

STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO.: 02-0594 **APN:** 057-011-24

APPLICANT: H.H. Young & Associates

OWNER: Girl Scouts of Santa Clara County

PROJECT DESCRIPTION: Proposal to demolish an existing showerhouse and toilet building and to relocate and construct a one-story replacement shower/toilet house (1700 square feet), a 1500 gallon water storage tank enclosure, retaining wall, two shade structures with solar hot water panels as roofing, an outdoor hot/cold water hand sink and water fountain, and to remove three fir trees. Requires an Amendment to Development Permits 2013-U and 3434-U, a Coastal Development Permit, Soils Report Review, and Preliminary Grading Review.

LOCATION: Property located on the north side of Whitehouse Canyon Road (3196 Whitehouse Canyon Road) at approximately three miles north from Highway One, at the northwest corner of the Santa Cruz County boundary with San Mateo County, at the Skylark Ranch Girl Scouts Camp.

PERMITS REQUIRED: Development Permit Amendment and Coastal Permit

ENVIRONMENTAL DETERMINATION: Categorically Exempt - Class 2 & 3

COASTAL ZONE: X Yes N o **APPEALABLE TO CCC:** X Yes No

PARCEL INFORMATION

PARCEL SIZE: 250 acres

EXISTING LAND USE:

PARCEL: Organized camp (Girl Scouts camp)

SURROUNDING: Organized camp, timber resource, residential

PROJECT ACCESS: Whitehouse Canyon Road plus camp road

PLANNING AREA: North Coast

LAND USE DESIGNATION: R-M (Mountain Residential)

ZONING DISTRICT: TP (Timber Production)

SUPERVISORIAL DISTRICT: Third

ENVIRONMENTAL INFORMATION

- | | |
|---------------------|---|
| a. Geologic Hazards | a. Geology Report Review completed |
| b. Soils | b. Soils Report Review completed |
| c. Fire Hazard | c. Portions of parcel, mapped fire hazard |
| d. Slopes | d. Slope conditions addressed by technical reports and project design |

- | | |
|-----------------------|--|
| e. Env. Sen. Habitat | e. Riparian corridor, located away from project site |
| f. Grading | f. About 175 cu. yds. cut, 75 cu. yds. fill, 100 cu. yds. export |
| g. Tree Removal | g. Three Douglas fir larger than 20" diameter |
| h. Scenic | h. Not a mapped resource |
| i. Drainage | i. Existing drainage to be improved |
| j. Traffic | j. N/A |
| k. Roads | k. Existing roads adequate |
| l. Parks | l. Existing park facilities adequate |
| m. Sewer Availability | m. N/A |
| n. Water Availability | n. N/A |
| o. Archeology | o. Archeological survey was negative |

SERVICES INFORMATION

Inside Urban/Rural Services Line: Y e s X No

Water Supply: Private well

Sewage Disposal: Private septic system

Fire District: Calif. Dept. of Forestry

Drainage District: N/A

HISTORY

The existing Skylark Ranch Girl Scouts Camp, purchased in 1954, received Use Permit 2013-U in 1964 and Use Permit 3434-U in 1969. These permits included approval to expand existing dining, kitchen, and staff shelter facilities. 3434-U includes two "Master Plan" sheets which state a total camp capacity of 275 people, including 230 girls and 30-40 adults.

Rural Density Matrix 95-0814, prepared by Planning staff, and updated in January 1997, preceded an anticipated new Master Site Plan for the camp. 95-0814 determined matrix points which allow an intensity of camp use in terms of a bed and days/year formula. An allowed example would be 250 beds during a use season of 230 days per year. Present camp use conforms with that matrix limit. Girl Scouts of Santa Clara County has prepared a new Master Site Plan but currently lacks the capital resources to proceed with it.

ANALYSIS AND DISCUSSION

The proposed shower house will be located on a level site area that has been graded in the past, quite likely as a logging landing. The area contains an old concrete pad at grade and a two-stall field toilet which is to be demolished. The rear of the shower house fits against a cut in a hillside so that the rear wall is partially a retaining wall integrated into the shower house structure.

The subject property is a 250 acre parcel located in the TP (Timber Production) zone district, a designation which allows Organized Camp uses as an allowed use with Level V Zoning Administrator approval, subject to the PR (Parks, Recreation and Open Space) zone district

standards. The total camp acreage over three contiguous parcels is about **270** acres.

A camp-wide Master Site Plan (County Code section 13.10.355) is not required for the shower house project because the project is not a new or expanded use at the camp. Similarly, special findings under the TP (Timber Production) regulations (section 13.10.375) are not required because the project is not establishing a new use and the project is located in and adjacent to existing camp development.

The Organized Camps regulations of County Code section 13.10.692 allow improvement or replacement of existing facilities with no increase in total capacity, with Level V Zoning Administrator approval. The proposed Shower House will replace and upgrade an existing non-compliant facility as recommended by Environmental Health Services. The old deteriorated facility is to be demolished. The project will not intensify camp usage, increase the number of campers and/or beds, or extend the duration of the camp season.

California Department of Forestry staff inspected the site with the applicant and subsequently determined that (1) only limited improvements to the existing gravel connecting road will be required and that (2) fire sprinklers are not required for the shower house, due to the specific usage, construction type of the building, and provision of sufficient water for fire protection.

The applicant and the Girl Scouts organization negotiated an alternate method of compliance for one portion of the Accessibility requirements (Exhibit H) which the County had called for. The proposal, approved by Building Official John de Courcy, is documented in Exhibit H and incorporated in the permit conditions. A new accessible path between the Dining Hall and Infirmary/Office is included in the alternate arrangement.

A Significant Tree Removal Permit application was included in this permit application. However, such an approval is not required. The property is outside the Urban Services Line, and the much more limited rural definition of a Significant Tree is not met at this site.

As to possible sensitive habitat present, the proposed solar water heating facilities will be located in an area of open chaparral with scattered knobcone pine trees. Flowering sprigs of the three species of manzanita occurring in the vicinity were collected by staff and verified by the County's consulting botanist to not be of any special status species. Additionally, the riparian corridor of Whitehouse Creek, an anadromous fish stream, is located well away from the proposed project.

A soils report and geologic report, addressing soils and geologic concerns, were reviewed and accepted by the County with conditions (Exhibit I, for review letter).

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 "B" ("Findings") and other cited Exhibits for a complete listing of findings and evidence related to the above discussion.

RECOMMENDATION

Staff recommends:

1. **APPROVAL** of Application Number **02-0594**, based on the attached findings and conditions.
2. Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

EXHIBITS

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Assessor's parcel map
- F. Zoning map, General Plan map
- G. Comments by reviewing agencies
- H. Accessibility correspondence
1. Soils and Geology Report Review letter

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.

Report Prepared By: Jack Nelson
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3259 (or, jack.nelson@co.santa-cruz.ca.us)

COASTAL DEVELOPMENT PERMIT FINDINGS:

1. THAT THE PROJECT IS A USE ALLOWED IN ONE OF THE BASIC ZONE DISTRICTS, OTHER THAN THE SPECIAL USE (SU) DISTRICT, LISTED IN SECTION 13.10.170(d) AS CONSISTENT WITH THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LUP DESIGNATION.

The property is zoned TP (Timber Production), a designation which allows organized camp uses. The proposed shower house for an organized camp is an allowed use within the zone district, consistent with the site's (R-M) Mountain Residential General Plan designation.

2. THAT THE PROJECT DOES NOT CONFLICT WITH ANY EXISTING EASEMENT OR DEVELOPMENT RESTRICTIONS SUCH AS PUBLIC ACCESS, UTILITY, OR OPEN SPACE EASEMENTS.

The proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. THAT THE PROJECT IS CONSISTENT WITH THE DESIGN CRITERIA AND SPECIAL USE STANDARDS AND CONDITIONS OF THIS CHAPTER PURSUANT TO SECTION 13.20.130 ~~et~~ seq.

The proposal is consistent with the design and use standards pursuant to Section 13.20.130 in that the project's siting, colors, and materials are visually compatible with the organized camp setting, and grading and ~~tree~~ removal are minimized. The shower house will not be visible from other properties, and the small solar water heating facilities, if visible at all from any adjacent forested properties, would only be visible at such distance that any visual impact would be minimal.

4. THAT THE PROJECT CONFORMS WITH THE PUBLIC ACCESS, RECREATION, AND VISITOR-SERVING POLICIES, STANDARDS AND MAPS OF THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN, SPECIFICALLY CHAPTER 2: FIGURE 2.5 AND CHAPTER 7, AND, AS TO ANY DEVELOPMENT BETWEEN AND NEAREST PUBLIC ROAD AND THE SEA OR THE SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL ZONE, SUCH DEVELOPMENT IS IN CONFORMITY WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT COMMENCING WITH SECTION 30200.

The project site is not located between the shoreline and the first public road. Consequently, the shower house for an organized camp will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a **priority** acquisition site in the County Local Coastal Program.

5. THAT THE PROPOSED DEVELOPMENT IS IN CONFORMITY WITH THE CERTIFIED LOCAL COASTAL PROGRAM.

The proposed project is in conformity with the County's certified Local Coastal Program in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding organized camp. Due to the size of the camp property, topography, and vegetative cover, little if any of the proposed project will be visible from any adjacent properties. Additionally, organized camp uses are allowed uses in the TP (Timber Production) zone district of the area, as well as the General Plan and Local Coastal Program land use designation.

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.

The location of the proposed Shower house for an organized camp 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 in that the project is located in an area designated for organized camp uses and is not encumbered by physical constraints to development. A soils report and geologic report have been reviewed and approved by the County.

Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed Shower house for an organized camp will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

The project site is located in the TP (Timber Production) zone district. The proposed location of the shower house and the conditions under which it would be operated or maintained will be

consistent with all pertinent County ordinances and the purpose of the TP zone district in that the shower house for an organized camp is an allowed use that meets all current site standards for the zone district. The proposed project also meets the PR (Parks, Recreation and Open Space) zone district requirements, as specified by the TP zone district Uses Chart.

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.

The project is located in the Mountain Residential (R-M) land use designation. The proposed shower house for an organized camp use is consistent with the General Plan in that it conforms to the R-M (Mountain Residential) General Plan Objective **2.4** to maintain a large proportion of the County in open space.

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 use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that it is a shower house for an existing, developed, organized camp. The project will not intensify camp usage, increase the number of campers and/or beds, or extend the duration of the camp season, so traffic on roads in the vicinity will not be impacted.

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 may be made, in that the proposed structures are one-story in the interior of a **250** acre property, in a neighborhood of large parcels with timber resources and/or single family homes. Due to the size of the camp property, topography, and vegetative cover, little if any of the proposed project will be visible from any adjacent properties.

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 proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed shower house will be of an appropriate scale and type of design that will not affect the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

CONDITIONS OF APPROVAL

Exhibit A: Project plans by H.H. Young & Associates, revised dated July **22,2003**.

- I. This permit authorizes the construction of a shower house for an organized camp, including the supporting improvements indicated in Exhibit A. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building & Grading Permit from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. 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 "A" on file with the Planning Department. The final plans shall include the following additional information:
 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Grading, drainage, and erosion control plans, incorporating the information specified in the Discretionary Application Comments from Environmental Planning and Public Works Drainage (Exhibit G).
 3. Details showing compliance with fire department requirements.
 4. Details showing compliance with Accessibility requirements, including items **1-4** and **6** of the December **12,2002** Accessibility letter from James Davies (Exhibit H). In lieu of item 5 of that letter, show the measures proposed in the July **22,2003** letter of H.H. Young & Associates (Exhibit H).
 - C. Meet all requirements of and pay any applicable drainage fees to the County Department of Public Works, Drainage.

- 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 Fire Protection District.
 - F. Conform with the County's September 23, 2003 soils and geology reports review letter (Exhibit I). Submit 2 copies of the soils report prepared and stamped by the licensed soils engineer, for inclusion with the Building Permit plan sets. Following completion of any required plan revisions, provide a brief plan check letter from the soils engineer, stating the final revised-date plans are in conformance with the soils report recommendations.
 - G. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. 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. The old shower house facility shall be demolished.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils **report** and geologic report. Consistent with the County's September 23, 2003 soils and geology review letter, and prior to final inspection, provide final letters from the soils engineer and geologist.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
- A. Continue to make available, an ADA compliant van providing vehicular shuttle services between the accessible pick-up/drop-off points at the shower house and the other common use buildings.

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

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 TWO YEARS FROM THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Jack Nelson
Project Planner

Appeals: Any properly **owner**, or other person aggrieved, or **any** other person whose interests **are** adversely affected by any act or **determination** of the **Zoning** Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the **Santa Cruz County** Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 02-0594

Assessor Parcel Number: 057-011-24

Project Location: 3196 Whitehouse Canyon Rd.

Project Description: Construct a replacement shower house, and small supporting structures including water tank and two shade/solar hot water structures.

Person or Agency Proposing Project: H.H. Young & Associates

Contact Phone Number: 650-473-1820

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060(c).
C. ☐ **Ministerial Project** involving **only** the use of fixed standards or objective measurements without personal judgment.
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

E. ☒ **Categorical Exemption**

Specify type: Class 2, replacement or reconstruction; and Class 3, new construction of small structure.

F. Reasons why the project is exempt:

Replacement of an existing shower house, and construction of related small supporting structures. In addition, none of the conditions described in Section 15300.2 apply to this project.

Jack Nelson, Project Planner

Date: _____

(26)

PUR. SECS. 3, 4, 5 & 9
 T.9S., R.4W., M.D.B. & M.

Tax Area Code
 86-022 86-023

57-01

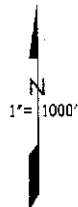
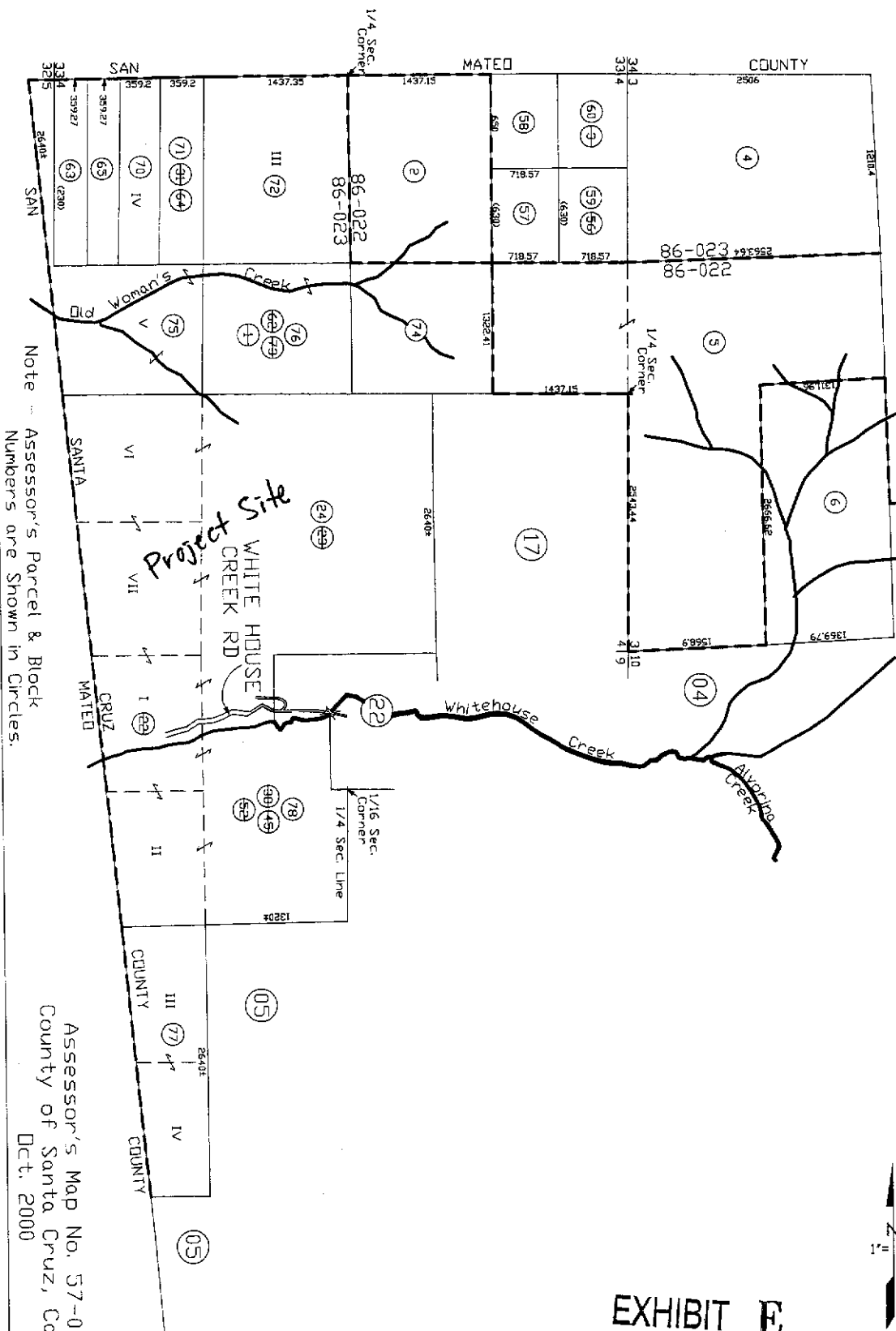


EXHIBIT E

Electronically redrawn 10/30/00 KSA
 Rev. 10/30/00 KSA (Cor. to Pgs. 26 & 27)
 Rev. 1/8/02 mvm (TCA)
 Rev. 10/16/02 CB (Cor. TCA)



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

Assessor's Map No. 57-01
 County of Santa Cruz, Calif.
 Dct. 2000

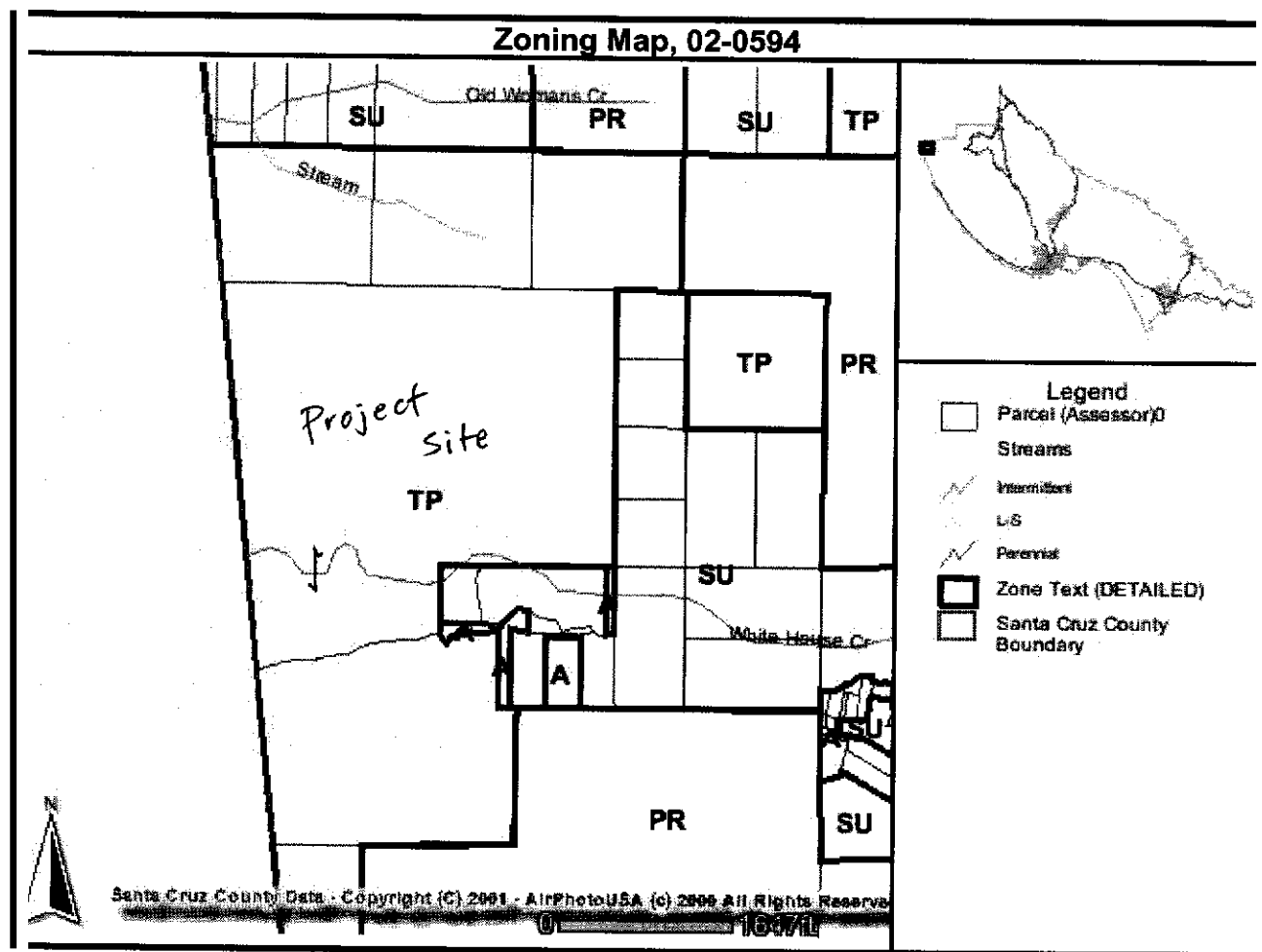


EXHIBIT F

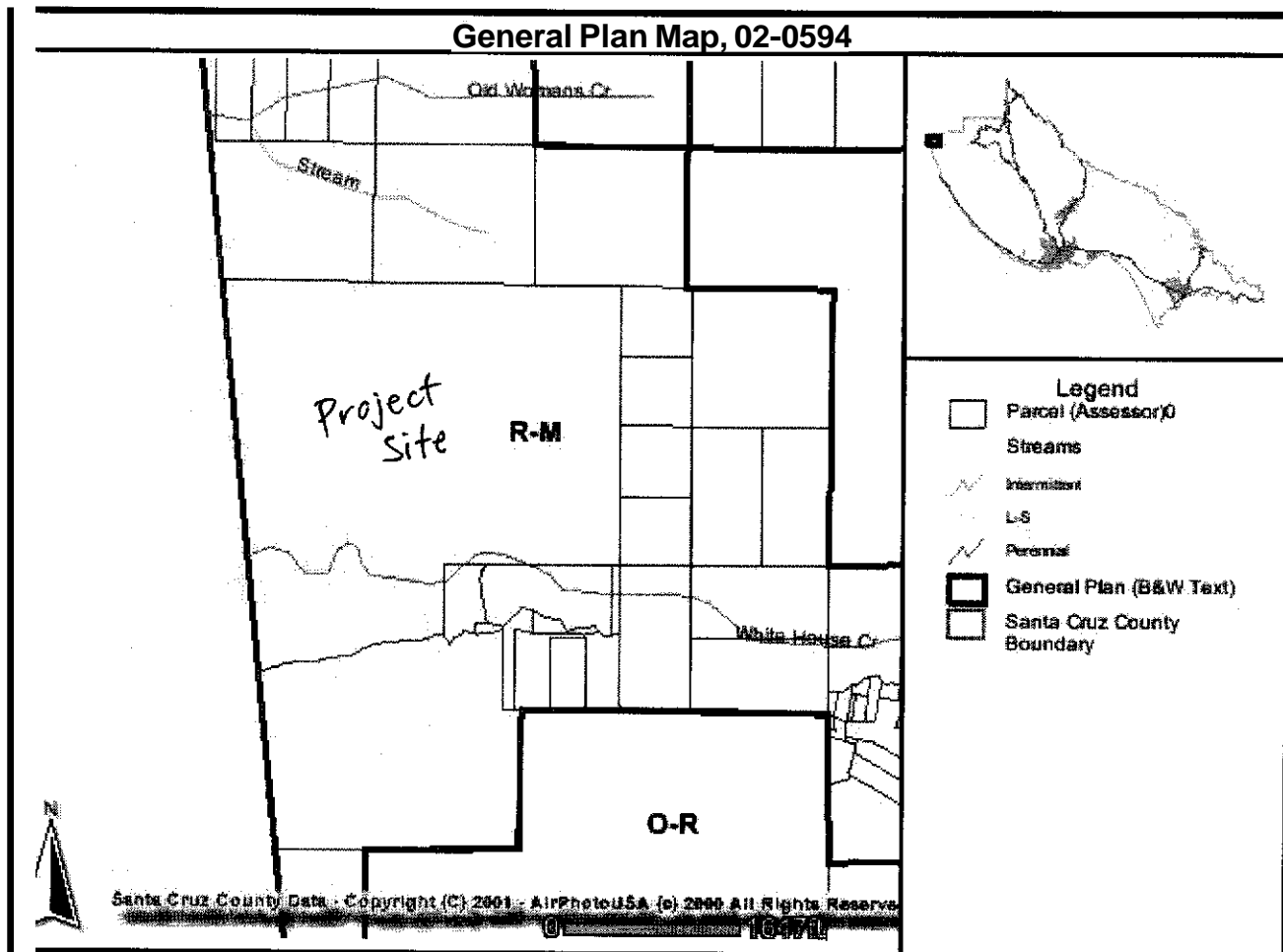


EXHIBIT F

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Jack Nelson
Application No.: 02-0594
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Date: February 29, 2004
Time: 15:50:03
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Environmental Planning Completeness Comments

===== REVIEW ON DECEMBER 18, 2002 BY KENT M EDLER ===== 1. Prior to acceptance of the geotechnical report, a geology report is required. Please submit 3 copies. 2. An erosion control plan needs to be submitted that addresses sediment & erosion control during construction activities.

===== UPDATED ON SEPTEMBER 22, 2003 BY JOSEPH L HANNA ===== The engineering geology report is accepted and the geotechnical report has been passed onto Kent Edler for review and comments. Joe Hanna 9-21-03

===== UPDATED ON SEPTEMBER 23, 2003 BY KENT M EDLER ===== The geotechnical report is accepted. A geology/geotechnical letter of acceptance was sent to the applicant today.

Previous completeness comments #1 and #2 have been addressed

Environmental Planning Miscellaneous Comments

===== UPDATED ON DECEMBER 18, 2002 BY KENT M EDLER ===== 1. Show detail drainage improvements around the water tank site, shower facility and septic leach field area. The drainage off the access road should be controlled in a manner to minimize runoff over the leach field. 2. Show proposed contours on the northern side of the shower facility (between wall and the limits of grading). Also show proposed contours around the water tank site. 3. Show drainage details behind the wall at the shower facility. Is there going to be a swale? If so, will it be lined? Is a perf. pipe going to be installed behind the wall? The geotechnical report provides recommendations for wall drainage which should be depicted on the plans. Also show wall drainage details at the water tank site. 4. The horizontal scale is incorrect on the x-sections shown on sheet 3a. 5. Since the project has grading quantities over 1000 cy's. it is subject to environmental review. Different options should be explored to determine if grading can be minimized and keep cut/fill quantities under 1000 cy's (the greater quantity of cut or fill is used to determine the grading quantity - not the sum of cut and fill).

===== UPDATED ON SEPTEMBER 23, 2003 BY KENT M EDLER =====

The comment numbers below match the comments made on 12/18/02:

1. If the drainage improvements are part of a separate application, that should be noted on the plans. Otherwise, the plans should show details of the drainage - size of pipe, inlet size, dissipator location and detail, etc.

2. Proposed contours have been added. Since there are some areas where the slope exceeds 1.5:1, the soils engineer must address the stability of the soils. This can be addressed in the plan review letter. Also, not all of the limits of grading are shown on the plan sheet (the limits are cut off at the border of the plan sheet).

3. Comment addressed.

4. Comment addressed.

Discretionary Comments - Continued

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5. Quantities have been revised. I concur with the revised quantities

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON DECEMBER 16, 2002 BY ALYSON B TOM ===== Application with plans dated 11/21/02 is complete with regards to drainage for the discretionary stage. The proposed impervious areas are located near the center of the large property and should not cause any impacts to off-site drainage. Please see miscellaneous comments for issues to be addressed in the building application stage.
===== UPDATED ON SEPTEMBER 2, 2003 BY ALYSON B TOM ===== Application with plans revised on 7/22/03 has been received. No new comments.

Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON DECEMBER 16, 2002 BY ALYSON B TOM ===== Please provide drainage details/notes describing how the runoff from the added impervious areas. (roof and paved areas) will be directed in the building permit application. Runoff should not be concentrated and should not impact off-site drainage patterns.

Environmental Health Completeness Comments

===== REVIEW ON DECEMBER 16, 2002 BY JIM G SAFRANEK =====

Project requires an approved onsite sewage disposal permit application. Application has been submitted and is under review. Contact: Rafael Sanchez 454-2735 for requirements to obtain approval.

S===== UPDATED ON AUGUST 28, 2003 BY JIM G SAFRANEK ===== Septic application required for project has been approved by EHS.

Environmental Health Miscellaneous Comments

===== REVIEW ON DECEMBER 16, 2002 BY JIM G SAFRANEK =====

NO COMMENT

===== UPDATED ON AUGUST 28, 2003 BY JIM G SAFRANEK =====

NO COMMENT

Cal Dept of Forestry/County Fire Completeness Comm

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

SHOW on the plans a public fire hydrant, meeting the minimum required fire flow for the building, within 150 feet of any portion of the building. This information can be obtained from the water company.

Fire hydrant shall be painted red in accordance with state of California Health and Safety Code. See authority having jurisdiction.

A minimum fire flow 200 GPM is required from 1 hydrant located between 50 and 150 feet of the building.

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Jack Nelson
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SHOW on the plans a water tank for fire protection with a "fire hydrant" as located and approved by the Fire Department if your building is not serviced by a public water supply meeting fire flow requirements. For information regarding where the water tank and fire department connection should be located, contact the fire department in your jurisdiction.

Building numbers shall be provided. Numbers shall be a minimum of percent slope. All bridges, culverts and crossings shall be certified by a registered engineer. Minimum capacity of 25 tons. Cal-Trans H-20 loading standard.

The access road shall be in place to the following standards prior to any framing construction. or construction will be stopped:

- The access road surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent, certified

===== UPDATED ON SEPTEMBER 3. 2003 BY JAN C MCNOWN ===== COMMENT: Per agreement with project planner and CDF No fire sprinklers will be required on this building. DEPARTMENT NAME: CDF

he plans that these plans are in compliance with California Building and Fire Codes (2001) amended by the authority having jurisdiction.

72 hour minimum notice is required prior to any inspection and/or test.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

===== UPDATED ON SEPTEMBER 3, 2003 BY JAN C MCNOWN =====

===== UPDATED ON SEPTEMBER 3, 2003 BY JAN C MCNOWN =====

Cal Dept of Forestry/County Fire Miscellaneous Com

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON DECEMBER 31, 2002 BY JAN C MCNOWN =====

===== UPDATED ON SEPTEMBER 3. 2003 BY JAN C MCNOWN =====

===== UPDATED ON SEPTEMBER 3, 2003 BY JAN C MCNOWN =====

===== UPDATED ON SEPTEMBER 3. 2003 BY JAN C MCNOWN =====

EXHIBIT G

PLANNING DEPARTMENT

JAMES DAVIES (831) 454-3249
BUILDING PLANS EXAMINER



COUNTY OF SANTA CRUZ

701 OCEAN STREET SANTACRUZ CALIFORNIA 95060
(831) 454-2580 FAX (831) 454-2131 TDD (831) 454-2123

Date: 12 December 2002

To: Permit Application No. 02-0594
Jack Nelson, Development Review

Re: Requirements for Accessibility- Building Plan Check
Skylark Ranch Shower House, Pescadero
Girls Scouts of Santa Clara County
HH Young & Associates, Architect

- Comments:
- 1) The occupancy of this building, Group A3 (Assembly) requires that the applicant apply all of the appropriate accessibility requirements found in Chapter 11B of the 2001 California Building Code to the design of this project.
 - 2) The scope of accessibility plan check includes, but is not limited to features such as parking, routes of travel, stairs, handrails, ramps, entry access, egress, restrooms, showers, telephones, drinking fountains, signage, maximum reach characteristics, and numerous other codes. All of these code items must be fully addressed in the plans submitted for a building permit.
 - 3) Please refer to CBC 1104B.4.5, 11148, and 11158 for specific requirements regarding this occupancy. Use these and other codes found in Chapter 11B to develop complete, accurate, and job-specific details, specifications and building plans (please cross-reference). These drawings must thoroughly depict how the building is to be constructed so that the builder has enough specific information to construct the project to code.
 - 4) Several problems are apparent in the design submitted for this project. The shower house itself has been laid out to meet certain accessibility requirements. However, there are various items which will need more details and specifications (shower stalls, water closet, accessories, signage, etc.). The communal lavatory will need to be a tested fixture, approved to be accessible. Otherwise, a separate accessible lavatory will need to be provided. The drinking fountain (11176) and hand wash sink out on the patio will both need to be accessible.

5) Please submit a more detailed site plan which provides a survey of the surrounding area. This will be needed in order to show other exterior requirements such as an accessible parking space, walking surfaces, slopes, cross slopes, signage, and other items such as handrails on the stairs. Also, since this building is new and accessible, it will trigger exterior route codes which will require a path of travel between the new building and the other existing common use buildings (dining hall, infirmary, office, etc.).

6) During the construction phase, when the grading of the project site is complete and ready for concrete or other finish material, a special grading inspection will be required for the accessible exterior routes and parking area. This inspection will require a survey and verification that the building site conforms with the site plan and that it meets all accessibility requirements regarding slope and dimension. This special inspection form is available at the county Building Permit Counter.

Please contact James Davies at 454-3249 or email pln799@co.santa-cruz.ca.us with any questions you may have regarding these preliminary comments.



James N. Davies
Building Plans Examiner

EXHIBIT H

Date: July **22, 2003**
Owner: Girl Scouts of Santa Clara County
Project: Skylark Ranch
Shower House
Application #: **02-0594**
Assessor's Parcel #: **057-011-24**

202.02 ADA

James N Davies
Building Plans Examiner, Requirements for Accessibility
County of Santa Cruz
701 Ocean Street, 4th Floor
Santa Cruz, CA **95060**

Dear Jim -

As per our meeting at the site of the proposed Skylark Ranch Shower House on January 9, 2003, the Girl Scouts of Santa Clara County would like to apply for an Unreasonable Hardship Variance. The variance would address the requirements for accessible parking at the new Shower House and an Accessible Route of Travel between the new Shower House and the existing common use buildings (Dining Hall, Infirmary, Office) on the site. The request is based on the following points:

- The new Shower House will be located in the middle of a forest as part of a Girl Scouts camp.
- The camp is approximately 50 years old and does not have any existing paved or striped parking spaces. The site is disturbed as little as possible.
- The approximate horizontal and vertical distance between the new Shower House and the existing common use buildings are 630' and 46' respectively. Providing an Accessible Route of Travel would require approximately **920'** of ramp (not including required level landings).
- The proposed ramp, sidewalks, parking spaces and signage would dramatically alter the existing setting and be a financial burden on this non-profit organization.

The Girl Scouts do not discriminate against physically challenged campers or visitors and have successfully accommodated them in the past. To meet the intent of the Requirements for Accessibility, they propose the following Method of Compliance:

- The Girl Scouts will provide an accessible pick-up and drop-off location at the new Shower House and the existing Dining Hall. They will provide a new accessible route of travel between the Dining Hall and Infirmary/Office connecting the existing common use buildings.
- An ADA compliant van will provide vehicular shuttle services between the pick-up/drop-off points at the new Shower House and the existing common use buildings.

We believe this proposed Method of Compliance to be an acceptable solution and will attach this letter as part of our Coastal Development Permit resubmission. Please advise us as to the filing requirements for the Unreasonable Hardship Variance. Thank you for your time and attention to this request.

Sincerely -
HH Young & Associates


Heather Young, AIA, NCARB, USGBC
Project Architect



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060-4000
(831)454-2580 FAX (831)454-2131 TOO (831)454-2123
ALVIN D. JAMES, DIRECTOR

September 23, 2003

Heather Young
HH Young & Associates, Inc.
510 Weeks Street
East Palo Alto, CA, 94303

SUBJECT: Review of Geotechnical Investigation by Donald Banta & Associates
Dated October 23, 2002, Project No.: 720-1, **C8794**
And Review of Geology Report by Louis A. Richardson
dated December 10, 2002, Project No. 817.50
APN: 057-011-24; Application No.: **02-0594**
Owner: Santa Clara County Girl Scout Council Inc.

Dear **Ms** Young:

Thank you for submitting the soil report and geologic report for the parcel referenced above. The reports were reviewed for conformance with County Guidelines for Soils/Geotechnical Reports and also for completeness regarding site-specific hazards and accompanying technical reports (e.g. geologic, hydrologic, etc.). The purpose of this letter is to inform you that the Planning Department has accepted the reports and the following recommendations become permit conditions:

1. All report recommendations must be followed.
2. An engineered foundation plan is required. This plan must incorporate the design recommendations of the soils engineering report.
3. Final plans shall show the drainage system as detailed in the soils engineering report including outlet locations and appropriate energy dissipation devices.
4. Final plans shall reference the approved soils engineering report and state that all development shall conform to the report recommendations.
5. Prior to building permit issuance, the soil engineer must submit a brief building, grading and drainage plan review letter to Environmental Planning stating that the plans and foundation design are in general compliance with the report recommendations. If, upon plan review, the engineer requires revisions or additions, the applicant shall submit to Environmental Planning two copies of revised plans and a final plan review letter stating that the plans, as revised, conform to the report recommendations.
6. The soil engineer must inspect all foundation excavations and a letter of inspection must be submitted to Environmental Planning and your building inspector prior to placement of concrete.

EXHIBIT I

7. For all projects, the soil engineer and engineering geologist must submit a final letter report to Environmental Planning and your building inspector regarding compliance with all technical recommendations of the soil report prior to final inspection. For all projects with engineered fills, the soil engineer must submit a final grading report (reference August 1997 County Guidelines for Soils/Geotechnical Reports) to Environmental Planning and your building inspector regarding the compliance with all technical recommendations of the soil report prior to final inspection.

The soil report acceptance is only limited to the technical adequacy of the report. Other issues, like planning, building, septic or sewer approval, etc., may still require resolution.


The Planning Department will check final development plans to verify project consistency with report recommendations and permit conditions prior to building permit issuance. If not already done, please submit two copies of the approved soil report at the time of building permit application for attachment to your building plans.

Please call 454-3168 if we can be of any assistance.

Sincerely,



Kent Edler
Associate Civil Engineer



Joe Hanna
County Geologist

Cc: Jack Nelson, Project Planner

EXHIBIT I

FINAL SOILS –GRADING REPORTS

Prior to final inspection clearance a final soils report must be prepared and submitted for review for all projects with engineered fills. These reports, at a minimum, must include:

1. Climate Conditions

Indicate the climate conditions during the grading processes and indicate any weather related delays to the operations.

2. Variations of Soil Conditions and/or Recommendations

Indicate the accomplished ground preparation including removal of inappropriate soils or organic materials, blending of unsuitable materials with suitable soils, and keying and benching of the site in preparation for the fills.

3. Ground Preparation

The extent of ground preparation and the removal of inappropriate materials, blending of soils, and keying and benching of fills.

4. Optimum Moisture/Maximum Density Curves

Indicate in a table the optimum moisture maximum density curves. Append the actual curves at the end of the report.

5. Compaction Test Data

The compaction test locations must be shown on same topographic map as the grading plan and the test values must be tabulated with indications of depth of test from the surface of final grade, moisture content of test, relative compaction, failure of tests (i.e. those less than 90% of relative compaction), and re-testing of failed tests.

6. Adequacy of the Site for the Intended Use

The soils engineer must re-confirm her/his determination that the site is safe for the intended use.

EXHIBIT I