



Staff Report to the Zoning Administrator

Application Number: **08-0154**

Applicant: Bill Tershy
Owner: Russel & Ellie Tershy, Trustees
APN: 067-161-12

Agenda Date: October 2, 2009
Agenda Item #: **3**
Time: After 10:00 a.m.

Project Description: Proposal to establish a Montessori school, including swim lessons, in an existing historic building and an accessory structure in three phases for up to 64 students; construct a new parking lot with minor additions including accessibility improvements, an overheight fence along the southern side yard and two identifying signs; and address unpermitted tree removals.

Location: The property is located on the east side of El Rancho Drive (2474 El Rancho Road) about 2000 feet south of the Mt. Herman Highway 17 exit.

Supervisory District: First District (District Supervisor: Leopold)

Permits Required: Commercial Development Permit and Variance (for two signs when one is allowed)

Technical Reviews: Design Review, Historic Resource Review, Preliminary Grading Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 08-0154, based on the attached findings and conditions.

Exhibits

- | | |
|---|--|
| A. Project plans | G. Applicant's Program Statement |
| B. Findings | H. Noise Assessment Study |
| C. Conditions | I. Septic Letter |
| D. Categorical Exemption (CEQA determination) | J. Preliminary Grading and Drainage Calculations |
| E. Assessor's, Location, Zoning and General Plan Maps | K. Summary of Traffic Study |
| F. Comments & Correspondence | L. Historic Resource Preservation Plan |

Parcel Information

Parcel Size: 5.03 acres
Existing Land Use - Parcel: No current use; buildings are vacant
Existing Land Use - Surrounding: Residential to north and east, Moose Lodge to south,
Highway 17 to west
Project Access: El Rancho Road
Planning Area: Carbonera
Land Use Designation: R-M & R-R (Mountain Residential and Rural
Residential)
Zone District: RA (Residential Agriculture)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Descending slope on east side of property
Soils: Soils report to be reviewed with Building Permits
Fire Hazard: Not a mapped constraint
Slopes: Eastern portion of parcel has steep slopes descending to Carbonera Creek
Env. Sen. Habitat: Riparian areas to the north and east
Grading: 968 cubic yards cut and 864 cubic yards fill
Tree Removal: Tree removals occurred prior to application; restoration required
Scenic: Within Highway 17 (a scenic road) viewshed
Drainage: Existing drainage adequate
Archeology: Arch. Review completed; no physical evidence on site

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Well
Sewage Disposal: Septic
Fire District: Scotts Valley Fire Protection District
Drainage District: None

History and Background

The subject parcel is located on the east side of El Rancho Road, a frontage road that runs parallel and east of Highway 17. To the north of the subject parcel is an ephemeral stream and a residence, and to the south is the Moose Lodge. A parking easement benefiting the Moose Lodge is located along the southern property line. To the east is a slope which descends to Carbonera Creek and residential properties beyond.

An historic building, which was designated in 1995 as having local historical significance, is located on the subject parcel and is readily visible from Highway 17. Highway 17 is identified in the General Plan as a scenic corridor. This structure was constructed in 1885 as a residence for George M. Shipley, who established the Rocky Hill Dairy on the site. In the 1920's, the house

was purchased by a family who built the structure on the adjacent property to the south (currently the Moose Lodge) for use as a roadhouse and tourist camp. As such, the house has local historic significance due to its association with the Rocky Hill Dairy, and its association with the transition of the local economy from agricultural to a tourism.

The subject parcel was, at one point, a part of the parcel to the south. In 1969, Use Permit No. 3294-U was approved to allow the establishment of a lodge and related recreation facilities. Later, in December 1975, this use permit was amended by Permit 74-326-U. The project description for 74-326-U is to "amend Use Permit No. 3294-U by reducing the land area of existing lodge facility from 18.2 to 13 acres as per Minor Land Division No. 74-327-MLD, and to construct an outdoor patio facility to existing lodge building...". It is this referenced land division that created the subject parcel. In July of 1985, Use Permit 85-498-CDP, EA, EP was approved. The permit description is to "convert existing single-family dwelling to a pre-school for 96 students, including an addition of 2000 square feet." It appears that although a pre-school did occupy the buildings, the building permit was never "finalled." Since the pre-school's closure, County records show no record of a subsequent use.

The current proposal is to open the existing buildings, with some minor additions, as a Montessori daycare and school in three phases (described below). The proposal also includes a variance request for two identifying signs instead of the one allowed by County Code. The property owners currently run the Montessori Scotts Valley so are well versed in both the programmatic and facility needs of running such a school.

Zoning & General Plan Consistency

The subject property is a parcel of approximately five acres, located in the RA (Residential Agriculture) zone district, a designation which allows daycare and school uses. The proposed daycare and school is an allowed use within the zone district and the project is consistent with the site's Mountain Residential and Rural Residential (R-M and R-R) General Plan Designation. The Mountain Residential designation is for the portion of the property that slopes down to Carbonera Creek, while the Rural Residential designation is for the more level area where the development is proposed.

Historical Review

As noted above, the southern structure on the property is designated as an historic resource of local significance (NR5). As such, the proposed improvements were required to be reviewed by the Historic Resource Commission. On July 9, 2009, the Commission approved the proposal as conditioned (Exhibit L). The significant conditions are the following:

1. All visible replacement material and color shall visually match the existing materials.
2. The project architect shall incorporate minor changes in the design for the breezeway enclosure to indicate that the new entryway is a recent addition. The design changes shall be submitted to staff for review and approval prior to the issuance of the building permit.

Exhibit A reflects the approved changes to the breezeway and the first condition is incorporated

into this permit's conditions of approval.

Design Review and Scenic Road

Only minor changes to the existing structures are proposed with the most significant visual change being the enclosing of the breezeway between the historic house and the accessory structure. The County's Urban Designer has reviewed this proposal and found it to be compliant with the requirements of the County Design Review Ordinance. A landscape plan, to be implemented in three stages, will enhance the property.

From Highway 17, which is designated as a scenic road in General Plan Policy 5.10.10 (Designation of Scenic Roads), the historic house is the most visually dominant feature of the property because it is the only two-story structure. The proposed improvements to the property, because they are so minor and only one-story in height, will have virtually no impact on the scenic viewshed. The Urban Designer's memo is attached as Exhibit F.

Phasing and Program Statement

The property owner provided a program statement, detailing the use of the subject parcel as a school. As noted above, the implementation of the proposed project will occur in three phases. Below is a description of the physical improvements and the use of the facility at each phase.

Phase 1: The first phase is the occupation of the accessory building (northern building); construction of the new main entry to the school between the historic and accessory buildings; construction of the related accessibility improvements, including new accessible bathrooms; remodel of the interior of the accessory building into two classrooms; and the construction of new fencing. In this phase, the existing parking lot, which is to be re-stripped and brought into conformance with accessibility requirements, will be used. Access to the pool is prohibited in this phase and a pool fence meeting the 2007 California Building Code requirements must be installed.

Phase 1 Program Statement 24 children, ranging in age from six weeks to three years, and six staff persons will be on-site. The property owner understands that it is their responsibility to meet the State Community Care Licensing Division requirements, including the required child/teacher ratio. The school will be open 7 AM to 6 PM, Monday through Friday, with classes convening at 8:30 AM and ending at 3:15 PM. The hours before and after class time will be for before and after care and teacher preparation.

Drop off times will be from 8:30 to 8:45 AM, and pick-up will be between 11:45 AM to 12:15 PM and from 2:45 to 3:15 PM. After care pick-up will be any time between 3:30 and 6:00 PM with most being picked up before 4:30 PM. Before care drop off times will occur anytime between 7:00 and 8:30 AM. Given the range of drop-off and pick-up times, the parking and circulation demand will be dispersed throughout the day.

A playground will be located just north of the accessory building. Six to eight evenings per year, the facility will be open for school-related functions such as parent/teacher meetings and staff workshops; all of these evening events will end by 7:30 PM.

Phase 2 This phase will include the interior remodel and use of the historic building and the installation of the new parking lot and associated improvements. In addition, a new deck and ramp overlooking the swimming pool, and the rest of the project's fencing, will be constructed. Access to the pool is prohibited in this phase and a pool fence meeting the 2007 California Building Code requirements must be in place.

Phase 2 Program Statement In phase two, 24 additional children between the ages of three and six will be allowed to attend the school, bringing the total number of students to 48. Most of these new students will be dropped off without their parent or guardian leaving the vehicle. A staff member will supervise the children being dropped off/ picked up. Based upon the property owners' experience with their school in Scotts Valley, they anticipate that only five to seven parents will park and walk their children into the school. The hours of operation will be the same as Phase One.

Phase 3 This phase focuses on the rehabilitation of the existing swimming pool and related accessibility improvements; the installation of a "kid" pool, hot tub and outdoor showers; the relocation of the existing utility shed; the remodeling of a classroom in the historic building into two accessible bathrooms; and the addition of a roof over the new main deck.

Phase 3 Program Statement The pool hours will be Monday through Saturday 9:00 to 11:30 AM and 12:30 to 7:00 PM, except for the month of November when the pool will closing at 5:00 PM. The pool is not intended as a recreational, open pool. Rather, it is intended to provide organized swim lessons. No more than 16 swimmers and four employees will use the pool at any one time.

Acoustical Study

The General Plan Noise Element limits both the amount of noise that a project may generate and the amount of noise users of the project may be exposed to. For exposure, users of a project (e.g. the students and staff of the proposed school), may not be exposed to more than 60 decibels¹ outside and 45 decibels inside without mitigation. In terms of generating noise, a project may not expose neighboring properties to more than 60 decibels without mitigation (General Plan Policy 6.9.1).

Edward L. Pack Associates, Inc. provided a Noise Assessment Study for the project. Highway 17 is the most significant source of noise exposure for the school. The study found that the interior sound level, at 38 dB DNL, will be well below the 45 dB DNL maximum specified in the County's Noise Element. However, because the day/night average contains a 10 decibel penalty to account for human sensitivity during sleeping, the playground exposure will exceed the 60 dB DNL limit for exterior noise of the Noise Element by 3 decibels. Without this nighttime penalty, the project would comply with the General Plan standard. Since the proposed use will occur during the day and early evening, staff is not requiring the recommended "acoustically-effective"²

¹ General Plan Policy 6.9.1 measures noise based upon the day/night average sound level (Ldn).

² The study details the construction required to achieve an acoustically-effective barrier. For wood fences, as is proposed in Exhibit A, the minimum surface weight of 2.5 lbs per square foot must be provided. Homogenous sheet materials are preferred, but high-quality air-tight tongue-and-groove, board and batten or shiplap construction can be used.

fence for the western side of the playground.

In terms of noise generated by the project, the most significant noise sources are from children using the playground and pool. The study evaluated the impact of these noise sources on the neighbors to the north (a residence) and the south (the Moose Lodge). In both cases, the General Plan maximum is anticipated to be exceeded. However, the study includes recommendations for attenuating the noise. With an acoustically-effective fence constructed along the northern edge of the playground, and another fence constructed along the southern property line where the property line is within 125 feet of the pool, the project will comply with the General Plan standards (Exhibit H, page 5).

A condition of approval is included that requires both a building permit plan review letter and a letter from the acoustical study's author, documenting that an acoustically-effective fence was constructed to the report's specification and in the required location.

Overheight Fence

The acoustical study calls for a seven-foot high fence along the southern property line where the property line is within 125 feet of the water in the pool. Because this is a side yard setback and County Code 13.10.525 (Regulations for fences and retaining walls) requires a Development Permit Approval for fences exceeding six feet in height that are located within the side or rear yard setback, a discretionary permit is required. Given that the seven-foot high fence is a sound attenuation requirement, and the fact that it will not be visible or pose a line of sight hazard for drivers, this fence is considered to be appropriate.

Parking and Circulation

County Code 13.10.552 (Schedule of off-street parking space requirements) provides parking requirements for daycares and schools. For daycare, the parking ratio is one parking space per five children, plus one per employee. For elementary schools, the ratio is .3 parking spaces per employee. As discussed below, the project complies with these parking requirements.

In Phase One of the project, with 24 infants and toddlers proposed and six employees, 11 spaces are required. The proposed Phase One parking lot provides 16 parking spaces. For Phase Two, with a total of 48 students and 11 employees, 18 spaces are required. Because the Phase Two parking lot is the same parking lot that will be utilized for the Phase Three swim lessons, more parking than is required for Phase Two is provided.

For Phase Three, with the addition of swimming lessons for up to 16 students and five teachers, 35 spaces are provided. County Code 13.10.552 does not provide parking requirements for pool uses. The project architect used a ratio of .3 parking spaces for students and instructors for a total of 7 spaces (see Sheet A1.2-3). However, because parents may choose to park and observe the swim lessons, providing additional parking spaces to accommodate this possibility is prudent. This particularly important because no on-street parking is available along El Rancho Road. The Phase Two parking lot, with 35 parking spaces will ensure that adequate parking for school and swim uses is provided on-site, even with an increased requirement for the pool.

In terms of circulation, the Department of Public Works, Road Engineering has accepted the proposed parking lots, i.e. both the Phase One and Phase Two parking lots, with one caveat. To prevent cars from backing up onto El Rancho Road during pick-up and drop-off times, the project must provide a drop-off zone when the Phase Two parking lot is constructed. This has been added as a condition of approval.

The applicant submitted a traffic study by Larry D. Hail, CE, TE, PTOE of Pinnacle Traffic Engineering. The study evaluated the project at a point when it was greatly expanded and included two phases: one for 96 students and a second for a total of 250 students. Although the project has been significantly reduced in scope, with a maximum of 64 students (48 students plus up to 16 swim lesson participants), the study indicates that even with 96 students, the level of service on the surrounding road network and intersections will remain within acceptable limits (Exhibit K). Thus, no off-site improvements would be triggered as a result of the current proposal.

Accessibility

Each of the three phases was reviewed for its compliance with the 2007 California Building Code. The preliminary review found that the proposed improvements are in compliance with the building code requirements (see Exhibit F).

Sign Variance

Within the RA (Residential Agriculture) zone district, County Code 13.10.580 allows only one, non-illuminated sign not to exceed 12 square feet in size on the site of a discretionary use. Therefore, the two signs proposed for stage two of the project, require a variance. A variance to the sign ordinance is warranted in this case because of the shape of the subject parcel. With over 450 feet of frontage and two proposed driveways to facilitate circulation, two signs is a reasonable request. Drivers may come from either the north or the south along El Rancho Road and a sign at each driveway will facilitate the orderly access of the property, both for staff and students and emergency personnel.

Tree Removals

In April 2008, Planning Department Code staff received a complaint about the removal of trees within a riparian area. Code staff confirmed the tree removals and, because the property owner made a discretionary application which addresses these removals, the code case is considered to be resolved.

As a condition of approval, the applicant must provide a mitigation and monitoring plan for restoration with the Phase One building permit. However, if the decision-maker does not approve the school, the code case will be re-instituted. A condition of approval is included requiring that the property owner obtain a Three Acre Timber Conversion permit from CalFire.

Grading

The proposed grading includes 968 cubic yards of cut and 864 cubic yards of fill including extra

fill due to shrinkage (see Exhibit J). Most of this grading is related to establishing final grades for the proposed Stage Two parking lot. Given the size of the property, the proposed grading volumes are considered appropriate and have been accepted by Environmental Planning civil engineering staff.

Water Tanks

For fire protection purposes, two large water tanks are located in the northwest corner of the subject parcel and within the front yard setback. County Code 13.10.323(e)6 allows water tanks to be located within three feet of any property line provided that the proposed location is a written requirement from the County Fire Marshal and that a landscape screen is provided if the tanks are located within the front yard setback. Marianne Marsano, Fire Marshal of Scotts Valley Fire Protection District, has approved the location of the water tanks (Exhibit F). A condition of approval is also included requiring that the landscape plan be updated to include a landscape screen for the water tanks.

Conditions of Approval

Each stage of the proposed use has specific conditions of approval. Some of Stage Three's conditions of approval are highlighted here because they are significant in terms of their potential cost and/or effect on the site plan.

The proposed swimming pool use triggers a number of requirements. First, the 2007 California Building Code requires that pools open to the public provide bathroom facilities appropriate to the occupancy (the proposed pool's occupancy is constrained by the program statement), showers and changing room facilities. In this case, bathrooms are provided inside the school buildings and showers are provided outside to the east of the pool. The showers' wastewater and any additional runoff generated during storm events were not calculated into the septic system's capacity. While this is not a feasibility issue since the property has ample space for septic expansion should that be necessary, it is a condition of approval that the septic system capacity be calculated to include the showers' wastewater as well as to accommodate the infrequent need to clean pool equipment and drain the pool. One alternative approach for addressing the showers' drain wastewater is to apply for a graywater permit.

In addition, a changing room facility for each sex must be provided. This structure is to be located to the east of the existing buildings and the proposed playground area shown in Exhibit A and, as a part of the Building Permit, the Historic Resource Commission, Zoning Administrator and County Urban Designer must be given the opportunity to review the structure. Because of the changing room's location behind the existing structures, it is not anticipated to have a significant impact on the historic resource.

Environmental Planning staff have identified that the proposed kid pool and hot tub are located less than the 20 required feet from a descending slope (2007 California Building Code requirement). Given this, a condition of approval is included requiring the project soils engineer to approve of their location. If necessary, the kid pool and hot tub may be required to be moved. Since this will require a minor site change, the Historic Resource Commission and Zoning Administrator must be given the opportunity to review the proposal.

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.

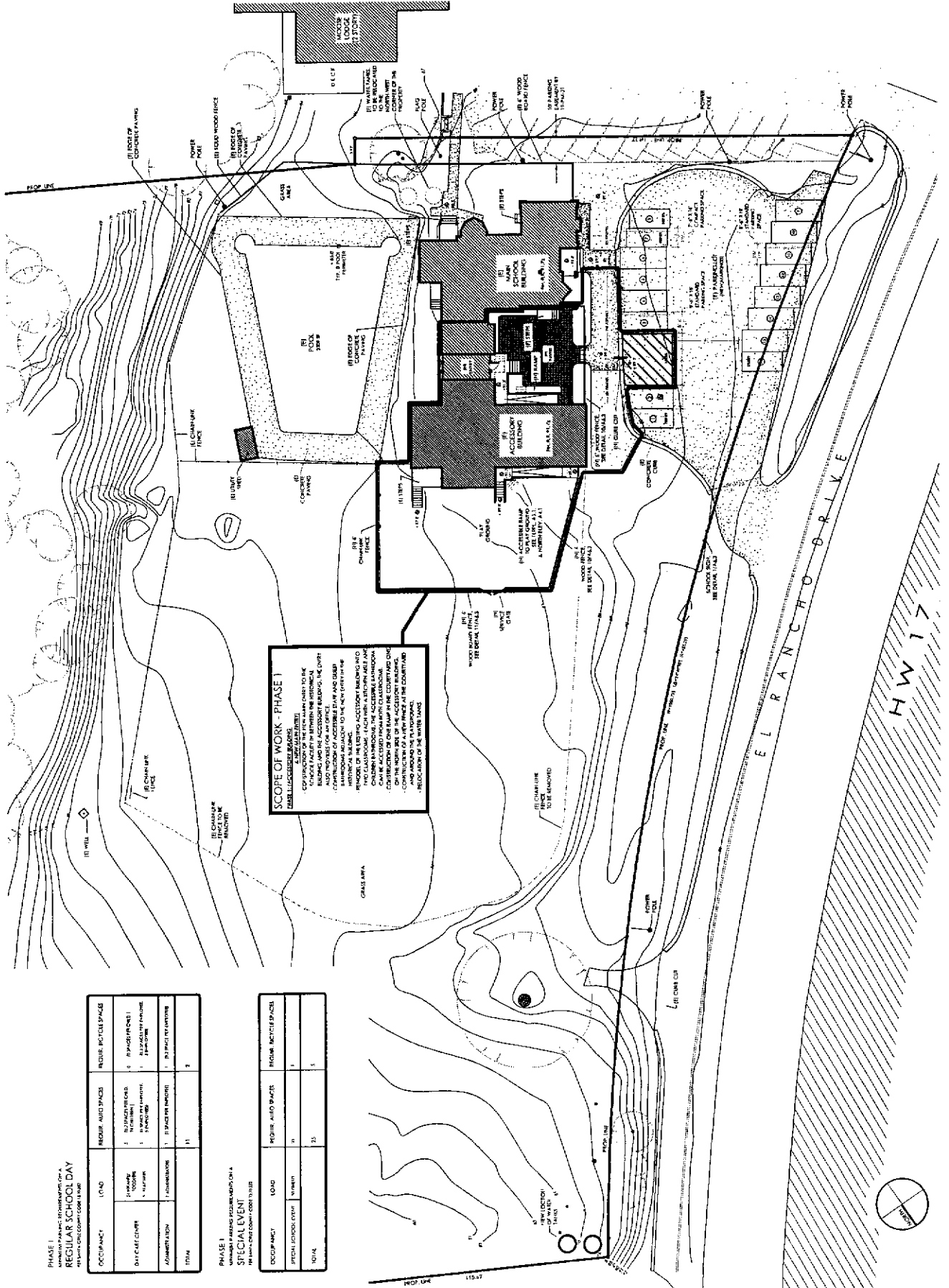
Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **08-0154**, 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: Annette Olson
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3134
E-mail: annette.olson@co.santa-cruz.ca.us

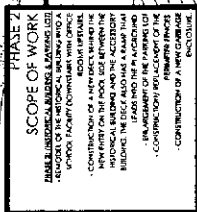


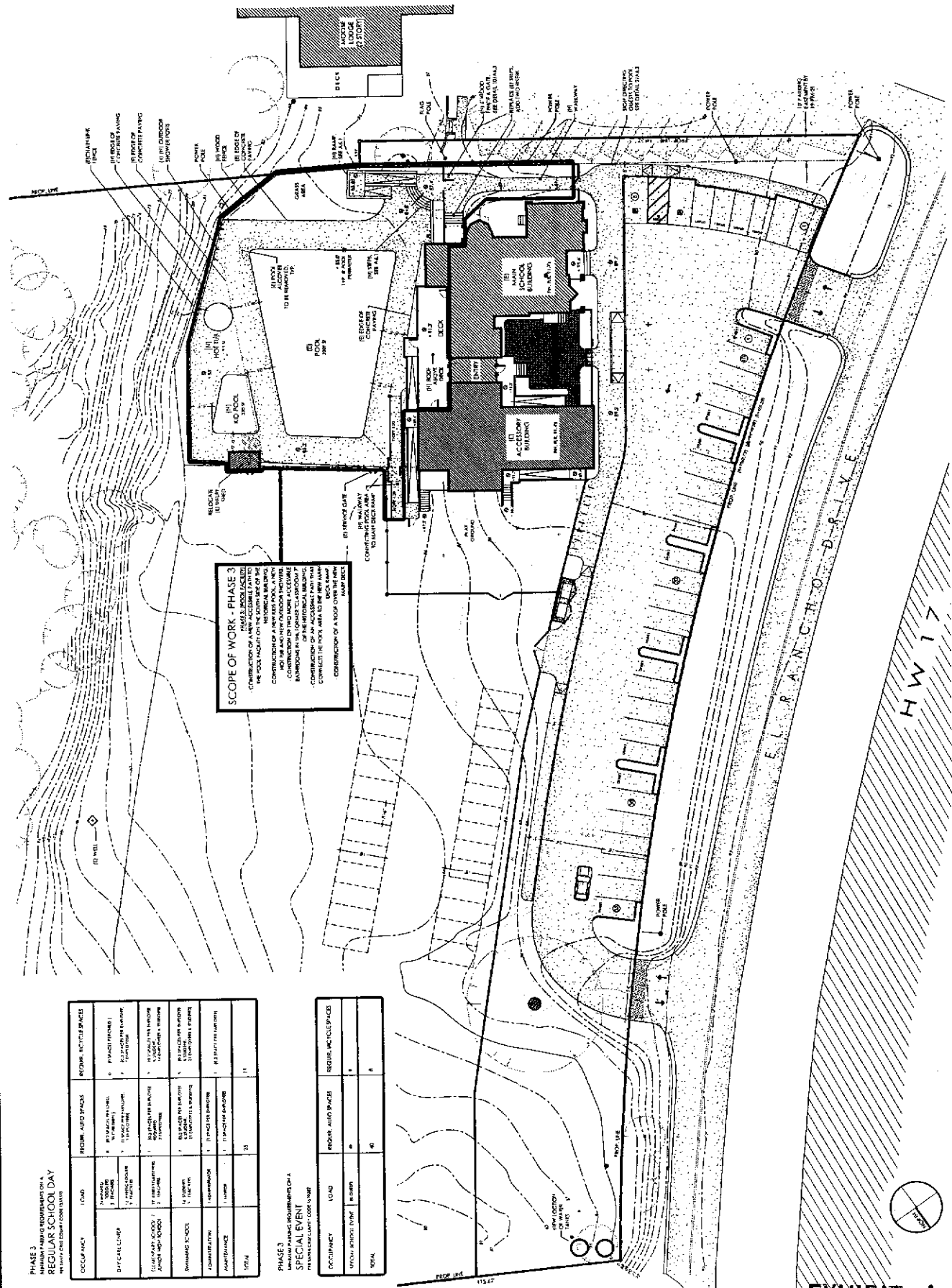
PHASE 1
MONTESSORI SCOTTS VALLEY CAMPUS
REGULAR SCHOOL DAY
40 STUDENT, 2000 SQ. FT. BUILDING

OCCUPANCY	LOAD	REGULAR AND PHASE	REGULAR AND PHASE
DAYCARE CENTER	1.0	1.0	1.0
CLASSROOMS	1.0	1.0	1.0
LIBRARY	1.0	1.0	1.0
ADMINISTRATIVE	1.0	1.0	1.0
TOTAL	5.0	5.0	5.0

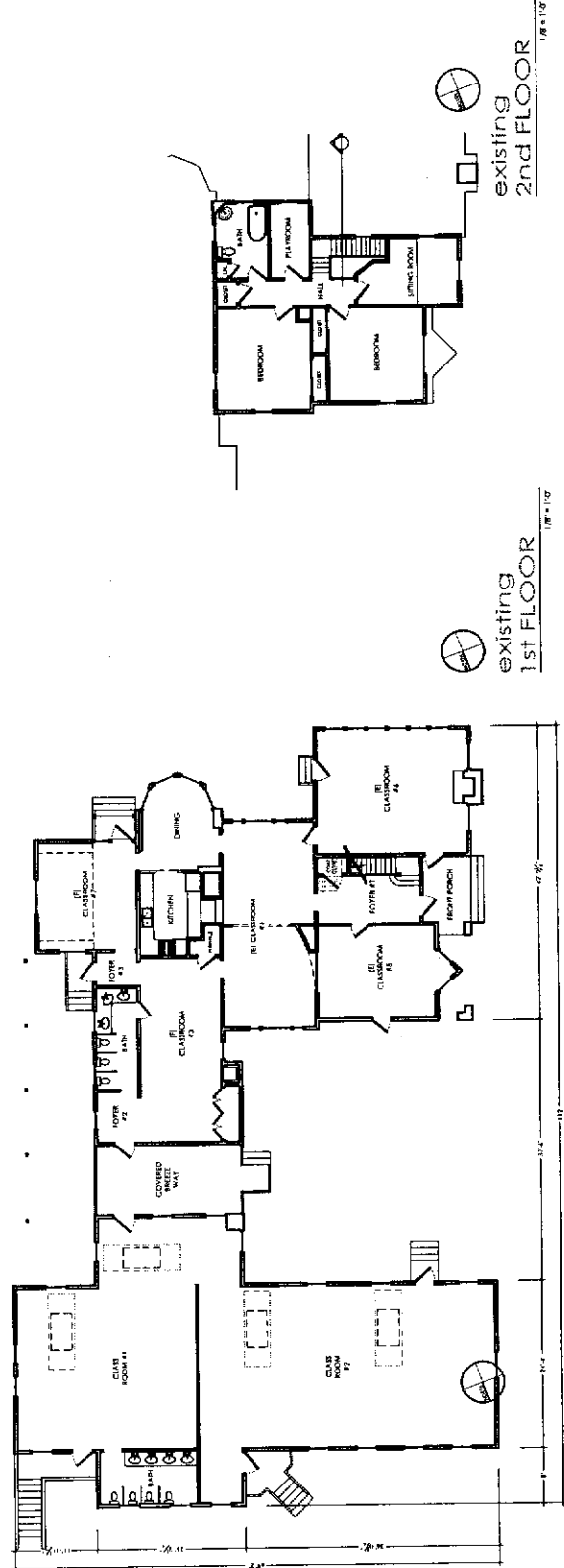
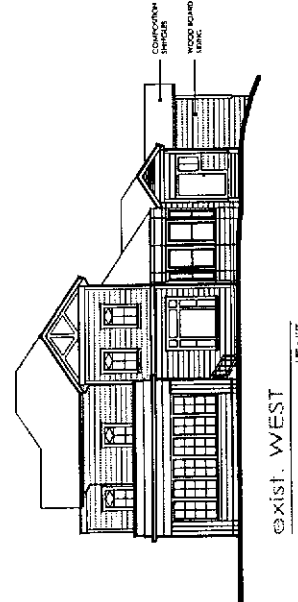
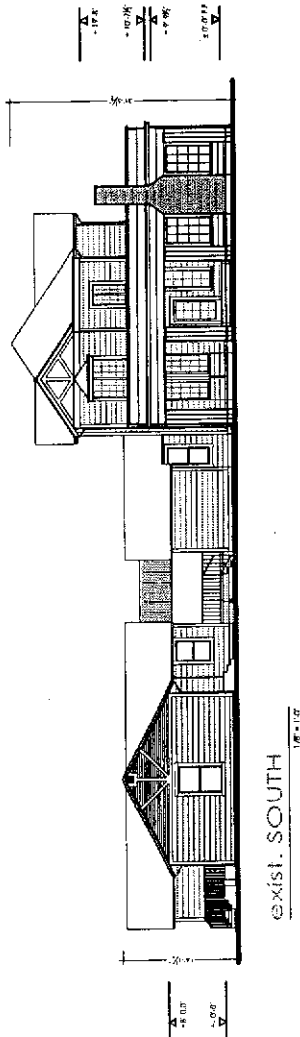
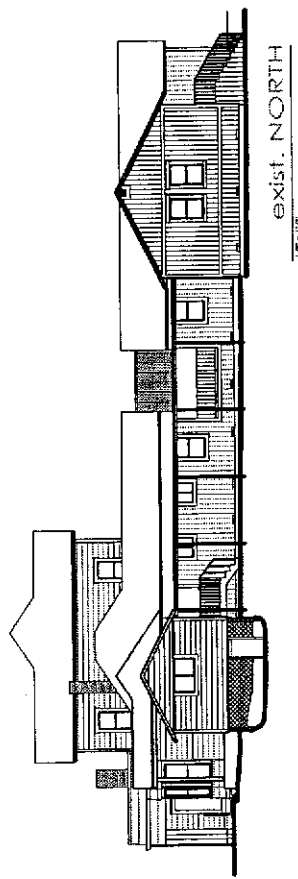
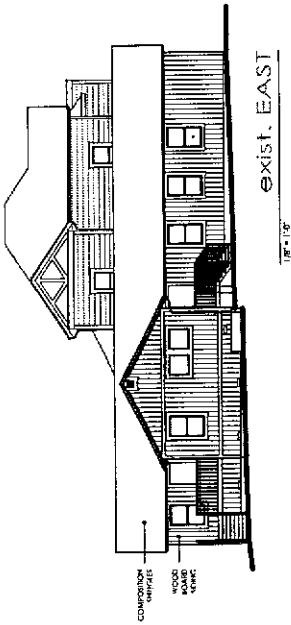
PHASE 1
MONTESSORI SCOTTS VALLEY CAMPUS
SPECIAL EVENT
100 STUDENT, 2000 SQ. FT. BUILDING

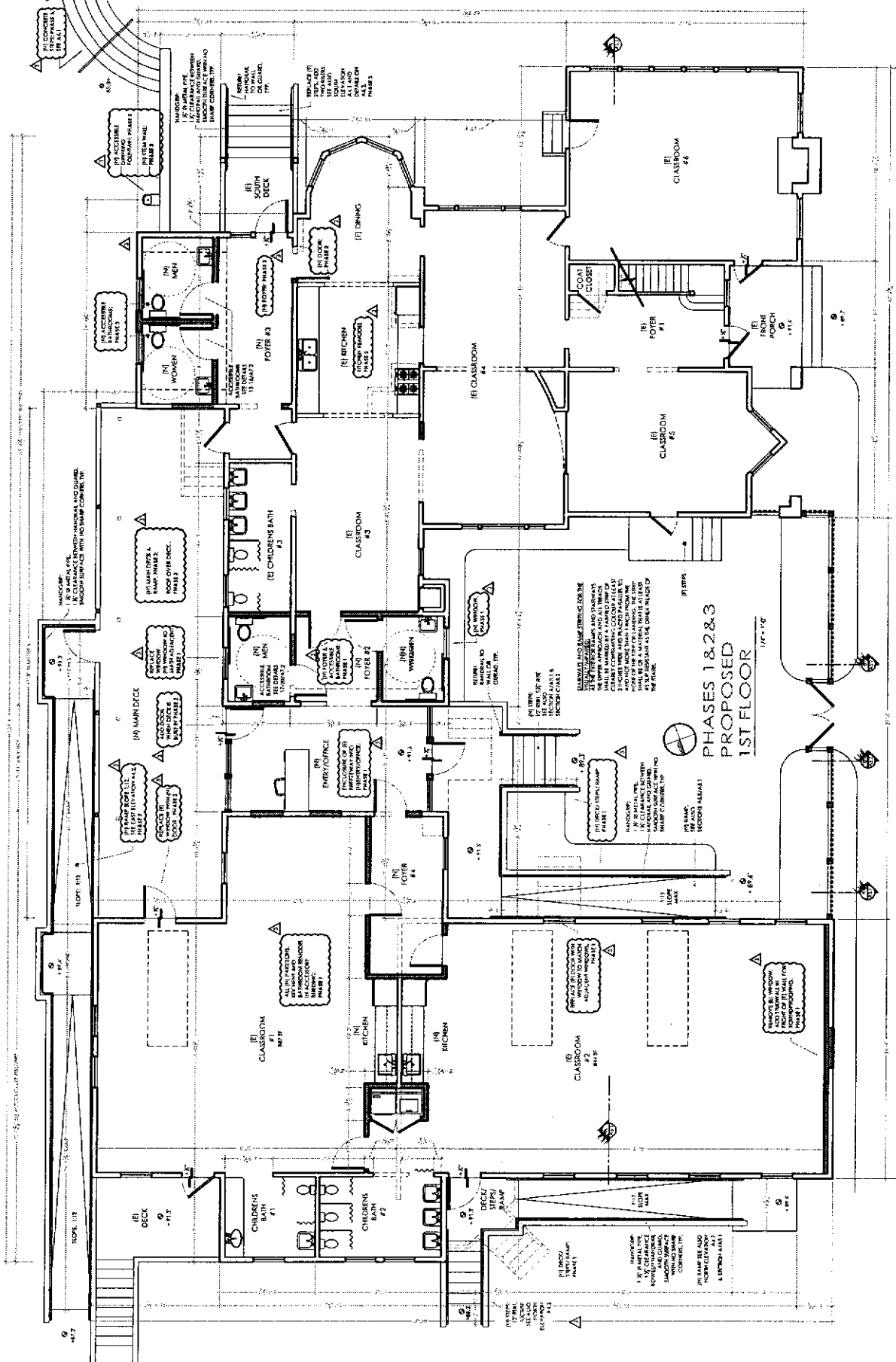
OCCUPANCY	LOAD	REGULAR AND PHASE	REGULAR AND PHASE
SPECIAL SCHOOL EVENT	1.0	1.0	1.0
TOTAL	1.0	1.0	1.0



[illegible]

OCCUPANCY	LOAD		REQUIRE AUTO SERVICES	REQUIRE MOTORCYCLE SERVICES
	WEEKDAYS	WEEKENDS		
TOTAL	40	40	40	40

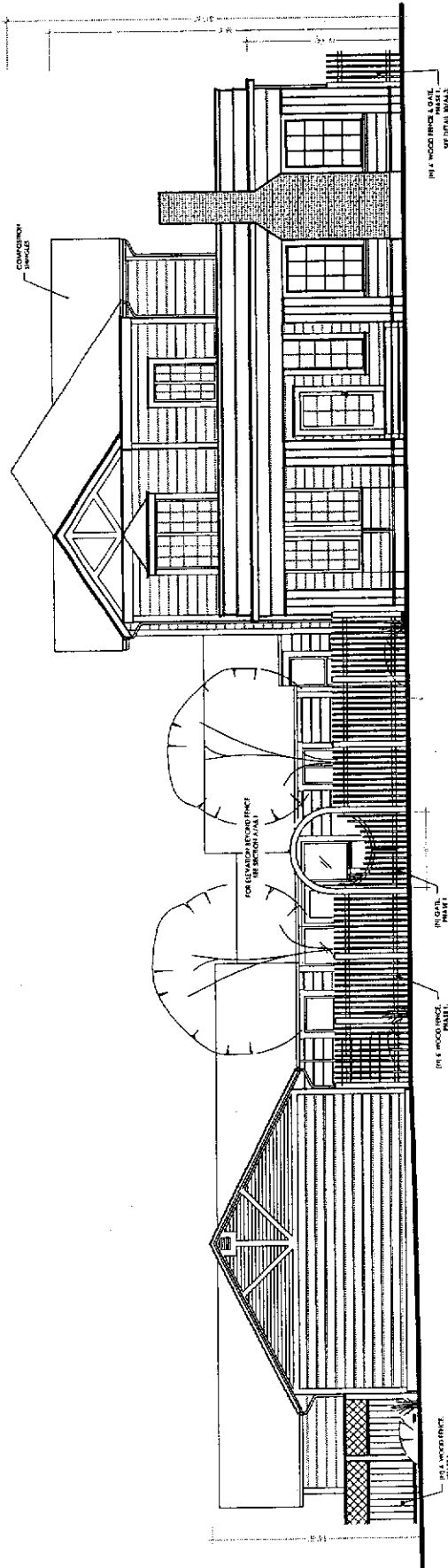




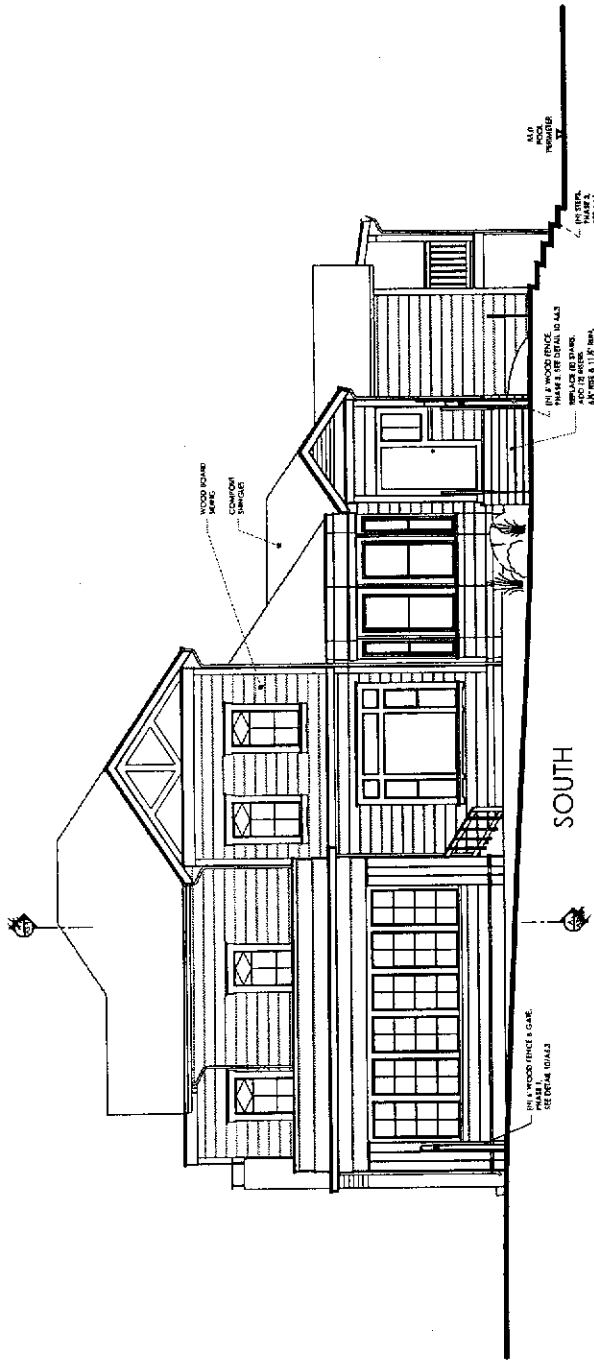
WALL LEGEND

 (N) 2x4 @ 16" O.C. WALL
 (E) 2x4 WALL
 DROP DOWN BEAM IN CEILING
 WALL TO BE REMOVED
 DROP DOWN BEAM IN CEILING





WEST

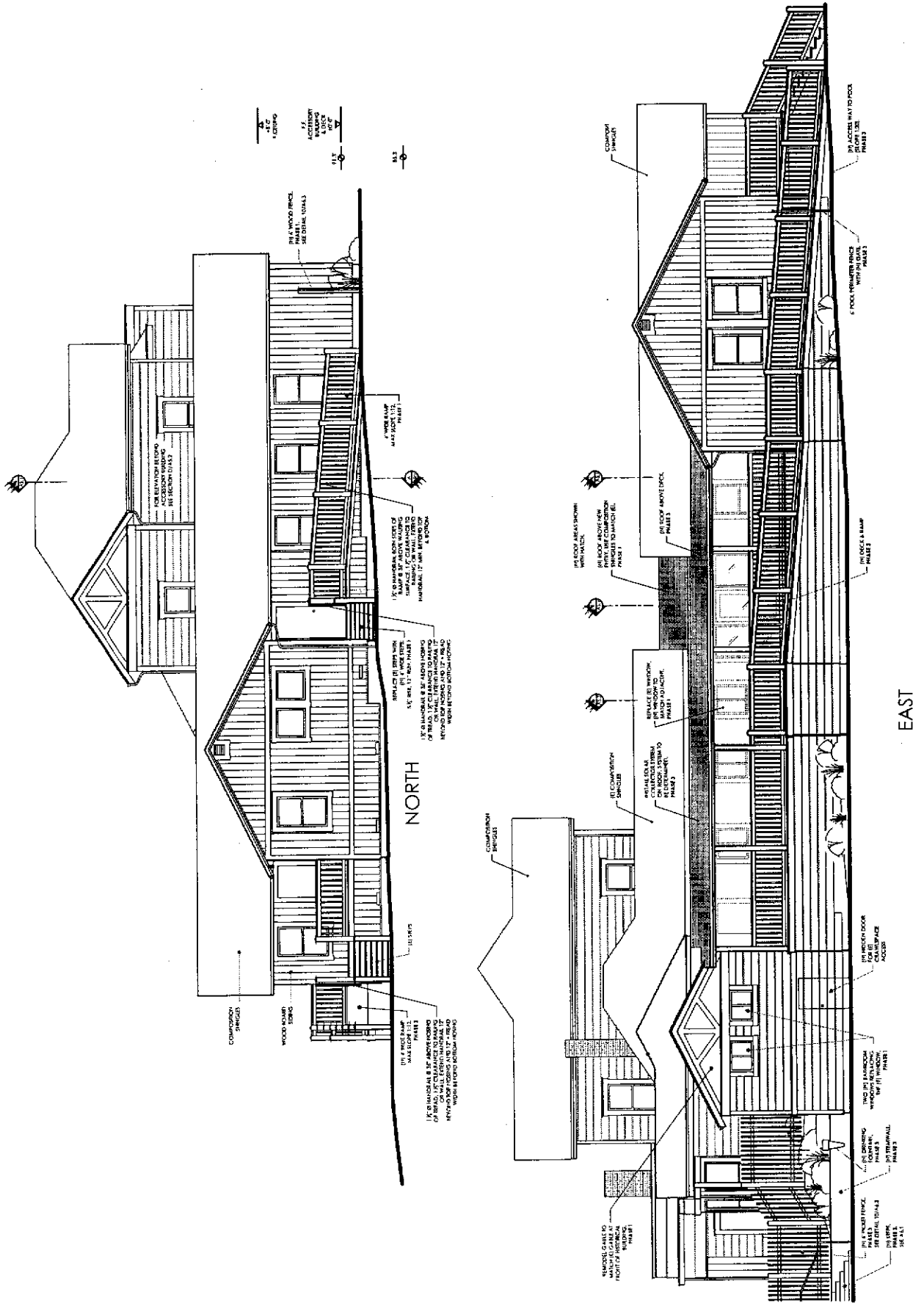


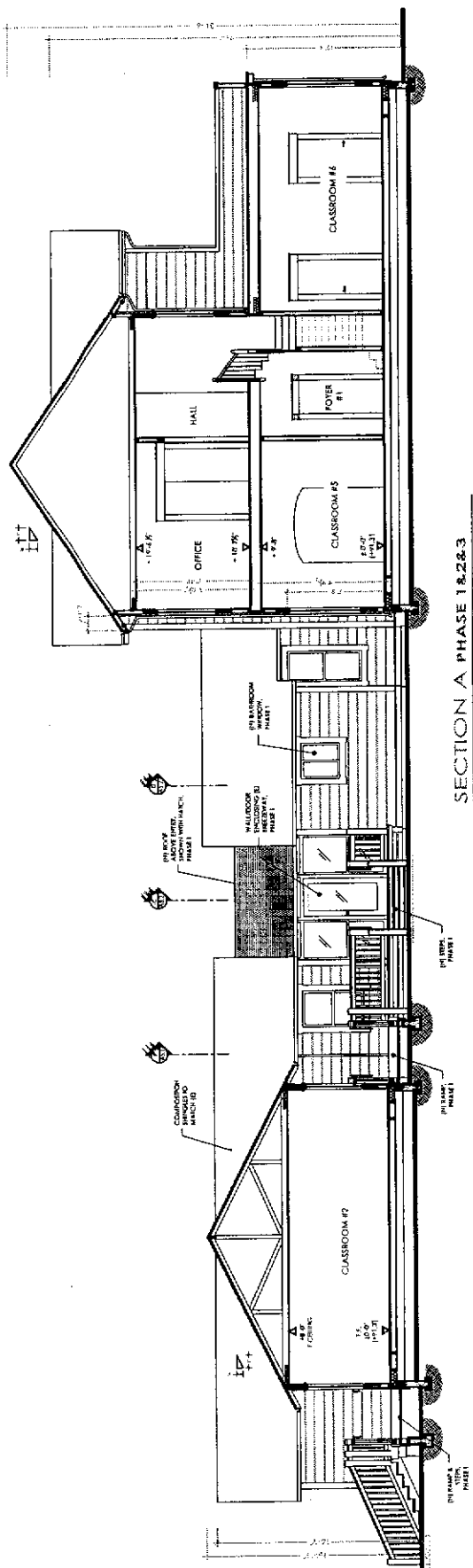
SOUTH



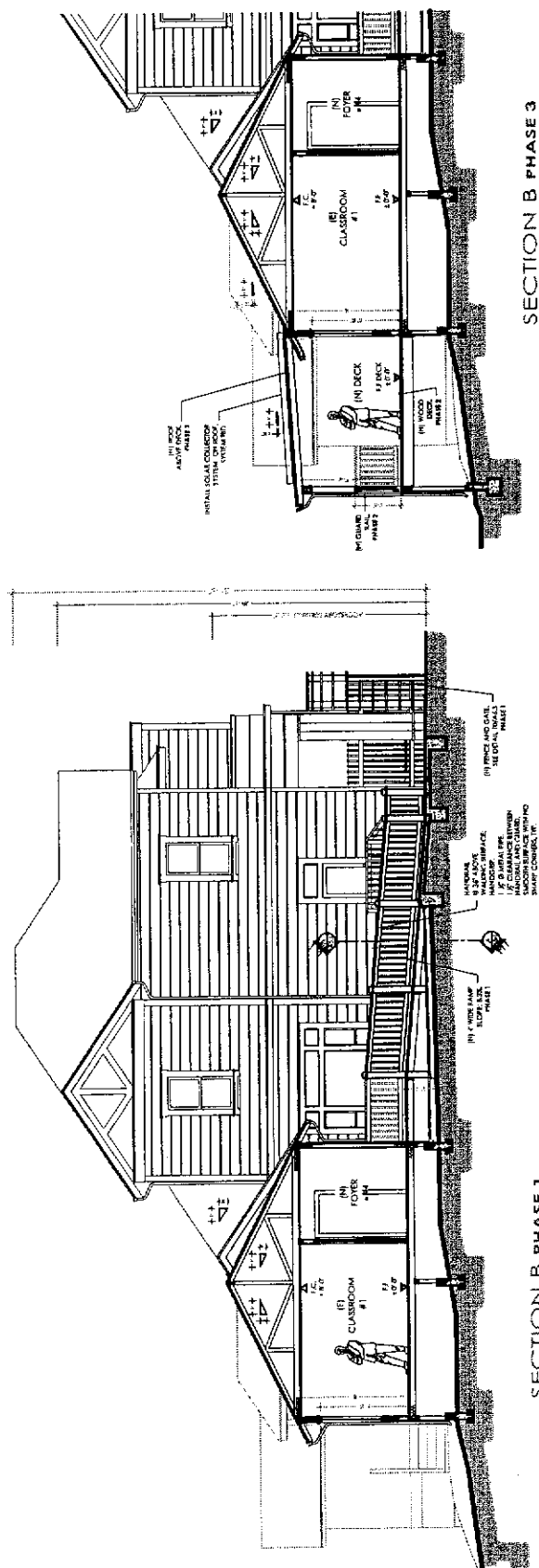
DRAWN	MSB/BJT
SCALE	1/4" = 1'-0"
DATE	22 APRIL 2008
REVISIONS	
23 DEC 2008	Δ
12 MAY 2009	Δ
29 JULY 2009	Δ

A4.2



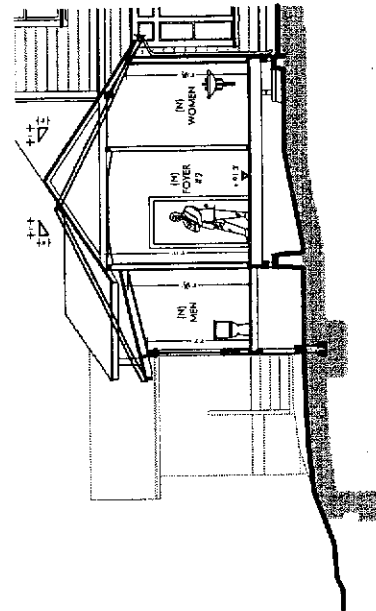


SECTION A PHASE 1 & 2 & 3

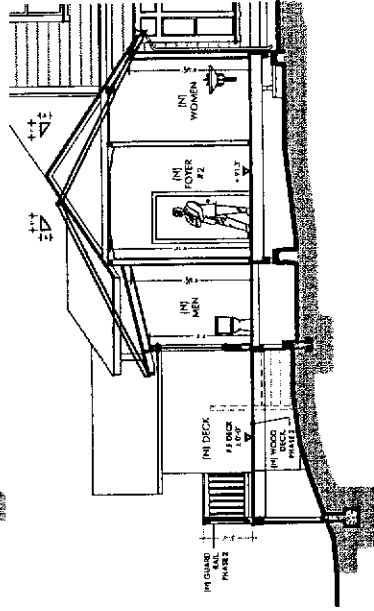


SECTION B PHASE 3

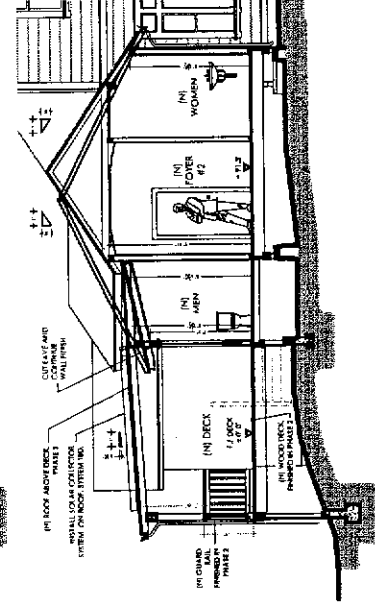
SECTION B PHASE 1



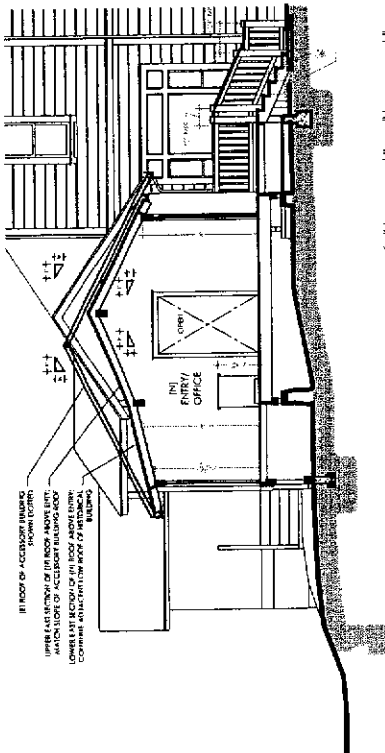
SECTION D
PHASE 1
1/4" = 1'-0"



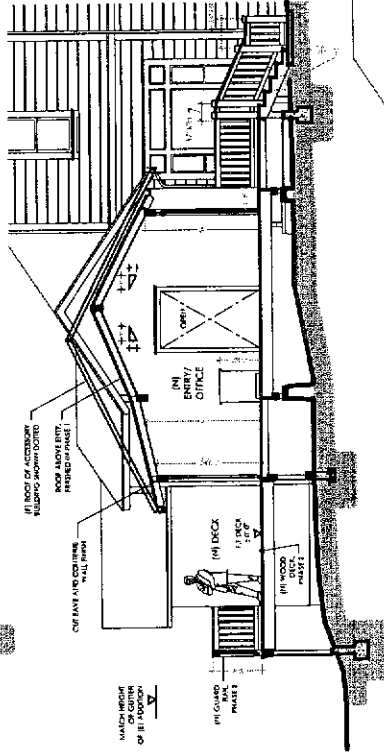
SECTION D
PHASE 2



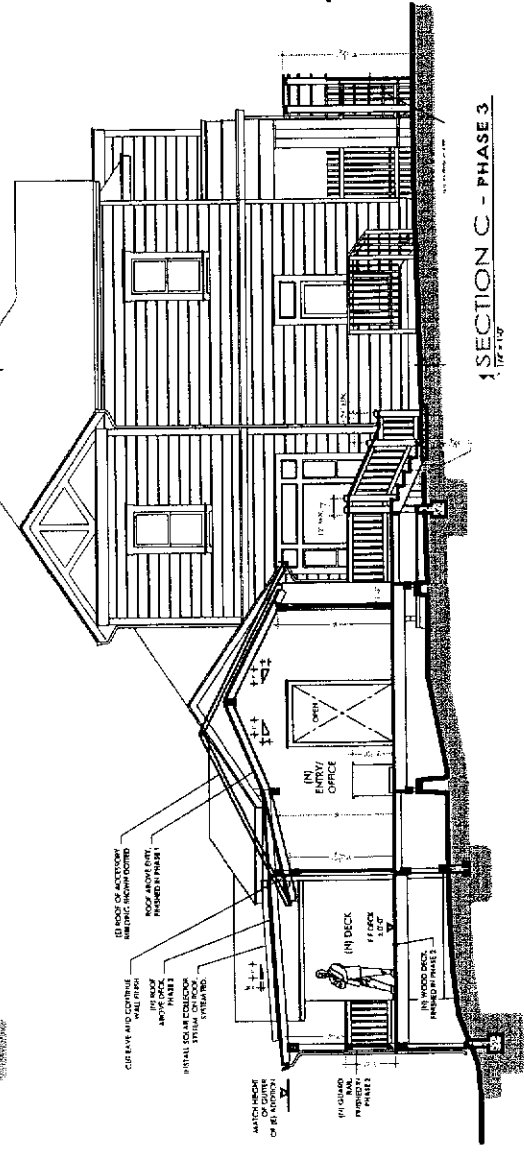
SECTION D - PHASE 3
1/2 - 1/4



SECTION C
PHASE 1
JULY 1997

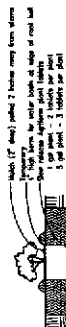


SECTION C
PHASE 2



SECTION C - PHASE 3

LANDSCAPE PLAN
1"=20'-0"

[illegible]

Shrub Planting

No Scale

EXHIBIT A

Restoration Plan Notes

[illegible]

Shrub Planting

No Score

Diagram illustrating the components of a pool safety fence assembly:

- 1-3/8" Top Rail
- 2-7/8" Terminal Post
- 3 Post deep concrete footing
- 3 Gauge 6 Post Chainlink
- 2-3/8" Line Posts
- 7 Gauge Tension Wire at bottom
- Tension Bar

Additional notes:

- The chain link fabric used for the pool safety fence is to have small enough openings to meet the pool safety requirements. Select a pool safety fence fabric with openings that meet pool safety requirements.
- Fence color to be black.

⑤

8/20/05 07:10PM
1000 BUILDING ARCHITECTURE PLANS FROM WOODEN FRAME OF 1 AN

06/02/11	REMOVED FROM THE 11th FLOOR	✓
06/02/11	REMOVED FROM THE 11th FLOOR	✓
06/02/11	REMOVED FROM THE 11th FLOOR	✓
06/02/11	REMOVED FROM THE 11th FLOOR	✓

SANTA CRUZ LODGE NO. 545 LOYAL ORDER OF MOOSE
1940 O.R. 700
(REMAINDER)
APR 057-161-13

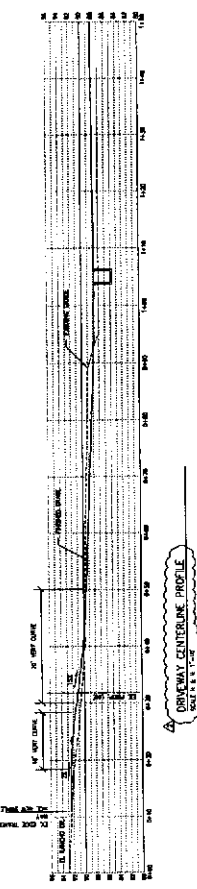
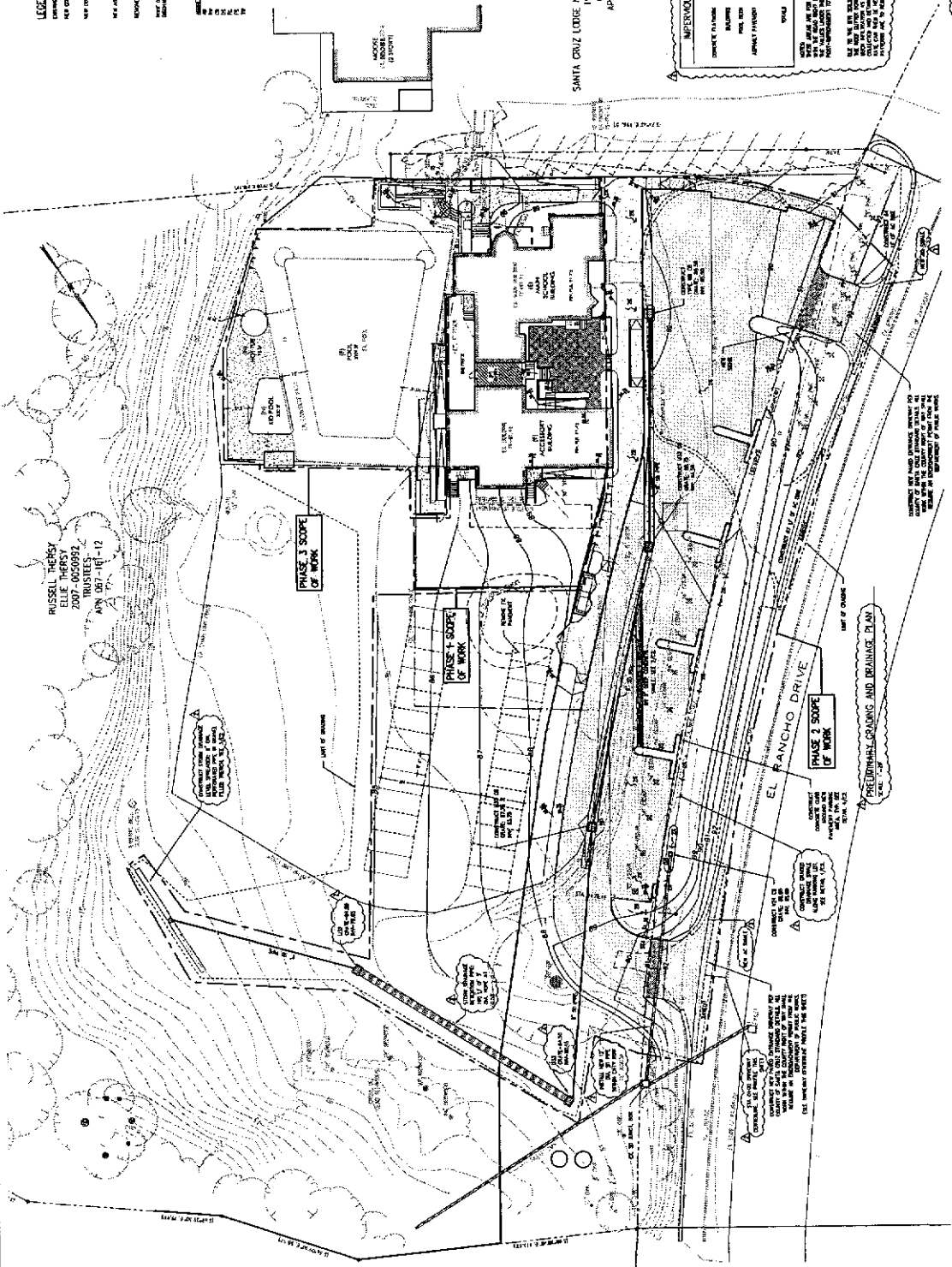
IMPERVIOUS AREA CALCULATIONS	
CONCRETE	IMPERVIOUS
CONCRETE TO FINISH	64.2
WALLINGS	6.57
PORE. WOOD	3.00
ASPH. & SAND	7.89
IMPERVIOUS PAVING	13.00
GRASS	30.00

NOTED
RECEIVED
JAN 20 1964
U.S. DEPT. OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C.
20535

[illegible]

NOTES REGARDING PHASING OF THE PROJECT.

THE PROJECT IS PLANNED TO BE COMPLETED IN THREE PHASES. THE FIRST PHASE WILL BE THE CONSTRUCTION OF THE MAIN CANAL, THE SECOND PHASE WILL BE THE CONSTRUCTION OF THE BRANCH CANALS, AND THE THIRD PHASE WILL BE THE CONSTRUCTION OF THE FLOOD CONTROL STRUCTURES. THE PROJECT IS PLANNED TO BE COMPLETED IN THREE PHASES. THE FIRST PHASE WILL BE THE CONSTRUCTION OF THE MAIN CANAL, THE SECOND PHASE WILL BE THE CONSTRUCTION OF THE BRANCH CANALS, AND THE THIRD PHASE WILL BE THE CONSTRUCTION OF THE FLOOD CONTROL STRUCTURES.



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 the RA (Residential Agriculture) zone district where specific types of commercial uses, such as the proposed school/daycare, are allowed; the property is not encumbered by physical constraints to development in the area proposed for the school and daycare use. Construction will comply with the prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed school and daycare use and associated improvements will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structures meet all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in that the location of the school and daycare use and associated improvements and the conditions under which the school/daycare would be operated or maintained will be consistent with all pertinent County ordinances and the allowed uses of the RA (Residential Agriculture) zone district in that the primary use of the property will be a school and daycare that meets all current site standards for the zone district, except for the second identifying sign for which a variance is requested. The proposed overheight fence will pose no line of sight hazard; will have no impact on the light and air for the street area as it is located along a side yard; will not conceal persons with illegal intent any more so than would the allowed six foot fence; and will not negatively impact the street front appearance as the proposed overheight fence is located along a side yard.

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 school and daycare use is consistent with the use requirements specified for the Mountain Residential and Rural Residential (R-M & R-R) land use designation in the County General Plan.

The proposed school and daycare use within the historic building complies with General Plan Policy 5.20.5 (Encourage Protection of Historic Structures) in that the policy states, "Encourage and support public and private efforts to protect and restore historic structures and to continue their use as an integral part of the community." By occupying the historic building with a school, the structure's will be maintained and repaired. This is less likely to occur if the structure were to remain vacant as it has been for the past several years. The proposed use will ensure the continued use of the historic resource.

The proposed use will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standard—except for the second identifying sign for which a variance is requested—for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance).

The proposed school and daycare complies with General Plan Policy 8.5.2 (Commercial Compatibility with Other Uses) which directs commercial development to be compatible with adjacent uses through the application of the Site, Architectural and Landscape Design Review or similar ordinance. The County's Urban Designer, an architect and landscape architect, has reviewed and accepted the minor changes to the existing buildings and the landscape plan. In addition, to insure that the proposed use is acoustically compatible with the neighborhood, the applicant submitted a noise study which included mitigations to bring the proposed noise generated by the project into compliance with the General Plan Noise Ordinance (General Plan Policy 6.9.1 – Land Use Compatibility Guidelines).

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 school use is to occupy the existing buildings with minor alterations/additions, indicating that the utility demand will not be significantly increased over past uses of the property. A traffic study was completed as a part of this application when the proposed project was greatly expanded. The study by Larry D. Hail, CE, TE, PTOE of Pinnacle Traffic Engineering found that even with 96 students, the level of service on the surrounding roadways would remain acceptable (Exhibit K). The current proposal, with 64 students (including swim lesson participants), is well below the 96 student threshold and therefore the level of service on the surrounding roadways will remain acceptable.

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 structures to be occupied by the school have existed in this location for many years (the historic house for over a century) and, as such the structures and the proposed additions are compatible with the physical design aspect of the neighborhood.

In terms of land use intensity, for a school, one of the critical measures of intensity is the amount of school traffic. As noted above, a traffic study was completed for the proposed use which found that even with up to 96 students, the level of service for the surrounding roadways would be acceptable. No dwelling unit is proposed as a part of this project.

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.

Application #: 08-0154

APN: 067-161-12

Owner: Russel & Ellie Tershy, Trustees

This finding can be made, in that the minor proposed improvements will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The proposed landscape plan will enhance the subject property.

Variance Findings

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

This finding can be made, in that because of the subject parcel's long frontage along El Rancho Road, two signs—one for each driveway—is warranted and reasonable. If allowed only the one sign permitted by County Code, the property would be deprived of the privilege that other commercial uses in the area have, i.e. because of their shorter frontage or the location of their use, one sign provides adequate identification. In this case, due to the long frontage of the parcel, two signs are necessary for the same level of identification.

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

This finding can be made, in that allowing a variance for two signs will facilitate the orderly use of the property. Drivers, either staff and students or emergency personnel, will be able to more readily identify the subject parcel from either direction. This will enhance the public health, safety and welfare of users of the property. In addition, there will be no injury to property or improvements in the vicinity, aesthetically or otherwise. The signs are attractively designed, are small relative to the parcel size and, given their location, do not pose a line of sight hazard for vehicles leaving the property.

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

This finding can be made, in that other properties in the zone district which have commercial uses such as the Moose Lodge to the south or the church to the north, have adequate signs to identify their properties; in both cases, only one sign is needed because of either the location of the use on the parcel or a narrower frontage. Because of the subject's long frontage, two signs are required for comparable effectiveness. Therefore, granting the variance would not constitute a grant of special privileges.

Conditions of Approval

Landscape (review) COAs regarding maintenance and replacement

Exhibit A: 21 Sheets: 16 sheets of architectural drawings by John R. McKelvey, Architect, dated July 29, 2009; 3 sheets of landscape plans by Gregory Lewis, Landscape Architect, dated July 29, 2009; 2 sheets of civil drawings (grading and drainage plan) by Andrew C. Radovan, Civil Engineer, dated December 23, 2008.

- I. This permit authorizes the use of the existing two buildings and pool for a daycare and school use and permits the construction of associated improvements. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official, if required.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 - 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - F. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of the **Phase One Building Permit** the applicant/owner shall:
- A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the

proposed development. The final plans shall include the following additional information:

1. All visible replacement material and color shall visually match the existing materials.
 2. Grading, drainage, and erosion control plans. The erosion control plan must be detailed, including all necessary controls to prevent erosion during construction, as well as permanent erosion control on all unprotected slopes surrounding the project area.
 3. Details showing compliance with fire department requirements. The structure(s) are located within the State Responsibility Area (SRA) and the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
 4. Show on the project plans a pool fence meeting the 2007 California Building Code requirements.
 5. Submit a plan review letter from the project acoustical engineer documenting that the plans, except for the playground's western fence, are in compliance with his report prepared for this project.
 6. The riparian corridor and 10-foot setback for structures shall be shown on grading plans, landscape plans and site plans submitted for improvements, grading permits and building permits.
 7. The identifying sign for Phase One may not exceed 12 square feet in size and may not be directly illuminated (i.e. not internally lit).
 8. No development will be allowed in the riparian corridor except that which is exempt from the Riparian Ordinance.
 9. Fire backflow preventers shall be put in the least visually obtrusive location.
 10. All utilities shall be placed underground.
- B. Submit evidence that the school has been licensed for the proposed use by the State Community Care Licensing Division and any other required regulating agency.
- C. Submit four copies of the approved Discretionary Permit with the conditions of approval attached. The conditions of approval shall be recorded prior to submittal.
- D. Revise the landscape plan to show the water tanks as adequately screened.

- E. Meet all requirements of and pay all required drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- F. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- G. Meet all requirements and pay any applicable plan check fee of the Scotts Valley Fire Protection District.
- H. Pay the current Child Care mitigation fee for the entire project (Accessory structure and Historic Structure). Currently, these fees are, \$.12 per square foot.
- I. Pay the current Carbonera roadway improvement fee which is currently \$21 per linear foot. With 455 feet of frontage, the fee is \$9,555.
- J. Pay the current Carbonera roadside improvement fee which is currently \$31 per linear foot. With 455 feet of frontage, the fee is \$23,660.
- K. Provide required off-street parking for 11 cars. Parking spaces must be 8.5 feet wide by 18 feet long. Parking must be clearly designated on the plot plan.
- L. Provide evidence that you have been issued a Three Acre Conversion Permit from CalFire for the un-permitted tree removals.
- M. Submit a Restoration Plan (including a mitigation and monitoring plan) for the riparian area disturbed as a part of the un-permitted tree removals. The restoration plan shall be modified as necessary to include all portions of the riparian corridor that have been disturbed and provide continuous canopy coverage between the replacement trees and existing trees. Invasive species shall be removed from the restoration area as a part of the mitigation and monitoring plan.

III. Prior to issuance of the **Phase Two Building Permit** the applicant/owner shall:

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

2. The roofline over the breezeway enclosure must be lowered as shown in Exhibit A and as required by the Historic Resource Commission to demarcate the historic structure from later improvements.
 3. If the location of the proposed chain link fence at the rear of the property is changed, this change must be reviewed by the Historic Planner to ensure that there is no impact to the historic resource.
 4. Show on the plans a drop-off zone to accommodate vehicles dropping off and picking up students. The drop-off zone's location and design must be accepted by the Department of Public Works, Road Engineering.
 5. All parking must be shown as removed from the El Rancho right-of-way.
 6. Grading, drainage, and erosion control plans. The erosion control plan must be detailed, including all necessary controls to prevent erosion during construction, as well as permanent erosion control on all unprotected slopes surrounding the project area.
 7. The two identifying signs may not exceed 12 square feet in size (each) and may not be directly illuminated (i.e. not internally lit).
 8. Details showing compliance with fire department requirements. The proposed structure(s) are located within the State Responsibility Area (SRA) and the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
 9. The riparian corridor and 10-foot setback for structures shall be shown on grading plans, landscape plans and site plans submitted for improvements, grading permits and building permits.
 10. Show all proposed lighting.
 11. Fire backflow preventers shall be put in the least visually obtrusive location.
 12. All utilities shall be placed underground.
- B. 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.
- C. Submit a plan review letter from the project acoustical engineer documenting that the plans are in compliance with his report prepared for this project.
- D. Meet all requirements of and pay any required fees to the County Department of

Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.

1. Submit a recorded maintenance agreement for the proposed detention system. The maintenance agreement form can be picked up from the Department of Public Works office or online.
 - E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - F. Meet all requirements and pay any applicable plan check fee of the Scotts Valley Fire Protection District.
 - G. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer. The soils report must establish an appropriate setback from the top of slope for the pool and hot tub and provide mitigation recommendations, as necessary, to ensure the stability of these features and the adjacent slope. If the soils report does not support the location of the pool and hot tub, as shown in Exhibit A, the pool and hot tub will be required to be re-located (as a part of the Phase Three building permit).
 - H. Submit a geotechnical plan review letter that states that the project plans comply with the recommendations of the soils report. The letter must be written by the author of the soils report and must reference each sheet reviewed by sheet name, drawing date and final revision date.
 - I. Provide required off-street parking for 34 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - J. 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.
 - K. No development will be allowed in the riparian corridor except that which is exempt from the Riparian Ordinance.
- IV. Prior to issuance of the **Phase Three Building Permit** the applicant/owner shall:
- A. Submit final architectural plans for review and approval by the Planning Department and Historic Resource Commission, if necessary. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development.

The final plans shall include the following additional information:

1. All visible replacement material and color shall visually match the existing materials.
2. If the location of the proposed chain link fence at the rear of the property is changed, this change must be reviewed by the Historic Planner to ensure that that there is no impact to the historic resource.
3. Grading, drainage, and erosion control plans. The erosion control plan must be detailed, including all necessary controls to prevent erosion during construction, as well as permanent erosion control on all unprotected slopes surrounding the project area.
4. Details showing compliance with fire department requirements. The proposed structure(s) are located within the State Responsibility Area (SRA) and the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
5. The riparian corridor and 10-foot setback for structures shall be shown on grading plans, landscape plans and site plans submitted for improvements, grading permits and building permits.
6. Show the floor surfaces which will be used to access the bathrooms during pool use as finished in a slip-resistant material.
7. Show a sign at the pool's entrance stating, "No more than 16 swimmers and 5 instructors at any time."
8. Revise the project plans to show the overheight fence located along the southern side yard as required by the project's acoustical study.
9. Show on the project plans the following Environmental Health Services requirements:
 - a. A changing rooms for each sex (to comply with the 2007 California Building Code). The changing rooms must be located to the east of the existing structures and playground and no further north than the northern fence of the playground. The Historic Resource Commission, Zoning Administrator and the County Urban Designer must be given the opportunity to review the changing rooms location and design. If the changing rooms are not accepted by any reviewer and if no acceptable alternative is provided
 - b. A urinal in the northern, first floor men's room (to comply with fixture counts required for public pools).
 - c. A drain in the pool mechanical room to collect wastewater generated during maintenance.

- B. 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.
 - C. Meet all requirements of and pay all required drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services. The following issues must be addressed:
 - 1. Submit a letter from the project septic consultant approving of the outdoor showers. If the septic system does not have the capacity to accept this water, then apply for a graywater permit. The letter must also address the infrequent need to drain the pool and to service pool equipment.
 - E. Meet all requirements and pay any applicable plan check fee of the Scotts Valley Fire Protection District.
 - F. Submit a plan review letter from the project soils engineer stating that the Phase Three building permit plans are in conformance with the project soils report.
 - 1. The location of the pool and hot tub must conform to the requirements of the soils report. If the pool and hot tub must be relocated to conform with the soils report, the building permit will be routed to the Historic Resource Commission (this will cause a significant delay in the processing of the building permit), the Zoning Administrator and County Urban Designer for their acceptance of the revised site plan.
 - G. No development will be allowed in the riparian corridor except that which is exempt from the Riparian Ordinance.
- V. All construction shall be performed according to the approved plans for the Building Permits. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The Restoration Plan shall be implemented as a part of the Phase One building permit. Environmental Planning will inspect the implementation. Call Antonella Gentile at 454-3164 to schedule an inspection.

- D. The project civil engineer must inspect the drainage improvements on the parcel and provide the Department of Public Works with a letter confirming that the work was completed per the plans. Upon approval of the project a hold will be placed on the permit to be released once a satisfactory letter is received. The letter shall be specific as to what got inspected. An as-built plan may be submitted in lieu of a letter.
- E. Submit a letter from the project acoustical engineer documenting that the fences, except for the playground's western fence, which were designed to for noise attenuation comply with the acoustical study's construction recommendations.
- F. The project must comply with all recommendations of the approved soils reports.
- G. 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, a Native American cultural site or human remains are 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.

VI. Operational Conditions

- A. 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.
- B. At all times, the daycare and school must have a current license from the State Community Care Licensing Division and any other required regulatory agency. No operation of the daycare / school is allowed without the required license(s).
- C. Annual monitoring reports for the restoration shall be submitted to Environmental Planning for the five years following implementation of the restoration plan.
- D. No residential uses or sub-subletting of office space are allowed.
- E. No amplified music or speaking is allowed.
- F. The overflow parking area must be maintained at all times. All vegetation must be mowed.
- G. No vehicles may park further than 150 feet away from the eastern edge of the

parking lot (i.e. the curb).

- H. All landscaping must be maintained, including those plants planted as a part of the restoration plan. Should plants become significantly diseased or die, they must be replaced.
- I. No more than six to eight special events are allowed per year and attendance at these special events shall not exceed the available on-site parking unless a parking agreement is secured with the Moose Lodge to accommodate the parking needed in excess of what is available on-site. Special events may be held Monday through Friday between 8 AM and 7:30 PM.
- J. **Phase One Specific Operational Conditions**
 - 1. No more than 24 infants or toddlers may be enrolled.
 - 2. No more than six staff members may work on-site.
 - 3. Maintain the State required teacher / student ratios.
 - 4. The days and hours of operation are: Monday through Friday from 7 AM to 6 PM.
 - 5. The pool and pool area shall not be accessed or used, except as is necessary for maintenance.
- K. **Phase Two Specific Operational Conditions**
 - 1. No more than 48 students may be enrolled.
 - 2. No more than 11 staff members may work on-site.
 - 3. Maintain the State required teacher / student ratios.
 - 4. The days and hours of operation are: Monday through Friday from 7 AM to 6 PM.
 - 5. The pool and pool area shall not be accessed or used, except as is necessary for maintenance.
- L. **Phase Three Specific Operational Conditions (which are in addition to the Phase Two Operational Conditions)**
 - 1. No more than 16 swimmers or toddlers may be in the pool area at once.
 - 2. No more than five staff members (in addition to the 11 staff allowed in Phase Two) may assist with swim lessons.
 - 3. The pool will be open Monday through Saturday, 9 AM to 11:30 AM and 12:30 PM to 7 PM.
 - 4. Use of the pool is restricted to swim lessons.
 - 5. The two sets of accessible bathrooms located on the first floor must be open and available to swim lesson students and staff.

The pool and pool area shall not be accessed or used, except as is necessary for maintenance.

- VII. 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.

- A. 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.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. 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.
- D. 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.

Application #: 08-0154
APN: 067-161-12
Owner: Russel & Ellie Tershy, Trustees

Please note: This permit expires three years from the effective date listed below unless a building permit is obtained for the first phase of the project consisting of one of the primary structures described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Annette Olson
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: 08-0154

Assessor Parcel Number: 067-161-12

Project Location: 2474 El Rancho Road, Santa Cruz

Project Description: Proposal to make minor additions to two existing buildings and swimming pool and occupy the property with a daycare and school.

Person or Agency Proposing Project: Bill Tershy

Contact Phone Number: (831) 246-3463

- 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: 15301 Existing Facilities

F. Reasons why the project is exempt:

Proposal is to occupy the existing structures with minor additions in a zone district where school are allowed.

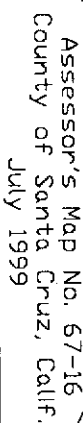
In addition, none of the conditions described in Section 15300.2 apply to this project.



Annette Olson, Project Planner

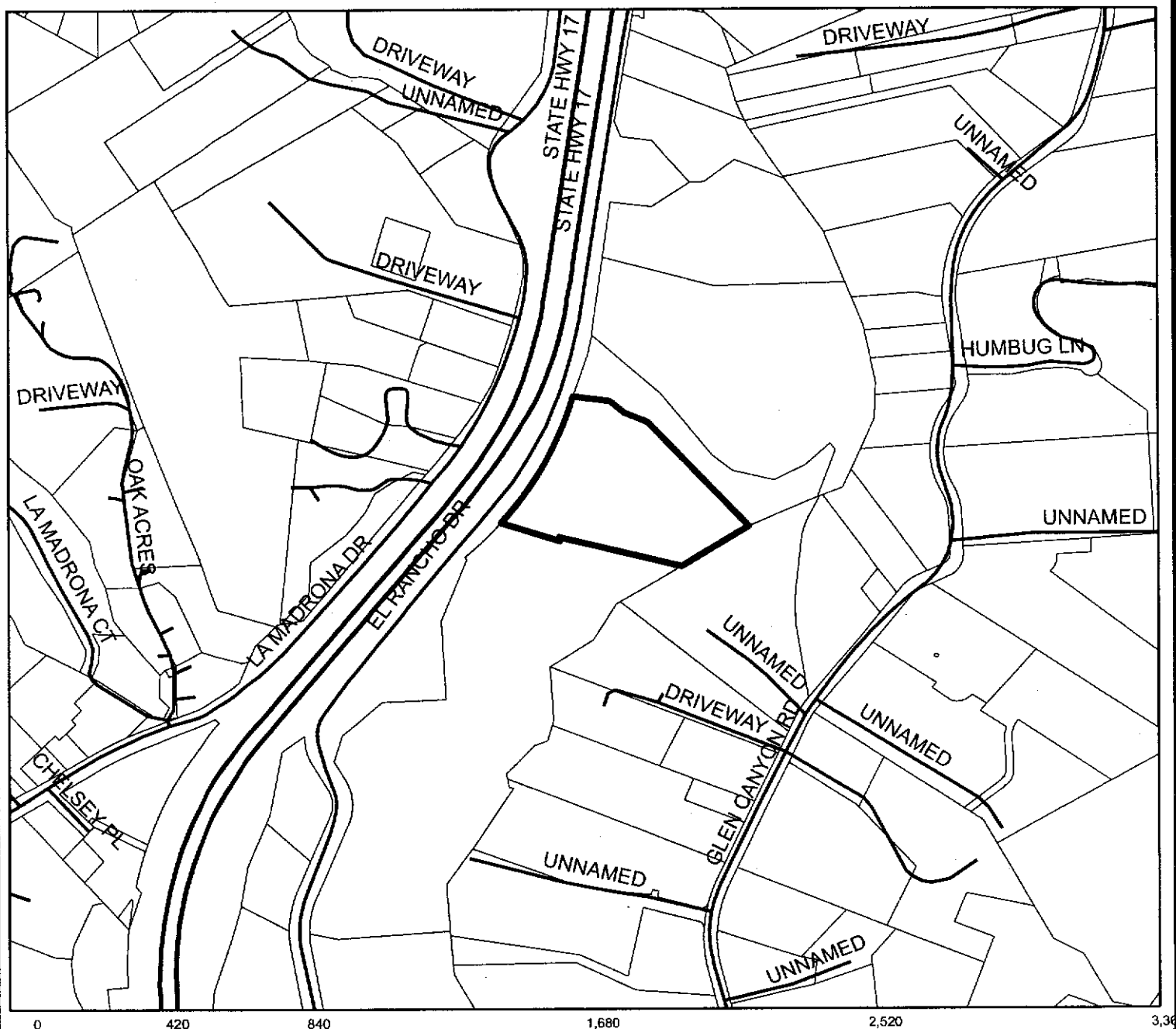
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


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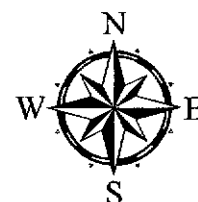


Location Map



LEGEND

-  APN: 067-161-12
-  Assessors Parcels
-  Streets
-  State Highways

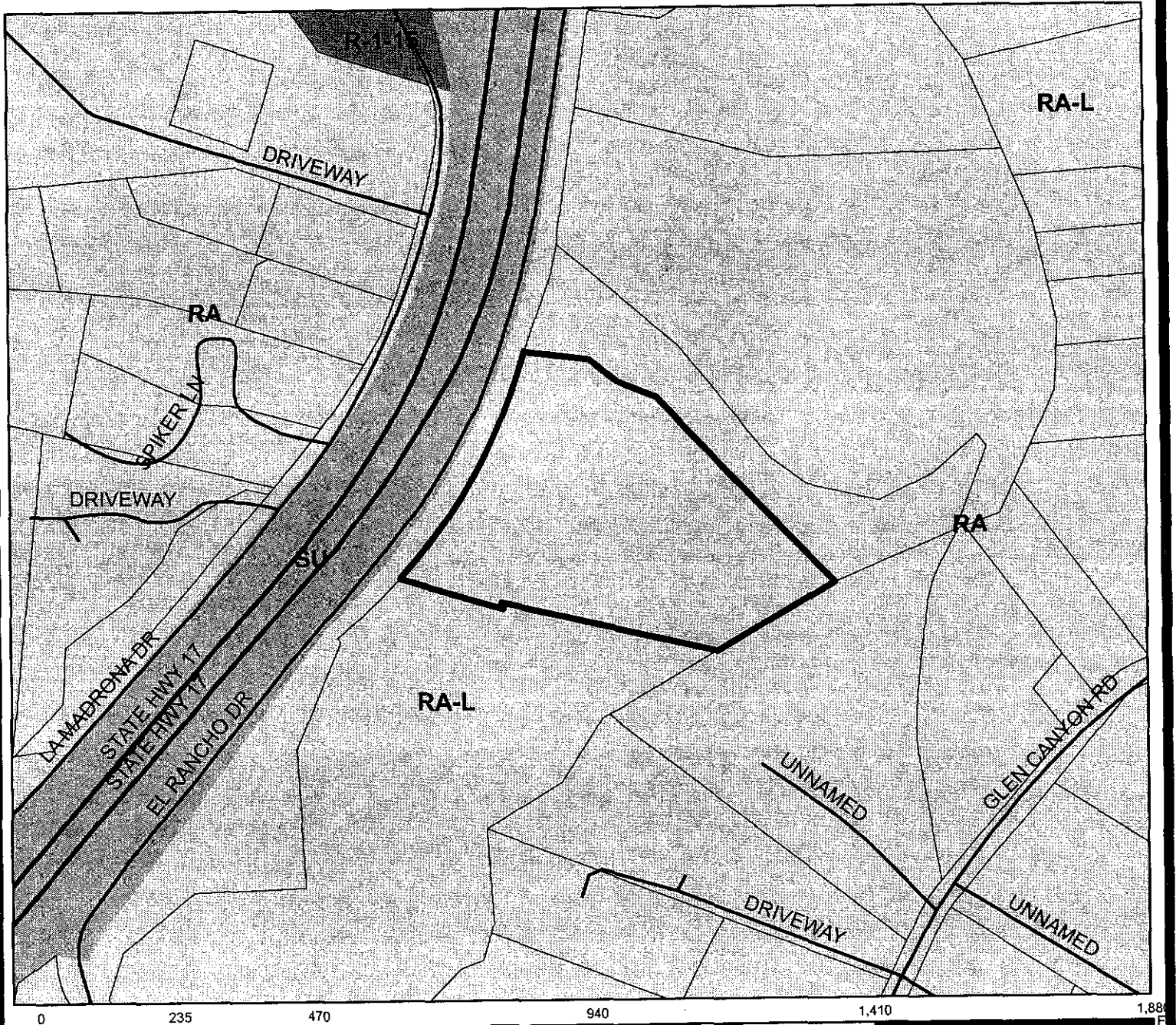


Map Created by
County of Santa Cruz
Planning Department
April 2008

EXHIBIT E

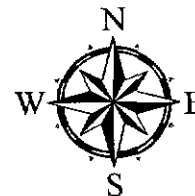


Zoning Map



LEGEND

- APN: 067-161-12
- Assessors Parcels
- Streets
- State Highways
- AGRICULTURE RESIDENTIAL
- SPECIAL USE
- RESIDENTIAL-SINGLE FAMILY

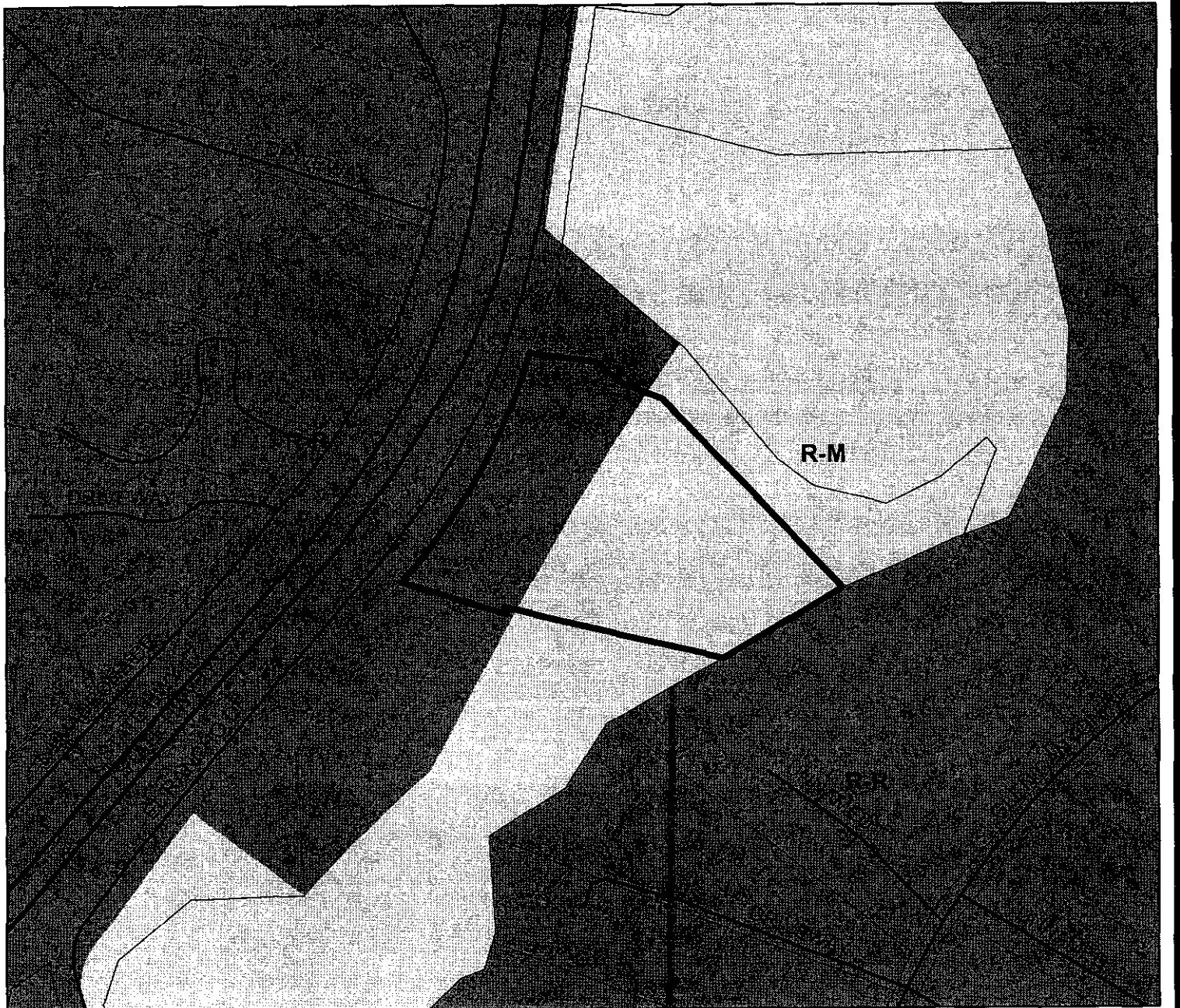


Map Created by
County of Santa Cruz
Planning Department
April 2008







EXHIBIT E

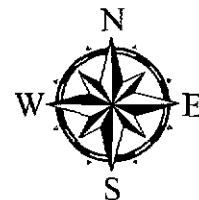


General Plan Designation Map



LEGEND

-  APN: 067-161-12
-  Assessors Parcels
-  Streets
-  State Highways
-  Residential-Mountain
-  Residential-Rural



Map Created by
County of Santa Cruz
Planning Department
April 2008

EXHIBIT E

INTEROFFICE MEMO

APPLICATION NO: 08-0154 (fourth routing)

Date: August 31, 2009

To: Annette Olson, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Renovation at Scotts Valley Montessori School

COMPLETENESS ITEMS

- none

COMPLIANCE ISSUES

Design Review Authority

13.11.040 Projects requiring design review.

- (e) All commercial remodels or new commercial construction.

Design Review Standards

13.11.072 Site design.

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		

Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks			N/A
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.	✓		

13.11.074 Access, circulation and parking.

Parking			
Minimize the visual impact of pavement and parked vehicles.	✓		
Parking design shall be an integral element of the site design.	✓		
Site buildings toward the front or middle portion of the lot and parking areas to the rear or side of the lot is encouraged where appropriate.	✓		

Lighting			
All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties.			<i>Suggest as Condition of Approval</i>
Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.			<i>Suggest as Condition of Approval</i>
All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light standards to a maximum height of 15 feet are allowed.			<i>Suggest as Condition of Approval</i>
Building and security lighting shall be integrated into the building design.			<i>Suggest as Condition of Approval</i>
Light sources shall not be visible from adjacent properties.			<i>Suggest as Condition of Approval</i>
Loading areas			
Loading areas shall be designed to not interfere with circulation or parking, and to permit trucks to fully maneuver on the property without backing from or onto a public street.			N/A

Landscape			
A minimum of one tree for each five parking spaces should be planted along each single or double row of parking spaces.	✓		
A minimum of one tree for each five parking spaces shall be planted along rows of parking.	✓		
Trees shall be dispersed throughout the parking lot to maximize shade and visual relief.	✓		
At least twenty-five percent (25%) of the trees required for parking lot screening shall be 24-inch box size when planted; all other trees shall be 15 gallon size or larger when planted.	✓		
Parking Lot Design			
Driveways between commercial or industrial parcels shall be shared where appropriate.	✓		
Avoid locating walls and fences where they block driver sight lines when entering or exiting the site.	✓		
Minimize the number of curb cuts	✓		
Driveways shall be coordinated with existing or planned median openings.	✓		
Entry drives on commercial or industrial projects greater than 10,000 square feet should include a 5-foot minimum net landscaped median to separate incoming and out going traffic, where appropriate.	✓		
Service Vehicles/Loading Space. Loading space shall be provided as required for commercial and industrial uses.			N/A
Where an interior driveway or parking area parallels the side or rear property line, a minimum 5-foot wide net landscape strip shall be provided between the driveway and the property line.	✓		
Parking areas shall be screened from public streets using landscaping, berms, fences, walls, buildings, and other means, where appropriate.	✓		
Bicycle parking spaces shall be provided as required. They shall be appropriately located in relation to the major activity area.	✓		
Reduce the visual impact and scale of interior driveways, parking and paving.	✓		

Parking Lot Landscaping			
It shall be an objective of landscaping to accent the importance of driveways from the street, frame the major circulation aisles, emphasize pedestrian pathways, and provide shade and screening.	✓		
Parking lot landscaping shall be designed to visually screen parking from public streets and adjacent uses.	✓		
Parking lots shall be landscaped with large canopy trees.	✓		
A landscape strip shall be provided at the end of each parking aisle.	✓		
A minimum 5-foot wide landscape strip (to provide necessary vehicular back-out movements) shall be provided at dead-end aisles.	✓		
Parking areas shall be landscaped with large canopy trees to sufficiently reduce glare and radiant heat from the asphalt and to provide visual relief from large stretches of pavement.	✓		
Variation in pavement width, the use of texture and color variation is paving materials, such as stamped concrete, stone, brick, pavers, exposed aggregate, or colored concrete is encouraged in parking lots to promote pedestrian safety and to minimize the visual impact of large expanses of pavement.	✓		
As appropriate to the site use, required landscaped areas next to parking spaces or driveways shall be protected by a minimum six-inch high curb or wheel stop, such as concrete, masonry, railroad ties, or other durable materials.	✓		
Pedestrian Travel Paths			
On-site pedestrian pathways shall be provided from street, sidewalk and parking areas to the central use area. These areas should be delineated from the parking areas by walkways, landscaping, changes in paving materials, narrowing of roadways, or other design techniques.	✓		
Plans for construction of new public facilities and remodeling of existing facilities shall incorporate both architectural barrier removal and physical building design and parking area features to achieve access for the physically disabled.	✓		

Separations between bicycle and pedestrian circulation routes shall be utilized where appropriate.	✓		
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C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Annette Olson
Application No.: 08-0154
APN: 067-161-12

Date: September 4, 2009
Time: 12:15:21
Page: 1

Environmental Planning Completeness Comments

===== UPDATED ON MAY 20, 2008 BY ANTONELLA GENTILE =====

1. A Soils Report and Soils Report Review are required. The soils report must include an analysis of the slope to the east of the proposed pool accessory structure. A copy of the County's Guidelines for soils investigation is included for the applicant's information. The application fee is \$987.

2. The project description includes preliminary grading review, however the review fee has not been paid. The County Civil Engineer will review the grading plans once the \$787 review fee has been paid. Additional completeness comments may follow this review.

3. The removal of redwood trees along the northern edge of the parcel has encouraged the growth of invasive acacia trees. Submit a restoration plan for this area that includes removal of invasive species and replacement with redwoods native to the area and appropriate understory species. The restoration plan shall include success criteria as well as a 3-5 year mitigation and monitoring plan.

4. The archaeological site review is still in process. Additional completeness comments may follow completion of this review.

===== UPDATED ON JANUARY 21, 2009 BY CAROLYN I BANTI =====

++ Second Review Soils and Grading Comments ++

1. The scope of the project has been significantly altered to include two habitable structures adjacent to the rear slope, as well as grading on the slope. Due to these changes, a Geologic Hazards Assessment (GHA) is required for the project. Please apply for this assessment and pay the associated application fee.

2. The soils report has been received, but will not be reviewed until the GHA and all other technical reviews are complete.

3. Revised grading quantities reflect over 1,000 cubic yards of grading associated with this project. As such, the project requires Environmental Review. Please apply for Environmental Review and provide the appropriate deposit for this service.

4. Please provide calculations for the grading quantities.

5. Please provide top-of-wall and bottom-of-wall elevations for all retaining walls at their beginning, end and transition points.

6. The preliminary grading review fee paid is for grading of less than 1,000 cubic yards. The fees should be adjusted to reflect preliminary review of grading 1,000 - 8,000 cubic yards and the balance paid.

7. Please extend topographic information a minimum of 50 feet beyond all development and limits of grading, or to the top or bottom of the adjacent slope, whichever is greater.

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 08-0154
APN: 067-161-12

Date: September 4, 2009
Time: 12:15:21
Page: 2

8. Please show the lateral extents of any required overexcavation and recompaction.

9. Please provide a second cross-section in the east-west direction that extends through the 10-foot fill slope at the rear slope. Also, provide a cross section in the north-south direction that extends through the proposed retaining walls at the northern end of the property. All cross sections should extend a minimum of 25-feet beyond the structure or limit of grading, as appropriate.

10. Please be aware that a geotechnical plan review letter will be required prior to discretionary approval stating that the project plans conform to the recommendations of the soils report. This letter will not be required until after the soils report has been formally accepted.

---> GENERAL NOTE: The preceding comments are preliminary. Additional comments may follow, pending completion of the GHA and formal review of technical reports.

===== UPDATED ON JANUARY 21, 2009 BY ANTONELLA GENTILE =====

The following comments are in addition to the comments submitted this date from Carolyn Banti, Civil Engineer, above.

11. Because the scope of this project has increased significantly, it may have an impact on the riparian corridors to the east and especially to the north of the project area. Provide a site plan showing the location of the mean high water lines of the ephemeral stream to the north and the perennial stream to the east. =====
UPDATED ON JUNE 3, 2009 BY ANTONELLA GENTILE =====

The project scope has been altered such that a GHA and soils report review are no longer required, as no development beyond remodel of existing habitable space is being proposed. The soils report will not be reviewed at this time; please see compliance comments for additional details.

No outstanding completeness comments per Environmental Planning. ===== UPDATED ON AUGUST 24, 2009 BY CAROLYN I BANTI =====

++ Completeness ++ Soils and Grading ++ Fourth Routing ++

No outstanding completeness comments. ===== UPDATED ON AUGUST 24, 2009 BY ANTONELLA GENTILE =====

No outstanding completeness comments.

Environmental Planning Miscellaneous Comments

===== REVIEW ON MAY 20, 2008 BY ANTONELLA GENTILE =====

Miscellaneous comments:

1. Because this project includes the construction of a new commercial structure as defined in the 2007 California Building Code, a soils report is required.

2. Although this site is bordered by an ephemeral stream to the north and a perennial stream to the southeast, the project will not require a riparian exception because no work is proposed within the riparian corridors or the ten-foot setback area.

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 08-0154
APN: 067-161-12

Date: September 4, 2009
Time: 12:15:21
Page: 3

3. A portion of this site is mapped within the FEMA floodplain. However, no work is proposed within the floodplain.

Condition: Prior to building permit issuance, a detailed erosion control plan will be required. The plan should include all necessary controls to prevent erosion during construction, as well as permanent erosion control on all unprotected slopes surrounding the project area.

===== UPDATED ON JANUARY 21, 2009 BY CAROLYN I BANTI =====

++ Second Review Compliance Comments Soils and Grading ++

It appears that the proposed multi-purpose room and retaining walls at the northern end of the property may not meet the slope setback from descending slopes required by County Code Section 16.20.160. Although structural details are not required at this time, please clarify whether the setbacks can be achieved by providing general foundation information (type of foundation and minimum embedment depth) or showing the proposed foundation depths on the requested cross sections.

++ Second Review Misc. Comments Soils and Grading ++

Comments to follow after review of technical reports.

===== UPDATED ON JANUARY 21, 2009 BY ANTONELLA GENTILE =====

The following comments are in addition to the comments submitted this date from Carolyn Banti, Civil Engineer, above. Other Environmental Planning compliance comments:

Expansion of the project as now proposed may encroach into the riparian corridor to the north and east of the project area. A site plan showing the high water lines of both creeks is required in order to determine whether this project will require a Riparian Exception. Please note that specific findings must be made in order to grant a Riparian Exception. See section 16.30.060(d) of the County Code for more information.

The riparian corridor extends 30 feet from the mean high water mark of the ephemeral creek to the north and 50 feet from the mean high water mark of the perennial creek to the east. Show the riparian corridor boundaries on the site plan.

This project may be denied if work extends into the riparian corridor and the required findings cannot be made. It is in the best interest of the applicant to avoid grading and/or construction within the riparian corridor.

Note to Planner: A Riparian Exception is not required for restoration of the tree removal area per section 16.30.050(d) of the County Code.

Other Environmental Planning miscellaneous comments:

The restoration area shall include all of the acacia trees to the north of the project area. Replacement trees, in addition to any existing native trees in the area, shall provide continuous canopy coverage between the project area and the

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 08-0154
APN: 067-161-12

Date: September 4, 2009
Time: 12:15:21
Page: 4

creek. ===== UPDATED ON JUNE 3, 2009 BY ANTONELLA GENTILE =====
Conditions:

1. The riparian corridor and 10-foot setback for structures shall be shown on grading plans, landscape plans, and site plans submitted for improvements, grading permits, and building permits.
2. The restoration plan shall be modified as necessary to include all portions of the riparian corridor that have been disturbed and provide continuous canopy coverage between the replacement trees and existing trees.
3. Invasive species shall be removed from the restoration area as part of the mitigation and monitoring plan.
4. Annual monitoring reports for the restoration area shall be submitted to Environmental Planning for the five years following implementation of the restoration plan.
5. Prior to building permit issuance, a detailed erosion control plan will be required. The plan should include all necessary controls to prevent erosion during construction, as well as permanent erosion control on all unprotected slopes surrounding the project area.

Outstanding compliance comment from Carolyn Banti, Civil Engineer:

The proposed pool and hot tub do not meet the 20-foot minimum setback from descending slopes for pools as required by the 2007 California Building Code (CBC) Section 1805.3.3. Per 2007 CBC Section 1805.3.5 an alternate setback may be requested with the recommendation of a soils engineer supported by the results of a soils report. Please note: An alternate setback will require formal review and acceptance of the geotechnical investigation.

===== UPDATED ON AUGUST 24, 2009 BY CAROLYN I BANTI =====

++ Compliance ++ Soils and Grading ++ Fourth Routing ++

Compliance comment regarding pool and hot tub setback moved to Conditions of Approval. Please see this section for additional information.

++ Conditions of Approval ++ Soils and Grading ++ Fourth Routing ++

The project scope has been altered since the second submittal to include the installation of a "kid pool" and hot tub near the top of the descending slope located behind the existing buildings. Please submit a geotechnical report at the time of building permit application that establishes an appropriate setback from the top of slope for the pool and hot tub and provides mitigation recommendations, as necessary, to ensure the stability of these features and the adjacent slope. PLEASE NOTE: Please be aware that the location and design of the pool and hot tub must comply with the requirements of the soils report, which may result in relocation or removal of these features from the project plans.

Please submit a geotechnical plan review letter at the time of building permit ap-

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 08-0154
APN: 067-161-12

Date: September 4, 2009
Time: 12:15:21
Page: 5

plication that states the project plans comply with the recommendations of the soils report. The letter must be written by the author of the soils report and must reference each sheet reviewed by sheet name, drawing date and final revision date.

===== UPDATED ON AUGUST 24, 2009 BY ANTONELLA GENTILE =====
Additional conditions:

1. A mitigation and monitoring plan shall be submitted with the building permit application that includes the landscape and restoration plan. (Follow-up reports shall be submitted as detailed in conditions of approval included above.)
2. The new water tanks shall be located outside of the riparian corridor.
3. Development of any kind shall not be allowed in the riparian corridor, except that which is exempt from the Riparian Ordinance.

Historical Completeness Comments

===== REVIEW ON AUGUST 21, 2009 BY ANNIE . MURPHY ===== application is complete. =

Historical Miscellaneous Comments

===== REVIEW ON AUGUST 21, 2009 BY ANNIE . MURPHY =====

Project conditions: 1) If any artifact or other evidence of a Native American cultural site that reasonably appears to exceed 100 years of age or if human remains are exposed, activity shall cease and desist until an Archaeological Site Development approval can be issued under County Code sections 16.40.040 and 16.40.050. 2) All visible replacement material and color shall visually match the existing materials. 3) The project shall incorporate minor design changes lowering the roofline over the breezeway enclosure to indicate that the new entryway is a recent addition, as shown on the revised plans dated July 29 2009. 4) If the location of the proposed chain line fence at the rear of the property is changed, the new fence location shall be reviewed by the Historic planner to ensure that there is no impact to the historic resource 5) Building permit plans for all phases of project shall be routed to historic planner for review for compliance with historic preservation plan.

===== UPDATED ON AUGUST 21, 2009 BY ANNIE . MURPHY =====
===== UPDATED ON AUGUST 21, 2009 BY ANNIE . MURPHY =====

Code Compliance Completeness Comments

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

===== REVIEW ON MAY 1, 2008 BY KEVIN M FITZPATRICK =====

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 08-0154
APN: 067-161-12

Date: September 4, 2009
Time: 12:15:21
Page: 6

NO COMMENT

complete as far as clear cutting is listed on application description.

Code Compliance Miscellaneous Comments

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

===== REVIEW ON MAY 1, 2008 BY KEVIN M FITZPATRICK =====

Dpw Drainage Completeness Comments

===== REVIEW ON MAY 7, 2008 BY GERARDO VARGAS ===== The \$375.00 deposit has been converted to at cost account.

1. Indicate on the plans the manner in which building downspouts will be discharged. Proposing downspouts as discharged directly to the storm drain system is generally inconsistent with efforts to hold runoff to pre-development rates.

2. Provide analysis and background information for the proposed percolation structure demonstrating that it meets design criteria requirements for maintaining pre development runoff rates and adequately mitigates for the proposed impervious and semi pervious areas (roof and base rock areas). In addition, site plans shall specify required maintenance procedures to assure the proper functioning of the proposed drainage structure.

County of Santa Cruz design criteria can be obtained online at:
<http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.pdf>

3. The NRCS soil survey is indicating the site having low percolation rates. Is the percolation trench feasible on this site?

4. Please include a cross section construction details for the percolation trench. Details such as rock dimension, trench dimension, etc. in the site plans.

5. Provide a cross section construction detail for the proposed pervious pavement.

6. Delineate the pervious pavement from the AC pavement by having different hatching.

7. Provide a cross section construction detail for the proposed graded grass lined swale.

8. Provide additional spot elevations for the proposed concrete side walk(s).

9. Please provide a detail describing how the driveway entrances will conform to existing roadside facilities. Road drainage should not be blocked by the proposed driveway. Provide a typical cross section of the existing road swale and details describing how drainage will be accommodated across/under the proposed driveway.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 08-0154
APN: 067-161-12

Date: September 4, 2009
Time: 12:15:21
Page: 7

===== UPDATED ON JANUARY 22, 2009 BY GERARDO VARGAS ===== 1. The scope of the project has change significantly since the first Submittal. Applicant is require to submit an additional \$2625.00 to supplement the previously deposited amount of \$375.00.

Note: Commercial projects proposing over 20,000 square feet in impervious area are require to deposit \$3,000.

2. Previous submittal was proposing to mitigate runoff with pervious concrete. What is the reason changing the mitigation method?
3. Projects are required to minimize impervious surfacing. This project is proposing an extensive paved parking area. The requirement to minimize impervious surfacing can be achieved by the use of porous pavement, pavers, or baserock etc.. where feasible.
4. The development proposal must incorporate methods of design that include both resource and flood control protections, effective for a broad range of storms (2yr-10yr). Please provide a proposal consistent with County standards.
5. Please provide downstream assessment, describing and showing in detail on the plans the entire off-site drainage path for both outfall locations from the site to a. Indicate any and all drainage problems found along the length of this flow path, and propose any needed correction.
6. There will be an increase of flows to this existing culvert due to the new development. Can the existing pipe accommodate the increases in capacity and erosion potential?

County of Santa Cruz of design criteria can be obtained online at:
<http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.pdf>

7. Submit a geotechnical review letter that approves the drainage plan and states that the proposed level spreader is safe as designed.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

===== UPDATED ON JUNE 3, 2009 BY GERARDO VARGAS ===== Application 08-0154 has been approved for discretionary stage in regards to drainage.

Note: Drainage calculations will be reviewed at the building application stage.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON MAY 7, 2008 BY GERARDO VARGAS ===== A recorded maintenance agreement may be required for certain stormwater facilities.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 08-0154
APN: 067-161-12

Date: September 4, 2009
Time: 12:15:21
Page: 8

to 12:00 noon if you have questions.

===== UPDATED ON JANUARY 22, 2009 BY GERARDO VARGAS =====

Miscellaneous comments to be addressed at the building application stage.

1. The site contains existing impervious area; the runoff from this area shall bypass the detention system and discharge separately from the site. Any runoff not bypassed shall be included in the design of the detention system storage volume in addition to the volume require due to increased impervious area.
2. Provide analysis and background information for the proposed detention structures demonstrating that it meets design criteria requirements for maintaining pre development runoff rates and adequately mitigates for the proposed impervious areas.
3. Make clear on the plans what areas will be draining into the detention system(s).
4. Provide construction details of all drainage features onsite.

A recorded maintenance agreement may be required for certain stormwater facilities.

5. Please note on the plans provision for permanent bold markings at each inlet that read: -NO DUMPING - DRAINS TO BAY-.

6. A civil engineer has to inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. Upon approval of the project a hold will be placed on the permit to be released once a satisfactory letter is received. The civil engineer's letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of -general conformance to plans- are not sufficient. An as- built plan may be submitted in lieu of the letter.

The applicant is encouraged to discuss the above comments with the reviewer to avoid unnecessary additional routings. A \$200.00 additional review fee shall be applied to all re-submittals starting with the third routing.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON JUNE 3, 2009 BY GERARDO VARGAS ===== Compliance Issues:

Provide calculations supporting the pre-development release rate from the detention structure.

Please include a cross section construction detail showing the orifice release configuration.

Please include a cross section construction detail of the proposed detention system.

How will leaves, twigs, gravel, sand, silt and other debris with a potential to clog, be prevented from entering the drainage system?

Site plans shall specify required maintenance procedures to assure proper function-

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 08-0154
APN: 067-161-12

Date: September 4, 2009
Time: 12:15:21
Page: 9

ing of the proposed drainage system.

A recorded maintenance agreement will be required for the proposed detention system. Please contact the County of Santa Cruz Recorder's Office for appropriate recording procedure. The maintenance agreement form can be picked up from the Public Works office or can be found online at: <http://www.dpw.co.santa-cruz.ca.us/Storm%20Water/FigureSWM25.pdf>

The civil engineer has to inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. Upon approval of the project a hold will be placed on the permit to be released once a satisfactory letter is received. This applies to new SFD applications or projects under review. The civil engineer's letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of general conformance to plans are not sufficient. An as-built plan may be submitted in lieu of the letter.

The applicant is encouraged to discuss the above comments with the reviewer to avoid unnecessary additional routings. A \$200.00 additional review fee shall be applied to all re-submittals starting with the third routing.

All resubmittals 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, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON MAY 12, 2008 BY DAVID GARIBOTTI =====
No Comment

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON MAY 12, 2008 BY DAVID GARIBOTTI =====
Encroachment permit required for all off-site work in the County road right-of-way.

Dpw Road Engineering Completeness Comments

===== REVIEW ON MAY 20, 2008 BY GREG J MARTIN =====

1) The drop off zone should be identified and must be separated from the parking aisle and driveway.

----- 2) Both entrances should be a minimum of 24 feet wide to provide for two way traffic.

----- 3) A traffic study is required, please contact Jack Sohriakoff, Senior Civil Engineer at 831-454-2160 for the scope.

----- 4) Please

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 08-0154
APN: 067-161-12

Date: September 4, 2009
Time: 12:15:21
Page: 10

reduce the conflicts from the roundabout near the entrance. ===== UPDATED ON JANUARY 21, 2009 BY GREG J MARTIN =====

Miscellaneous: Traffic Study dated December 23, 2008 by Larry Hail is accepted. Mitigation measures in study are recommended which consist of signage, a Transportation Demand Plan, and a Traffic Monitoring Program.

Carbonera roadway improvement fees at \$21/lf for 455 feet of frontage are required. The fee is \$9,555. Carbonera roadside improvement fees at \$31/lf for 455 feet of frontage are required. The fee is \$14,105. The total fee is \$23,660.

Greg Martin 831-454-2811 ===== UPDATED ON JUNE 1, 2009 BY GREG J MARTIN =====

The previous comments made in January still apply. In addition, the drop-off zone has been removed from this submittal. We recommend the drop-off zone on the previous submittal be required as a condition of approval. Although the scope of the project has been reduced, the dropoff zone shall facilitate traffic operation to access the school and minimize impacts to the County road system. If not a condition of approval, then it should be shown as a future improvement dashed and the area set aside.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MAY 20, 2008 BY GREG J MARTIN =====
===== UPDATED ON JANUARY 21, 2009 BY GREG J MARTIN =====
===== UPDATED ON JUNE 1, 2009 BY GREG J MARTIN =====

Environmental Health Completeness Comments

===== REVIEW ON MAY 6, 2008 BY JIM G SAFRANEK ===== Site, grading/drainage and landscape plans must show all components of the existing septic system including leachfield layout and tightline plumbing. There may be setback conflicts. See the EHS septic plan file. Septic consultant must submit an analysis of the existing septic system and provide confirmation that the system is capable of handling the daily wastewater generated by the proposed use. For details: 454-2734. A passing septic pumper's report is required. Contact Troy Boone for public water system permitting, 454-3069. Contact Andrew Strader for public pool permitting, 454-2741.

===== UPDATED ON JANUARY 20, 2009 BY JIM G SAFRANEK ===== The applicant stated that the existing septic system is inadequate for the proposal. See sheet S-1 for the proposed septic system. Sheet S-1 was not routed to EHS. However, an approved onsite sewage disposal permit application is now required. If the applicant's septic consultant believes sheet S-1 is complete (and illustrates everything requested in my previous comment), then the septic application needs to be paid for and submitted to EHS, attn: Angela Gray, 454-2705. Please direct all septic permitting questions to Ms Gray. Two copies of S-1 must be submitted with the septic appl. appl.

===== UPDATED ON JUNE 12, 2009 BY JIM G SAFRANEK ===== Unless the septic consultant can justify use of the existing septic system finalled in 1985, the existing septic system will need to be upgraded. The applicant's septic consultant proposed an onsite treatment system for 96 students, 8 staff, 60 swimmers for the pool and up to 150 people for special events. An approved septic application for a nonstandard system will be required. Contact Ruben Sanchez for permit info.

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 08-0154
APN: 067-161-12

Date: September 4, 2009
Time: 12:15:21
Page: 11

454-2751.

Regarding the pool: Applicant must submit 3 sets of complete plans and specifications along w/ the completed checklist, an application for plan review and the plan review fee. The swimming pool must comply with all applicable codes and regulations including: Provide sufficient ancillary areas and facilities such as bathhouse dressing shower and toilet facilities-- 1) One shower stall shall be provided for every 50 bathers. Separate toilet facilities shall be provided for each sex. One toilet shall be provided for every 60 women, and one toilet plus one urinal for every 75 men. One lavatory shall be provided for every 80 bathers.

===== UPDATED ON JUNE 12, 2009 BY JIM G SAFRANEK ===== Pool reqs (continued)-- Accessibility to the Physically Handicapped Person is required. For pool plan questions contact Andrew Strader of Env Health, 454-2741.

Environmental Health Miscellaneous Comments

===== REVIEW ON MAY 6, 2008 BY JIM G SAFRANEK =====
NO COMMENT

Scotts Valley Fire District Completeness Comments

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

===== REVIEW ON JULY 16, 2008 BY MARIANNE E MARSANO =====

DEPARTMENT NAME: Scotts Valley Fire District

Have the DESIGNER add the appropriate NOTES and DETAILS showing this information on the plans and RESUBMIT, with an annotated copy of this letter:

FIRE FLOW requirements for the subject property are 1500 GPM. Note on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a 30,000 gallon 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.

NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA-13 and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction.

Monitoring of the sprinkler system by a constantly attended location, U.L. Central Station may be required due to special circumstances.

The access road shall be 20 feet minimum width and maximum twenty percent slope.

===== UPDATED ON JULY 17, 2008 BY MARIANNE E MARSANO =====

===== UPDATED ON JANUARY 27, 2009 BY MARIANNE E MARSANO =====

DEPARTMENT NAME: Scotts Valley Fire District

Submit a "plan review response sheet" when corrected sets are submitted for back check. All changes to drawings will require "clouding of the change".

Note on the plans that these plans are in compliance with California Building and Fire Codes (1997) as amended by the authority having jurisdiction.

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (1997) and District Amendment.

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 08-0154
APN: 067-161-12

Date: September 4, 2009
Time: 12:15:21
Page: 12

SHOW on the plans a 30,000 gallon 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.

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

Monitoring of the sprinkler system by a constantly attended location, U.L. Central Station may be required due to special circumstances.

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

===== UPDATED ON JANUARY 27, 2009 BY MARIANNE E MARSANO =====

Show the above requirements on the plans and resubmit. The existing building and proposed project will not be approved by this office until water storage and road access/turnaround requirements are approved for the project. ===== UPDATED ON MAY 26, 2009 BY MARIANNE E MARSANO =====

The previous comments by this office have not been addressed in the resubmittal.

===== UPDATED ON MAY 26, 2009 BY MARIANNE E MARSANO =====

The overflow parking on grass is disallowed and shall be of all weather surface. Submit compliance details in resubmittal.

Scotts Valley Fire District Miscellaneous Comments

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

===== REVIEW ON JULY 17, 2008 BY MARIANNE E MARSANO =====

===== UPDATED ON JULY 17, 2008 BY MARIANNE E MARSANO =====

===== UPDATED ON JANUARY 27, 2009 BY MARIANNE E MARSANO =====

Disregard the comment to note on the plans the 1997 edition of the codes, the current editions are CFC 2007 and CBC 2007. ===== UPDATED ON MAY 26, 2009 BY MARIANNE E MARSANO =====

Submit plans to this office detailing how fire flow requirements will be met to include water storage, water supply connection for FD access, fire sprinkler water supply details. All to be approved and separate permits to be issued upon approval by this office. The project is not feasible until the fire flow requirements are met prior to obtaining construction permits. The current building is not in compliance now.

Annette Olson

From: Jim Safranek
Sent: Thursday, August 27, 2009 12:36 PM
To: Annette Olson
Subject: RE: 08-0154

Ricker is up in helicopter over the burn area today, so I've no one to bounce this idea off.

I was under the impression the pool issues were too sensitive to be left for later (according to Jennifer), and that was why we didn't defer all of this to the building stage. But, yes, it appears the pool reqs can be satisfied at the BP phase. Hopefully, the applicant will see the list of Strader's reqs and nothing will cause an issue.

Yes, we've received a letter fro the septic consultant, but I've received absolutely nothing from the septic consultant other than an inquiry about a potential greywater system for the pool/showers. No calcs on these additional wastewater amounts, nothing definitive on where or how this wastewater will be dealt with.

What I want to avoid is the applicant screaming at the County later, AFTER they discover a potentially huge price tag for a septic treatment system upgrade that they THOUGHT could be avoided. But if you're willing to take that chance, then EHS can deem this appl complete. *



SCOTTS VALLEY FIRE PROTECTION DISTRICT

7 Erba Lane, Scotts Valley, California 95066

(831) 438-0211

Fax (831) 438-0383

September 17, 2009

John R. McKelvey
536 Soquel Avenue
Santa Cruz, CA 95062

Subject: Montessori School, 2474 El Rancho Drive
Proposed location for water storage tanks

Dear Architect John McKelvey:

The location you show for the required water storage tanks , 30,000 gallons total, at the NW corner of the property is approved by this office.

Note: As we discussed, the length and size of underground piping for the hydrant and the fire sprinkler system and the size of the necessary pump, due to the distance from the tank location could be cost prohibitive and should be considered by the owner with the guidance of a California licensed C16 contractor (the contractor will need to obtain a permit from this office prior to installing the underground piping and prior to approval of the fire sprinkler system for the existing building).

Sincerely,

A handwritten signature in cursive script, reading "Marianne Marsano".

Marianne Marsano
Fire Marshal



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

June 27, 2008

Jim Weaver
206 Morrissey Blvd
Santa Cruz, CA 95062

SUBJECT: Archaeological Reconnaissance Survey for APN 067-161-12

Dear Jim,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcel referenced above. The research has concluded that cultural resources were not evident at the site. A copy of the review documentation is attached for your records. No further archaeological review will be required for the proposed development.

Please contact me at 831-454-2512 if you have any questions regarding this review.

Sincerely,

A handwritten signature in cursive script, appearing to read "Christine Hu".

Christine Hu
Planning Technician

Enclosure
CC Owner, Project Planner, File

2474 El Rancho Drive, Santa Cruz

PROGRAM STATEMENT

APPLICANT

08-0154

For the last seven years the Tershy family has owned and operated Montessori Scotts Valley (MSV) at 123 South Navarra Drive, Scotts Valley, CA 95066. Children of five weeks through Kindergarten age are enrolled at this facility.

MSV is the only preschool in Santa Cruz and Santa Clara Counties that is recognized by, and associated with, the Association Montessori Internationale (AMI). This recognition requires that a graduate of an intensive two-year course in an AMI-approved training course direct each class.

Montessori Scotts Valley provides a Montessori education true to Dr. Maria Montessori's vision. MSV classrooms are equipped with learning materials that were developed by Dr. Maria Montessori in the early 1900's. Her manipulative material and methods have been proven timeless and are prototypes for those being used today by Montessori Programs throughout the world. The freedom that students experience in the classroom freedom to move, to direct their own studies and to work with others - results in independent and self disciplined young learners.

Because the Navarra Drive campus lacks space to accommodate its growing student population we are requesting a Use Permit to operate an additional school site on El Rancho Drive.

With an added campus on El Rancho Drive, Santa Cruz County has an excellent opportunity to add to our community's offering of superior Montessori programs for our children. Located within easy access to Highway 17, it would serve all of Santa Cruz County.

EL RANCHO SITE

Montessori's program founder, Maria Montessori, saw the outside environment of a school as a natural extension of the inside environment. The country-like setting of the five-acre El Rancho site at 2474 El Rancho Drive is ideal for a Montessori School. The house is part of the original Rocky Hill Dairy Farm and is listed on the State Historical Registry. The school complex was used until recently by the El Rancho Preschool and accommodated some 100 children. The house and an adjoining annex added in 1985 by the El Rancho Preschool will provide necessary growing space for Montessori Scotts Valley.

As shown on the original site plan, the current MSV facility at the El Rancho site can accommodate up to 48 students. However in order to secure much needed tuition income

and loan funding we must secure our permit in time to open two classrooms by September 2009 that will accommodate 24 students..

Additional classrooms in the Heritage house and the swimming pool would be phased in as our student enrollment mandates and necessary permits are secured.

PHASE ONE PLAN

Two classrooms situated in the annex adjoining the historical El Rancho house will be opened in September 2009.

All required accessibility features as designed in will be incorporated into the construction of the enclosed breezeway that connects the historic house to the annex classrooms and public bathrooms inside the historical building just off of the breezeway, as shown in plans dated July 29th 2009..

MSV EL RANCHO PROGRAM & STAFF FOR PHASE ONE

The phase-one classrooms will accommodate, at any given time, up to 24 children ranging in age from six weeks to 3 years.

The Child Care Center license for the Phase One MSV classrooms is currently being processed and will be approved by the California Community Care Licensing Division (CCLD).

California CCLD mandates that Infant programs (birth to 18 months old) maintain a teacher-child ratio of 1:4 adult-child ratio and Toddler programs (18months to 3 years) maintain a teacher-child ratio of 1:6.

Following these ratios the phase one classrooms at El Rancho would have five qualified staff:

- 1) Each classroom will have one Directress who has spent many years as a Montessori teacher and is Montessori-trained -and-accredited by the Association Montessori Internationale (AMI).
- 2) Each of the three assistant teachers would meet the CA CCLD-required twelve post-secondary units of Early Childhood Education.

HOURS OF OPERATION FOR PHASE ONE

MSV at El Rancho will be open from 7 am to 6 pm Monday through Friday. Classes convene at 8:30 AM and conclude at 3:15 PM. A combination of after school activities including after-care supervision, music and art activities will be offered between 3:30 PM to 6:00PM. We will be having a total 6-8 evenings per year to accommodate parent/teacher meetings and staff workshops, all of them ending by 7:30 PM.

During the time period between 7:00AM and 8:30AM is before care and class prep for the teachers. During the time periods between 3:30 PM and 6:00 PM we have after care. Our drop off time is from 8:30 to 8:45 AM. Our pick up times are from 11:45 AM to 12:15 PM and from 2:45 to 3:15PM. After care pick up care can be any time between 3:30 and 6:00 PM with the majority of the children being picked up before 4:30 PM. When we had an enrollment of 86 students at our current site we had 13 children in before care and 24 in after care. Of those 13 children in before care, six of the children were between the ages of 6 weeks to three years old and the other seven were between the ages of three to six year olds. Of those 24 children in after care 10 of the children were between the ages of 6 weeks to three years old and the other 14 were between the ages of three to six year olds. Based on the above numbers with a total enrollment of 48 students at the completion of phase two we anticipate our before care to have a total of 6 to 8 kids and our after care to have a total of 12 to 14 kids.

PARKING AND CIRCULATION FOR PHASE ONE

Existing parking space will be re-striped and will meet County standards for parking spaces and accessibility access. These spaces will accommodate parking for five staff members and temporary parking for parents of the 24 enrolled children (six weeks to 3 years). This age groups will not be dropped off at the school. Parents park briefly while they accompany their children into the classroom foyer and leave within a few minutes.

PHASE ONE FENCING

All fencing submitted in plan dated July 29th 2009 will be in place.

HEALTH AND SAFETY FOR PHASE ONE

The existing septic system will be the same as when El Rancho Preschool used it with a total of 96 students as stated in the final permit inspection by environmental health dated September 16th 1985. This means that the current septic system was being used by minimum 107 people at the former El Rancho Preschool. Montessori Scotts Valley, after phase three will be using it for a maximum of 75 people. Scotts Valley Fire Department requirements have been incorporated into the plans dated July 27th 2009. A directional sign with the name of the school is requested along El Rancho Drive at the southern entrance in front of the school as shown on submitted plans dated July 27th, 2009. *All required safety light by the County of Santa Cruz will be installed and in place.*

PHASE TWO

Completion of classrooms in the El Rancho Historic House and completion of fencing as presented in plans submitted on July 29th, 2009 and all of the side walks.

The number of students for phase three will be 24 students between the ages of three to six with a total occupancy of 48 students in the school. The majority of these new 24 students will be dropped off and picked up with the parent never leaving the car. They are supervised by the teacher or aide in the outdoor area between the two buildings and then escorted to and from the cars by an adult. Based on the activity at our S Navarra site I would anticipate a total of five to seven parents parking and walking their children in to

the building. Drop off times will be from 8:30 AM to 8:45 AM and pick up times will be from 12:00 PM to 12:15 PM and 3:00 PM to 3:15 PM.

HOURS OF OPERATION FOR PHASE TWO

Hours of operation for phase two will be the same as phase one.

PHASE THREE

The Swimming pool and a changing room and all required parking.

The pool hours will be Monday through Saturday 9:00 AM to 11:30 AM 12:30 PM to 7:00 PM accept for the month of November when the pool will be closing at 5:00 PM The use of the swimming pool will be strickly for swim lessons and P.E.the users of the pool will be both students and non students with a total occupancy to not exceed 16 swimmers..

There will be a total of 4 to five employees at any given time.

HOURS OF OPERATION FOR PHASE THREE

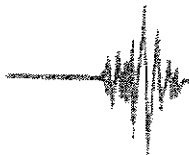
Hours of operation for phase three will be the same as phase one and two with the exception of the swimming pool staying open until 7:00 PM. Accept for the month of November when the pool will be closing at 5:00 PM.

CONCLUSION

MSV's intention is to follow the above Phases One through four to establish, at the El Rancho site, another MSV school site. This process will involve adherence to the total plan as submitted on _____.

As we proceed through each of the three subsequent phases all proposed improvements to the building and grounds would meet the standards of the Historic Resources Commission and the Planning Department of Santa Cruz County. MSV looks forward to working with the County Planning Department toward completion of all phases of our plan to bring this total El Rancho project to fruition.

We obviously are more then will to work with the county to change any order the above work.



EDWARD L. PACK ASSOCIATES, INC.

1975 HAMILTON AVENUE
SUITE 26
SAN JOSE CA 95125

Acoustical Consultants

TEL: 408-371-1195
FAX: 408-371-1196
www.packassociates.com

August 3, 2009
Project No. 41-025

Mr. Bill Tershy
246 Sims Road
Santa Cruz, CA 95060

Subject: Noise Assessment Study for the Planned "Scotts Valley Montessori School", 2474 El Rancho Drive, Santa Cruz County

Dear Mr. Tershy:

This report presents the results of a noise assessment study for the planned "Scotts Valley Montessori School" at 2474 El Rancho Drive in Santa Cruz County, as shown on the Site Plan, Ref. (a). The noise exposures and noise levels presented herein were evaluated against the standards of the County of Santa Cruz Noise Element, Ref. (b). The purpose of the analysis was to determine the Highway 17 traffic noise impacts to the project and to determine the project-generated noise impacts to the nearest residence to the north and to the Moose Lodge to the south. Residences to the east and west are too far from the proposed playground and swimming pool to be noise impacted. The results of the analysis reveal that the Highway 17 traffic noise exposures will exceed the limits of the standards for the playground, but will be within the limits of the standards at the interior of the project buildings. Project-generated noise exposures (24-hour average) will be within the limits of the standards at the noise sensitive receptor locations to the north and south. Short-term noise levels will exceed the limits of the standards upon the September 2010 enrollment. Noise mitigation measures will be required to traffic noise impacts to the project and for project-generated noise impacts to the neighbors.

Sections I and II of this report contain a summary of our findings and recommendations, respectively. Subsequent sections contain site and project descriptions, analyses and evaluations. Appendices A, B and C, attached, contain the list of references, descriptions of the standards, definitions of the terminology, descriptions of the acoustical instrumentation used for the field survey, and the noise measurement data and calculation tables.

I. Summary of Findings

The findings presented below were evaluated against the standards of the County of Santa Cruz Noise Element, which utilizes the Day-Night Level (DNL) noise descriptor to define acceptable noise exposures for school land uses. The DNL is a 24-hour time-weighted average descriptor commonly used to describe community noise environments. The standards specify a limit of 60 decibels (dB) DNL at school exterior areas and to 45 dB DNL for school interiors.

The Noise Element also restricts noise from stationary sources (in contrast to transportation sources) at commercial facilities. The Noise Element limits short-term noise levels to 50 dBA hourly average (L_{eq}) and to 70 dBA maximum (L_{max}).

Note that the County of Santa Cruz Noise Ordinance is a curfew ordinance which limits noise annoyance between 10:00 p.m. and 8:00 a.m. for sources within 100 ft. of a sleeping space, but does not quantify noise limits. Because of the subjective nature of the Noise Ordinance, potential annoyances are not addressed in this study. The Noise Ordinance is not applicable to this project.

Noise impacts to the project are primarily from traffic sources on Highway 17. Project-generated noise impacts from the facility are expected to be limited primarily to children playing on the playground and from swim lessons in the swimming pool. Playground noise will affect the residence to the north of the site. Swimming pool noise will affect the Moose Lodge to the south of the site.

The noise levels shown below represent the project-generated noise levels and noise exposures for planned project conditions.

Noise Exposure Impacts to the Project

- The existing traffic generated noise exposure at the building setback and at the nearest edge of the proposed playground closest to Highway 17 (200 ft. from the centerline of the road) is 63 dB DNL. Under future traffic conditions, the noise exposure is expected to remain at 63 dB DNL. Thus, the noise exposures are up to 3 dB in excess of the standards for the playground area.
- The 60 dB DNL traffic noise contour is 315 ft. from the centerline of Highway 17.

For informational purposes, as the DNL is a time-weighted average noise exposure with a 10 dB nighttime penalty added due to human sensitivity during sleeping hours, the 24-hour average noise level at the playground **without** the 10 dB penalty (since no one will be sleeping on the playground between 10:00 p.m. and 7:00 a.m.) is 60 dBA.

- The traffic noise exposure at the most impacted interior spaces of the school building will be up to 38 dB DNL with the windows closed. Thus, the noise exposures will be within the limits of the standards.

Project-Generated Noise Impacts

The project-generated noise exposures and noise levels shown in Table I represent the worst-case scenario of full enrollment of 80 students for the 2016 school year. The property line to the north will be 200 ft. from the acoustical center of the playground and the property line to the south will be 50 ft. from the acoustical center of the swimming pool.

TABLE 1			
Playground and Swimming Pool Noise			
Receptor	Noise Exposure (dB DNL) Limit = 60 dB DNL	Hourly Noise Level (L_{eq}) Limit = 50 dBA L_{eq}	1 Second Noise Level (L_{max}) Limit = 70 dBA L_{eq}
Residence to North	45	53	70
Moose Lodge	56	60	74

As shown above, Highway 17 traffic noise will exceed the limits of the standards at the playground. The project-generated noise levels will exceed the limits of the standards at the residence to the north and at the Moose Lodge property line to the south. The noise level excesses at the residence to the north will commence with the September 2010 enrollment. Noise mitigation measures will be required to resolve noise excesses.

II. Recommendations

To achieve compliance with the 60 dB DNL limit for the playground, the following noise control barrier is recommended:

- Construct a 6 ft. high acoustically-effective fence along the westerly side of the playground. The fence shall extend from the north side of the school building to the north side of the playground. The fence height is in reference to the nearest playground surface elevation.

To achieve compliance with the 50 dBA L_{eq} limit at the residence to the north, the following noise control barrier is recommended:

- Construct a 6 ft. high acoustically-effective fence along the north side of the playground. The fence shall extend from the westerly acoustical barrier described above and terminate at the northeasterly corner of the playground. This barrier will be necessary upon the September 2010 enrollment. The fence height is in reference to the nearest playground surface elevation.

To achieve compliance with the 50 dBA L_{eq} and 70 dBA L_{max} limits at the Moose Lodge property line, the following noise control barrier is recommended:

- Construct a 7 ft. high acoustically-effective fence along the south property line where the property line is within 125 ft. of the water in the pool. The fence shall extend from the westerly acoustical barrier described above and terminate at the northeasterly corner of the playground. The fence height is in reference to the swimming pool deck elevation.

To achieve an acoustically-effective barrier, it must be constructed air-tight, i.e., without cracks, gaps or other openings, and must provide for long-term durability. Barriers can be constructed of masonry, wood, stucco, concrete, metal, earth berm or a combination thereof and must have a minimum surface weight of 2.5 lbs. per sq. ft. If wood construction is used, homogeneous sheet materials are preferable to conventional wood fencing, as the latter has a tendency to warp and form openings with age. However, high quality air-tight tongue-and-groove, board and batten or shiplap construction can be used. All connections with posts or pilasters must be sealed air-tight and no openings are permitted between the upper barrier components and the ground.

The implementation of the above recommended measures will reduce traffic noise exposure impacts to the project and project-generated noise level impacts to the neighbors for compliance with the standards of the County of Santa Cruz Noise Element.

III. Site and Project Descriptions

The planned project site is a 5 acre parcel located at 2474 El Rancho Drive and Santa Cruz County. The site contains the two school buildings that are presently being renovated and a parking area. The remainder of the site is vacant. Surrounding land uses include single-family residential adjacent to the north, east, and across Highway 17 to the west. The Santa Cruz Moose Lodge is adjacent to the south.

The planned project includes renovation of the existing historical buildings and swimming pool, construction of a kid's pool and hot tub, construction of upgraded parking facilities and construction of the playground.

This school year, the school is expected to have 10 students ranging in age from 3-6 years old. At the September 2010 term, the enrollment is estimated to increase to up to 40 students (fifteen in 1st - 3rd grade and twenty-five 3-6 year olds). By 2016 full enrollment is expected to reach 80 students with fifty 1st - 5th grade and thirty 3-6 year olds.

The Elementary school children will be outside from 11:45 - 12:30 for lunch recess and the Primary school children will be outside from 12:30 - 1:30 for lunch recess.

The Elementary school children will have P.E. from 1:30 - 3:00.

After school care will take place from 3:00 - 4:00 for the Primary school children and from 4:00 to 5:00 for the Elementary school children.

The swimming pool is expected to have 20 children continuously from 9:30 a.m. to 7:00 p.m.

School operational information was provided by the project sponsor, Ref. (c).

IV. Analysis of the Noise Levels

A. Existing Noise Levels

To determine the existing noise exposure at the site, continuous recordings of the sound levels were made at the existing building setback on the site which also corresponds to the minimum setback of the proposed playground situated at 200 ft. from the centerline of Highway 17. The noise level data measurements were made on July 31-August 1, 2009 from Friday morning to Saturday morning and were recorded and processed using a Larson-Davis LDL 812 Precision Integrating Sound Level Meter. The meter yields, by direct readout, a series of descriptors of the sound levels versus time, as described in Appendix B, and included the L_1 , L_{10} , L_{50} , and L_{90} , i.e., those levels exceeded for 1%, 10%, 50%, and 90% of the time. Also measured were the maximum and minimum levels and the continuous equivalent-energy levels (L_{eq}), which are used to calculate the DNL. The measured L_{eq} 's are shown in the data table in Appendix C. Also provided in Appendix C is a data table with the morning hours adjusted to include the effect of weekday morning commute traffic.

As shown in the tables, the L_{eq} 's from at the measurement location, 200 ft. from the centerline of Highway 17, ranged from 59.2 to 63.9 dBA during the daytime and from 52.2 to 59.1 dBA at night.

B. Project-Generated Noise Levels

To determine the noise levels of school age children playing on playgrounds and swimming during organized swim periods, reference was made to previous private school and swim club noise studies, Ref's (d, e, f, g, h).

The past studies indicate that noise levels from children playing on a playground vary somewhat with the level of activity, types of activities or game, the playground surface and the ages of the children. This study assumes soft surface play areas and standard play apparatus.

The results of the past studies reveal that 30 children age 3-6 years old generate and hourly average noise level of 60 dBA L_{eq} at 40 ft. from the center of the playground. The maximum sound levels are typically up to 76 dBA at the same location.

A group of 50 children age 7-11 (1st - 5th grade) will typically generate noise levels of 67 dBA L_{eq} and 83 dBA L_{max} at 40 ft. from the center of the playground.

Note that these sound levels were calculated from a compilation of many studies taken at various locations from playground centers and with varying numbers of children playing different types of games or activities. The data were adjusted to best represent the proposed facility's operating scenario.

The noise levels from children, age 3-12 years old, swimming during organized periods (lessons and recreational, but not free-for-all unsupervised activity) were measured to be 53 dBA L_{eq} for 21 children located 110 ft. from the side edge of the pool. The maximum sound level was measured to be 61 dBA L_{max} , Ref. (1).

V. Evaluations of the Noise Exposures and Noise Levels

A. Noise Exposure Impacts

To evaluate the noise exposures against the County of Santa Cruz standards, the DNL for the survey location was calculated by decibel averaging of the L_{eq} 's as they apply to the daily time periods of the DNL index. The DNL is a 24-hour noise descriptor that uses the measured L_{eq} values to calculate a 24-hour time-weighted average noise exposure. The formula used to calculate the DNL's is described in Appendix B. The results of the calculations are shown in Appendix C.

The noise exposure at the minimum building setback of the facility and at the setback of the playground from Highway 17 was calculated to be 63 dB DNL. Adjustments to the noise levels to account for weekday morning commute traffic also yielded a DNL of 63 dB. Under future traffic conditions, the noise exposure is expected to remain at 63 dB DNL. Thus, the noise exposure at the playground will be up to 3 dB in excess of the Santa Cruz County Noise Element standards. As noise exposure excesses will occur, mitigation measures will be required.

The interior noise exposure was calculated by subtracting 25 dB from the exterior noise exposure to account for the sound attenuation provided by the new windows maintained in the closed position. The windows are dual-pane thermal windows (1/8" - 3/8" - 1/8") configuration. Thus, the interior noise exposures will be up to 38 dB DNL and will be within the limit of the Santa Cruz County Noise Element standards.

B. Noise Level Impacts

The project-generated noise levels at the residential property to the north will be 53 dBA from 50 elementary school children and 46 dBA from 30 primary school children playing in the playground with the center of the playground 200 ft. from the property line. Thus, the noise levels will be up to 3 dB in excess of the 50 dBA L_{eq} limit of the Santa Cruz County Noise Element.

The project-generated maximum noise level from children playing on the playground will typically be up to 70 dBA at the property line. The maximum sound levels from children playing are usually due to shouts during games. The maximum noise levels will be within the limits of the standards.

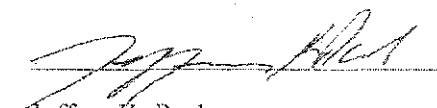
The project-generated noise levels from 20 children using the swimming pool will be 60 dBA L_{eq} at the Moose Lodge property line (40 ft. from the acoustic center of the swimming pool). Note that the acoustic center of the pool is not the physical center of the pool. Thus, the noise levels will be up to 10 dB in excess of the standards of the Santa Cruz County Noise Element. The maximum sound level will be up to 74 dBA L_{max} and will be up to 14 dB in excess of the standards.

As shown by the above evaluations, noise exposure impacts to the playground will occur. Project-generated noise level impacts will occur at the residential property to the north and at the Moose Lodge to the south. Noise mitigation measures will be required for compliance with the Santa Cruz County Noise Element. The recommended measures are described in Section II of this report. .

This report presents the results of a noise assessment study for the planned Scotts Valley Montessori Scholl at 2474 El Rancho Drive in Santa Cruz County. The study findings are based on field measurements and other data and are correct to the best of our knowledge. However, changes in the operational scenario, operational hours, noise regulations or other changes beyond our control may result in future noise levels different than our estimates. If you have any questions or would like an elaboration on this report please call me.

Sincerely

EDWARD L. PACK ASSOC., INC.



Jeffrey K. Pack
President

Attachment: Appendices A, B and C

Appendix A

References:

- (a) Site Plan, Montessori Scotts Valley, by Anderson McKelvey Architecture and Planning, May 12, 2009
- (b) Santa Cruz County General Plan, Santa Cruz County, Department of County Planning and Building, December 19, 1994
- (c) Information on the Project Operations Provided by Mr. Bill Tershy, via email to Edward L. Pack Associates, Inc., August 1, 2009
- (d) "Noise Assessment Study for the Planned 'K's Quality Day-Care', 15063 Union Avenue, San Jose", by Edward L. Pack Associates, Inc., Project No. 34-099, November 27, 2002
- (e) "Noise Assessment Study for the Planned Day-Care Center, St. Basil Greek Orthodox Church, 6430 Bose Lane, San Jose", by Edward L. Pack Associates, Inc., Project No. 34-036, May 14, 2002
- (f) "Noise Assessment Study of the Challenger School Playground Activity, Meridian Avenue, San Jose", by Edward L. Pack Associates, Inc., Project No. 29-098-4, May 11, 1998
- (g) "Noise Assessment Study for the Sport Court for the Planned Montessori School, 750 Witherly Lane, Fremont", by Edward L. Pack Associates, Inc., Project No. 37-007, March 10, 2005
- (h) "Noise Assessment Study for the Planned 8-Lot Subdivision, 1601 South DeAnza Boulevard, Cupertino", by Edward L. Pack Associates, Inc., Project No. 39-019, April 23, 2007
- (i) "Acoustical Analysis of Swimming Activities, Alpine Hills Tennis and Swim Club, 4139 Alpine Road, Portola Valley", by Edward L. Pack Associates, Inc., Project No. 27-059-2, May 10, 2006

APPENDIX B

Noise Standards, Terminology, Instrumentation.

1. Noise Standards

A. Santa Cruz County "Noise Element" Standards

The noise section of the Santa Cruz County General Plan, adopted December 19, 1994, identifies an exterior limit of 60 dB Day-Night Level (DNL) at outdoor living or recreation areas of residential developments, as shown in Figure 6-1 under Policy 6.9.1. This standard applies at the property line of residential areas impacted by transportation related noise sources.

Figure 6-2 identifies limits on maximum allowable noise exposure for stationary noise sources under Policy 9.6.4 "Commercial and Industrial Development".

	Daytime 7 AM to 10 PM	Nighttime 10 PM to 7 AM
Hourly L_{eq} - average hourly noise level, dB	50	45
Maximum Level, dB	70	65
Maximum Level dB - Impulsive Noise	65	60

At interior living spaces of residential area, the standards established an interior limit of 45 dB DNL for noise levels due to exterior sources.

2. Terminology

A. Statistical Noise Levels

Due to the fluctuating character of urban traffic noise, statistical procedures are needed to provide an adequate description of the environment. A series of statistical descriptors have been developed which represent the noise levels exceeded a given percentage of the time. These descriptors are obtained by direct readout of the Sound Level Meters and Noise Analyzers. Some of the statistical levels used to describe community noise are defined as follows:

- L_1 - A noise level exceeded for 1% of the time.
- L_{10} - A noise level exceeded for 10% of the time, considered to be an "intrusive" level.
- L_{50} - The noise level exceeded 50% of the time representing an "average" sound level.
- L_{90} - The noise level exceeded 90 % of the time, designated as a "background" noise level.
- L_{eq} - The continuous equivalent-energy level is that level of a steady-state noise having the same sound energy as a given time-varying noise. The L_{eq} represents the decibel level of the time-averaged value of sound energy or sound pressure squared and is used to calculate the DNL and CNEL.

B. Day-Night Level (DNL)

Noise levels utilized in the standards are described in terms of the Day-Night Level (DNL). The DNL rating is determined by the cumulative noise exposures occurring over a 24-hour day in terms of A-Weighted sound energy. The 24-hour day is divided into two subperiods for the DNL index, i.e., the daytime period from 7:00 a.m. to 10:00 p.m., and the nighttime period from 10:00 p.m. to 7:00 a.m. A 10 dBA weighting factor is applied (added) to the noise levels occurring during the nighttime period to account for the greater sensitivity of people to noise during these hours. The DNL is calculated from the measured L_{eq} in accordance with the following mathematical formula:

$$DNL = [(L_d + 10 \log_{10} 15) \& (L_n + 10 + 10 \log_{10} 9)] - 10 \log_{10} 24$$

Where:

- L_d = L_{eq} for the daytime (7:00 a.m. to 10:00 p.m.)
- L_n = L_{eq} for the nighttime (10:00 p.m. to 7:00 a.m.)
- 24 indicates the 24-hour period
- & denotes decibel addition.

C. A-Weighted Sound Level

The decibel measure of the sound level utilizing the "A" weighted network of a sound level meter is referred to as "dBA". The "A" weighting is the accepted standard weighting system used when noise is measured and recorded for the purpose of determining total noise levels and conducting statistical analyses of the environment so that the output correlates well with the response of the human ear.

3. Instrumentation

The on-site field measurement data were acquired by the use of one or more of the sound analyzer listed below. The instrumentation provides a direct readout of the L exceedance statistical levels including the equivalent-energy level (L_{eq}). Input to the meters were provided by microphones extended to a height of 5 ft. above the ground. The "A" weighting network and the "Fast" response setting of the meters were used in conformance with the applicable standards. The Larson-Davis meters were factory modified to conform with the Type 1 performance standards of ANSI S1.4. All instrumentation was acoustically calibrated before and after field tests to assure accuracy.

Bruel & Kjaer 2231 Precision Integrating Sound Level Meter

Larson Davis LDL 812 Precision Integrating Sound Level Meter

Larson Davis 2900 Real Time Analyzer

APPENDIX C

Noise Measurement Data and Calculation Tables

DNL CALCULATIONS

CLIENT: BILL TERSHY
 FILE: 41-025
 PROJECT: SCOTTS VALLEY MONTESSORI SCHOOL
 DATE: 7/31-8/1/2009
 SOURCE: HIGHWAY 17

LOCATION 1 Highway 17		
Dist. To Source	200 ft.	
TIME	Leg	10 ⁶ Leq/10
7:00 AM	59.2	631763.8
8:00 AM	59.6	912010.8
9:00 AM	61.3	1348962.9
10:00 AM	63.9	2454708.9
11:00 AM	60.8	1202264.4
12:00 PM	61.0	1258925.4
1:00 PM	61.5	1412537.5
2:00 PM	61.1	1288249.6
3:00 PM	61.4	1380384.3
4:00 PM	61.5	1412537.5
5:00 PM	61.3	1348962.9
6:00 PM	61.2	1318256.7
7:00 PM	60.8	1202264.4
8:00 PM	59.8	954992.6
9:00 PM	60.2	1047128.5 SUM=
10:00 PM	59.1	812830.5 Ld=
11:00 PM	57.7	588843.7
12:00 AM	54.3	269153.5
1:00 AM	53.2	208929.6
2:00 AM	52.2	165958.7
3:00 AM	52.3	169824.4
4:00 AM	53.1	204173.8
5:00 AM	53.9	245470.9
6:00 AM	57.1	512861.4 SUM=
	1.0 Ld=	3178046
	1.0	55.5
Daytime Level= 72.9		
Nighttime Level= 75.0		
DNL= 63		
24-Hour Leg= 59.7		

DNL CALCULATIONS

CLIENT: BILL TERSHY
 FILE: 41-025
 PROJECT: SCOTTS VALLEY MONTESSORI SCHOOL
 DATE: 7/31-8/1/2009
 SOURCE: HIGHWAY 17

LOCATION 1 Highway 17		
Dist. To Source	200 ft.	
TIME	Leg	10 ⁶ Leq/10
7:00 AM	63.2	2089296.1
8:00 AM	63.6	2290867.7
9:00 AM	61.3	1348962.9
10:00 AM	63.9	2454708.9
11:00 AM	60.8	1202264.4
12:00 PM	61.0	1258925.4
1:00 PM	61.5	1412537.5
2:00 PM	61.1	1288249.6
3:00 PM	61.4	1380384.3
4:00 PM	61.5	1412537.5
5:00 PM	61.3	1348962.9
6:00 PM	61.2	1318256.7
7:00 PM	60.8	1202264.4
8:00 PM	59.8	954992.6
9:00 PM	60.2	1047128.5 SUM=
10:00 PM	59.1	812830.5 Ld=
11:00 PM	57.7	588843.7
12:00 AM	54.3	269153.5
1:00 AM	53.2	208929.6
2:00 AM	52.2	165958.7
3:00 AM	52.3	169824.4
4:00 AM	53.1	204173.8
5:00 AM	53.9	245470.9
6:00 AM	57.1	512861.4 SUM=
	1.0 Ld=	3178046
	1.0	55.5
Daytime Level= 73.5		
Nighttime Level= 75.0		
DNL= 63		
24-Hour Leg= 60.2		

DNL CALCULATIONS

CLIENT: BILL TERSHY
 FILE: 41-025
 PROJECT: SCOTT'S VALLEY MONTESSORI SCHOOL
 DATE: 7/31-8/12/2009
 SOURCE: PROJECT-GENERATED NOISE

TIME	Leq	10*Leq/10	
7:00 AM		1.0	
8:00 AM		1.0	
9:00 AM		1.0	
10:00 AM		1.0	
11:00 AM	47.0	50118.7	
12:00 PM	51.0	125892.5	
1:00 PM	51.0	125892.5	
2:00 PM	53.0	199526.2	
3:00 PM	46.0	39810.7	
4:00 PM	53.0	199526.2	
5:00 PM		1.0	
6:00 PM		1.0	
7:00 PM		1.0	
8:00 PM		1.0	
9:00 PM		1.0 SUM=	740776
10:00 PM		1.0 Ld=	46.9
11:00 PM		1.0	
12:00 AM		1.0	
1:00 AM		1.0	
2:00 AM		1.0	
3:00 AM		1.0	
4:00 AM		1.0	
5:00 AM		1.0	
6:00 AM		1.0 SUM=	9
		Ld=	0.0
			Daytime Level= 58.7
			Nighttime Level= 19.5
			DNL= 45
			24-Hour Leq= 44.9

TIME	Leq	10*Leq/10	
7:00 AM		1.0	
8:00 AM		1.0	
9:00 AM	57.0	501187.2	
10:00 AM	60.0	1000000.0	
11:00 AM	60.0	1000000.0	
12:00 PM	60.0	1000000.0	
1:00 PM	60.0	1000000.0	
2:00 PM	60.0	1000000.0	
3:00 PM	60.0	1000000.0	
4:00 PM	60.0	1000000.0	
5:00 PM	60.0	1000000.0	
6:00 PM	60.0	1000000.0	
7:00 PM		1.0	
8:00 PM		1.0	
9:00 PM		1.0 SUM=	9501192
10:00 PM		1.0 Ld=	58.0
11:00 PM		1.0	
12:00 AM		1.0	
1:00 AM		1.0	
2:00 AM		1.0	
3:00 AM		1.0	
4:00 AM		1.0	
5:00 AM		1.0	
6:00 AM		1.0 SUM=	9
		Ld=	0.0
			Daytime Level= 69.8
			Nighttime Level= 19.5
			DNL= 56
			24-Hour Leq= 53.0



- Site Evaluation & Mapping
- Soil Analysis & Percolation Testing
- New Development, Upgrades & Repairs
- Residential & Commercial

1315 King Street
Santa Cruz, CA 95060
Tel: (831) 430-9116

Alternative Wastewater System Design

www.biosphere-consulting.com
andrew@biosphere-consulting.com

August 4, 2009

Ruben Sanchez, REHS
County of Santa Cruz
Environmental Health Service
701 Ocean St., Room 312
Santa Cruz, CA 95060

SUBJECT: Suitability of Existing Septic System to Serve Proposed Use
2474 El Rancho Drive - Santa Cruz, California APN: 067-161-12

08-0154

Dear Mr. Sanchez:

The purpose of this letter is to provide you with our assessment of the existing septic system the subject property and discuss the suitability of this system to serve the currently proposed use, which we understand is nearly identical to the previous use approved for the property. Previously proposed "use" of the parcel involved a significant increase which resulted in the requirement of a new "alternative" enhanced treatment wastewater system. It is the desire of the property owners to use the existing septic system to serve their modified (reduced) use which includes 64 students and 10 instructors and one staff, for a total of 75 occupants maximum during the hours of 7 am to 6pm Monday through Friday only. No food prep/cafeteria or gym showers proposed.

According to the records on file with the County Environmental Health Service, the existing conventional septic system was permitted and installed in 1985. The system consists of a 2,000 gallon concrete septic tank and a 1,000 gallon concrete pump tank. There are nine septic tank pumping and inspection reports on file that indicate past issues/repairs associated with the effluent pump over the course of 12 years. High operational levels in the tank(s) caused by pump malfunction/failure were noted on several reports but otherwise the reports indicate that the conditions of the tanks and drainfield were "good". The tanks are sufficiently sized to accommodate up to 667 gallons per day of wastewater based on the required 3-day retention time $[2000\text{gallon} / 3 = 667]$.

To the best of our knowledge, no evidence of leachfield failure has been reported. According to our interpretation of the records, the existing leachfield consists of 958 lineal feet of 1.5'-wide, 4.5'-deep, rock-filled leaching trench with an average effective flow depth of 3.0' yielding a total effective soil infiltration area of 7,185 square feet.
[sidewall 3' + sidewall 3' + floor 1.5' = 7.5 ft²/lin.ft x 958 lin.ft. = 7,185ft²].

Please contact me if you have any questions or concerns regarding the information presented.

Sincerely,

BioSphere Consulting, Inc.

Andrew Brownstone, PG #7453

cc: John McKelvey

BioSphere Consulting, Inc.

Page 1 of 2

Civil Engineer

Andrew C. Radovan

Professional Engineer
C 55138

Preliminary Grading and Drainage Calculations:

**Montessori Scotts Valley
2474 El Rancho Drive
Santa Cruz, CA**

Prepared at the Request of

**John McKelvey
Architect**

**Thursday, May 07, 2009
Job 08-17**



5-13-09

Basis of Design:	Contents:	Sheet:
1. Plans by Anderson McKelvey	1. Grading Calculations	1
	2. Impervious Area Tabulation	2-4
	3. Detention System Calculations	5

Cut Quantities						
Contour	area	ave area	Contour interval	Volume		

88	385					
		3643	1	3643		
89	6901					
		9114.5	1	9114.5		
90	11328					
		8806.5	1	8806.5		
91	6285					
		3739	1	3739		
92	1193					
		841	1	840.5		
93	488					

26,144 CF

968 CY

Fill Quantities						
Contour	area	ave area	Contour interval	Volume		

85	2575					
		3684.5	1	3684.5		
86	4794					
		5782.5	1	5782.5		
87	6771					
		6193	1	6192.5		
88	5614					
		3740	1	3739.5		
89	1865					

19399 CF

718 CY

extra fill due to shrinkage (15%)

108 CY

89	530					
		407	1	407		
90	284					
		255.5	1	255.5		
91	227					
		219	1	219		
92	211					

882 CF

33 CY

extra fill due to shrinkage (15%)

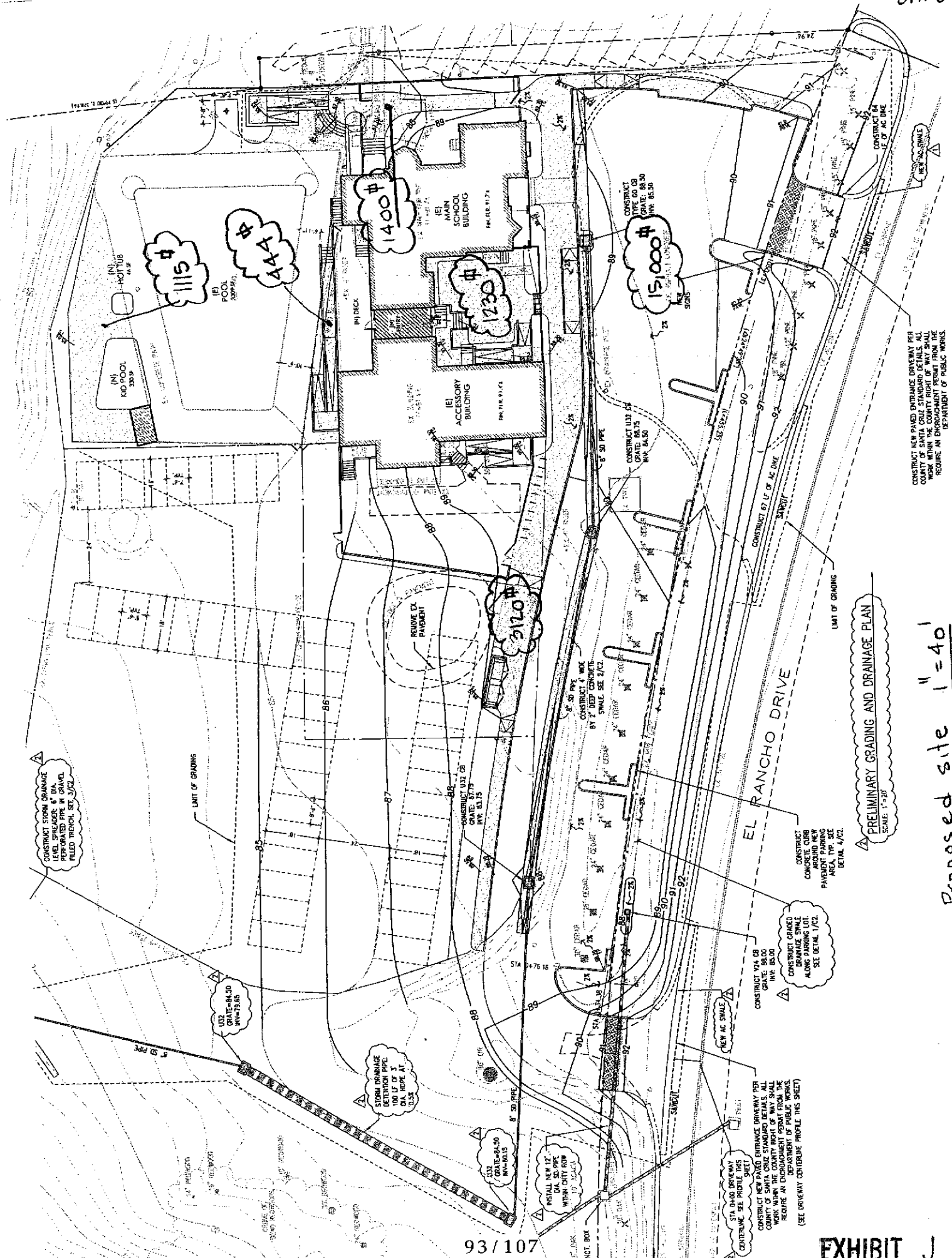
5 CY

total fill including shrinkage

864 CY

Drainage Area Tabulations

Description	Existing		Proposed	
	Area	C coeff.	Area	C coeff.
existing buildings	4,700	0.90	4,700	0.90
pool deck	3,000	0.90	4,115	0.90
concrete flatwork	643	0.90	6,194	0.90
asphalt paving	7,425	0.90	15,000	0.90
total impervious area	15,768		30,009	
			14,241	increase in impervious area
pool area	3,400	n/a	3,500	n/a
landscape area	20,856	0.35	3,115	0.35
total area	36,624		36,624	



CONSTRUCT NEW PAVED ENTRANCE DRIVEWAY PER
COUNTY OF SANTA CRUZ STANDARD DETAILS. ALL
WORK WITHIN THE COUNTY RIGHT OF WAY SHALL
REQUIRE AN ENCROACHMENT PERMIT FROM THE
DEPARTMENT OF PUBLIC WORKS.

PRELIMINARY GRADING AND DRAINAGE PLAN
SCALE: 1"=20'

Proposed site 1"=40'

RUNOFF RETENTION BY THE STORAGE PERCOLATION METHOD

Design Procedure: Preliminary Design Values Notes & Limitations on Use

Saturated soil permeability values may be used conservatively from the USDA-NRCS soil survey, or use actual test values.
Site selection shall give proper consideration to the path for excess flows downstream of the designated retention area.
Retention site location on, or immediately above, slopes exceeding 15% will require consulting a geotechnical engineer.
Gravel packed structures shall use washed, angular, uniformly graded aggregate providing not less than 35% void space.
Maximum runoff area to be directed to a storage method facility is 20 acres.

Site Location	Fig. SD-6
Rational Coefficient C _{pr}	0.45
C _{post}	0.50
Impervious Area	14241 ft ²
Saturated Soil Permeability	1.00 in/hr

10 YEAR STORM VALUES				RETENTION @ 120 MIN.				STRUCTURE DIMENSIONS FOR RETENTION				DETENTION @ 60 MIN.	
Storm Duration (min)	10 Year Intensity (in/hr)	Q _{pre} (cfs)	Q _{post} (cfs)	Retention Rate To Storage (cfs)	Specified Retained Volume (cf)	1893 Structure Ratios	ft ³ storage volume calculated	1893 Structure Ratios	ft ³ storage volume calculated	% void space assumed	ft ³ excavated volume needed	Detention Rate To Storage (cfs)	Specified Detained Volume (cf)
1440	0.34	0.050	0.100	-0.033	-9721	4732	2000	4732	2000	5.0	5.0	-0.075	-6469
1200	0.36	0.054	0.107	-0.026	-6890	2940	196.36	2940	196.36	4.91	4.91	-0.067	-4855
960	0.39	0.059	0.117	-0.016	-4228	2058	ft ² internal surface area	2058	ft ² internal surface area			-0.058	-3316
720	0.44	0.066	0.131	-0.002	-1797	11.0	ft ² effective surface area	11.0	ft ² effective surface area			-0.044	-1880
480	0.52	0.077	0.154	0.021	282		hrs estimated structure drainage time		hrs estimated structure drainage time			-0.021	-598
360	0.58	0.086	0.172	0.039	1114							-0.002	-50
240	0.68	0.101	0.202	0.069	1716							0.028	397
180	0.76	0.113	0.227	0.094	1880							0.052	560
120	0.90	0.133	0.266	0.133	1893							0.091	656
90	1.00	0.149	0.298	0.165	1809							0.123	664
60	1.18	0.175	0.349	0.216	1626							0.175	629
45	1.32	0.196	0.391	0.258	1476							0.217	585
30	1.55	0.230	0.459	0.326	1260							0.284	512
20	1.82	0.269	0.539	0.406	1056							0.364	437
15	2.03	0.302	0.603	0.470	924							0.429	386
10	2.39	0.354	0.708	0.575	758							0.533	320
5	3.14	0.465	0.930	0.798	530							0.756	227
				STRUCTURE DIMENSIONS FOR DETENTION									
				664	100	664	ft ³ storage volume calculated	664	ft ³ storage volume calculated	% void space assumed	ft ³ excavated volume needed		
				Structure Ratios	Length Width Depth	Structure Ratios	Length Width Depth	Structure Ratios	Length Width Depth	Structure Ratios	Length Width Depth		
				188.00	1.88	188.00	1.88	188.00	1.88	1.88	1.88		

Montessori Scotts Valley Relocation Project - Traffic Impact Report -

Prepared for:
Russell Tershy
1202 Escalona Drive
Santa Cruz, CA 95060



Larry D. Hail, CE, TE, PTOE
PINNACLE TRAFFIC ENGINEERING
330 Tres Pinos Road, Suite B2-12
Hollister, California 95023
(831) 638-9260 / FAX (831) 638-9268
PinnacleTE.com

December 23, 2008

EXHIBIT K

EXECUTIVE SUMMARY

The following report presents an evaluation of the potential traffic impacts associated with the proposed relocation of Montessori Scotts Valley (MSV). The existing facility is located at 123 South Navarra Drive in the City of Scotts Valley. Current enrollment is about 90 students. The new school site will be at 2474 El Rancho Drive in the unincorporated area of Santa Cruz County south of Scotts Valley. Initial enrollment at the new site will be approximately 96 students (preschool and kindergartners). Classes starting times will be staggered between 8:00-9:00 AM, with classes ending between 3:15- 3:45 PM. A combination of after school activities will also be offered. Eventually the school plans to become a K-8 private school with a maximum of 250 students. Project access will be provided via 2 driveway connections on El Rancho Drive, with on-site parking for a total of 81 vehicles (plus 11 stalls for overflow parking). The project trip generation estimates indicate that the initial enrollment of 96 students will generate 190 ADT (average daily traffic), with 86 trips during the AM peak hour. The project will also generate 59 trips during the afternoon peak hour of generation (2:00-4:00 PM). As noted in the report, since the proposed project is a relocation of an existing facility the majority of this traffic is already on the local street system. Therefore, the initial conditions associated with the MSV relocation will generate very few, if any new trips. Buildout conditions associated with the new MSV facility (250 students) will generate 560 ADT, with 225 trips during the AM peak hour.

The traffic analysis scope was developed in consultation with County staff. The analysis provides an evaluation of the potential project impacts on AM peak hour operations at the Mount Hermon Road and State Route (SR) 17 interchange (both ramp intersections). An evaluation of access on El Rancho Drive was also conducted. New traffic count (daily and peak hour) and vehicle speed data was collected for the analysis. Traffic accident records were also obtained from the California Highway Patrol (CHP). Information in various documents was also reviewed and is referenced in the analysis (ie: Santa Cruz County GP, Santa Cruz County 2005 RTP, Gateway South Draft TIA and Scotts Valley Town Center EIR).

Existing
The evaluation of existing conditions indicates that ADT on El Rancho Drive is within acceptable limits for a 2 lane local street (less than 1,200 ADT). In addition, the evaluation also demonstrated that average vehicle delays at the Mount Hermon Road intersection with the SR 17 Southbound Off Ramp - La Madrona Drive and El Rancho Drive - SR 17 Northbound Ramps are within acceptable limits during a typical weekday AM peak hour. Observations of AM peak hour conditions confirmed that traffic operations are within acceptable limits at study intersections. Existing AM peak hour volumes at the Mount Hermon Road and SR 17 Northbound Ramps intersection are below the minimum volume traffic signal warrant criteria. Average "free-flowing" vehicle speeds on the SR 17 northbound off ramp at El Rancho Drive were recorded at 41 mph. The CHP accident data demonstrates that there have been 10 reported accidents at the Mount Hermon Road and SR 17 Northbound Ramps - El Rancho Drive intersection during the 60 month period for which data was provided. Thirty percent (30%) of these accidents only involved a single vehicle, while 40% of the accidents involved a vehicle that failed to yield the right-of-way to oncoming traffic. Two (2) of the accidents resulted in personal injury, with no reported fatalities.

Proposed
An analysis of "project" conditions was conducted to evaluate the potential project impacts on existing traffic operations. The existing plus project scenario represents the initial enrollment conditions of 96 students. Project specific impacts at the study intersections are identified using level of service criteria for Santa Cruz County, Caltrans and the City of Scotts Valley. Existing plus project daily traffic volumes on El Rancho Drive will remain within acceptable limits for 2 lane local street. Average delays

at the Mount Hermon Road intersection with the SR 17 Southbound Off Ramp - La Madrona Drive and El Rancho Drive - SR 17 Northbound Ramps will also remain within acceptable limits. The existing plus project AM peak hour traffic volumes at the Mount Hermon Road and SR 17 Northbound Ramps - El Rancho Drive intersection will not exceed the minimum volume signal warrant criteria. Again it is noted in the report, that the initial conditions associated with the MSV relocation project will generate very few (if any) new trips, as a majority of this traffic is already on the local street system. However, the MSV relocation project will divert existing trips to the Mount Hermon Road / SR 17 interchange. Based on the defined level of service (LOS) significance criteria, the project will not significantly impact traffic operations during the AM peak hour on the local street system.

An evaluation of future traffic conditions was conducted using cumulative projects data obtained from the Gateway South Draft TIA and Scotts Valley Town Center EIR. Information regarding potential future improvements was also obtained from these documents (ie: Mid-Town interchange). Total cumulative AM peak hour traffic volumes are comprised of existing traffic, plus the additional traffic generated by the cumulative projects and plus the project traffic. The cumulative project scenario represents buildout enrollment conditions of 250 students. The analysis of cumulative conditions was performed for both the "without" and "with" the Mid-Town interchange scenarios. Total cumulative daily traffic volumes on El Rancho Drive will remain within acceptable limits (less than 1,200 ADT).

Average vehicle delays at Mount Hermon Road and SR 17 Southbound Ramps - La Madrona Drive intersection and the stop sign controlled delays at the Mount Hermon Road and SR 17 Northbound Ramps intersection will degrade to unacceptable levels (without Mid-Town interchange). Total cumulative AM peak hour traffic volumes at the Mount Hermon Road and SR 17 Northbound Ramps - El Rancho Drive intersection will exceed the minimum volume signal warrant criteria. Based on the defined LOS significance criteria, the project traffic will significantly impact traffic operations at both study intersection without the Mid-Town interchange. However, the Mid-Town interchange will result in acceptable AM peak hour operations at the Mount Hermon Road and SR 17 Southbound Off Ramp - La Madrona Drive intersection.

The new MSV site is located on El Rancho Drive about 2,000' south of the Mount Hermon Road - SR 17 northbound ramps intersections. El Rancho Drive has a single lane in each direction, with a 30 mph speed limit (average speeds of about 32 mph in both directions). The section of El Rancho Drive adjacent to the project site is located along a horizontal curve. Stopping sight distance for the project driveways is acceptable for approximately 45 mph in the southbound direction and 50 mph in the northbound direction. Traffic count data for El Rancho Drive demonstrates that hourly volumes will be below the level which will require left turn channelization for southbound vehicles at the project driveways. The on-site circulation pattern and designated drop-off / pickup area within the MSV parking lot will minimize the potential number of conflicting movements. However, one of the main congestion issues associated with school traffic is the sharp peaks in demand (the majority of student arrive 10-15 minutes prior to the beginning of class). Depending on the schedule of classes southbound left turn demands may queue along El Rancho Drive waiting to enter the drop-off / pickup area. No on-street parking should be allowing along this section of El Rancho Drive.

An evaluation of access also includes a review of access at the Mount Hermon Road and SR 17 Northbound Ramps - El Rancho Drive intersection. As described in the report, the SR 17 northbound off ramp is free-flowing at the El Rancho Drive intersection and the southbound left turn movement from Mount Hermon Road to El Rancho Drive is stop sign controlled. Currently there is only sufficient room to store about 5-6 vehicles in the southbound left turn lane before blocking access to the SR 17

northbound on ramp. In addition, the line of sight looking south at northbound vehicles exiting SR 17 is somewhat limited due to the existing vegetation and signs within the Caltrans right-of-way. The existing Caltrans fence between the SR 17 northbound off ramp and El Rancho Drive also limits visibility of northbound exiting vehicles. Based on the evaluation of access at the Mount Hermon Road and SR 17 Northbound Ramps - El Rancho Drive intersection, it is concluded that project traffic will have a potentially significant impact on safety. *

Project-specific improvements and mitigate measures are presented for the potentially significant impacts associated with the MSV relocation project. Project specific improvements should include establishing a "School Zone Speed Limit" and posting "No Parking" signs along El Rancho Drive. A "Cross Traffic" warning sign should also be installed on the SR 17 Northbound Off Ramp. Payment of the County Roadway and Roadside Improvement Fees (Carbonera Planning Area) shall also be required by the project applicant. The analysis of existing plus project conditions did not identify any significant project impacts regarding capacity or LOS. However, the evaluation of access did identify potentially significant project impacts at the Mount Hermon Road and SR 17 Northbound Ramps - El Rancho Drive intersection (congestion and safety). The implement of a Transportation Demand Management (TDM) Plan and Traffic Monitoring Program will potentially mitigate the identified project impacts to a level of less than significant. The TDM Plan is intended to reduce the number of peak period trips on local street system (staggering the class starting times, rideshare / carpooling programs, etc). The Traffic Monitoring Program will identify increases in traffic demands and any increase in accident rates at the Mount Hermon Road and SR 17 Northbound Ramps - El Rancho Drive intersection.

Under total cumulative conditions several potentially significant impacts were identified. Mitigations discussed in the Gateway South Draft Transportation Impact Analysis will provide acceptable LOS at the Mount Hermon Road and SR 17 Southbound Off Ramp - La Madrona Drive intersection. However, delays on the stop sign controlled approaches at the Mount Hermon Road and SR 17 Northbound Ramps - El Rancho Drive intersection will be within unacceptable limits. As discussed under "existing plus project" conditions, the project specific improvements and implementation of a TDM Plan and a Traffic Monitoring Program will potentially mitigate the identified impacts to a level of less than significant. The Mid-Town interchange will eliminate the potentially significant project impact at the Mount Hermon Road and SR 17 Southbound Off Ramp - La Madrona Drive intersection.

As discussed in the report, school related trips are generated by existing population and residential development. Future residential development impacting operations at the Mount Hermon Road / SR 17 interchange will be required to make any appropriate improvements to offset any potentially significant impacts. Typically, the PM peak hour is the critical time period which drives the need for future improvements. Any future improvements required at the Mount Hermon Road / SR 17 interchange to accommodate PM peak hour traffic demands will also improve operations during the AM peak hour. Future improvements of this nature will also help mitigate any long term potentially significant impacts related to the MSV relocation project.



COUNTY OF SANTA CRUZ

HISTORIC RESOURCES COMMISSION

PLANNING DEPARTMENT

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

June 30, 2009

AGENDA: July 9, 2009

HISTORIC RESOURCE PRESERVATION PLAN REVIEW

Applicant:J. Weaver
Owner:R. and E. Tershey
Application No.:08-0154
APN:067-161-12
Situs:2474 El Rancho Drive, Santa Cruz, CA
Location:East Side of El Rancho Drive, approximately ½ mile south of Mt. Hermon Rd.
Historic Name: Rocky Hill Dairy Farm
Current Name:El Rancho Pre-School
Rating:NR5

Existing Site Conditions

Parcel Size:Approximately 205,847 +- square feet
Use:Community Facility/ School

Planning Policies

Planning Area:Carbonera
Zone District:RA-L
General Plan Land Use Designation:Mountain Residential, Rural Residential
Coastal Zone:No

I. PROJECT DESCRIPTION

Application for Historic Resource Preservation Plan approval for alterations and site improvements to an existing designated historic resource, including alterations to the existing structure (enclosure of the existing breezeway and extension of roofline to create a new entry, and installation of solar panels on the eastern-facing (rear) portion of the roof); site improvements including a new fence along the front and north side of the structure, construction of a new accessibility ramp, expansion of existing parking to comply with parking regulations, and new signage; and site improvements at the rear of the structure including a new garbage enclosure, expansion of an existing deck and construction of a new deck, swimming pool and hot tub, and new signage (Exhibits E and G). No changes are proposed to the main façade of the structure. Requires Historic Preservation Plan Review.

II. DISCUSSION

A. Background and Site Description

The existing building on this parcel is listed in the County's Historic Resources Inventory (HRI) with a historic rating of NR5, which the County Code defines as "property determined to have local historical significance." The site was first evaluated in 1986 and was determined to be ineligible for designation as an historic resource. In 1995 the property was reevaluated, and was determined to be eligible for listing as an NR5 property.

The property is significant both due to the structure itself, and for its association with local history. According to the HRI, this building was originally constructed in 1885 as a residence for George M. Shipley, who established the Rocky Hill Dairy on the site. In the 1920's, the house was purchased and occupied by a family who built the structure on the adjacent property to the south (currently the Moose Lodge) for use as a road house and tourist camp. The structure has local historic significance due to its association with the Rocky Hill Dairy, and its association with transition of the local economy from agricultural to tourist-based.

The house itself has architectural significance as an example of a two-story Queen Anne style structure, with a 1930's moderne-style addition. Significant architectural features include "three lower cross gables on a hipped roof and a triangular bay on the entry level façade." The 1930's addition is a "single-story 'L' shaped arcade that wraps around the street façade and one side of the house. Grouped piers with simple moldings for capitals and bases support a heavy cornice composed of shiplap frieze, a projecting board cornice and the low wall of horizontal boarding for the roof terrace above." The HRI goes on to state that "although changed considerably from its original appearance, the blending of stylistic attributes from two architectural periods makes for an interesting, eclectic structure."

The HRI form does not indicate whether the single-story portion of the structure at the north-east corner and rear (east side) of the building was added as part of the 1930's addition, or was added later. However, this portion of the structure was present when the HRI was completed, and is visible in the photograph on the HRI. The L-shaped single-story portion of the structure located to the north of the two-story dwelling with the connecting breezeway was constructed in 1986.

The building is located on the west side of El Rancho Drive in the Carbonera area (Exhibit A). The building sits on fairly level area in the western portion of the lot. The building is visible from Highway 17. The parcel is triangular in shape, with about 1,000 feet of frontage along El Rancho Drive (Exhibit C). A dry gulch runs along the east side of the property, with Carbonera Creek cutting through the southwest corner of the property (Exhibit B).

B. Purview of the HRC

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

C. Historic Preservation Criteria

General Plan Policies 5.20.3 and 5.20.4 require that development activities on property containing historic resources protect, enhance, and/or preserve the "historic, cultural, architectural, engineering, or aesthetic values of the resource as determined by the Historic Resources Commission" based on the

Commission's review and approval of historic preservation plans. Chapter 16.42 of the County Code implements those General Plan Policies.

County Code Subsection 16.42.040(a) and Section 16.42.060 are applicable to the proposal.

Subsection 16.42.040(a) states, in relevant part, that

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

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

III. CONCLUSION

The proposal involves minor alterations to the historic structure and the construction of site improvements, including a new fence. Based upon the attached plans (Exhibit G), the attached findings (Exhibit I) and as conditioned, the proposed work is consistent with the requirements of County Code regarding alteration of historic resources.

IV. RECOMMENDATION

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

1. If any artifact or other evidence of a Native American cultural site that reasonably appears to exceed 100 years of age or if human remains are exposed, activity shall cease and desist until an Archaeological Site Development Approval can be issued under County Code sections 16.40.040 and 16.40.050.
2. All visible replacement material and color shall visually match the existing materials.
3. The project architect shall incorporate minor changes in the design for the breezeway enclosure to indicate that the new entryway is a recent addition. The design changes shall be submitted to staff for review and approval prior to issuance of the building permit.

Action Date: 7/9/09

Effective Date: 7/23/09

Expiration Date: TBD by Zoning Administrator

ACTION: Ayes Kennedy, Fisher, Orlando, Jenkins, Swift
Noes Ø
Absent Ø

Date: 7/25/09
Annie Murphy

Annie Murphy
Secretary to the Commission

Exhibits

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

ALTERATION OF AN HISTORIC RESOURCE CRITERIA

1. *Every reasonable effort shall be made to provide a compatible use for a property, which requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purpose.*

The use proposed for the property – a preschool – is the same use that was previously approved for the site. The use of the building as a preschool is compatible with the previous use of the building as a residence, with minimal changes proposed to the exterior of the historic structure, and no changes proposed to the front façade. Proposed changes to the structure and the site are compatible with the existing building.

2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*

No removal of original materials is proposed. All distinguishing architectural features will be retained, including the cornice, piers and capitals at the front façade of the structure. Repair and renewal of any damaged materials will be accomplished in favor of replacement. The proposed solar roof panels and new decking will not be visible from the front of the building.

3. *All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.*

Proposed alterations to the existing breezeway are in keeping with the design of the original structure. The materials used for the alteration will replicate original materials.

4. *Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*

The Rocky Hill Dairy was altered significantly in the 1930's. As noted in the HRI, this 1930's addition contributes to the eclectic architectural style of the building. The proposed alterations to the structure leave intact the distinguishing architectural features of both the original two-story building, and the 1930's addition.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.*

No changes are proposed to the distinctive stylistic features of the building, such as the cornice along the front of the building or the sliplap frieze. Proposed alterations will replicate the style of the original building, using materials to replicate the existing siding and roofing materials.

6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features substantiated by historic, physical or pictorial evidence rather than on conjectural design or the availability of different architectural elements from other buildings or structures.*

Repair and renewal of any damaged materials will be accomplished in favor of replacement. A recommended condition is that all visible replacement material visually matches the previous situation.

7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material should not be utilized.*

No surface cleaning is proposed.

8. *Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.*

While the site is within a mapped archaeological resource area, no work is proposed that would disturb any known archaeological resource. As a recommended condition, if any artifact or other evidence of a Native American cultural site that reasonably appears to exceed 100 years of age or if human remains are exposed, activity shall cease until an Archaeological Site Development Approval can be issued.

9. *Alterations and additions to existing properties shall not destroy significant historical, architectural or cultural elements or materials, and shall be compatible with the size, scale, color, materials, and character of the property, neighborhood or environment.*

The work proposed is compatible with the size, scale, color, materials, and character of the property. The proposed accessibility ramp as required by state law is compatible in scale, color and materials with the existing building.

10. *Whenever possible, new additions or alterations to structures shall be done in a manner so that the essential form and integrity of the structure would be unimpaired.*

Overall, the proposed work will maintain the essential form and integrity of the structure in that the use of similar materials and design features has been incorporated into the project design. The applicant proposes to enclose the existing breezeway by extending the roofline of the historic portion of the structure, and using the same materials and design, for the enclosure (see pages A4.1 and A4.2 of Exhibit G). Staff is concerned that the extension of the existing roofline of the historic portion of the structure and the use of the same materials and design may blur the distinctions between the historical portions of the building and later additions, potentially impairing the historic integrity of the structure. Staff is therefore recommending that minor changes be incorporated into design of the breezeway enclosure by the architect to indicate the work is a more recent addition. Clearly differentiating newer additions from the older portions of the structure is also consistent with the National Park Service "Standards for Rehabilitation".

New Construction on a site with a Historic Resource

1. *The location, siting and size of new construction on an historical property shall not detract from the historic character of the property, and between existing buildings, landscape features and open space.*

As designed, the addition of a new wood fence to replace a portion of the existing chain link fence will not detract from the historic character of the property.

2. *All structures shall be designed in proportion and integrated into the historic character of the property or district by the use of compatible building materials and textures, construction methods, design, and color.*

The proposed wood fence will use compatible building materials and textures, construction methods, design, and color. It has been designed in proportion and is integrated into the historic character of the site. The round "moon gate" for the proposed fence is consistent with other Victorian fences of the period. The proposed signage is compatible with the historic character of the property, is appropriate in size and scale, and is unobtrusive (Exhibit G, page AH6.3).

3. *The size, location and arrangement of new on-site parking or loading ramps shall be designed so that they are as unobtrusive as possible and preserve the features of the property or district.*

The proposed new parking as required by County ordinance is designed to be as unobtrusive as possible. The parking spaces will be screened with vegetation to reduce visibility from the street (Exhibit G, page L1). The historic features of the site are being maintained.

4. *Ingress and egress, and internal traffic circulation shall preserve the historic features of the property.*

No new ingress and egress points are proposed and no change to the on site circulation is proposed.

5. *Landscaping should be provided in keeping with the character and design of the historic site, property or district.*

The landscaping plan submitted for the project, including the installation of redwood trees along the northern property boundary and big-leaf maples along the front property boundary, is in keeping with the character of the site.

6. *Disturbance of terrain around existing buildings or elsewhere on the property should be minimized to reduce the possibility of destroying unknown archaeological materials. Where any proposed land alterations may impact important archaeological resources, a professional archaeological survey shall be provided and its recommendations implemented to mitigate potential impacts as provided for in Chapter 16.40 of the County Code.*

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

Historic Development Findings

1. *The Historic Resource Preservation Plan is consistent with the purposes and goals of County Code Chapter 16.42 and the County General Plan.*

The Historic Resource Preservation Plan submitted is consistent with the policies of the general Plan and Chapter 16.42 of the County Code in that the historic resource is being minimally affected and the major features and characteristics of the historic structure are being maintained.

2. *The Historic Resource Preservation Plan is in conformance with the requirements of Chapter 16.42 of the County Code.*

The Historic Resource Preservation Plan submitted is in conformance with the requirements contained in the ordinance.

3. *The Historic Preservation Plan will preserve and maintain the cultural and historical heritage of the County and/or further cultivate the knowledge of the past.*

The Historic Resource Preservation Plan submitted insures that the historic resource is only minimally affected, retaining the historic structure in its original state.