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STATE OF CALIFORNIA—THE RESOURCES AGENCY

PETE WILSON, Governor

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE

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HEARING IMPAIRED: (415) 904-5200

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Staff: J. Sheele
Staff Report: 11/21/95 1721P
Hearing Date: 12/12-15/95



STAFF REPORT: PERMIT AMENDMENT

TH 106

APPLICATION NO.: 3-94-44-A

APPLICANT: SANTA CRUZ COUNTY PARKS, OPEN SPACE AND CULTURAL SERVICES
AGENT: Tom Burns, Santa Cruz County Redevelopment Agency

PROJECT LOCATION: 17th Avenue, between Brommer and Felt Streets, Live Oak area, Santa Cruz County, APN 027-241-06 & -07 and 027-051-12

DESCRIPTION OF PROJECT PREVIOUSLY APPROVED: Construction of a swim and community center, related offices storage, parking, and grading.

DESCRIPTION OF AMENDMENT: Expand previously approved 25 yard recreational/lap pool to 50 meters and construct associated improvements including additional deck space, additional shower and restroom facilities and extension of approved parking lot onto adjacent State Park property.

LOCAL APPROVALS RECEIVED: Park Development Permit and Coastal Development Permit No. 95-0384. CEQA-EIR certified March 23, 1994.

SUBSTANTIVE FILE DOCUMENTS:

- o Habitat Restoration and Protection Plan for the Live Oak Community Center by County of Santa Cruz Redevelopment Agency, dated October 16, 1995.
- o Final and Draft EIR - Shoreline Middle School and 17th Avenue Recreational Swim Center, dated January, 1993 and September, 1992 by Engineering-Science, Inc.
- o Habitat Restoration Plan for Impacts from the Shoreline Middle School Project by Jones & Stokes, Assoc. dated October 11, 1993.
- o Santa Cruz County Local Coastal Program certified January, 1984; LCP Amendment #1-93.
- o 3-94-44 Santa Cruz County Parks, Open Space and Cultural Services.
- o 3-93-50 Live Oak School District.
- o 3-84-130 County of Santa Cruz and Santa Cruz County Aquatics Team.

PROCEDURAL NOTE: The Commission's regulations provide for referral of permit amendment requests to the Commission if:

- 1) The Executive Director determines that the proposed amendment is a material change,
- 2) Objection is made to the Executive Director's determination of immateriality, or
- 3) the proposed amendment affects conditions required for the purpose of protecting a coastal resource or coastal access.

If the applicant or objector so requests, the Commission shall make an independent determination as to whether the proposed amendment is material. 14 Cal. Admin. Code 13166.

SUMMARY OF STAFF RECOMMENDATION:

The staff recommends that the Commission determine that the proposed development with the proposed amendment, subject to the conditions below, is consistent with the requirements of the Coastal Act.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby approves the amendment to the coastal development permit, subject to the conditions below, on the grounds that the development with the proposed amendment is consistent with the requirements of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to continue to implement their Local Coastal Program consistent with the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions. (See attached, Exhibit A)

III. Special Conditions.

NOTE: Unless specifically altered by the amendment, all conditions attached to the previously approved permit remain in effect.

1. Incorporation of County's Requirements. The conditions of approval for the Park Development Permit and Coastal Development Permit No. 95-0384 for this amendment approved by the County are attached as Exhibit B to this approval. Only the conditions of local approval No. 95-0384, as determined by the Executive Director to be material to this approval, are hereby incorporated as conditions of this permit. Any revisions or amendments to these approved (material) conditions shall require prior review and approval by the Executive Director.

2. PRIOR TO COMMENCEMENT OF CONSTRUCTION, the permittee shall submit the following for the Executive Director's review and approval:

- A. A copy of the long term agreement executed between Santa Cruz County and the California Department of Parks and Recreation for the approved parking lot on State Park lands (Schwann Lake State Park).
- B. Final project plans for all associated improvements on State Park lands (i.e., signs, kiosk, trails, fencing, etc.). Evidence of approval by the Department of Parks and Recreation shall accompany the submittal.

IV. Findings and Declarations.

The Commission hereby finds and declares as follows:

1. Project Description and Background

The proposed amendment request is to expand the previously approved 25 yard recreational/lap pool to 50 meters and to construct associated improvements including additional deck space, additional shower and restroom facilities and the extension of an additional parking area onto the adjacent State Parks property. The subject site is located on the west side of 17th Avenue, south of the Southern Pacific Railroad right-of-way between Brommer and Felt Streets, in the Live Oak area of Santa Cruz County.

On September 15, 1994, the Commission approved coastal development permit 3-94-44 Santa Cruz County Parks, Open Space and Cultural Services for the construction of a swim and community center including kitchen facilities, a 25-yard recreational/lap pool, a warm water pool, wading pool, restroom and locker room facilities, a water slide, related offices, park administrative offices, storage, parking lot and grading.

The applicant is in the process of fulfilling the "prior to transmittal" conditions of the coastal development permit; the coastal development permit has not yet been issued. In October, 1995, a site inspection conducted by Commission staff revealed that grading had occurred for the project access road. The swim center site is behind the school district site (3-93-50 Live Oak School District). The school district and the County Redevelopment Agency had entered into a Cooperation Agreement to provide for coordination of specific construction tasks -- one of those tasks involved grading of the entry road, (see Exhibit 2). Commission staff has again advised the applicant of the necessity to comply with the conditions of the coastal development permit before any additional work can take place. County staff has concurred. The project site has been winterized and erosion control measures have been installed pursuant to County regulations, (see Exhibit 3).

Although development has taken place prior to issuance of the coastal development permit, consideration of the amendment application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Approval of this permit amendment does not constitute a waiver of any legal action with regard to any violation of the Coastal Act that may have occurred, nor an admission as to the legality of any development undertaken on the subject site without a valid coastal development permit.

2. Public Access

The proposed amendment for a larger swimming pool for the swim and community center is consistent with Section 30213 of the Coastal Act which encourages lower cost visitor facilities and give preference to developments providing public recreational opportunities. The amended project plans include parking

spaces for 200 cars and 44 bicycles which meets the County's requirements for the project. (The original permit included parking for 160 cars and 44 bicycles). The expanded parking area will include about a .75 of an acre on State Parks land, Schwann Lake State Park.

The Department of Parks and Recreation (DP&R) is willing to enter into a long-term agreement with the County to allow the parking lot upon receipt of final development approvals, (see Exhibit 5). The County Board of Supervisors has directed the applicant to return to the Board on or before January 23, 1996, with a permit from State Parks for the additional parking associated with the larger swim center pool, (see Exhibit 4). According to County staff, they are in the process of drafting the final agreement at this time. The proposed restroom entrance will open towards State Park property and will be available for State Park users. Department of Parks and Recreation has approved the design. In addition, the applicant will install interpretive signage at the trailhead leading from the parking lot to Schwann Lake State Park and a split-rail fence between the community/swim center facility and State Parks property. Additional negotiations may include tar plant habitat restoration on State Parks property and use of the pool facilities for training of State Parks lifeguards.

Conditions of this amendment require review and approval of the final agreement and plans for associated improvements (i.e., signs, kiosk, trails, fencing, etc.) by the Executive Director. As conditioned, the proposed amendment is consistent with Coastal Act and LUP public access policies.

3. Erosion/Runoff

The Coastal Act and the LUP both contain policies regarding erosion control and runoff.

Conditions of the previous coastal development permit and conditions of the County approvals require strict measures to minimize runoff and erosion control. Those conditions remain in full force and effect. As previously conditioned, the amended project is consistent with Coastal Act Sections 30231 and 30253(1) and (2) and LUP geotechnical and marine resource policies.

4. LCP/CEQA

The Santa Cruz County Local Coastal Program (LCP) has been certified. On the Commission Post Certification Permit and Appeal Jurisdiction Maps for the County, the majority of the subject property (except for a small portion adjacent to 17th Avenue and a small portion adjacent to Schwann Lake), is mapped as potential public trust lands. The Commission has retained original permit review authority over public trust lands since the LCP certification. The County had issued a coastal permit for the proposed project; however, the majority of the project site is located within the Coastal Commission's original jurisdiction area and requires Commission approval.

The Land Use Plan (LUP) designates the subject property as Visitor Accommodations and Urban Open Space with a Proposed Park and Recreation overlay. Allowed uses are visitor accommodations -- neighborhood park and community pool. The LUP special development standards requires the dedication of the undevelopable lands. The LUP public access and circulation requirements are for Schwan Lake service and pedestrian access from 17th Avenue. The swim and community center and the proposed amendment for a larger pool are consistent with the visitor accommodations designation set forth in the LUP.

The Santa Cruz County Local Coastal Program has been certified by the Commission and adopted by the County. As conditioned by this approval and the County, the proposed amendment is consistent with the policies in Chapter 3 of the Coastal Act and will not prejudice the ability of the County of Santa Cruz to continue to implement their Local Coastal Program consistent with Coastal Act policies.

An environmental impact report for Shoreline Middle School and the Swim Center was certified by the County on March 23, 1994. As aproved by the County, there is no feasible less environmentally damaging alternatives and the project will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

Exhibits.

- A. Standard Conditions.
- B. Conditions of County's approvals.
 - 1. Amendment Site Plan.
 - 2. Letter from Redevelopment Agency regarding Grading.
 - 3. Letter from Redevelopment Agency regarding Erosion Control.
 - 4. Letter from County Parks regarding Parking on State Park Land.
 - 5. Letter from State Parks regarding Parking Agreement.

EXHIBIT-A

RECOMMENDED CONDITIONS

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXHIBIT NO. A

APPLICATION NO.

3-94-44-A

Standard Conditions



California Coastal Commission



COUNTY OF SANTA CRUZ

Planning Department

PERMIT

Owner Santa Cruz County of, Parks Dept. Permit Number 95-0384
Address 9000 Soquel Ave. Parcel Number(s) 027-241-04.06 027-051-12,18
Santa Cruz CA 95062

PROJECT DESCRIPTION AND LOCATION

Proposal to construct the Live Oak Community Swim Center consisting of two swimming pools, a water slide, a wading pool, related offices, community meeting rooms, and County Parks Department administrative offices. Requires an Amendment to Development Permit Nos. 93-0602 and 94-0450, to extend the length of the approved pool from 25 meters to 50 meters, enlarge the parking lot, reconfigure the approved site plan, and locate a portion of the parking lot on Schwann Lake State Park to the west. Located on the west side of 17th Avenue (at 979 - 17th Avenue), south of the Southern Pacific Railroad right-of-way. SUBJECT TO ATTACHED CONDITIONS.

Approval Date: 8/23/95 Effective Date: 9/7/95
Exp. Date (if not exercised) 9/7/97 Coastal Appeal Exp. Date: Call Coastal Comm.
Denied by: _____ Denial Date: _____

_____ This project requires a coastal zone permit which is not appealable to the California Coastal Commission. It may be appealed to the Planning Commission. The appeal must be filed within 10 working days of action by the decision body.

X This project requires a Coastal Zone Permit, the approval of which is appealable to the California Coastal Commission. (Grounds for appeal are listed in the County Code Section 13.20.110.) The appeal must be filed with the Coastal Commission within 10 working days of receipt by the Coastal Commission of notice of local action. Approval or denial of the Coastal Zone Permit is appealable. The appeal must be filed within 10 working days of action by the decision body.

This permit cannot be exercised until after the Coastal Commission appeal period. That appeal period ends on the above indicated date. Permittee is to contact Coastal staff at the end of the above appeal period prior to commencing any work.

A Building Permit must be obtained (if required) and construction must be initiated prior to the expiration date in order to exercise this permit. **THIS PERMIT IS NOT A BUILDING PERMIT.**

By signing this permit below, the owner agrees to accept the terms and conditions of this permit and to accept responsibility for payment of the County's costs for inspections and all other actions related to noncompliance with the permit conditions. This permit shall be null and void in the absence of the owner's signature below.

C. H. Agent
Signature of Owner/Agent

Mart Jacobs
Staff Planner

9/7/95
Date

8-23-95
Date

Distribution: Applicant - white, File - yellow, Clerical - pink, Coastal Commission - goldenrod

EXHIBIT NO. B
APPLICATION NO. 3-94-44-A
County's Conditions

CONDITIONS OF APPROVAL

Park Development Permit and Coastal Development Permit No. 95-0384

Applicant and Owner: County of Santa Cruz; Parks, Open Space, & Cultural
Services & the County Redevelopment Agency

Location: Opposite the west side of the intersection of
Felt Street and 17th Avenue, Live Oak planning area,

APNs: 027-241-04, -06, 027-051-12, & -18

EXHIBITS:

- A. Architectural Plans prepared by Elbasani & Logan Architects, dated June 19, 1995
 - B. Landscape Plan prepared by Royston Hanamoto Alley & Abey, dated June 19, 1995
 - C. Grading/Site Plan/Erosion Control Plans prepared by Mesiti-Miller Engineering, dated June 19, 1995
-

- I. This permit authorizes the construction of the Live Oak Community Swim Center and the associated site improvements illustrated on Exhibits "A" through "C".
- II. Prior to any site disturbance, the applicant/owner shall obtain a Grading Permit from the County of Santa Cruz Planning Department.
- III. Prior to issuance of a Grading permit described in Condition II., and prior to site disturbance, the applicant/owner shall submit a Final Grading, Drainage and Erosion Control Plan prepared by a qualified professional and based on the Grading/Site Plan/Erosion Control Plan prepared by Mesiti-Miller Engineering and dated June 19, 1995 and the Drainage/Utilities Plan dated June 19, 1995, for review and approval of the County Planning Department and the Department of Public Works and include the following:
 - A. A limit of construction boundary shall be established 30-feet from the edge of the riparian woodland and temporary fencing shall be installed at this location. Grading limits shall be clearly staked to avoid disturbance to riparian vegetation in the natural channel. Final plans shall note that no encroachment or disturbance of the riparian buffer is permitted.
 - B. Dust suppression techniques shall be developed as part of the construction plan. Inactive grading areas and stockpiles shall be covered during the potentially rainy months of October through April.
 - C. All finished cut and fill slopes shall be vegetated.

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CALIFORNIA COASTAL COMMISSION

EXHIBIT B 3-94-44-A

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- D. Topsoil shall be stockpiled and then reapplied upon completion of grading to promote growth of vegetation.
 - E. The potential for erosion on site and adjacent to the project shall be prevented by properly designed landscaping and drainage controls. Runoff shall be collected and directed away from slopes. All drainage control measures specified in the consultants' 1988, 1991 and 1992 geotechnical engineering reports shall be followed.
 - F. Turf grasses and landscaping shall be utilized to retain as much runoff as practical and direct the remainder to the collector culverts.
 - G. The project site shall be graded to produce slight slopes (typically 2%) to direct stormwater runoff as sheet flow to drop inlets to stormwater collector culverts.
 - H. Runoff from the swim center shall be directed to the 54" RCP on the Shoreline Middle School site via culverts sized based on actual runoff calculations contained in the drainage plan. Collector pipes less than 12" diameter are allowed to enhance the effectiveness of the silt and grease traps.
 - I. An erosion and sedimentation control plan for the project shall be prepared by a certified erosion control specialist, landscape architect or civil engineer and submitted to County Planning for review and approval prior to issuance of a Grading Permit. This plan be based on the preliminary plan shown on Exhibit "C". Temporary measures of the final plan shall be maintained throughout construction. Permanent measures of the final plan shall be permanently maintained by the County.
 - J. Because storm events can and have occurred during the dry season (April 15 through October 15), haybales should be placed at all required locations prior to grading activities. If construction occurs during the wet season, an engineered sediment detention basin should be constructed at the outlet as part of an approved erosion and sediment control plan. Grading limits shall be clearly staked prior to any site work to avoid disturbance to riparian vegetation in the natural channel.
 - K. Drainage contaminants from the project site shall be minimized by installing sediment, soil and grease traps at the inlet of the parking lot storm drains and at other locations as determined by the Department of Public Works. The parking lot shall be swept and sediment and grease traps shall be inspected and maintained each September prior to the rainy season, and after major storms.
- IV. Prior to the commencement of building construction, site disturbance, or issuance of the Grading Permit, the applicant/owner shall:

- A. Submit Final Construction Plans for review and approval by the Santa Cruz County Planning Department Development Review section. The final plans prepared by a qualified professional shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include, but not be limited to, the following:

1. Project structures and their foundations shall be designed according to the Uniform Building Code and other seismic design standards applicable. These standards take into account potential levels of seismic shaking, and amplification due to soil type and thickness. All recommendations of the consultants' 1988, 1991 and 1992 geotechnical engineering reports shall be incorporated into the final design.
2. Exterior elevations identifying finish materials and colors shall conform to all approved exhibits for this permit.
3. Floor plans identifying the type and purpose of each room.
4. A site plan showing the location of all site improvements, including, but not limited to, points of ingress and egress, loading and unloading areas, parking areas, turnarounds, trash and recycling enclosures, pedestrian pathways, and utility connections.
5. A final sign plan showing location, materials, colors, dimensions, and type and intensity of illumination. The trailhead leading from the proposed parking lot shall be clearly marked with directional signage. Park rules shall be sited at the trailhead and shall clearly demark those areas of the park which are open to use and those which should be protected.
6. Final plans shall note that Santa Cruz Municipal Utilities (SCMU), will provide water service to the facility and shall meet all requirements of SCMU. Final engineered plans shall be reviewed and accepted by the SCMU.
7. Final plans shall note that Santa Cruz County Sanitation District will provide sewer service to the facility and shall meet all requirements of the District. Final engineered plans shall be reviewed and accepted by the District.
8. Locate and identify the type, intensity, manufacturer, and technical specifications of all on-site exterior lighting. Light standards (maximum 10-16 feet in height) shall be energy efficient state-of-the-art fixtures with high beam efficiency, sharp cut-off, and glare and spill control. Upward glow and light broadcast into the riparian corridor shall be eliminated.

9. The parking, circulation and loading areas shall be surfaced with a minimum of 2 inches of asphalt concrete over 6 inches of Class II base rock (or other approved equivalent surface). All spaces and loading berths shall be striped or defined by wheel stops.
 10. The parking lot shall include at least 200 parking spaces (of which 40% may be designed to compact space standards (7-1/2' x 16') and appropriately marked), 7 accessible spaces (14' x 18'), and 44 bicycle spaces (2' x 6') designed according to Santa Cruz County Code Section 13.10.550 -.571.
 11. All new electrical power, telephone, and cable television service connections shall be installed underground.
 12. All improvements shall comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Regulations.
 13. A copy of the architect prepared construction specifications shall be provided to the Planning Department for review and approval. Specifically, the specifications shall note that construction of the retaining wall which borders the riparian buffer will be accomplished by hand and that disturbance within the riparian buffer is prohibited.
- B. Submit a Final Landscaping Plan for review and approval by the Planning Department's Development Review section. The final Landscaping Plan prepared by a licensed Landscape Architect shall be in substantial compliance with the plans prepared by Royston Hanamoto Alley & Abey (Exhibit "B"), and include the following items:
1. On-site restoration of riparian buffer area shall be provided by eradicating exotic species and planting the 30-foot riparian corridor buffer with species representative of upland riparian oak woodland.

Monitoring and maintenance/replacement of plantings will be required by the County for a minimum of five (5) years. All plantings will have a minimum survival rate of 60 percent after the end of the fifth growing season and 75 percent riparian coverage. Clumps and stands of pampas grass, French broom and blue gum eucalyptus (if not used for visual screening) and other invasive species shall be eradicated. Replacement species shall include sycamore, box elder, California buckeye, creek dogwood, valley and coast live oak, California blackberry, wild rose, ceanothus, wax myrtle and coffeeberry. The five year maintenance plan shall include continued eradication of non-native invasive species until native species coverage is successfully established.

2. Existing clumps of pampas grass, French broom, Himalaya berry and other invasive exotics shall be removed. Non-native blue gum and green wattle acacia trees shall be cleared. Non-invasive ground cover, trees and shrubs shall be established on bare ground within developed areas according to approved landscaping plans for the project site.
3. Landscaping along the 17th Avenue frontage at the access road shall be kept below two feet to ensure maximum sight distance. Tree spacing and maintenance of the canopies shall be done so as to provide clear sight distance.
- C. Meet all requirements of the Department of Public Works Zone 5 of the Santa Cruz County Flood Control and Water Conservation District.
- D. Submit proof of water connection fee payment to the Santa Cruz Municipal Utilities.
- E. Submit proof of sewer connection fee payment to the Santa Cruz County Sanitation District.
- F. Submit proof of plan check fee payment to the Central Fire Protection District. Meet all requirements of the Fire District (Exhibit "G").

V. Construction Activities

A. Noise and Air Quality During Construction:

1. To reduce dust during construction, exposed soil surfaces shall be watered with water trucks or sprinklers as often as necessary and a minimum of twice a day on dry days. To reduce dust emissions, construction trucks leaving the project site shall be cleaned, as necessary. Seventeenth Avenue from the entrance of the project to Brommer and Felt Streets shall be cleaned on a regular basis to prevent dust and dirt from reaching adjacent areas. Any dust producing material shall be covered while being hauled, and storage piles shall be covered.
2. Construction equipment shall be properly maintained and tuned to minimize exhaust emissions. Equipment idling shall be kept to a minimum when equipment is not in use.
3. Normally scheduled construction activities shall be limited to daytime hours, 7:00 a.m. to 6:00 p.m. Construction is prohibited on Saturdays, Sundays, and recognized holidays unless approved in advance by County Planning to address construction emergencies.

4. The maximum noise levels for construction equipment shall not exceed the construction equipment noise limits used on General Services Administration projects. The Federal Government has established noise control requirements for use on General Service Administration projects which identify noise limits for construction equipment. The noise limits for various equipment types are indicated on Table 3.15. of the Draft EIR prepared for this project. All construction equipment operated at the project site shall be equipped with manufacturer's standard noise control devices (i.e. mufflers, lagging, and/or engine enclosures).
 5. Construction truck activities shall be limited to 8:00 a.m. to 6:00 p.m. All trucks should avoid residential routes whenever possible. No trucks shall be allowed to enter the project before 8:00 a.m.
 6. The County shall post a publicly visible sign on the project site during construction operations which specifies the telephone number and person/agency (construction disturbance coordinator) to contact for complaints and/or inquiries resulting from project construction. The person(s) assigned by the County to respond to such inquiries and complaints shall determine the cause of any air quality and/or noise problems within 24 hours and take corrective action, in cooperation with the project construction contractor, within 48 hours of receiving a complaint.
 7. Noisy operations should be avoided when possible. For example, concrete should be mixed off-site instead of on-site, and the quietest construction equipment should be selected for use on-site.
 8. Temporary noise barriers shall be used to provide noise shielding when construction activities are within 100 to 200 feet of noise-sensitive land uses and are expected to continue for more than 7 days in a specific area. Barriers shall be used in areas where the background noise is relatively low and construction activities are expected to continue for more than 3 days in a specific area. Noise barriers can be made of 3/4 inch plywood, natural or temporary earth berms or stockpiles of construction material, if available. The amount of noise reduction achievable by the use of barriers is dependent mainly on the barrier's height. The object is to attempt to block the line-of-sight between the noise creating source and the observer locations on nearby noise-sensitive land uses. The noise barriers shall be used only when the barriers can be securely placed on the project site.
- B. Special consideration shall be given in the design and construction of footings, foundations, retaining walls and roads to com-

compensate for shrinkage and swelling potential, and corrosivity of the soils. The foundation preparation and earthwork specifications presented in the site geotechnical reports shall be closely followed in construction to prevent foundation damage due to shrinkage and swelling and other deleterious soil properties.

- C. Temporary construction stability and long term stability of cut and fill slopes shall be assured by design measures specified in the Reynolds and Associates (1988) and Steven Raas and Associates (1991) geotechnical reports. As recommended by Golder Associates the stability of all excavations deeper than 5 feet shall be evaluated by a licensed geotechnical engineer.
 - D. The potential for erosion on site and adjacent to the project shall be prevented by properly designed landscaping and drainage controls. Runoff shall be collected and directed away from slopes. All drainage control measures specified in the consultants' 1988, 1991 and 1992 geotechnical engineering reports shall be followed.
 - E. Project structures and their foundations shall be designed according to the Uniform Building Code and other seismic design standards applicable for public buildings in California. These standards take into account potential levels of seismic shaking, and amplification due to soil type and thickness.
- VI. All construction shall be performed in accordance with the approved plans. Prior to final building inspection and building occupancy, the applicant/owner shall comply with the following:
- A. Bicycle lanes shall be provided along the 17th Avenue frontage of the site to connect with existing bike lanes to ensure bicycle and pedestrian safety.
 - B. On-street parking shall be eliminated along the frontage of the site.
 - C. Handicap access ramps shall be provided at key intersections as specified by the County Department of Public Works.
 - D. Install all drainage improvements shown on the preliminary engineered drainage plans prepared by Mesiti-Miller Engineering and dated June 19, 1995 for this project, as specified in Condition III. Where appropriate, installation of drainage improvements shall be coordinated with improvements being constructed on the adjacent Shoreline Middle School.
 - E. A letter from the Project Architect and/or Project Engineer shall be submitted to the Planning Department to verify that all site improvements including, but not limited to, building construction, grading, baserock, paving, and drainage, have been completed in accordance with the approved plans.

- F. The owner/applicant shall install all irrigation facilities, trees, shrubs, and ground cover specified on the landscape plan prepared for the project by Royston Hanamota Alley & Abey.

A letter from the Landscape Architect for the project shall be submitted to the Planning Department to verify that installation of all irrigation, soil amendments, and plants have been completed in accordance with the approved Landscaping Plan's specifications and species list.

- G. Complete all required building inspections.
- H. Complete all improvements specified in Conditions III., and IV., above.

VII. Operational Conditions.

- A. All site improvements including drainage improvements, paving, and landscaping shall be permanently maintained.
- B. State park personnel shall be formally consulted on whether or not horse use in the uplands Twin Lake State Beach is a future planned use of the Park before horse trailer parking is approved as part of the proposed project development plans.

Any proposed horse trailer parking will constitute an amendment to this permit, require Environmental Review and the review and approval of the County Planning Commission.

VIII. Mitigation Monitoring Program.

The mitigation measures listed under this heading have been incorporated into the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for the above mitigations is hereby adopted as a condition of approval for this project. This monitoring program is specifically described following each mitigation measure listed below. The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program, may result in permit revocation pursuant to Section 18.10.462 of the Santa Cruz County Code.

A. Mitigation Measure: Condition IV.7. (Exterior Lighting)

Monitoring Program: A final exterior lighting plan for the swim and community center shall be submitted to the Planning Department prior to issuance of a building permit. The plan shall be reviewed and approved as meeting the objective of the mitigation by a qualified lighting engineer or landscape architect. Written verification of the review shall be submitted to County Planning staff along with the lighting plan. Staff will review the plan to verify that it substantially conforms to the preliminary lighting plan reviewed and approved by staff prior to the public hearing on the project.

B. Mitigation Measure: Condition III. (Project Plans)

Monitoring Program: The applicant/owner shall submit all final detail plans for grading, drainage, erosion control, landscaping and circulation to County Planning for review and approval prior to issuance of a Grading Permit for this project.

C. Mitigation Measure: (Measures to Protect the Natural Riparian Area)

Monitoring Program: The project has been designed to avoid disturbance of the riparian corridor and buffer setback. Staff will verify that construction drawings show no development in these areas and follow-up inspections will be conducted to verify that construction is performed according to the approved plans.

D. Mitigation Measure: Condition IV.A.5. (Identification of Trail-head)

Monitoring Program: Staff will verify that signage is incorporated in the final sign plan for the swim center and that all specified language is included on the sign. Follow-up inspections will be conducted to verify the placement of the sign.

E. Mitigation Measure: Condition VII.B. (Equestrian Uses)

Monitoring Program: The parking of horse trailers and use of horses at the site is not permitted. Conditions of the permit specify that if these uses are proposed in the future, consultation with State Park personnel and an amendment to this permit will be required.

F. Mitigation Measures: Conditions III.B.-III.D. (Grading Activities)

Monitoring Program: A qualified profession shall be responsible for daily monitoring of construction and erosion control practices. Written reports shall be prepared and submitted monthly to

the Santa Cruz County Planning Department and the Public Works Department. All actions to correct problems during construction shall be explained and documented. Planning staff shall inspect the site weekly during construction to assess compliance with this mitigation. Any corrective action shall be completed within 48 hours (24 hours in an emergency), or a Stop Work Order would be issued to temporarily cease construction activities.

G. Mitigation Measure: Condition V.B. (Grading and Building Foundations)

Monitoring Program: All construction activities related to foundation preparation and grading shall be monitored by a qualified soils engineer. All grading and building plans shall be reviewed by appropriate Planning Department staff for adequacy prior to issuance of a building permit. A California registered civil engineer shall certify that grading and foundation preparation have been carried out according to plan specifications. Reports of site inspection and certification by the project civil engineer shall be submitted to County Planning and Public Works Departments within one week of site visit and should be kept with project files in County Planning Department and in the Public Works Department.

H. Mitigation Measure: Condition V.C. (Slope Stability)

Monitoring Program: A qualified engineer shall monitor all earthwork including placement of fills, construction of retaining walls, excavation, shoring and permanent support of excavations. A California registered civil engineer shall certify that all fill placements, retaining wall construction, and earthwork have been carried out according to specifications. Monitoring reports containing certifications shall be submitted to County Planning Department and the Public Works Department and retained in project files of both departments.

I. Mitigation Measure: Conditions III.A.-III.E. (Erosion Prevention)

Monitoring Program: A California registered civil engineer or certified engineering geologist shall certify that specified drainage and erosion control measures have been followed. Frequency of site inspection shall be specified in Building and Grading Permits. Reports of site inspections shall be submitted within one week of site visit and shall be maintained in project files.

J. Mitigation Measure: Condition III.A.1. (Seismic Design Standards)

Monitoring Program: A California licensed civil engineer shall review and stamp construction plans prior to the submittal of

plans for a building permit, and shall certify that permanent structures have been designed and constructed according to applicable seismic standards.

K. Mitigation Measure: Conditions III.F.-III.H. (Drainage Improvements)

Monitoring Program: County Public Works shall approve the drainage plans prior to issuance of a Grading Permit for the project. Public Works shall inspect installation of drainage facilities to ensure they are installed according to the approved plans. Public Works shall not release their "holds" on the Grading Permit for the project until all drainage improvements are completed.

L. Mitigation Measure: Conditions III.I., III.J. (Erosion Control and Grading)

Monitoring Program: The County Planning Department shall approve the erosion control plan and grading plan prior to issuance of a Grading Permit. The County Planning and Public Works staffs shall inspect all drain installation prior to backfilling, and assure that storm drain installation drawings match approved plans and change orders. Inspection reports shall be maintained in both Planning and Public Works Department project files. Planning shall reinspect the construction sites at intervals not exceeding one month, or upon citizen complaints, to ensure that erosion control measures are maintained. Any corrective action must be completed by the applicant/owner within 48 hours (24 hours in an emergency), or Planning will issue a stop work order to temporarily cease construction activities.

M. Mitigation Measure: Condition III.K. (Sediment Control)

Monitoring Program: These features shall be included in the engineered drainage plan for the project in detailed form. The County Public Works Department shall review drainage plans and inspect drawings to assure these features are incorporated into the project. These details of the drainage plan shall be approved by staff prior to issuance of the Grading Permit. The final plan shall be based on the preliminary plans approved at the public hearing on this project. Public Works shall inspect the project after a major storm during first year of occupancy to observe functioning of the drainage system and outlet water quality. The County shall have sediment and grease traps inspected and cleaned, if necessary, each September and within two weeks after a major storm event. Reports by the maintenance personnel shall be submitted to County Planning and Public Works Departments within two weeks of maintenance inspection, explaining the maintenance activities which transpired and any major maintenance repairs or actions required. Inspection reports shall be maintained in Planning and Public Works Department files.

- N. Mitigation Measure: Condition III.A. (Riparian Habitat Protection).

Monitoring Program: County Planning Department or Public Works Department shall inspect staking and fencing of limit of construction boundary prior to issuing a Grading Permit.

- O. Mitigation Measure: Condition IV.B. (Eradication of Exotic Species)

Monitoring Program: The County Planning Department shall review and approve swim center landscape plans prior to issuance of Building Permits. Inspection of installed landscaping shall occur prior to approval of occupancy permit. The landscape plan shall include maintenance and monitoring provisions. The County shall conduct the annual monitoring for the project, submit monitoring reports to Planning with recommendations for any corrective action for the project. Reports of final inspection shall be maintained in both Planning and Public Works Department files.

- P. Mitigation Measure: Conditions IV.B. (Landscaping)

Monitoring Program: County Planning shall review and approve the following plans: landscaping plans and lighting plans. The final details of these plans shall be approved prior to issuance of a Grading Permit for the project. County Planning shall inspect landscaping and lighting installation prior to an approval of an occupancy permit (i.e., prior to final inspection and clearance of the Building Permit). The County shall conduct regular maintenance monitoring for the project throughout each year, with an annual monitoring report submitted to County Planning annually. This report shall specify what corrective actions need to occur (or have occurred) to maintain improvements according to the required mitigation measure and specify a time period to complete any pending improvements.

- Q. Mitigation Measure: Condition VI.A.-VI.C. (17th Avenue Improvements)

Monitoring Program: County Public Works Road Planning/Engineering staff shall review off-site transportation improvement plans for approval prior to issuance of a Building Permit. The Public Works Department shall supervise all street improvements for installation according to the approved plans prior to the final inspection and clearance of the Building Permit. Reports certifying that inspections have been made and improvements are completed shall be maintained in the project files in the Planning and Public Works Departments.

R. Mitigation Measure: Condition III.B.3. (Sight Visibility)

Monitoring Program: The County Planning Department shall review landscape plans for approval to ensure that low growing shrubs and/or trees with high growing and compact tree canopies are chosen for the 17th Avenue frontage installation. Plant species shall be confirmed by a County Planning inspector on the day of installation. Periodic inspection should be made by the County Public Works Road Planning/Engineering staff to confirm that plants are being maintained to allow adequate sight distance for motorists. Reports of inspections shall be kept in the project files in the Planning and Public Works Departments.

S. Mitigation Measure: Condition IV.A.4. (Loading/Unloading Areas)

Monitoring Program: Construction inspection for adequate loading/unloading areas shall occur as part of the Planning Department's regular construction inspections. Reports confirming that the project has been inspected during construction and at completion should be maintained in the project files in the Planning and Public Works Departments.

T. Mitigation Measure: Conditions III.B.-V.A.1. (Dust Suppression During Construction)

Monitoring Program: The construction contract for the contractor employed in the construction of the project shall include provisions that address the State air quality mitigations. The language of the contract shall be approved by County Planning prior to contract being signed. Public Works and Planning staffs shall observe level of compliance with these mitigations during all inspections of the site during construction. Any corrective actions shall be referred to the person(s) assigned by the County to act on air quality problems generated by project construction. County staff will conduct follow-up inspections to ensure resolution of identified problems.

U. Mitigation Measure: Conditions V.A.3.-V.A.7. (Noise Suppression During Construction and Disturbance Coordinator)

Monitoring Program: Construction equipment noise levels shall be monitored by the County Public Works Department to determine if compliance is being achieved with the recommended noise limits as listed in Table 3.15. Also, a noise monitoring plan prepared by the County or their contractor and reviewed by qualified County Planning staff would help to determine specific areas where noise barriers should be used to reduce the noise when construction is expected to continue for more than one week in that area.

The noise monitoring plan shall consist of noise measures of selected pieces of equipment taken at a fifty-foot distance to

record the average noise level of a duty cycle (not including idle periods) for the equipment. In addition, measurements shall be recorded at the nearest noise-sensitive receptor location(s) outside the project boundaries to determine the average noise level over a period of eight consecutive one-hour periods during a normal construction day. The eight-hour measurement period is necessary to determine the average impact of a specific construction site where various activities may be scheduled throughout the day.

The construction disturbance coordinator for the project shall keep a log of each inquiry made by members of the public, the date of each inquiry and the method and date of how inquiry was acted upon. Copies of the log shall be submitted to County Planning upon request.

The construction contract for each contractor employed in the construction of the project shall include provisions that address the air quality and noise mitigations. The language of the contracts shall be approved by County Planning prior to contracts being signed. Public Works and Planning staffs shall observe level of compliance with these mitigations during all inspections of the site during construction. Any corrective actions shall be referred to the person(s) assigned by the County to act on noise problems generated by project construction. County staff will conduct follow-up inspections to ensure resolution of identified problems.

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

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM DATE OF APPROVAL UNLESS YOU OBTAIN YOUR BUILDING PERMIT AND COMMENCE CONSTRUCTION.

COASTAL ZONE 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 LUP DESIGNATION.

The proposed Live Oak Community Swim Center is an allowed use in the "PR", Parks, Recreation & Open Space zone district where the project is located in that the zone district implements the General Plan/Local Coastal Program Land Use Designation and Section 13.10.352 of the County Code specifies that community and recreational facilities are conditionally permitted uses in the "PR" zone district.

2. THAT THE PROJECT DOES NOT CONFLICT WITH ANY EXISTING EASEMENT OR DEVELOPMENT RESTRICTIONS SUCH AS PUBLIC ACCESS, UTILITY, OR OPEN SPACE EASEMENTS.

The proposed Live Oak Community Swim Center does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements in that no such elements 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.

The proposed Live Oak Community Swim Center is consistent with the design criteria and special use standards and conditions of this Chapter pursuant to Section 13.20.130 et seq., in that the project does not involve excessive grading relative to the size of the project, is not located on a prominent ridge, conforms to the design criteria and development standards of the "PR" zone district, employs landscaping to enhance and protect the nearby riparian corridor and wetland habitats, and the design of the facility is visually compatible with the character of existing and future surrounding development, including the Shoreline Middle School.

4. THAT THE PROJECT CONFORMS WITH THE PUBLIC ACCESS, RECREATION, AND VISITOR-SERVING POLICIES, STANDARDS AND MAPS OF THE LOCAL COASTAL PROGRAM LAND USE PLAN, SPECIFICALLY CHAPTERS 2 AND 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.

The proposed Live Oak Community Swim Center will not interfere with public access to the beach, ocean, or any nearby body of water. The project site is identified as a Coastal Priority Site in the 1994 General Plan/Local Coastal Program Land Use Plan and the project implements the designated priority land use of the property. To comply with the Circulation and Public Access Requirements of this designation, the project design will

enhance access to Schwan Lake State Park, which is adjacent to the swim center.

5. THAT THE PROPOSED DEVELOPMENT IS IN CONFORMITY WITH THE CERTIFIED LOCAL COASTAL PROGRAM.

The proposed Live Oak Community Swim Center is in conformity with the County's certified 1994 General Plan/Local Coastal Program in that the development implements the Coastal Priority Site designation and the Circulation and Public Access Requirements. The project preserves adjacent natural and scenic resources, the uses of the facility are consistent with those expected by the community and specified by the General Plan, and is consistent with all pertinent County General Plan policies.

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, OR BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of the proposed Live Oak Community Swim Center 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 a 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 improvement in the vicinity in that the project is located in an area designated for community and recreational uses and avoids physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

The project site is located in the "PR", Parks, Recreation & Open Space zone district. The proposed location of the Live Oak Community Swim Center and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the "PR" zone district in that Section 13.10.352 of the County Code specifies that community and recreational facilities and management offices are conditionally permitted uses in the "PR" zone district, all required off-street parking is provided, adequate public access and services are available, the facilities will be properly managed under County direction and auspices, the architectural and site design improvements conform to the County design review ordinance, and the design protects the environment and natural resources by not developing or disturbing the adjacent riparian corridor or its buffer setback.

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.

The project site is designated Existing Park, Recreation and Open Space ("O-R"). The proposed recreational and community use is consistent with all elements of the 1994 General Plan/Local Coastal Program in that the Live Oak Community Swim Center provides a recreational opportunity not currently available in the community, is located on a site that is readily accessible, and is associated with attractive natural features. The project is consistent with the General Plan in that the full range of urban services is available to the site including municipal water, sewer service, and fire protection. Further, the use is not located in a hazardous or

environmentally sensitive area and protects natural resources by expanding in an area designated for this type of development. Due to the in-fill nature of the project, the facility will result in an efficient use of land and help to conserve natural resources by reducing the number and shorting the length of automobile trips. 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.

The use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity in that municipal water and sewer are available to serve the facility, surrounding streets and intersections are capable of handling the increase in traffic, and roadway and roadside improvements will be constructed to mitigate all impacts resulting from the project.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

The proposed Live Oak Community Swim Center 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 in that the proposed public facility will satisfy a documented community need, the use will benefit the adjacent state park land by improving access, the proposed lighting schedule will contain and focus light and glare onto the project site, and the project will not influence development densities in the planning area.

REQUIRED CEQA FINDINGS:

The California Environmental Quality Act and County Environmental Review Guidelines require that when an EIR has been completed which for a project identifies one or more significant environmental effects for the project, the public agency shall not approve said project unless one or more of the following findings can be made:

1. Changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
2. Such changes or alterations are with the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such agency or can and should be adopted by such other agency.
3. Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the final EIR.

The final Environmental Impact Report for the Shoreline Middle School and 17th Avenue Recreational Swim Center has identified as significant the impacts described below for the 17th Avenue Recreational Swim Center. Changes have been incorporated in the swim center or mitigations have been required as permit conditions which reduce all identified impacts to levels of insignificance. Project revisions and/or mitigations are described below each impact.

CEQA also requires the lead agency responsible for preparing the EIR to prepare an additional environmental document when new information becomes available after release of the EIR. Section 15164 of the CEQA Guidelines requires preparation of an EIR Addendum if minor technical changes or additions have occurred since the release of the EIR and the changes do not raise important new issues about significant effects on the environment. An EIR Addendum is not required to be circulated for public review and comment; however, they are to be considered with the EIR by the decision-makers in their consideration of the project. In this case, information provided by this Addendum clarifies information in the Draft EIR and does not raise new issues not evaluated in the EIR. The Planning Commission staff report dated August 11, 1995 constitutes the Addendum to this EIR.

Land Use

Impacts: The proposal has the potential to conflict with surrounding land uses from noise, light and glare, and the scale of development. The EIR reviewed the issue of outdoor nighttime lighting of the adjacent Shoreline Middle School and the associated playing field and its effect on the residents of a nearby mobile home park. State-of-the-art luminaries were required to eliminate impacts on surroundings property.

The current configuration of site improvements for the Live Oak Community Swim Center have been changed since the preparation of the Draft and Final EIR. The EIR Addendum discusses those modifications, none of which generate new impacts that were not discussed in the EIR. The proposed lighting of the parking lot and the outdoor swimming pool could result in a potential impact on the adjacent riparian corridor.

The following mitigations will solve potential land use impacts.

Mitigations:

- #1. A lighting plan has been prepared by the applicant for review and approval by County Planning. It shows the extent of illumination which would be projected from the proposed lights. State-of-the-art luminaires shall be used, with high beam efficiency, sharp cut-off, and glare and spill control. Upward glow shall be eliminated. The final lighting plan shall be approved prior to issuance of a Building Permit.
- #2. Project site plans, building specifications and landscaping plans shall be reviewed by County Planning for conformance with approved exhibits and permit conditions prior to the issuance of a Building Permit. Exterior building materials and colors shall conform to all approved exhibits for this permit. White and bright reflective colors have not been used.
- #3. Measures to protect the natural riparian area southeast of the swim center site are contained in the Biotic Resources section of the EIR. It is recommended that this 0.33 acres of riparian woodland and 30-foot buffer be excluded from the project development.
- #4. The trailhead leading from the proposed parking lot shall be clearly marked. Park rules shall be sited at the trailhead and shall clearly demark those areas of the park which are open to use and those which should be protected.
- #5. State park personnel shall be formally consulted on whether or not horse use in the uplands Twin Lake State Beach is a future planned use of the Park before horse trailer parking is approved as part of the proposed project development plans.

Findings: Mitigations have been incorporated in the project approval to avoid or substantially lessen the significant environmental effect as identified in the final EIR. A lighting plan has been submitted for the illumination of the swim center. The plan illustrates the extent of illumination and employs state-of-the-art fixtures to verify that lighting will not cause an impact to the adjacent riparian corridor. Project plans also include preliminary architectural drawings, a site plan, and a landscaping plan all of which illustrate that the project improvements will be compatible with the surrounding neighborhood and the vacant upland area of Twin Lakes State Beach (Park).

Geology, Soils, and Seismicity

Impacts: An increase in potential soils erosion during construction. Potential for differential settlement of structures causing damage to utilities, buildings, and foundations. Potential temporary and long-term instability of cut and fill slopes. Potential earthquake shaking resulting in structural damage.

Mitigation Measures:

- #6. Dust suppression techniques shall be developed as part of the construction plan. Inactive grading areas and stockpiles should be covered during the potentially rainy months of October through April.

All finished cut and fill slopes shall be vegetated.

Topsoil shall be stockpiled and then reapplied upon completion of grading to promote growth of vegetation.

- #7. Special consideration shall be given in the design and construction of footings, foundations, retaining walls and roads to compensate for shrinkage and swelling potential, and corrosivity of the soils. The foundation preparation and earthwork specifications presented in the site geotechnical reports shall be closely followed in construction to prevent foundation damage due to shrinkage and swelling and other deleterious soil properties.
- #8. Temporary construction stability and long term stability of cut and fill slopes shall be assured by design measures specified in the Reynolds and Associates (1988) and Steven Raas and Associates (1991) geotechnical reports. As recommended by Golder Associates, the stability of all excavations deeper than 5 feet shall be evaluated by a licensed geotechnical engineer.
- #9. The potential for erosion on site and adjacent to the project shall be prevented by properly designed landscaping and drainage controls. Runoff shall be collected and directed away from slopes. All drainage control measures specified in the consultants' 1988, 1991 and 1992 geotechnical engineering reports shall be followed.
- #10. Project structures and their foundations shall be designed according to the Uniform Building Code and other seismic design standards applicable. These standards take into account potential levels of seismic shaking, and amplification due to soil type and thickness.

Finding: Mitigations have been incorporated in the project approval to avoid or substantially lessen the significant environmental effect as identified in the Final EIR. Specifically, permit conditions require the implementation of all recommendations of the geotechnical report which addresses development constraints affecting the project, implementation of erosion control measures to limit downstream siltation, installation of landscaping to control on-site erosion, and design considerations for the

foundations that take into account the physical characteristics of the property.

Hydrology and Water Quality

Impacts: Potential increase in upstream or downstream flooding due to inadequate drainage system. Increased erosion and sedimentation during construction. Degradation of water quality of Schwan Lake and arroyo as a result of oils, grease and other sediments washed from the parking lot and building surfaces.

Mitigation Measures:

- #11. An engineered drainage plan shall be prepared for the project by a qualified civil engineer for review and approval by Planning and Public Works Department staffs prior issuance of a Building Permit.

Runoff from the swim center shall utilize turf grasses and landscaping to retain as much runoff as practical and direct the remainder to the collector culverts.

The project site shall be graded to produce slight slopes (typically 2%) to direct stormwater runoff as sheet flow to drop inlets to stormwater collector culverts.

Runoff from the swim center shall be directed to the 54" RCP on the school property via culverts sized based on actual runoff calculations contained in the drainage plan. Collector pipes less than 12" diameter are allowed to enhance the effectiveness of the silt and grease traps.

- #12. An erosion and sedimentation control plan for the project shall be prepared by a certified erosion control specialist, landscape architect or civil engineer and submitted to County Planning for review and approval prior to issuance of a Grading Permit. This plan shall be based on the preliminary plan approved at the public hearing on the project. Temporary measures of the final plan shall be maintained throughout construction. Permanent measures of the final plan shall be permanently maintained by the County.

Because storm events can and have occurred during the dry season (April 15 through October 15), haybales should be placed at the outlet of the RCP extension prior to grading activities. If construction occurs during the wet season, an engineered sediment detention basin should be constructed at the outlet as part of an approved erosion and sediment control plan. Grading limits shall be clearly staked to avoid disturbance to riparian vegetation in the natural channel. This shall be done in cooperation with those in charge of construction activities at Shoreline Middle School.

- #13. Drainage contaminants from the project site shall be minimized by installing sediment, soil and grease traps at the inlet of the parking

lot storm drains. The parking lot shall be swept and sediment and grease traps shall be inspected and maintained each September prior to the rainy season, and after major storms.

Finding: Mitigations have been incorporated in the project approval to avoid or substantially lessen the significant environmental effect as identified in the final EIR. Specifically, conditions of the permit require all site runoff to be collected and discharged in the 54" RCP on the Shoreline Middle School site to direct drainage to Schwan Lake, construction and long-term maintenance of soil and grease traps, limits on the areas of grading, and preparation of an erosion and sedimentation control plan for County review and approval.

Biotic Resources

Impact: The project has the potential to degrade the downstream habitat in Schwan Lake and wetlands due to reduced buffer distance from project development. The project could increase disturbance to wildlife populations and habitat resulting from improved access and use, noise, lights and glare.

Mitigation Measures:

- #14. On-site restoration of riparian habitat shall be provided by eradicating exotic species and planting the 30-foot riparian corridor buffer with species representative of upland riparian oak woodland.

Finding: Mitigations have been incorporated in the project approval to avoid or substantially lessen the significant environmental effect as identified in the final EIR. Specifically, conditions have been included on the permit to eradicate exotic species, establish a buffer setback which includes restoration of a natural upland riparian habitat within the buffer to eliminate the impact on the high value riparian habitat located on site, and a long-term monitoring to verify the survival of the replacement vegetation.

Impacts: Clearing and grading activities could encourage the spread of existing invasive exotic species within the project site and adjacent riparian and grassland habitats.

- #15. Existing clumps of pampas grass, French broom, Himalaya berry and other invasive exotics shall be removed. Non-native blue gum and green wattle acacia trees shall be cleared. Non-invasive ground cover, trees and shrubs shall be established on base ground within developed areas according to approved landscaping plans for the project site.

Finding: This mitigation has been incorporated in the project approval through the project landscape plan to avoid or substantially lessen the significant environmental effect as identified in the Final EIR. All invasive exotics are removed. The riparian buffer will be planted and main-

tained with species representative of upland riparian oak woodland that will keep exotics from colonizing this natural area of the site. All other site landscaping will be professionally maintained.

Impact: Project development would indirectly impact wildlife populations and habitat at Schwan Lake. Use of the swim center and parking lot would generate noise, lights and glare which may disturb wildlife using the adjacent riparian corridor. Due to its long-term nature, increased disturbance is a potentially significant impact.

Mitigation Measure:

- #16. Natural vegetation, landscaping and location; orientation and shielding of lighting shall be employed to reduce noise, light and glare. This shall be made an objective of the lighting and landscaping plans for the project.

Finding: This mitigation measure has been incorporated in the project approval to avoid or substantially lessen the significant environmental effect as identified in the Final EIR. Specifically, the lighting plan, landscape plan, and building plans have been reviewed and approved by County staff to ensure compliance with the objective of the mitigation. The revegetation of the upland buffer area will provide a tree and shrub barrier for the riparian habitat.

Traffic and Circulation

Impacts: Access drive safety hazards and distance problems due to inadequate turning radius and location too close to Southern Pacific Railroad right-of-way. Increase in bicycle and pedestrian activities. On-site circulations problems due to design of the access driveway to the site.

Mitigation Measures:

- #17. To promote adequate traffic flow on 17th Avenue, the following requirements shall be incorporated into the project:
- a. The turning radius of the swim center entrance roadway shall be designed to 42 feet to accommodate buses and delivery trucks.
 - b. Adequate right-of-way along the project frontage shall be provided for a center turn lane. The turn lane shall be installed according to County Design Criteria standards.
 - c. The entrance shall be relocated a minimum of 10-feet south of its proposed location. To promote adequate traffic flow on 17th Avenue and to provide a measure of safety against vehicles stacking over the railroad right-of-way, a traffic clear zone shall be provided on the SPRR crossing by painting "Keep Clear Zone" on the street pavement on both sides of the SPRR right-of-way.

- d. Adequate right-of-way along the project frontage and the SPRR crossing shall be provided for a center left turn lane for the swim center. This will require the relocation of at least one of the SPRR crossing signals to provide adequate roadway width and replacement of the existing SPRR crossing gates with longer gating devices.
- #18. Prior to opening the swim center for use, the following improvements have been planned by the County as part of the ongoing improvements along 17th Avenue:
- a. Bicycle lanes shall be provided along the 17th Avenue frontage of the site to connect with existing bike lanes to ensure bicycle and pedestrian safety.
 - b. On-street parking shall be eliminated along the frontage of the site. The County has eliminated the majority of on-street parking along 17th Avenue between Capitola Road and Portola Drive. Warning signs and crossing marker strips shall be provided for bicyclists and pedestrians at the entrances.
 - c. Handicap access ramps shall be provided at key intersections as required by the County.
- #19. Adequate loading and unloading areas for garbage and delivery trucks shall also be designed and incorporated into the project and maintained according to the approved plans.
- #20. The swim center access road shall be redesigned to provide breaks or turn-around areas every 300 to 350 feet.
- #21. The County shall provide funds to mitigate its share of cumulative traffic impacts through payment of the Transportation Improvement Area fee as calculated by the Public Works Department.

Finding: Mitigations have been incorporated in the project approval to avoid or substantially lessen the significant environmental effect as identified in the Final EIR. Specifically, the permit is conditioned to require the County to pay appropriate transportation impact fees to offset the impact of the project, construction of bicycle lanes along 17th Avenue, elimination of parking along the frontage of the site, and construction of handicap access ramps. The entrance driveway has been redesigned to eliminate on-site and off-site circulation problems by including adequate widths for turn-arounds within the driveway and moving the driveway approach 40-feet south of the SPRR right-of-way. In addition, the swim center shall not be opened for use until roadway improvements planned by the County for 17th Avenue have been completed. The recommended mitigation to provide pedestrian gates at the SPRR crossing have not been included because existing railroad warning lights and traffic gates provide sufficient warning to pedestrians of on-coming trains. Del Mar School students cross these railroad tracks daily now without any safety problems.

Air Quality

Impacts: Dust and exhaust emissions would be generated during project construction.

Mitigation Measures:

#22. To reduce dust during construction, exposed soil surfaces shall be watered with water trucks or sprinklers as often as necessary and a minimum of twice a day on dry days. To reduce dust emissions, all construction vehicles leaving the project site shall be cleaned any time their exteriors contain unsecured dirt or dust accumulation. The neighboring streets shall be cleaned on a regular basis to prevent dust and dirt from reaching adjacent areas. Any dust producing material shall be covered while being hauled, and storage piles shall be covered.

Provide a disturbance coordinator and sign with the telephone number of the person/agency to call as specified in Mitigation Measure #23, below.

Construction equipment shall be properly maintained and tuned to minimize exhaust emissions. Equipment idling shall be kept to a minimum when equipment is not in use. Performing these mitigation measures would reduce construction impacts.

Finding: Mitigations have been incorporated in the project approval to avoid or substantially lessen the significant environmental effect as identified in the Final EIR. Specifically, the implementation of construction practices to reduce dust emissions such as watering all exposed soil surfaces, cleaning of vehicles which leave the site, cleaning of the neighborhood on a regular basis, and designation of a disturbance coordinator to respond quickly to neighborhood complaints during construction.

Noise

Impacts: Construction activities would temporarily increase levels of background noise.

Mitigation Measures:

#23. Normally scheduled construction activities shall be limited to daytime hours, 7:00 a.m. to 6:00 p.m. Construction shall be avoided on Saturdays, Sundays, and recognized holidays unless approved in advance by County Planning to address construction emergencies.

The maximum noise levels for construction equipment shall not exceed the construction equipment noise limits used on General Services Administration projects. The Federal Government has established noise control requirements for use on General Service Administration projects which identify noise limits for construction equipment. The

noise limits for various equipment types are indicated on Table 3.14. of the Draft EIR prepared for this project. All construction equipment operated at the project site shall be equipped with manufacturer's standard noise control devices (i.e. mufflers, lagging, and/or engine enclosures).

Construction truck activities shall be limited to 8:00 a.m. to 6:00 p.m. All trucks should avoid residential routes whenever possible. No trucks shall be allowed to enter the project before 8:00 a.m.

The County shall post a publicly visible sign on the project site during construction operations which specifies the telephone number and person/agency (construction disturbance coordinator) to contact for complaints and/or inquiries resulting from project construction. The person(s) assigned by the County to respond to such inquiries and complaints shall determine the cause of any air quality and/or noise problems within 24 hours and take corrective action, in cooperation with the project construction contractor, within 48 hours of receiving a complaint.

Noisy operations should be avoided when possible. For example, concrete should be mixed off-site instead of on-site, and the quietest construction equipment should be selected for use on site.

Temporary noise barriers shall be used to provide noise shielding when construction activities are within 100 to 200 feet of noise-sensitive land uses and are expected to continue for more than 7 days in a specific area. Barriers shall be used in areas where the background noise is relatively low and construction activities are expected to continue for more than 3 days in a specific area. Noise barriers can be made of 3/4 inch plywood, natural or temporary earth berms or stockpiles of construction material, if available. The amount of noise reduction achievable by the use of barriers is dependent mainly on the barrier's height. The object is to attempt to block the line-of-sight between the noise creating source and the observer locations on nearby noise-sensitive land uses. Typically, this will provide 5 to 15 dBA of noise reduction. The noise barriers shall be used only when the barriers can be securely placed on the project site.

Finding: Mitigations have been incorporated in the project approval to avoid or substantially lessen the significant environmental effect as identified in the Final EIR. Specifically, conditions have been included in the permit to control noise emissions through limits on the hours of construction, proper maintenance of vehicles, avoidance of residential routes, installation of temporary noise barriers, and designation of a disturbance coordinator to respond quickly to neighborhood complaints during construction.

The recommended mitigation to require use of new equipment if it generates lower noise levels than listed in Table 3.14 of the Draft EIR has not been incorporated into the approval of this project because this costly requirement is unnecessary to meet the objectives of the remainder of the mitigation to minimize construction noise impact.

2040 ADDISON STREET
BERKELEY, CA 94704
PHONE: 510/848-2779

COUNTY OF SANTA CRUZ

Qns. Ans. and Reviews
201 MARKET STREET, SUITE 200
SAN FRANCISCO, CA 94103
(415) 397-9000
Fax (415) 397-9000

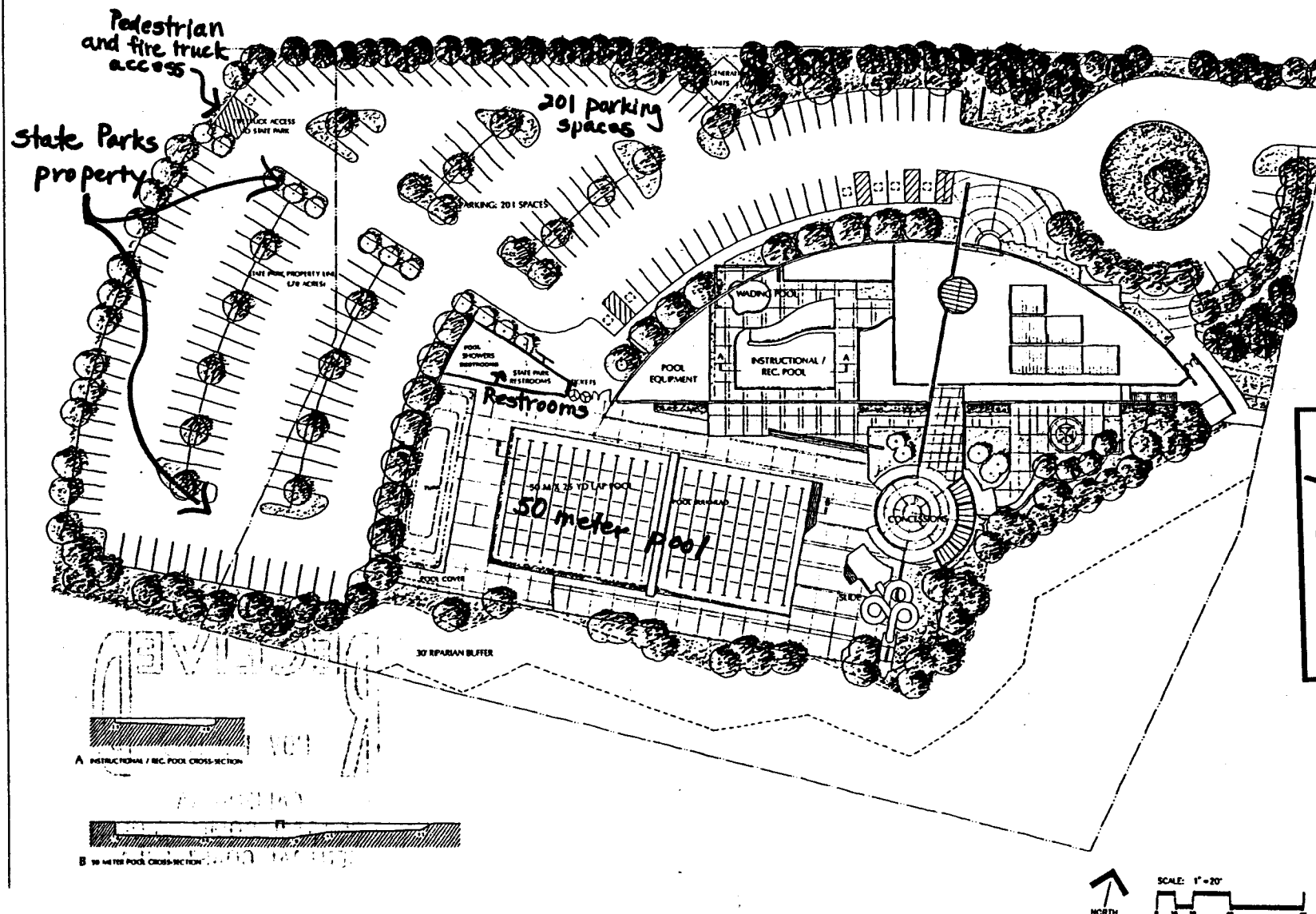
West-Vill Engineering
330 WALNUT AVENUE
SANTA CRUZ, CA 95060
(408) 438-3100
FAX (408) 438-0087

Cardinal Newman & Associates
2229 AMES BQ RD

Amendment Site Plan

400 40,000

940.



REDEVELOPMENT AGENCY

GOVERNMENTAL CENTER
TOM BURNS
AGENCY ADMINISTRATOR



COUNTY OF SANTA CRUZ

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CALIFORNIA 95060-4000
PHONE (408) 454-2280 FAX (408) 454-3420 TDD (408) 454-2123

October 27, 1995

Jeri Sheele
CALIFORNIA COASTAL COMMISSION
Central Coast Area Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

RECEIVED
OCT 30 1995
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Dear Jeri,

This letter is written in response to our phone conversation earlier this week in which you noted that grading had been initiated on the site of the Live Oak Community Swim Center. As you pointed out, work should not have been initiated on our site prior to the Coastal Commission granting us a permit. Any infringement of our permit conditions was not intended and we apologize for this oversight. Following is a brief explanation of why the grading occurred and steps we had taken to address associated erosion control and other permit issues.

The Live Oak School District and the Redevelopment Agency entered into a Cooperation Agreement on August 1, 1994 which provided for coordination of specific construction tasks in order to coordinate construction activities on our adjacent sites in the most sensible and effective way possible. One such task involved grading of the entry road to the future site of the Live Oak Community Swim Center. As you are aware, the pool site lies behind the school playing fields and requires a road through the school property in order to access the pool site. We knew that work on the school site would be initiated prior to work on the pool site. One of the first construction activities initiated by the District was grading of the entire site, including the playing fields. In order to provide the County with continual access to the pool property during the District's grading and subsequent construction activities, it seemed practical for the District to grade the entry road to the pool concurrently with their own grading activities. As well, preliminary rough grading of the roadway also assisted the District in their own site preparation. For these reasons, the rough grading of the County's entry road was included in the school construction documents with subsequent grading completed by their contractor in August, 1995. This arrangement was included in the Cooperation Agreement, which identified the work to be done and provided for financial reimbursement to the District by the Agency. Neither the Agency nor the District realized during development of the Cooperation Agreement or as the grading proceeded, that the County would be out of compliance with its permit conditions.

At the time that the grading of the entry road by the District and County was agreed upon, erosion control was also discussed. Initially, the District's contractor was deemed responsible for that work. However, due to problems

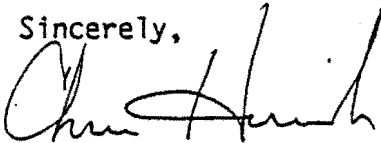
CALIFORNIA COASTAL COMMISSION

EXHIBIT 2 3-94-44-A
1/2

encountered with other coordination aspects of construction and in working with the District's contractor, the County recently notified the District that the County would assume all remaining work on our property. For this purpose, we hired an erosion control firm to provide for erosion control measures on the road. We worked closely with Joel Schwartz of the County Planning Department to develop an erosion control plan and hired an erosion control contractor in ample time to meet the County's October 15th deadline. However, Granite Construction delayed removal of debris from the site that they had left from a previous road project. Because removal of the debris had to take place prior to implementing erosion control measures on the road, erosion control work was not started until October 18th. We had earlier informed Joel of the potential for delay and informed Joe Hanna (who Joel had referred us to) that the work was in progress and of the concerns that we had regarding erosion control measures on the school property adjacent to our site. I am providing you with this information in order to clarify our intent with regard to the work that was done prematurely on our site, in hopes that you will understand that our efforts were initiated in good faith. Furthermore, I have again reviewed the conditions of the Notice of Intent for the initial 25 yard pool project in order to ensure that similar oversights do not occur in the future. We will meet the conditions of our permit prior to any additional work being initiated on the project site.

Agency and County staff are very enthusiastic in regard to the Live Oak Community Swim Center project and are committed to an approach that complies with the conditions of our permit requirements. Again, I apologize for the oversight and resulting non-compliance of our recent actions. Please contact me if you need additional information. I can be reached at 454-2223.

Sincerely,



Chris Hirsch,
Project Coordinator

cc: Joel Schwartz, County Planning Department

CCGrading

EXHIBIT NO. 2
APPLICATION NO. 3-94-44-A
Co. Letter - Grading

REDEVELOPMENT AGENCY



COUNTY OF SANTA CRUZ

GOVERNMENTAL CENTER
TOM BURNS
AGENCY ADMINISTRATOR

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CALIFORNIA 95060-4000
PHONE (408) 454-2280 FAX (408) 454-3420 TDD (408) 454-2123

November 6, 1995

RECEIVED
NOV 7 1995
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Steve Monowitz
CALIFORNIA COASTAL COMMISSION
Central Coast Area Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

SUBJECT: EROSION CONTROL MEASURES AT LIVE OAK COMMUNITY SWIM CENTER SITE

Dear Steve,

Attached you will find a graphic representation depicting the erosion control measures that have been recently implemented on the future site of the Live Oak Community Swim Center. In brief, these measures include:

Erosion Control Measures Related to Access Road:

- o Hay bale dikes installed at 100 foot intervals along the road
- o Hay bales, filter fabric, and gravel drainage enclosure around the drainage inlet
- o 2 - 6 inches of hay spread over the entire graded roadway

Erosion Control Measures Located on Remainder of Site:

- o Earthen berm beginning at bottom of access road to direct water flow away from the slope and from School District's revegetation area
- o Hay bale diversion to direct water away from School District property and towards the buffer area
- o Hay bale dike to divert water away from School District's revegetation area
- o Plastic covers secured with sand bags on all soil piles
- o All exposed soil areas have been seeded with a winter grass seed mix.
Note: the exposed soil areas have not been excavated. They are bare due to vehicle access traffic and recent removal of loose topsoil previously stockpiled by Granite Construction.

We have consulted with Joel Schwartz on all of the above measures. I have mentioned to him that you will probably be coordinating a site visit in the near future that will include him as well as Redevelopment staff. Please contact me if you have any questions or need additional information.

Sincerely,

Chris Hirsch
Project Coordinator

EXHIBIT NO. 3
APPLICATION NO. 3-94-44-A
Co Letter -
Erosion Control

PARKS, OPEN SPACE AND
CULTURAL SERVICES



COUNTY OF SANTA CRUZ

BARRY C. SAMUEL
DIRECTOR
(408) 462-8300
(408) 462-8330 FAX

9000 SOQUEL AVENUE, SUITE 101 SANTA CRUZ, CALIFORNIA 95062

August 7, 1995

AGENDA: SEPTEMBER 19, 1995

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, California 95060

SUBJECT: LIVE OAK COMMUNITY SWIM CENTER - STATE PARK LAND

Dear Members of the Board:

On May 23, 1995, your Board directed the Department of Parks, Open Space and Cultural Services (POSCS) to return on this date with a status report on the agreement with State Parks for use of 3/4 of an acre of State land for additional parking associated with the construction of the 50 meter pool at the Live Oak Community Swim Center.

Per the attached letter, the California Department of Parks and Recreation (State Parks) has indicated that it is willing to grant a renewable 20 year permit for a parking lot sited on a portion of Twin Lakes State Beach Unit to serve the Live Oak Community Swim Center. State Parks requests that the County obtain all development approvals from all regulatory agencies prior to actually granting such a permit.

On August 23, 1995, the Planning Commission approved the County's request to amend our permit to construct a 50 meter pool with associated facilities including the expanded parking lot. This amendment will also need the Coastal Commission's approval to build the larger facility.

EXHIBIT NO. 4
APPLICATION NO. 3-94L44-A
Co. Letter -
Parking 1/2

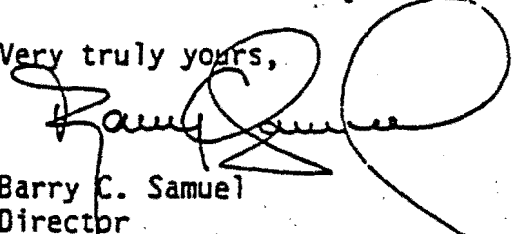
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LIVE OAK COMMUNITY SWIM CENTER - STATE PARK LAND

Page 2

It is therefore RECOMMENDED that your Board direct POSCS to return on or before January 23, 1996, with a permit from State Parks for use of 3/4 of an acre of State land for additional parking associated with the construction of the 50 meter pool at the Live Oak Community Swim Center.

Very truly yours,


Barry C. Samuel
Director

RECOMMENDED:


SUSAN A. MAURIELLO
County Administrative Officer

BCS:DJM:ma.POOL-SP1

Attachment: Letter from State Parks dated July 31, 1995

cc: RDA
State Parks

CALIFORNIA COASTAL COMMISSION
EXHIBIT 4 3-94-44-A
H2

DEPARTMENT OF PARKS AND RECREATION

Santa Cruz District
600 Ocean Street
Santa Cruz, CA. 95060

423



July 31, 1995

Barry Sammual, Director
Santa Cruz County Parks
Open Space, and Cultural Services
9000 Soquel, Suite 101
Santa Cruz, California

Dear Mr. Sammual:

Parking Lot Agreement
Proposed County Swim Center

Once again the California Department of Parks and Recreation would like to reiterate our intention of entering into a long term agreement with Santa Cruz County to permit the development by the County, of a parking lot sited on a portion of Twin Lakes State Beach. In addition to serving the County's proposed Swim Center, the proposed parking lot will also be of significant benefit to the recreating public visiting the upper area of Twin Lakes State Beach.

A few minor design details still need to be considered including the specific wording of the proposed interpretive signing and design of the sign kiosk and parking lot perimeter fencing. In addition, the District is now determining our specific needs for exclusive use of the swim facility for life guard training and qualification purposes.

Upon your receipt of final development approvals from regulatory agencies including the California Coastal Commission, the Department will grant a renewable 20 year permit for that portion of your parking lot site on State Park lands.

Should you have any questions, I can be reached at 429-2850.

Sincerely,

for *Geo Anderson*
George E. Cook
District Superintendent

EXHIBIT NO. 5
APPLICATION NO. 3-94-44-A
DPR Letter -
Parking Agreement

