



Staff Report to the Zoning Administrator

Application Number: 191036

Applicant: Andrew Fullerton / MADI Group **Agenda Date:** April 19, 2019
Owner: Live Oak School District **Agenda Item #:** 2
APN: 027-251-21 **Time:** After 9:00 a.m.
Site Address: 885 & 925 17th Avenue, Santa Cruz

Project Description: Proposal to replace the existing grass soccer field with artificial turf, install a track, and grade approximately 1,411 cubic yards.

Location: Shoreline Middle School (885 & 925 17th Avenue, Santa Cruz)

Permits Required: Coastal Development Permit, Preliminary Grading Approval

Supervisory District: First District (District Supervisor: John Leopold)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 191036, based on the attached findings and conditions.

Background

Shoreline Middle School is located in the heart of Live Oak on 17th Avenue between E. Cliff Drive and Brommer Street. The school was authorized by the Board of Supervisors on March 23, 1993. Typically, schools are regulated by the Office of the State Architect, not by the County. For the middle school, however, due to the parcel's location within the Coastal Zone and a rezoning request, the middle school project was subject to the County's discretionary permit process. Later, in 2013, a Coastal Development Permit for a Boys and Girls Club was approved. That structure has since been constructed and occupies the northwest corner of the middle school campus.

The current proposal is to replace a portion of the existing natural turf soccer field located on the northeast portion of the property, just east of the Boys and Girls Club, with artificial turf. In addition, a track is proposed to encircle the artificial turf. The school district seeks to replace the turf both to minimize maintenance costs, including water and grooming costs, and to allow for year-round use of the field. To install the artificial turf, 1,411 cubic yards of grading is required to establish finish grades. As with the previous projects, because of the parcel's location within the Coastal Zone and the proposed grading in excess of 100 cubic yards, a Coastal Development

Permit and Preliminary Grading approval are required. As a part of the Coastal Development Permit, the Department of Public Works, Stormwater Management reviewed the project for compliance with County stormwater management standards. No stadium lighting is proposed as a part of this application.

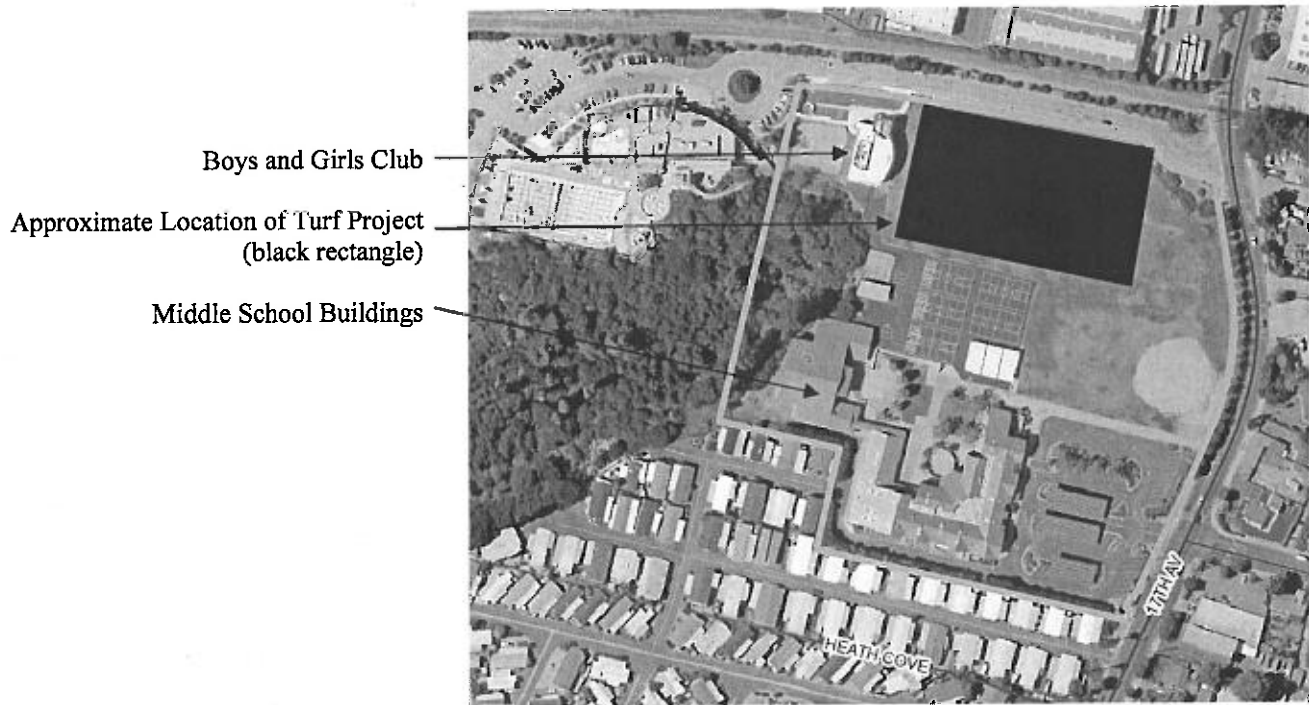


Photo 1: Aerial of Shoreline Middle School Campus

Zoning & General Plan Consistency

The middle school campus is approximately 11.5 acres and is located in the PF (Public and Community Facilities) zone district, a designation which allows public facilities uses such as the middle school and appurtenant improvements such as the soccer field. The zoning is consistent with the site's (P) Public Facilities General Plan designation. The proposed project would not conflict with any site standards of the PF zone district.

Design Review

All institutional projects are subject to the County's Design Review ordinance (County Code Section 13.11). In this case, the visual impact of the artificial turf and track will be negligible. The artificial turf will visually read as a more uniform surface and color than does the natural turf. That difference may be highlighted by the adjacent natural turf softball field. The track is a horizontal surface (i.e., it will not be visible in the same way that a vertical wall would be) and will visually read as a typical middle school improvement. Other than these considerations, no significant visual impact is anticipated to result from this project.

Local Coastal Program Consistency

The proposed project is in conformance with the County's certified Local Coastal Program, in that the project replaces existing turf. Since the replacement artificial turf is substantially the same as the existing turf, the resulting project that will continue to be compatible with both the

Shoreline Middle School campus and the neighborhood. As noted above, the track will visually read as a typical middle school improvement. In addition, the proposed grading will not result in a significant change to the topography, and no significant public views will be impacted.

The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. Given these considerations, the project will be consistent with Local Coastal Program.

CEQA

The Live Oak School District, acting as the lead agency, determined that the project is exempt from further review under the California Environmental Quality Act (CEQA). The school district identified the project as being exempt under Class 1 (Existing Facilities) and Class 2 (Replacement or Reconstruction) exemptions. The notice of exemption was posted at the Clerk of the Board of Supervisors on October 9, 2018 and the comment period expired on November 8, 2018 with no comments received.

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

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **191036**, 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

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Santa Cruz County Planning Department
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Santa Cruz CA 95060
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Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Comments & Correspondence

Notice of Exemption

Appendix E #226-18

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Santa Cruz701 Ocean StreetRm 520, Santa Cruz, CA 95060

From: (Public Agency): Live Oak School District
984-1 Bostwick Lane

Santa Cruz, CA 95062

(Address)

Project Title: Shoreline MS Turf and Lighting ProjectProject Applicant: Live Oak School District

Project Location - Specific:

Shoreline Middle School, 855 17th Avenue, Santa Cruz, CA 95062

Project Location - City: _____

Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

The Live Oak School District has determined a need to improve the existing facilities at the Shoreline Middle School by converting an existing grass field into artificial turf and installing stadium lighting for the benefit of students and the community.

Name of Public Agency Approving Project: Live Oak School DistrictName of Person or Agency Carrying Out Project: Live Oak School District

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption. State type and section number: Class 1, §15302 and Class 2, §15302
☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The Project consists of (1) minor alterations to existing public structures, facilities and mechanical systems, and (2) the replacement or reconstruction of existing structures and facilities on an existing site that will have the same purpose or capacity as the structure replaced. See Attachment 1.

Lead Agency

Contact Person: Chip OdemArea Code/Telephone/Extension: (831) 475-6333

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☒ Yes ☐ NoSignature: Chip OdemDate: 10/9/18Title: DIRECTOR OF MDT☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

THIS NOTICE HAS BEEN POSTED AT THE CLERK
OF THE BOARD OF SUPERVISORS OFFICE FOR A

PERIOD COMMENCING Oct 9 2018AND ENDING Nov 8 2018

Revised 2011

EXHIBIT A

Attachment 1

The proposed project consists of the conversion of an existing grass field into artificial turf and the addition of stadium lighting at the northwestern corner of the Shoreline Middle School, located at 855 17th Avenue, in the city of Santa Cruz, Santa Cruz County, California. Proposed lighting involves four light emitting diodes (LED) pole top luminaire assemblies, and each light assembly will contain 6 LED hoods and be located approximately 70 feet above the playing field, and the LED lighting will operate with a maximum output of 1150 watts, and the lighting will be utilized for sporting events from dusk to 10:00 pm daily.

The project meets the requirements of a Class 1 categorical exemption project as provided in the California Code Regulations, Title 14 section 15301. The project consists of maintenance and minor alterations to existing public structures that do not involve the expansion of a site. This exemption is permissible for (d) restoration or rehabilitation of deteriorated or damaged structures; and (h) maintenance of landscaping. The project also meets the requirements of a Class 2 categorical exemptions as provided in the California Code Regulations, Title 14 section 15302. Since the project consists of reconstruction of a structure, the field, where the new structure would be located on the same site as the structure replaced with substantially the same purpose and capacity as the structure replaced.

Additionally, an Environmental Impact Report (EIR) for the Shoreline Middle School was completed by the County of Santa Cruz. The EIR was certified by the County Board of Supervisors on March 23, 1993, and Notice of Determination was filed by the County. The EIR required a General Plan/Local Coastal Program (LCP) Land Use Amendment, and the LCP Amendment was approved in 1993, and a Rezoning, Grading Permit, Commercial Development Permit, a Coastal Permit, Variance, and a Riparian Exception were also required.

Due to proposed lighting, the District contracted with Musco Sports Lighting, LLC., to assess the impacts of the project lighting on the surrounding area. An Illumination study was completed on July 19, 2018 to measure horizontal light spillage, vertical light spillage, and candela glare. Results concluded that all light spillage and glare would be contained within a 150-foot area surrounding the field; impacts regarding light spillage would be less than significant. The District contracted with Padre Associates, Inc., on October 7, 2016, to complete a Biological Reconnaissance Study to ensure that the proposed artificial lighting would not have a significant impact on migratory birds. The study found that the addition of lighting could impact birds roosting within riparian habitat surrounding Schwan Lagoon, and the Study recommended Mitigation Measures to reduce these impacts. The project site was also assessed for archeologically sensitive resources using the Santa Cruz County Geographic Information System in August of 2018. The existing school site is not located in an area of high sensitivity for archaeological resources. The District will follow all procedures outlined in the EIR and biological study.



State of California - Department of Fish and Wildlife

2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a



RECEIPT NUMBER:

44 — 10092018 — 241

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

Live Oak School District

LEAD AGENCY EMAIL

codom@losd.ca

DATE

10092018

COUNTY/STATE AGENCY OF FILING

Santa Cruz

DOCUMENT NUMBER

226-18

PROJECT TITLE

Shoreline MS Turf & Lighting Project

PROJECT APPLICANT NAME

Chip Odom

PROJECT APPLICANT EMAIL

codom@losd.ca

PHONE NUMBER

(831) 475-6333

PROJECT APPLICANT ADDRESS

984-1 Bostick Lane

CITY

Santa Cruz

STATE

CA

ZIP CODE

95062

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency☒ School District☐ Other Special District☐ State Agency☐ Private Entity**CHECK APPLICABLE FEES:**☐ Environmental Impact Report (EIR)

\$3,188.00

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,280.75

\$

0.00

☐ Certified Regulatory Program document (CRP)

\$1,077.00

\$

0.00

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

0.00

PAYMENT METHOD:☐ Cash☐ Credit☒ Check☐ Other

TOTAL RECEIVED

\$

50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Cheryl M. Williams, Senior Board Clerk

Note
Lighting not a
part of this
application.

**RESOLUTION FINDING THE ARTIFICIAL TURF AND LIGHTING PROJECT
AT THE SHORELINE MIDDLE SCHOOL TO BE EXEMPT FROM CEQA
AND AUTHORIZING THE FILING OF A NOTICE OF EXEMPTION**

RESOLUTION 2018/2019-5

WHEREAS, the Live Oak School District (District) has determined a need to improve the existing facilities at the Shoreline Middle School by installing artificial turf and stadium lighting at the middle school, and

WHEREAS, the Project consists of the conversion of an existing grass field into artificial turf and installation of stadium lighting at the northwestern corner of the Shoreline Middle School, located at 855 17th Avenue, in the city of Santa Cruz, Santa Cruz County, California, and

WHEREAS, an Environmental Impact Report (EIR) for the Shoreline Middle School was completed by the County of Santa Cruz (County,) the EIR was certified by the County Board of Supervisors on March 23, 1993, and a Notice of Determination was filed by the County, and

WHEREAS, the EIR required a General Plan/Local Coastal Program (LCP) Land Use Amendment, and the LCP Amendment was approved in 1993, and a Rezoning, Grading Permit, Commercial Development Permit, a Coastal Permit, Variance, and a Riparian Exception were also required, and

WHEREAS, the proposed lighting involves four light emitting diodes (LED) pole top luminaire assemblies, and each light assembly will contain 6 LED hoods and be located approximately 70 feet above the playing field, and the LED lighting will operate with a maximum output of 1150 watts, and the lighting will be utilized for sporting events from dusk to 10:00 pm daily, and the District contracted with Musco Sports Lighting, LLC. to assess the impacts of the proposed lighting on the surrounding area, and the Illumination study was completed on July 19, 2018 to measure horizontal light spillage, vertical light spillage, and candela glare, and all light spillage and glare was found to be contained within a 150-foot area surrounding the field, and all impacts in regard to light would be less than significant, and

WHEREAS, the District contracted with Padre Associates, Inc., on October 7, 2016 to complete a Biological Reconnaissance Study, in regard to the Project, and the study concluded that, while the proposed artificial lighting is not expected to have a significant impact on migratory birds, the addition of

EXHIBIT A

the lighting could impact birds roosting within riparian habitat surrounding Schwan Lagoon, and the Study recommended Mitigation Measures to reduce these impacts, and

WHEREAS, the District, acting as the Lead Agency, as defined in *Public Resources Code*, Section 21067, has determined that the project is exempt from CEQA, based on Class 1 (Existing Facilities) and Class 2 (Replacement or Reconstruction) Categorical Exemptions, which exempt (1) minor alterations to existing public structures, facilities and mechanical systems, and (2) the replacement or reconstruction of existing structures and facilities on an existing site that will have the same purpose or capacity as the structure replaced.

WHEREAS, the District, acting as the Lead Agency has provided for the preparation of a Notice of Exemption for the project based on the Class 1 and 2 Categorical Exemptions in accordance with CEQA, and

NOW, BE IT THEREFORE RESOLVED that the Board of Trustees of the Live Oak School District finds that the Project is exempt from CEQA and authorizes the Superintendent or designee to file a Notice of Exemption for the Project to be filed with the Santa Cruz County Clerk, and to take other actions deemed necessary to effect the purpose of this Resolution.

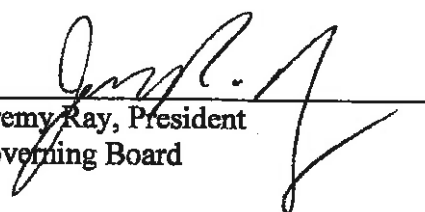
Motion to find the proposed Project described above to be exempt from CEQA and authorizing the filing of a Notice of Exemption made by:

AYES: Jeremy Ray, Kate Hinnenkamp and Paul Garcia

NOES: None

ABSENT: Jennifer Anderson and James Henrikson

ABSTAIN: None



Jeremy Ray, President
Governing Board

EXHIBIT A

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned PF (Public Facilities), a designation which allows school uses. The proposed turf replacement and track project is ancillary to the school use, and the site's PF zoning is consistent with the site's P (Public Facilities) General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that, by the nature of the project where natural grass would be replaced with artificial turf and a track, the project would have virtually no visual impact. The sports fields are already part of the existing built environment. The most notable difference between the natural grass and the proposed artificial turf would be the uniform surface and color of the artificial turf as compared to natural grass where there are typically variations in color and grass density. Given this relatively modest difference between the existing and proposed conditions, no significant visual impact is anticipated. The track component of the project will visually read as an improvement that is typical of a middle school. The project will be visual compatible with the Shoreline Middle School, Boys and Girls Club, Simpkins Family Swim Center, and the surrounding neighborhood. Grading will not result in a change to the landform and the project will not impact any significant public view. The development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program. Public beach access is available about two-thirds of a mile south on 17th Avenue at Sunny Cove beach.

5. That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the field will be visually compatible and integrated with the character of the Shoreline Middle School campus and the surrounding neighborhood. Additionally, Shoreline Middle School is a principally permitted use in the PF (Public Facilities) zone district and the proposed turf replacement would be ancillary to the primary use of the property as a middle school. The project complies with Program b (LCP) of Objective 7.13 (School Site Recreation) in that the program calls for maintaining the accessibility of outdoor

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Owner: Live Oak School District

recreation areas during non-school hours. The proposed artificial turf and track will enable the year-round use of the soccer field and track which would benefit Shoreline Middle School students, but also the use of the fields during non-school hours.

6. If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the project will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for public facilities such as the existing middle school use. The proposed turf replacement and track project will be ancillary to the primary use of the property as a middle school. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

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

This finding can be made, in that the proposed location of the turf replacement and track 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 PF (Public Facilities) zone district as the primary use of the property will continue to be the middle school use.

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 field and track project use is consistent with the use requirements specified for the P (Public Facility) land use designation in the County General Plan. The soccer field and track is an ancillary use to the primary use of the property as a middle school.

The proposed turf replacement and track project will be available during the school day for Shoreline Middle School students, and available to the community after school activities conclude, even during rainy weather. In this way, the project will be consistent with Policy 7.13.1 (Community Use of School Facilities) which encourages the use of school facilities by the broader community.

The proposed turf replacement project will be compatible with the adjacent uses as specified in General Plan Policy 8.5.2 (Commercial Compatibility With Other Uses), in that the artificial turf will be in the same location as the existing soccer field and will continue to comply with the site standards for the PF zone district. Given the insignificant visual impact of the turf replacement and track project, the project is consistent with Chapter 13.11 Site, Architectural and Landscape Design Review. The field has existed in this location for many years and the proposed turf replacement will essentially have the same visual impact. The track will visually read as an improvement typically found at a middle school.

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 turf replacement and track project is effectively a surface material change. Although the field will be able to be used more days per year since it will be usable even during rainy periods, no significant increase in traffic is anticipated to result from the turf replacement project since the number of participants is limited by the field size. The existing roads or intersections in the surrounding area will not be adversely impacted by this project.

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

This finding can be made, in that the proposed turf replacement project will harmonize with the existing and proposed land uses in the vicinity since the field is already in use. The artificial turf will have virtually no visual impact since it is a horizontal surface (i.e., not a vertical wall plane) and will visually read as very similar to the existing natural field. The track is an improvement that will visually read as one typically found at a middle school. The project will have no impact on the dwelling unit densities of the neighborhood as no residential use is proposed.

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

This finding can be made, in that the proposed turf replacement will have almost no visual impact on the surrounding properties. As noted above, the turf area is now surfaced in natural grass. The main visual change resulting from the artificial turf is that the field area will have a uniform surface and color. The proposed track will visually read as being a typical middle school improvement.

Conditions of Approval

Exhibit D: Project plans, prepared by MADI Architecture + Planning:
Sheets A1, A1.1a, A1.2, A1.2a, dated 7/27/18, with sheets A1, A1.2, A1.2a,
revised to 1/29/19
Civil plans, prepared by Bowman & Williams:
Sheets C1, C1.1, C2, C2.1, C2.2, dated 9/7/18
Landscape plans, prepared by SSA Landscape Architects Incorporated:
Sheets L-1, L-2, L-3, L-4, L-4.1, L-4.1, L-5, L-5.1, revised to 2/6/19

- I. This permit authorizes the construction of a turf replacement and track project as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Grading 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.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Grading Permit the applicant/owner shall:
 - A. Submit final plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full-size sheets of the plan set.
 2. Grading, drainage, and erosion control plans.
 - B. Meet all requirements, including those identified below, of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater

Management. Drainage fees will be assessed on the net increase in impervious area.

1. Provide final civil plans that are consistent with landscape plans, that are detailed sufficiently for construction and that demonstrate compliance with the County Design Criteria (CDC).
 - a. Provide specifications for the artificial turf, pads, infill material, levelling course, and chemically treated soil. The civil plans refer to the landscape plans and the landscape plans refer to the specs. Provide adequate information to understand the permeability and water quality impacts of the proposed cross section. What is the design surface infiltration rate through the artificial turf section? How will this be tested in the field? Include testing procedure on the plans. This procedure shall be conducted and results submitted prior to final construction approval.
 - b. Provide detail/s showing how runoff from the subdrain and surface drains will be routed to the rock detention system.
 - c. Include signage stating "No Dumping- Drains to Bay" at each proposed inlet.
2. Provide a final Stormwater Management Report that is consistent with the final plans and demonstrates project compliance with the CDC.
 - a. Please update the introduction to the report to identify both the existing 54 inch and 30-inch storm drains that are located under the proposed improvements (current plan refers to an existing 48 inch pipe). Include the engineer's evaluation of the condition of the existing 54-inch pipe. This project shall include any repairs or replacement necessary to this pipe prior to constructing the field improvements over the pipe and within the drainage easement.
 - b. Additional information regarding water quality mitigation is required. Please provide justification as to why biofiltration in compliance with Part 3 Section C.3.b.iii is also not feasible before utilizing mechanical treatment.
 - c. Mitigation and pipe sizing assumes a runoff coefficient of 0.55 for the artificial turf areas. Please provide technical justification for use of this runoff factor.
 - d. Will runoff from other watershed areas (ex: existing softball field) be directed to the detention system? If so, how has the storage and orifice sizing taken this into account?
3. Please update the civil plans to include a full trash capture device to treat the runoff from the 30- and 54-inch pipes and site drainage pipes prior to the existing outfall to Schwan Lagoon. Please coordinate with County staff to choose a device that will comply with State Water Resources

Control Board Trash Implementation Program and that the County has the resources and access to maintain.

4. Schwan Lagoon is on the State's 303(d) list of impaired water bodies for nutrients and pathogens. Will the proposed cartridge filters treat for these constituents?
 5. The project proposed to locate facilities and structures within the existing easements for the 30-inch and 54-inch storm drain pipes. In order to allow this, the existing easements shall be updated so that the County is not responsible for replacing any of these facilities when storm drain inspection, cleaning, repair or replacement work is required within these easements. Please coordinate with County Stormwater Management and Real Property staff to update these easements as part of the building permit submittal.
 6. Provide final recorded SWM-25B and O&M Plan. Please update the maintenance to include maintenance of the turf field for the surface infiltration rates assumed in the design as well as the specific testing method (second bulleted item for short term maintenance of the collector and detention subdrains). If mechanical water quality treatment is proposed please include the specific maintenance requirements and minimum maintenance intervals in the O&M checklists – reference to manufacturer's recommendations is not adequate. The annual report for the mechanical water quality treatment unit shall follow the procedures specified in 2nd Nature's BMP RAM Technical Documents for media filters. Maintenance intervals for the control structures, catch basins and inlet boxes should also be included.
 7. Zone 5 fees will assessed on the net increase in impervious and semi pervious surfacing. The artificial turf areas will be assessed at 50% rate.
 8. Inspection of the construction of the drainage related items will be conducted by a Public Works inspector. Please provide the engineer's estimate for the drainage related items (include the turf areas). A 2% deposit for at cost inspection will be assessed. A hold will be placed on the building permit for a preconstruction meeting with the Public Works Inspector. Please call (831)454-2160 to schedule the meeting at least 48 hours prior to construction. A second hold will be placed for the final construction inspection sign-off.
- C. Meet all requirements of the Environmental Planning section of the Planning Department, including the following:
1. The applicant shall provide 2 copies of an update to the soils prepared by GTC GeoTrinity Consultants, Inc. dated October 30, 2012. The update should reference the most recent edition of the California Building Code, and confirm whether the original recommendations remain valid or provide updated recommendations based on current site conditions and

scope of work.

2. Grading permit application plans shall reference the soils report and update(s), include contact information for the geotechnical engineer, and include a statement that the project shall conform to the recommendations of the geotechnical engineer.
3. The applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", "Assistance & Forms", "Soils Engineer Plan Review Form."
4. The total site disturbance will be greater than 1 acre, to prevent erosion problems from occurring during construction, the owner/applicant or their General Contractor shall obtain an NPDES General Permit for Stormwater Discharges Associated with Construction Activities. A Qualified Storm Water Pollution Prevention Practitioner (QSP) shall develop and implement a Storm Water Pollution Prevention Plan (SWPPP) and comply with general conditions of the NPDES permit and specific conditions of the SWPPP. This shall be done prior to any grading or land alteration for the project. The Waste Discharge Identification (WDID) shall be provided by the QSP at a pre-construction meeting.

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

- A. Earthwork is prohibited during the rainy season (October 15-April 15) unless a winter grading permit is approved by the Planning Director.
- B. Construction Hours: During construction, workers may assemble on-site as early as 7:30 AM, but no noise-generating activities may begin earlier than 8:00 AM. Noise-generating activities must cease by 6 PM. Workdays are limited to Monday through Friday. Should a circumstance arise in which a delivery can only be made on a weekend day, call Planning Staff for approval at least 24 hours in advance of the delivery.
- C. All site improvements shown on the final approved Building Permit plans shall be installed.
- D. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

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

IV. 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.
- V. 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.

Please note: This permit expires three years from the effective date listed below unless a grading permit (or permits) is obtained. Failure to exercise the grading permit and to complete all of the construction under the grading permit, resulting in the expiration of the grading permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Jocelyn Drake
Deputy Zoning Administrator

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.

CONSULTANTS

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WWW.MADISON-AND-WILLIAMS.COM

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ELECTRICAL ENGINEER:
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TEL: (831) 455-1111
WWW.JAMESW.HARRIS.COM

CODE SUMMARY & REGULATIONS

THE FOLLOWING CODES AND REGULATIONS HAVE BEEN REVIEWED AND FOUND TO BE APPLICABLE TO THIS PROJECT. THE CLIENT HAS BEEN ADVISED THAT THE FOLLOWING CODES AND REGULATIONS ARE THE MINIMUM REQUIREMENTS AND THAT THE PROJECT MAY BE SUBJECT TO OTHER CODES AND REGULATIONS THAT MAY BE APPLICABLE TO THE PROJECT. THE CLIENT HAS BEEN ADVISED THAT THE FOLLOWING CODES AND REGULATIONS ARE THE MINIMUM REQUIREMENTS AND THAT THE PROJECT MAY BE SUBJECT TO OTHER CODES AND REGULATIONS THAT MAY BE APPLICABLE TO THE PROJECT.

GOVERNING CODES

- 2015 CALIFORNIA BUILDING CODE (CBC) - CALIFORNIA
- 2015 CALIFORNIA ELECTRICAL CODE (CEC) - CALIFORNIA
- 2015 CALIFORNIA MECHANICAL CODE (CMC) - CALIFORNIA
- 2015 CALIFORNIA PLUMBING CODE (CPC) - CALIFORNIA
- 2015 CALIFORNIA FIRE CODE (CFC) - CALIFORNIA
- 2015 CALIFORNIA LAND DEVELOPMENT CODE (CLDC) - CALIFORNIA
- 2015 CALIFORNIA ENVIRONMENTAL CODE (CEC) - CALIFORNIA
- 2015 CALIFORNIA HEALTH CARE CODE (CHCC) - CALIFORNIA
- 2015 CALIFORNIA HUMANITIES CODE (CHC) - CALIFORNIA
- 2015 CALIFORNIA JUVENILE CODE (CJC) - CALIFORNIA
- 2015 CALIFORNIA LABOR CODE (CLC) - CALIFORNIA
- 2015 CALIFORNIA MARINE CODE (CMC) - CALIFORNIA
- 2015 CALIFORNIA NUCLEAR CODE (CNC) - CALIFORNIA
- 2015 CALIFORNIA OCEANOGRAPHIC CODE (COC) - CALIFORNIA
- 2015 CALIFORNIA PAVEMENT CODE (CPC) - CALIFORNIA
- 2015 CALIFORNIA PUBLIC WORKS CODE (CPWC) - CALIFORNIA
- 2015 CALIFORNIA REAL ESTATE CODE (CREC) - CALIFORNIA
- 2015 CALIFORNIA RETAIL CODE (CRC) - CALIFORNIA
- 2015 CALIFORNIA TRAVEL CODE (CTC) - CALIFORNIA
- 2015 CALIFORNIA UTILITIES CODE (CUC) - CALIFORNIA
- 2015 CALIFORNIA VEHICLES CODE (CVC) - CALIFORNIA
- 2015 CALIFORNIA WAREHOUSES CODE (CWC) - CALIFORNIA
- 2015 CALIFORNIA WOODS CODE (CWC) - CALIFORNIA
- 2015 CALIFORNIA ZONING CODE (CZC) - CALIFORNIA

EQUIPMENT ANCHORAGE NOTES

THE FOLLOWING NOTES APPLY TO THE EQUIPMENT ANCHORAGE DETAILS SHOWN ON THE DRAWINGS. THE CLIENT HAS BEEN ADVISED THAT THE FOLLOWING NOTES ARE THE MINIMUM REQUIREMENTS AND THAT THE PROJECT MAY BE SUBJECT TO OTHER NOTES THAT MAY BE APPLICABLE TO THE PROJECT.

LIVE OAK SCHOOL DISTRICT

984-1 BOSTWICK LANE, SANTA CRUZ, CA 95062

ATHLETIC IMPROVEMENTS AT SHORELINE MIDDLE SCHOOL

855 17TH AVENUE, SANTA CRUZ, CA 95062

SCOPE OF WORK

1. CONSTRUCTION OF IMPROVEMENTS TO THE FOLLOWING:

SHEET LIST

STATEMENT OF GENERAL PERFORMANCE

STATEMENT OF GENERAL PERFORMANCE

STATEMENT OF GENERAL PERFORMANCE

STATEMENT OF GENERAL PERFORMANCE

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STATEMENT OF GENERAL PERFORMANCE

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MADI
ARCHITECTS & PLANNERS

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3000 BOSTWICK LANE, SUITE 200
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ATHLETIC IMPROVEMENTS AT SHORELINE MIDDLE SCHOOL
FOR LIVE OAK SCHOOL DISTRICT



ATHLETIC IMPROVEMENTS

| NO. | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
| 1 | REVISION | | |
| 2 | REVISION | | |
| 3 | REVISION | | |
| 4 | REVISION | | |
| 5 | REVISION | | |
| 6 | REVISION | | |
| 7 | REVISION | | |
| 8 | REVISION | | |
| 9 | REVISION | | |
| 10 | REVISION | | |

| NO. | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
| 1 | REVISION | | |
| 2 | REVISION | | |
| 3 | REVISION | | |
| 4 | REVISION | | |
| 5 | REVISION | | |
| 6 | REVISION | | |
| 7 | REVISION | | |
| 8 | REVISION | | |
| 9 | REVISION | | |
| 10 | REVISION | | |

TITLE SHEET

PROJECT NAME: SHORELINE MIDDLE SCHOOL
SHEET NO.: 1
DATE: 01-17-2015
SHEET NAME: TITLE SHEET

G0.1

0.000 33 TOTAL SHEETS

EXHIBIT D



LANDSCAPE ARCHITECTS
 801 Taylor St., Ste. 400
 Madison, WI 53703
 Tel: (608) 255-5444
 Fax: (608) 255-5445
 www.madi.com



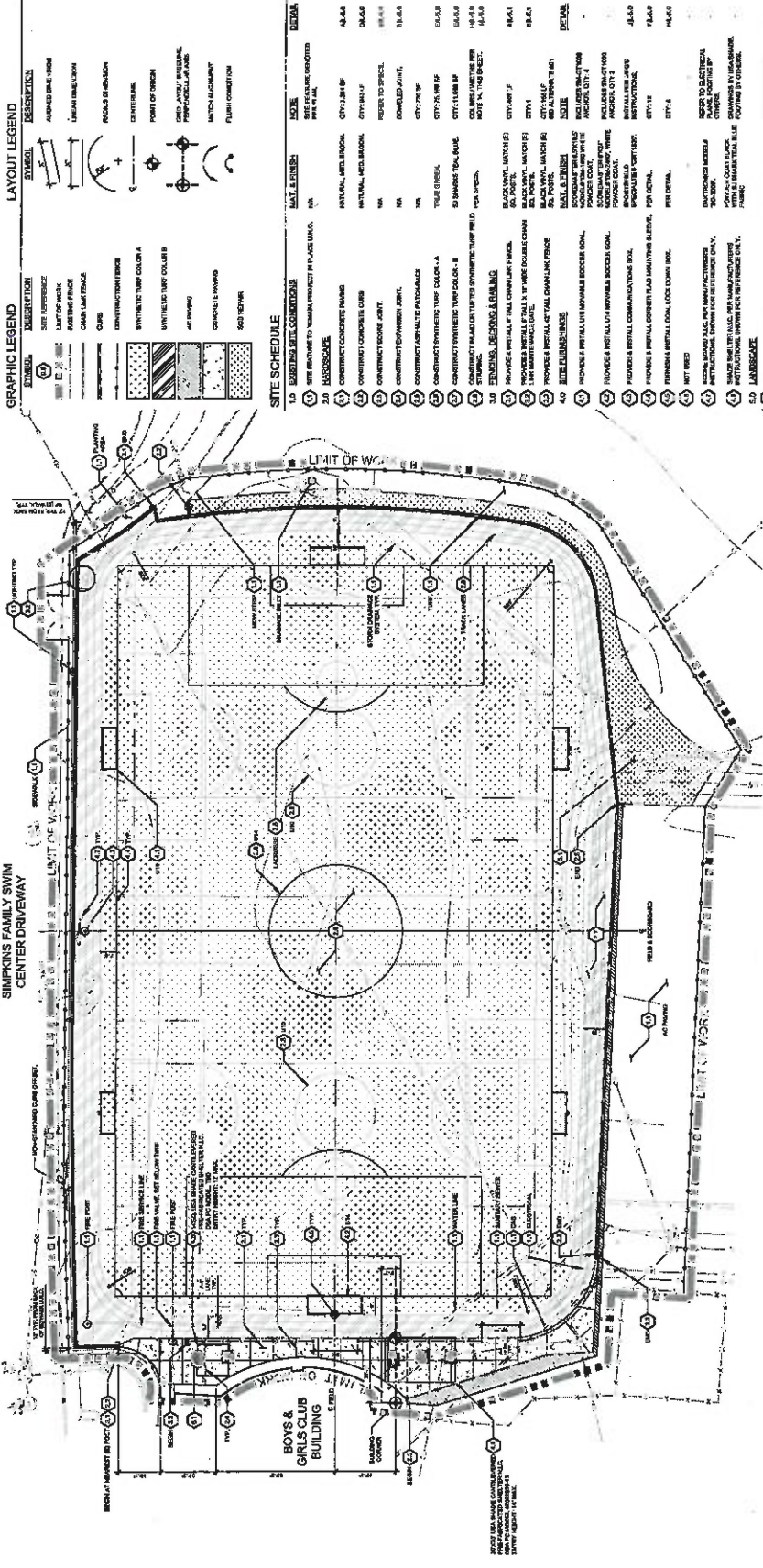
ATHLETIC IMPROVEMENTS

| NO. | DESCRIPTION | QTY | UNIT | PRICE |
|-----|----------------|-----|-------------|-------|
| 1 | ASPHALT DRIVE | 1 | LINEAL FOOT | 10.00 |
| 2 | CONCRETE DRIVE | 1 | LINEAL FOOT | 12.00 |
| 3 | GRAVEL DRIVE | 1 | LINEAL FOOT | 8.00 |
| 4 | GRAVEL DRIVE | 1 | LINEAL FOOT | 8.00 |
| 5 | GRAVEL DRIVE | 1 | LINEAL FOOT | 8.00 |
| 6 | GRAVEL DRIVE | 1 | LINEAL FOOT | 8.00 |
| 7 | GRAVEL DRIVE | 1 | LINEAL FOOT | 8.00 |
| 8 | GRAVEL DRIVE | 1 | LINEAL FOOT | 8.00 |
| 9 | GRAVEL DRIVE | 1 | LINEAL FOOT | 8.00 |
| 10 | GRAVEL DRIVE | 1 | LINEAL FOOT | 8.00 |

SITE PLAN

DATE: 01-11-2005
 BY: [Signature]
 PROJECT: [Signature]

L-2.0



SITE, LAYOUT, & SYNTHETIC TURF NOTES

1. ACCESS ROADS AND STAIRS ARE TO BE EXISTING UNLESS NOTED OTHERWISE.
2. EXISTING UTILITIES ARE SHOWN ON PLANS AND SHALL BE MAINTAINED TO REMAIN UNLESS NOTED OTHERWISE.
3. ALL UTILITIES SHALL BE DEEPER THAN THE DEPTH OF ANY EXISTING UTILITIES.
4. ALL UTILITIES SHALL BE DEEPER THAN THE DEPTH OF ANY EXISTING UTILITIES.
5. ALL UTILITIES SHALL BE DEEPER THAN THE DEPTH OF ANY EXISTING UTILITIES.
6. ALL UTILITIES SHALL BE DEEPER THAN THE DEPTH OF ANY EXISTING UTILITIES.
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10. ALL UTILITIES SHALL BE DEEPER THAN THE DEPTH OF ANY EXISTING UTILITIES.
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18. ALL UTILITIES SHALL BE DEEPER THAN THE DEPTH OF ANY EXISTING UTILITIES.
19. ALL UTILITIES SHALL BE DEEPER THAN THE DEPTH OF ANY EXISTING UTILITIES.
20. ALL UTILITIES SHALL BE DEEPER THAN THE DEPTH OF ANY EXISTING UTILITIES.



**ATHLETIC
IMPROVEMENTS**

[illegible]

GRADING PLAN

CONSTRUCTION DEPT.
DIV. OF THE UTIL. AND STREET
APPL# 01-117885

L-3.0



GRADING LEGEND

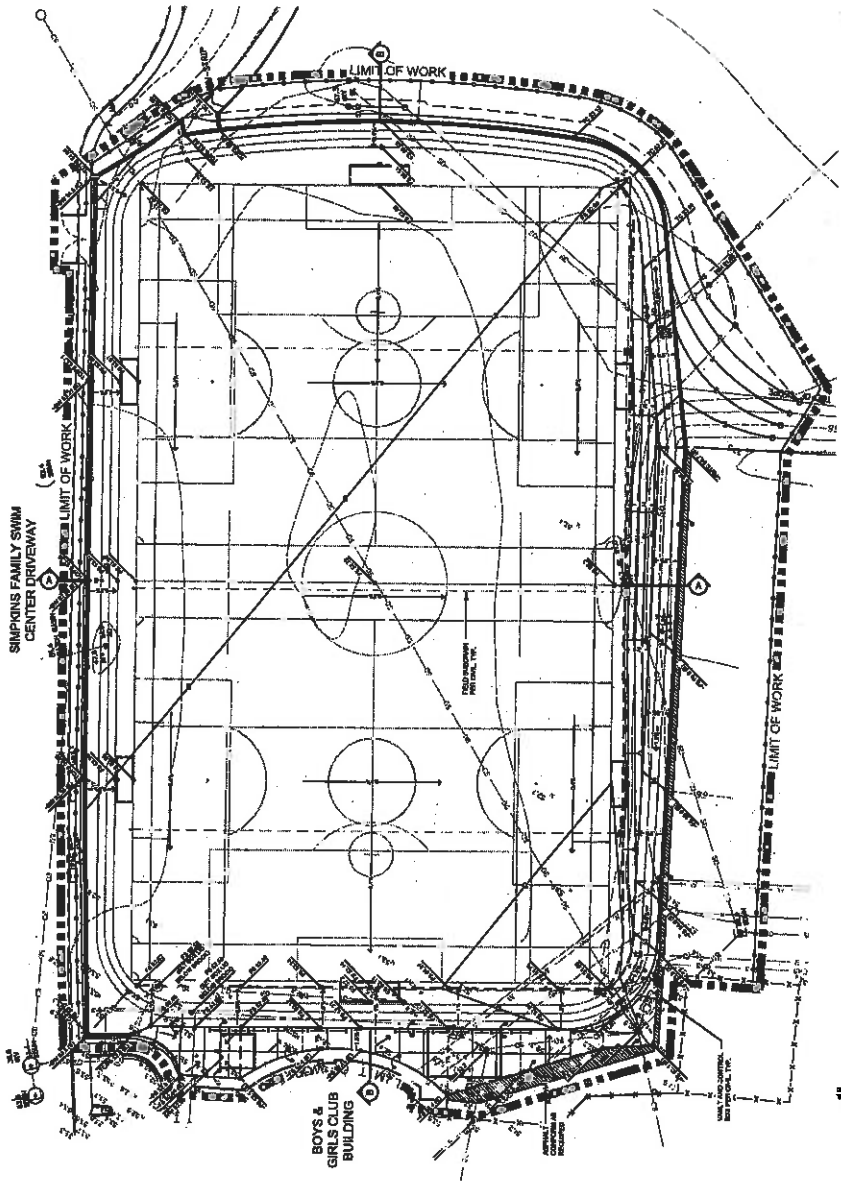
| SYMBOL | DESCRIPTION |
|--------|---|
| | EXISTING CONTOUR |
| | PROPOSED NARROWED SECTION |
| | PROPOSED CONTROL SECTION |
| | GRADE BREAK |
| | PLANNING OR ENGINEERING DETAIL |
| | FLUSH CONNECTION |
| | EXISTING SPOT ELEVATION |
| | PROPOSED SPOT ELEVATION |
| | PROPOSED ONE-DIRECTION CONSTRUCTION FENCE |

GRADING NOTES

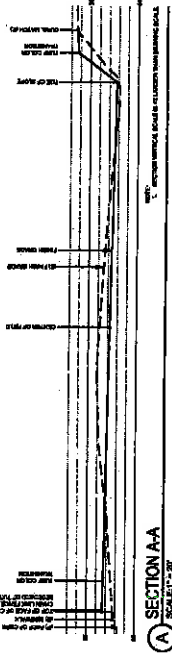
[illegible]

**ESTIMATED EARTHWORK VOLUMES
RESULTING FROM SITE GRADING**

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE BY THE FOLLOWING DATE AND AUTHORITY: 10/27/2001 BY 60322 UCBAW/STP

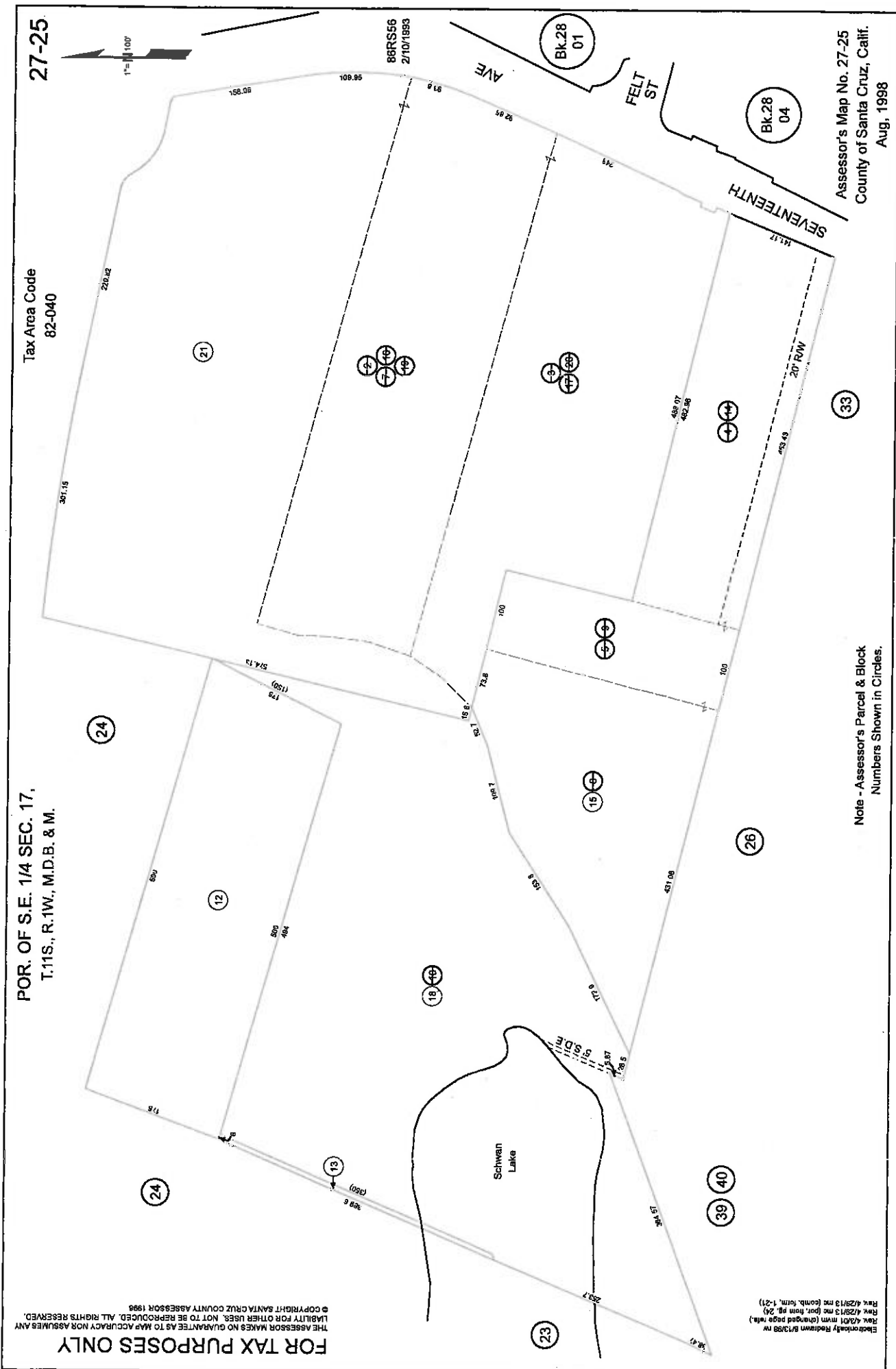


SECTION A-A
SCALE: 1" = 20'



SECTION B-B
SCALE: 1" = 20'





POR. OF S.E. 1/4 SEC. 17,
T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

27-25

FOR TAX PURPOSES ONLY
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

Assessor's Map No. 27-25
County of Santa Cruz, Calif.
Aug. 1998

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

Block only Redwood 8/12/98
New 4/29/13 me (cont'd page 20)
New 4/29/13 me (cont'd page 20)
New 4/29/13 me (cont'd page 20)

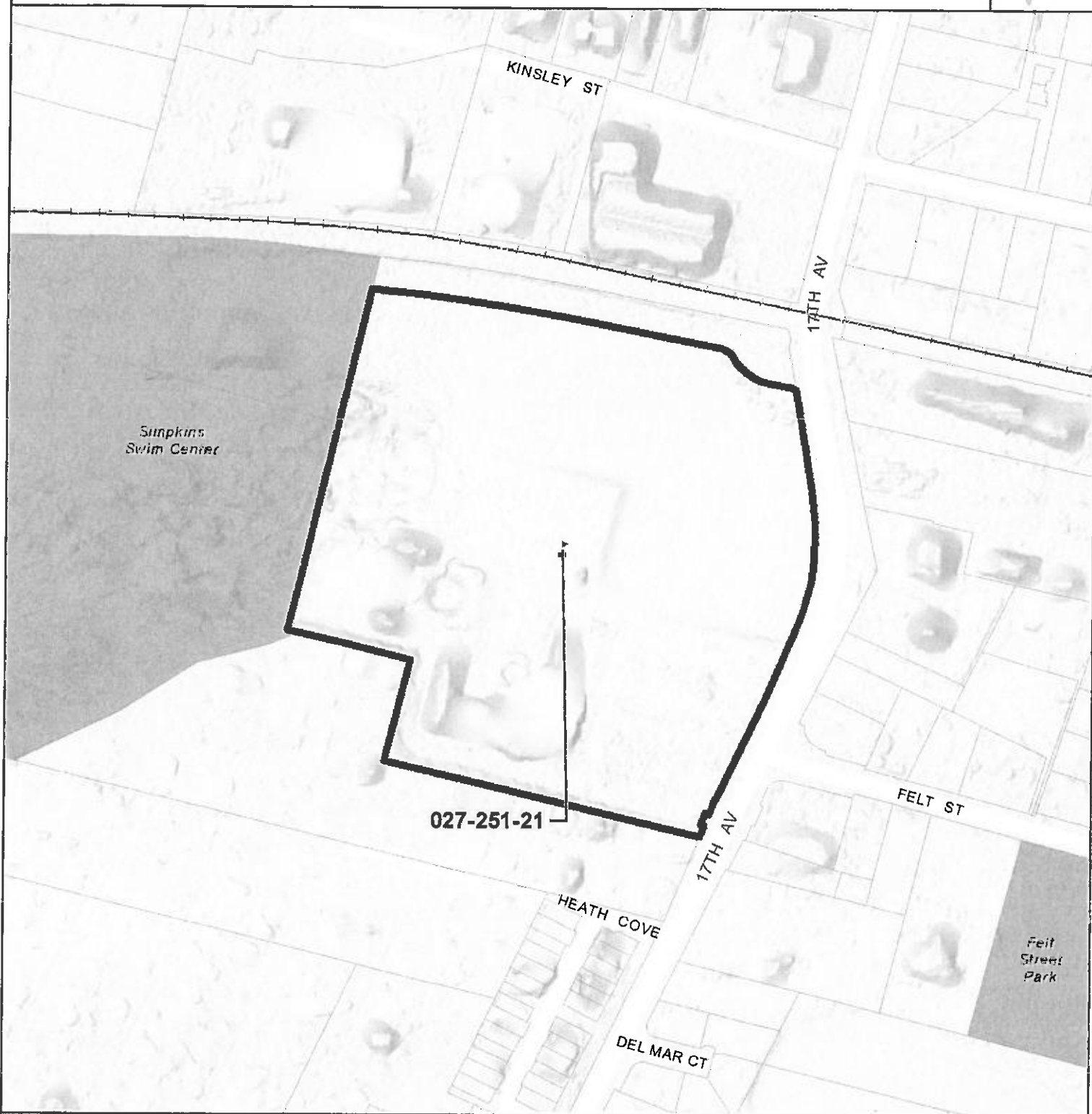


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



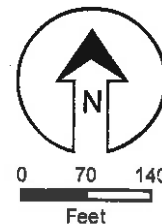
Mapped Area



Parcel: 02725121

- Study Parcel
- Assessor Parcel Boundary
- Existing Park
- School

Map printed: 22 Mar. 2019



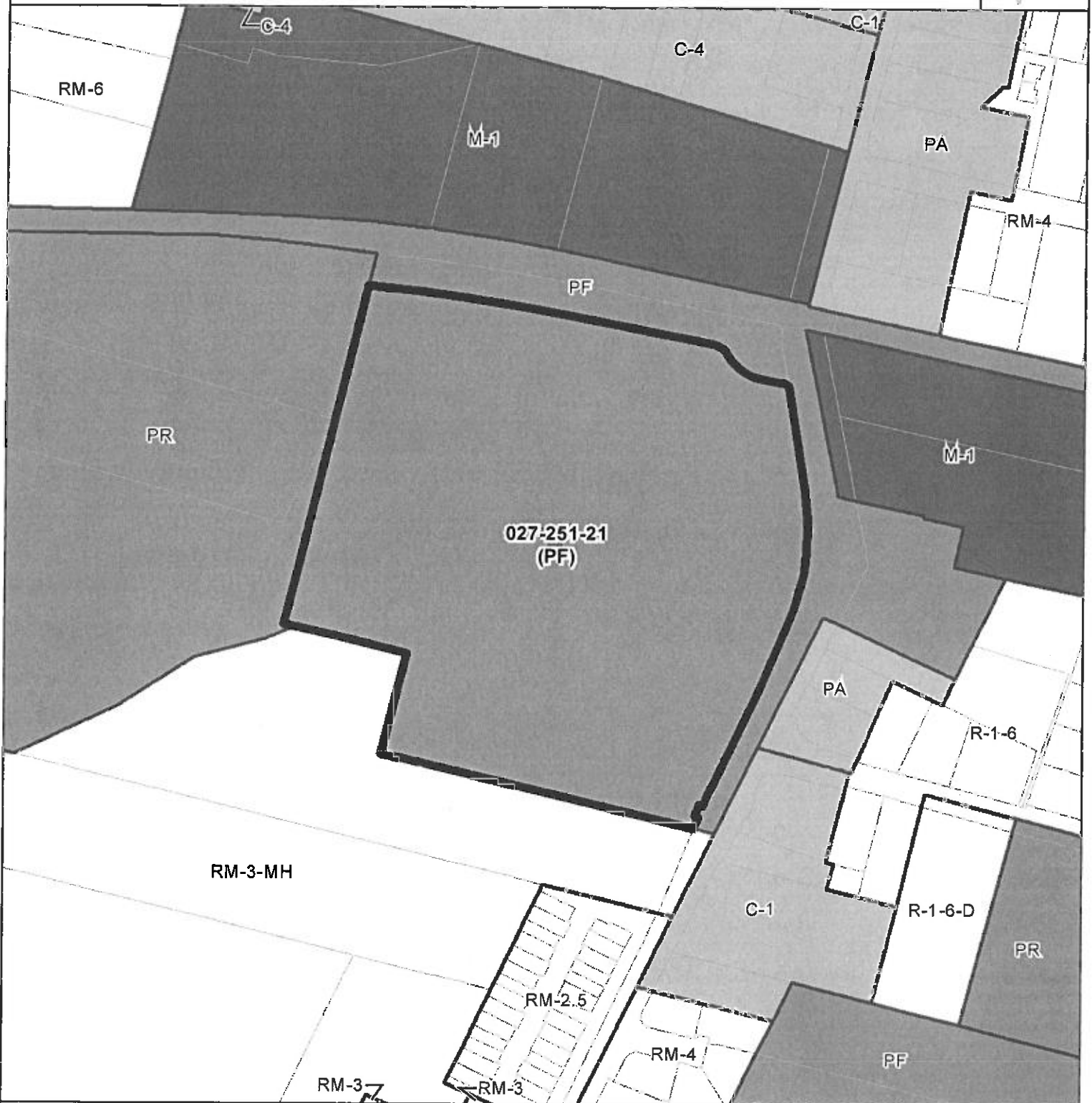


SANTA CRUZ COUNTY PLANNING DEPARTMENT

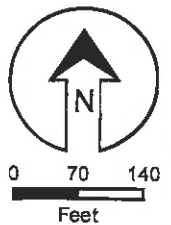
Parcel Zoning Map



Mapped
Area



- | | |
|----------------------------------|--------------------------------------|
| ■ C-1 Neighborhood Commercial | ■ PR Parks, Recreation, & Open Space |
| ■ C-4 Commercial Services | ■ R-1 Single-Family Residential |
| ■ M-1 Light Industrial | ■ RM Residential Multi-Family |
| ■ PA Professional/Admin Office | |
| ■ PF Public/Community Facilities | |





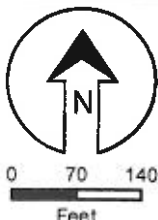
SANTA CRUZ COUNTY PLANNING DEPARTMENT
Parcel General Plan Map



Mapped
Area



- | | |
|------------------------------------|--------------------------------|
| C-N Commercial Neighborhood | R-UH Res. Urban High Density |
| C-O Commercial Office | R-UM Res. Urban Medium Density |
| C-S Commercial Services | R-UL Res. Urban Low Density |
| O-R Parks, Recreation & Open Space | |
| P Public Facilities | |



Parcel Information

Services Information

| | |
|----------------------------|---|
| Urban/Rural Services Line: | <input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside |
| Water Supply: | City of Santa Cruz |
| Sewage Disposal: | County of Santa Cruz |
| Fire District: | Central Fire Protection District |
| Drainage District: | Zone 5 |

Parcel Information

| | |
|------------------------------------|---|
| Parcel Size: | About 11 acres |
| Existing Land Use - Parcel: | Middle School |
| Existing Land Use - Surrounding: | Residential to east and west; industrial to the north; Simpkins Family Swim Center to the west |
| Project Access: | 17 th Avenue |
| Planning Area: | Live oak |
| Land Use Designation: | P (Public Facilities) |
| Zone District: | PF (Public Facilities) |
| Coastal Zone: | <input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside |
| Appealable to Calif. Coastal Comm. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

Environmental Information

| | |
|--------------------|---|
| Geologic Hazards: | Not mapped/no physical evidence on site |
| Fire Hazard: | Not a mapped constraint |
| Slopes: | 0-2% |
| Env. Sen. Habitat: | Mapped for potential habitat, however, no physical evidence on-site |
| Grading: | 1,411 cubic yard cuts, 1,043 cubic yards of fill for a net off-haul of about 368 cubic yards of material |
| Tree Removal: | No trees proposed to be removed |
| Scenic: | Not a mapped resource |
| Archeology: | Not mapped/no physical evidence on site |



LIVE OAK COMMUNITY SOCCER COMPLEX at Shoreline Middle School

Mission Statement

To create and to provide a self-supporting, activities-based recreation complex that will promote equitable community involvement for Live Oak and surrounding localities. **THE VISION** Build a safe, environmentally friendly, state-of-the-art multi purpose athletic complex on the Shoreline Middle School campus, complete with modern artificial turf, walking/jogging track, low-impact lighting and picnic areas, to be completed in the Fall of 2019. **THE GOAL** Imagine a completely rebuilt athletic field, which can be used for soccer (multiple configurations), lacrosse, flag football, and other sporting activities that will provide the Live Oak community with a supportive environment for physical fitness and family involvement. The current field is underutilized, unsafe, and expensive to maintain. Installation of new, high quality artificial turf, designed to elevate athletic play, deter injuries and eliminate watering will cut maintenance costs by two-thirds. The perimeter track will promote physical fitness opportunities for both students and adults. Picnic areas will be utilized by local neighborhood groups. Lighting will permit year-round early evening use. In addition, this recreational facility will become a positive gathering place for the community and will be able to host a number of special events beneficial to the public.

School Benefits

Currently, the grass field is unavailable to physical education classes in the rainy season due to drainage problems. When the field dries out it is beset by uneven surfaces and numerous gopher holes. The installation of artificial turf will allow the school to use the field during the entire year, allowing for uninterrupted intramural games and safe use by PE classes and after school sport

teams. It will become a tremendous asset for Shoreline Middle School and the Live Oak School District in educating our youth about the benefits of fitness and exercise.

Soccer Community

Santa Cruz has several adult and youth leagues that are desperate for more field space. The Live Oak fields will get frequent use from these leagues for regular scheduled games and tournaments. The Shoreline campus is conveniently located in the Mid-County area with good parking, bike lane infrastructure and the rail corridor nearby, (which in the future will feature a bike and pedestrian trail). The rent received from the leagues have the added benefit of contributing to field maintenance, as well as turf replacement costs every ten or twelve years. The state-of-the-art complex will become a main focal point for soccer (and other athletic play) in the county.

Community Benefits

Live Oak loves soccer! The game is engrained in the local culture and enjoyed by all! The close proximity of the Simpkins Swim Center, The Boys and Girls Club and Schwan Lake State Park will establish the complex as an ideal, vibrant center for the entire community. We envision lots of healthy, safe and rewarding activities taking place on a daily basis. Weekends will especially foster positive family gatherings. Sunday afternoons will be reserved for community play with moms, dads and kids enjoying leisure time on the multi-use fields, at the picnic tables, and on the surrounding track. The construction of this wonderful facility will make this area of Live Oak a true destination where fitness, family, education and community are supported and strengthened. **LET'S BUILD IT!**

Stacey Kyle, Ph.D., Director of Special Projects, Research, and Evaluation
Chip Odom, Director of Maintenance, Operations, and Transportation
Live Oak School District
984-1/960 Bostwick Lane Santa Cruz, CA 95062

March 22, 2019

RE: Stadium Lighting at Shoreline Middle School

Dear Stacey and Chip:

Thank you for meeting with our group from the Santa Cruz Chapter of the International Dark Sky Association (IDA) on February 7th, and for including Jasen Deniz of Musco Lighting. We are particularly appreciative of the copies of the support documents that Chip provided. We apologize for the delay in getting back to you. We wanted to report back to and get feedback from the rest of our membership during our March meeting before responding back.

First off, we want to express our gratitude for your willingness to spend time listening to our concerns. To sum up, because of multiple scientific studies linking artificial light at night to adverse effects on both human health and wildlife, we are concerned about the radical change that sports field lighting at Shoreline Middle School will bring to the neighborhood, which includes multiple nearby residences and the natural preserve adjacent to Schwan Lagoon within the boundary of Twin Lakes State Beach. The issue of light pollution is often misunderstood or not even on the radar of many people otherwise well informed about other environmental concerns. We understand that a great deal of time and effort has gone into researching and approving this project. But as members of the community yourselves, we hope you can understand our desire to strike a balance between creating more recreational opportunities for Live Oak residents and retaining a beautiful and safe natural nighttime environment for all.

We were pleased about not only Jasen's awareness of the IDA Criteria for Community-Friendly Outdoor Sports Lighting, but the intention to design and conform to those guidelines with the new installation, confirming the design with actual testing once installed. Musco has worked with the IDA and their newest sports lighting solutions are miles ahead of older technologies in terms of sophistication and control.

Still, because of the location of this installation and the fact that the field has not been lighted previously, we continue to have concerns about the impact of this change and ask that you review and respond to the following specific concerns and questions.

1. **LEVEL OF ILLUMINATION:** The level of illumination is currently proposed for "Type III play: competition play with up to 2000 spectators", which defines 30 footcandles as the illumination target. We believe that "Type IV play: recreation play with limited or no spectators" which defines 20 footcandles at the illumination target is more appropriate for this use and location. Furthermore, it would reduce all light pollution and energy impacts by 50%, and also likely lower construction costs. Please note that 20 footcandles is a very common interior light level, that fully supports color and depth perception.

2. **DIMMING AND SCHEDULE CONTROLS:** Given that the proposed lighting installation will include dimming and programable scheduling controls, we request that the LOSD commit itself to:
 - a. Operating the lights with the least possible impact at all times, including reduced illumination during maintenance and practice play,
 - b. And a scheduled end of play curfew of 9:00 pm, with 'lights-out' no later than 9:30 pm
 - c. Nighttime operation of no more than four days per week.
3. **WILDLIFE PROTECTIONS:** Given the close proximity of the field to protected nature areas in the adjacent state park, we request that the LOSD commit itself to:
 - a. Monitoring and reporting the impact of the lights on birds, amphibians and insects within 500 feet of the installation
 - b. Agree to modify play schedules, and restrict nighttime use, as needed, to avoid detrimental impacts on wildlife reproduction and migration patterns
4. **POLE HEIGHTS:** We are concerned that the proposed 70 foot light pole heights will be problematic for a number of reasons, listed below. We request evidence that the LOSD has addressed these issues before a construction permit is issued:
 - a. Evidence that the 70 foot high poles are permissible, given the 39 foot height limit imposed on the project.
 - b. That neighbors within ¼ mile of the site are aware of the proposal and comfortable with the implications. In many jurisdictions a 'storey-pole' is erected in advance of permitting to make the proposed height evident to all. We suggest LOSD follow such a practice
 - c. Evidence that given the very constricted space of the project, adjacent wetlands, and earthquake safety, that footings for 70- foot high poles are feasible.

In addition, we have attached an addendum to this letter, that lists the previous study documents, and explains our questions and concerns in greater detail.

Again, we thank you, both for the time you spent with us in person and in advance of further investigating the issues we have raised. We hope that, through your diligence, potential impacts on the environment and our community can be sufficiently addressed, and reasonable solutions offered.

Sincerely,

[signed on mailed paper copy]

Andy Kreyche, Vice President, Santa Cruz Chapter of IDA
Lisa Heschang, Treasurer, Santa Cruz Chapter of IDA
Chris Beal, Member, Santa Cruz Chapter of IDA, and Live Oak resident

cc: Jasen Deniz, Field Sales Representative Musco Lighting 1153 Pecos Way Plumas Lake, CA 95961
Santa Cruz Country Planning Department

Attached: 2 page addendum, reference

ADDENDUM to letter regarding Stadium Lighting at Shoreline Middle School

1. Resolution 2018/2019-5 and Attachment 1 supporting the finding that the project was exempt from CEQA contains language including the following:

A. "Illumination study was completed . . . to measure . . . and all light spillage and glare was found to be contained within a 150-foot area surrounding the field, and all impacts in regard to light would be less than significant . . ."

We question the use of the word "measure" with regard to a study since it's not possible to measure the actual glare and spillage until the fixtures are in place. Use of the term 'estimated' would be more correct. We also would like further explanation of the conclusion that all impacts would be less than significant? Based on what criteria? Can you provide a copy of this illumination study for us to review?

B. The Biological Reconnaissance Study completed by Padre Associates concluded that "the addition of the lighting could impact birds roosting within riparian habitat surrounding Schwan Lagoon . . . and recommended Mitigation Measures to reduce these impacts . . ."

We agree that lighting in such close proximity to nesting areas will be a problem. Shouldn't a study include all potentially impacted flora and fauna, not just birds? Can we get a copy of the study to review the recommended Mitigation Measures? Where is it documented that these measures are being followed in the design and implementation of the project?

C. In supporting the Class 1 exemption, "The project consists of maintenance and minor alterations to existing public structures . . ."

Perhaps there is a legal definition here that we're missing, but to the common person (and neighborhood resident), we simply don't understand how the addition of 70 foot light poles, on a field where no lighting previously existed, can be considered "maintenance and minor alterations." These poles will be far taller than any structure in the area, including the adjacent two-story Boys and Girls Club facility and Attachment 8 (Certification or EIR & Notice of Determination) mentions a variance to increase the maximum allowed height from 35 to 39 feet. Why would the light poles be exempt from that limit? We do understand that the height of the poles is necessary for achieving an installation with controlled illumination, but we wonder if residents are aware and OK with how drastically these structures will change the nature of this coastal neighborhood. Additionally, we are curious about the feasibility of the footings for 70 foot high light poles due to the small footprint of the site, earthquake considerations, and the proximity of the site to the wetland area. Given the small footprint, the poles and their footings could potentially create a serious safety hazard for soccer players running at full speed nearby.

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D. In supporting the Class 2 exemptions, the new structure would . . . (have) the same purpose and capacity . . .”

Here again, if language is to be taken at face value, we don't understand how expanding the scope and use of the field to more recreational players for a longer period of time can be considered to be having the same purpose and capacity. Again, is there something we're missing here? As I'm sure you already know, this will certainly affect the neighborhood in terms of additional traffic and noise.

E. “The lighting will be utilized for sporting events from dusk to 10:00 pm daily . . .”

You indicated at our meeting that you thought the lights might be off far sooner. Would you consider committing to a 9:00 curfew for lighting and 3-4 days per week?

Additionally, due to the amount of control built into the design of the project, would you be willing to develop and adopt specific plan for keeping the lights at the minimum illumination needed for each particular activity (cleaning, practice, games, etc.)? Further, if evidence is presented that the lights are interfering with nesting birds, amphibian migrations or other ecological processes in the adjacent riparian area, will the school district agree to modify the nighttime lighting schedule to avoid such impacts?

Finally, going back to the documents filed before school construction, a couple of things came to our attention from within the Revised Conditions of Approval for Permit #89-1133:

1. Condition A2 addresses field lighting. It mentions an original lighting plan specifically and implies athletic lighting only on softball fields (with different standards mentioned for infield and outfield). It also states that “upward glow shall be eliminated.”

Is it possible for us to review this original lighting plan? Did it include lighting for the soccer field? Was it reviewed and approved by County Planning? Does the illumination study previously mentioned consider the the upward glow from light being reflected off the field?

2. Condition E3 under the heading “Upland Biotics and Landscaping” refers to the shielding of light.

Due to the close proximity of the west end (and especially the SW corner) of the soccer field to the arroyo willow riparian woodland area, are there specific light level limits within that area? If so, what are they? If not, why not? It's clear that although the illumination study states that “glare” will be contained within 150 feet of the field, this boundary is far closer and will be impacted. Has anything been done to address this, either in the recommended Mitigation Measures previously mentioned or elsewhere?