

**Applicant:** Fuse Architects **Agenda Date:** September 12, 2025

Application Number: 231225

Owner: Camp Lehi
APN: 086-281-28
Agenda Item: 3
Time: After 9:00 a.m.

**Site Address:** 1440 Bertoli Drive, Santa Cruz

**Project Description**: Proposal to construct, in a new location, a 3,561 square foot, 150-seat dining hall with a 5,213 square foot deck that replaces a dining facility destroyed in the CZU complex fire, associated with an existing organized camp in the Timber Production Zone. Requires an Amendment to Use Permit 4660-U, Coastal Development Permit, Variance to exceed the maximum building height of 25 feet to 29 feet 4 inches for structures associated with an organized camp, Design Review, and a determination that the project is exempt from review under the California Environmental Quality Act.

**Location**: Parcel is located on Bertoli Drive (1440 Bertoli Drive), which runs north-south through the subject parcel, approximately 4,900 feet southwest of the intersection of Bertoli Drive and Empire Grade in the North Coast Planning Area.

Permits Required: Master Plan Amendment, Coastal Development Permit, Variance

Technical Reports: Biotic Report and Archaeological Report

**Supervisorial District**: Third District (District Supervisor: Justin Cummings)

# **Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 231225, based on the attached findings and conditions.

# **Project Description & Setting**

The subject property is approximately 110 acres in size and contains a wide variety of terrain including creeks, steep slopes, ridges, and meadows. The project site is primarily undeveloped apart from perimeter fencing, a combination of paved and unpaved roads and trails as well as structures associated with the operation of an existing organized camp (Camp Lehi), which are primarily clustered on the upper elevations of the parcel, close to entrance of the camp off Bertoli Road.

The project site is located entirely within the mapped Coastal Zone with expansive views of the

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Pacific Ocean to the west. Several contiguous parcels, which are in common ownership, comprise the land accessed by campers and staff on a year-round basis. The project site is encumbered by a variety of biotic and archeological resources including location on the north end of the County of Santa Cruz jurisdiction within the North Coast Planning area. The surrounding area is sparsely developed and consists primarily of land zoned for timber production, open space and low-density single family residential development.

This is a proposal to reconstruct the original dining hall (Helman Hall) associated with the existing Organized Camp with slight increases to the original square footage and height. In addition, the proposed dining hall is proposed to be to be located approximately 200 feet west of the original structure and situated on a hilltop, which would improve views of the Pacific Ocean. The proposed dining hall would continue to serve as a central gathering place for campers and staff.

A proposed parking area is to be constructed primarily in the location of the prior hall including additional accessible spaces closer to the proposed dining hall to ensure compliance with current accessibility regulations, while improving access for deliveries and site safety. The project has been designed in conformance with the recommendations of the accepted project Biotic report to ensure potential impacts to special-status plans and habitat are minimized.

# **Project Background**

The project site has been historically developed with an Organized Camp (Lehi) which was initially authorized in the 1970's under development permit 4660-U. Current camp facilities included: five onsite campgrounds (Shiblon, Limhi, Abish, Zarahemla, and Ammon Point), two restroom/shower buildings, assembly/dining hall, outdoor amphitheater, maintenance/storage buildings, children's play area, a ball field which doubles as an emergency helicopter landing pad, volleyball court, family picnic area, three meeting areas/viewpoints, archery ranges, two parking areas with 30 and 15 spaces respectively including two unpaved parking spaces at each of the 67 campsites, providing a total of 179 parking spaces. The primary road through the site is paved, providing access via other unpaved roads to the existing campsites. Two additional wilderness sites are located on adjacent parcels in common ownership as well as the camp host/caretaker residence, which is located on an adjacent parcel to the north (APN 086-281-29) along with water treatment and off-grid power facilities.

As discussed at length in the most recent application to amend the Master Plan for Camp Lehi (Application 101011), the site is approved to host up to 200 campers per week between June and August and one overnight campout event for the Boy Scouts is allowed during the month of February. The camp has the capacity to host up to 402 campers between the five campgrounds (6 campers per campsite).

In August of 2020, the CZU lightening fire complex destroyed most of the camp facilities except for a recently constructed bathroom facility and some utilities infrastructure. While much of the facilities have been restored as in-kind replacements with building permits, the proposed dining hall would be situated in a new location and be slightly larger in square footage, resulting in an increase in height of the original building. The design of the proposed dining hall would be consistent with some of the more modern facilities that have been approved on the project site, specifically, the new restroom facilities that include a steel shed roof and constructed primarily out of concrete.

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# **Zoning & General Plan Consistency**

The subject property is a 110-acre lot, located in the TP (Timber Production) zone district, a designation which allows commercial uses. The proposed dining hall is associated with a permitted and existing organized camp use which is an allowed use within the zone district and the zoning is consistent with the site's R-MT (Mountain Residential) General Plan designation.

# **Biotic Resources**

A biotic report was prepared by Ecological Concerns Inc. dated July 3, 2024, for the proposed development and submitted to the County for review. On January 7, 2025, the Biotic report was accepted. Conditions have been required to ensure that potential impacts to Anderson's manzanita and Schreiber's manzanita, special-status species and their habitats. Other sensitive habitats will be avoided and/or minimized to the maximum extent possible during project implementation and post project completion. The conditions outlined in the Biotic acceptance letter are hereby incorporated into the project by ensuring unavoidable permanent impacts are compensated through restoration, enhancement, and protection of degraded sensitive habitat on the property.

# Archaeological Resources

An archaeological survey, prepared by Albion Environmental, Inc, dated December 2023, for the project site and submitted to the County for review. While there is evidence of archaeological resources on the project site, no evidence of cultural resources was found in the project area. It was determined there is a very low probability that the current project would impact historic-era archaeologic resources. The project has been conditioned to avoid areas of cultural significance while developing this and any future project. Further, the project has been conditioned to require reporting of any cultural resource identified during site preparation.

# Variance

The project proposes a variance to increase the allowed height of 25 feet to 29'4". It is noted that within the TP zone district, a maximum height of 28 feet is generally allowed however, SCCC 13.10.692 (D)(3) specifically limits the height of structures associated with Organized Camps to 25 feet. While other provisions of County Code provide exceptions to height of structures through the application of increased setbacks or design review, these provisions are not applicable in the TP zone district or to Organized Camps. Therefore, the only method by which an increase in height can be considered is by way of a variance.

As discussed above, the project site contains a wide variety of terrain. It is acknowledged that the dining hall is a critical component for the operation of the camp and therefore it is necessary for the dining hall to be centrally located in and among the existing tent sites.

The proposed location of the dining hall, is, for the most part, a relatively flat area in terms of topography. However, the southwest corner of the building footprint drops abruptly thereby creating enough variation in topography that creates a special circumstance for which a variance to increase the allowed height can be supported.

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While it is acknowledged that the proposed design of the dining hall is consistent with the other more recently constructed buildings and the proposed roof pitch requires a scale and pitch necessary to balance the building, the request to increase height from 25 feet to 29.5 feet would not meet the general intent of the Zoning ordinance. However, the granting of a variance to increase the height from 25 feet to 28 feet would be consistent with the general intent of the Zoning ordinance. Furthermore, it would not result in a granting of special privileges in that the proposed height would be consistent with the maximum height allowed in the TP zone district. It is therefore recommended that the final height of the structure be conditioned such that it does not exceed 28 feet in height.

# **Design Review**

The proposed dining hall complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features, such as varied roof pitch and use of natural colors and finish materials, which reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. It should be noted that the project site is not readily visible from any public vantage point. Properties in the vicinity contain accessory structures of similar size due to the size of the surrounding parcels and nature of the uses that occur in the vicinity.

# **Local Coastal Program Consistency**

The proposed dining hall is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings and similarly sized accessory structures. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles which is also consistent with the existing restroom facilities found on the project site. 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. The proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

# 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 231225, 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 Division, and are hereby made a part of the

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# administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: <a href="https://www.sccoplanning.com">www.sccoplanning.com</a>

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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. Report review letters

# CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Division 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: 231225

Assessor Parcel Number: 086-281-28 Project Location: 1440 Bertoli Road, Santa Cruz
Project Description: Proposal to reconstruct a dining hall associated with an existing organized camp.
Person or Agency Proposing Project: Fuse Architects, Attn David Beauchamp
Contact Phone Number: (831) 304-6244
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.
<b>D.</b> Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. X Categorical Exemption
Specify type: Class 1 - Existing Facilities (Section 15301), Class 2 - Replacement or Reconstruction (Section 15302), Class 3 - New Construction or Conversion of Small Structures (Section 15303),
F. Reasons why the project is exempt:
Reconstruction of dining hall facility associated with an existing organized camp including slight enlargement as a result of a catestrophic event (wildfire) in an area designated for organized camp uses.
In addition, none of the conditions described in Section 15300.2 apply to this project.
Date:
Nathan MacBeth, Project Planner

# **Coastal Development Permit Findings**

(A) 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 TP (Timber Production), a designation which allows Organized Camp and associated uses. The proposed dining hall is ancillary to a permitted use within the zone district, and the zoning is consistent with the site's R-MT (Mountain Residential) General Plan designation.

(B) 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.

(C) 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 the development is consistent with the surrounding neighborhood and other structures developed throughout the project site in terms of architectural style; the site is surrounded by lots developed to an rural density; the colors of the proposed structure will be natural in appearance and complementary to the site; and the development site is on a ridge with expansive views however the structure would not be readily visible from a public vantage point.

(D) 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 and no public beach access exists in the near vicinity of the project site. The nearest public beach access is available at Scott Creek Beach, approximately four miles southwest of the project site.

(E) That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood and other structures on the project site. Additionally, organized camp uses are allowed uses in the TP (Timber Production) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings and research facilities. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

(F) 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.

(G) In the event of any conflicts between or among the required findings, required findings in subsections (E) and (F) of this section shall prevail.

This finding can be made, in that there are no conflicts among the required Coastal Development Permit findings.

# **Variance Findings**

1. That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, 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 the topography of the project site creates the special circumstance for which a variance to allow for an increase in height can be supported. The location of the proposed dining hall is relatively flat with the exception of the southwest corner of the proposed building site where a steep downgrade exists. As a result of the steep grade, the proposed eave on the corresponding side of the structure would exceed the allowed height of 25 feet for structures associated with organized camps.

The project includes a request to increase the allowed height from 25' to 29'4". The allowed height in the TP zone district is 28 feet. The height limit for structures associated with organized camps is notably lower than the zone district standard however the parcel is of appropriate size that increased height would not result in a looming effect on adjacent parcels and development at the zone district standard is appropriate. The project has been conditioned to allow a maximum height of 28 feet, consistent with the height allowed in the TP zone district.

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 the subject property is zoned Timber Production (TP) which generally allows a height of 28 feet for structures. The proposed structure will be conditioned such that it will not exceed the maximum height of 28 feet, consistent with other structures that could be constructed on the subject parcel and within the TP zone district.

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 the TP zone district allows for construction of structures with a maximum height of 28 feet. The project has been conditioned to limit the proposed height to 28 feet, consistent with the TP zone district. Further, organized camps generally contain large communal structures which may necessitate increased height.

# **Discretionary Permit Findings**

(a) Health and Safety. The proposed location of the project and the conditions under which it would be developed, 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 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 commercial uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project 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 be materially injurious to properties or improvements in the vicinity.

(b) Zoning Conformance. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of 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 dining hall and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the TP (Timber Production) zone district as the primary use of the property will be one organized camp that meets all current site standards for the zone district, with the exception of the height of the proposed dining hall for which variance findings to allow for increased height can be supported.

(c) General Plan Conformance. The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

This finding can be made, in that the proposed use is in substantial conformance with the use and density requirements specified for the R-MT (Mountain Residential) land use designation in the County General Plan. The project would not increase the number of campers or user days and is therefore consistent with the prior use approval, allowing a maximum of 402 overnight campers.

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

(d) CEQA Conformance. The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project. The project has been designed and conditioned to ensure that no adverse impacts to Biotic resources or archaeological resources would occur.

(e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed dining hall will not result in an increase in traffic generated by the site. The proposed project would not result in an increase in staff or campers, remaining consistent with the prior use approval. Further, the proposed dining hall is intended to replace the original dining hall that was destroyed by the CZU Fire. The entire camp is an "off-grid facility. Therefore, the project will not adversely impact existing roads or intersections in the surrounding area, and the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

(f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed dining hall is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

(g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding can be made, in that the required Coastal Development Permit findings have been made for this project and the project is consistent with the provisions of the certified Local Coastal Program.

# **Site Development Permit Findings**

(a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed dining hall is designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood.

(b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the proposed dining hall is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the subject property and reduce the visual impact of the proposed development on surrounding land uses.

# **Conditions of Approval**

Exhibit D: Project plans, prepared by Fuse Architects, revised 3/3/2025.

- I. This permit authorizes the construction of a dining hall and associated site improvements 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 Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
    - 1. Any outstanding balance due to Santa Cruz County Planning 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 a Grading Permit from the Santa Cruz County Building Official.
  - D. 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 Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    - 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
    - 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning review and approval.
    - 3. Grading, drainage, and erosion control plans.

- 4. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
- 5. Details showing compliance with fire department requirements.
- 6. Details showing compliance with Accessibility requirements.
- 7. A Water Efficient Landscape Plan prepared in accordance with the requirements of the Water Efficient Landscape Ordinance (County Code Chapter 13.13) by a certified/licensed landscape architect, landscape contractor, civil engineer, landscape irrigation designer, landscape irrigation auditor, or water manager. WELO-exempt projects, residential projects of up to two units, or landscapes where at least 30% of the water use is provided by graywater, recycled water or captured rainwater may provide either a signed Water Efficient Landscape Checklist or a Water Efficient Landscape Plan.
  - a. Any landscape plan submitted to comply with SCCC Ch. 13.13 shall include a Water Efficient Landscape Plan Submittal Compliance Statement.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
  - 1. **Final Stormwater Management Plan (SWP)/Civil Plans:** Provide an updated conceptual SWP/civil plans that include:
    - a. Best management practices (BMP) and mitigation proposals(s) for the first 350 feet of the new asphalt roadway. How/where will these areas drain? Based on spot elevations provided it appears these areas will drain to a low point in the existing baserock road. What is indicated by the lines across the road in this location is there a water bar, gutter, pipe at this location?
    - b. Provide invert elevation for the proposed flow control orifice.
    - c. Provide dimensions of the proposed stormwater pond with minimum surface area and depth below the orifice elevation. Include specifications for surface infiltration test method and minimum allowable infiltration rate to be completed with results provided prior to permit final.

- d. Include markings: "No Dumping Drains to Bay" on all proposed inlets.
- e. Provide details for the proposed trash enclosure showing how the area will be covered and protected from stormwater runoff and runoff.
- f. Provide an updated legend for surfacing on sheet C-1 so that the proposed AC and baserock surfacing are discernible. There appear to be proposed concrete areas but there is no legend for this. Provide additional proposed spot elevations for high points, low points and edges of proposed concrete, asphalt and baserock areas.
- 2. **Final Stormwater Management Report:** Provide final Stormwater Management Report that is signed, stamped and dated and that addresses:
  - a. If the gravel areas are intended to be self-mitigating please provide analysis demonstrating retention of the 10-year storm consistent with the CDC definition. Demonstrate that the location of the gravel areas relative to septic system facilities is consistent with Environmental Health criteria.
  - b. A site assessment performed by the project Engineer, Architect, or Designer that notes whether there are any existing stormwater (drainage) issues on or near the site and if any stormwater (drainage) issues or impacts are anticipated resulting from the proposed improvements. The downstream assessment portion of the report shall be updated to include an evaluation of the adequacy of the existing pipe/s under the road as well as water bars/swales across the road including: are the existing pipes and drainage facilities in good condition?, and are there signs of erosion or instability near or downstream of any discharge point? etc.
  - c. Provide soils/infiltration data used in sizing stormwater mitigations on the project site for review.
  - d. Provide approval from the project geotechnical engineer for the conceptual SWP prior to discretionary completeness.
- 3. **Maintenance:** Provide a recorded stormwater management maintenance agreement (SWM-25B) that establishes who is responsible for the operation and maintenance of the stormwater facilities, source control measures, mitigation features, storm drain markings/signage, drainage patterns, and impervious area limits established with the project and which is consistent with and includes all required attachments as specified in Section C.3 of the CDC. The annual checklist for the stormwater pond shall include annual infiltration testing, photos of the cleaned flow control

structure, measurements of the pond depth and surface area. Checklists shall also be provided for proposed inlets, existing and proposed swales, storm drainpipes, inlets and outlets, "No Dumping" markings, trash enclosure BMPs, etc.

- a. The recorded maintenance agreement shall identify a single entity who is responsible for submitting the annual maintenance report and paying associated annual fees.
- 4. **Construction Inspection:** For all projects requiring an SWM-25B Maintenance Agreement that are not part of a land division, Public Works staff will inspect the construction of the drainage related items. Please provide engineer's estimate for the construction of the drainage items (there is a 2% inspection fee). A hold will be placed on the building permit for a preconstruction meeting with the Public Works Construction Engineer (please call at least 48 hours prior to construction to schedule the preconstruction meeting at 831.454.2160). A second hold will be made for approval of the final construction by the Public Works Construction Inspector.
- C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- D. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning including all requirements and conditions contained in the Biotic Report and Biotic Report Acceptance letter dated May 7, 2025.
  - 1. The archaeological report for the site of proposed development for the dining hall is clear of any culturally significant areas. The report for this parcel showed areas of cultural significance in future and proposed areas for development. Development of these areas must be avoided for this project and future proposals should avoid impacts if feasible.
  - 2. If at any time in the preparation for or process of excavating or otherwise disturbing the ground, any human remains of any age, or any artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years of age is discovered, the project shall:
    - a. Cease and desist from all further excavations and disturbances within 200 feet of the discovery.
    - b. Arrange for staking completely around the area of discovery by visible stakes no more than 10 feet apart, forming a circle having a radius of no less than 100 feet from the point of discovery; provided, however, that such staking need not take place on adjoining property unless the owner of the adjoining property authorizes such staking.

- c. Notify the Sheriff-Coroner of the discovery if human remains have been discovered. Notify the Planning Director if the discovery contains no human remains.
- d. Grant all duly authorized representatives of the Coroner and the Planning Director permission to enter onto the property and to take all actions consistent with this chapter.
- E. Meet all requirements and pay any applicable plan check fee of the Fire Protection District.
- F. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
- G. 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.
- H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
  - A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. The project must comply with all recommendations of the approved soils reports.
  - D. 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. Indemnification

- The applicant/owner shall indemnify, defend with counsel approved by the A. COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.
- B. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- C. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
  - 1. COUNTY bears its own attorney's fees and costs; and
  - 2. COUNTY defends the action in good faith.
- D. <u>Settlement</u>. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
- E. <u>Successors Bound</u>. The "applicant/owner" shall include the applicant and/or the owner and the successor'(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure 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:	
	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.





512 CAPITOLA AVE. CAPITOLA, CALIFORNIA 95010 831-479-9295 FUSEARCHITECTURE.COM

# **LEHIPARK** CAMP REBUILD 1440 BERTOLI DRIVE SANTA CRUZ, CA 95060



Project S	Project Submittal Record		
Revision	Date	Issue Description	
	01/18/2023	PLANNING	
	01/18/2023	SUBMISSION #1	
	05/11/2023	PLANNING	
	05/11/2023	SUBMISSION #2	
	12/15/2023	PLANNING	
Z-5	12/15/2023	SUBMISSION #3	
	3/3/2025	PLANNING	
<u> </u>	3/3/2025	SUBMISSION #4	

Seal/ Signature



Project Name

LEHI PARK / CAMP REBUILD

Accessor's Parcel Number APN #: 086-28-128

Sheet Title COVER SHEET

Scale As Indicated

01.1

Exhibit D

#### LOCATION MAP



FROM LIIGHWAY I TAKE EVIT 4418 ONTO CA. 17N TOWARD SAN FROM HIGHWAY I. TAKE EXIT 441B ONTO CA-17N TOWARD SAN JOSEJOAKLAND. TAKE EXIT 5 FOR MT. HERMOMN RD. TURN RIGHT ONTO GRAHAM HILL ROAD. CONTINUE ONWARDS ONTO FELTON EMPIRE ROAD TURN RIGHT ONTO EMPIRE GRADE. AT END OF EMPIRE ROAD TURN RIGHT FOR MAIN ENTRY GATE INTO LEHI PARK.

#### VICINITY MAP



#### TITLE 24 & GREEN BUILDING

SEE SHEETS A10.3 & A10.4 FOR TITLE 24 COMPLIANCE & MANDATORY MEASURES SEE SHEETS A10.5 & A10.6 FOR CAL GREEN

#### **APPLICABLE CODES & REGULATIONS**

BUILDING CODE ELECTRICAL CODE MECHANICAL CODE PLUMBING CODE ENERGY CODE

GREEN BUILDING COUNTY CODE

2012 CBC (2012 CALIFORNIA BUILDING CODE, TITLE 24, PT 2)
2012 CEC (2012 CALIFORNIA ELECTRICAL CODE, TITLE 24, PT 3)
2012 CMC (2012 CALIFORNIA MECHANICAL CODE, TITLE 24, PT 4)
2012 CMC (2012 CALIFORNIA PLUMBING CODE, TITLE 24, PT 5)
2012 CPC (2012 CALIFORNIA PLUMBING CODE, TITLE 24, PT 6) 2022 CFC (2022 CALIFORNIA FIRE CODE, A SMENDED AND ADOPTED BY THE SANTA CRUZ COUNTY FIRE DEPARTMENT ) 2022 CALGREEN (2022 CALIFORNIA GREEN BLIII DING STANDARDS CODE TITLE 24 PT 11) SANTA CRUZ COUNTY CODE AMENDMENTS

#### **DEFERRED SUBMITTALS**

SUBMITTAL DOCUMENTS FOR DEFERRED ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD TO THE BUILDING OFFICIAL WITHIN A NOTATION INDICATION THAT THE DEFERRED DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN CENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED TEMS SHALL NOT BE INSTALLED UNITL. THEM DESIGN A SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY

THE ENGINEER(S) RESPONSIBLE FOR THE DESIGN OF THE DEFERRED SUBMITTAL ITEMS SHALL STAMP AND SIGN THOSE DRAWINGS AND CALCULATIONS FOR WHICH HEISHE IS RESPONSIBLE.

ITEMS TO HAVE DEFERRED SUBMITTAL INCLUDE: FIRE SPRINKLER DESIGN AND LAYOUT

PLUMBING - ISOMETRIC DRAWING

FIRE PUMP

IOR COPIES OF THE BUILDING & FIRE SYSTEMS PLANS & PERMITS MUST BE ON-SITE DURING INSPECTIONS.

#### FIRE NOTES

- I. THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2019 EDITION) AND THE LOCAL FIRE DISTRICT AMENDMENTS.
- SMOKE ALARMS SHALL BE INSTALLED ACCORDING TO THE FOLLOWING MINIMUM REQUIREMENTS:

   ONE ALARM ADJACENT TO EACH SLEPING ABEA
   ONE ALARM IN EACH SLEPING ROOM
   ONE ALARM IN EACH STAIRWAY OF 24" RISE OR GREATER AND IN AN ACCESSIBLE

  - LOCATION BY LADDER
  - LOCATION BY LADDER THERE SHALL BE ONE SMOKE ALARM ON EACH FLOOR LEVEL THERE SHALL BE A MINIMUM OF ONE SMOKE ALARM IN EVERY BASEMENT AREA
- 3. CARRON MONOYIDE ALARMS SHALL BE INSTALLED ACCORDING TO THE FOLLOWING MINIMUM REQUIREMENTS:
  - MUM REQUIREMENTS: ONE ALARM ADJACENT TO EACH SLEEPING AREA THERE SHALL BE AT LEAST ONE CARBON MONOXIDE ALARM ON EACH FLOOR LEVEL
- 4. BUILDING NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET. WHERE NUMBERS ARE NOT VISIBLE FROM THE STREET, ADDITIONAL NUMBERS SHALL BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY DRIVEWAY AND THE STREET.
- 5. BUILDING SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH THE CURRENTLY ADOPTED EDITION OF NFPA FOR A LIGHT HAZARD.
- 6. FIRE SERVICE UNDERGROUND AND PRIVATE FIRE HYDRANT SHALL COMPLY WITH NFPA 24
- 7 FIRE PLIMP SHALL CONFORM WITH NEPA 20
- 8 A MANUAL AND ALITOMATIC FIRE ALARM SYTEM THAT INITIATES THE OCCUPANT NOTIFICATION 8. A PANDULA AND AUTOMATIC PIKE ALAKITST FEIT THAT INITIALES THE OCCUPANT NOTIFICATION SIGNAL AS PRESCRIBED IN CPC 907.25 SHALL BE INSTALLED. FIRE ALARM SYSTEM SHALL MONTOR SPRINKLER FLOW, ACTIVATION OF HOOD FIRE SUPPRESSION SYSTEM(S), AND FIRE PUMP OPERATIONS.
- 9. THE DRIVEWAY / ACCESS ROAD SHALL BE IN PLACE PRIOR TO ANY FRAMING CONSTRUCTION, OR CONSTRUCTION WILL BE STOPPED.
- IO. A IOO'-O" (ONE HUNDERED FOOT) CLEARANCE SHALL BE MAINTAINED AROUND AND ADJACENT TO THE BUILDING OR STRUCTURE TO PROVIDE ADDITIONAL FIRE PROTECTION OR FIRE BREAK BY REMOVING ALL BRUSH, FLAWMABLE VEGETATION, OR COMBUSTIBLE GROWTH.
- EXCEPTION: SINGLE SPECIMENT OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MENAS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE.
- LESTANDARD ON WATER SUPPLIES FOR SURLIRRAN AND RURAL FIRE FIGTHING SHALL BE USED AS GUIDANCE FOR THE WATER SUPPLIES FOR SEBURBANA WATER STORAGE SHALL BE FOR FIRE PROTECTION ONLY. DAILY DOMESTIC WATER STORAGE SHALL BE ABOVE AND BEYOND THIS AMOUNT

#### CONCRETE MASONRY NOTES

- I. ALL WORK TO BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE AND SPECIFICATION FOR MASONRY STRUCTURES
- 2. MASON TO BE QUALIFIED BY DOCUMENTATION OF EXPERIENCE WITH SIMILAR TYPE PROJECTS
- 3. PROVIDE SAMPLE MOCK-UP PANEL TO ASSURE THE LEVEL OF WORKMANSHIP EXPECTED AND TO BE USED AS A STANDARD OF REFERENCE UNTIL THE PROJECT IS COMPLETED. MOCK-UP PANEL TO BE AGREED UPON BY ARCHITECT AND G.C.
- 4. ALL MASONRY MATERIALS (INCLUDING SAND) TO BE STORED AT THE JOB SITE TO BE PROTECTED FROM CONTAMINANTS SUCH AS DIRT, RAIN AND SNOW.
- 5. THE TOPS OF UNFINISHED WALLS SHALL BE COVERED AT THE END OF EACH WO RK DAY. THE COVER SHOULD EXTEND 2:0° DOWN EACH SIDE OF THE MASONRY AND BE HELD SECURELY IN PLACE.

#### PROIECT DESCRIPTION

MOST OF THE STRUCTURES WITHIN CAMP LEHI (OWNED AND OPERATED BY THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS) WERE DESTROYED DUE TO THE CZU LIGHTING COMPLEX FIRE IN 2020. AS APART OF THIS PROJECT THE CHURCH IS PROPOSING TO REBUILD THE BELOW

DINING FACILITY: INCLUDES A DINING HALL THAT CAN SEAT 150 USERS, FRONT-OF-HOUSE + BACK-OF-HOUSE KITCHEN, MEN'S & WOMEN'S RESTROOM & MEP EQUIPMENT ROOM.

## PROJECT INFORMATION

#### SITE INFO (APN# 086-281-2

ZONING: TP (TIMBER PRODUCTION) GENERAL PLAN: R-M STORIES: I BUILDING CLASSIFICATION; TYPE IA OCCUPANCY - ASSEMBLY - A-2

# SETBACKS:

FRONT: 40° REAR: 20 SIDE: 20'

MAX HEIGHT ALLOWED: 25'-0" MAX HEIGHT PROPOSED: 29'-4" - REQUEST FOR A VARIANCE PER 13.10.230

#### LOT COVERAGE & BLDG. SO. FOOTAGE:

ALLOWED (10%): EXISTING BLDG. SQ. FOOTAGE PROPOSED BLDG. SQ. FOOTAGE

4,749,346.8 SF (109.03 ACRES) 474,934.9 SF 4,000 SF (2084% OUT OF THE 10% ALLOWED) 3,561SF (2074% OUT OF THE 10% ALLOWED)

#### PARKING REQUIREMENTS:

REQUIRED: 37 PROVIDED: 37

### CONTACT INFORMATION

CLIENT: CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS BRUCE CATANZARO 50 E. N. TEMPLE ST, UT 84150

ARCHITECT: FUSE ARCHITECTS. INC. DAN TOWNSEND 512 CAPITOLA AVENUE CAPITOLA, CA 95010

831-479-9295 WWW.FUSEARCHITECTURE.COM

STRUCTURAL ENGINEER: APEX DESIGN GROUP RON CHRISTENSEN, SE 5S E. MAIN ST. WELLSVILLE, UT 84339 435-554-0520

GEOTECH: HARO KASUNICH & ASSOCIATES MOSES CUPRILL 116 E. LAKE AVE. WATSONVILLE, CA 95076

831,722,4175

CIVIL (GRADING & STORM WATER): MARK GROFSCISK 303 POTRERO ST. SANTA CRUZ, CA 95060 841-425-3901

CIVIL (WATER & SANITATION): MYER ENGINEERING, INC. PAUL MYER PAUL MYER 1796 LAUREL GLEN RD. #9721 SOQUEL, CA 95073 831-800-2244 WWW.MYERENGINEERING.COM

SURVEYOR: EDMUNDSON LAND SURVEYING OLIN EDMUNDSON 1512 SEABRIGHT AVE, SANTA CRUZ 95062

MEP + TITLE 24: MONTEREY ENERGY GROUP

RYAN KNIGHT 26465 CARMEL RANCHO BLVD., #8 CARMEL, CA 93923 CITY, STATE ZIP 831-250-9095

#### DRAWING INDEX

ARC	CHITECTURAL	PLANNING SUBMISSION	PLANNING SUBMISSION	PLANNING SUBMISSION	PLANNING
SHEET NUMBER	ARCHITECTURAL DRAWINGS	01/18/22	05/11/22	12/15/23	03/03/25
01.1	COVER SHEET	×	х	Х	х
01.2	PROJECT INFORMATION	Х	х	Х	Х
01.3	EXISTING LAND SURVEY	Х	Х	Х	X
01.4	LEHI CAMP VICINITY MAP	Х	х	Х	Х
01.5	WATER TREATMENT SYSTEM + FIRE IRRIGATION CISTERN PLAN			Х	Х
01.6	EXISTING SITE PLAN				Х
01.7	PROPOSED SITE PLAN @ DINING HALL	Х	х	Х	Х
8.10	PROPOSED SITE PLAN @ PARKING LOT	Х	Х	Х	Х
01.9	PROPOSED LANSCAPING PLAN	Х	Х	Х	X
01.10	AREA CALCULATIONS	Х	х	Х	Х
01.11	FLOOR OCCUPANT LOAD & EGRESS PLANS	Х	Х	Х	Х
01.12	ACCESSIBILITY PLAN			Х	X
01.13	PROPOSED IST FLOOR CONSTRUCTION PLAN	Х	Х	Х	Х
01.14	PROPOSED IST FLOOR DIMENSIONED PLAN	Х	х	Х	Х
01.15	FIRST FLOOR EQUIPMENT PLAN			Х	X
01.17	PROPOSED ROOF PLAN	Х	Х	Х	Х
01.18	PROPOSED EXTERIOR ELEVATION	Х	Х	Х	х
01.19	PROPOSED EXTERIOR ELEVATION	Х	Х	Х	Х
01.20	PROPOSED EXTERIOR ELEVATION				Х
01.21	PROPOSED SECTIONS	Х	Х	Х	х
01.22	PROPOSED EXTERIOR FINISHES	X	Х	Х	Х
01.23	PROPOSED EXTERIOR LIGHT FIXTURES	Х	Х	Х	Х

	CIVIL				
SHEET NUMBER	CIVIL DRAWINGS	01/18/22	05/11/22	12/15/23	0303/25
C-I	GRADING AND DRAINAGE PLAN	×	х	х	×
C-2	DETAILS	X	Х	Х	Х
C-3	DETAILS	×	х	х	X
C-4	DETAILS	×	х	х	х
C-5	STORMWATER POLLUTION CONTROL PLAN			Х	X
C-6	SITE PLAN			х	х

# **LEHIPARK** CAMP REBUILD 1440 BERTOLI DRIVE SANTA CRUZ, CA 95060



Project Submittal Record

Revision	Date	Issue Description
	01/18/2023	PLANNING
	01/16/2023	SUBMISSION #I
	05/11/2023	PLANNING
	03/11/2023	SUBMISSION #2
- A	12/15/2023	PLANNING
	12/13/2023	SUBMISSION #3
	3/3/2025	PLANNING
	3/3/2023	SUBMISSION #4

Seal/ Signature



Project Name LEHI PARK / CAMP REBUILD

Accessor's Parcel Number APN #: 086-28-128

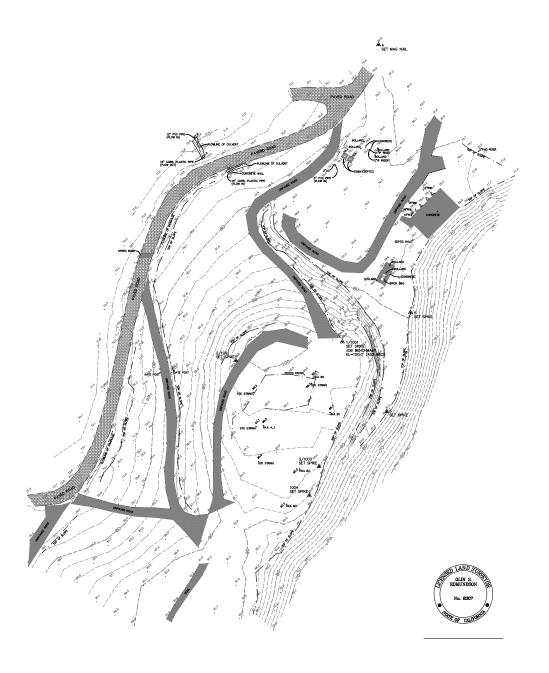
Sheet Title PROJECT INFORMATION

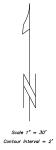
As Indicated

012

Exhibit D

3/3/2025 10:17 AM





# LEGEND

<b></b>	Survey control point set as noted Edge of concrete
	Flowline of drainage Top/toe of slope
	Edge of unpaved road
	Edge of pavement Tree

Job benchmark = Pt. #1 ( 8" spike ), Elevation 100.00 Feet ( Assumed )

File 21080U.DWG FB 212/46

Job #21080

NOTE: This is not a boundary survey. Property lines are shown for orientation only and are based on recorded data. They may be discovered to be different, subject to the results of a complete boundary survey.

1512 SEABRIGHT AVEN SANTA CRUZ, CA 9500 PHONE (831) 425-17 FAX (831) 425-1795

UNDSON		TOPOGRAPHIC SURVEY MAI F ASSESSOR'S PARCEL NO. 086-281-29	
ASSOCIATES SURVEYING	Scale 1" = 30' May 27, 2022	Santa Cruz County California	F
HT AVENUE CA 95062	,,	Prepared for Fuse Architects Inc.	<u> </u>
125-1796			П

LEHI PARK

CAMP REBUILD 1440 BERTOLI DRIVE SANTA CRUZ, CA 95060



Project Submittal Record

Revision	Date	Issue Description
	01/18/2023	PLANNING SUBMISSION #1
	05/11/2023	PLANNING SUBMISSION #2
<u> </u>	12/15/2023	PLANNING SUBMISSION #3
	3/3/2025	PLANNING SUBMISSION #4

## Seal/ Signature



Project Name

LEHI PARK / CAMP REBUILD

Accessor's Parcel Number APN #: 086-28-128

Sheet Title

EXISTING LAND SURVEY

Scale As Indicated

01.3



# **LEHIPARK** CAMP REBUILD 1440 BERTOLI DRIVE SANTA CRUZ, CA 95060



Project Submittal Record

Revision	Date	Issue Description
	01/18/2023	PLANNING SUBMISSION #1
	05/11/2023	PLANNING SUBMISSION #2
$\triangle$	12/15/2023	PLANNING SUBMISSION #3
	3/3/2025	PLANNING SUBMISSION #4

## Seal/ Signature



Project Name

LEHI PARK / CAMP REBUILD

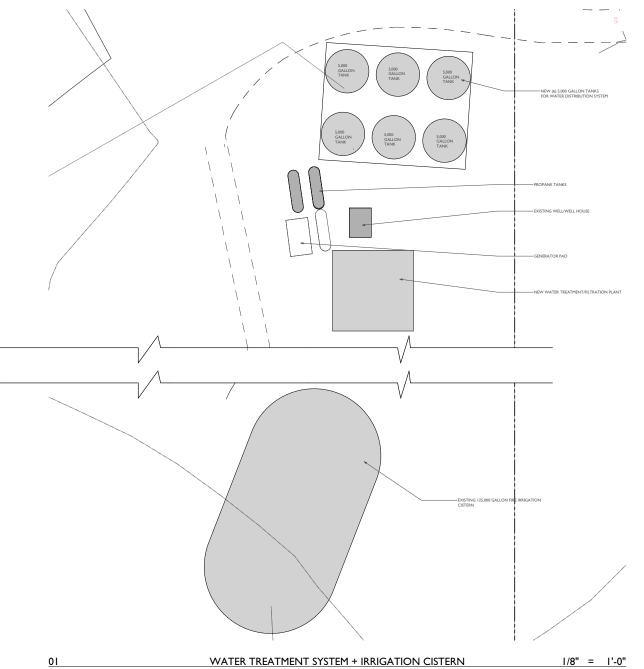
Accessor's Parcel Number APN #: 086-28-128

Sheet Title

LEHI CAMP VICINITY MAP

Scale As Indicated

01.4





# **LEHIPARK** CAMP REBUILD 1440 BERTOLI DRIVE SANTA CRUZ, CA 95060



Revision	Date	Issue Description
	01/18/2023	PLANNING
	01/16/2023	SUBMISSION #I
	05/11/2023	PLANNING
	05/11/2023	SUBMISSION #2
Α.	12/15/2023	PLANNING
Z-1	12/15/2023	SUBMISSION #3
	3/3/2025	PLANNING
/2\	3/3/2025	STIBMISSION #4

## Seal/ Signature



Project Name

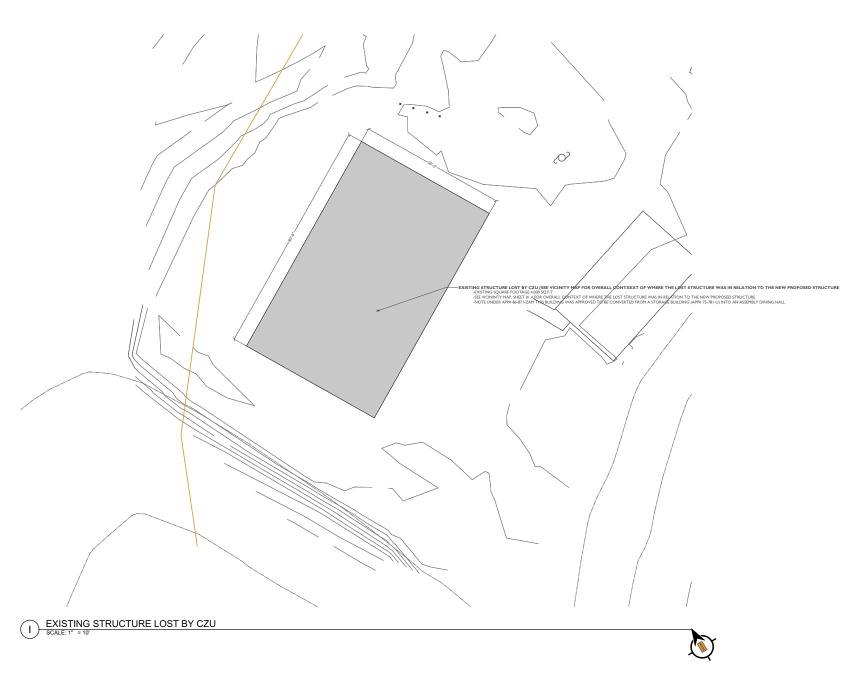
LEHI PARK / CAMP REBUILD

Accessor's Parcel Number APN #: 086-28-128

Sheet Title
WATER TREATMENT SYSTEM +
FIRE IRRIGATION CISTERN PLAN

Scale As Indicated

01.5



**LEHIPARK** CAMP REBUILD 1440 BERTOLI DRIVE SANTA CRUZ, CA 95060



Revision	Date	Issue Description
	01/18/2023	PLANNING SUBMISSION #1
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Δ	12/15/2023	PLANNING SUBMISSION #3
/2	3/3/2025	PLANNING SUBMISSION #4

## Seal/ Signature



Project Name

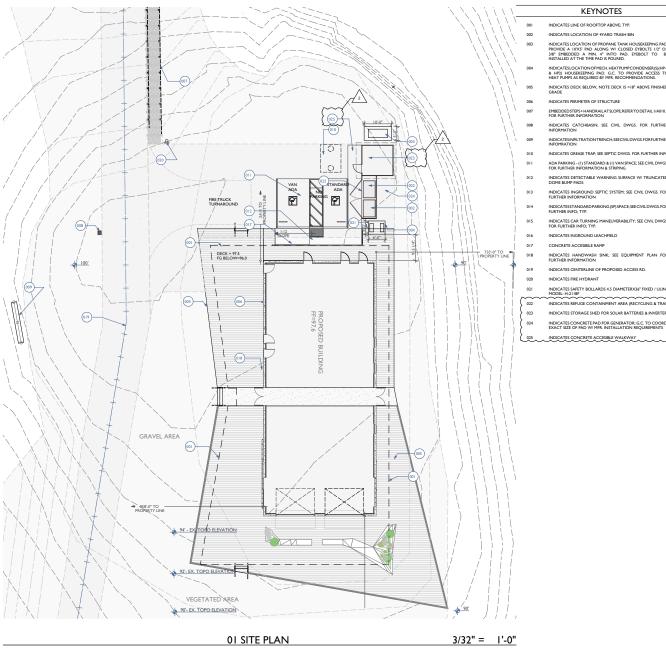
LEHI PARK / CAMP REBUILD

Accessor's Parcel Number APN #: 086-28-128

Sheet Title
EXISTING SITE PLAN

Scale As Indicated

01.6



#### **KEYNOTES**

- INDICATES LINE OF ROOFTOP ABOVE; TYP.
- INDICATES LOCATION OF 4YARD TRASH BIN
- INDICATES LOCATION OF PROPANE TANK HOUSEKEEPING PAD. PROVIDE A 1073' PAD ALONG W/ CLOSED EYBOLTS 1/2" OR 316" EMBEDDED A MIN. 4" INTO PAD. EYBOLT TO BE INSTALLED AT THE TIME PAD IS POURED.
- & HP2) HOUSEKEEPING PAD. G.C. TO PROVIDE ACCESS TO HEAT PUMPS AS REQUIRED BY MFR. RECOMMENDATIONS.
- INDICATES DECK BELOW, NOTE DECK IS >18" ABOVE FINISHED
- INDICATES PERIMETER OF STRUCTURE
- EMBEDDEDSTEPS+HANDRAILATSLOPE; REFER TO DETAIL I/A010.4 FOR FURTHER INFORMATION
- INDICATES CATCHBASIN; SEE CIVIL DWGS. FOR FURTHER
- INDICATESINFILTRATIONTRENCH; SEECIVILDWGS.FORFURTHER INFOMRATION
- INDICATES GREASE TRAP: SEE SEPTIC DWGS. FOR FURTHER INFO ADA PARKING - (I) STANDARD & (I) VAN SPACE; SEE CIVIL DWGS. FOR FURTHER INFORMATION & STRIPING
- INDICATES DETECTABLE WARNING SURFACE W/ TRUNCATED DOME BUMP PADS
- INDICATES INGROUND SEPTIC SYSTEM; SEE CIVIL DWGS. FOR FURTHER INFORMATION
- INDICATESSTANDARD PARKING (SP) SPACE; SEE CIVIL DWGS. FOR
- INDICATES CAR TURNING MANEUVERABILITY; SEE CIVIL DWGS. FOR FURTHER INFO; TYP.
- INDICATES INGROUND LEACHFIELD
- CONCRETE ACCESIBILE RAMP
- INDICATES HANDWASH SINK; SEE EQUIPMENT PLAN FOR FURTHER INFORMATION
- INDICATES CENTERLINE OF PROPOSED ACCESS RD.
- INDICATES SAFETY BOLLARDS 4.5 DIAMETERX36" FIXED / ULINE
- INDICATES REFUGE CONTAINMENT AREA (RECYCLING & TRASH
- INDICATES STORAGE SHED FOR SOLAR BATTERIES & INVERTERS
- INDICATES CONCRETE PAD FOR GENERATOR; G.C. TO COORD. EXACT SIZE OF PAD W/ MFR. INSTALLATION REQUIREMENTS

## INDICATES CONCRETE ACCESIBLE WALKWAY

# FINISH LEGEND

GRASS ASPHALT CONCRETE WOOD DECKING

### SITE PLAN LEGEND

♦ ×× ELEVATION DATUM REFERENCE

- - SS STORM SEWER LINE \_\_\_\_\_ c GAS LINE

WATER LINE FIRE HYDRANT

\_\_\_\_\_ PROPERTY LINE - - - - ADJACENT PROPERTY LINE

## SITE INFORMATION

#### SITE INFO (APN# 086-281-28):

ZONING: TP (TIMBER PRODUCTION) ZONING: TP (TIMBER PRODUCTION)
GENERAL PLAN: R.M
STORIES:
BUILDING CLASSIFICATION; TYPE IA
OCCUPANCY - ASSEMBLY - A-2

SETBACKS: FRONT: 40' REAR: 20'

020

INDICATES FIRE MYDRANIT

INDICATES SAFETY BOLLARDS 4.5 DIAMETERX36" FIXED / ULINE MODEL: H-2118F

INDICATES REFUGE CONTAINMENT AREA (RECYCLING & TRASH) INDICATES STORAGE SHED FOR SOLAR BATTERIES & INVERTERS

INDICATES CONCRETE PAD FOR GENERATOR; G.C. TO COORD. EXACT SIZE OF PAD W/ MFR. INSTALLATION REQUIREMENTS

INDICATES CONCRETE ACCESIBLE WALKWAY

MAX HEIGHT ALLOWED: 25'-0" MAX HEIGHT PROPOSED: 29'-4" - REQUEST FOR A VARIANCE PER 13.10.230

LOT COVERAGE & BLDG. SO. FOOTAGE:

LOT AREA ALLOWED (10%): EXISTING BLDG. SQ. FOOTAGE PROPOSED BLDG. SQ. FOOTAGE:

474,934.9 SF 4,000 SF (.0084% OUT OF THE 10% / 3,561SF (.0074% OUT OF THE 10% A PARKING REQUIREMENTS:

4,749,346.8 SF (109.03 ACRES)

REQUIRED: 37 PROVIDED: 37



# **LEHIPARK** CAMP REBUILD 1440 BERTOLI DRIVE



SANTA CRUZ, CA 95060

Dunings Culturistal Document

Project Submittal Record						
Revision	Date	Issue Description				
	01/18/2023	PLANNING				
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Λ	12/15/2023	PLANNING				
2.7	12/15/2023	SUBMISSION #3				
	3/3/2025	PLANNING				
<b>∠</b> 2\	3/3/2025	SUBMISSION #4				

#### Seal/ Signature



Project Name LEHI PARK / CAMP REBUILD

Accessor's Parcel Number APN #: 086-28-128

Sheet Title

PROPOSED SITE PLAN @ DINING HAII

As Indicated

01.7



#### KEYNOTES

- INDICATES LINE OF ROOFTOP ABOVE: TYP.
- INDICATES LOCATION OF 4YARD TRASH BIN
- 103 INDICATES LOCATION OF PROPANE TANK HOUSEKEEPING PAD. PROVIDE A 107X5' PAD ALONG W CLOSED EYBOLTS 1/2" OR 3/8" EMBEDDED A MIN. 4" INTO PAD. EYEBOLT TO BE INSTALLED AT THE TIME PAD IS POURED.
- INDICATES LOCATION OF MECH. HEAT PUMP CONDENSER (S)(HP-I & HP2) HOUSEKEEPING PAD. G.C. TO PROVIDE ACCESS TO HEAT PUMPS AS REQUIRED BY MFR. RECOMMENDATIONS.
- INDICATES DECK BELOW, NOTE DECK IS > 18" ABOVE FINISHED GRADE
- 006 INDICATES PERIMETER OF STRUCTURE
- 07 EMBEDDED STEPS + HANDRAILAT SLOPE; REFER TO DETAIL I/A010.4 FOR FURTHER INFORMATION
- INDICATES CATCHBASIN; SEE CIVIL DWGS. FOR FURTHER INFORMATION
- INDICATES INFILTRATION TRENCH; SEE CIVILD WGS. FOR FURTHER INFOMRATION
- 010 INDICATES GREASE TRAP; SEE SEPTIC DWGS. FOR FURTHER INFO
- 011 ADA PARKING (1) STANDARD & (1) VAN SPACE; SEE CIVIL DWGS.
- FOR FURTHER INFORMATION & STRIPING
- 2 INDICATES DETECTABLE WARNING SURFACE W/ TRUNCATED DOME BUMP PADS
- 3 INDICATES INGROUND SEPTIC SYSTEM; SEE CIVIL DWGS. FOR FURTHER INFORMATION
- FURTHER INFORMATION

  INDICATES STANDARD PARKING (SP) SPACE; SEE CIVILD WGS. FOR FURTHER INFO; TYP.
- FURTHER INFO; TYP.
- INDICATES CAR TURNING MANEUVERABILITY; SEE CIVIL DWGS. FOR FURTHER INFO; TYP.
- INDICATES INGROUND LEACHFIELD
- CONCRETE ACCESIBILE RAMP
- DI8 INDICATES HANDWASH SINK; SEE EQUIPMENT PLAN FOR FURTHER INFORMATION
- 019 INDICATES CENTERLINE OF PROPOSED ACCESS RD.
- 020 INDICATES FIRE HTDRAINT
  - INDICATES SAFETY BOLLARDS 4.5 DIAMETERX36" FIXED / ULINE MODEL: H-2118F

#### FINISH LEGEND

GRASS

0.000 0.00030

CONCRETE

SITE PLAN LEGEND

— SS STORM SEWER LINE

G GAS LINE

WATER LINE
FIRE HYDRANT
PROPERTY LINE

- - - - ADJACENT PROPERTY LINE

#### SITE INFORMATION

ZONING: TP (TIMBER PRODUCTION)
GENERAL PLAN: R-M
STORIES: 1
BUILDING CLASSIFICATION; TYPE IA
OCCUPANCY - ASSEMBLY - A-2

SETBACKS:

FRONT: 40' REAR: 20'

MAX HEIGHT ALLOWED: 25'-0" MAX HEIGHT PROPOSED: 29'-4" - REQUEST FOR A VARIANCE PER 13.10.230

#### LOT COVERAGE & BLDG, SQ. FOOTAGE:

LOT AREA: ALLOWED (10%): EXISTING BLDG. SQ. FOOTAGE PROPOSED BLDG. SQ. FOOTAGE:

4.749,346.8 SF (109.03 ACRES) 474,934.9 SF SQ. FOOTAGE 4,000 SF (0.094% OUT OF THE 10% A S. SQ. FOOTAGE 3.561SF (0.0074% OUT OF THE 10% A

PARKING REQUIREMENTS:

EQUIRED: 37 ROVIDED: 37



# LEHIPARK CAMP REBUILD 1440 BERTOLI DRIVE SANTA CRUZ, CA 95060



Project Submittal Record

Date	Issue Description
01/18/2023	PLANNING SUBMISSION #1
05/11/2023	PLANNING SUBMISSION #2
12/15/2023	PLANNING SUBMISSION #3
3/3/2025	PLANNING SUBMISSION #4
	01/18/2023 05/11/2023 12/15/2023

## Seal/ Signature



Project Name

LEHI PARK / CAMP REBUILD

Accessor's Parcel Number APN #: 086-28-128

Sheet Title

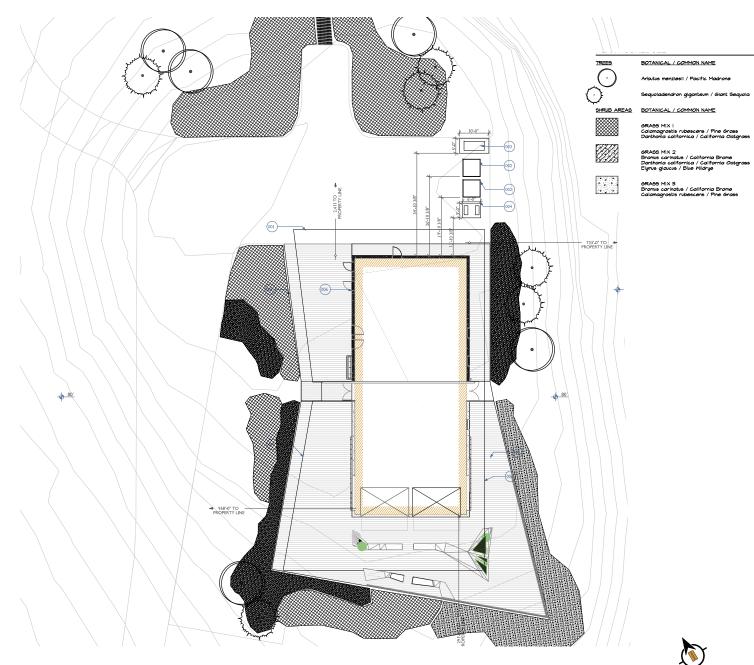
PROPOSED SITE PLAN @ PARKING LOT

Scale As Indicated

8.10

Exhibit D

SCALE: I" = 10'





1440 BERTOLI DRIVE SANTA CRUZ, CA 95060

CONT CAL

LT6 LT6

QTY

SPACING

3,861 st 40% s 6" o.c. 6,420 60% s 6" o.c. 9,630

30% & 6" o.c. 1,903 50% & 6" o.c. 3,172 20% & 4" o.c. 2,854

50% \$ 6" o.c. 2,307 50% \$ 6" o.c. 2,307



Revision	Date	Issue Description
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Δ	12/15/2023	PLANNING SUBMISSION #3
/2	3/3/2025	PLANNING SUBMISSION #4

## Seal/ Signature



Project Name

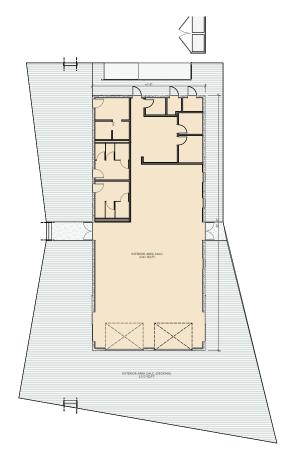
LEHI PARK / CAMP REBUILD

Accessor's Parcel Number APN #: 086-28-128

Sheet Title
PROPOSED LANSCAPING PLAN

Scale As Indicated

01.9







ROOM NAMES					
ID	ROOM	Sq. ft.			
101	DINING RM. 101	1,897.3			
102	KITCHEN (FRONT OF HOUSE)	582.7			
103	KITCHEN (BACK-OF-HOUSE)	344.4			
104	MENS RM.	204.4			
105	WOMENS RM.	204.4			
106	RESTROOM	49.4			
107	LAUNDRY	44.6			
108	OFFICE	125.1			
109	STORAGE RM.	57.7			
110	ELEC. RM.	40.3			
111	MEP RM.	51.5			

2 INTERIOR AREA CALCULATIONS (BY ROOM NAMES)



**LEHIPARK** 



Project Submittal Record

Revision	Date	Issue Description
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Δ	12/15/2023	PLANNING SUBMISSION #3
2	3/3/2025	PLANNING SUBMISSION #4

Seal/ Signature



Project Name

LEHI PARK / CAMP REBUILD

Accessor's Parcel Number APN #: 086-28-128

Sheet Title
AREA CALCULATIONS

Scale As Indicated

01.10

Exhibit D

**EXTERIOR & INTERIOR AREA CALCULATIONS** 

3/3/2025 10:17 AM



## KEYNOTES



INDICATES EXIT SIGN, SEE RCP AND LIGHTING FIXTURE SCHEDULE FOR FURTH INFORMATION INDICATES DIRECTION OF EGRESS EXIT ACCESS

\_\_\_

INDICATES FIRE EXTINGUSHER; ULINE / CLASS A / SLB / PROVIDE MTNG. BRACKET



INDICATES LONG DIAGONAL(S) TO ENSURE EXITS ARE 1/2 THE LENGTH OF THE MAX. OVERALL DIAGONAL DIMENSION OF THE BUILDING AREA

OCCUPANCY LOAD TABLE								
Room Name	ROOM #:	Occupant Load Factor	Net/Gross	Square Footage	Occupant Load	Proposed Load		
01 LEVEL / DINING HALL								
DINING RM.	101	15	Net	1713	114.20	150		
SERVERY	102	200	Gross	538	2.69			
BOH	103	200	Gross	354	1.77			
WALK-IN-REFRIGERATOR	105	300	Gross	80	0.27			
WALK-IN-FREEZER	104	300	Gross	80	0.27			
STORAGE	106	300	Gross	80	0.27	1		
			Total	2845	119.46	15		

01 LEVEL / RESTROOMS & ME	P					
MENS	107	N/A	N/A	158		
WOMENS	108	N/A	N/A	158		
ELEC. CLOSET	109	300	Gross	19		
MEP	110	300	Gross	22	0.07	1
			Total	357	0.07	1

EXIT CALCULATIONS							
DOOR EXIT REQ. EXIT STAIR EXIT REQ. EXI OCCUPANT LOAD WIDTH WIDTH WIDTH STAIR OCCUPANCY AREA FACTOR FACTOR FACTOR WIDTH							
01 LEVEL / DINING HALL					•		
A-2 - DINING AREA	1713	15	0.2	22.8	N/A	N/A	
A-2 (ACCESORY STORAGE)	240	300	0.2	0.2	N/A	N/A	
A-2 (ACCESORY KITCHEN)	892	200	0.2	0.9			
EXEMPT	316						
Total	Total 3161 24"						

			LOAD FACTOR NT LOAD FACTO	R TABLE A)		
Room Name	ROOM #:	Square Footage	PLUMBING LOAD FACTOR	PLUMBING LOAD	WOMEN	MEN
01/LEVEL / DINING HALL						
DINING RM.	101	1713	30	57	29	2
SERVERY	102	538	50	11	5	
вон	103	354	50	7	4	
WALK-IN-REFRIGERATOR	105	80	4000	0	0	
WALK-IN-FREEZER	104	80	4000	0	0	
STORAGE	106	80	4000	0	0	
01 LEVEL / RESTROOMS & MEP						
MENS WOMENS	107 108	158 158	EXEMPT			
			EXEMPI			
ELEC. CLOS	109	19	4000	0	_	

	PLUMBING FIXTURE COUNTS	5	
(PER 2019 CF	C OCCUPANT LOAD FACTOR	TABLE 422.1)	
MEN: 38	W.C.	URINALS	LAV
REQUIRED	1	1	1
PROVIDED	2	1	2
WOMEN: 38	w.c.	LIRINALS	IΔV
REQUIRED	W.C.	UNIVALS	LAV
PROVIDED	3		-
PROVIDED	3		- 1
TOTAL OCCUPANTS: 76	DRINK FOUNTAINS	SERVICE SINK	
REQUIRED	1	1	
PROVIDED	1	1	



LEHIPARK
CAMP REBUILD
1440 BERTOLI DRIVE
SANTA CRUZ, CA 95060



Project Submittal Record

Revision	Date	Issue Description					
	01/18/2023	PLANNING					
	01/18/2023	SUBMISSION #1					
	05/11/2023	PLANNING					
	05/11/2023	SUBMISSION #2					
Λ	12/15/2023	PLANNING					
7.7	12/15/2023	SUBMISSION #3					
	3/3/2025	PLANNING					
<u> </u>	3/3/2025	SUBMISSION #4					

Seal/ Signature



Project Name

LEHI PARK / CAMP REBUILD

Accessor's Parcel Number APN #: 086-28-128

Sheet Title
FLOOR OCCUPANT LOAD &
EGRESS PLANS

Scale As Indicated

01.11



# **LEHIPARK** CAMP REBUILD

1440 BERTOLI DRIVE SANTA CRUZ, CA 95060



#### SIGNAGE NOTES

- COMPLETE INTERIOR ADA SIGNAGE SHALL BE PROVIDED AT LOCATIONS INCLUDING BUT NOT LIMITED TO:
   ROOM IDENTIFICATION
- 2. TACTILE EXIT SIGNS SHALL BE PROVIDED AT LOCATIONS INCLUDING BUT
- COMPLETE ADA SIGNAGE SHALL BE PROVIDED AS NON-GLABE CONTRASTING BACCIGOUND, ID? BASED CHARACTERS LYTH HEIGHT HIN. OF HAUBET IN HIS THAN THE CONTRAST LYTH HEIGHT HIN. OF HAUBET IN HOURT SIGNA TO LATCH SIDE OF DOOR. AT DOUBLE DOORS AT THE NEAREST WALL PREFERABLE AT THE RIGHT OF THE OPENING.

  OPENING.
- SELF ILLUMINATING FLOOR LEVEL EXIT SIGNS SHALL BE PROVIDED AT "I" AND "A" OCCUPANCY, E.G., TRITIUM SELF ILLUMINATING FOR 10 YEARS, GREEN FACE, WHITE HOUSING OR SIMILAR.
- AT MENS RESTROOM ENTRY DOOR PROVIDE ACCESSIBLE RESTROOM WALL SIGN BY ADA SIGN FACTORY / SKL. 8002. AT MENS ADA TOLET STALL DOOR PROVIDE SIGN BY ADA SIGN FACTORY / SKL. 8002. MOUNT USING WATERPROOF ADHESIVE, MOUNT @ 60° AFF. TO UNDERSIDE OF CHARACTERS. SIGN COMPILES WICE 1:18-703.2 I. 18. 118-703.7.2 I. 8. 118-703.7.2 II. 8. 118-703.7.2 II. 8. 118-703.7.2 II. 8.
- AT WOMENS RESTROOM ENTRY DOOR PROVIDE ACCESSIBLE RESTROOM WALL SIGN BY ADA SIGN FACTORY / SKU, 8004. AT MENS ADA TOILET STALL DOOR PROVIDE SIGN BY ADA SIGN FACTORY / SKU, EPR204. MOUNT USING WATERPROOF ADHESIVE. MOUNT @ 60° AF. TO UNDERSIDE OF CHARACTERS. SIGN COMPLIES W/ CBC 118-703.5 & 118-703.7.2.1 ISA, & 118-703.7.2.6

Project Submittal Record

Revision	Date	Issue Description
	01/18/2023	PLANNING SUBMISSION #1
	05/11/2023	PLANNING SUBMISSION #2
$\overline{A}$	12/15/2023	PLANNING SUBMISSION #3
	3/3/2025	PLANNING SUBMISSION #4

#### Seal/ Signature



Project Name

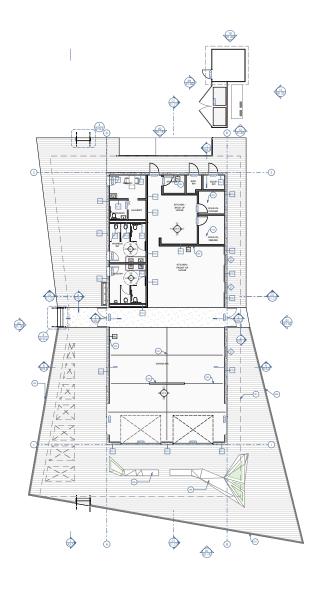
LEHI PARK / CAMP REBUILD

Accessor's Parcel Number APN #: 086-28-128

Sheet Title ACCESSIBILITY PLAN

As Indicated

01.12



01 PRPOSED FLOOR PLAN I" = 10'

3/3/2025 10:17 AM

## **KEYNOTES**

- .

  IDDICATES LOCTION OF TRENCH DRAIN...TRENCH DRAIN TO BE

  12'LONG X 7' WIDE. MFR: ZURN / SPEC: ZS890 / GRATE TO BE ADA

  COMPLIANT / HEEL PROOF
- 101 INDICATES ROOF LINE OVERHEAD
- 102 INDICATES WALK IN COOLER/FREEZER AREA
- INDICTES WALL MTD. FIRE EXTINGUISHER. ULINE / CLASS K / S-15617 / PROVIDE MTNG. BRACKET
- INDICTES WALL MTD. FIRE EXTINGUISHER. ULINE / CLASS A / 5LB PROVIDE MTNG. BRACKET
- 105 INDICATES LINE OF EXPANSION JOINT, TYP., EXPANSION JOINT TO BE SAWCUT AND EQUAL 1/4" OF SLAB THICKNESS
- 106 INDICATES LINE EDGE OF PERIMETER DECKING
- 107 INDICATES PERIMETER GUARDRAIL
- 108 INDICATES BUILT-IN PLANTERS & BENCH SEATING. PROVIDE AN \$10K

## LEGEND

INDICATES CMU WALL, SEE STRUCTURAL DRAWINGS
FOR DETAILS & ARCH. ELEVATIONS FOR HEIGHTS. - DETAIL/ SECTION/ ELEVATION NUMBER - SHEET NUMBER

DOOR TAG, SEE DOOR SCHEDULE ON SHEET AS.0

WALL TAG, SEE PARTITION SCHEDULE ON SHEET AS 2

#### SHEET NOTES

Revision	Date	Issue Description
TO THE TENT	01/18/2023	PLANNING
	01/18/2023	SUBMISSION #1
	05/11/2023	PLANNING
	05/11/2023	SUBMISSION #2
Λ	12/15/2023	PLANNING
7.7	12/15/2023	SUBMISSION #3
/2	3/3/2025	PLANNING
		SUBMISSION #4

**LEHIPARK** 

CAMP REBUILD 1440 BERTOLI DRIVE

SANTA CRUZ, CA 95060

architects + builders 512 Capitola Ave + Capitola + California + 95010

#### Seal/ Signature



Project Name LEHI PARK / CAMP REBUILD

Accessor's Parcel Number

APN #: 086-28-128

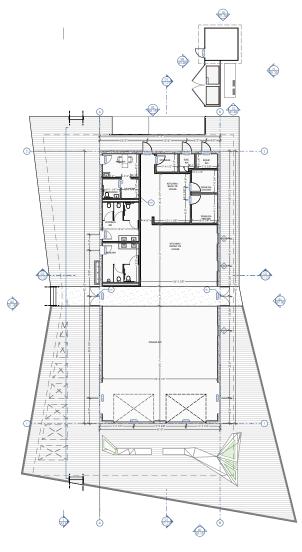
Sheet Title PROPOSED IST FLOOR CONSTRUCTION PLAN

As Indicated

01.13

Exhibit D





PROPOSED DIMENSIONED PLAN I" = 10'

3/3/2025 10:17 AM

## **KEYNOTES**

- INDICATES LOCTION OF TRENCH DRAIN.:TRENCH DRAIN TO BE 12LONG X.7" WIDE. MFR: ZURN / SPEC: ZS890 / GRATE TO BE ADA COMPLIANT / HEEL PROOF
- 101 INDICATES ROOF LINE OVERHEAD
- 102 INDICATES WALK IN COOLER/FREEZER AREA
- INDICTES WALL MTD. FIRE EXTINGUISHER. ULINE / CLASS K / S-15617 / PROVIDE MTNG. BRACKET
- INDICTES WALL MTD. FIRE EXTINGUISHER. ULINE / CLASS A / 5LB PROVIDE MTNG. BRACKET
- 105 INDICATES LINE OF EXPANSION JOINT, TYP.. EXPANSION JOINT TO BE SAWCUT AND EQUAL 1/4" OF SLAB THICKNESS
- 106 INDICATES LINE EDGE OF PERIMETER DECKING
- 107 INDICATES PERIMETER GUARDRAIL
- INDICATES BUILT-IN PLANTERS & BENCH SEATING. PROVIDE AN \$10K BELOW THE LINE ALLOWANCE

## LEGEND

INDICATES CMU WALL, SEE STRUCTURAL DRAWINGS FOR DETAILS & ARCH. ELEVATIONS FOR HEIGHTS. DETAIL/ SECTION/ ELEVATION NUMBER



- SHEET NUMBER



DOOR TAG, SEE DOOR SCHEDULE ON SHEET AS.0

WALL TAG, SEE PARTITION SCHEDULE ON SHEET AS.2

## SHEET NOTES

1440 BERTOLI DRIVE SANTA CRUZ, CA 95060

**LEHIPARK** 

CAMP REBUILD



Project Submittal Record

Revision	Date	Issue Description
	01/18/2023	PLANNING
		SUBMISSION #I
	05/11/2023	PLANNING
	03/11/2023	SUBMISSION #2
Α	12/15/2023	PLANNING
2.5	12/15/2023	SUBMISSION #3
	3/3/2025	PLANNING
∠2\	3/3/2025	SUBMISSION #4

#### Seal/ Signature



Project Name LEHI PARK / CAMP REBUILD

Accessor's Parcel Number APN #: 086-28-128

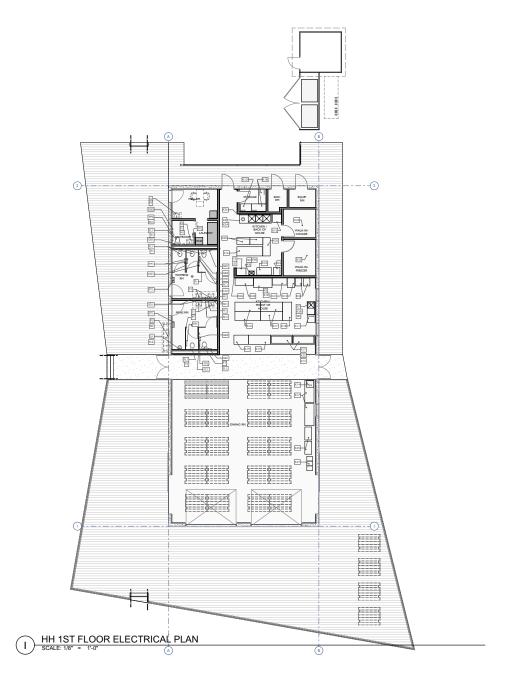
PROPOSED IST FLOOR DIMENSIONED PLAN

As Indicated

01.14

Exhibit D





## **EQUIPMENT LEGEND**

∞→ 

KEYNOTE TAG

EQUIPMENT/ACCESORY TAG; SEE EQUIPMENT/ACCESORY SCHEDULE FOR FURTHER INFORMATION

**LEHIPARK** CAMP REBUILD 1440 BERTOLI DRIVE SANTA CRUZ, CA 95060



Project Submittal Record

Project Submittal Record			
Revision	Date	Issue Description	
	01/18/2023	PLANNING SUBMISSION #1	
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2	3/3/2025	PLANNING SUBMISSION #4	

## Seal/ Signature



Project Name

LEHI PARK / CAMP REBUILD

Accessor's Parcel Number APN #: 086-28-128

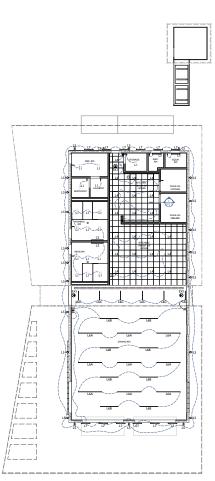
Sheet Title
FIRST FLOOR EQUIPMENT PLAN

Scale As Indicated

01.15

Exhibit D

3/3/2025 10:17 AM



01 PROPOSED IST FLOOR REFLECTED CEILING PLAN I" = 10'

3/3/2025 10:17 AM

## HIGH EFFICACY LIGHT SOURCE



#### REFLECTED CEILING PLAN LEGEND



#### **KEYNOTES**

300 SEE LIGHTING SCHEDULE FOR MOUNTING HEIGHT OF LS FIXTURES



 Project Submittal Record

 Revision
 Date
 Issue Description

 10/18/23
 ISSUED FOR PRELIMINARY PRICING

**LEHIPARK** 

CAMP REBUILD
1440 BERTOLI DRIVE

SANTA CRUZ, CA 95060

architects + builders 512 Capitola Ave + Capitola + California + 95010

Seal/ Signature



Project Name

LEHI PARK / CAMP REBUILD

Accessor's Parcel Number APN #: 086-28-128

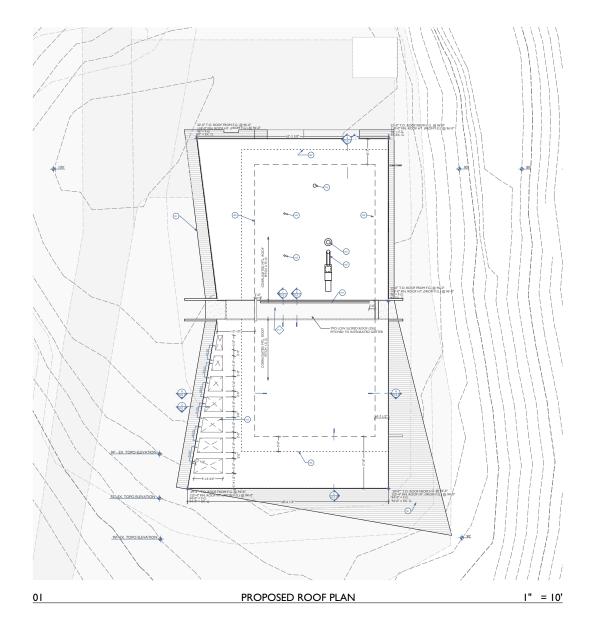
Sheet Title

PROPOSED IST FLOOR REFLECTED CEILING PLAN

As Indicated

01.16.1

Exhibit D



# KEYNOTES

- INDICATES EXTERIOR PERIMETER WALL BELOW. NOTE: ROOF OVERHANG DIMS SHOWN ARE TAKEN OFF OF THIS WALL
- 101 INDICATES PLANK DECKING BELOW
- 102 INDICATES OPENINGS WITHIN ROOF PLANE
- INDICATES LOCATION OF INTEGRATED ROOF GUTTER
- 105 INDICATES ROOFTOP VENT(S), MAKEUP AIR UNIT, AND OR KEF.. SEE DTL 3/010.3 FOR FURTHER VENT DTL.
- 106 LINE INDICATES LOCATION WHERE INSULATION ENDS AT CORRUGATED ROOF

# LEGEND

INDICATES CMU WALL, SEE STRUCTURAL DRAWINGS FOR DETAILS & ARCH. ELEVATIONS FOR HEIGHTS.

DETAIL/ SECTION/ ELEVATION NUMBER
SHEET NUMBER

★ KEYNOTE TAG

DOOR TAG, SEE DOOR SCHEDULE ON SHEET AS.0

WALL TAG, SEE PARTITION SCHEDULE ON SHEET AS 2

# SHEET NOTES

# **LEHIPARK** CAMP REBUILD 1440 BERTOLI DRIVE SANTA CRUZ, CA 95060





Revision	Date	Issue Description		
	01/18/2023	PLANNING		
		SUBMISSION #1		
	05/11/2023	PLANNING		
		SUBMISSION #2		
Λ	12/15/2023	PLANNING		
2.7		SUBMISSION #3		
/2	3/3/2025	PLANNING		
		SUBMISSION #4		

## Seal/ Signature



Project Name

LEHI PARK / CAMP REBUILD

Accessor's Parcel Number APN #: 086-28-128

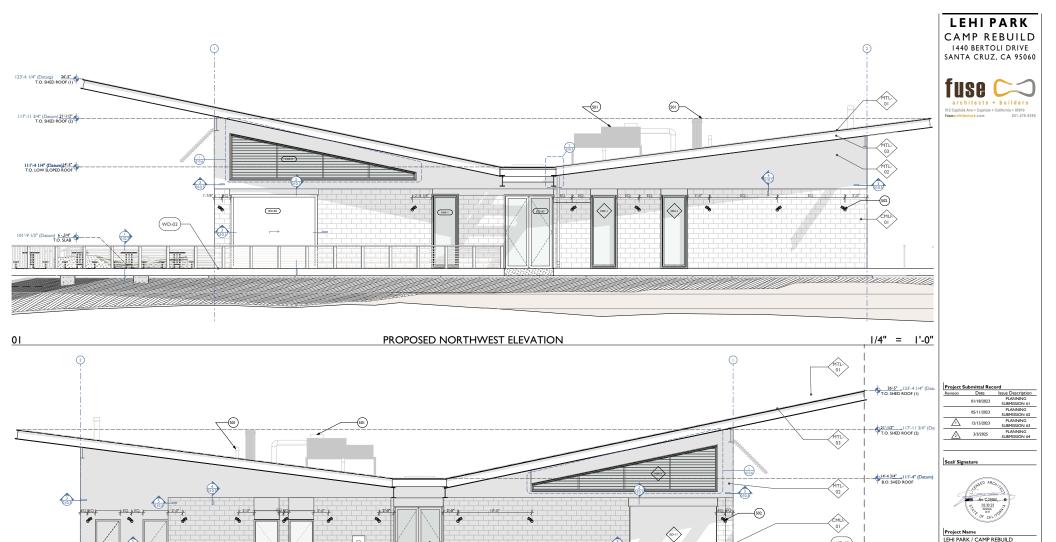
Sheet Title PROPOSED ROOF PLAN

Scale As Indicated

01.17

Exhibit D





PROPOSED SOUTHEAST ELEVATION

APN #: 086-28-128

Sheet Title
PROPOSED EXTERIOR
ELEVATION

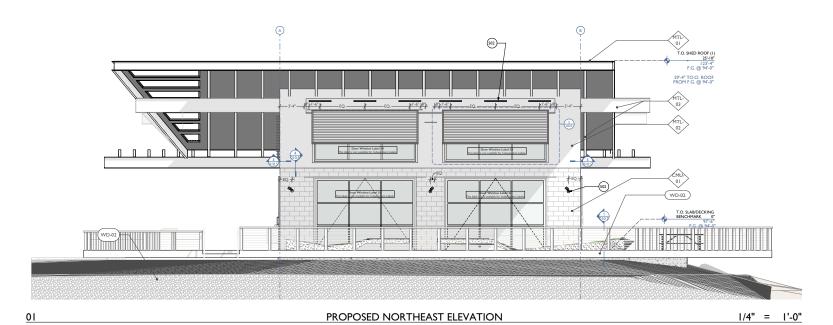
Scale As Indicated

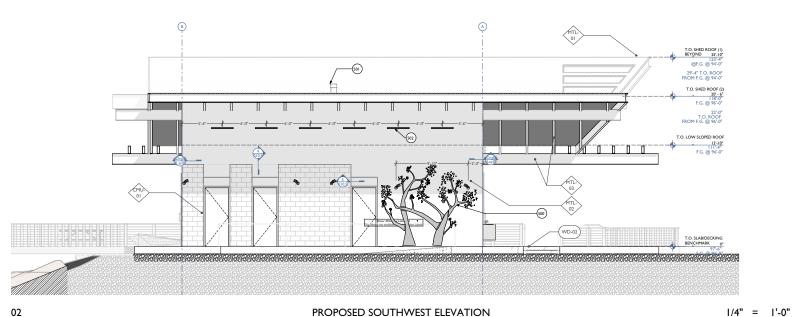
1/4" = 1'-0"

01.18

Exhibit D

02





**LEHIPARK** CAMP REBUILD 1440 BERTOLI DRIVE SANTA CRUZ, CA 95060



Project Submittal Record

Revision	Date	Issue Description
	01/18/2023	PLANNING SUBMISSION #1
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Δ	12/15/2023	PLANNING SUBMISSION #3
2	3/3/2025	PLANNING SUBMISSION #4

Seal/ Signature



Project Name

LEHI PARK / CAMP REBUILD

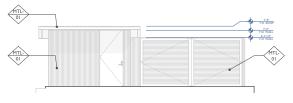
Accessor's Parcel Number APN #: 086-28-128

Sheet Title
PROPOSED EXTERIOR
ELEVATION

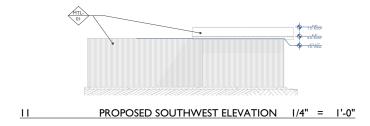
Scale As Indicated

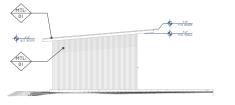
01.19

Exhibit D



#### PROPOSED SOUTHWEST ELEVATION 1/4" = 1'-0" 09





PROPOSED SOUTHWEST ELEVATION 1/4" = 1'-0" 10



PROPOSED SOUTHWEST ELEVATION 1/4" = 1'-0"

**LEHIPARK** CAMP REBUILD 1440 BERTOLI DRIVE SANTA CRUZ, CA 95060



Project Submittal Record
Revision Date Issue PLANNING SUBMISSION #1 01/18/2023 12/15/2023

3/3/2025

PLANNING SUBMISSION #4

Seal/ Signature



Project Name

LEHI PARK / CAMP REBUILD

Accessor's Parcel Number APN #: 086-28-128

Sheet Title
PROPOSED EXTERIOR
ELEVATION

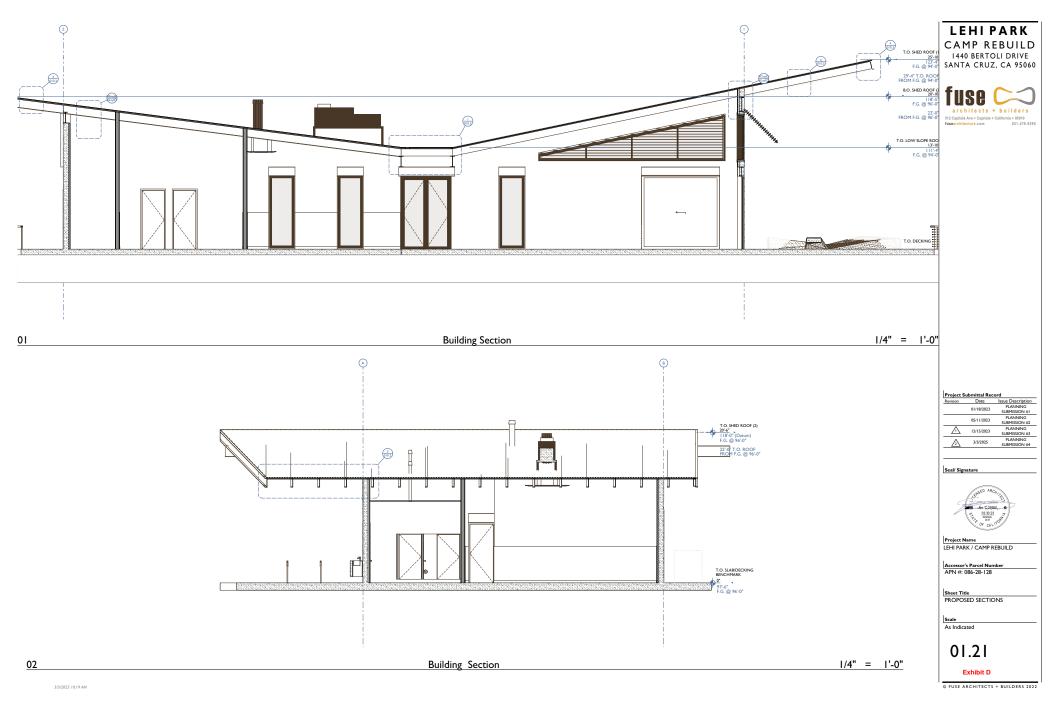
Scale As Indicated

01.20

Exhibit D

3/3/2025 10:18 AM

© FUSE ARCHITECTS + BUILDERS 2022





CMU-I @ CONCRETE MASONRY UNIT AT EXTERIOR WALLS



MTL-01 @ ROOFING / WALL PANELS / COR-TEN STL.



COR-TEN STL. W/ CNC CUTOUTS TO EMULATE LOCAL MADRONE TREES



MTL-02 @ MTL. PANELS / COR-TEN STL.



BLACK FINISH AT WINDOW **CASINGS & TRIM** 



WD-02 @ DECK / REDWOOD LOCALLY SOURCED FOR DECK

LEHI PARK CAMP REBUILD 1440 BERTOLI DRIVE SANTA CRUZ, CA 95060



Project Submittal Record		
Revision	Date	Issue Description
	01/18/2023	PLANNING
	01/18/2023	SUBMISSION #1
	05/11/2023	PLANNING
	05/11/2023	SUBMISSION #2
$\overline{}$	12/15/2023	PLANNING

3/3/2025

Seal/ Signature



Project Name

LEHI PARK / CAMP REBUILD

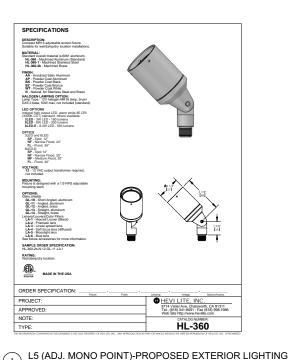
Accessor's Parcel Number APN #: 086-28-128

Sheet Title
PROPOSED EXTERIOR FINISHES

Scale As Indicated

01.22

Exhibit D





Color and Color Temperature

lumenfacade nano

the Lumerfoccade Namo While and Stafic Coton is a highefficiancy insect ED burnionis had gas where no faccade (plifting har game blands, Avalable in 12 yo, 4 in, 3 in or 4 if it efficiency in the second staff of the second staff of the second unton shuthurs, historical building and those hardest in second, poors. The Lumerfoccade Namo packs of the bette and whileles of the larger members of the Lumerfoccade larger and con be configured with a wide number of options, including spicits in

200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 50° x 10°, 50° x
30°, 30° x 40°, 50° x 90°, 60° x 10°, 60° x 60°, 60° x 90°, 90° x 90°,
Wide 120°, Agrimmetric Wallwash

2 W/ft, 4 W/ft, 7 W/ft 5-year limited warranty WHITE AND STATIC COLORS

Specification Sheet L7 - 36" = \$600 A POP

8"x8" 10"x10" 10"x50" 10"x60" 10"x90" 30"x10" 30"x30" 30"x90" 60"x60" 60"x60" 60"x60" 90"x90"

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W N. V. W N. V.

LEHIPARK
CAMP REBUILD
1440 BERTOLI DRIVE
SANTA CRUZ, CA 95060



Project Submittal Record

Revision	Date	Issue Description
	01/18/2023	PLANNING SUBMISSION #1
	05/11/2023	PLANNING SUBMISSION #2
$\triangle$	12/15/2023	PLANNING SUBMISSION #3
	3/3/2025	PLANNING SUBMISSION #4

Seal/ Signature



LEHI PARK / CAMP REBUILD

LETH TY WILLY CON IN TREBON

Accessor's Parcel Number APN #: 086-28-128

Sheet Title

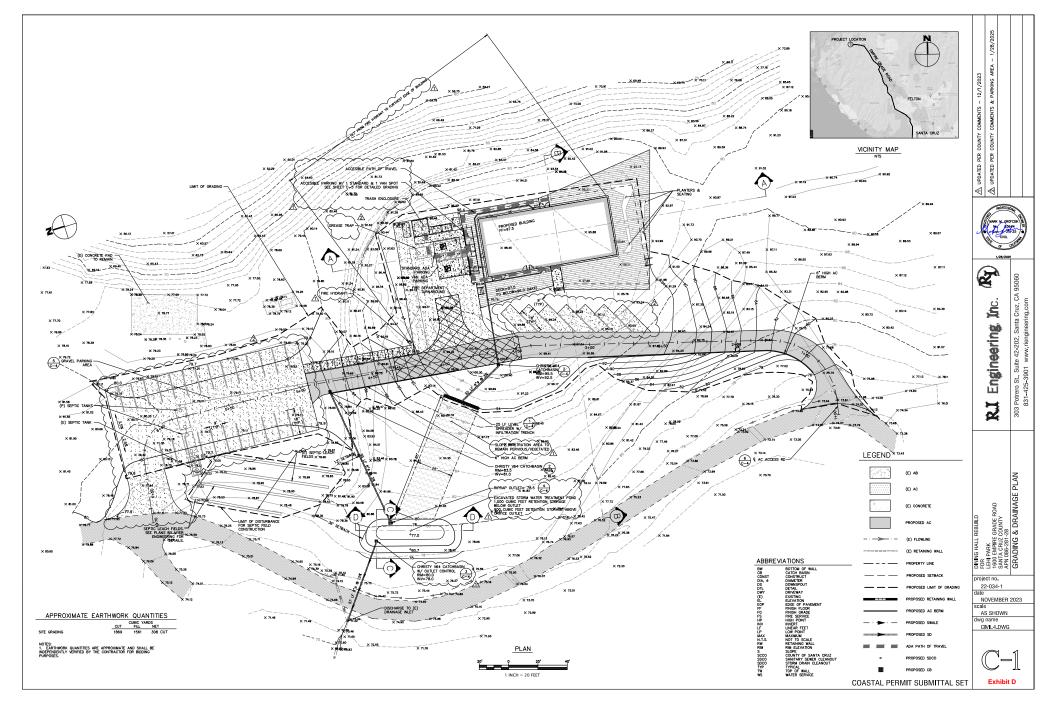
PROPOSED EXTERIOR LIGHT FIXTURES

As Indicated

. . . .

01.23

Exhibit D



CIVIL4.DWG

COASTAL PERMIT SUBMITTAL SET

Engineering, R

DINING HALL REBUILD
REHIPARK
1600 EMPIRE GRADE ROAD
SANTA CRUNTY
APN 086-281-28
DETAILS

project no.

22-034-1 NOVEMBER 2023 scale

AS SHOWN dwg name

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060 831-425-3901 www.riengineering.com

Ø,

12/1/2023 PARKING AR F F

SCALE: 1"=20" HORIZONTAL, VERTICAL

#### GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTHETY PRICE TO ANY WORK ON THE JOBERT. THE CONTRACTOR IS TO DETAINED BY THE JOBERT SHALL DESCRIPTION OF THE CONTRACTOR IS A SHALL OTHER TRACE DESCRIPTION. TO THE COMPLETE WORK, THE CONTRACTOR IS ALSO TO LINGERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT PLLLY SHOWN OF DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SMILLAR

3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SETCH, FOR REVIEW REFORE ANY APPROVAL MLLE ES OWN AND BEFORE PROCEDED WITH THE WORK, ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWNIGS.

OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST EDITION, THE CITY OF SANTA CRUZ DESIGN CRITERIA AND ALL APPLICABLE CODES AND ORDINANCES.

5. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWNISS AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIETY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT. 6. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE CITY OF SANTA CRUZ PRIOR TO THE START OF WORK.

2. CONTRACTOR AGREES THAT IN ACCORDANCE WITH SOMERALLY ACCOUNTS OF ACCOUNTS AND ACC

THE CONTRACTOR SHALL NOTIFY THE COUNTY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, CIVIL ENGINEER, & THE CITY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO TO THE START OF CONSTRUCTION.

11. DESIGNATE A "HISTORIANCE COCOMATOR" TO RESPOND TO GITZEN COMPLANTS
11. DESIGNATE A "HISTORIANCE COCOMATOR" TO RESPOND TO GITZEN COMPLANTS
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12. ALL FIGURE (FIG.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "CITY OF SANTA CRUZ STANDARD DETAILS."

14. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES DURING CONSTRUCTION SUID PROTECTION MAY CONSIST OWN ULCHING AND/OR PLANTING OF ANNIVE VEGETATION OF ADECULATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.

15. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.

WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.

FIL SHALL BE COUPED WIT TARPS:

17. DIRRIGA LAD COMMINION ON SIRRIPITACE DOCUMENTO (INCLUDING UTILITY—LINE FIRE PROPERTY OF THE PROPERTY OF THE PLANNING DEPERTY OF THE PLANNING

19. THE DIRECTOR OF PUBLIC WORKS, OR HIS AUTHORIZED REPRESENTATIVE, SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.

20. THE CONTRACTOR SHALL BE RESPONSBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRICE TO BIDDING ON ANY ITEM, QUANTITY REFERENCES SHOWN ON THESE PLANS. OR PROMISER'S ESTIMANTS ARE FOR FORTHAIN PRIPROSES ONLY AND SHALL NOT BE CONSIDERED AS A BASS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSBLE FOR ANY FLUCTUATIONS IN SUCK QUANTITIES AND SETIMATES.

22. ON-SITE LATERAL PIPING SERVING ALL SEWERED BUILDINGS SHALL BE REMOVED. ALL UNUSED LATERALS SHALL BE ABANDONED AT THE PROPERTY LINE AND INSPECTED BY A SANITATION DISTRICT REPRESENTATIVE. BUILDINGS SHALL NOT BE DEMOLISHED OR RELOCATED WITHOUT PIPE REMOVAL AND LATERAL ABANDONMENT.

23. UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPUED BY UTILITY AGENCIES, AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF AFFECTED UTILITY LINES PROR TO ANY TERMONING OR EXCAVA AND POTHOLE THOSE AREAS WHERE POTENTIAL CONFLICTS EXIST OR WHERE DATA IS OTHERMISE. MORMIFELE FOR LOCATION, CALL USA 1—800—624—1444.

24. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.

#### FIRE NOTES

- ALL BUILDINGS SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKI SYSTEM COMPLYING WITH THE CURRENTLY ADOPTED EDITION OF NFPA 13 FOR A LIGHT HAZARD.
- 2. FIRE SERVICE UNDERGROUND AND PRIVATE FIRE HYDRANT SHALL COMPLY WITH NFPA 24.
- 3. FIRE PUMP SHALL CONFORM WITH NFPA 20.
- A MANUAL AND AUTOMATIC FIRE ALARM SYSTEM THAT INITIATES THE OCCUPANT NOTIFICATION SIGNAL AS PRESCRIBED IN CFC §907.2.3 SHALL BE INSTALLED.
- 6. A 100-FOOT CLERANCE SHALL SE MINTANED AROUND AND ADJOCATE TO THE BUILDING STRUCTURE OF PROVIDE ADDITIONAL PREPARATION OF PROPERTY OF MANAGEMENT OF THE PROVIDED AND ADDITIONAL PREPARATION OF PROPERTY EXCEPTIONS SHALL SPECIMENS OF TREES, SHOWMAINTAL SHRUBERY OF SIMILAR PLANTS USED AS OROUND COVERS, PRO-VIDED THEY DO NOT FORM A MEANS OF RAPIGLY TRANS-MITTING FIRE FROM MATURE GROWTH TO ANY STRUCTURE.
- BUILDING NUMBERS SHALL BE PROVIDED, NUMBERS SHALL BE A MINIMUM OF SIX (6)
  NOHE'S IN HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET
  HERE NUMBERS ARE NOT YISIBLE FROM THE STREET, ADDITIONAL HUMBERS SHALL
  BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY DRIVEWAY AND THE
  STREET.

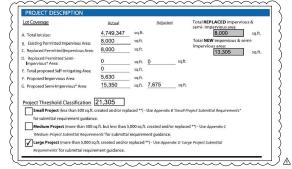
#### PARKING NOTES

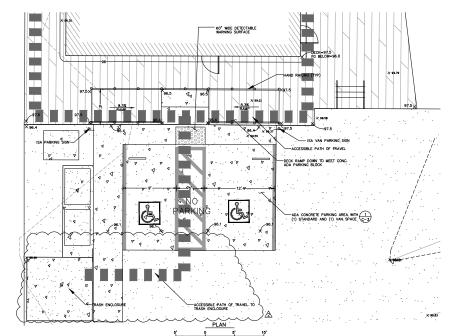
- ACCESSBLE PARRING SPACES SERVING A PARTICULAR BULDING SHALL BE LOCATED ON THE SORTIEST ACCESSBLE ACCESSBLE ACCESSBLE ACCESSBLE ACCESSBLE ACCESSBLE ACCESSBLE ADMINISTRATION OF THE LOCATED ON THE SHORTEST ACCESSBLE PARRING SHALL BE LOCATED ON THE SHORTEST ACCESSBLE FOR THE PARRING FAULT TO AN ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AN ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AN ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AN ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AN ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AN ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AN ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AN ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AN ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AN ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AN ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AN ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AN ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AND ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AND ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AND ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AND ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AND ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AND ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AND ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AND ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AND ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AND ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO AND ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO ACCESSBLE PEDESTRIAN ENTRANCE OF THE PARRING FAULT TO ACCESSBLE PEDESTRIAN ENTRANCE PEDESTRIAN ENT
- 2. ONE IN EVERY SX ACCESSIBLE OFF-STREET PARKING STALLS, BUT NOT LESS THAN ONE, SMALL BE SERVED BY AN EXPENSIVE STATEMENT OF STALL BE SERVED BY AN ACCESSIBLE. THE R7-BE SKON SMALL BE MOUNTED BELOW THE R99B (CA) PLAQUE OR THE R99C (CA) SIGN.
- 5. IN EACH PARKING STALL, A PARKING BUMPER SHALL BE PROVIDED BY REQUIRED TO PREVENT ENCRACHMENT OF STALLS SHALL BE SO LOCATED THAT PERSONS WITH DISABUTES ARE NOT COMPELLED TO WHEEL OR WALK SEMIND PARKED VEHICLES OTHER THAN THER OWN.
- PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1.5% IN ALL DIRECTIONS.
- TABLE A SHALL BE USED TO DETERMINE THE REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS IN EACH PARKING LOT OR GARAGE.
- E. MINTER FLAQUE ROBE (CA), SICN RODE (CA) OR SICH IP?—88
  ARE INSTALLED, THE EDITION OF THE SION OR PLAQUE PANEL
  SHALL BE A MINMAIN OF 7'-0" ABOVE THE SUPROJADING
  SUPPLACE. OR SION ROS (CA) WITH PLAQUE ROBE (CA).

- DECK RAMPS SHALL CONFORM TO THE ELEVATIONS AND SLOPES SHOWN ON PLANS.

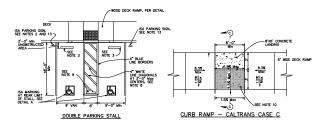
  - THE WORDS "NO PARKING", SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 1"-0" HIGH AND LOCATED SO THAT IT IS WISBLE TO TRAFFIC EMPOREMENT OFFICIALS. SEE REVISED STANDARD PLAN RSP A90B FOR DETAILS OF THE "NO PARKING" PAYMENT MARKING.
  - 10. A R100B (CA) SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES OR IMMEDIATELY ADJACENT TO AND VISILE FROM EACH STALL. THE SIGN SHALL INCLUDE THE ADDRESS WHEN ETHE TOWED VEHICLE MAY BE RECLAMED AND THE TELEPHONE

  - 12. WHERE A VAN ACCESSIBLE PARKING SPACE IS PROVIDED, THE LOADING AND UNLOADING ACCESS AISLE SHALL BE 8"-0" WIDE MINIMUM, AND SHALL BE 0N THE PASSENGER SIDE OF THE VEHICLE AS THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE.





1 INCH = 5 FEET





SIGN R99 (CA) with PLAQUE R99B (CA) See Note 6









OFF-STREET PARKING SIGNS

ADA PARKING STALLS PER CALTRANS DETAIL A90A

COASTAL PERMIT SUBMITTAL SET

12/1/2023 COMMENTS ű  $\triangleleft | \triangleleft$ 







Engineering 42-202, § ww.riengi 831-425-3901 ww

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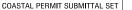
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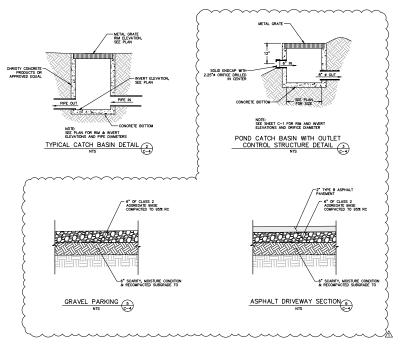
project no. 22-034-1

NOVEMBER 2023 scale AS SHOWN

CIVIL4.DWG







8"# PERFORATED \
SD PIPE

2' x 2' RIP RAP TRENCH
4"Ø AVG RIP RAP, LINED WITH
MIRAFI 140N OR EQUAL PLACED
ALONG SLOPE CONTOUR

8"# PERFORATED PVC PIPE. PERFORATIONS SHALL BE SPACED NO MORE THAN 6 IN APART, AND BE NO SMALLER THAN % IN DIAMETER, OR EQUIVALENT

SD PIPE - SIZE VARIES (SEE PLAN)

LEVEL SPREADER DETAIL-PLAN VIEW

LEVEL SPREADER DETAIL-PROFILE VIEW

PROFILE POND RIP RAP PAD DETAIL (4)
NTS

- 2" X 12" REDWOOD BOARD WITH 2" DEEP BY 4" WIDE NOTCHES AT TOP EDGE, STAKE IN PLACE AT EDGE OF TRENCH

- 4' WDE X 4' LONG RIP RAP PAD 4"# AVG RIP RAP 2 LAYERS THICK OVER MIRAFI 140N FILTER FABRIC.







**Engineering** 

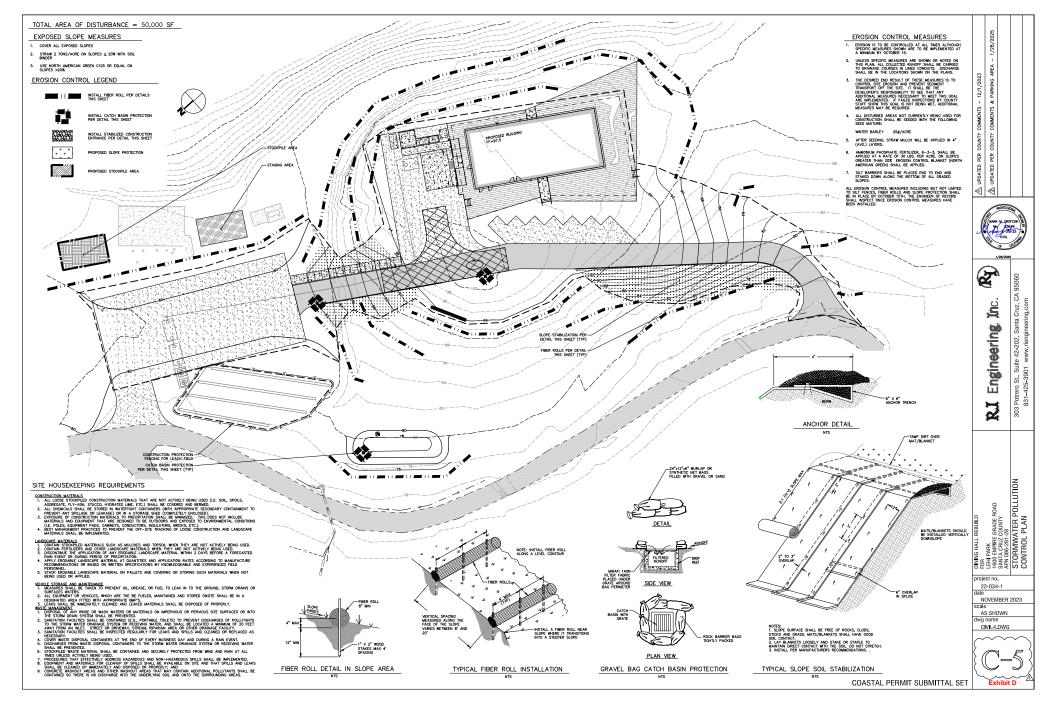
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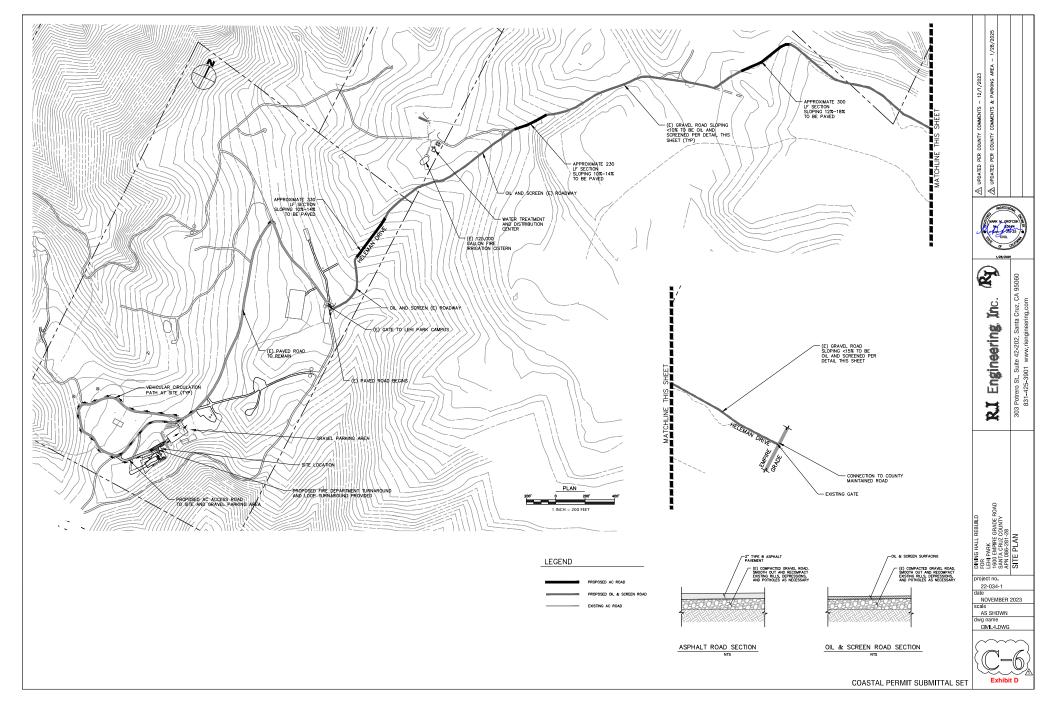
DINING HALL REBUILD FOR LEHI PARK LEO GEMIRINE GRADE ROAD SAAITA (SRUZ COUNTY APN 086-281-28 DETAIL.S

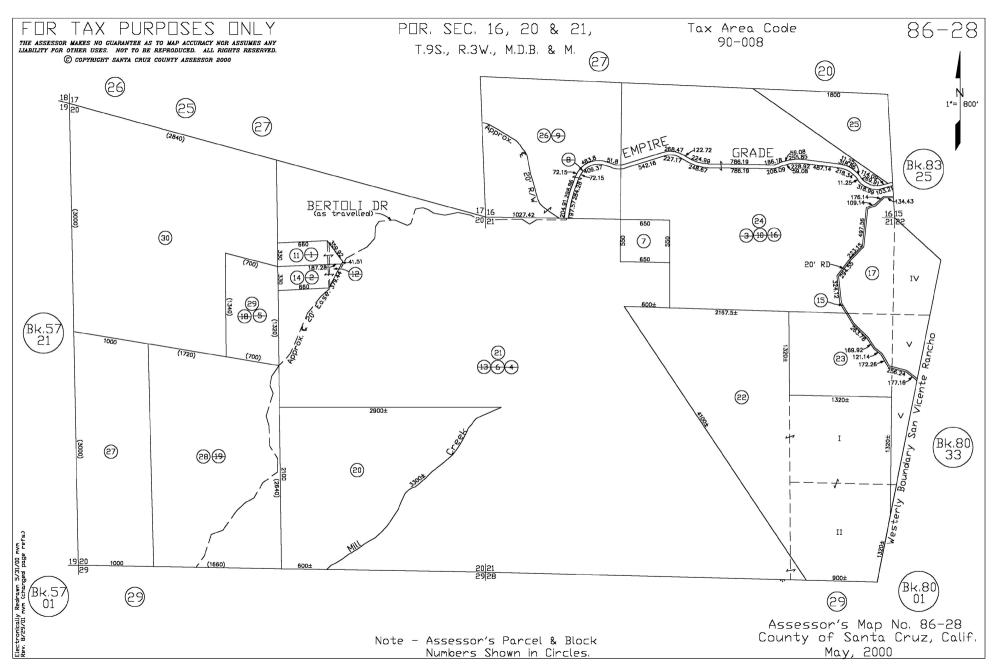
project no. 22-034-1 date NOVEMBER 2023 AS SHOWN dwg name CIVIL4.DWG

Exhibit D

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060 831-425-3901 www.riengineering.com

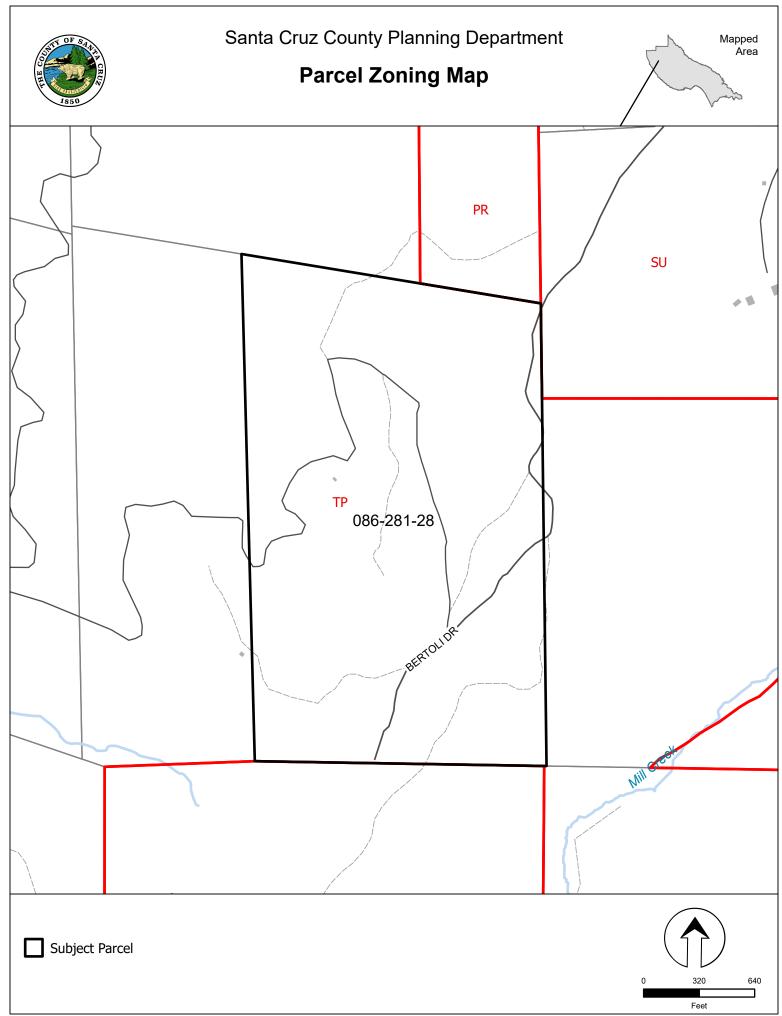












Application #: 231225 APN: 086-281-28 Owner: Camp Lehi

### **Parcel Information**

#### **Services Information**

Urban/Rural Services Line: \_\_\_ Inside \_\_\_X Outside

Water Supply:

Sewage Disposal:

Fire District:

Lehi Park - Well

Septic maintained

County Fire

Drainage District: Outside flood control district

#### **Parcel Information**

Parcel Size: Approximately 110 acres

Existing Land Use - Parcel:

Existing Land Use - Surrounding:

Organized camp
Timber Production
Bertoli Road
North Coast

Land Use Designation:R-MT (Mountain Residential)Zone District:TP (Timber Production)Coastal Zone:X Inside OutsideAppealable to Calif. CoastalX Yes No

Comm.

**Technical Reviews**: Biotic Report Review (REV251044), Soils Report Review (REV231110)

#### **Environmental Information**

Geologic Hazards: Not mapped/no physical evidence on site

Fire Hazard: Mapped fire hazard Slopes: Varying terrain

Env. Sen. Habitat: Mapped biotic/physical evidence on site Grading: 1,870 cubic yards of grading proposed Tree Removal: No trees proposed to be removed

Scenic: Not a mapped resource

Archeology: Mapped resource/no evidence onsite



# **County of Santa Cruz**

## Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060
Planning (831) 454-2580 Public Works (831) 454-2160
sccoplanning.com dpw.co.santa-cruz.ca.us

29 February 2024

David Beauchamp <a href="mailto:dbeauchamp@fusearchitecture.com">dbeauchamp@fusearchitecture.com</a> 512 Capitola Avenue Capitola, CA 95010

Subject: Review of the Geotechnical Investigation, Lehi Park CZU Fire Rebuild, Helaman

Hall, APN 086-281-28, 1440 Bertoli Drive, Bonny Doon report dated 27 September 2022 and the Update to Geotechnical Investigation – 2022 California Building

Code dated 17 August 2023 by Haro, Kasunich and Associates, Inc.

Project No. SC12145

Project Site: 1440 Bertoli Drive, Bonny Doon

APN 086-281-28

Application No. REV231110

#### Dear Applicant:

The Planning Division has accepted the project site geotechnical investigation reports. The following items shall be required:

- 1. All project design and construction shall comply with the recommendations of the subject geotechnical investigation reports;
- 2. Final plans shall reference the report by titles, author, and dates. Final Plans should also include a statement that the project shall conform to the report's recommendations; and
- 3. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed <u>Soils (Geotechnical) Engineer Plan Review Form</u> to Environmental Planning. The <u>Consultants Plan Review Form</u> (Form PLG-300) is available on the Planning Department's web page. The author of the soils reports shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by the last revision date.

The <u>Consultants Plan Review Form</u> (Form PLG-300) is available on the Planning Department's web page. The author of the soils reports shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by the last revision date.

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", and - "Assistance & Forms".

REV231110 APN 086-281-28 29 February 2024 Page 2

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the <u>Notice to Permits Holders</u> (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic, or sewer approval, etc. may require resolution by other agencies.

If we may be of any further assistance, please contact the undersigned at: 831.454.3168 or rick.parks@santacruzcounty.us

Respectfully,



Rick Parks, GE 2603 Civil Engineer – Environmental Planning County of Santa Cruz CDI

Cc: Kathleen McLaughlin Chris George, PE David Townsend/Fuse Architecture

Attachments: Notice to Permit Holders

REV231110 APN 086-281-28 29 February 2024 Page 3

# NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED, REVIEWED AND ACCEPTED FOR THE PROJECT

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

- When a project has engineered fills and/or grading, a letter from your soils engineer
  must be submitted to the Environmental Planning section of the Planning Department prior
  to foundations being excavated. This letter must state that the grading has been
  completed in conformance with the recommendations of the soils report. Compaction
  reports or a summary thereof must be submitted.
- 2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
- 3. At the completion of construction, a Soils (Geotechnical) Engineer Final Inspection Form from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.



# **County of Santa Cruz**

# Department Of Community Development and Infrastructure 701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060-4070 Planning (831) 454-2580 Public Works (831) 454-2160 https://cdi.santacruzcountyca.gov/

Project Applicant: David Beauchamp

May 7, 2025

Fuse Architecture

dbeauchamp@fusearchitecture.com

Subject: Camp Lehi Helaman Dining Hall Biotic Review and Conditioned Approval

**APN:** 086-281-28

**Application #:** REV251044; 231225

**Attachment 1.** Rare Plant Survey

Dear Mr. Beauchamp,

The Planning Division received and reviewed a Rare Plant Survey memo dated July 3, 2024 prepared by Ecological Concerns Incorporated (ECI) for APN 086-281-28 (Attachment 1). A Biotic Review was required because of the potential for sensitive habitats on this parcel and known presence of protected plant species where construction of a new dining hall is currently proposed.

The proposed project involves construction of a new 3,561 square foot, 150-seat dining hall with a 5,213 square foot deck in a new location to replace a dining facility that was destroyed in the San Mateo-Santa Cruz Unit (CZU) Lightning Fire. The property is located at the Western end of Bertoli Drive (1440 Bertoli Drive) at about 1.2 miles east of the intersection with Empire Grade.

The attached Rare Plant Survey memo evaluates the habitat conditions on site for special-status plant species with potential to occur, maps the location of rare plants, evaluates potential impacts associated with the proposed project, and recommends protective measures. The Rare Plant Survey covered 3 locations; this biotic review and approval is applicable only to the Botanical Survey Area identified for the proposed Helaman dining hall site.

The summary and evaluation below are based on review of the attached Rare Plant Survey Memo and observations made during a January 30, 2024 site visit by Environmental Planning Staff. Other sources consulted during this review include a Biotic Assessment dated January 7, 2002 prepared by EcoSystems West in the vicinity of the current proposed project, the California Natural Diversity Data Base (CNDDB), the California Wildlife Habitat Relationships (CWHR) information system, the USFWS Environmental Online Conservation System (ECOS), the National Wetlands Inventory (NWI), Santa Cruz County GIS Maps, and aerial imagery of the project site.

#### Background

During review by Environmental Planning Staff of permit application APP-231225, preliminary analysis revealed that the proposed project was in an area of Biotic Concern as defined by the County's Sensitive Habitat Protection Ordinance (SCCC 16.32). Environmental Planning Staff determined that further information was required to ensure protection of sensitive habitats, and a Biotic Report was required.

After additional research and conversations with the applicant, Environmental Planning agreed to conduct a site visit to evaluate current site conditions and determine if additional information was needed to ensure protection of sensitive habitats and special status species.

Camp Lehi Helaman Dining Hall Biotic Review and Approval

REV251044 086-281-28

Kathleen McLaughlin and Juliette Robinson of Santa Cruz County Environmental Planning conducted a site visit on January 30, 2024. The site visit confirmed the presence of protected plants near and/or within the boundaries of the project footprint and a focused rare plant survey was required to map the location of these plants, evaluate potential impacts, and recommend appropriate protective measures.

The Botanical Survey Area in the attached Rare Plant Survey memo includes the proposed limits of grading for the proposed Helaman dining hall site and the immediate surroundings. Focused botanical surveys were conducted during the evident and identifiable period for special-status plants with potential to occur.

Anderson's manzanita and Schreiber's manzanita were observed throughout the Botanical Survey Area. No other rare plants were observed. Figure 5 in the attached Rare Plant Survey memo shows the Botanical Survey Area and the mapped locations of the two rare manzanitas. Habitat for special status species is considered *sensitive habitat* under Santa Cruz County's Sensitive Habitat Protection Ordinance (Chapter 16.32).

The Rare Plant Survey memo maps 16 Anderson's manzanita and 2 Schreiber's manzanita within the limits of grading. The project is required to avoid impacts to rare plants to the maximum extent possible on the final project plans. Conditions have been included below to ensure that potential impacts to Anderson's manzanita and Schrieber's manzanita will be avoided and/or minimized to the maximum extent possible during project implementation and post project completion and to ensure unavoidable permanent impacts are compensated for through restoration, enhancement, and protection of degraded sensitive habitat on the property.

Habitat for special-status wildlife is not present in the project impact area. Nesting birds may occur within the project impact area and could be disturbed during vegetation removal. Conditions have been included below to ensure protection of nesting birds during construction.

A copy of this biotic approval, including attachments, <u>must</u> be submitted with any future permit applications.

If you have any questions regarding this letter, please feel free to contact me by email or telephone at Juliette.Robinson@santacruzcounty.us or 831-454-3156.

Sincerely,

Juliette Robinson Resource Planner IV, Biologist CC: Katie McLaughlin, Area Resource Planner Nathan MacBeth, Project Planner Matt Johnston, Environmental Coordinator

#### **Conditions of Approval**

The Conditions of Approval below must be incorporated into any development permits issued for parcel 086-281-28. Adherence to these conditions will ensure that proposed development is consistent with County policies to avoid and minimize impacts to sensitive habitats and special-status species.

Final approvals will occur during Environmental Planning review of the building permit application. Environmental Planning Staff will review the proposed project to ensure consistency with the Conditions below.

#### **General Conditions**

- I. A copy of this letter, including all attachments, shall be submitted with any future permit applications.
- II. To reduce potential impacts to sensitive habitats and special-status species that may result from artificial light, the following shall be adhered to:
  - A. The project shall avoid the installation of any non-essential artificial lighting. If artificial lighting is necessary, the project shall avoid or limit the use of artificial lights during the hours of dawn and dusk, when many wildlife species are most active.
  - B. All essential outdoor lighting shall be limited through the use of timers and/or motion sensors.
  - C. All essential outdoor lighting shall be shielded, cast downward, and directed such that it does not shine off the property into surrounding protected habitat areas, other parcels, or the night sky.
- III. Removal of Anderson's manzanita and Schrieber's manzanita shall be avoided to the maximum extent possible and retained shrubs shall be protected during project construction as outlined in Conditions VI and VII below.
- IV. All recommended measures outlined in the Rare Plant Survey (Discussion Section) dated July 3, 2024 prepared by ECI shall be adhered to.
- V. To comply with Santa Cruz County General Plan Policy ARC-3.2.1 and SCCC Section 16.32.090 (B)(3), and to compensate for permanent loss of sensitive habitat that will result from the project, the following shall be adhered to:
  - A. Anderson's manzanita and Schrieber's manzanita that cannot be avoided and require removal as part of construction shall be salvaged, if feasible, and transplanted on site to the Protected Habitat Area.
  - B. Anderson's manzanita and Schrieber's manzanita removed or otherwise permanently impacted as a result of the project shall be compensated for through in-kind replacement plantings onsite at a 3:1 ratio.

- C. A final Habitat Restoration and Enhancement Plan prepared by a qualified biologist or restoration specialist shall be submitted with the building permit application for review and approval by Environmental Planning Staff prior to issuance of the building permit. The establishment and planting of all restoration areas as outlined in this Plan must be completed prior to final inspection of the project. The Plan shall be focused on restoring and maintaining native plant structure and species composition of the surrounding habitat and must include the following minimum elements:
  - A map of all designated restoration/enhancement areas on site. Restoration areas must be large enough to accommodate all restoration plantings required in Conditions VA and VB. These areas must be designated as Protected Habitat Area on the plans and in the field.
  - 2. Plan for removal of non-native species and a management strategy to control reestablishment of invasive non-native species.
  - 3. Methods for establishment of native habitat which may include a combination of active planting and passive restoration treatments to promote natural re-establishment of certain native plant species.
  - 4. Methods for transplanting Anderson's manzanita and Schrieber's manzanita to the Protected Habitat Area as required under Condition VA above.
  - 5. A planting plan with species, size, and locations of all restoration plantings. The planting plan shall include the replacement Anderson's manzanita and Schrieber's manzanita required under Conditions VA and VB above and all other plantings needed to establish native plant structure and species composition of the habitat being restored. All other plantings shall occur at sizes and ratios determined by the restoration specialist to adequately establish native habitat while maximizing plant health and survivability of individual plants.
  - 6. Information regarding the methods of irrigation for restoration plantings.
  - 7. A plan showing the placement of split rail fencing and location of signs as needed to delineate the Protected Habitat Area in the field and prevent trespassing. The location of fencing and number and location of protective signs shall be determined by the biologist based on site conditions and maximum protection of these habitat areas.
  - 8. Any seed mix used for erosion control purposes on temporarily impacted areas and exposed soils shall be limited to seeds of native species common to the surrounding or restored habitat and/or sterile seeds.
  - 9. A 5-year Management Plan for maintenance and monitoring of restored areas, including a proposed mechanism for evaluating success of plantings and management strategies for meeting success criteria.
- D. Annual reports outlining the progress and success of the restoration plantings and monitoring activities outlined in the 5-year Maintenance and Monitoring Plan shall be submitted to the County Restoration Coordinator: <a href="maintenance">restoration.coordinator@santacruzcounty.us</a> by December 31 of each monitoring year.

#### **Design Conditions**

- VI. To ensure avoidance and minimization of impacts to sensitive habitats and protected species, the final project plans shall adhere to the following:
  - A. The development footprint shall be delineated with a thick bold line. The development footprint (total project impact area) encompasses the building envelope (permanent impact area; structures and paving, permanent landscaping) and all temporary disturbance associated with a project including grading, installation of utilities, access routes, deposition of refuse or debris and areas needed for creation and management of defensible space.
    - The development footprint shall mark the limits of work within which all temporary and permanent disturbance associated with the project may occur.
  - B. Anderson's manzanita and Schrieber's manzanita to be retained near or within the project impact area shall be identified and labeled for protection on the final plans.
  - C. Everything outside of the development footprint shall be marked on the plans as "Sensitive Habitat" for avoidance during construction and fenced or flagged as outlined in Condition VII.B below.

#### **Construction Conditions**

- VII. To avoid and minimize impacts to sensitive habitats and protected species and ensure that the project is consistent with County policies the following Construction Conditions shall be adhered to:
  - A. Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting shall be to ensure that the biotic constraints on site and the Conditions of Approval are communicated to the various parties responsible for constructing the project. The meeting shall involve all relevant parties including the project proponent, construction supervisor, Environmental Planning Staff, and the project biologist.
  - B. Prior to commencement of construction, high visibility fencing and/or flagging shall be installed with the assistance of a qualified biologist around all sensitive habitat areas to indicate the limits of work and prevent inadvertent grading or other disturbance within the adjacent sensitive habitat areas.
    - 1. No work-related activity including equipment staging, vehicular access, grading and/or vegetation removal shall be allowed outside the designated limits of work.
    - 2. Anderson's manzanita and Schrieber's manzanita to be retained near or within the project impact area shall be identified, protected with high visibility fencing at or outside of the dripline, and avoided during construction as sensitive habitat unless alternative protection measures have been reviewed and approval by Environmental Planning Staff.
    - 3. The fencing shall be inspected and maintained daily until project completion.
  - C. Prior to commencement of construction every individual working on the Project must attend biological awareness training by a qualified biologist prior to working on the job site. The training shall include, at minimum, information regarding the following:
    - 1. Location and identification of sensitive habitats and all special-status species with potential to occur in the project area.
    - 2. The importance of avoiding impacts to sensitive habitats and special-status species, penalties for damaging habitat, and the steps necessary if any special-status species is encountered at any time.

Camp Lehi Helaman Dining Hall Biotic Review and Approval

- 3. Best management practices to be implemented, identification of the limits of work, and project-specific avoidance measures and permit conditions that must be followed.
- D. To avoid impacts to nesting birds:
  - 1. If removal of vegetation begins outside of the February 1 to August 31 breeding season, there will be no need to conduct a preconstruction survey for active nests.
  - 2. Vegetation shall be removed during the period of September 1st through January 31st, in order to avoid the nesting season.
  - 3. If removal of vegetation is to commence between February 1st and August 31st, a survey for active bird nests shall be conducted by a qualified biologist within two weeks prior to the start of such activity. The survey area shall include the project area, and a survey radius around the project area of 50 feet for MBTA birds and 250 feet for birds of prey.
  - 4. If no active nest of a bird of prey or MBTA bird is found, then no further avoidance and minimization measures are necessary.
  - 5. If active nest(s) of MBTA birds or birds of prey are found in the survey area, an avoidance buffer intended to prevent project-related nest abandonment shall be established around the active nest(s). The size of the buffer shall be determined by the biologist as appropriate to the species and types of work activities being completed. The biologist shall monitor the nest to ensure that nesting behavior is not negatively impacted and will advise the applicant when all young have fledged the nest. The project biologist shall have the authority to increase the buffer distance based on monitoring results if necessary to provide adequate protection for nesting birds. Removal of vegetation may begin after fledging is complete.

#### Prior to Final

- VIII. Prior to final building inspection the following shall occur:
  - A. Establishment and planting of all restoration areas as outlined in the final approved Habitat Restoration and Enhancement Plan and placement of protective fencing and signs around the Protected Habitat Area shall be inspected and approved by Environmental Planning staff.



FUSE ARCHITECTS + BUILDERS Attn: David Beauchamp 512 Capitola Ave. Capitola. California 95010

July 3, 2024

Re: Rare Plant Survey Results

Lehi Park Recreation Camp, Helaman Hall, Shiblon, and Nephi Project Sites

Santa Cruz County APNs 057-213-41 and 086-281-28

Dear Mr. Beauchamp,

At your request, ECI has performed rare plant surveys at various sites on the Lehi Park Recreation Camp project site. The results of those surveys are provided below.

#### INTRODUCTION

It is ECI's understanding that Lehi Park Recreation Camp intends to build on several locations on its property in order to rebuild after fires devastated the camp's infrastructure. The location of Lehi Park is provided in Figure 1.

A project was proposed for the Helaman Hall Dining Hall. Santa Cruz County Environmental Planning requested additional information concerning the potential presence of rare plant species, as several such species are known from the vicinity.

In order to determine this, ECI was hired to perform rare plant surveys at the site of the proposed project. Because Lehi Park has additional projects which will be proposed at other locations, two other sites were added to the botanical surveys, referred to as Shibolah and Nephi. The locations of the three study areas within the project APNs are provided in Figure 2.

Photos 1 - 11 show the current conditions of the three survey sites.

#### **METHODS**

Prior to performing the field surveys, the California Natural Diversity Database (CNDDB)<sup>1</sup> was accessed in order to determine known or potential presence of sensitive botanical resources near the site.

On February 6, 2024, ECI botanists Joe Rigney and Ellen Uhler visited the project site for a preliminary analysis of the potential presence of rare plant species. On February 23, 2024, Joe Rigney visited the site in order to map the locations of rare manzanitas within the Helaman site.

Prior to rare plant surveys, reference populations for Santa Cruz microseris (*Stebbinsoseris decipiens*) and Santa Cruz Mountains pussypaws (*Calyptridium parryi* var. *hesseae*) were visited in order to determine the proper timing for plant surveys. On May 5, 2024, ECI Botanist Ellen Uhler visited 2

125 Walk Circle, Santa Cruz CA 95060

<sup>&</sup>lt;sup>1</sup> California Department of Fish and Wildlife. 2024. California Natural Diversity Data Base. California Department of Fish and Game, Sacramento CA. Data accurate as of March 2024. https://wildlife.ca.gov/Data/CNDDB

reference populations of Santa Cruz microseris in San Vicente and Molino Creek drainages. Most of the plants were still in flower, so a survey date was set for about 10 days later, to allow the seedheads time to develop. A reference population for Santa Cruz Mountains pussypaws was observed on May 6, 2021, on the Locatelli Ranch near Lehi Park. Photos were taken for reference. May 6 was quite early in the flowering season for this species, so a mid-June survey date was set. All other target species for the survey were either larger-statured, and easier to identify, or could be presumed to be in flower during May and June. Toren's grimmia (*Grimmia torenii*) grows in the specialized habitat of rock cracks of metavolcanic pillow basalts (ophiolites) and some sandstones of the Franciscan Formation. These soils are not present at the project site.

Focused botanical surveys were conducted on May 14 and 15, 2024, and on June 13, 2024 and were conducted by Ellen Uhler. Surveys were performed within areas flagged by the project owner. The surveys consisted of walking parallel transects 3-4 feet wide throughout all three sites, and identifying all plants noted. If numerous tiny plants were present, the speed slowed to a literal crawl. If dense brush made travel very difficult, as in the oak and ceanothus scrub at Helaman, then wider lanes were walked. Plants were identified to the lowest taxonomic level in the Jepson eFlora<sup>2</sup>. *Santa Cruz County Vascular Plant Checklist*<sup>3</sup> was also consulted.

GPS data were collected using a Trimble GPS unit GIS analysis was performed using QGIS mapping software.

#### **RESULTS**

Figure 3 provides the results of the CNDDB search for this project, and Table 1 summarizes the potential presence of these species. Of the species that resulted from the CNDDB search, eleven were considered potentially present based on the habitat types.

- Anderson's manzanita
- Schreiber's manzanita
- Ohlone manzanita (Arctostaphylos ohloneana)
- Santa Cruz Mountains pussypaws
- short-leaved evax (Hesperevax sparsiflora var. brevifolia)
- Santa Cruz Mountains beardtongue (Penstemon rattanii var. kleei)
- white-rayed pentachaeta (Pentachaeta bellidiflora)
- Santa Cruz microseris
- Santa Cruz cypress (Hesperocyparis abramsiana var. abramsiana)
- Toren's grimmia (*Grimmia torenii*)

Of these plants, two species were observed in the botanical study area at the Helaman site: Anderson's manzanita and Schreiber's manzanita. No other rare or sensitive species were observed at any of the three sites, however it was noted that Anderson's manzanita is growing within a few feet of the study area at the Shibolah site.

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<sup>&</sup>lt;sup>2</sup> Jepson Flora Project (eds.) 2024. Jepson eFlora, http://ucjeps.berkeley.edu/eflora/. [accessed on Jun 17, 2024]

<sup>&</sup>lt;sup>3</sup> Neubauer, D. 2013. Annotated Checklist of Vascular Plants of Santa Cruz County, California. V. 20240302. California Native Plant Society Santa Cruz Chapter. Santa Cruz, CA. 107 pp.

Tables 2 – 4 provide the results of the botanical surveys at the Helaman, Shibolah, and Nephi site, respectfully.

Figure 4 provides the locations of the rare plant reference sites relative to the project location. Pictures of the rare plants observed at the reference sites are provided in photos 12 - 15.

#### **DISCUSSION**

#### **Potential Project Impacts**

So long as the project boundaries that were flagged in the field are correct, no impacts to rare plant species are expected at either the Shibolah or Nephi sites. However, rare manzanitas were observed immediately adjacent to the proposed project footprint, so if this footprint is not followed exactly impacts could occur.

Figure 5 shows the locations of rare manzanitas observed at the Helaman project site. As can be seen, the initial proposed development footprint would impact several plants, particularly on the northern end of the project.

#### **Mitigation Strategy**

It is ECI's understanding that the project at Helaman will be redesigned in such a way so as to lessen the number of Anderson manzanita plants to be impacted, and that the footprint of the other two projects will not impact any rare plants.

In order to mitigate for potential impacts to rare manzanitas at the project location, the following actions should be implemented:

- 1. The projects should be designed so as to minimize impacts to rare plants.
- 2. Prior to the implementation of final grading plans at the Helaman and Shibolah sites, the limits of grading should be flagged, and a final rare manzanita survey should be performed. The total number of rare plants to be removed should be noted.
- 3. Sturdy construction fence should be placed around the grading footprint and no work should occur outside of the grading footprint.
- 4. A habitat restoration plan that provides replacement of rare manzanitas at a 3:1 ratio should be developed for each site where manzanitas are impacted. This plan should include, at a minimum:
  - a. The location where planting will occur
  - b. A plan for plant irrigation
  - c. Measurable performance and success criteria
  - d. Control methods for invasive plant species potentially found on the site
  - e. A minimum five year maintenance and monitoring period
  - f. Yearly submittal of monitoring reports that document the performance of the manzanita plantings

Although the final restoration area will be determined in the proposed Restoration Plan, Figure 5 indicates two locations where habitat restoration could occur on the site. Photos 16-17 show the current conditions of these sites.

Thank you for choosing ECI for your botanical consulting needs. Please contact me with any questions or comments concerning this survey, or if you need any additional services.

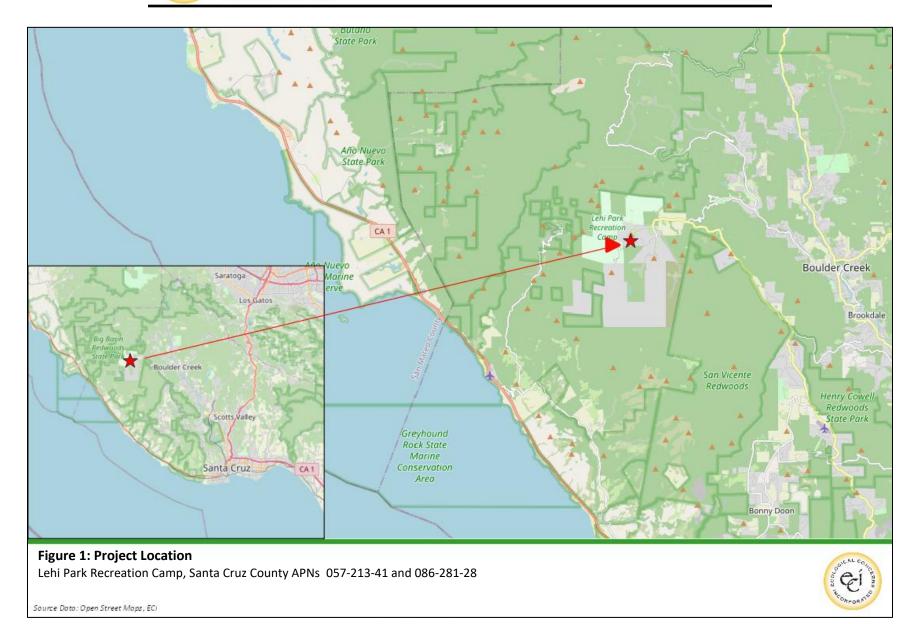
Sincerely,

Joe Rigney

Senior Environmental Consultant

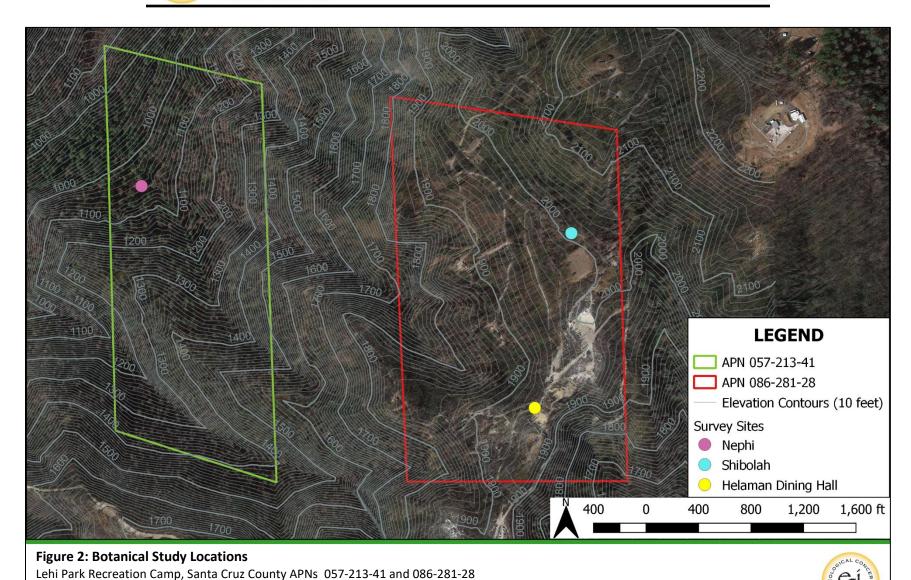
831-325-5754

jrigney@ecologicalconcerns.com

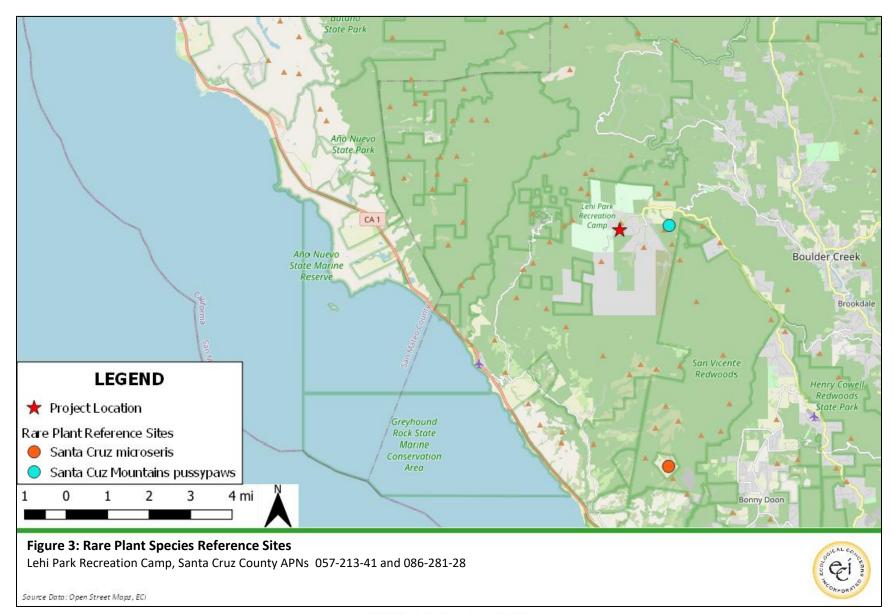


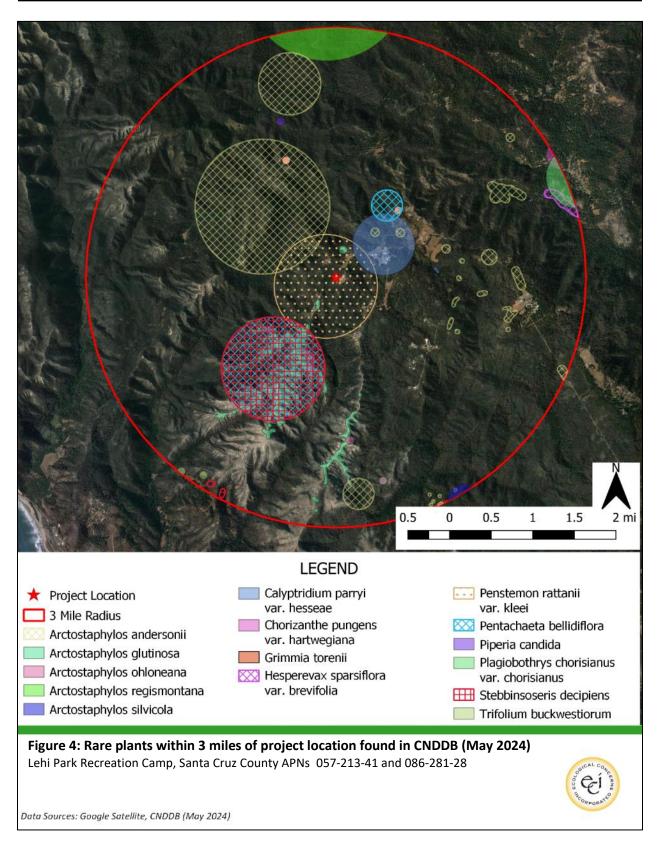
Source Data: Google Satellite, Santa Cruz County Contours, Santa Cruz County APN, ECI

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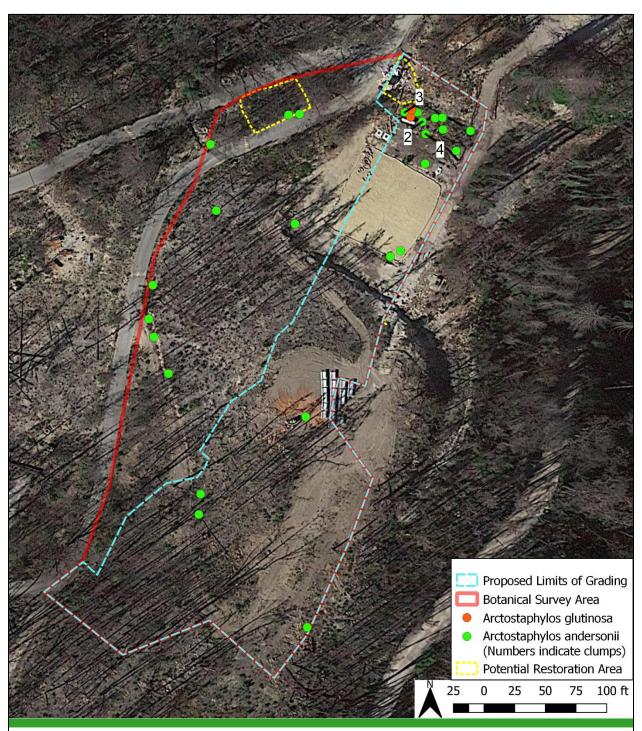


Figure 5: Rare manzanita locations at Helaman Site Lehi Park Recreation Camp, Santa Cruz County APNs 057-213-41 and 086-281-28

THE OFFICE AND ASS

Data Sources: Google Maps, FUSE ARCHITECTS + BUILDERS, ECI

Scientific Name	Common Name	Status*	Habitat	Presence
		DICO	)TS	
Arctostaphylos andersonii	Anderson's manzanita	1B.2	Broadleafed upland forest, chaparral, north coast coniferous forest.	Present (observed)
Arctostaphylos glutinosa	Schreiber's manzanita	1B.2	Closed-cone coniferous forest, chaparral.	Present (observed)
Arctostaphylos ohloneana	Ohlone manzanita	1B.1	Coastal scrub, closed cone coniferous forests.	Not present (not observed)
Calyptridium parryi var. hesseae	Santa Cruz Mountains pussypaws	FS, 1B.1	Chaparral, cismontane woodland.	Not present (not observed)
Hesperevax sparsiflora var. brevifolia	short-leaved evax	FS, 1B.2	Coastal bluff scrub, coastal dunes, coastal prairie.	Not present (no habitat)
Penstemon rattanii var. kleei	Santa Cruz Mountains beardtongue	1B.2	Chaparral, lower montane coniferous forest, north coast coniferous forest.	Not present (not observed)
Pentachaeta bellidiflora	white-rayed pentachaeta	FE, CE, 1B.1	Valley and foothill grassland, cismontane woodland.	Not present (no habitat)
Stebbinsoseris decipiens	Santa Cruz microseris	1B.2	Broadleafed upland forest, closed-cone coniferous forest, chaparral, coastal prairie, coastal scrub, valley and foothill grassland.	Not present (not observed)
Trifolium buckwestiorum	Santa Cruz clover	FS, 1B.1	Coastal prairie, broadleafed upland forest, cismontane woodland.	Not present (no habitat)
		MONO	COTS	
Piperia candida	white-flowered rein orchid	1B.2	North Coast coniferous forest, lower montane coniferous forest, broadleafed upland forest.	Not present (no habitat)
		GYMNOS	PERMS	
Hesperocyparis abramsiana var. abramsiana	Santa Cruz cypress	FT, CE, 1B.2	Chaparral, closed-cone coniferous forest, lower montane coniferous forest.	Not present (not observed)
		BRYOPH	HYTES	
Grimmia torenii	Toren's grimmia	FS, 1B.3	Cismontane woodland, lower montane coniferous forest, chaparral.	Not present (not observed)

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	es non-native species Scientific Name	Common Name
	Acmispon americanus var. americanus	Spanish trefoil
	Acmispon glaber var. glaber	deerweed
	Acmispon junceus var. junceus	rush trefoil
	Acmispon parviflorus	small-flowered trefoil
	Acmispon strigosus	strigose trefoil
	Adenostoma fasciculatum var. fasciculatum	chamise
*	Aira caryophyllea	silver hair grass
	Arbutus menziesii	Pacific madrone
	Arctostaphylos andersonii	Santa Cruz manzanita
	Arctostaphylos crustacea subsp. crinita	crinite manzanita
	Arctostaphylos glutinosa	Schreiber's manzanita
	Arctostaphylos sensitiva	sensitive manzanita
	Arnica discoidea	rayless arnica
*	Avena barbata	slender wild oat
*	Bromus hordeaceus	soft chess
	Bromus sitchensis var. carinatus	California brome
*	Bromus tectorum	cheat grass
	Calamagrostis rubescens	pine reed grass
	Ceanothus incanus	coast whitethorn
	Ceanothus papillosus	wartleaf ceanothus
	Ceanothus thyrsiflorus var. thyrsiflorus	blue blossom
*	Crassula tillaea	moss pygmy-weed
	Crocanthemum scoparium var. scoparium	rush-rose
	Danthonia californica	California oat grass
	Dendromecon rigida	bush poppy
*	Dietes iridioides	fortnight lily
	Elymus glaucus subsp. glaucus	blue wild-rye
	Ericameria arborescens	golden-fleece
ınk	Erigeron sp.	conyza
	Eriodictyon californicum	California yerba santa
*	Festuca bromoides	six-weeks fescue
*	Festuca myuros	rattail fescue
	Galium aparine	goose grass
	Gamochaeta ustulata	purple cudweed
*	Gastridium phleoides	nit grass
*	Genista monspessulana	French broom
	Heteromeles arbutifolia	toyon
*	Holcus lanatus	velvet grass

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	Scientific Name	Common Name
	Hordeum murinum subsp. leporinum	farmer's foxtail
	Hypochaeris glabra	smooth cat's-ear
f	Hypochaeris radicata	rough cat's-ear
	Juncus bufonius var. bufonius	toad rush
	Juncus hesperius	coast rush, bog rush
<del>f</del>	Linum bienne	narrow-leaved flax
	Logfia filaginoides	California cottonrose
ŀ	Logfia gallica	daggerleaf cottonrose
	Lupinus albifrons var. albifrons	silver bush lupine
	Lupinus bicolor	miniature lupine
	Lupinus nanus	sky lupine
	Madia gracilis	slender madia
	Madia sativa	coast madia
	Malus pumila?	apple
f	Medicago polymorpha	California bur clover
	Navarretia mellita	honey-scented navarretia
	Notholithocarpus densiflorus var. densiflorus	tan oak
	Pedicularis densiflora	Indian warrior
	Phacelia suaveolens	sweet-scented phacelia
	Pickeringia montana var. montana	chaparral pea
	Pinus attenuata	knobcone pine
f	Plantago coronopus.	cut-leaf plantain
f	Plantago lanceolata	English plantain
F	Polycarpon tetraphyllum var. tetraphyllum	four-leaved allseed
f	Polypogon monspeliensis	rabbitfoot grass
	Pseudognaphalium beneolens	fragrant everlasting
	Pseudognaphalium californicum	California cudweed
f	Pseudognaphalium luteoalbum	weedy cudweed
	Pseudognaphalium sp.	cudweed
	Pseudognaphalium sp. ["gianonei"]	unnamed everlasting
	Pteridium aquilinum var. pubescens	bracken fern
	Quercus × chasei	Chase oak
	Quercus chrysolepis	canyon live oak
	Quercus parvula var. shrevei	Shreve oak
	Rubus ursinus	California blackberry
f	Rumex acetosella	sheep sorrel
F	Sagina apetala	dwarf pearlwort
f	Senecio minimus	toothed fireweed

	Scientific Name	Common Name
*	Senecio sylvaticus	woodland ragwort
	Sequoia sempervirens	coast redwood
*	Silene gallica	windmill pink
*	Sonchus asper subsp. asper	prickly sow thistle
*	Spergularia rubra	red sand-spurrey
	Stipa lepida	foothill needle grass
	Toxicodendron diversilobum	western poison oak
*	Trifolium dubium	little hop clover
*	Trifolium hirtum	rose clover
	Trifolium microcephalum	small-headed clover
*	Trifolium retusum	teasel clover
	Trifolium willdenovii	tomcat clover
*	Vicia sativa subsp. nigra	narrow-leaved vetch
	Yucca sp.?	yucca



	Scientific Name	Common Name
	Acmispon americanus var. americanus	Spanish trefoil
	Acmispon parviflorus	small-flowered trefoil
	Acmispon strigosus	strigose trefoil
*	Aira caryophyllea	silver hair grass
*	Avena barbata	slender wild oat
	Barbarea orthoceras	American wintercress
*	Briza maxima	rattlesnake grass
*	Briza minor	small quaking grass
*	Bromus diandrus	ripgut brome
*	Bromus hordeaceus	soft chess
	Calandrinia menziesii	red maids
	Cardamine oligosperma	popweed
	Ceanothus incanus	coast whitethorn
	Ceanothus papillosus	wartleaf ceanothus
*	Cerastium glomeratum	sticky mouse-ear chickweed
*	Cirsium vulgare	bull thistle
	Claytonia parviflora subsp. parviflora	small-flowered claytonia
	Clinopodium douglasii	yerba buena
*	Crassula tillaea	moss pygmy-weed
*	Cynosurus echinatus	bristly dogtail grass
unk	Erigeron sp.	conyza
	Eriodictyon californicum	California yerba santa
*	Erodium cicutarium	red-stemmed filaree
	Eschscholzia californica	California poppy
*	Festuca bromoides	six-weeks fescue
	Galium aparine	goose grass
*	Galium parisiense	wall bedstraw
	Gamochaeta ustulata	purple cudweed
*	Gastridium phleoides	nit grass
*	Holcus lanatus	velvet grass
*	Hypochaeris glabra	smooth cat's-ear
*	Hypochaeris radicata	rough cat's-ear
	Juncus bufonius var. bufonius	toad rush
*	Lactuca serriola	prickly lettuce
*	Logfia gallica	daggerleaf cottonrose
*	Lysimachia arvensis	scarlet pimpernel
	Madia sativa	coast madia
	Marah fabacea	California man-root
	Navarretia squarrosa	skunkweed
	Nemophila parviflora var. parviflora	small-flowered nemophila
	Pinus attenuata	knobcone pine

	ible 3: Shiblon survey results (5/14/24 and 6/13/24) ndicates non-native species	
	Scientific Name	Common Name
*	Plantago lanceolata	English plantain
*	Polypogon monspeliensis	rabbitfoot grass
*	Pseudognaphalium luteoalbum	weedy cudweed
	Pteridium aquilinum var. pubescens	bracken fern
	Pterostegia drymarioides	woodland threadstem
	Quercus agrifolia var. agrifolia	coast live oak
	Rubus ursinus	California blackberry
*	Rumex acetosella	sheep sorrel
*	Sagina apetala	dwarf pearlwort
*	Silene gallica	windmill pink
	Solanum umbelliferum	blue witch
*	Sonchus asper subsp. asper	prickly sow thistle
*	Sonchus oleraceus	common sow thistle
	Stachys bullata	California hedge nettle
*	Stellaria media	common chickweed
*	Trifolium dubium	little hop clover
	Trifolium gracilentum	pinpoint clover
	Trifolium microcephalum	small-headed clover
*	Trifolium retusum	teasel clover
	Trifolium willdenovii	tomcat clover
*	Vicia sativa subsp. nigra	narrow-leaved vetch



	Scientific Name	Common Name
	Acmispon americanus var. a.	Spanish trefoil
	Acmispon parviflorus	small-flowered trefoil
unk	Agrostis sp.	bent grass
*	Aira caryophyllea	silver hair grass
	Anisocarpus madioides	woodland tarweed
	Aphanes occidentalis	western lady'smantle
	Arctostaphylos crustacea subsp. crinita	crinite manzanita
	Baccharis pilularis subsp. consanguinea	coyote brush
*	Briza minor	small quaking grass
	Bromus laevipes	woodland brome
	Bromus sitchensis var. marginatus	mountain brome
	Cardamine oligosperma	popweed
	Ceanothus thyrsiflorus var. thyrsiflorus	blue blossom
*	Cerastium glomeratum	sticky mouse-ear chickweed
	Cirsium brevistylum	Indian thistle
*	Cirsium vulgare	bull thistle
	Claytonia parviflora subsp. parviflora	small-flowered claytonia
	Clinopodium douglasii	yerba buena
	Collomia heterophylla	varied-leaved collomia
*	Cynosurus echinatus	bristly dogtail grass
	Cyperaceae sp.	sedges
	Deschampsia elongata	slender hair grass
	Epilobium ciliatum subsp. ciliatum	willow herb
unk	Erigeron sp.	conyza
*	Festuca bromoides	six-weeks fescue
	Festuca occidentalis	western fescue
*	Festuca perennis	Italian rye grass
	Festuca rubra	red fescue
	Fragaria vesca	wood strawberry
	Galium aparine	goose grass
	Galium californicum subsp. c.	California bedstraw
*	Galium murale	tiny bedstraw
	Galium triflorum	sweet-scented bedstraw
	Gamochaeta ustulata	purple cudweed
*	Gastridium phleoides	nit grass
*	Geranium molle	dove's-foot geranium
*	Holcus lanatus	velvet grass
*	Hypochaeris radicata	rough cat's-ear
	Juncus bufonius var. bufonius	toad rush
	Juncus bufonius var. congestus	clustered toad rush
	Lathyrus vestitus var. vestitus	Pacific pea



	le 4: Nephi survey (5/14/24 and 6/13/24) dicates non-native species		
	Scientific Name	Common Name	
	Luzula sp.	woodrush	
*	Lysimachia arvensis	scarlet pimpernel	
	Lysimachia latifolia	Pacific starflower	
	Madia sativa	coast madia	
	Marah fabacea	California man-root	
	Melica subulata	Alaska onion grass	
	Navarretia squarrosa	skunkweed	
	Nemophila parviflora var. parviflora	small-flowered nemophila	
	Notholithocarpus densiflorus var. d.	tan oak	
	Osmorhiza berteroi	sweet cicely	
	Oxalis oregana	redwood sorrel	
*	Poa annua	annual blue grass	
	Polystichum munitum	western sword fern	
	Prosartes hookeri	Hooker's fairy bells	
*	Prunus sp.?	plum	
	Pseudognaphalium californicum	California cudweed	
	Pseudognaphalium sp.	cudweed	
	Psilocarphus tenellus	slender woolly marbles	
	Pteridium aquilinum var. pubescens	bracken fern	
	Rhinotropis californica	California milkwort	
	Rubus ursinus	California blackberry	
*	Sagina apetala	dwarf pearlwort	
	Sanicula crassicaulis var. crassicaulis	gambleweed	
*	Senecio sylvaticus	woodland ragwort	
	Sequoia sempervirens	coast redwood	
*	Soliva sessilis	common soliva	
*	Sonchus asper subsp. asper	prickly sow thistle	
	Stachys bullata	California hedge nettle	
*	Torilis arvensis	tall sock-destroyer	
*	Trifolium dubium	little hop clover	
	Trifolium microcephalum	small-headed clover	
	Trifolium variegatum	variegated clover	
	Trifolium willdenovii	tomcat clover	
	Triodanis biflora	Venus's looking-glass	
	Trisetum canescens	high trisetum	
	Vaccinium ovatum	California huckleberry	
	Veronica peregrina subsp. xalapensis	purslane speedwell	
	Viola sempervirens	redwood violet	
	Whipplea modesta	modesty	









PHOTOS 1 – 4: Helaman Dining Sute – proposed dining hall area (arrows show matching landscape features) (Feb. 23, 2024)





PHOTOS 5 – 6: Helaman Dining Sute – proposed parking area (yellow arrow shows matching landscape features; red arrows indicate large population of rare manzanitas at back of photo (Feb. 23, 2024)



PHOTO 7: Thick scrub vegetation on southern edge of Helaman project area(Feb. 23, 2024)



PHOTOS 8 – 10: Shibolah project area (June 13, 2024)





PHOTO 12: Santa Cruz Mountains pussypaws at reference site (May 6, 2024)

PHOTO 13: Santa Cruz Mountains pussypaws at reference site (May 6, 2024)





PHOTOS 14 – 15: Santa Cruz microsis at reference site (May 5, 2024)





PHOTOS 16 – 17: Potential manzanita planting areas near Helaman Hall (Feb. 23, 2024)