



Staff Report to the Zoning Administrator

Application Number: **101011**

Applicant: Dan Townsend

Agenda Date: February 18, 2011

Owner: Corporate President, Church of Jesus
Christ of Latter Day Saints, Satatoga CA

Agenda Item #: **1**

APN: 086-281-28

Time: After 10:00 a.m.

Project Description: Proposal to construct a new performance stage building for the existing outdoor theater and to construct 2 new restroom/shower buildings on site with an existing girls camp.

Location: Property located at the Western end of Bertoli Drive (1440 Bertoli Drive) at about 1.2 miles east of the intersection with Empire Grade.

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

Permits Required: Amendment to Master Use Permit 4660-U and a Coastal Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 101011, based on the attached findings and conditions.

Exhibits

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

Parcel Information

| | |
|----------------------------------|---------------------------------------|
| Parcel Size: | 109 acres |
| Existing Land Use - Parcel: | Organized camp |
| Existing Land Use - Surrounding: | Various rural uses |
| Project Access: | Bertoli Drive (via Empire Grade Road) |
| Planning Area: | North Coast |

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Land Use Designation: R-M (Mountain Residential)
 Zone District: TP (Timber Production)
 Coastal Zone: X Inside Outside
 Appealable to Calif. Coastal Comm. Yes X No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
 Soils: 110,113 and 142 (No soils report required)
 Fire Hazard: Very high
 Slopes: 15%
 Env. Sen. Habitat: Proposed development only in pre-existing cleared areas.
 Grading: No grading proposed
 Tree Removal: No trees proposed to be removed
 Scenic: Not a mapped resource
 Drainage: Existing drainage adequate
 Archeology: No impact (Archaeologic Assessment reviewed with previous application)

Services Information

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

History

The development of Camp Lehi by the Church of Jesus Christ of Latter Day Saints commenced in the early 1070's, following Planning Commission approval of Use Permit 4355-U on September 27, 1972. This approval authorized a conceptual Master Plan for the development of a church campground and also included a re-zoning of the parcel from the A-5 (Agricultural, minimum site 5 acres) to the U-BS-100-X (Unclassified, minimum site 100 acres with special combining district allowing campgrounds). The approved Master Plan set out a proposal for the future development of the campground, including provisions for a conference center, camping areas with bathroom facilities, recreational facilities, picnic areas, and hiking trails. The approval allowed for an overnight population of a maximum 600 persons, with occasional one day celebrations with up to a maximum 1,000 persons, contingent on the provision of traffic control measures and enhanced security. As a condition of approval of 4355-U, all subsequent development of facilities for the campground required the approval of a specific use permit by the Zoning Administrator, including a review of the status of the existing access roads.

Following approval of the concept Master Plan, application 4355b-U was submitted "To construct a campground development (including water storage and distribution facilities) consisting of two areas, a wilderness camping area and an area for recreational vehicle camping". This application was approved with amended conditions on July 6, 1973. A second application

with the same description, 4660-U, which appears to have superseded 4355b, was approved by the Zoning Administrator on July 23, 1973. However, the approval of 4660-U was appealed to the Planning Commission and, as a result, the permit was suspended while the Board of Supervisors considered, but decided against, taking jurisdiction of the application. At the Planning Commission hearing held on August 1, 1973 no action was taken because the appellant withdrew their appeal. Permit 4660-U was subsequently re-approved by the Zoning Administrator on August 6, 1973. The Conditions of Approval included that the proposed recreational vehicle area could only be developed as a tent camp area, pending further use permits. In addition, an EIR was required to be submitted by February 1, 1974.

Application 75-781-U was submitted to amend use permit 4355-U and 4355b-U (4660-U), to construct a 4,000 square foot storage shed for the storage of building materials in conjunction with the construction of an organized campground. This application was approved by the Zoning Administrator on November 3, 1975. In addition, an EIR was submitted, but was determined to be inadequate by the County and further information on slope stability, archaeological concerns, biological concerns and economic impact of the development was required.

Application 79-1196-U was submitted September 1979 to construct a park headquarters building to include youth activities rooms, a garage for a fire truck, first aid station, restrooms and two overnight rooms to be used by missionaries on weekends to conduct services. Staff recommended that approval of the proposed park headquarters be reviewed as part of an overall master plan and that an adequate EIR should be completed prior to the review of the master plan. Use Permit 79-1196 was approved January 22, 1980 conditional on the submittal of a master plan including a written report delineating all existing and proposed buildings and detailing the intensity of the use.

The "Lehi Park Master Plan", prepared in August 1982, was received March 14, 1983. This plan stated that, at that time, the maximum number of campers at weekends was 90 people with a projected increase to around a maximum of 250 campers at any one time. Infrequent events with up to 500 people for single day/overnight use were also anticipated. Two bathrooms had been constructed to serve the campsites by the time that this plan was prepared.

A Building Permit was issued for the park headquarters but the structure was never constructed and therefore Use permit 79-1196-U subsequently went void because it was never exercised.

Application 86-871-ZAM, "To remodel an existing recreational building within a recreational camp known as Lehi Park," was approved by the Zoning Administrator March 11, 1987. The building to be remodeled was the original storage building constructed under 75-781-U. This structure is now Helaman Hall which still serves as the assembly/dining hall for Lehi Park.

November 12, 1998 application 98-0871 was approved for the reconstruction of two existing restroom/shower facilities, and for the construction of one additional bathroom facility. No building permits were issued for this work and the permit subsequently went void. The original bathrooms remain at the campsite.

Most recently application 01-0270 was submitted to construct a 5,125 square foot assembly/dining hall and to convert the existing assembly/dining room (Helaman Hall) into

storage or a covered patio, and also to recognize the reduced road width for the park access (Bertoli Drive) from the width permitted by the original permit for the camp. The permit was approved on October 19, 2007 for the assembly/dining hall and also to allow CDF to determine minimum road width requirements for the access road related to proposed developments in the future. No building permit was issued for the assembly/dining hall and the development approval portion of application 10-0270 therefore went void. However the condition of approval that allowed CDF to determine minimum road width requirements with each subsequent application for development still applies.

Today the camp consists of five on-site campgrounds (Shiblon, Limhi, Abish, Zarahemla and Ammon Point); two restroom/shower buildings, one at Zarahemla and one at Abish campsites; an assembly/dining hall, Helaman Hall; the Abish outdoor theater (to be recognized by this permit); maintenance/storage sheds; a children's play area; a ball field/emergency helicopter landing area; a volleyball court; a family picnic area; three meeting areas/view points; an archery range; two parking areas with 30 and 15 spaces respectively and additional unpaved parking for 2 cars at each of the 67 campsites, giving a total maximum of 179 spaces; a paved park road (Helaman Drive) and unpaved access roads to individual campsites; hiking trails, and 2 off-site wilderness campsites for single night use. These wilderness sites are located on other adjacent parcels that are also owned by the Church of Jesus Christ of the Latter Day Saints. There are no permanent residences on this parcel although a park host/caretakers residence is located on an adjacent parcel to the north of Lehi Park (APN 086-281-29).

Currently the campground hosts girls camping events from June to August with up to 200 campers per week, and during February also hosts one night overnight campouts for the Boy Scouts. At maximum occupancy the current 5 on-site campsites could cater for a maximum of 402 campers, allowing for a maximum of 6 persons at each of the individual camping areas. In addition to camping, Lehi Park also hosts occasional family reunions and group barbecues.

The current proposal is to construct 2 additional restroom/shower buildings to serve the Ammon Point and Limhi Campgrounds, and to construct a new stage for the existing outdoor theater that is located adjacent to the Abish campsite. The addition of the two new bathroom facilities will allow for the more efficient use of the existing developed campsites at Lehi Park. This application therefore recognizes that the maximum number of overnight campers at the park is be 402 people, which is in conformance with the original Planning Commission approval of the concept master plan for Lehi Park, 4355-U. Development of additional campsites that would further increase the potential maximum use of the park facility will be required to be approved by the Zoning Administrator under a separate application. Occasional one day events that exceed this number of people, up to a maximum of 1,000 people will still be allowed as approved under 4355-U subject to the original requirements for increased security and traffic control. In addition, the local Fire Agency and County Sheriff will be required to be notified.

Project Setting

The project is located within an existing rural camp in the Bonny Doon planning area, adjacent to the Lockheed facility. This portion of the County is very remote, and access to Lehi Park is via an unpaved road that requires access from Empire Grade Road through locked gates. The area is heavily wooded, isolated from other development and semi mountainous.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 109 acres, located in the TP (Timber Production) zone district, a designation that allows institutional facility uses such as a recreational camp. The existing camp is a principal permitted use within the zone district and the proposed addition of two additional bathroom buildings to serve the existing developed campsites and the proposed theater stage are consistent with the site's (R-M) Mountain Residential General Plan designation.

Local Coastal Program Consistency

The proposed project is in conformance with the County's certified Local Coastal Program, in that the proposed bathroom buildings and theater stage are sited and designed to be visually compatible, in scale with, and integrated with the character of the existing camp. Owing to the remoteness of the location and the densely wooded hillsides, the proposed structures will not be visible from outside of Lehi Park. The project site is located roughly 5 miles inland and is not located between the shoreline and the first public road or identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project could not possibly interfere with public access to the beach, ocean, or other nearby body of water.

Design Review

The proposed project complies with the requirements of the County Design Review Ordinance, in that the proposed structures are small in scale and are designed to blend into the natural environment at the site. The bathrooms buildings are proposed to be located within existing woodland clearings that are adjacent to the campsites and the proposed theater stage, also situated in a woodland clearing, will replace the original open platform with a new roofed performance stage with backstage area. No additional seating is proposed to be added and the existing rustic wood benches will remain. All of the proposed structures will be partially screened and softened by existing vegetation and will be hidden from long distance views by the existing dense woodland on site.

The materials and colors for both the bathrooms and stage have been selected to blend and harmonize with the natural environment. The bathrooms are to be constructed from concrete block, and Cor-Ten corrugated metal siding over a steel frame. Cor-Ten is a material that is designed to weather from gray to a rust brown color and this material is also to be used for the roofs. Where there are painted elements, including doors and trim, these will be finished in earth tones and neutral shades. The Abish theater incorporates natural sawn redwood rounds, redwood branches trimmed from trees on-site, wood, glu-lam beams and redwood fascia trim boards with matt gray galvanized metal siding. The metal siding will frame the redwood rounds, as well as form the rear elevation and the roof covering.

Roads and Access

Within the park facility the main circulation road (Helaman Way) is paved. However, the access road from Empire Grade Road to the Lehi Park gate is unpaved and in some places narrow,

varying in width from 20 feet to around 10 feet in places, due to environmental factors such as slopes and trees. The original approval for Lehi Park required that the status of the existing access roads be reviewed along with applications for new development at the camp. The access road was last reviewed with application 01-0270, to construct a replacement assembly/dining hall and to recognize a reduced road width from the original permit for the camp. At that time it was determined that it would not be desirable to widen the access road since a significant amount of grading would be required in an area that has sandy, erosive soils that respond poorly to disturbance and slopes that are prone to failure where excavated. In addition, installing a widened roadway would require the removal or disturbance of sensitive species. An amendment to the approval for Lehi Park was therefore approved stating that road widening be undertaken only in response to specific requirements of the Fire Marshall, based upon information from a Civil Engineer. The current application for the bathrooms and for a replacement theater stage was reviewed by the County Fire Marshall and it was determined that no inspections were needed and therefore no changes or upgrades to the roads are required.

Environmental Review

The proposed project qualifies for an exemption to the California Environmental Quality Act (CEQA) because the site is already served by existing private water and sewer utilities, no change in zoning is proposed and no intensification in use will occur at the site, since the bathrooms are to serve existing developed campgrounds and the proposed theater stage replaces an existing performance platform and is used by on-site campers. The proposed development will not have a detrimental effect on existing sensitive species or habitats in the area since all proposed structures are to be constructed in existing cleared areas. No grading is proposed.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **101011**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

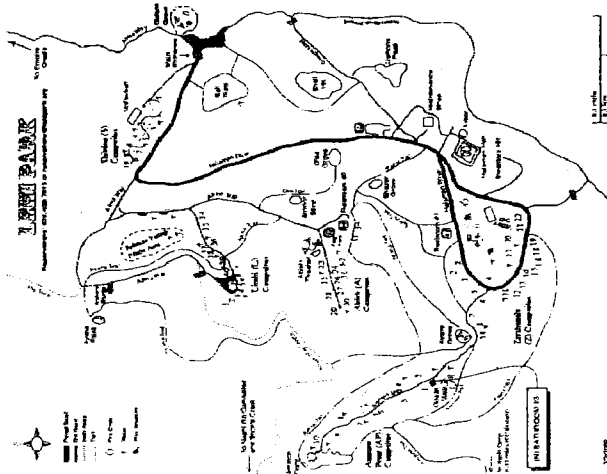
Owner: Corporate President, Church of Jesus Christ of Latter Day Saints, Satatoga CA

Report Prepared By: Lezanne Jeffs
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2480
E-mail: lezanne.jeffs@co.santa-cruz.ca.us

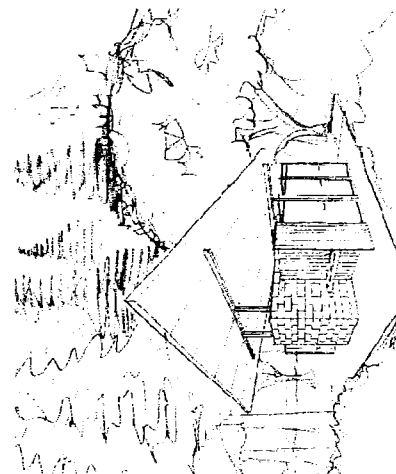
THE END - 1968

THE CHURCH OF JESUS CHRIST OF LATER DAY SAINTS

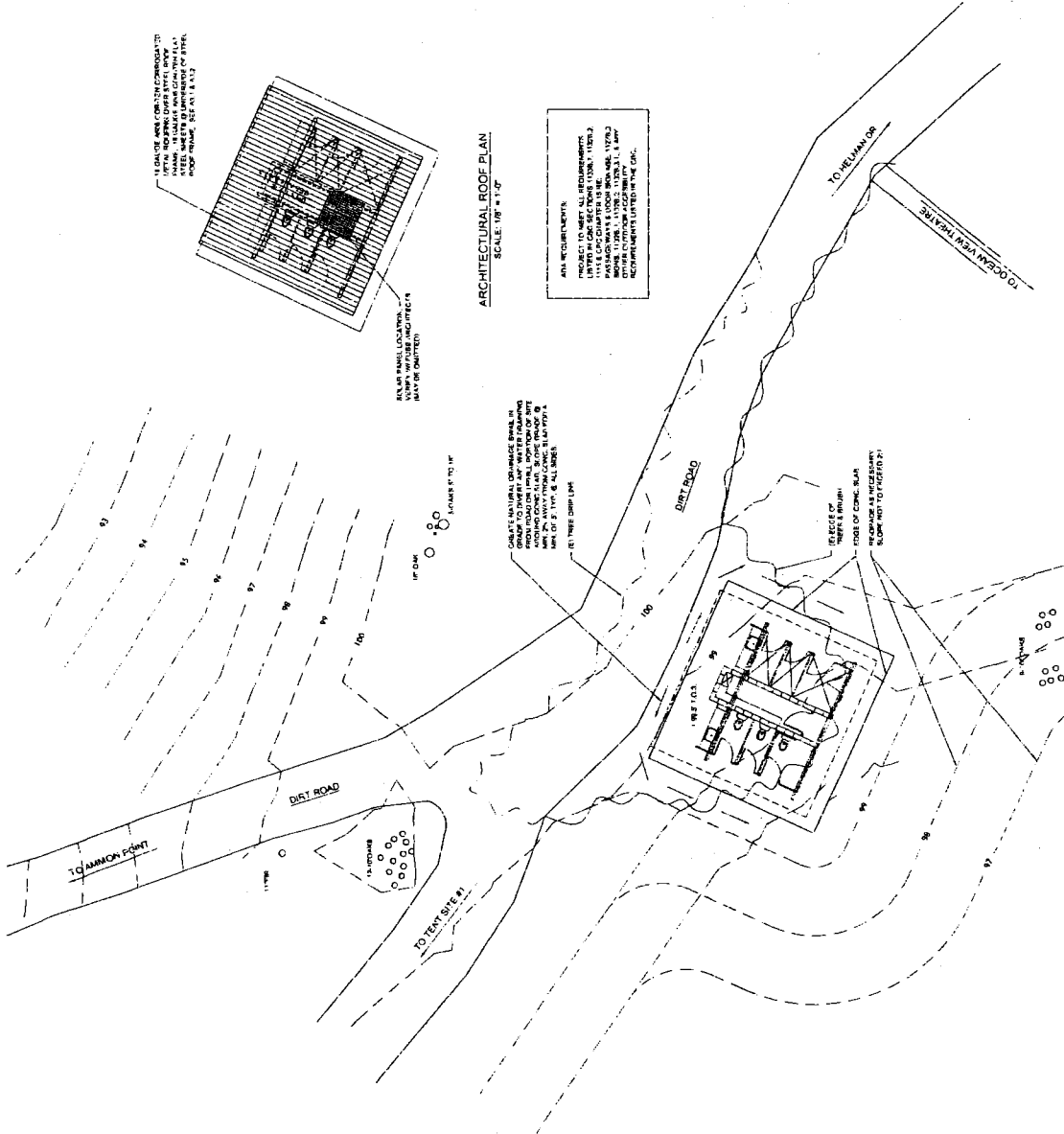
LEHI PARK RESTROOMS - MINOR VARIATION TO PERMIT 4660-U



VICINITY MAP



PERSPECTIVE SKETCH



ARCHITECTURAL SITE PLAN - BATHROOM 3

SCALE: 1/4" = 1'-0"

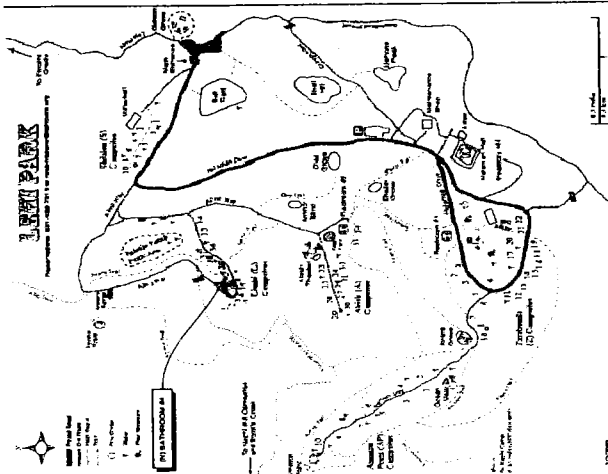
ARCHITECTURAL ROOF PLAN

SCALE: 1/8" = 1'-0"

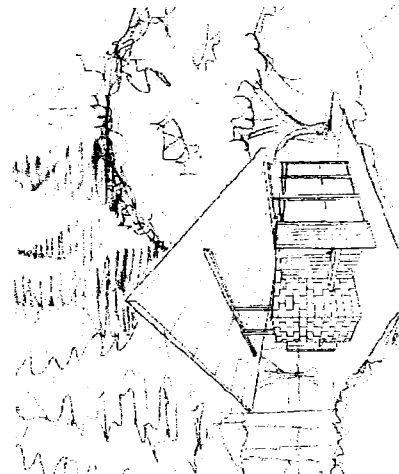
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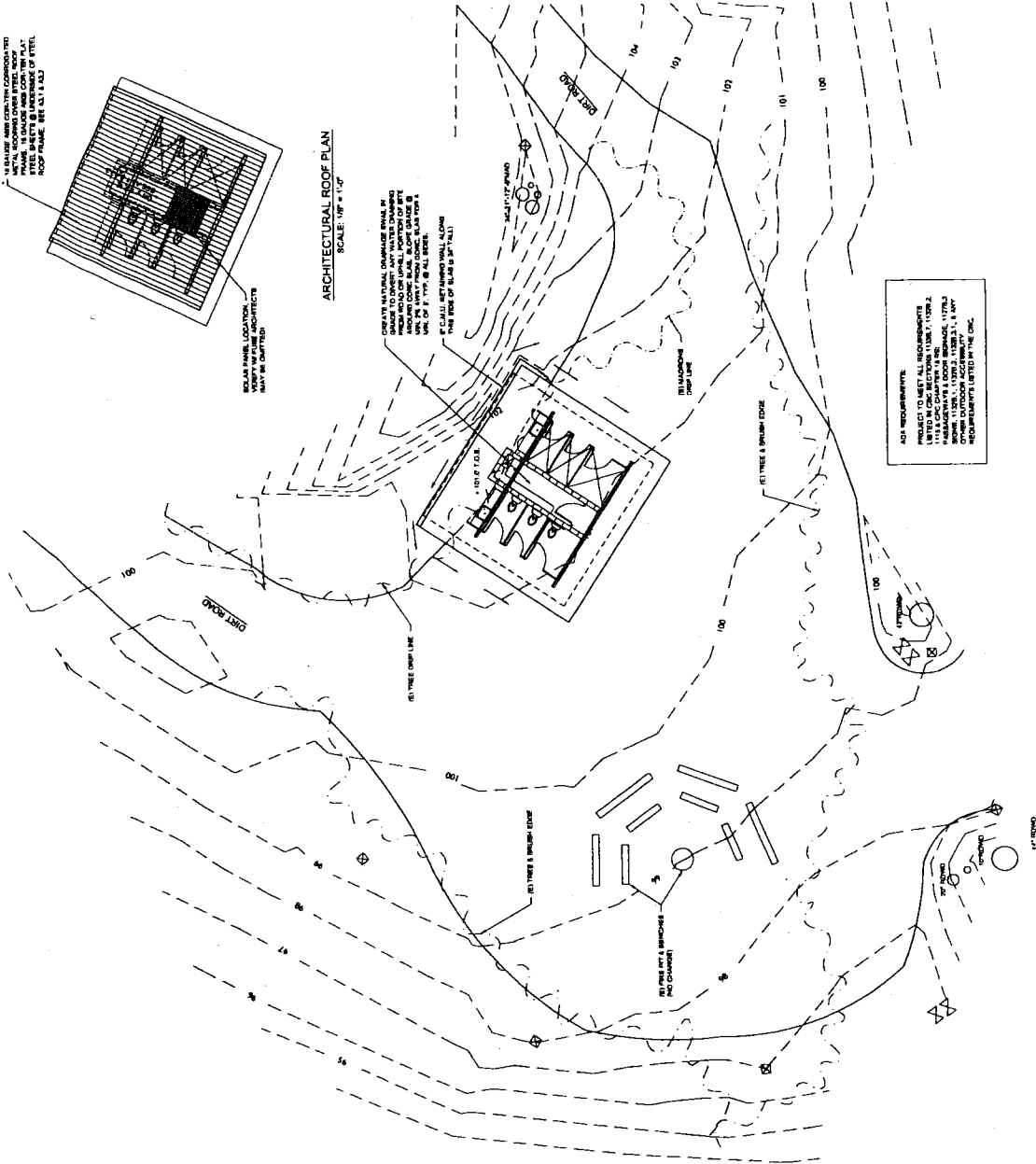
LEHI PARK RESTROOMS - MINOR VARIATION TO PERMIT 4660-U



VICINITY MAP



PERSPECTIVE SKETCH



ARCHITECTURAL SITE PLAN - BATHROOM & SCALE: 1/8" = 1'-0"



A1.3

COVER SHEET & SITE PLAN

DESIGNED BY: MHA

LDS Church Lehi Park - Abish Theater

APR 06-181-28
1440 BEYOND RD., SANTA CRUZ, CA 95061

Principal Architect / Architect
David W. Smith / Architect

LEHI ARCHITECTS, INC.

101 Lehi Avenue
Lehi, UT 84043
801-466-1111
www.lehiarchitects.com



UT EX-100 - 1/16/10

LOS Church Lehi Park - Abish Theater

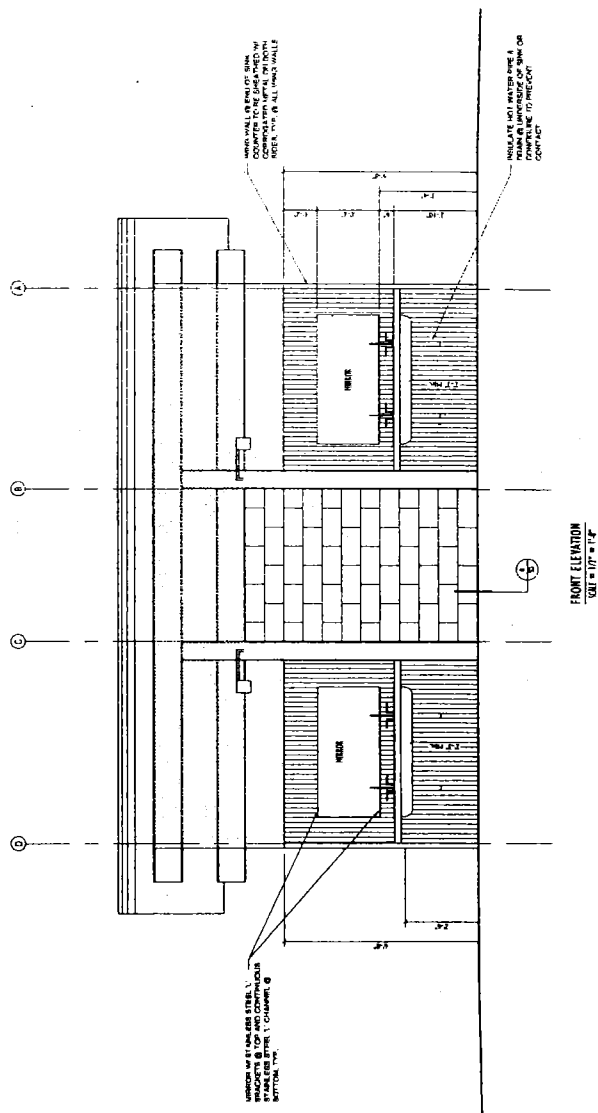
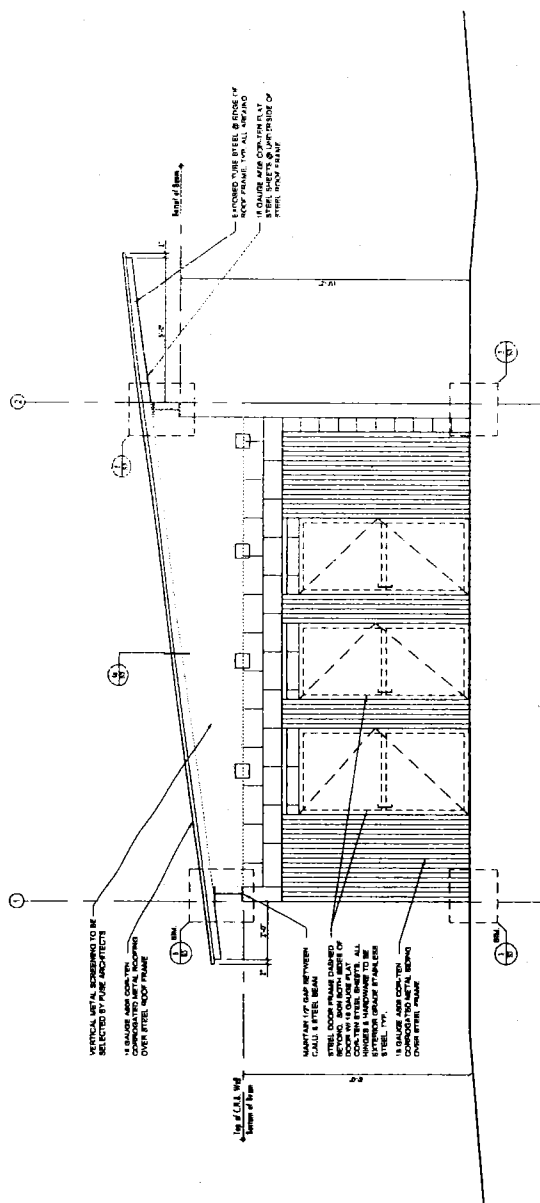
APN# 086-281-28
1440 BERTOLI RD., SANTA CRUZ CA 95006

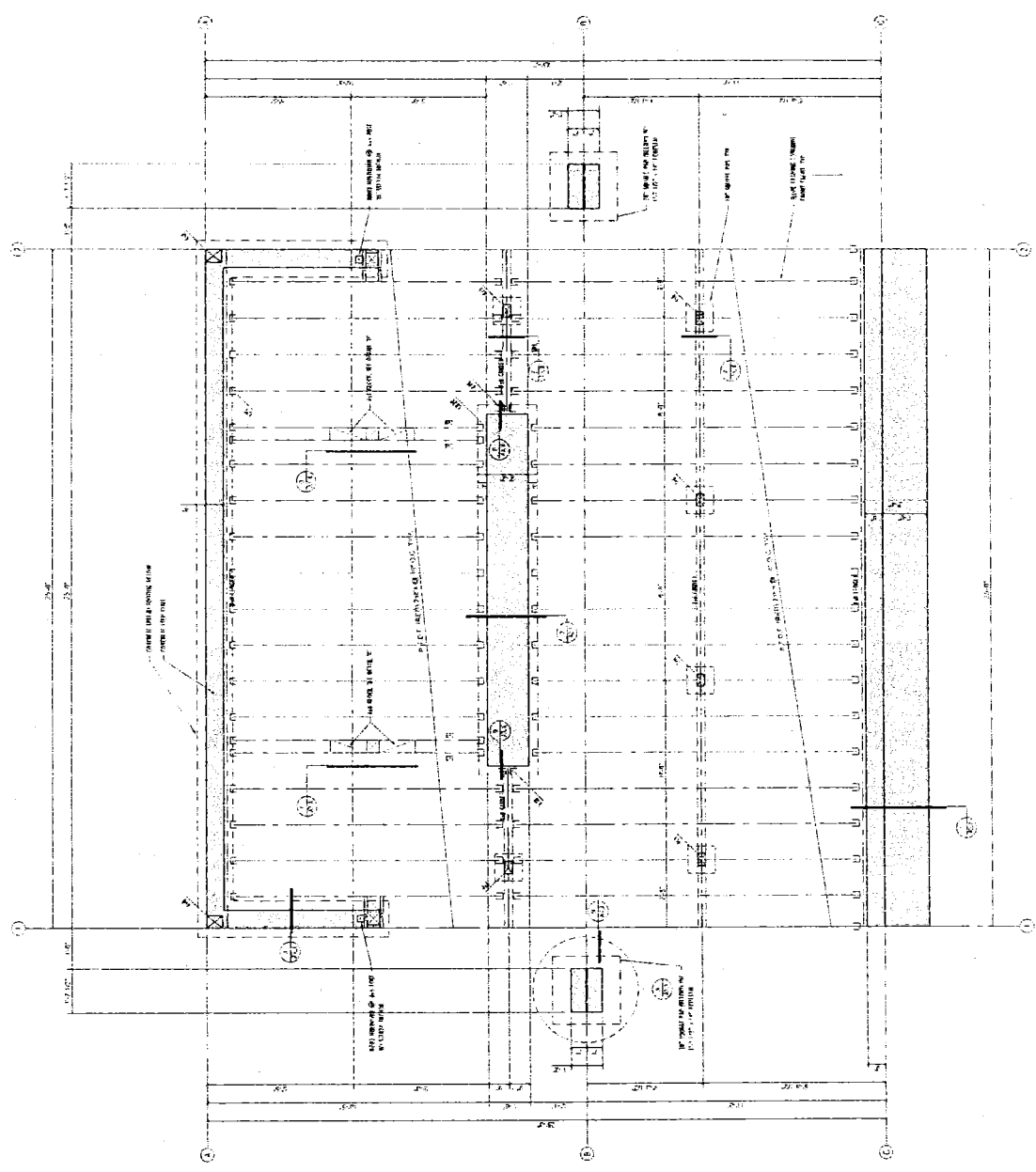
Principal
Daniel Gomez / architect
Daniel Lombrail / architect

SECRET

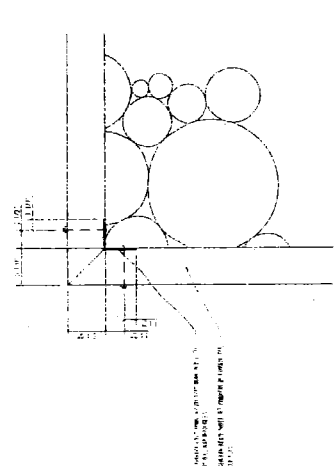
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STPA 66-31 - (Rev. 2) Jan 66

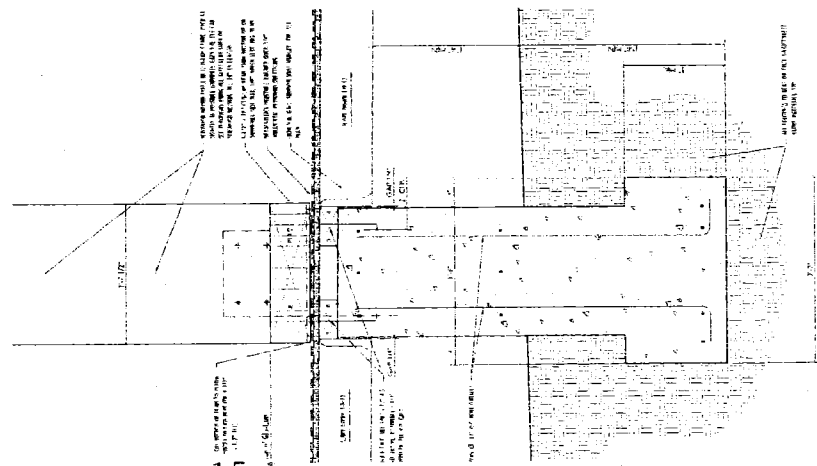




Proposed Foundation & Floor Framing Plan
1/2" = 1'-0" w/e



Lag Screws @ Glu-Lam (Top/Plan View)
1/2" = 1'-0" w/e



Redwood Round Wall Foundation
1/2" = 1'-0" w/e

Proposed Floor Plan, Wall & Roof Framing & Eler. Plan
Scale = 1/8" = 1'-0"

A5.2

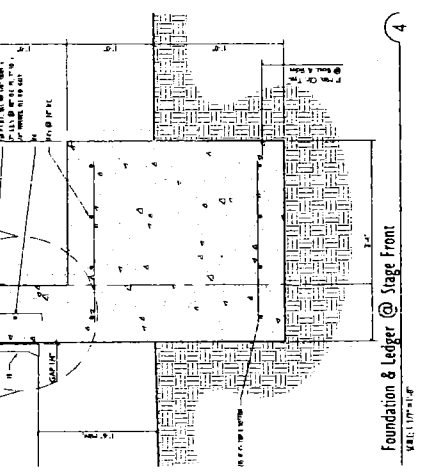
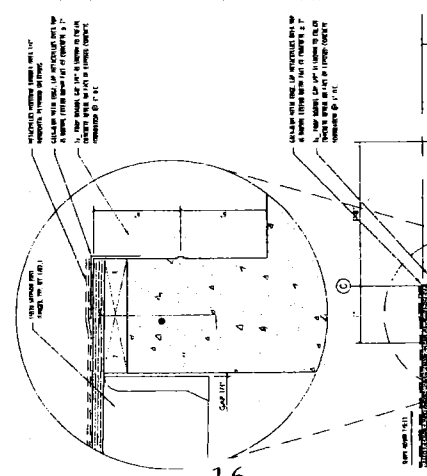
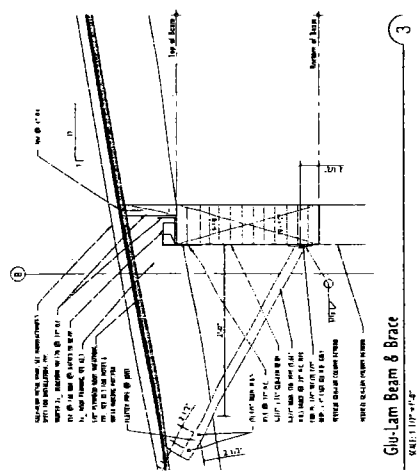
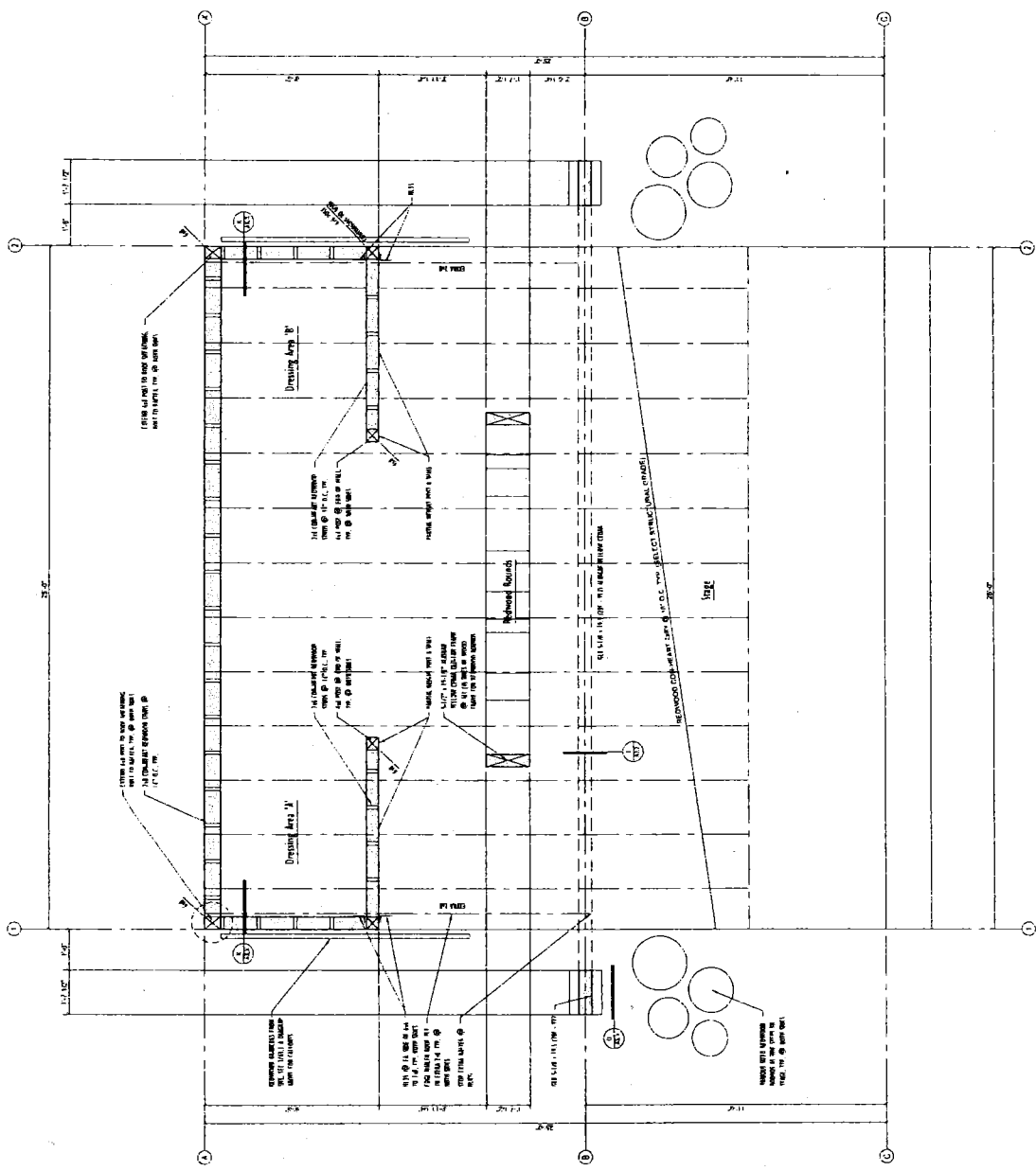
Ground Floor Plan, Wall & Roof Framing, & Electrical Plan

LDS Church Lehi Park - Abish Theater

APR 11, 2011
1400 BEATTY RD., SANTA CLAY, CA 95064

Project:
Architect:
Date: 04/11/11

101 Monterey Avenue
San Jose, CA 95131
Tel: (408) 944-1111
Fax: (408) 944-1112
www.fusba.com



LDS Church Lehi Park - Abish Theater

APR # 086-281-28
1440 BERTOU RD., SANTA CRUZ CA 95006

0187 71 1370-3309

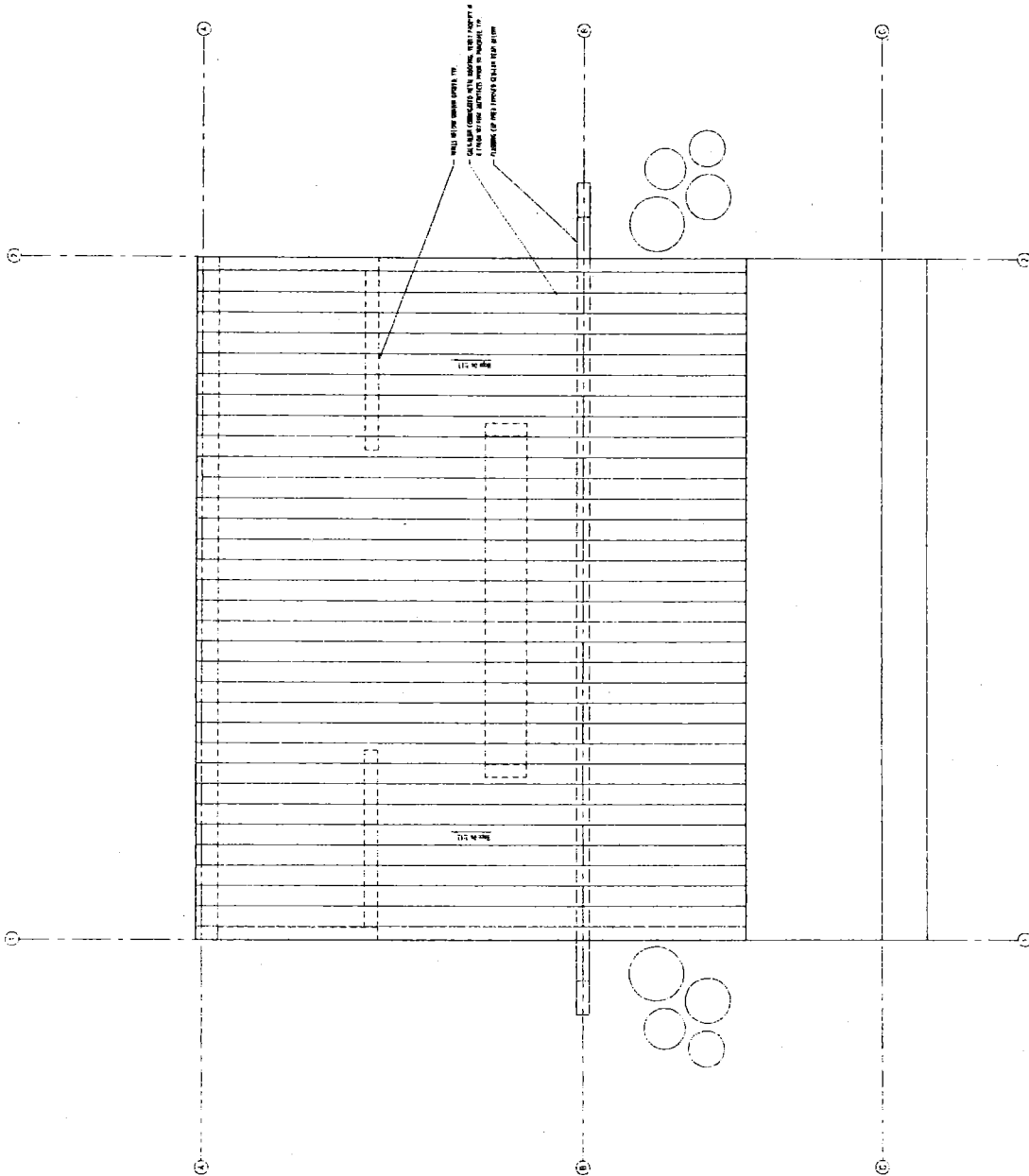
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Principals / Teachers
 Principal / Teacher

101



(10) (b)(1) - (10) (b)(1)



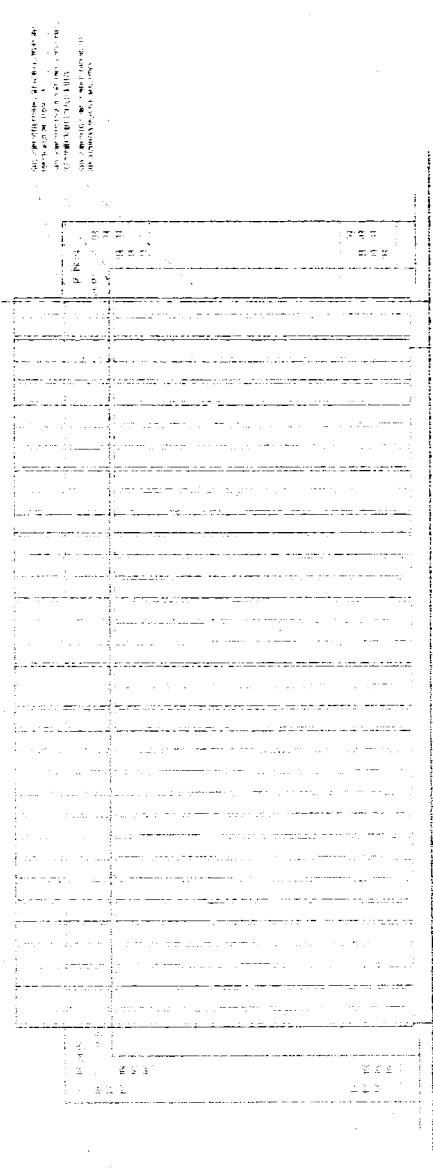


PROPOSED
LDS CHURCH LEHI PARK - MOHAWK THEATRE
LDS CHURCH LEHI PARK - MOHAWK THEATRE
LDS CHURCH LEHI PARK - MOHAWK THEATRE

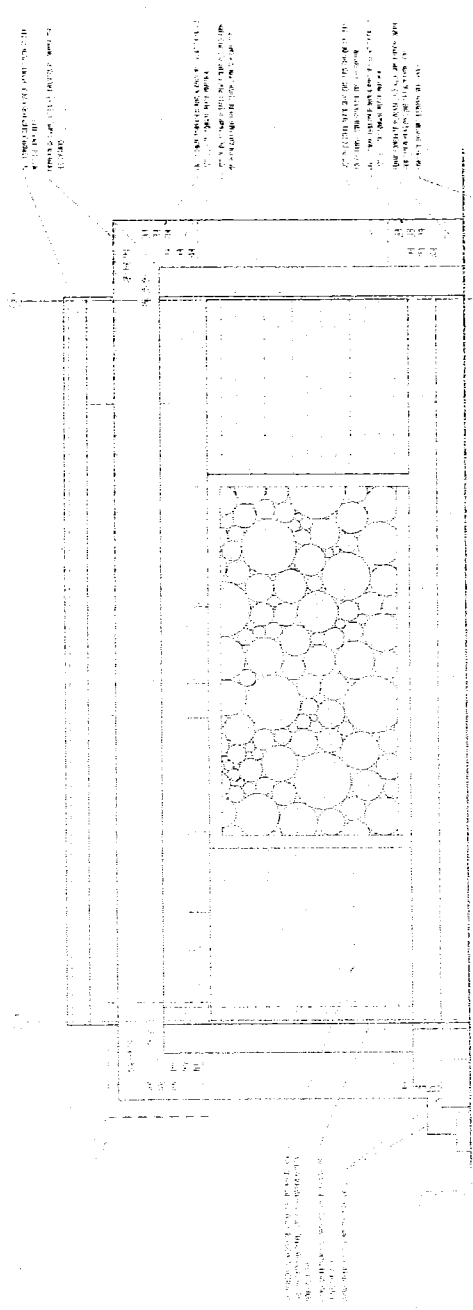
LDS CHURCH LEHI PARK - MOHAWK THEATRE

SHOOTING

A6.2



3) Proposed Main Entrance



4) Proposed Main Entrance



100 Monterey Avenue
San Jose, CA 95110
408.293.1111
www.fu88architects.com

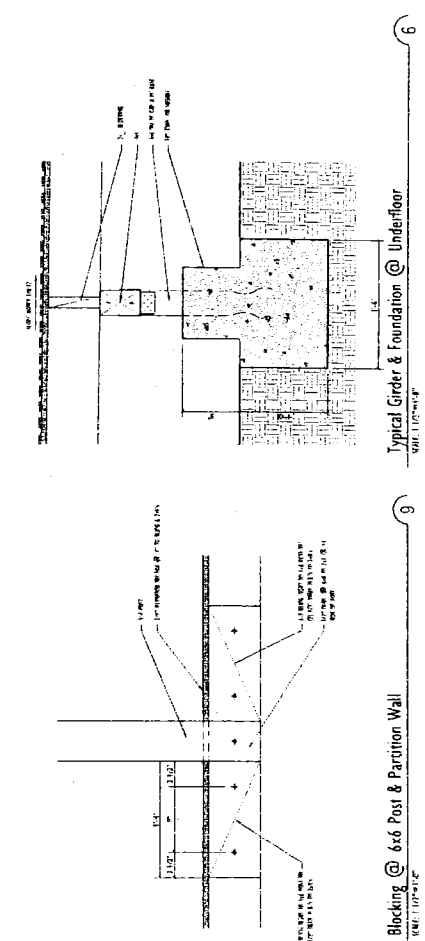
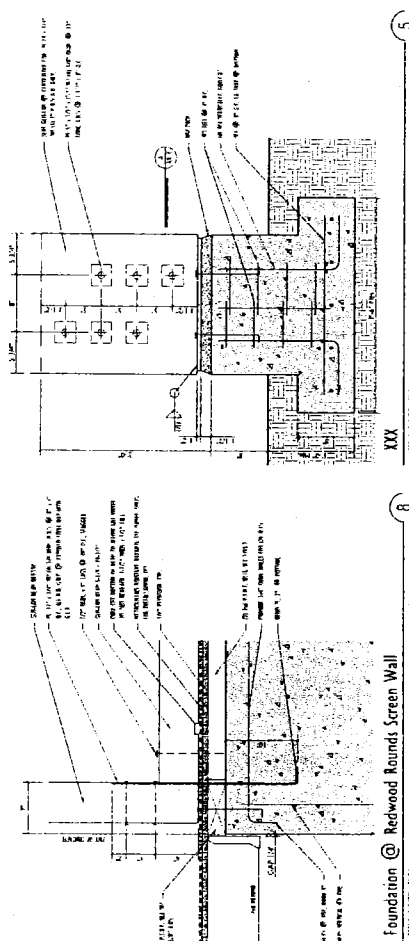
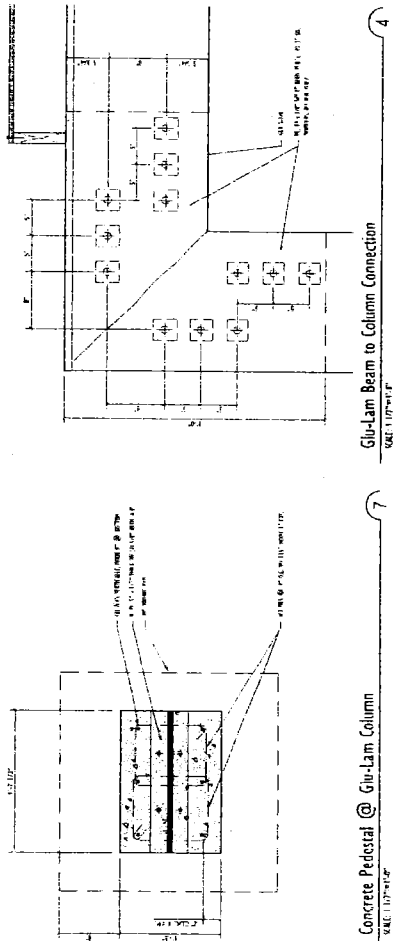
fu88 architects inc.
David M. Smith / Architect
1440 BERTHO RD. SANTA CLARA, CA 95050

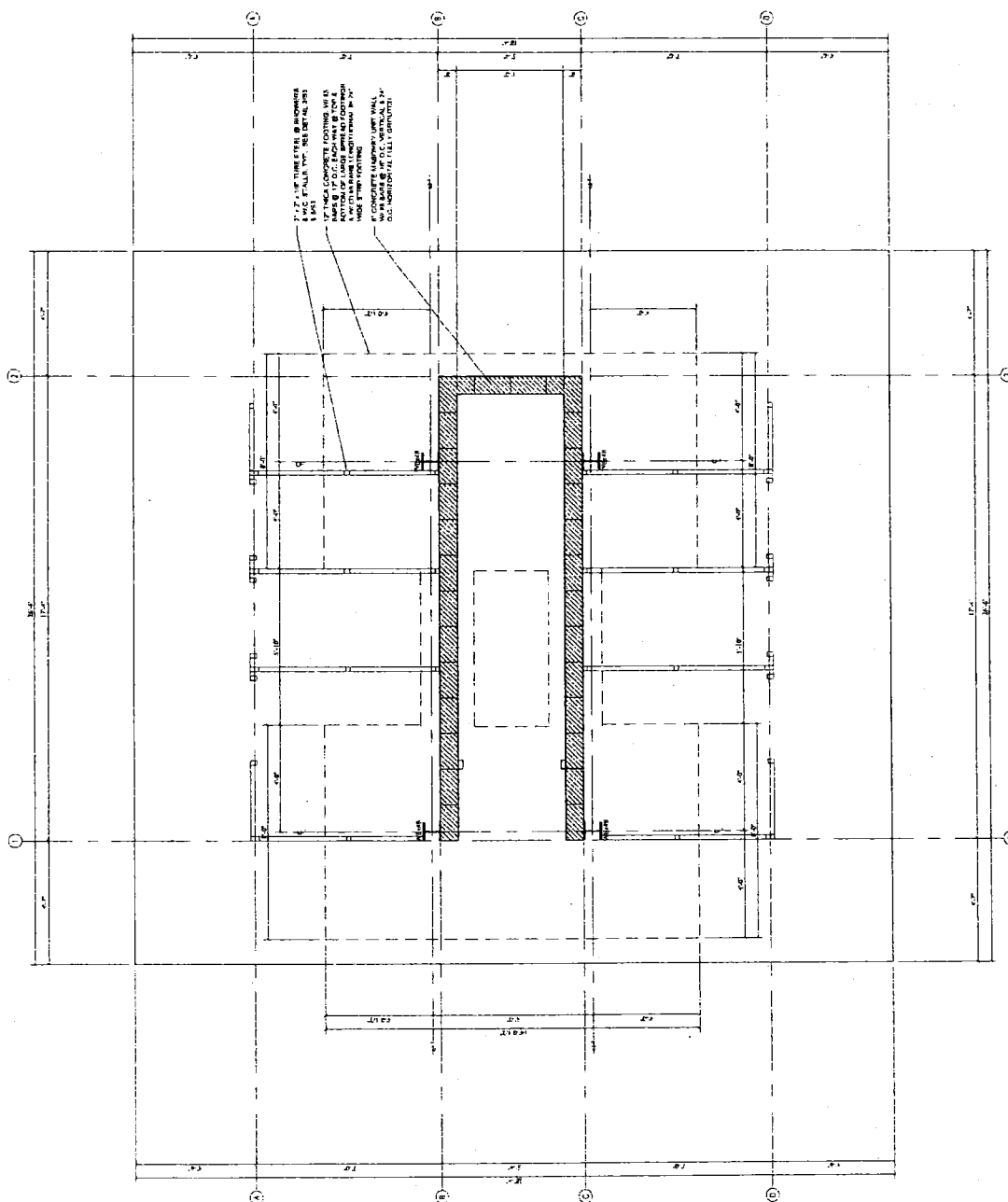
LDS Church Lehi Park - Abish Theater

1000 HICK LN. #102
SAN JOSE, CA 95128

DETAILS

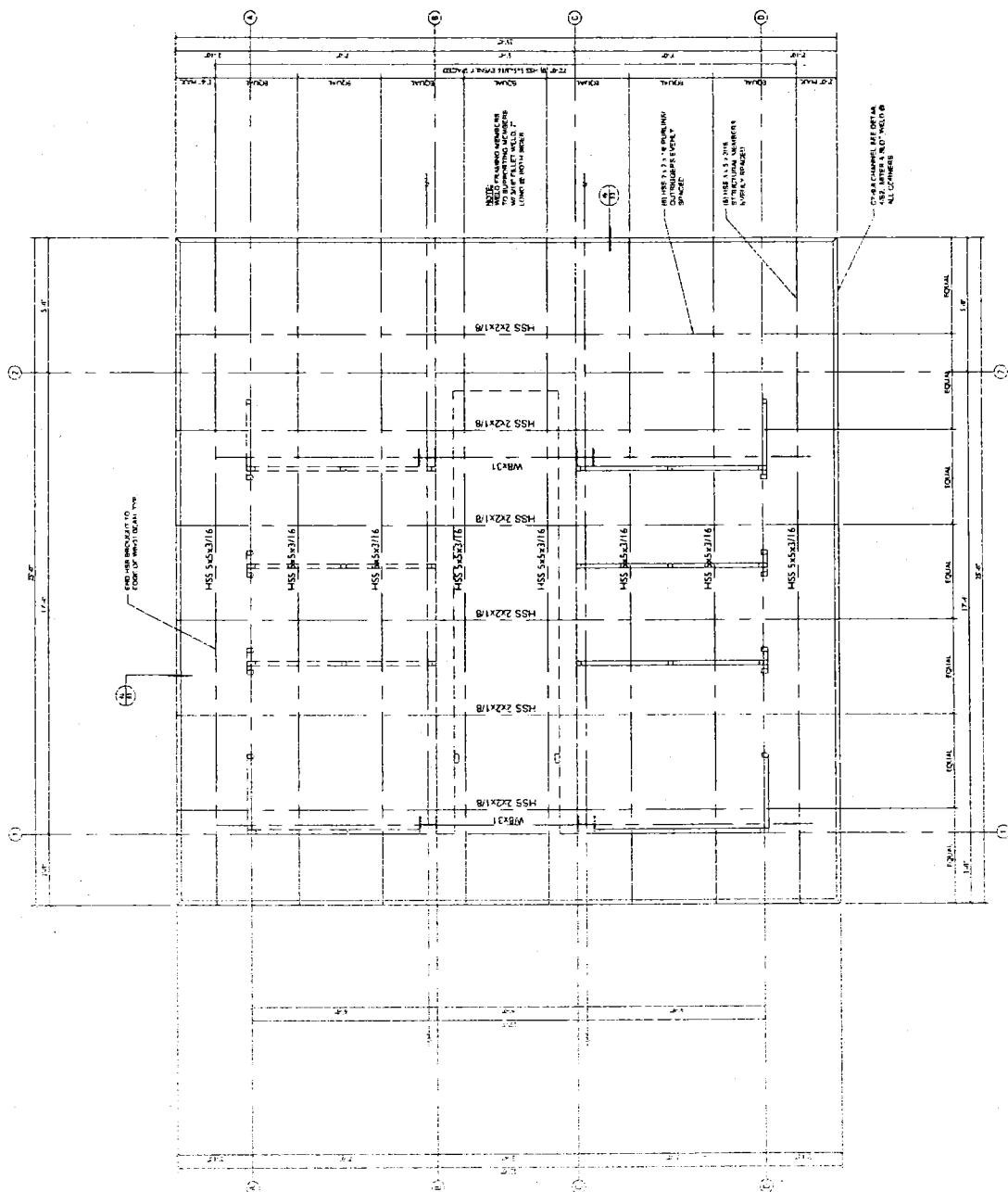
A7.1





PROPOSED FOUNDATION PLAN
SCALE = 1/4" = 1'-0"

GENERAL NOTES



PROPOSED ROOF FRAMING PLAN
 $S_{MF} = 17' \times 1'-6"$

GENERAL NOTES

100 (SCALE: 1/4"=1'-0")

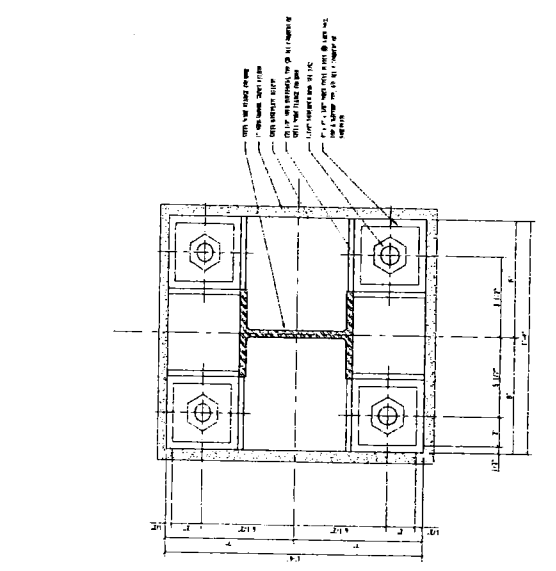


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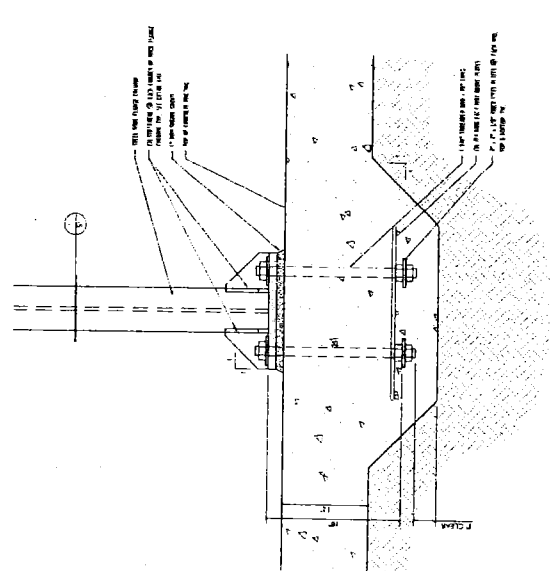
fuse architects inc.
 1100 SOUTH 1000 WEST, SUITE 200, SALT LAKE CITY, UT 84143
 801.555.1234
 fusa@fusearchitects.com

LDS Church Lehi Park - Abish Theater
 1100 SOUTH 1000 WEST, SUITE 200, SALT LAKE CITY, UT 84143
 801.555.1234
 fusa@fusearchitects.com

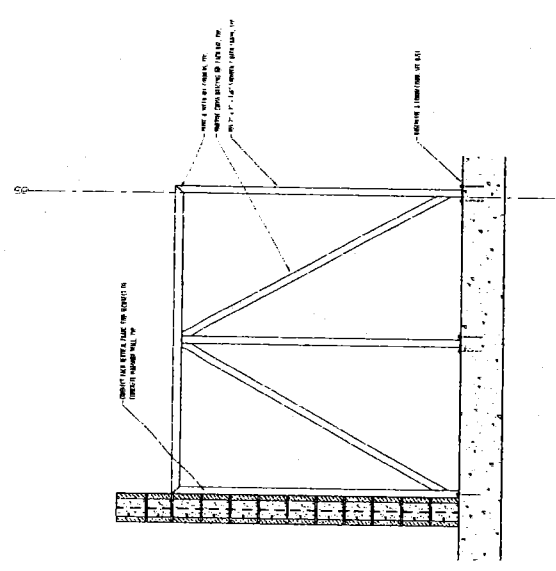
Details
 S3



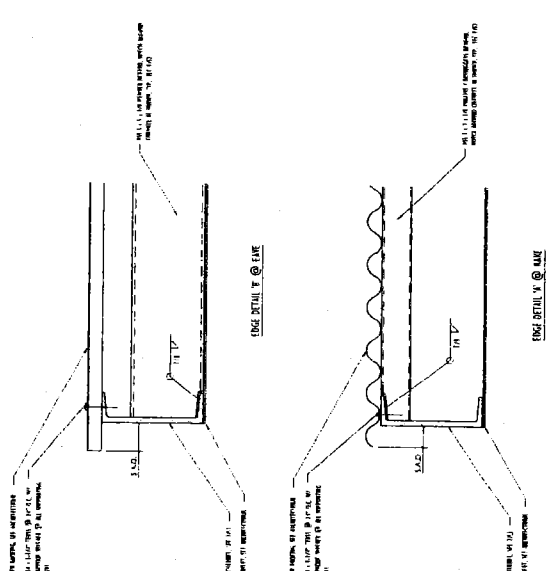
Steel Wide Flange Column Plan
 SHEET 1 OF 2



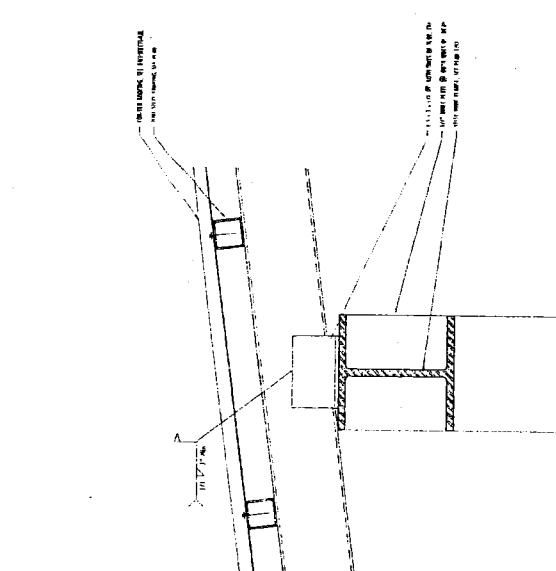
FOOTING @ TYPICAL WIDE FLANGE
 SHEET 2 OF 2



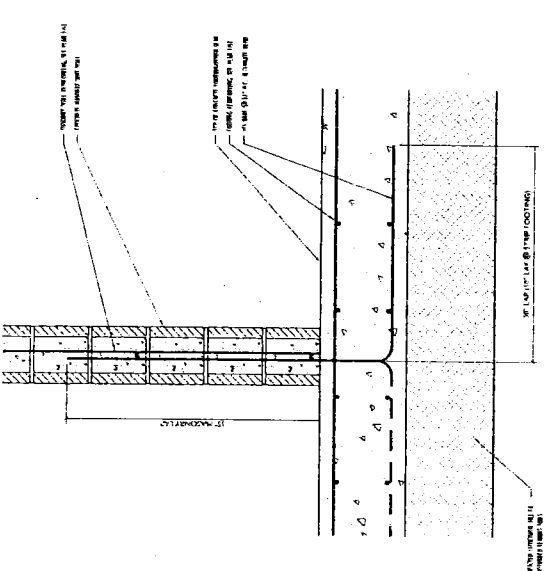
Bath & Shower Structural Frame
 SHEET 3 OF 2



Roof Edge @ Channel Fascia
 SHEET 4 OF 2

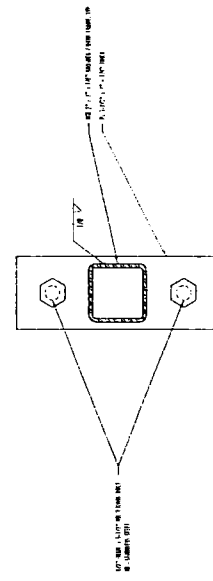


Wide Flange Connection / Roof Cross Section
 SHEET 5 OF 2

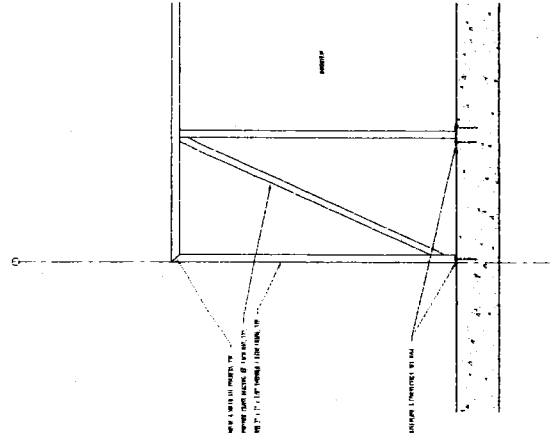


C.M.U. Wall to Concrete Foundation
 SHEET 6 OF 2

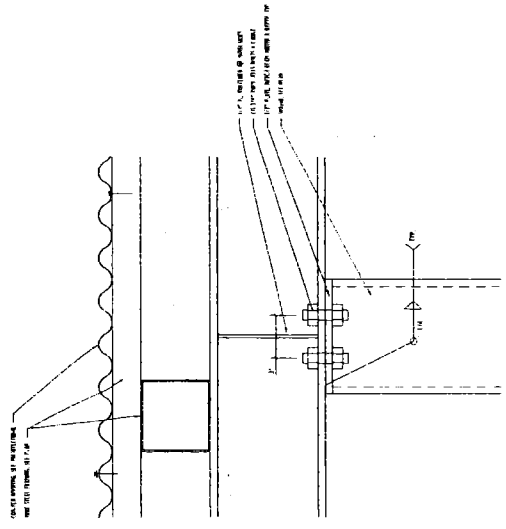
Steel Plate @ Shower/Bath Frame Bottom
SCALE: 1/4" = 1'-0"



Bath & Shower Structural Frame @ Door Rough Opening
SCALE: 3/4" = 1'-0"



Wide Flange Connection to Steel Column
SCALE: 3/4" = 1'-0"



LDS Church Lehi Park - Abish Theater
1440 BERTOLI RD., SANTA CRUZ, CA 95066
APN # 086-281-28
1440 BERTOLI RD., SANTA CRUZ, CA 95066

f u s a architects inc.
Principal
David W. Fuchs / Architect
David W. Fuchs / Architect
1201 UNIVERSITY AVENUE
SUITE 200
SAN JOSE, CA 95128
408.933.1111
www.fusaarchitects.com



DATE: 01.17.13
DRAWN BY: J. H. H. H.

Coastal Development Permit Findings

- 1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.**

This finding can be made, in that the property is zoned TP (Timber Production), a designation which allows institutional uses. The proposed bathrooms and performance stage are a principal permitted use within the zone district, and the zoning is consistent with the site's (R-M) Mountain Residential General Plan designation.

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

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

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

This finding can be made, in that the site and the area proposed for development is consistent with the surrounding area in that the site is surrounded by dense woodland and is not visible from any public viewpoints; the proposed colors and materials for the proposed structures are natural in appearance and the project is not sited on a prominent ridge, beach, or bluff top.

- 4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.**

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

- 5. That the proposed development is in conformity with the certified local coastal program.**

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

Development Permit Findings

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

This finding can be made in that the project is located in an area designated for institutional uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed development will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structures meet all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in that the proposed location of the campsite bathrooms and performance stage, and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the TP (Timber Production) zone district, as the primary use of the property will be a recreational campsite that meets all current site standards for the zone district. The proposed structures will meet the maximum 25 foot height limit and the 20 acre minimum site standard required for an organized camp in the TP zone district.

- 3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.**

This finding can be made, in that the proposed institutional use is consistent with the use and density requirements specified for the Mountain Residential (R-M) land use designation in the County General Plan.

The proposed bathrooms and performance stage will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and will meet all current site and development standards for the zone district. Given the size and rural nature of the property, the structures will not be improperly proportioned to the parcel. The proposed structures are to be located on a site of more than 100 acres in size and will not be located adjacent to other structures on adjacent parcels, nor will they be visible from neighboring properties.

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

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

This finding can be made, in that the proposed bathrooms and performance stage are to be for the use of the existing developed campsite and will not increase the total potential number of guests from the current level of use. The site is accessed by a private road that is secured by a locked gate and there are no public utilities located in this area

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

This finding can be made, in that the proposed camp bathrooms and performance stage are for the exclusive use of the existing developed campground. Density and intensity of use will therefore, not be increased. The site is over 100 acres in size and is located in a remote, rural portion of the county characterized by dense woodland which will screen all proposed development and prevent any impact on the surrounding land uses.

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

This finding can be made, in that the proposed camp bathrooms and performance stage will be of an appropriate scale and type of design and will utilize neutral or earth toned colors in order to blend with the aesthetic qualities of the surrounding natural area. Additionally, the proposed structures will not reduce or visually impact available open space in the surrounding area. The Urban Designer has reviewed the proposal and has found it to be consistent with Chapter 13.11 and 13.20 of the Zoning Ordinance.

Conditions of Approval

Exhibit A: Architectural plans (17 sheets) prepared by Fuse Architects dated November 16, 2010 and structural notes (1 sheet) prepared by G. Reynolds and Associates, dated November 16, 2010.

- I. This permit authorizes the construction of two camp bathrooms and a performance stage and an Amendment to 4660-U. 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 and previous permits. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain Building Permits from the Santa Cruz County Building Official.
 - C. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. The Conditions of Approval for Permit 4660-U shall remain in effect unless specifically amended by this permit as follows:
 - a. The maximum number of overnight campers allowed at the park is not to exceed 402 persons per night. Six persons are allowed to be accommodated at each of the 67 existing camp sites that are located within the five established campgrounds.
 - b. An increase in the intensity of the overnight camping use to more than 402 persons is to be subject to review and approval by the Zoning Administrator up to a maximum of 600 people. An increase to more than 600 people is subject to review and approval by the Planning Commission.
 - c. Where special one day events are planned, the maximum number of people allowed at Lehi Park is not to exceed 1,000 people in total. Special events are allowed subject to the provision for increased security and traffic control as required under the original approval. In addition, notification of the event is to be provided to the Environmental Health Services Department, the County Sheriff and to the Santa Cruz County Fire Marshall. Notice shall be given no later than one month prior to any such event.
 - E. No further intensification of the campsite use or construction of additional facilities is allowed without amendment to this permit and approval by the Zoning Administrator. Review of future applications. Review of proposed projects by the Santa Cruz county Fire Marshall to evaluate the adequacy of the access road,

will also be required.

II. Prior to issuance of a Building Permit the applicant/owner shall:

- A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. 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. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. In addition to showing the materials and colors on the elevations, the applicant shall supply a color and material board at an 8 1/2" x 11" format for Planning Department review and approval, to show specific materials and colors that were not specifically approved with this Discretionary Application. The proposed structures are to be constructed using the materials shown and all exterior finishes are to be earth toned to blend with the woodland setting of the surrounding campsite.
 - 2. Drainage and erosion control plans.
- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal.
- D. Meet all requirements of and pay drainage fees to the County Department of Public Works, Stormwater Management.
- E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services. A passing pumpers report for the two existing bathrooms on the property, is also required to be submitted.
- F. Meet all requirements and pay any applicable plan check fee of the Santa Cruz County Fire Protection District.
- G. Provide an Accessibility plan to show compliance with the California Building Code. Plans must include the following additional information:

- 1 Access to the Abish Theater stage must be provided per CBC 1104B.3.10
Access to performing areas.
- 2 CBC 1127B, *When more than one building or facility is located on a site, accessible routes of travel complying with Section 1114B.1.2 shall be provided between buildings and accessible site facilities, accessible elements, and accessible spaces that are on the same site.*
- 3 Slope requirements and materials along the required accessible paths of travel shall be specified and detailed on the building permit application plans. CBC 1127B.
- 4 Shower details will be required to include the fold-down seat. CBC 1115B.4.4.

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. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

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

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

Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

Please note: This permit expires three years from the effective date listed below unless a 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.

Application #: 101011

APN: 086-281-28

Owner: Corporate President, Church of Jesus Christ of Latter Day Saints, Satatoga CA

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Steven Guiney, AICP
Deputy Zoning Administrator

Lezanne Jeffs
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 101011

Assessor Parcel Number: 086-281-28

Project Location: 1440 Bertoli Drive, Santa Cruz, Ca 95006

Project Description: Proposal to construct a new performance stage building for the existing outdoor theater and to construct 2 new restroom/shower buildings on site with an existing girls camp

Person or Agency Proposing Project: Dan Townsend

Contact Phone Number: (831)479-9295

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

Specify type:

E. ☒ **Categorical Exemption**

Specify type: Class 3 - New construction or conversion of existing structures (Section 15303)

F. **Reasons why the project is exempt:**

Construction of bathroom/shower facilities and a performance/stage building at an existing girls camp.
No intensification of the existing permitted use.

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

Lezanne Jeffs, Project Planner

Date: _____