



Staff Report to the Zoning Administrator

Application Number: **01-0270**

Applicant: Hoover Associates

Owner: Church of the Latter Day Saints

APN: 086-281-28

Agenda Date: August 17, 2007

Agenda Item # 2.

Time: After 10:00 a.m.

Project Description: Proposal to construct a 5,125 sq. ft. assembly! dining hall and the conversion of the existing assembly / dining hall into a storage building (or covered patio area) at an existing recreational and religious facility.

Location: 1440 Bertoli Drive, Santa Cruz (Bonny Doon)

Supervisorial District: Third District (District Supervisor: Neal Coonerty)

Permits Required: Coastal Development Permit and Amendment to Dev. Permit 4660-U (as amended)

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 01-0270, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|-------------------------------------|
| A. | Project plans | I. | Discretionary Application comments |
| B. | Findings | J. | Program statement |
| C. | Conditions | K. | Unreasonable Hardship exception |
| D. | Categorical Exemption (CEQA determination) | L. | Soil report review letter |
| E. | Location map | M. | Biotic assessment and review letter |
| F. | General Plan map | N. | Env. Health Specialist letter |
| G. | Zoningmap | O. | Urban Designers memo |
| H. | Aerial photo | | |

Parcel Information

Parcel Size: 109 acres
Existing Land Use - Parcel: Organized camp
Existing Land Use - Surrounding: Various rural uses
Project Access: Alma Road (via Empire Grade Road)
Planning Area: North Coast
Land Use Designation: M-R (Mountain Residential)
Zone District: TP (Timberland Production)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. Yes X No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: 110, 113 and 142 (soils **report** prepared and reviewed)
Fire Hazard: **Very High**
Slopes: 15%
Env. Sen. Habitat: Biotic report prepared and reviewed
Grading: 368 cu. yds. proposed
Tree Removal: No mature trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Archeological assessment provided and reviewed

Services Information

Urban/Rural Services Line: Inside X Outside
Water Supply: Private water well(s)
Sewage Disposal: Private septic system
Fire District: California Department of Forestry/County Fire
Drainage District: N/A

History

The Planning Commission approved Development Permit No. 4660-U in 1973 allowing the construction of a conference center / camp ground and approving a variety of structures including a park headquarters, youth activity rooms, fire station, first aid station, two restroom facilities and two overnight rooms to be used by missionaries on weekends to conduct services.

In 1987, the County approved application No. 86-871 to allow for a remodel of the recreation building. A subsequent application (98-0312) modified that permit for the replacement of the restrooms as well as a possible third facility in the future.

According to the applicants, there are over 70 developed campsites on the property. Each campsite contains parking, barbeque, picnic table, food storage locker, and tent camping areas.

In addition there are playground facilities, group meeting areas, restroom buildings, and an extensive network of trails. The park is used throughout the year by a large variety of different groups for many different purposes. The park will often have 200-300 campers on a weekend. An expanded version of the program statement can be found in Exhibit J.

Project Setting

The project is located within an existing rural camp in the Bonny Doon planning area. This portion of the county is remote, requiring access through locked gates. The area is heavily wooded, isolated from other development and semi-mountainous.

Zoning & General Plan Consistency

The subject property is a 109-acre parcel, located in the TP (Timberland Production) zone district, a designation that allows institutional uses. The existing camp is a principal permitted use within the zone district and the project is consistent with the site's (M-R) Mountain Residential General Plan designation.

Local Coastal Program Consistency

The proposed dining and assembly building is in conformance 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 existing camp. The project site is located five miles inland from the ocean and consequently the proposed project could not interfere with public access to the beach, ocean, or other nearby body of water. The site is not identified as a priority acquisition site in the County's Local Coastal Program.

Accessibility

The applicant applied for an Unreasonable Hardship Exception to provide an accessible path from the new building to the existing cabins (Exhibit K). The owners statement claimed that the cost would be prohibitive to develop pathway access and that the camp will provide a motorized cart to drive campers to the proposed dining facility.

The new building is proposed to be fully accessible. The Chief Building Official approved the exception on January 5, 2007.

Biotic Review

Ecosystems West submitted a Biotic Assessment for this project on January 7, 2002 (Exhibit M). The consultants reported that the building envelope "supports scattered young evergreen trees" and "shrub species". One species of special status was observed the Santa Cruz Mountains Manzanita. This is a California Native Plant Society List 1B species. A few young individuals were found on the building site. **An** invasive species, Italian thistle (listed as a moderate threat by the California Invasive Plant Council), was also present on the site.

Conditions of approval have been added which require the eradication of the Italian Thistle, confining disturbance to the building footprint plus a ten foot buffer area for construction access, the removal and replanting of the Santa Cruz Mountains Manzanita, and a landscape plan utilizing native plants.

Archeological Review

Archeological Resource Management prepared an archeological assessment for this project in July 2003. The proposed project was determined to be within the boundaries of a previously recorded site. The site was recorded in 1975 and was described as a "lithic scatter of chert waste flakes". At that time, it was also noted that the site was highly disturbed.

Two - 1 meter x 1 meter hand excavated holes (dug to 45 – 60 centimeters) and fifteen backhoe trenches were carried out. **Very** little archeological material was found within the project area. Since there was a previously recorded site on the property, the report recommends, "a qualified professional archeologist monitor all earthmoving activities for this project". This has been added as a Condition of Approval.

In addition to the above, the County of Santa Cruz requires that 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.

Design Review

The structure is set into the slope of the ground such that it creates a two-story façade at the rear and a one-story façade at the front. It has low-sloped roofs with deep overhangs. The roofing material is composition shingles and the siding is cedar plywood with batts. Windows are vinyl clad with divisions. The large deck at the rear and the entry portico are supported by stone veneer columns. The wood siding is proposed to use a medium brown stain, and the windows and doors are proposed to be green. The composition shingles are black with white and light blue specks interspersed. The proposed colors are neutral earth tones and blend in with the rural character of this site.

The building complies with the requirements of the County Design Review Ordinance, has been reviewed by the Urban Designer (see Exhibit P) and is in conformance with the requirements of Chapters 13.11 and 13.20 of the County of Santa Cruz Code.

Environmental Review

The project qualifies for an exemption to the California Environmental Quality Act (CEQA) because the site is already served by existing private water and sewer utilities, no change of zoning is proposed and no intensification of use will occur as the structure will replace an

existing structure of identical use.

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

Staff Recommendation

- e Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- a APPROVAL of Application Number **01-0270**, 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.co.santa-cruz.ca.us

Report Prepared By: Lawrence Kasparowitz
Santa Cruz County Planning Department
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Phone Number: (831) 454-2676
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Application #: 01-0270
APN: 086-281-28
Owner: Church of the Latter Day Saints

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.

This finding can be made, in that the property is zoned TP (Timberland Production), a designation which allows institutional uses. The proposed camp dining and assembly building is a principal permitted use within the zone district, consistent with the site's (M-R) 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.

This finding can be made, in that 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.

This finding can be made, in that the development is consistent with the surrounding area; the proposed colors are natural in appearance and complementary to the site and the site is not on a prominent ridge, beach, or bluff top.

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.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the camp dining and assembly building 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.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, institutional uses are allowed uses in the TP (Timberland Production) zone district, as well as the General Plan and Local Coastal Program land use designation.

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Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for institutional uses and is not encumbered by physical constraints to development. 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.

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

This finding can be made, in that the proposed location of the camp dining and assembly building 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 (Timberland Production) zone district in that the primary use of the property will be one camp building. The structure will meet the **25** ft. height standard, the 30 feet yard requirement, and the 20 acre minimum site standard required for an organized camp in the TP zone district.

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 institutional use is consistent with the use and density requirements specified for the Mountain Residential (M-R) land use designation in the County General Plan.

The proposed camp dining and assembly building is located on an over 100-acre site, and is not adjacent to other structures. The development meets all current site and development standards for the zone district and given the size and the rural nature of the parcel the structure will not be improperly proportioned to the parcel.

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

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

This finding can be made, in that the proposed camp dining and assembly building is to be accessed by a private road secured by a locked gate. There are no public utilities available to this area.

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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 camp dining and assembly building is replacing an existing use in a rural setting. Density and intensity are therefore not increased. The area is a remote rural section of the county and the building is located in a camp that contains over 100 acres.

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

This finding *can* be made, in that the proposed camp dining and assembly building will be of an appropriate scale with neutral colors, that will blend with the surrounding natural area, and the Urban Designer has reviewed the proposal and found it consistent with Chapter 13.11 and 13.20.

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APN: 086-281-28
Owner: Church of the Latter Day Saints

Conditions of Approval

Exhibit A: architectural plans prepared by Hoover Associates, dated 4/20/2001, revised 11/20/2006 (fire access notes prepared by BFP Fire Protection, Inc. and septic system design by Chris Rummel, REHS).

- I. This permit authorizes the construction of a camp dining / assembly building. 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 Building Permit from the Santa Cruz County Building Official.
 - C. Obtain a 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. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. The Building Permit that is issued for the proposed development will not authorize any changes that are not properly called out and labeled. The final plans shall include the following additional information:
 1. Building plans shall identify the materials and colors as approved by this discretionary permit (on file).
 2. Grading, drainage, and erosion control plans, including details requested by Environmental Planning staff.
 3. Details showing compliance with fire department requirements.
 - C. In order to prevent disturbance of Santa Cruz Mountain Manzanita plants, no clearing or modification outside of the building envelope (as shown on Exhibit A), plus ten feet for construction activity, is authorized. The envelope and buffer shall be staked in the field prior to any site disturbance.

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- D. An invasive plant eradication plan shall be submitted for review and approval by the Environmental Planning staff. The plan shall indicate the area to be cleared of Italian thistle including timing and technique for removal, and a plan for ongoing maintenance to keep the area free of this invasive species.
 - E. The individual Santa Cruz Mountains manzanita plants (within the building envelope and ten foot buffer) shall be removed and transplanted to a nearby location outside the building envelope. A plan detailing the proposed time and techniques shall be reviewed and approved by the Environmental Planning Section. Plants shall be moved during the rainy season and disturbance shall not occur prior to Nov 15" at the earliest.
 - F. Building permit application shall be accompanied by landscaping plans that indicate landscaping will consist only of native plants, preferably grown from local stock.
 - G. Submit to the Planning Department a copy of the contract with the archeologist, indicating monitoring of the site during excavation.
 - H. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - I. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - J. Meet all requirements and pay any applicable plan check fee of the California Department of Forestry/County Fire.
 - K. Submit 3 copies of an update to the soils report, prepared and stamped by a licensed Geotechnical Engineer.
 - L. 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.
- II. 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:
- G. All site improvements shown on the final approved Building Permit plans shall be installed.
 - H. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

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- I. The project must comply with all recommendations of the approved soils reports.
- J. A qualified professional archeologist shall perform archeological monitoring during all project earthmoving activities.
- K. 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.

III. Operational Conditions

- G. 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.

IV. As a condition of ~~this~~ development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- G. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- H. 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

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2. COUNTY defends the action in good faith.

- I. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder 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.
- J. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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 on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Lawrence Kasparowitz
Project Planner

Appeals: Any property 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: 01-0270
Assessor Parcel Number: 086-281-28
Project Location: 1440 Bertoli Drive, Santa **Cruz**

Project Description: Proposal to construct a replacement assembly and dining hall and convert the existing assembly and dining hall into storage at ~~an~~ existing recreational and religious facility.

Person Proposing Project: Hoover Associates

Contact Phone Number: (650) 618-1112

- 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. X Categorical Exemption

Specify type: Class 1 - Existing Facilities (Section 15301)

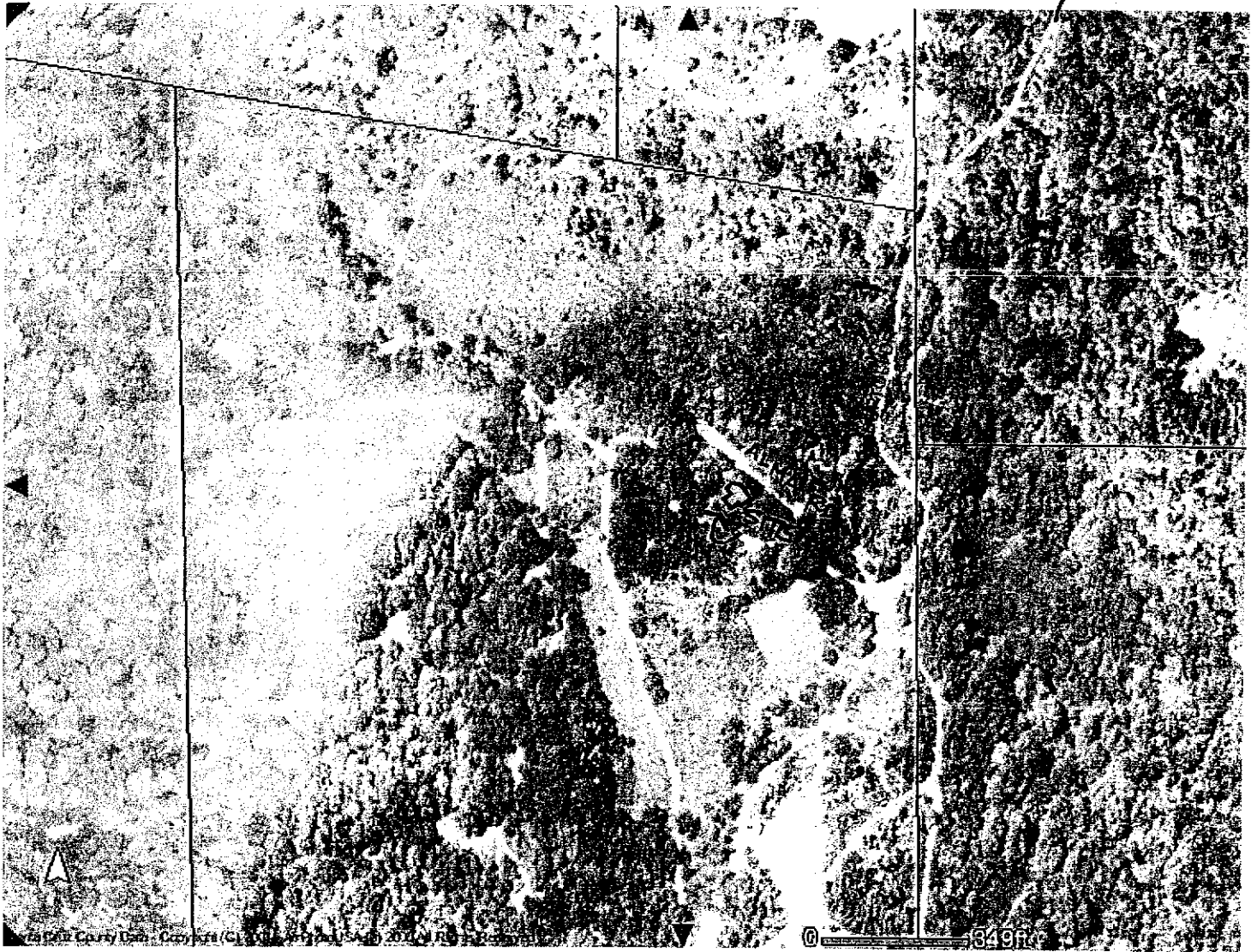
F. Reasons why the project is exempt: replacement of an existing facility

In addition, none of the conditions described in Section 15300.2 apply to this project.

Lawrence Kasparowitz, Project Planner

Date: _____

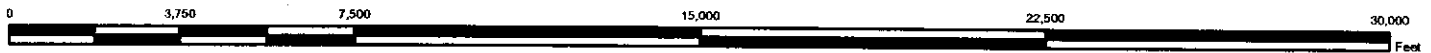
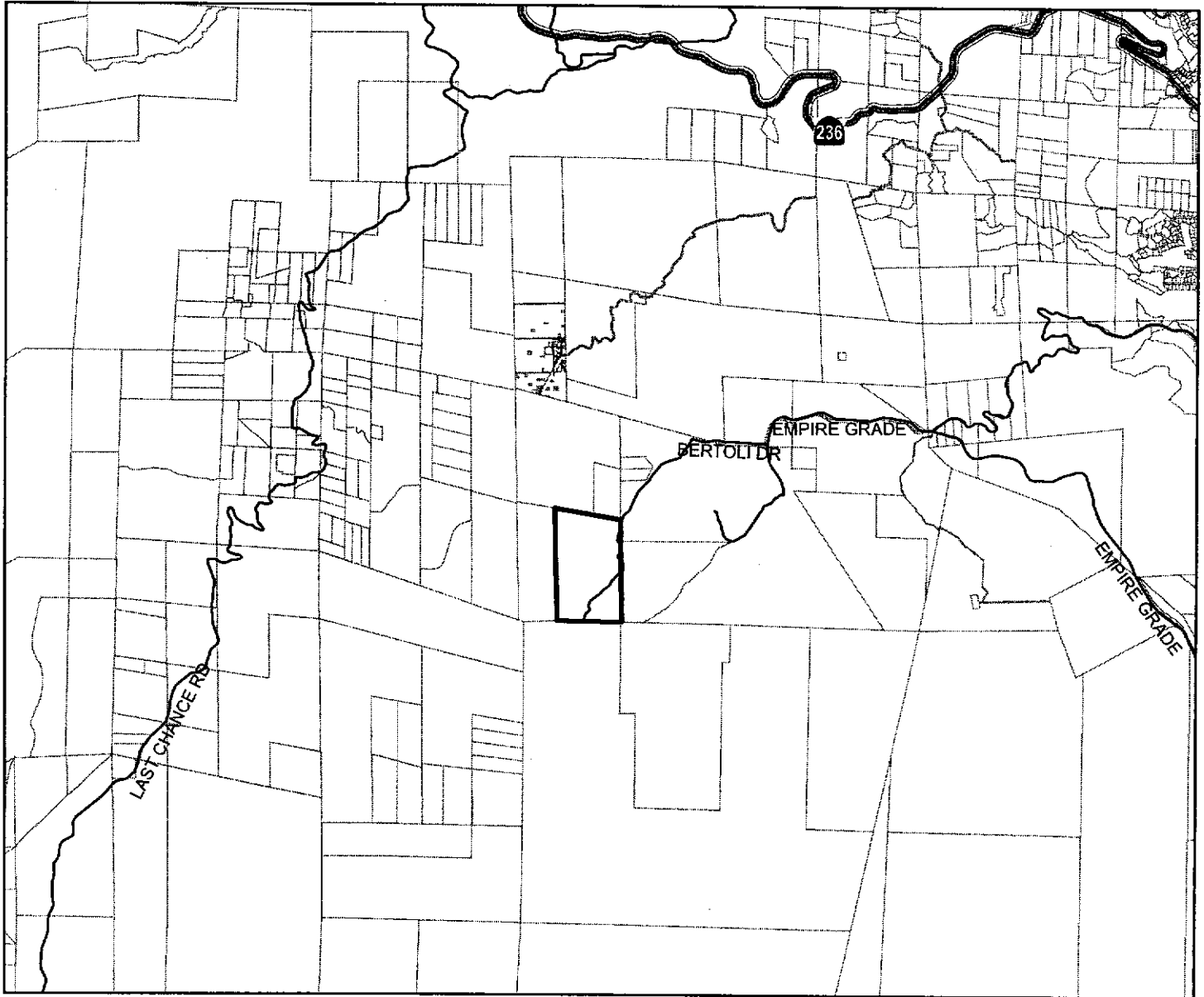
TO ENTIRE GR. R.






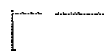
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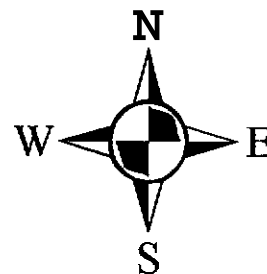


Location Map



Legend

-  APN 086-281-28
-  Streets selection
-  State Highways
-  Assessors Parcels

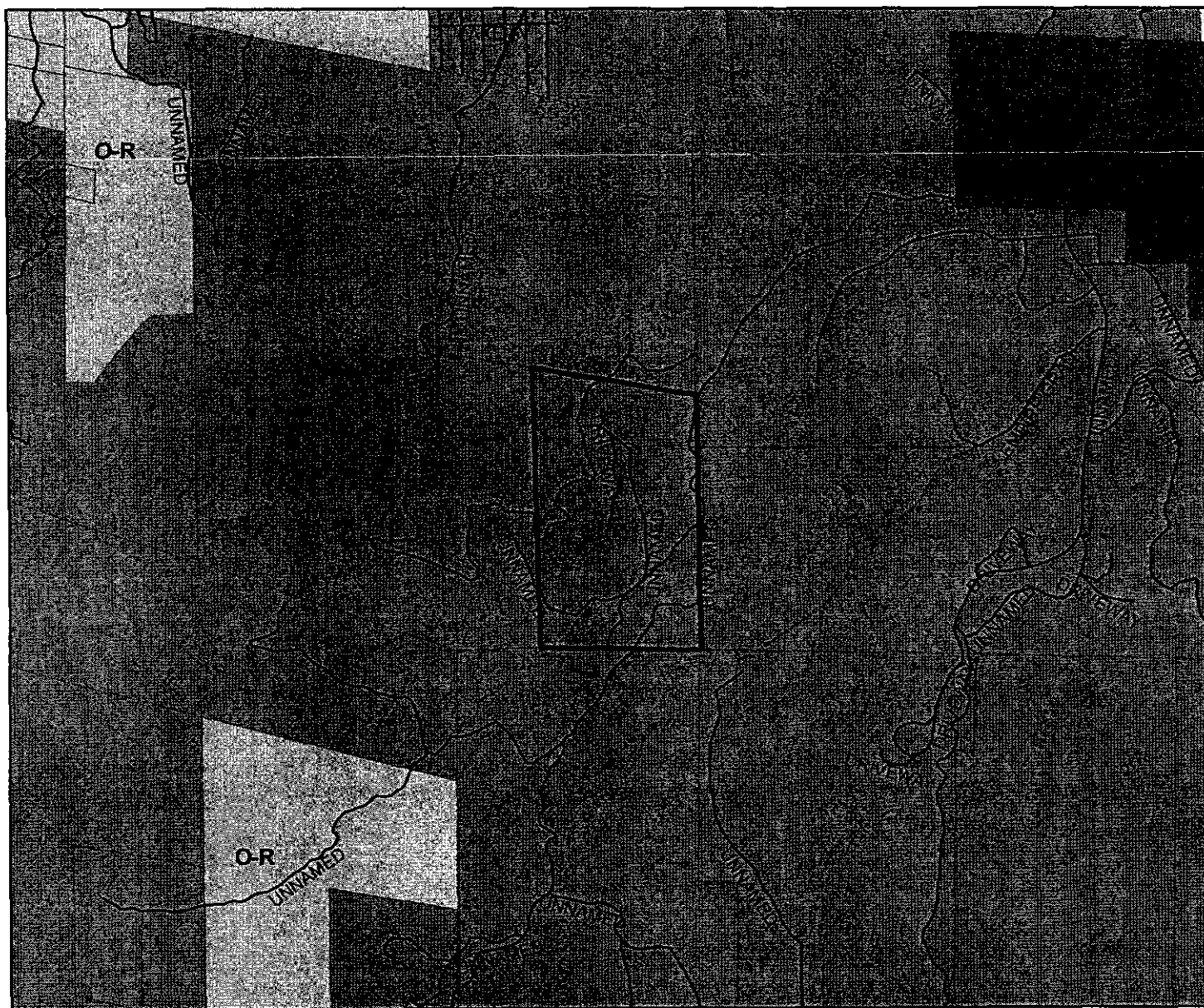


Map Created by
County of Santa Cruz
Planning Department
July 2007

EXHIBIT E

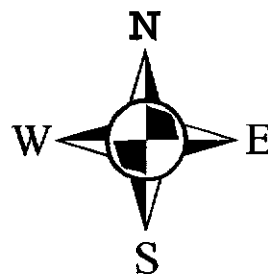


General Plan Designation Map



Legend

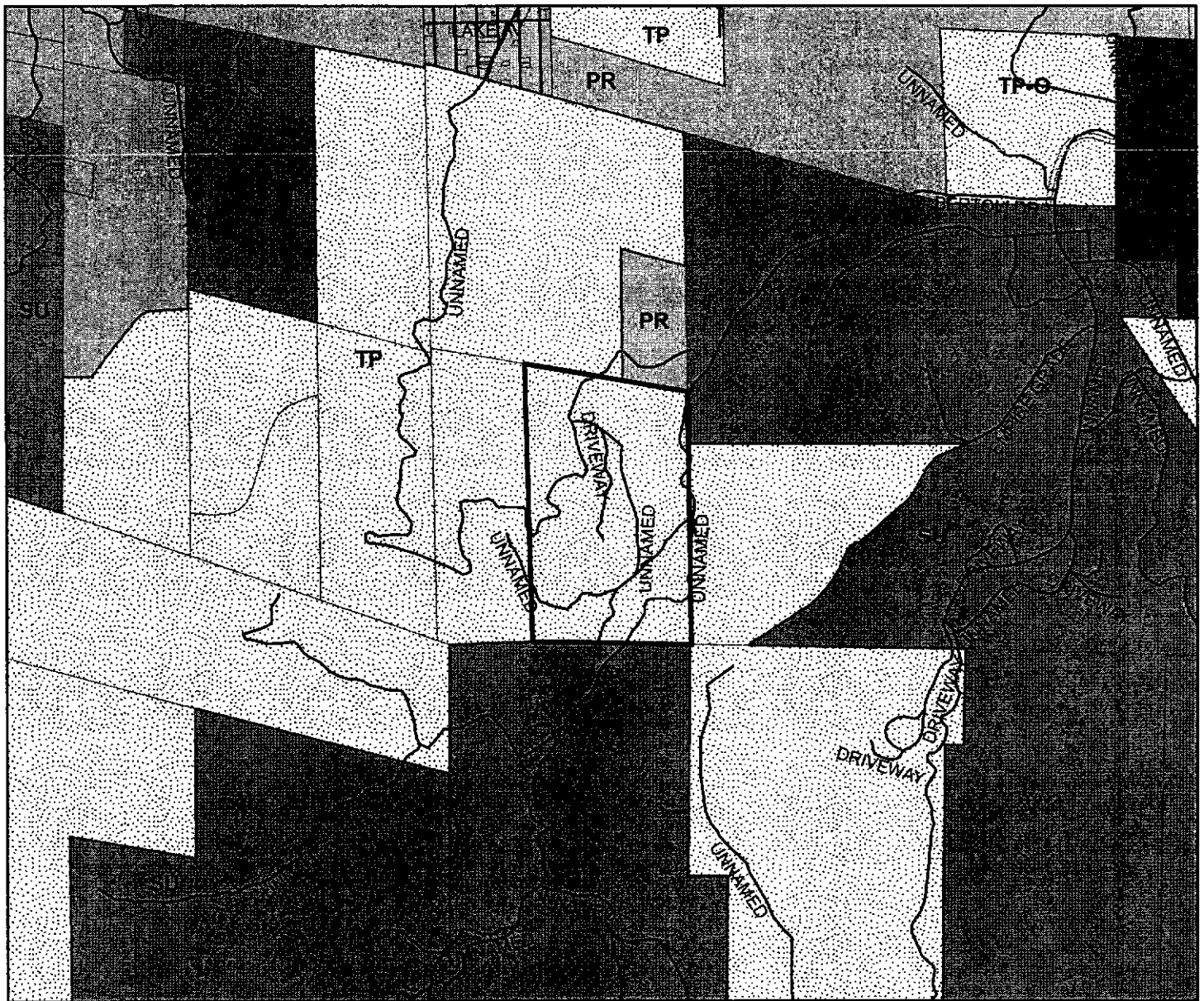
-  APN 086-281-28
-  Assessors Parcels
-  Streets
-  Residential-Mountain (R-M)
-  Parks and Recreation (O-R)
-  Agriculture (AG)



Map Created by
County of Santa Cruz
Planning Department
July 2007

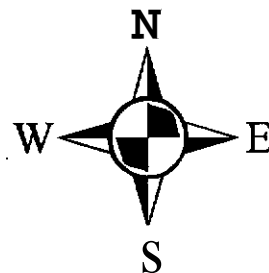


Zoning Map



Legend

- APN 086-281-28
- Assessors Parcels
- Streets
- TIMBER PRODUCTION (TP)
- PARK (PR)
- SPECIAL USE (SU)
- AGRICULTURE (A)



Map Created by
County of Santa Cruz
Planning Department
July 2007

EXHIBIT G

Aerial Map of APN 086-281-28



Map created by
County of Santa Cruz
Planning Department
July 2007



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: Larry Kasparowitz
Application No.: 01-0270
APN: 086-281-28

Date: July 6, 2007
Time: 10:25:40
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON SEPTEMBER 17, 2004 BY KEVIN D CRAWFORD =====

09/17/04 - Soil Report accepted this date. Project can be considered complete from a grading standpoint. See Misc. Comments for Plan Review Comments.

Environmental Planning Miscellaneous Comments

===== REVIEW ON SEPTEMBER 17, 2004 BY KEVIN D CRAWFORD =====

09/17/04 - Soil Report accepted this date. An update letter will be required from the Soils Engineer prior to permit issuance due to the age of the Report. Incidentally the Report makes reference to a basement, while the plans depict a two-story bldg. The following are plan review comments: Plans by Hoover Associates, revision date 7/1/04: Sht A0: 1) This is a preliminary grading plan, and it needs the following information (at minimum) added prior to permit issuance, and ideally prior to the next submittal. a) Limits of Grading line clearly indicated. b) Proposed contours for all areas of grading activity, c) Reference to the Soils Report and a note requiring all recommendations of the Report being followed. d) All drainage facilities required in the Report depicted, including construction details. e) Benching and Keying details per the Report, f) Grading specifications, compaction, inspection, moisture content. etc. g) A complete Erosion Control Plan must be included depicting all measures necessary to prevent erosion of the soil in all disturbed areas.

Dpw Drainage Completeness Comments

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

===== REVIEW ON JUNE 6, 2001 BY ALYSON B TOM =====

Application with plans dated 5/22/01 are not complete with regards to drainage for the discretionary stage.

1) Site is located in the groundwater recharge zone. If feasible plans should be updated to incorporate on site recharge facilities. Recharge will be deemed sufficient once it is demonstrated that the proposed runoff rate from the site will not be any greater than the existing runoff rate. If recharge is not feasible please provide a drainage plan for the site that demonstrates how the runoff from all proposed impervious areas will be directed. Demonstrate that the added runoff from the proposed impervious areas will not cause any adverse downstream effects on structures, roads, slopes, drainage facilities. or streams if they exist.

2) To facilitate effective drainage review please provide one site plan that shows topographic information. all proposed structures and other impervious areas, property lines, and existing features (roads. structures. creeks, etc.).

3) Please submit plans on sheets sized 24" x 36"

4) For questions regarding this review Public Works drainage staff is available from 8:00-12:00 Monday through Friday. ===== UPDATED ON AUGUST 26, 2004 BY DAVID W SIMS =====

Project Planner: Larry Kasparowitz
Application No. : 01-0270
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Date: July 6, 2007
Time: 10:25:40
Page: 2

2nd Routing:

Note to applicant: Review requirements of the Storm Water Management Section (formally the Drainage Section) have been significantly tightened since your last submittal. This review is conducted with respect to all current policies, requirements and procedures.

General Plan policies: 5.8.4 Drainage Design in Primary Groundwater Recharge Areas
7.23.1 New Development 7.23.2 Minimizing Impervious Surfaces 7.23.5 Control Surface Runoff

An insufficiently developed drainage plan was submitted with the application, and was reviewed for completeness of discretionary development and compliance with County policies listed above. The plan was found to need the following additional information prior to approving discretionary stage Storm Water Management review.

1) Applicant should provide drainage information to a level addressed in the "Drainage Guidelines for Single Family Residences" provided by the Planning Department. This may be obtained online: <http://sccounty01.co.santa-cruz.ca.us/planning/brochures/drain.htm>

2) The proposed storm water infiltration swales will require more detail. The orientation perpendicularly down the slope is not typical, and may present flow concentration and erosion problems during the overflow conditions of larger storm events. An alignment parallel to site contours is recommended, such that any large storm overflow occurs over a broad width of ground surface. Review expectations are that such structural infiltration trenches provide capacity for a 2 year, 2 hour duration storm event. There are no calculations, dimensions or drawn details to indicate the capacity proposed. Please Please provide more development of these plan items.

Please see miscellaneous comments for a side note

3) The decomposed granite path proposed should help to meet development policies for minimizing impervious surfacing.

Because this application is incomplete in addressing County development policies, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements. The applicant is subject to meeting all future review requirements as they pertain to the applicant's changes to the proposed plans

All resubmittals of plans, calculations, reports, faxes, extra copies, etc... shall be made through the Planning Department. Materials left with Public Works may be returned by mail, with resulting delays.

Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON DECEMBER 27, 2006 BY DAVID W SIMS =====

3rd Routing:

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 01-0270
APN: 086-281-28

Date: July 6, 2007
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Page: 3

No further comment, see miscellaneous

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JUNE 6, 2001 BY ALYSON B TOM =====

Please see completeness comments. ===== UPDATED ON AUGUST 26, 2004 BY DAVID W SIMS =====

The project site is large and open, and this would allow alternative infiltration designs that rely on overflow being spread broadly over surface slopes. This may be preferable to a concentrated sub-grade structural approach. In this case the design sizes, a ground surface infiltration area immediately downslope of the level overflow width, rather than sizing a confined sub-soil percolation area underground. This slope method is likely cheaper to build, and may create less disturbance to construct. Site soils are mapped as more permeable to the right of the building location in the vicinity of the chosen leach field area. A location below the leach field may be more suitable than directly below the building. ===== UPDATED ON DECEMBER 27, 2006 BY DAVID W SIMS =====

The land area delineated and method proposed for roof runoff mitigations appears sufficient. Provide full drawing details and calculations with the building application.

Designer is required to submit original soils testing data with the final design to support permeability figures used in the design.

The soil is mapped with soils significantly less permeable (0.6-2.0"/hr., but still feasible) than the 10.5"/hr. figure stated on the plans. It is likely that the test figure stated is raw data for observations of falling head or constant head or a similar test and has not been adjusted to an actual permeability value useful for design calculations. If so, use of this figure or the 8"/hr design criteria cap would not be correct, and appropriate adjustments should be made to the test observations before use in the calculations.

Plan sheets A0, and A0.1 show the new pathways as A.C. while sheet A7 shows the path as decomposed granite (DG). Please clarify the proposal.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JUNE 6, 2001 BY GREG J MARTIN =====

===== UPDATED ON JUNE 6, 2001 BY GREG J MARTIN =====

NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JUNE 6, 2001 BY GREG J MARTIN =====

NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON JUNE 15, 2001 BY JOHN A RICKER ===== Need site plans showing

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 01-0270
APN: 086-281-28

Date: July 6, 2007
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area in immediate vicinity of proposed lodge. including proposed septic system location. Need description of use of facility. including peak wastewater flow and wastewater flow from kitchen. Need application for septic system upgrade to meet current standards. Current 1000 gallon septic tank is not adequate. Current leachfield area is unknown.

===== UPDATED ON SEPTEMBER 21, 2004 BY JIM G SAFRANEK ===== Septic system permit application has been submitted and reviewed. Still incomplete. Contact EHS district specialist at 454-3219 (C. Wong).

===== UPDATED ON DECEMBER 12, 2006 BY JIM G SAFRANEK ===== Project now approved based on approved septic appl.

Environmental Health Miscellaneous Comments

===== REVIEW ON JUNE 15, 2001 BY JOHN A RICKER =====

NO COMMENT

===== UPDATED ON DECEMBER 12, 2006 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

----- REVIEW ON JUNE 11, 2001 BY ROBERT J SHERMAN -----
===== UPDATED ON SEPTEMBER 16, 2004 BY COLLEEN L BAXTER =====
DEPARTMENT NAME: CDF/COUNTY FIRE Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter: Each APN (lot) shall have separate submittals for building and sprinkler system plans. The job copies of the building and fire systems plans and permits must be onsite during inspections. NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

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

Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street. additional numbers shall be installed on a directional sign at the property driveway and street. NOTE on the plans that the roof covering shall be no less than Class "B" rated roof. The access road shall be 12 feet minimum width and maximum twenty 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 by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be minimum of 6" of compacted Class II base rock for grades up to and including 5%. oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15% but in no case exceeding 20%. The maximum grade of the access road shall not exceed 20%. with grades greater than 15% not permitted for distances of more than 200 feet at a time. The access road shall have a vertical clearance of 14 feet for its entire width and length. including turnouts. A turn-around area which meets the requirements of the

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 01-0270
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Date: July 6, 2007
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fire department shall be provided for access roads and driveways in excess of 150 feet in length. Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. All private access roads, driveways, turn-around and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope. The driveway shall be in place to the following standards prior to any framing construction, or construction will be stopped: - The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%. oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15% but in no case exceeding 20%. - The maximum grade of the driveway shall not exceed 20% with grades of 15% not permitted for distances of more than 200 feet at a time. - The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width. - A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. - Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. - All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. - The driveway shall be thereafter maintained to these standards at all times. All Fire Department building requirements and fees will be addressed in the Building Permit phase. Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction. 72 hour minimum notice is required prior to any inspection and/or test.

THE REPLACEMENT ASSEMBLY AND DINING HALL ARE REQUIRED TO BE EQUIPPED WITH AUTOMATIC FIRE. THE FIRE PROTECTION SHALL ALSO BE INSTALLED ON THE EXPOSED UNDERSIDE OF THE WALKWAY AND PORCH AREAS. ALL AUTOMATIC-FIRE SPRINKLER SYSTEMS ARE TO BE INSTALLED TO 1999 NFPA 13 STANDARDS. ALL EXPOSED (EXTERIOR) PIPING SHALL BE FREEZE PROTECTED.

THE COOKING SURFACES IN THE KITCHEN SHALL BE PROTECTED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, INSTALLED TO U.L. 300 STANDARDS. A "K" FIRE EXTINGUISHER SHALL BE INSTALLED IN THE KITCHEN. WITHIN 30' OF THE COOKING SURFACES. THE HOOD SYSTEM SHALL BE MONITORED BY THE FIRE ALARM SYSTEM

ALL BUILDINGS SHALL BE EQUIPPED WITH FIRE SPRINKLER MONITORING SYSTEMS/ FIRE ALARMS.

A FIRE HYDRANT SHALL BE LOCATED WITHIN 150 FEET OF THE NEW BUILDING. WHEN APPLYING FOR PERMITS, A CIVIL DRAWING SHOWING THE FIRE SERVICE UNDERGROUND AND FIRE HYDRANTS WILL BE REQUIRED. ALSO, ON THE CIVIL DRAWING, SHOW ALL FIRE LANES, PARKING AREA AND TRASH AREAS. ===== UPDATED ON SEPTEMBER 16, 2004 BY COLLEEN L BAXTER =====
----- UPDATED ON JANUARY 2, 2007 BY COLLEEN L BAXTER -----

A MINIMUM FIRE FLOW OF 1500 GPM IS REQUIRED FROM ONE FIRE HYDRANT WITHIN 250 FEET. THIS IS THE THIRD REVIEW FROM THIS AGENCY. SHOW ALL REQUIREMENTS AS LISTED BELOW ON THE PLANS. ALL REQUIREMENTS MUST BE MET IN THE BUILDING PERMIT PHASE.

Cal Dept of Forestry/County Fire Miscellaneous Com

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 01-0270
APN: 086-281-28

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

===== REVIEW ON JUNE 11, 2001 BY ROBERT J SHERMAN =====
===== UPDATED ON SEPTEMBER 16, 2004 BY COLLEEN L BAXTER =====
===== UPDATED ON JANUARY 2, 2007 BY COLLEEN L BAXTER =====

Lehi Recreation Park

November 16, 2006

Planning Department
Santa Cruz County

Re: Lehi Park Use

To Whom It May Concern,

This letter is to confirm the use of Lehi Park located at 16000 Empire Grade Road, Santa Cruz, CA

Lehi Park is a recreational facility owned and maintained by the Church of Jesus Christ of Latter-day Saints for the purpose of providing a camp for use by its membership. Primarily it is used in the summer time for weeklong camps by girls ages 12-18 in the Church and by boys 12-18 in the Boy Scouts of America. Normal camp use per week is approximately 100-150 persons. A nominal use fee of \$2.00 per person per day is collected to offset expenses.

The camp is also made available to family groups and individuals who wish to camp and hike year round. Campsites, trails and facilities are maintained by local Church members on a rotating assigned basis. Management of the Park is also on an assigned rotating basis among local Church members with no paid staff.

The last estimation for total visitors in a 12 month period was approximately 3,000 to 3,300 people. Anticipated upcoming activities are as follows:

1. 7 to 9 LDS Church Girls Camps will be held. Each camp will have 85 to 115 young women participants with an additional 20 to 35 leaders. The length of each camp is 6 to 7 nights. The camp is held in the latter part of June through the second week in August.
2. LDS Church Scout Troops will use the facility 3 to 4 weeks of the year. 20 to 35 participants, including Scouts and leaders will attend. The length of each stay is 6 to 7 nights. The camps are usually held in the June, July and August
3. Two Scout Jamborees will be held with an anticipated 250 to 300 participants in attendance. Jamborees are 1 to 2 nights in duration. The Jamborees are usually held in April and May.
4. 3 to 4 LDS Church sponsored Father/Son weekend outings with 30 to 50 people in attendance for a one night, Friday night stay. The Father/Son outings are held in the Spring and Fall.
5. 2 to 3 LDS Church sponsored Saturday seminars with 100 to 150 attendees. The seminars are held in the spring and fall months.
6. LDS Church Priesthood Commemoration weekend with 40 to 50 attendees for a two night stay (Friday & Saturday). This event is held in May.
7. 8 to 10 clean up weekends with 30 to 40 LDS Church participants. The clean up weekends are generally held in the spring and fall months.

.....

November 27, 2006

Page 2

8. Saturday clean up and maintenance crew **of** 3 to 5 LDS Church members, working 45 Saturdays per year. This is a day program only. This is held on the majority of the weekends throughout the year.
9. Periodic church campers, using the facilities for a one to two night stay, nets approximately 200 to 300 people per year. Through out the year when other scheduled major programs are **not** occurring.
10. One LDS Church Singles weekend. Approximately 100to 150 attendees for a two night stay. This occurs on Fathers Day weekend.
11. 2 to 3 special weekends LDS Church sponsored programs. Approximately 80 to 100 attendees. Usually a one night stay. These programs occur **in** the spring and fall months.
12. 100 miscellaneous LDS Church member visitors sporadically through out the year.

If you have any questions regarding the use of the Park, please contact me directly at (408) 232-9542.

Sincerely,

Cliff Bumett
Lehi Park Director

COUNTY OF SANTA CRUZ PLANNING DEPARTMENT

APPLICATION FOR UNREASONABLE HARDSHIP EXCEPTION

January 2004

Date Received (Staff): 11-27-06 J.N. Accepted by (Staff): [Signature]
APN 086-281-28 Application No. 01-0270 Permit No. _____

DOCUMENTATION OF UNREASONABLE HARDSHIP

Project Name: LEHI PARK LODGE REPLACEMENT

Project Address: _____

Owner: CORP PRES JC OF LOS STARATOGA C Telephone: _____
LDS TAX DIVISION

Designer: HOOVER ASSOCIATES Telephone: (650) 327-7400
LEE HUBB

I DECLARE that an unreasonable hardship exists and that compliance with the building standard would make the specific work of the project affected by *the* building standard unfeasible. *In support* of the application, the following information establishes the grounds for a hardship exception under 2001 CBC 222 (refer page 3).

I HEREBY REQUEST AN UNREASONABLE HARDSHIP EXCEPTION from *the* following specified accessibility requirements, identified as follows:

1. State the cost of providing access (provide signed contractor's bid) \$ BH _____

2. State the cost of all construction contemplated (provide signed bid) \$ _____

3. The accessible feature increases the cost of construction by: % _____

4. State the impact of proposed improvements on financial feasibility of the project:

COST IMPACTS OF DEVELOPING PATHWAY ACCESS BETWEEN
CAMPsites & PROPOSED DINING FACILITY WOULD BE PROHIBITIVE.

5. State the nature of the accessible feature(s) that are to be considered for exception:

THE CAMP PROPOSES TO HAVE A CART THAT IS MOTORIZED
TO DRIVE PEOPLE FROM CAMPSITES TO DINING FACILITY
PROPOSED. THE FACILITY ITSELF HAS FULL ACCESSIBILITY
FROM ITS ENTRY POINT. ACCESSIBLE PARKING IS PROVIDED.

6. State the nature of the use of the facility under construction and its availability to disabled persons: THE FACILITY WILL BE THE RELOCATION OF

AN EXISTING FACILITY WHICH COOKS & SERVES MEALS
TO CAMPERS.

7. State the alternative features to be provided that are equivalent to the access features that you are requesting to be waived. THE MOTORIZED CART SHOULD

VS TO GIVE DISABLED CAMPERS GOOD
PROMPT ACCESS TO THE DINING FACILITY

8. State any other justification for hardship exception: THE MOTORIZED

CART WOULD ELIMINATE THE ENVIRONMENTAL
DETIMENT OF CONSTRUCTING A SUBSTANTIAL NETWORK
OF IMPERVIOUS PATHWAYS.

I further acknowledge that if the exception being requested is for improvements along the route of travel for an alteration project (existing building) of minor valuation (<\$100,000) or to alter an area previously exempt from accessibility requirements under California law, that I will expend as much as 20% of the valuation of the project (not including costs for requirements in the area of remodel) to improve access along the route of travel as required by CBC 1134B, Exceptions I and 2 (refer page 3).

The following individuals provided information listed in the above section:

WELAND ASHBY
Designer HAVER ASSOCIATES

Corp Pres JC of LOS Saratoga C
LOS TEX Division
Owner(s)

1700 EMBRECAWAY RD #200
Address PALO ALTO, CA 94303

By Chris Hansen
Signature representative

Signature

Signature

Date

Date

☒ APPROVED

☐ DENIED

Hutchinson 1/5/07
Building Official signature Date

ONLY THE ITEMS SPECIFIED ABOVE CAN BE EXCLUDED AND NOT ANY OTHER ACCESS FEATURES.



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
TOM BURNS, DIRECTOR

September 17, 2004

Lee Ashby
Hoover Associates
1900 Embarcadero Road, Suite 200
Palo Alto, CA, 94303

SUBJECT Review of Geotechnical Investigation by United Soil Engineering, Inc.;
Dated: April 27, 2001, Project No. 5065-SI; APN: 086-281-28; Application
No.: 01-0270; Owner: Corp. Pres. JC of LDS Saratoga CA Stake

Dear Mr. Ashby:

Thank you for submitting the soil report for the parcel referenced above. The report was 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 report 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.
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.
7. For all projects, the soil engineer must submit a final letter report to Environmental Planning and to 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



January 3, 2002

Paia Levine
Planning Department
county of santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Re: Biotic Assessment of the Latter Day ~~Saints~~ Lehi Park Property in upper Bonny Doon, California
(Appl. No. 01-0270)

Dear Paia:

This letter reports the findings of a "biotic assessment" of the Latter Day ~~Saints~~ Lehi Park property (Assessor's Parcel No. 86-281-28) located at the terminus of Empire ~~Grade~~ Road approximately nine mile north of Felton-Empire Road in the northern Bonny Doon Region of Santa Cruz County, California. The owners are seeking County approval to construct a replacement assembly and dining hall and convert the existing hall into a storage facility. The proposed new dinning hall will occur on a portion of the parcel that had been previously cleared.

The U.S. Soil Conservation Service Soil Survey of Santa Cruz County (1980) classifies the soil on the portion of the Latter Day Saints property proposed for this development as Ben Lomond sandy loam, 5 to 15 percent slopes. The Ben Lomond sandy loam soil type is characterized as a deep well drained soil on ridge tops and side slopes formed in residuum derived from sandstone and granitic rock. It exhibits moderate permeability, medium runoff properties, and slight to moderate erosion hazard. On the proposed building envelope the substrate is stony with little humus content resulting in a tan color.

A field assessment was conducted in November 2001. During the course of this field survey the entire disturbance envelope was surveyed. The location of proposed development features are shown on site plan prepared by Hoover Associates dated May 22, 2001. The building envelope supports a disturbed mosaic of chaparral and remnant mixed evergreen forest habitat. The caretaker indicated that this area had been brushed in the past. The building envelope supports scattered young individual evergreen trees, including Douglas fir (*Pseudotsuga menziesii*), madrone (*Arbutus menziesii*), and coast live oak (*Quercus agrifolia*). Shrub species observed with the proposed assembly/dinning hall footprint include coyote brush (*Baccharis pilularis*), yerba santa (*Eriodictyon californicum*), warty-leaved ceanothus (*Ceanothus papillosus*), and Santa Cruz Mountains manzanita (*Arctostaphylos andersonii*). Herb and grass cover was generally lacking with the exception of an occasional individual of bracken fern (*Pteridium aquilium* var. *purbescentis*), cudweed (*Gnaphalium* sp.), Italian thistle (*Carduus pycnocephalus*) and velvet grass (*Holcus lanatus*).

One special-status plant species, Santa Cruz Mountains **manzanita**, was observed **as** scattered individuals within the building envelope. Santa **Cruz** Mountains manzanita is a California Native Plant Society List 1B species and occurs within the crest of Ben Lomond Mountain on a variety of substrates. On the building site it consists of a few young individuals, possibly resprouting after previous brushing activities. No other special-status species or their habitats were observed in or directly adjacent to the building site.

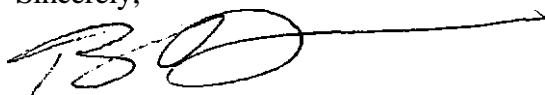
The following recommendations are made to reduce the **impacts** of development **to** less than significant:

1. No clearing or modification of vegetation should be permitted outside the building envelope.
2. Landscaping should be with native plants, preferably grown from native stock propagated **from** the site vegetation.
3. Stands of Italian thistle located on and adjacent to the building envelope should be removed prior to fruit and seed set.
4. Prior to grading, individual Santa Cruz Mountain manzanita bushes should be excavated and replanted outside the impact area.

Based on this **preliminary** assessment, it is my professional opinion that the proposed assembly and dinning hall development will result in a less-than-significant impact on those sensitive biotic resources observed on or adjacent to the parcel and in the vicinity **of** the property if the above recommendations are observed.

Should you **require** further information or clarification, **please** don't hesitate **to** contact me,

Sincerely,

A handwritten signature in black ink, appearing to read 'B Dada', with a long horizontal line extending to the right.

Bill D a d a
Principal/Senior **Botanist**



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 310, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
ALVIN JAMES, DIRECTOR

January 24, 2002

Mr. Lee Ashby for JC of LDS
Hoover Associates
1900 Embarcadero Road Suite #200
Palo Alto, CA 94303

APN: 86-281-28
App #: 01-0270

Dear Mr. Ashby:

We have received the completed biotic assessment for this property, prepared by Ecosystems West. The assessment was required because of the possible presence of protected plant and/or animal species in the vicinity of the proposed development.

Regarding plants, the biologist observed individuals of one protected species, Santa Cruz Mountains manzanita (*Arctostaphylos andersonii*), in the building envelope. No special status species of animal(s) were identified. A copy of the Biotic Assessment is attached.


The biologist has made several recommendations which will limit the impact from the disturbance. Accordingly, the following conditions will apply to this application:

1. Development shall be confined to the elements shown on the plot plan (Lehi Lodge Replacement, Hoover Associates, 5-22-01) in the location shown. No clearing or modification outside of the building envelope, plus ten feet for construction activity, is authorized;
2. The individual Santa Cruz Mountains manzanita plants shall be removed and transplanted to a nearby location outside the building envelope. The appropriate time and techniques were discussed with the land manager during the site visit. If you have any questions about proper transplanting please call our office. Note that the plants should be moved during the rainy season and therefore should be moved in the next month or so if construction is planned for this coming spring or summer;
3. Prior to approval of building or development permits, an invasive plant eradication plan shall be submitted for review and approval. The plan shall indicate the area to be cleared of Italian thistle, timing and technique for removal, and a plan for ongoing maintenance to keep the area free of this invasive species;

4. Building and development permit applications shall be accompanied by landscaping plans that indicate landscaping will consist only of only native plants, preferably grown from local stock.

Please call me at 831-454-3178 if you have any questions. A copy of this letter will be sent to your project planner so that he is aware of the biotic conditions on the parcel.

Sincerely,



Paia Levine
Environmental Planning

For: Ken Hart
Principal Planner

CC: David Carlson, Project Planner

This + sheaf of EH-related
docs, forwarded to EH w/
3rd Routing.

CHRISTOPHER G. RUMMEL, R.E.H.S. #4684

CONSULTING REGISTERED ENVIRONMENTAL HEALTH SPECIALIST

115 VISTADRIVE

LA SELVA BEACH, CA 95076 (831) 684-1446

¹³
Nov. 6, 2006

Brian Blease, R.E.H.S.
Environmental Health Specialist
701 Ocean St., Rm. 312
Santa Cruz, CA 95060

Re: 1440 Bertoli Dr., Santa Cruz, CA, System # 5(new), A.P.N. 086-281-28

Dear Brian:

The above camp is now proposing to build a new kitchen dining hall building to replace the existing kitchen at an entirely new location. The rationale for the design criteria is presented in this letter. The old Heleman Hall dining building will be converted into a warehouse type facility with no further use to serve meals. The existing system will remain in use for just the bathroom and sinks, without a kitchen. Calculations of the peak flows are to be based on realistic peak flows estimated based on population, water conservation, seasonal use and other sanitary facilities provided elsewhere on existing separate systems. The design therefore is based on educated estimates rather than the commercial charts for camps, restaurants, or other high flow design criteria. Additionally, the camp will operate to serve meals at the dining facility for only one fourth of the year, primarily June, July and August.

This study consisted of preparing test pits to locate possible water table or confining soil depths based on a series of backhoe tests and the site topography. Good soils were generally found and the system proposed is located away from tests which found shallow depth to bedrock and signs of water from rusted soil colors. A shallow system will be proposed that does not exceed 3 feet to put the trench just above the medium percolating zones. The shallow soils less than 3 feet found fast percs and deep soils were also fast. The medium zoned soils from 3.5 to 5 feet will provide the necessary treatment and filtration for aquifer protection.

Camps with one facility that handles only meals are difficult to establish practical peak flow rates. Nothing in the Table 7.38.160 applies for several reasons: Camps estimates are for the entire uses including showers, restrooms and living quarters. This is simply for the meal preparation with one item on the menu and no short order type of meals. Typical water flow volumes to produce large single menu meals are far less water use intensive than where each order is custom made. The food prep, dishwashing, clean-up, and bathroom use with hand washing is all that would be expected.

We do not have any data available on the peak water uses for the site. I have presented design criteria that result in a facility with a use of less than 2,000 gallons per day. This should be made as a condition of the permit so that a meter will be installed to confirm actual ongoing usage of the septic system. With a peak population of 150 campers being served each day, I have successfully used 4 gallon per person per meal, which is proposed for this **designs**. With a **3** meal per day **serving**, and 150 person capacity, 450 meals per day could realistically generated at 4 gal per capita, or **1800** gallons per day. This is justified for design purposes since not all meals require **equal** water use nor will cleanup requirements be similar. The design rates will include restroom availability but on average, since other restrooms and hand washing may take place elsewhere, there will be an average of one toilet use per person and *two* hand washes, resulting in less water contributed by the restroom use. We will **specify** pressure assisted toilets with **1.6** gallon per flush, to avoid repeated flushes, low use lavatory faucets and waterless urinals. Meals and washing will not take large amounts of water to exceed 2.5 gallon per person/day and restroom use should be about 1.5 gallons per day for a total of **4.0**.

Kitchen waste:

The **grease** trap was sized according to a formula used by tank manufacturers. The kitchen provides meals served on multi-use utensils for **up** to 150 people and 450 meals per day. The calculation is as follows: $450 \times 2.5 \text{ gallons per meal} \times 1.5 (\text{storage factor}) = 1687.5 \text{ gallon}$. Since the **camp** kitchen has water saving devices where feasible (aerator mixing faucets, no floor flood cleaning, and low temp dishwashers, and greasy foods are not the norm anymore, we can say that a 2,000 **gallon** grease trap should be more than adequate and reduce the time periods before servicing is due.

The kitchen waste will be treated for grease removal and settling by passing **through** the 2,000 gallon grease interceptor. **This** will be followed by the septic **tank** battery. Prior to the waste entering the nearby grease **tank**, **this** design recommends the **use** of a Big Dipper 250 **IS** model for removing floating greases before it can enter the sewage disposal system. **This** oil and grease can be collected in the **grease** barrels for removal by tallow companies or for alternative fuels.

The septic tanks:

The **tanks** proposed will provide over 5,500 gallons for treatment of the commercial wastes. The peak flow time **3** equals 5,400 gallons. Since we **will** split the flows from the kitchen and the restrooms, we can use two 2,000 gallon one-compartment **tanks** to act as the first compartment of a septic **tank**. The combined effluent will be entering the second compartment which is a **1,500** gallon one compartment **tank** to act as a final compartment in the treatment process.

Leaching trenches:

The area identified on the property for leaching is not subject to groundwater concerns in my opinion and are located on slopes of about 10% or less. The percolation testing of **this** area showed good soils with medium percolation rates. The system size was based on the combined flow of 1,800 gallons per day. We are proposing to utilize the Quick 4 **High** Capacity Infiltrator Chambers. With medium perk rates, an application rate of 22.2

gallons ~~per~~ chamber per day requires 81.08 chambers. For evenly sized distribution trenches, this design will employ 84 chambers divided into 4 trenches with 21 ~~units~~ each. Each trench will also be 84 feet long for a grand total of 336 feet. The combined chambers will provide a 5,208 gallon storage capacity. The flow will be distributed evenly utilizing the Tom's concrete **D4** Distribution **Box** or **equal**. By installing the benches, ~~at~~ 3 feet deep, we will provide good percolation in the ~~aerated~~ root zone. In the zone below the trenches the less permeable soils in the medium ranges will provide increased treatment for aquifer protection.

The plans show the details presented in this summary. Please do not hesitate to call me at 684-1446 if you have any questions or concerns about the proposed sewage disposal system design or this letter.

Sincerely,

A handwritten signature in black ink that reads "Chris Rummel". The signature is written in a cursive, flowing style.

Chris Rummel, R.E.H.S.#4686
Consulting Registered Environmental Health Specialist

Cc: Lee Ashby, Hoover & Associates Architects

INTEROFFICE MEMO

Application No: **01-0270**

Date: August 30, 2004

To: Jack Nelson, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a new lodge building, Lehi Park

GENERAL PLAN/ ZONING CODE ISSUES

Design Review Authority

13.20.130 The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria(✓)	Urban Designer' Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Grading, earth moving, and removal of		✓	<i>This does not appear to be</i>
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees , or nuisance species.	✓		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		

Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridge line			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			<i>Landscaping has not been shown on these plans.</i>
Rural Scenic Resources			
Location of development			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees , dominant vegetative communities)	✓		
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction	✓		
Pitched, rather than flat roofs , which are surfaced with non-reflective materials except for solar energy devices shall be encouraged	✓		

The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			NIA
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			NIA
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			NIA
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			NIA
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			NIA
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			NIA
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			NIA
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			NIA

In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These materials and colors			N/A
Beach Viewsheds			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the Muff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			N/A

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout			
Relationship to natural site features and environmental influences			NIA

Landscaping	✓		
Streetscape relationship			N/A
Street design and transit facilities			NIA
Relationship to existing structures	✓		
Natural Site Amenities and Features			
Relate to surrounding topography			
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			NIA
Minimize impact on private views	✓		
Accessible to the disabled. pedestrians, bicycles and vehicles			<i>See Exception from Building Official</i>
Reasonable protection for adjacent properties			NIA
Reasonable protection for currently occupied buildings using a solar energy system			NIA
Reasonable protection for adjacent properties			N/A

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings			N/A
Street face setbacks			NIA
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		

Finish material, texture and color	✓		
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting.	✓		
Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties.	✓		
Building walls and major window areas are oriented for passive solar and natural lighting.	✓		