). The evaluation was presented in a report: *Historic Resource Evaluation, Mission Springs Camps and Conference Center, Scotts Valley, California*, and dated September 6, 2016 (2016 Report).

The 2016 Report only evaluated the historic significance of Mission Springs and did not analyze the proposed project for potential impacts to historic resources. The County of Santa Cruz subsequently requested that such an analysis be undertaken. This report provides a summary of the 2016 Report, a description of the proposed project, an analysis of the proposed project's potential impacts on historic resources and recommends mitigation measures if necessary.

METHODOLOGY

The 2016 Report surveyed and researched the Mission Springs Camps and Conference Center and the buildings that comprised the central campus. In the proposed project, the surveyed buildings are located in plan areas identified as the Conference Center Core, Mission Woods and Spring Creek.[1] In addition, research showed that individually-constructed, single-family cabins were located nearby the conference center.

For this report, as only two years have passed since the original field work, TreanorHL did not deem it necessary to re-survey the buildings and the project team has assured that no changes to the buildings have taken place over this time period. TreanorHL reviewed the proposed project and received clarifications to certain questions about the designs from the project team. Based on these assurances and TreanorHL's familiarity with the conference center, we proceeded to analyze potential impacts of the project on historic resources.

[1] WMB Architects, Mission Springs Camps & Conference Center Use Permit Amendment, 09-01-2015.

EXHIBIT Q

SIGNIFICANCE SUMMARY

For the 2016 report, the evaluation of historic significance was based on the eligibility criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) and the County of Santa Cruz's criteria for placing properties in the county's inventory of historic resources, which identifies significant historical resources in the unincorporated portion of the county. The evaluation was presented in the 2016 Report.

"None of the properties are currently listed in the NRHP, the CRHR or the County of Santa Cruz Historic Resource Inventory, and it does not appear that the properties have been previously evaluated. After conducting a thorough evaluation of the properties, it appears that none of the subject buildings are individually eligible for listing in the national, state or local inventories due to a lack of individual significance. Further, while a potential Mission Springs Historic District, focusing primarily on the surrounding seasonal cabins, might be eligible for listing; it does not appear that any of the subject buildings would contribute to a potential district because the subject properties were either constructed outside of the proposed period of significance or lack historic integrity. Therefore, the subject buildings do not appear to be historical resources for the purposes of CEQA."[2]

The conclusion of the 2016 report further stated the following:

"The subject buildings that have been evaluated do not appear to be individually historically significant under any of the established criteria and would not be individually eligible for listing in the national, state or local registers. It appears that there may be a potential historic district at Mission Springs encompassing the structures built on the original forty-five acres (see Figure 33 below) within the initial period of development 1926-c.1950. The focus of the potential district would be primarily on the seasonal residential cabins and potentially some of the Mission Springs Camps and Conference Center buildings if they also were constructed within the period of significance, are located on the original forty-five acres, and maintain historic integrity.

"Additional research and analysis would be required to more definitely establish a potential historic district and identify potential contributing resources. The additional work, which would include a parcel survey of the entire forty-five acres, is outside of both the scope of this evaluation and the scope of the required cultural review for the permit application necessitating this report. Regardless, the focused research and analysis completed for this project indicates that none of the subject buildings would contribute to a potential historic district due to having been constructed after the proposed period of significance or having a lack of integrity stemming from extensive alterations. Therefore, the subject buildings identified in this report (Creekside Lounge, 306 Tabernacle Drive, 316 Tabernacle Drive, Fireside Hall, the Maintenance Office, the pool house, Redwood Chapel, Fir and Pine cabins, Hemlock and Oak cabins, and the RV Park cabins) do not appear to be historical resources as defined by the California Environmental Quality Act (CEQA) Section 21084.1…"[3]

---

[2] Kimberly Butt, *Historic Resource Evaluation, Mission Springs Camps and Conference Center*, (Richmond, California, Interactive Resources, Inc., 2006), 4.
[3] Ibid., 25.

PROPOSED PROJECT

The proposed project includes interior remodeling, exterior additions to existing buildings, new construction, and demolition of existing buildings. The Building Summary Table summarizes these proposed changes to the camps and conference center. The Table has two sections. The left hand section of the table lists buildings in the Building Summary tables on drawing sheets UP-4, UP-5 and UP-6. This table section has four columns.

Drawing ID:	Buildings are numbered C-1 to C-16, M-1 to M-4 and S-1 to S-3.
Building Name:	Building name from the tables.
Proposed Work:	Lists no change, façade improvement, interior remodel, new addition, new construction.
HRE Survey Status:	The evaluation of buildings in the 2016 report identified buildings that did not contribute to a potential historic district (Non-Contributing) or had lost their integrity (Building Lost Integrity). NA is used for new construction as no evaluation is possible for buildings not yet constructed. Not Evaluated is used for buildings that were not evaluated in the 2016 report.

The right hand section lists buildings listed in the Notes on drawing sheets UP-4 and UP-5. This section also has four columns.

Drawing Note:	These are the numbers in the Notes. These buildings are on the same site as the buildings in the right hand section and are slated for demolition. One building, Maintenance Office, has no number, but is located on the site of the proposed Fireside Lounge and Amphitheater.
Building Name:	Building name used in the HRE.
Proposed Work:	In all cases, the proposed work is the demolition of existing buildings that are on the site of proposed new construction.
HRE Survey Status:	The evaluation of buildings in the 2016 report identified buildings that did not contribute to a potential historic district (Non-Contributing) or had lost their integrity (Cabins Lost Integrity).

Individual descriptions of proposed new construction are presented in the Impacts and Mitigations section.

REGULATORY FRAMEWORK

The regulatory background provided below offers an overview of federal, state and local criteria used to assess historic significance.

National Register of Historic Places

National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, describes the Criteria for Evaluation as being composed of two factors. First, the property must be "associated with an important historic context."[4] The NRHP identifies four possible context types, of which at least one must be applicable at the national, state, or local level. As listed under Section 8, "Statement of Significance," of the National Register of Historic Places Registration Form, these are:

> A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
>
> B. Property is associated with the lives of persons significant in our past.
>
> C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
>
> D. Property has yielded, or is likely to yield, information important to prehistory or history.[5]

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."[6] While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."[7] To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity. These are:

> Location is the place where the historic property was constructed or the place where the historic event occurred...
>
> Design is the combination of elements that create the form, plan, space, structure, and style of a property...
>
> Setting is the physical environment of a historic property...
>
> Materials is the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property...

---

[4] *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, no. 15 (Washington, D.C.: United States Department of the Interior, 1997), 3.
[5] *How to Complete the National Register Registration Form*, National Register Bulletin, no. 16A (Washington, D.C.: United States Department of the Interior, 1997), 75.
[6] *How to Apply the National Register Criteria for Evaluation*, 3.
[7] Ibid., 44.

> Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory...
>
> Feeling is a property's expression of the aesthetic or historic sense of a particular period of time...
>
> Association is the direct link between an important historic event or person and a historic property.[8]

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.[9]

Criteria Consideration A

Certain types of properties are not usually considered eligible for listing in the National Register. One of these types is religious properties. Religious properties can only be found eligible for listing in the NRHP if they meet specific criteria consideration as published in the CFR Title 36, Part 60. A religious property must derive its primary significance from architectural or artistic distinction or historical importance. This requirement is based on the avoidance of any appearance of judgment by the government about the validity of any religion or belief. The subject buildings at Mission Springs would be required to meet Criteria Consideration A because the building were constructed by a religious institution and are presently owned by a religious institution. A religious property can be found eligible for any of the three following reasons:

- It is significant under a theme in the history of religion having secular scholarly recognition; or
- It is significant under another historical theme, such as exploration, settlement, social philanthropy, or education; or
- It is significantly association with traditional cultural values.[10]

California Register of Historical Resources

California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: a Comparison*, outlines the differences between the federal and state processes. The context types to be used when establishing the significance of a property for listing on the California Register of Historical Resources (CRHR) are very similar, with emphasis on local and state significance. They are:

> 1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
>
> 2. It is associated with the lives of persons important to local, California, or national history; or

[8] Ibid., 44-45.
[9] Ibid., 45.
[10] *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, no. 15. Washington, D.C.: United States Department of the Interior, 1997, 26.

3. It embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master, or possesses high artistic values; or

4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.[11]

Integrity must also be determined for a property to be listed on the state register. The CRHR maintains a similar definition of integrity, while provided for a slightly lower threshold than the National Register.

In addition to separate evaluations for eligibility to the CRHR, the state will automatically list resources if they are listed or determined eligible for the NRHP through a complete evaluation process.[12]

Unlike the NRHP, the CRHR does not maintain a Criteria Consideration for religious properties. The only Criteria Considerations under the California Register are for moved resources, resource less than fifty years old and reconstructed building.[13]

County of Santa Cruz

Santa Cruz County Code, Chapter 16.42, Section 050 establishes ratings of significance and criteria for listing properties and districts in the Santa Cruz County historic resources inventory. "Structures, objects, sites and districts shall be designated as historic resources if, and only if, they meet one or more of the following criteria and have retained their architectural integrity and historic value:

1) The resource is associated with a person of local, State or national historical significance.

2) The resource is associated with an historic event or thematic activity of local, State or national importance.

3) The resource is representative of a distinct architectural style and/or construction method of a particular historic period or way of life, or the resource represents the work of a master builder or architect or possesses high artistic values.

4) The resource has yielded, or may likely yield, information important to history.

Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource is eligible for listing on the NRHP, meets the criteria for listing on the CRHR (Pub. Res. Code §5024.1, Title 14 CCR, Section 4852), or is eligible for designation as a local landmark.

---

[11] *California Register and National Register: A Comparison*, California Office of Historic Preservation Technical Assistance Series, no. 6 (Sacramento, CA: California Department of Parks and Recreation, 2006), 1.

[12] All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. (*California Register of Historical Resources: The Listing Process*, California Office of Historic Preservation Technical Assistance Series, no. 5 [Sacramento, CA: California Department of Parks and Recreation, n.d.], 1.)

[13] California Register and National Register: A Comparison, California Office of Historic Preservation Technical Assistance Series, no. 6 (Sacramento, CA: California Department of Parks and Recreation, 2006), 3.

California Environmental Quality Act

When a proposed project may adversely affect a historical resource, the California Environmental Quality Act (CEQA) requires a city or county to carefully consider the possible impacts before proceeding (Public Resources Code Sections 21084 and 21084.1). CEQA equates a substantial adverse change in the significance of a historical resource with a significant effect on the environment (Section 21084.1). The Act explicitly prohibits the use of a categorical exemption within the CEQA Guidelines for projects which may cause such a change (Section 21084).

A "substantial adverse change" is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." Further, that the "significance of an historic resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources;" or "demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources..." or demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA."

CEQA effectively requires preparation of a mitigated Negative Declaration or an EIR whenever a project may adversely impact historic resources. Current CEQA law provides that an EIR must be prepared whenever it can be fairly argued, on the basis of substantial evidence in the administrative record, that a project may have a significant effect on a historic resource (Guidelines Section 15064).

For the purposes of CEQA (Guidelines Section 15064.5), the term "historical resources" shall include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et.seq.).

2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the CRHR (Public

EXHIBIT Q

Resources Code Section 5024.1, Title 14 CCR, Section 4800.3) as follows:

A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

B. Is associated with the lives of persons important in our past;

C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

D. Has yielded, or may be likely to yield, information important in prehistory or history.

IMPACTS AND MITIGATIONS

Significance Thresholds

The significance thresholds in this analysis are consistent with the environmental checklist in CEQA Guidelines Appendix G. The project would have a significant effect on a historic architectural resource if it would cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines section 15064.5(b).

A "substantial adverse change" is defined by CEQA Guidelines section 15064.5 as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired." The significance of a historical resource is "materially impaired," according to CEQA Guidelines section 15064.5(b)(2), when a project "demolishes or materially alters in an adverse manner those physical characteristics" of the resource that do any of the following:

(A) Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources.

(B) Account for its inclusion in a local register of historical resources pursuant to Public Resources Code section 5020.1(k) or its identification in a historical resources survey meeting the requirements of Public Resources Code section 5024.1(g), unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant.

(C) Convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating*

Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.[14]

Approach to Analysis

This section identifies impacts on historic resources and considers direct and indirect impacts on historic architectural resources based on the definitions set forth in CEQA Guidelines section 15064.5. Once a resource has been identified as significant, it must be determined whether the project would cause a "substantial adverse change" that would materially impair the significance of the resource. Material impairment occurs when there is demolition or alteration of the resource's physical characteristics such that it can no longer convey its historical significance and justify its inclusion in the CRHR or other applicable listing. Mitigation of effects on historical architectural resources may involve avoiding demolition of the resource, revising a proposed project to minimize the effect, or, where avoidance or minimization is not feasible, documenting the resource. Note that documentation may not reduce significant effects on a historical architectural resource to a less-than-significant level.

Impact Analysis

Impact 1: The proposed project would alter or demolish some of the existing structures on the project site. None of the affected structure possess historic significance and the proposed alterations and demolition would not cause substantial adverse changes to individual historic resources. (Less than Significant)

The 2016 report evaluated 14 buildings that were 50 years old or older and that could be affected by the proposed project. No changes are proposed for the three existing cabins in the Spring Creek area of the project. Interior remodeling and a new exterior addition are proposed for the Oak and Hemlock Cabins. A new addition is proposed for the Redwood Chapel and the Registration Office/Creekside Lounge would receive exterior façade improvements. Seven of these buildings are proposed for demolition: Firehouse Hall, Maintenance Office, Ivy Cabin, 316 Tabernacle Drive (cabin), Fir and Pine Cabins and the Pool House. The 2016 evaluation concluded that nine of the buildings were non-contributing to a potential historic district (see discussion below) and three had lost their integrity and therefore did not qualify as historic resources. Since none of these individual buildings were identified as historic resources, the proposed project could not have a substantial adverse impact.

Impact 2: The proposed project would construct new buildings within the core area of the conference grounds; specifically the Conference Center, Mission Woods and Spring Creek. These new buildings could cause a substantial adverse change to a potential historic district by indirectly affecting the character-defining features and distinctive location, setting, design, materials, workmanship, feeling, and association of the potential historic district. However, by following the Secretary of the Interior's Standards for the Treatment of Historic Properties the proposed project "shall be considered as mitigated to a level of less than a significant impact on the historical resource."[15] (Less than Significant).

Proposed New Construction

[14] California Environmental Quality Act, CEQA Guidelines, 15064.5(b)(3). 179.
[15] Ibid., 179.

The following new buildings would be constructed as part of the proposed project. They are located in the Conference Center, Mission Woods and Spring Creek subareas. The descriptions are based on drawings in the Use Permit Rev 3 set dated May 18, 2018.

Dining Hall (Conference Center): The two-story dining hall and kitchen building is roughly complex in plan with a gable roof. As rendered in the drawings, the building is assumed to have vertical wood siding and stucco cladding. The east elevation, with entrances to the dining hall, has a glazed façade with a central stone fireplace/chimney. The north elevation features multiple gable rooflines, a secondary entrance with glazed double doors and covered walkway.

Fireside Lounge (Conference Center): This one-story wood frame building is rectangular in plan. The rendering shows vertical wood siding and a gable roof with a wide eave overhang. An entry porch with gable roof and square posts shelters the main entrance with glazed double doors. The multi-lite windows are found on the north and east elevations.

New Lodge (Conference Center): Capped by a gable roof, this three-story building is roughly rectangular in plan. It is clad in a variety of materials including stucco, vertical wood siding, and large expanses of glazed bays with brick piers at the first floor. The main entry is located under an eyebrow at this same level. Punched openings are located at the second floor. Three open balconies are located at the third floor.

Bell Tower (Conference Center): The 46'-6" tall bell tower has a tapered stone base with what appears to be vertical wood siding above. The steep hipped roof features a clock. The tower is capped with a cross.

Covered Recreation (Conference Center): The tall, gable-roofed, one-story structure is open on all four elevations. It provides protection to a basketball court.

Mission Woods Lodge (Mission Woods): The two-story lodge building is V-shaped in plan with a gable roof. It has stucco cladding on the first floor and what appears to be vertical wood siding on the second floor. A central gable porch shelters the glazed main entrance with double doors. Multi-lite windows of different sizes punctuate the Northwest elevation. The gable roof with brackets feature a stone chimney, two gabled dormers, and a central shed dormer.

Pool Building and Seasonal Staff Housing (Spring Creek): These two buildings have not yet been designed.

Potential Historic District

The 2016 Report identified a potential historic district eligible under Criterion A and C (NRHP) and Criterion 1 and 3 (CRHR). For Criterion A/1, the 2016 Report stated the following:

> As an insularly developed community with significant ties to immigrants of Swedish heritage and within the context of early community development within the Santa Cruz Mountains and Scotts Valley area, it appears that as a district the initial construction (the first twenty five years) at Mission Springs, focusing primarily on the residential construction, maintains strong associations with events that have made a significant contribution to the broad patterns of local history, and

EXHIBIT Q

> the cultural heritage of Santa Cruz County. Therefore, it appears that the property would be potentially eligible for listing under Criterion A/1/2.[16] (Emphasis added)

For Criterion C/3, the 2016 Report said this about the design and architecture of the district:

> Many of the buildings at Mission Springs can best be described as Vernacular/ National Folk in style, with most of the post-World War II buildings maintaining many characteristic of the Modern/Contemporary styles.[17]
>
> As individual examples of an architectural style, the buildings at Mission Springs lack significant distinction; however as a potential district the community as a whole, inclusive of the seasonal cabins, does illustrate a unique development method with the formation of the camp and conference center surrounded by individually-constructed single-family cabins in varying designs located throughout the surrounding hills. In particular at the County level, the potential district does appear to be "representative of a distinct… construction method of a particular historic period or way of life," with an entire community established in the early twentieth century consisting of seasonal cabins, Vernacular in style, and constructed by individuals connected to Mission Springs and the Swedish Evangelical Missionary Association of California… Mission Springs as a potential district focusing primarily on the earliest seasonal cabins maintains unique planning and development patterns that appear potentially eligible under Criterion C/3 and at the County level under Criteria 3.[18] (Emphasis added)

"The early buildings at Mission Springs were designed with the general characteristics of a utilitarian design. Most of the early buildings and cabins were constructed with a focus on speed, economy and simplicity, rather than on architectural design."[19] The architecture can be characterized as Vernacular with the following features:

- "Simple roofline, with a medium to low-pitch;
- Small building footprint, generally rectangular;
- Simple construction techniques and mass-produced materials; and
- Design and construction by a carpenter with no visible or discernable style."[20]

At Mission Springs, additional characteristics include low, one-to-two story buildings, the use of wood as an exterior material, gable roofs, and punched windows.

Analysis

The project proposes to construct eight new buildings limited to the core area of the campus: Conference Center, Mission Woods and Spring Creek. As described above, these new buildings are all one- to three-story, detached buildings with gabled roofs and what appears to be wood siding. Other

[16] Butt, Historic Resources Evaluation, 19.
[17] Ibid., 19.
[18] Ibid., 20.
[19] Ibid., 9.
[20] Ibid., 9.

cladding materials include stucco and stone. Generally, the windows are all multi-lite assemblies. They have mainly rectangular floor plans, except for the Mission Woods Lodge which is V-shaped in plan.

The 2016 Report concluded that none of the buildings evaluated the buildings possessed historic significance either as individual structures, or as contributors to the potential historic district. "The focus of the potential district would be primarily on the seasonal residential cabins and potentially some of the Mission Springs Camps and Conference Center buildings if they also were constructed within the period of significance, are located on the original forty-five acres, and maintain historic integrity." The 2016 Report went on to say that the earliest seasonal cabins exemplified a unique development method with the formation of the camp and conference center surrounded by individually-constructed single-family cabins in the Vernacular style with its associated features. Since these offsite contributing resources are physically separated from the project site, there would not be any direct impacts to structures identified as individual contributing resources, but there could be indirect effects to the historic district. New construction would take place within the proposed project site and would consist of freestanding, detached structures. In evaluating the proposed new construction, Secretary of the Interior's Standards 1 – 8 are less applicable since they pertain to proposed work to an existing building. Standards 9 and 10 reference "related new construction" and "adjacent or related new construction", and are the most applicable for evaluating the proposed project.

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

The proposed new buildings' massing, size, scale, and architectural features are appropriate to their Conference Center setting and also would not impact the historic integrity of the historic district. Integrity is the ability of a property to convey its historic significance. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association of the potential historic district.

Location is the place where the historic property was constructed or the place where the historic event took place.

New construction would take place within the proposed project site. The proposed structures are freestanding and detached, and would not affect the location of potential contributing historic resources in the Conference Center. Additionally, with all new construction restricted to the project site, there would not be any effect on any of the seasonal cabins identified as potential contributing resources to the potential historic district.

Design is the composition of elements that constitute the form, plan, space, structure, and style of a property (in this case, the historic district).

The characteristics of the proposed new construction (see above) are compatible with the Vernacular design features of the potential historic district and its contributing resources.

EXHIBIT Q

Setting is the physical environment of a historic property that illustrates the character of the place.

With all new construction confined to the project site and the compatibility of the new design with the character of the potential historic district, there would not be any effect on the Setting of the potential historic district.

Materials are the physical elements combined in a particular pattern or configuration to form the aid during a period in the past.

The new buildings are physically separated from the buildings identified as potential contributors to the potential historic district and their design uses materials similar to those that characterize the potential historic district. Therefore, materials used in the potential historic district would not be affected.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history.

The new buildings are physically separated from the buildings in the potential historic district. Therefore, the workmanship that is characteristic of the contributing resources would not be affected.

Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time.

The characteristics of the proposed new construction are compatible with the Vernacular design features of the potential historic district and its contributing resources. This aspect of design together with the physical separation of the seasonal residential cabins from new construction would allow the historic district's aesthetic and historic sense to be maintained.

Association is the direct link between a property and the event or person for which the property is significant.

The direct link between the historic district and its strong associations with events that have made a significant contribution to the broad patterns of local history, and the cultural heritage of Santa Cruz County will be retained, and the historic district would remain sufficiently intact to convey that relationship.

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

New buildings are within the project site and physically separate from the contributing resources in the historic district. Any of these buildings could be removed in the future without affecting the form and integrity of the historic district.

Impact 3. The proposed project envisions two new buildings that have not been designed: a new Pool House and at Mission Woods and proposed Seasonal Staff Housing at Spring Creek. The design of these

buildings could have a significant adverse impact on the historic resource. (Less than Significant with Mitigation)

Mitigation 3. The Pool House and Seasonal Staff Housing would be evaluated for compliance with the Secretary of the Interior's Standards for Rehabilitation.

A professional qualified in Architectural History, or Historic Architecture,[21] shall review the designs for the new Pool House and Seasonal Staff Housing for compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.* The evaluation of the designs shall be submitted to the County of Santa Cruz for review and approval. By following the *Secretary of the Interior's Standards for Rehabilitation,* the new construction will not have a substantial adverse impact to historic resources.

[21] Architectural History
The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history, or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

Historic Architecture
The minimum professional qualifications in historic architecture are a professional degree in architecture or a State license to practice architecture, plus one of the following:

1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or
2. At least one year of full-time professional experience on historic preservation projects.

Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects
(National Park Service n.d., Secretary of the Interior's Professional Qualification Standards, accessed October 30, 2018, https://www.nps.gov/history/local-law/arch_stnds_9.htm).

EXHIBIT Q

FALL CREEK ENGINEERING, INC.
Civil • Environmental • Water Resource Engineering and Sciences
Tel. (831) 426-9054 1525 Seabright Ave., Santa Cruz, CA 95062 www.fallcreekengineering.com

September 15, 2017

John Swift
Swift Consulting Services, Inc.
500 Chestnut St., Suite 100
Santa Cruz, CA 95060
john@swiftconsultingservice.com

Subject: **Groundwater Basin Review – Use Permit Amendment**
Mission Springs Christian Camp and Conference Center
Scotts Valley, California

Dear John:

Fall Creek Engineering, Inc. (FCE) has prepared this brief review of the water supply at Mission Springs in response to the comment from Santa Cruz County's Environmental Planner (County). Mission Springs applied for a Use Permit Amendment to increase their number of guests and staff. The site currently has two (2) wells that draw from a groundwater basin within the Santa Margarita aquifer and the County requested information about the impact this increased use may have on the aquifer. Based on Mission Springs' current project to install water meters and our review of local water district's water management plans, FCE anticipates that the proposed increased use at Mission Springs will have little-to-know impact on the underlying aquifer.

Mission Springs proposed to increase the maximum number of guests to 704 and 85 seasonal staff in the peak months and 359 guests and seasonal staff in the off-season. FCE prepared a letter dated September 11, 2017 that presented the anticipated increased water use and described that the existing water and wastewater facilities and infrastructure could accommodate the increased use. The letter estimated that the annual water use would increase by 11% from 2,743,342 gallons per year (gal/yr) to 3,050,980gal/yr. This is a net increase of less than 1 acre-foot per year (AFY).

The Santa Margarita aquifer supplies water to the Scotts Valley Water District (SVWD) and their 2015 Urban Water Management Plan (UWMP) cites the recent drought as contributing to observed drawdown in the aquifer. SVWD expects a net increase of 328 AFY from 2015 through 2040, but the UWMP states that the aquifer has capacity to support future development. Mission Springs' increased demand represents less than 0.3% of the expected increased demand on the aquifer.

The increased water demand will be offset by the submetering installation that is currently taking place at Mission Springs. The County adopted an ordinance to amend Chapter 7.71, Water Systems, to require water use measurement and reporting by the small water systems that the Health Services Agency (HSA) oversees. This was adopted as a water saving measure to reduce impacts to local aquifers.

EXHIBIT R

To comply with the County's directive that all residences shall have water meters, FCE submitted a Water Meter Installation Plan on Mission Springs' behalf. The County accepted the work plan and Mission Springs has hired a contractor to install water meters for each residence.

Installing water meters at individual residences allows water providers to detect leaks and forced consumers to be accountable for individual water use. The 2002 EPA publication "Cases in Water Conservation: How Efficiency Programs Help Water Utilities Save Water and Avoid Costs" reported five (5) cities that had implemented water metering and/or leak detection and reported a decrease in water production of over 25%. For Mission Springs, this would be a savings of up to 500,000 gal/yr or over 1.5 AFY. In addition to installing water meters to all residences at Mission Springs, all new conference center buildings will have water meters and high-efficiency fixtures such as faucets, shower heads, and toilets.

Finally, Mission Springs may elect to complete a future project to reuse the treated wastewater on site. In 2013, Mission Springs installed an enhanced wastewater treatment system to collect and treat all the wastewater from the site. At the time of the installation, Mission Springs elected to include infrastructure that would support a future subsurface irrigation system. They invested in the upgrades to the control system, added pumps, a flow meter, and over 2,000 feet of 2"-diameter pipe to return the treated water to an area of the campus called Frontier Ranch. Once funding becomes available, Mission Springs will use this infrastructure and install the remaining equipment necessary to irrigate the field at Frontier Ranch. The field is approximately 1 acre and is currently irrigated in the summer months using treated domestic water from the aquifer. Once this system is installed, it has the potential to save over 500,000 gallons (or over 1.5 ac-ft) per year.

Based on this information, FCE concludes that the increased number of guests and staff and their associated demand on the groundwater supply will be offset by metering efforts (and possible future water reuse) at Mission Springs and therefore will not have significant impacts to the Santa Margarita basin.

Thank you for the opportunity to assist with this project. If you have any questions or require any additional information, please do not hesitate to contact me at (831) 426-9054.

Sincerely,

ROBYN COOPER MS, P.E.
Senior Engineer

EXHIBIT R

FALL CREEK ENGINEERING, INC.
Civil • Environmental • Water Resource Engineering and Sciences
Tel. (831) 426-9054 1525 Seabright Ave., Santa Cruz, CA 95062 www.fallcreekengineering.com

September 11, 2017

Josh Anderson
Mission Springs Christian Camp and Conference Center
1050 Lockhart Gulch Road
Scotts Valley, CA 95066
josh.anderson@missionsprings.com

Subject: **REVISED Capacity Analysis for the Water and Wastewater Systems for 704 Use Permit Amendment**
Mission Springs Christian Camp and Conference Center
Scotts Valley, California

Dear Josh:

Fall Creek Engineering, Inc. (FCE) is pleased to present to you this letter presenting the capacity analysis completed for the existing onsite water and wastewater systems at the above-referenced project (Mission Springs). Mission Springs is a year-round full-service conference center with leasehold residences and a youth camp during the summer. Primary activities include youth camps, outdoor/environmental education programs, faith based conferences, and guest rental programs.

This analysis was completed in support of the use permit amendment application to increase the maximum number of guests at Mission Springs. Use at Mission Springs varies seasonally and peaks in the summer months of June through August when the youth camps are open. Currently, the maximum number of guests at Mission Springs is 500 but the average occupancy is 486 guests during the peak season. Throughout the remainder of the year, the youth camps are closed and occupancy within the conference center drops. Therefore, September through May are considered the off-season and the average occupancy is 173 guests. The proposed use permit amendment would increase the maximum number of guests to 704 in the peak months and 359 in the off-season.

The intent of this letter is to analyze the capacity of the existing water and wastewater systems for the proposed increased number of guests. To estimate the projected increase for these systems, FCE used the proposed maximum number of guests (704) to provide a conservative estimate of the peak demand. This total represents a 45% increase from the average 486 guests during the peak summer months. In the off season, FCE assumed the number of guests will also increase by 45% up to 251 guests.

1. Existing Water System

The Mission Springs water system is a private water system that is owned by the Pacific South West Conference of the Covenant Church. The water system serves the camp and conference center and the leasehold residential community of Mission Springs, which includes approximately 126 homes. The water system supplies the domestic, fire and irrigation demand on the property.

EXHIBIT S

The water system consists of two deep water well sources with four (4) water storage tanks and a branched water distribution system. The water system (No. 4400723) is regulated by the County of Santa Cruz under permit 3534, which was most recently issued in April 2003.

1.1. Wells

The two wells used by Mission Springs are located in the central portion of the main conference center area on either side of the basketball court. Well 1 is a standby source and was constructed in 1966 to a depth of 285 feet, the pump is set at approximately 78 feet, and the estimated yield is 60 gallons per minute (gpm). Well 2 is active and the main source of water and is used on a continuous basis. The well was constructed in 2001 to a depth of 252 feet, the pump is set at 85 feet, and the yield of the well is approximately 83 gpm, but can increase up to 100 gpm in wet months. Well 2 is currently operated by a pressure transducer installed on one of the main water storage tanks on the system. The well is turned on when the water level in the tanks is below the set point of the transducer and controller. Table 1 provides a summary of the well information.

Table 1. Water Supply Wells at Mission Springs

Well	Status	P.S. Code	Capacity	Depth
1	Standby	4400723-001	60 gpm	285 ft
2	Active	4400723-003	80-100 gpm	252 ft

The water quality from the wells is generally good and meets all primary maximum contaminant loads (MCLs) set by the California Division of Drinking Water (DDW). Mission Springs installed and operates a water treatment system to remove hydrogen sulfide, iron, and manganese to meet secondary MCLs. The treatment system is rated for 80 gallons per minute. If the system was operated for 24 hours a day, it can produce up to 115,200 gallons per day, which is higher than required to meet the current and future demand of the community.

Mission Springs provided annual water production data for 2009 through 2014 shown below in Table 2. For the complete years of 2009 through 2015, production ranges from 2,477,678 gallons in 2012 up to 3,210,918 gallons in 2011. The average water production was 7,516 gallons per day (gpd) and 2,743,342 gallons per year. The monthly production volumes for 2013, 2014, and 2015 have been included in the attachment titles County of Santa Cruz Source Meter Reporting Form. The production volumes include water used for meeting the domestic water demand and the irrigation demand.

EXHIBIT S

Table 2. Annual Water Production at Mission Springs

Year	Months	Production (gal)	Daily Avg (gpd)
2009	Jan-Dec	2,771,570	7,593
2010	Jan-Dec	2,533,505	6,941
2011	Jan-Dec	3,210,918	8,797
2012	Jan-Dec	2,477,678	6,788
2013	Jan-Dec	2,969,580	8,136
2014	Jan-Dec	2,496,802	6,841
Average		2,743,342	7,516

Currently, Mission Springs reports total water use including both domestic and irrigation demand. FCE estimates that approximately 50% of the water demand supplies the residential parcels in the community, 25% serves the domestic water demand for the camp and conference center, and approximately 25% serves the irrigation demand of the camp during the dry season.

The associated average annual water demand for each use is presented below in Table 3.

Table 3. Water Demand by Current Use and Projected at Mission Springs

Use	% of Use	Average Curent Annual Demand (gal/year)	Projected Increase	Total Projected Annual Demand (gal/year)
Residential	50%	1,371,671	0	1,371,671
Irrigation	25%	685,836	0	685,836
Conference Center	25%	685,836	45%	993,474
Total	**100%**	**2,743,342**		**3,050,980**

FCE applied the 45% percent guest increase to the water demand for the camp and conference center to project the water demand at the proposed full occupancy. This results in a total water demand increase of approximately 11% for the water system.

The production rate of the existing water system exceeds the current and projected demand. Therefore, the water system will have the capacity to meet the increased demand from the increased number of guests.

1.2. Water Storage Tanks

Well water is stored in four water storage tanks (labeled Tank #3 – #6). Tanks #3 and #4 are galvanized riveted tanks with a capacity of 40,000 gallons each. Tank #5 is also a galvanized tank and holds approximately 50,000 gallons. Tank #6 is a bolted steel tank with a glass fused lining with a capacity of 250,000 gallons. The total water storage is 380,000 gallons.

EXHIBIT S

The storage capacity required for fire suppression depends on the largest building served by the system. The largest proposed building will be the new Mission Woods Lodge (approximately 16,000 square feet). This building will be the largest building at Mission Springs and therefore dictates the required fire flow. For the purposes of this analysis, FCE has assumed the building will be constructed primarily of timber and would be building Type IV. Based on the California Fire Code (CFC), the required fire flow for this size and type of building without sprinklers would be 2,250 gallons per minute for 2 hours, or a total of 270,000 gallons. All new buildings will include fully automated sprinkler systems and the Lodge will qualify for a flow reduction of up to 75%, or a total of 67,500 gallons. Even without the reduction, the storage capacity in the existing water system exceeds the capacity for fire suppression for the Mission Woods Lodge (and therefore Mission Springs).

2. Existing Wastewater System

The existing wastewater system collects wastewater from the main conference center (including the area referred to as Mission Woods), Frontier Ranch, and Wild Oak. Each of the leasehold residences is on an individual standard septic system and they do not connect to the main wastewater treatment system. The wastewater is treated in an onsite treatment system and discharged to pressure-dosed leachfields on the eastern side of the property.

2.1. Collection System

The wastewater from the main conference center is collected in a 29,000 gallon pump tank and pumped up to Frontier Ranch where the sewer main transitions to a gravity line. The Frontier Ranch wastewater also flows in the gravity sewer main. The gravity sewer main follows Biblar Trail down to the wastewater treatment system. Wild Oak also has a pump tank to pump wastewater to the treatment system.

2.2. Treatment System

The onsite treatment system is an enhanced, recirculating Acqualogic biological filtration system designed by FCE and installed in 2014. The system was installed to meet 50% total nitrogen reduction requirements set by the Regional Water Quality Control Board (RWQCB) and the County of Santa Cruz.

The system was designed to reduce the concentrations of biochemical oxygen demand (BOD), total suspended solids (TSS), and total nitrogen for up to 36,300 gallons per day in the peak summer months and 25,000 gpd for the remainder of the year. The flow meter installed on the outlet of the system records daily flow. Since the system was brought online, the average daily discharge has been measured to be 5,546 gpd.

During the peak season, the average and maximum daily discharges were 7,688 gpd and 16,061 gpd, respectively. During the off-season, the average and maximum daily discharges were 4,542 gpd and 15,124 gpd, respectively. Assuming the increase in the daily flows are proportional to the increase in the number of guests, the average and maximum daily discharges based on 704 guests in the peak season are projected be 11,137 gpd and 23,265 gpd, respectively. In the off-season, the average and maximum daily discharges are estimated to be 6,579 gpd and 21,908 gpd, respectively. All current and projected daily flows are within the system's design capacity.

EXHIBIT S

2.3. Disposal System

The treated water is disposed of in leachfields located near the treatment plant area, Wild Oak, and the parking area along Nelson Road. The system is permitted by the RWQCB under Waste Discharge Requirements (WDRs) Order No. R3-2014-0023. The WDRs prohibit the discharge from exceeding 25,400 gallons per day averaged over each month (30-day average).

The 30-day average daily discharge is shown below in Figure 1 for the POR from April 2014 through August 2015. The 30-day averages ranged from 2,440 gpd up to 9,221 gpd and averaged 5,725 gpd.

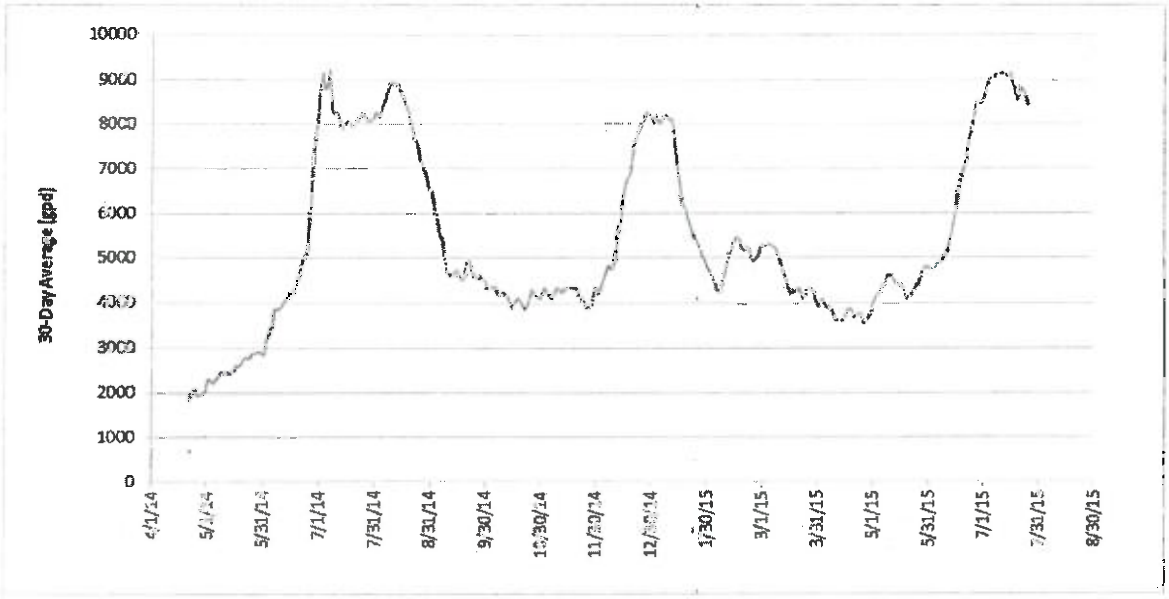


Figure 1. The 30-Day Average Discharge from Onsite Wastewater Treatment System Mission Springs (POR: April 2014 – August 2015)

The POR includes two peak seasons (June through August) when occupancy at Mission Springs is the highest. The average daily discharge (based on the 30-day average) for the peak seasons was 9,205 gpd.

The unit daily flow per person during the peak season is less than 20 gallons per person per day (gpcd). The proposed total guests at Mission Springs will be 704 and the corresponding flow rate to the treatment and disposal systems will be 14,080gpd, approximately half of the limit set by the WDRs.

3. Conclusions

Based on the analysis above, FCE finds the existing onsite water and wastewater systems meet the projected demand from the proposed increase in users based on the following information.

1. Mission Springs is a camp and conference center with leasehold residences. The camp and conference center operates year-round but occupancy varies seasonally with the peak

EXHIBIT S

during the summer months of June through August and the off-season during the remainder of the year (September through May).

2. The current maximum number of guests at Mission Springs is 500. The average number of guests varies from 486 during the peak season and 173 during the off-season.

3. The proposed maximum number of guests is 704 in the peak months and 359 in the off-season.

4. FCE estimated the projected flows for the water and wastewater systems based on the maximum number of guests in the peak season (704 guests) and a proportional increase to the average off-season (a 45% increase to bring the total to 251 guests).

5. The existing water supply wells and treatment system at Mission Springs provide 80 gpm and will satisfy the projected domestic water demand for the proposed total number of guests.

6. The existing water storage capacity is 380,000 gallons which exceeds the requirement of 67,500 gallons for fire suppression of the proposed Mission Woods Lodge with a fully automated sprinkler system.

7. The capacity of the existing onsite wastewater treatment system is 36,300 gpd during the peak months and 25,000 gpd in the off-season. The projected maximum daily flow during the peak months based on 704 guests is estimated to be 23,265 gpd, which is within the existing system's capacity.

8. The disposal system is regulated by the RWQCB and is limited to 25,400 gpd based on a 30-day average. The projected 30-day average flow from the increased number of guests is estimated to be 14,080 gpd during the peak season which is within the existing system's discharge limits.

This concludes the capacity analysis of the existing water and wastewater systems. Thank you for the opportunity to assist with this project. If you have any questions or require any additional information, please do not hesitate to contact me at (831) 426-9054.

Sincerely,

ROBYN COOPER MS, P.E.
Senior Engineer

Attachment: County of Santa Cruz Source Meter Reporting Form

EXHIBIT S

Scotts Valley Community Meeting Sign in Sheet

Date: Wednesday December 19, 2018 **Time:** 6:30-8:00pm

Name	Phone Number	Email	Home Address
Gwen Logsdon	970-292-8830	gwenolaandrandy@aol.com	485 Lockhart Gulch Road Scotts Valley, CA 95066
Jesus Garza	408-406-5535		1406 Lockhart Gulch Road Scotts Valley, CA 95066
The Tranbergs	408-253-1539		872 Hillwood Dr. San Jose, CA 95129
Carolyn Fitz	831-335-2886		225 Ryder Road, Scotts Valley CA 95066
Cindy Ferguson	831-247-4574	chf@ciromea.com	290 Ruins Creek Road Scotts Valley, CA 95066
Abby and Tom Tromblee	831-335-7350		623 Nelson Road Scotts Valley, CA 95066
Peggy Weeden	831-335-2742		1165 Nelson Road Scotts Valley, CA 95066
Edan Cassidy	831-332-0924	noizeboy@gmail.com	16 Sky Meadow Lane Scotts Valley, CA 95066
Russ and Lynn Nelson	831-818-9112		160 Freemy Circle Scotts Valley, CA 95066
Donna Hanvey (leaseholder)	415-272-4499	Bisybee77@aol.com	170 Heritage Drive Scotts Valley, CA 95066
Peter Thomsen	831-239-3228	peterthomsen@gmail.com	368 Cathedral Drive Scotts Valley, CA 95066
Stan Johnson	650-465-1816		150 Heritage Drive Scotts Valley, CA 95066
David Hunter	831-335-5991	Hunters781@comcast.net	784 Lockhart Gulch Road Scotts Valley, CA 95066
Sandra Yates	831-332-3029	Yates.sandra@yahoo.com	1730 Lockhart Gulch Road Scotts Valley, CA 95066
Jeremiah Fair	209-648-4787		520 Cathedral Dr. Scotts Valley, CA 95066

EXHIBIT T

Mission Springs Community Meeting Q&A December 19, 2018

1. **Question** from Robert Mace: What is the guest count increase?
Answer from Doug Davis: 204 (from 500 to 704). This number includes staff and guests.

2. **Question** from Carolyn Fitz: how will traffic flow change?
Answer: We will not see a significant increase. We have staggered drop off dates when our Outdoor Education science camp meets between September-May. The majority of those drop offs for Outdoor Education are done through buses. Seasonally speaking, most traffic takes place in the summer (as it has been in the past). There will not be any significant increase in traffic flow.

3. **Question:** What about the employees? How many more employees will be working at Mission Springs?
Answer: Based on the current staff levels and the current programs, we anticipate that our existing staff will be able to handle the increase in guests. Our summer staff housing is onsite and is located both at Frontier Lodge and Frontier Camp. This reduces traffic because they are travelling by foot to work and will not be driving on Lockhart Gulch.

4. **Question** from Sandra Yates: What is the fire evacuation plan with people and their cars?
Answer from Doug Davis: The fire department is setting clear evacuation areas that people can go to in the event of a fire, such as the lawn.

5. **Question** from Carolyn Fitz: Coming down Lockhart Gulch (from Mount Hermon Road), the corner towards the first bridge is not adequate. I have lived here for 33 years and seen so many close calls of buses coming and almost colliding with oncoming traffic. We need a much larger more visible turn. (***note: Sandra Yates and others in the audience seconded this opinion).
Response from John Swift: We will talk with the County and measure the width. We will look into this issue.

6. **Question** from back row: Are you going to provide guests with better instructions about finding the place? You currently have flaggers on the first bridge which

EXHIBIT T

distracts people driving (she is referring to Frontier Ranch greeters).

Response: We are going to provide additional signage which should provide more clarity for drivers. We are working on that plan for better definitive signage which we hope to have in place by June 2020.

7. **Question** from Edan Cassidy: there is a big wash out where Nelson Road and Lockhart Gulch fork off. Has this been addressed?

Response: This is a county issue, and not Mission Springs' responsibility.

8. **Question** from David Hunter: How many total square feet are accounted for in the new master plan?

Response: 40,000 square feet.

9. **Question** from David Hunter: Are you working with the planning department right now and for how long?

Response from John Swift: Yes, and for a long time. We have an application to amend the current Use Permit/PUD for the Master Plan

10. **Question** from David Hunter: Is the plan to get the planning project approved and then go to the building department to build certain things?

Response: yes.

11. **Question** from Edan Cassidy: The County is trying to get funding to fix washouts. Do any of the existing 500 head count or the proposed 704 generate any TOT that goes into the county? If we opened up a for-profit venture, we would have to pay that TOT which is 10-12 percent and it goes into a very shallow pool that the county uses to repair washouts, etc. Is it putting more stress on the infrastructure that is already crumbling…

Response: We are a non-profit, so TOT tax does not apply to Mission Springs.

12. **Statement** from Carolyn Fitz: I wish you success and I hope the road can handle all of this extra activity. I would love to show you my concern on that sharp corner so you can understand the very real safety hazard. If it was widened by several feet it would be a great safety value for all.

Response: We have followed up with Carolyn and she seems satisfied that the new paint and reflectors have helped significantly.

13. **Statement** from Donna Hanvey: There is not enough speed limit signage on Lockhart Gulch.

Response from Josh Anderson: We have not spoken to the county about speed limit signage.

14. **Question** from Mrs. Tranberg: Can buses come straight onto the first bridge?

Response: They do not need to and they cannot. The second entrance was designed specifically for buses to enter and exit.

15. **Question** from back row: I'd like to know more information on your evacuation plan. The last fire we had, they blocked Mission Springs off from evacuating so that residents could leave first.

Response: There is an evacuation plan and the fire department has access to our gates.

16. **Comment** from Rob Mace: Having a social media page for communication is very useful for discussing neighborhood issues, etc.

Response: There are social media pages for Nelson Road, Lockhart Gulch, and there is a Scotts Valley page.

17. **Question** from Carolyn Fitz: Could you clarify the plan for the road where the RV camp is?

Response from Josh Anderson: No guests or staff access Rider Road.

18. **Statement** from Carolyn Fitz: On the bank of Rider Road, there are three huge douglas fir trees with big limbs. This could be a safety hazard- please look at it.

Response: We have looked at the trees and there is no action needed at this time.

You are invited to an Open House!

HONORING OUR LEGACY – EMBRACING OUR FUTURE

WHEN: Thursday, April 30, 2015
7pm-8pm

HOSTED BY: Bryan Hayes, Executive Director

WHERE: Mission Springs Worship Center
1050 Lockhart Gulch Road, Scotts Valley, California

We invite you to an open house to learn about our proposal to update the Mission Springs Master Plan including the reconstruction of several buildings and to increase the allowed number of overnight guests from 500 to 550.

We welcome the opportunity to present this project to you in person, answer any of your questions and receive your reactions and comments.

We hope that you will join us and look forward to meeting you!

If you cannot attend, but have questions, please call or email Julie Allen
831-335-9133 or julie.allen@missionsprings.com

EXHIBIT T

April 30, 2015

Mission Springs Neighborhood meeting

Name	Address	Phone
Bud Forsberg	346 Tabernacle Dr	335-4673
Tim Erickson	398 Cathedral Dr.	
Dick + Linda Johnson	102 Troon Ct.	831-713-7984
STEVE OLSEN	366 TABERNACLE	510-409-8582
Chris Olsen	" "	925-548-8182
Terry + Julie Tobin	345 Nelson Rd	831-335-2828
Alma D. Davis	321 Nelson Rd	831-818-4593
Candice Best	295 Frontier Rd	831-335-9525
Derek & Erica Jensen	175 Jensen Ln	831-335-forgot
Danny & Donna Harvey	170 Heritage Dr.	(415) 272-4499
Arnold Clifford Johnson	175 Heritage Dr	335-8827
Nan & Jay Satterthwaite	170 Heritage	
Jeff & Kathie Norman	120 Heritage	
Carolyn Fitz	225 Ryder Rd. SV	335-2886
Mr & Mrs C.G. Treadway	872 Hillwood Dr. SJ	408-258-1339

EXHIBIT T

MISSION SPRINGS CAMPS AND CONFERENCE CENTER, INC.

Community Meetings to Share Proposed Master Plan

Mission Springs scheduled two (2) separate community meetings with the neighboring residents of property. The contact names and addresses were provided by the Santa Cruz County GIS. An informational flyer was prepared and mailed with each invitation (see attached).

Meeting #1:	***April 30, 2015***
Location:	*Mission Springs Worship Center*
Time:	*7:00 – 8:00 p.m.*
Number of invitations mailed:	*263*
Number in Attendance:	*22 (see attached roster).* Also in attendance were Supervisor Bruce McPherson, Land Use Consultant John Swift, and Mission Springs Staff members.

Below is a summary of the items presented and discussed during the Q & A time by Mission Springs Executive Director, Bryan Hayes:

1. Greetings and introductions of MS staff and Supervisor Bruce McPherson.
2. Power point presentation addressing:
    a. History of Mission Springs.
    b. Overview of recent property improvements including domestic water system (wells and production), waste-water treatment facility and capacity, and two entrance bridges.
    c. Detailed plans for major improvements to facility. Plan calls for remodeling of existing facilities and new construction. Three phases totaling $21,400,000.
3. Bryan Hayes spoke to the "Why" of the plan.
    a. Purpose is to further the legacy and strengthen the future of Mission Springs by restoring and revitalizing aging facilities. These improvements will greatly enhance our ability to serve our guests and allow us to more fully utilize the property so people can experience and be transformed by God's love.
    b. Not to be someone or some place that we aren't. Capitalize on who we are and what we do best.
    c. Not to glorify or set these improvements on a pedestal. They are simply tools to be used for ministry.
4. Reviewed the County process of submittal for amendment to current use permit. Will include bringing in three (3) new parcels that were acquired years after the use permit was issued.
5. Q& A
    a. Clarification of safety elements of recreation areas and Tabernacle Road closure in the camp core for child safety.
    b. Discussed in further details the new waste-water treatment plant and domestic water treatment production and source.
    c. Overview of the use of Wild Oak facility by YoungLife including curfews, no sound amplification used. YoungLife utilizes this facility as a base camp for adventure based ministry daily off-site.
    d. The guests in attendance were supporters of what we do and of the proposed plan. No negative issues or concerns were raised.

Meeting #2:	***August 19- 2015***
Location:	*Mission Springs Worship Center*
Time:	*7:00 – 8:00 p.m.*
Number of invitations mailed:	*263*
Number in Attendance:	*0*

Bryan Hayes and staff remained in the meeting location until 7:30 p.m. No guests arrived.

EXHIBIT T

You are invited to an Open House!

HONORING OUR LEGACY – EMBRACING OUR FUTURE

WHEN: Wednesday, August 19, 2015
7pm-8pm

HOSTED BY: Bryan Hayes, Executive Director

WHERE: Mission Springs Worship Center
1050 Lockhart Gulch Road, Scotts Valley, California

In the event you were unable to attend the first community meeting on April 30, 2015, we invite you to an open house to learn about our proposal to update the Mission Springs Master Plan including the reconstruction of several buildings and to increase the allowed number of overnight guests from 500 to 550.

(This meeting will cover the same information communicated at our first open house on April 30, 2015)

We welcome the opportunity to present this project to you in person, answer any of your questions and receive your reactions and comments.

We hope that you will join us and look forward to meeting you!

If you cannot attend, but have questions, please call or email Julie Allen
831-335-9133 or julie.allen@missionsprings.com

EXHIBIT T

Lezanne Jeffs

From: Sandra Yates <femgirl@icloud.com>
Sent: Wednesday, November 14, 2018 7:41 AM
To: Lezanne Jeffs
Cc: yates.sandra@yahoo.com
Subject: Proposed Development 151255 Mission Springs

Dear Leanne (Project Planner):

I write to you with concern about this proposed increase in the number of overnight guests at this facility, Proposed Development Application 151255.

My concerns are the following:

1. Wildfire Evacuation

- With the threat of wildfires and Lockhart Gulch Road being a "No Outlet" road, if an evacuation is ordered or if residents are attempting to flee, there will be TOO many cars on the tiny unkept road of Lockhart Gulch. Because escape plans and evacuation plans have never been discussed with me, my concern is what is their evacuation plans? How do they plan on organizing an evacuation due to fire? Adding these additional guests will cause delays in the residents being able to escape or evacuate.
- I have witnessed a fire on Conference off of Mt Herman where the fire was being fought by helicopters and the road was blocked at Mt Hermon. The visitor's to Mission Springs were flooding in for "camp," with no regard of a potential "wildfire". The guests have no knowledge of living in the mountains and what to do if there is a wildfire. This will cause delays in other residents of Lockhart Gulch being able to evacuate.

2. Parking/Visitors/Employees

- Parking is becoming an issue as cars are beginning to park next to the road, squeezing in alongside the roadway.
- There is no shoulders on the road which is big enough for cars to be parking alongside the road (this is generally during the weekend and usually after dark).
- The visitor's are greeted by a welcoming group holding signs, waving and shouting at cars. This is a problem, if their guests can't find their facility and are not provided with instructions of how to get there and what to do when they do get there. The problem is that the visitors simply STOP in the middle of the road. Especially when they see the welcoming group, and many times there are several caravans of cars following each other causing residents to have to try to get around these cars or wait patiently.

3. Sidewalks/Visitor's Residents walking up and down Lockhart Gulch Road

- Employees/guests use a parking lot located next to the church on Lockhart Gulch Road. There are no sidewalks and these employees/guests are walking out in the street to get to their cars. There is a sharp turn and the road does not allow for you to be able to see them and this is also causing a hazard. With the additional seasonal employees and guests this could easily become an even larger problem.
- Guests have been exploring and venturing out to walk their dogs up and down Lockhart Gulch. Again, there are no sidewalks and there are blind curves on Lockhart Gulch Road that prevent you from seeing what is coming. Having to go around them is causing safety issues because the road is not big enough for pedestrians,

EXHIBIT U

dogs, and 2 cars. It is barely wide enough for 2 cars to pass each other. We have also seen a huge increase in the amount of mountain bike riders who use Lockhart Gulch Road for mere exercise. Again the issue is either going around these (not usually an issue) but with bikes and dogs and people walking on a road that is NOT safe or adequate for pedestrian use.

- Trailer Park/Camping Area - Mission Springs now has "residents" living in the trailers/recreational vehicles in the camping area. Not sure where the sewage is going but my concern is that this will increase with the number of nightly residents also going up. This camping area is across the street from the Church on Lockhart Gulch Road and the residents/visitors that are using this area have to cross Lockhart Gulch Road to get to Mission Springs. Again, there are no sidewalks for these people to walk on and they are causing safety concerns for the cars that are driving down Lockhart Gulch Road.

4. Parcel #07001123 borders my property and the concern I have is their lack of keeping their property up to fire-code and all the falling trees. I have witnessed in the past 3 years 11 trees falling from their property and one has fallen and hit one of my storage units causing lots of damager from rain due to the roof caved in from their tree. Additionally the fire hazard, these trees are dead or dying and they are falling at increasing speed. Mission Springs needs to take care of their property. (I realize you are not required to monitor this but THEY DON'T!)

I oppose to this proposal to make improvements for them to be able to have more guests. I would like to know what their evacuation plan is and how they plan on ensuring that their guests are knowledgeable about what to do. They will become a huge hazard and could cause loss of life should an evacuation be necessary.
I want the flaggers or welcoming party to stop distracting drivers entering their facilities.
They should not be sitting on the corner of the bridge or standing out in the road flagging cars into their facility. Adequate signage and informing the guests of where to go would resolve this problem.
Mission Springs has plenty of property that they should not be parking on Lockhart Gulch Road,
Visitor's and Employees should not be walking on Lockhart Gulch Road, they should provide sidewalks for their guests.
Camping Area - needs to be moved to their facilities across the street, there is plenty of property for them to have them on their facility.

The road will need to be improved to be able to handle the additional guests and is NOT adequate at this time with the repairs that need to be done and the pot holes that were created with the heavy rain we experienced 2 years ago.

I look forward to a reply or instructions with what I need to do to have my concerns addressed.

Sandra Yates
1730 Lockhart Gulch Road
Scotts Valley, CA 95066

EXHIBIT U

Lezanne Jeffs

From: Larry <lptomson@aol.com>
Sent: Tuesday, February 18, 2020 10:16 AM
To: Lezanne Jeffs
Subject: Mission Springs Master Use Plan ammendments

Dear Ms Jeffs:
I am the owner of the home at 186 Heritage Drive on the Mission Springs Conference Center. Our family has had a cabin on the grounds since the charter of Mission Springs in the late 1920's. We have watched the growth of the ministries over the last many decades and watched how the Christian environment molded our children into responsible adults. We have always financially participated in the programs and growth of Mission Springs and have volunteered many hours to the growth and maintenance of these important grounds. Many organization both Christian and secular groups have enjoyed the comfort and security of the conference center. Seniors and children all remember their experiences at "camp". Over 4500 kids attend camp each year.
To continue the growth and success of the ministries I am asking that you and your staff approve the Master Plan for the next several years of growth and service to the community.
During the floods of 1981 & quake of 1989, Mission Springs served meals and donated spring water to the local residents of SC county during these disasters.
Thanks for all you do for the county and the residents.

Best to you,
Lawrence & Pegi Thompson

Sent from my iPhone

EXHIBIT U

Lezanne Jeffs

From: Richard Johnson <chaprlj@yahoo.com>
Sent: Monday, February 17, 2020 4:28 PM
To: Lezanne Jeffs
Cc: Chuck Wysong; Sam Cori
Subject: RE: Proposed Amendment to Mission Springs Use Permit

February 17, 2020

Lezanne Jeffs

County of Santa Cruz

701 Ocean St.

Santa Cruz, CA 95060

Re: Proposed Amendment to Mission Springs Master Use Permit

Dear Ms. Jeffs,

My wife Linda and I live here on the grounds of Mission Springs at 102 Train Ct. We have been residents now for just over ten years. However, as a young boy, I was privileged to attend numerous camps here at Mission Springs, and as an adult also participated in various conference settings. As a former and now semi-retired youth pastor, pastor and chaplain, I know Mission Springs has fulfilled a vital role in the life of families, adults and children. I speak from personal experience, but also from the years of ministry where young and old found this place to have a wonderful and positive effect upon their lives.

Interesting now as a chaplain with law enforcement, I've had several officers mention that they were attendees to summer camps, outdoor education or other conferences here at Mission Springs.

We are thankful to be residents here and watch as parents drive up Frontier Road, dropping their children off at summer camps. We also are pleased as week after week during the school year we watch as children attend outdoor education and have one of the best weeks of their young life here at this camp.

So, we join with others to ask for the approval for the needed amendment to the Master Plan that will allow for upgrading and developing further the existing facility. This will allow the continuing service to our community through the outdoor education and the camping program that exists year long.

The approval of the amendment will definitely benefit all of us that are residents and certainly those who participate in any and all conferences and camping opportunities.

EXHIBIT U

We thank you in advance for your attention to this matter.

Sincerely,

Richard [Dick] and Linda Johnson

102 Train Ct.

Scotts Valley, CA 95066

Dick Johnson, Chaplain
chaprlj@yahoo.com
www.anchor4today.com

EXHIBIT U