



Environmental Review Initial Study

Application Number: **NA**

Date: November 16, 2009
Staff Planner: Todd Sexauer

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: County of Santa Cruz
APN: 039-241-03; 039-311-55; 040-213-03; 040-213-06, -07; 040-213-13, -14, -21; 040-221-08; 041-011-03, -09, -20, -24, -32 through -35; 041-021-04 through -08, 041-021-11 through -13, -16 through -18, -26 through -29, -38, -40; -41; 041-022-01 through -16; 041-042-02 through -04, -38, -39, -42, -46; -47; 041-561-01 through -06

OWNERS: Various **SUPERVISORIAL DISTRICT:** 2nd

LOCATION: The project is located in Aptos Village in Aptos, California. (see Figure 1)

SUMMARY PROJECT DESCRIPTION:

The project consists of the adoption of the Aptos Village Plan, including a General Plan Amendment and Rezoning. The Aptos Village Plan establishes the guidelines and parameters for the future development of the mostly vacant area between Trout Gulch Road and Aptos Creek Road (north of Soquel Drive) and would replace the Aptos Village Community Design Framework (a Specific Plan) for all areas of Aptos Village.

ALL OF THE FOLLOWING POTENTIAL ENVIRONMENTAL IMPACTS ARE EVALUATED IN THIS INITIAL STUDY. CATEGORIES THAT ARE MARKED HAVE BEEN ANALYZED IN GREATER DETAIL BASED ON PROJECT SPECIFIC INFORMATION.

<input type="checkbox"/> Geology/Soils	<input type="checkbox"/> Noise
<input type="checkbox"/> Hydrology/Water Supply/Water Quality	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Public Services & Utilities
<input type="checkbox"/> Energy & Natural Resources	<input type="checkbox"/> Land Use, Population & Housing
<input type="checkbox"/> Visual Resources & Aesthetics	<input type="checkbox"/> Cumulative Impacts
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Mandatory Findings of Significance
<input checked="" type="checkbox"/> Transportation/Traffic	

DISCRETIONARY APPROVAL(S) BEING CONSIDERED

<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Use Permit
<input type="checkbox"/> Land Division	<input type="checkbox"/> Grading Permit
<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Riparian Exception
<input type="checkbox"/> Development Permit	<input type="checkbox"/> Other:
<input type="checkbox"/> Coastal Development Permit	

NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations: None

ENVIRONMENTAL REVIEW ACTION

On the basis of this Initial Study and supporting documents:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the attached mitigation measures have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Claudia Slater for
Matt Johnston

Nov. 19, 2009
Date

For: Claudia Slater
Environmental Coordinator

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: Total area of Aptos Village is approximately 35 acres, comprised of 65 parcels, individually ranging in size from 2,400 square feet to 4 acres. The plan includes guidelines for the development of a currently vacant area of approximately 6 acres in the Village Core.

Existing Land Use: Commercial retail, office, and residential

Vegetation: Existing trees, shrubs, and grasses

Slope in area affected by project: The Village Core area, where most new development will take place, has slopes less than 10 percent, except for a small portion of approximately one-half acre at the northwest corner where slopes increase to 30 percent.

Nearby Watercourse: Aptos Creek, Valencia Creek, and Trout Gulch Creek

Distance To: Adjacent

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: None Mapped

Water Supply Watershed: None Mapped

Groundwater Recharge: None Mapped

Timber or Mineral: None Mapped

Agricultural Resource: None Mapped

Biologically Sensitive Habitat: Yes

Fire Hazard: None Mapped

Floodplain: Yes, south of Soquel Drive (above confluence of Aptos Creek and Valencia Creek)

Erosion: Low to Moderate Potential

Landslide: None Mapped

Liquefaction: Low to High Potential

Fault Zone: None Mapped

Scenic Corridor: Yes

Historic: Yes

Archaeology: Yes

Noise Constraint: None Mapped

Electric Power Lines: Yes

Solar Access: Adequate

Solar Orientation: Level

Hazardous Materials: None

SERVICES

Fire Protection: Aptos-La Selva FPD

School District: Pajaro Valley USD

Sewage Disposal: Santa Cruz County Sanitation District

Drainage District: Zone 6

Project Access: Soquel Drive, Trout Gulch Road, Cathedral Drive, Aptos Creek Road

Water Supply: Soquel Creek Water District

PLANNING POLICIES

Zone District: See Table 1

General Plan: See Table 1

Urban Services Line:

Coastal Zone:

 X Inside
 Inside

 Outside
 X Outside

Special Designation: See Table 1

PROJECT SETTING AND BACKGROUND:

Aptos Village, located in the Aptos Planning area within the unincorporated portion of Santa Cruz County, lies about six miles east of the City of Santa Cruz and about eight miles northwest of the City of Watsonville (see Figure 1, Project Location Map). It is located just north of Highway 1 between the State Park Drive and Rio Del Mar Boulevard interchanges. The Village is 80 feet above the confluence of Aptos and Valencia Creeks and about one-half mile inland from the Monterey Bay.

The surrounding area is mainly developed with residential uses, and the Village serves as the gateway to the 10,000-acre Forest of Nisene Marks State Park. The main access to and from the Village is Soquel Drive, a major east-west arterial that parallels Highway 1. There are both commercial and residential uses to the east and west of the Village, with the major existing commercial development being the Rancho del Mar Shopping Center, just west of the Village.

The Village itself is composed of small retail commercial and residential uses and vacant parcels. Most of the Village is level to gently sloping, although there are areas of steep slopes to the south of Soquel Drive, west of Aptos Creek Road, and to the rear of the parcels fronting on Valencia Street and Bernal Street. Vegetation consists of scattered Coast live oaks, Coast redwoods, eucalyptus, grasses, and ornamentals.

Since 1979, land use in Aptos Village has been governed by the Aptos Village Community Design Framework, a Specific Plan that was originally adopted by the Board of Supervisors on April 17, 1979 and amended on June 18, 1985. The only major new construction since the late 1960s was the development of Aptos Station in 1981, the Founders Title Building in 1985, and the Appenrodt building at the southeast corner of Soquel Drive and Post Office Drive in 2006. There have been several previous attempts to develop the vacant parcels to the rear of Aptos Station and the Bayview Hotel. For a variety of reasons, including parcel configuration and lack of coordinated planning among property owners, these vacant areas have not been developed.

Recognizing the challenges involved with developing the mixed assortment of vacant parcels, it was felt that a more detailed plan would encourage the Framework vision to be realized, including the important factors of parcel configuration and joint infrastructure planning. Without modifications to the existing parcel configuration and a joint effort to develop infrastructure for the Village, it would be difficult to create an integrated development with a Village atmosphere. The Aptos Village Plan, which builds upon the Aptos Village Community Design Framework, would provide a guide for new development in the Village.

DETAILED PROJECT DESCRIPTION:

The Aptos Village Plan (Attachment 1) replaces the Aptos Village Community Design Framework for the existing developed areas of Aptos Village and establishes the parameters and guidelines for the future development of the mostly vacant area between Trout Gulch Road and Aptos Creek Road (north of Soquel Drive). The adoption of the Aptos Village Plan requires a General Plan Amendment and Rezoning.

General Plan Land Use Designations and Zone Districts

The existing Aptos Village Community Design Framework is a village plan, as described in General Plan Objective 2.24. The update of the existing plan is recommended in General Plan under Program "b" of Objective 2.24. The Aptos Village Plan would require a General Plan Amendment to replace the Aptos Village Community Design Framework and to adopt the new Aptos Village Plan.

Aptos Village Plan Project Location Map



Figure 1

Existing General Plan and Zoning Designations

In order to achieve the desired goals of the Aptos Village Plan, the General Plan land use designations and zone districts would be modified. There are seven General Plan designations and seven basic zone districts in the Aptos Village Plan Area. Besides parcels within the basic zone districts, there are also parcels that are in one or more combining zone districts (see Table 1). The Geologic Hazards (-GH) combining district denotes the presence of a particular physical hazard and the Historic Resource (-L) combining district denotes that the site contains a designated historic resource.

Proposed General Plan and Zoning Designations

One of the first steps to allow the Plan to proceed is putting into place the appropriate General Plan and zoning designations for the various properties in the Village area. In order to enact the land use designation changes needed to implement the Plan, the changes depicted in Figures 2 and 3 are proposed. The changes proposed to the existing zone districts in the Village include the replacement of the Neighborhood Commercial (C-1) and portions of the Professional and Administrative Offices (PA) zone districts through the establishment of Community Commercial (C-2) and Special Use (SU) zone districts in the same areas. Existing combining districts will remain unchanged.

Village Plan Areas

Existing streets divide the Village into three major areas (see Figure 4): Area I, the Hihn subdivision, is separated from the rest of the Village by Trout Gulch Road and the railroad tracks; Area II, is the area south of Soquel Drive; and Area III, is the Village Core, which lies north of Soquel Drive and west of Trout Gulch Road. The recommended changes to the General Plan and zoning designations are described in further detail for each of the plan areas below.

Plan Area I: Hihn Subdivision

The Hihn Subdivision is the area to the east of Trout Gulch Road and to the north of the railroad tracks. Because the Hihn Subdivision is almost completely built-out, there is no particular reason or advantage to the community to change the existing General Plan land use designations there. As such, it would remain as Community Commercial (C-C), Residential Urban High Density (R-UH), Residential Urban Medium Density (R-UM), Public Facility/Institutional (P), and Urban Open Space (O-U). The Hihn Subdivision area is comprised of commercial, residential and mixed uses. To better recognize existing uses and to allow for flexibility of use and regulation to ensure consistency with the General Plan, the zoning is recommended to be changed to Special Use (SU). This would formally recognize the mix of stand-alone residential, commercial, and office uses as well as mixed uses and allow the property owners to more easily develop and upgrade their properties. Parking standards for commercial uses (not including restaurant or medical office uses) are recommended to be reduced from 1 space per 200 square feet of commercial square footage to 1 space per 300 square feet to allow for further flexibility in mixed-use projects.

Plan Area II: South of Soquel Drive

The South of Soquel Drive area is located between Soquel Drive to the north and Aptos and Valencia Creeks. The South of Soquel Drive area is essentially built out, with the exception of the floodplain below the existing development to the south. The amount of new commercial uses in the South of Soquel Drive area is not specifically limited in the Plan; however, the impacts of new development would be analyzed in the future, on a project-by-project basis, as

Table 1: Existing and Proposed General Plan and Zoning Designations					
Assessor Parcel No.	General Plan Designation		Zoning District		Existing Assessor Use
	Existing	Proposed	Existing	Proposed	
039-241-03*	R-UH, P, O-R	P	RM-3, PF, PR	PF	State Park/Recreation
039-311-55*	R-UH, P, O-R	P	RM-3, PF, PR	PF	Vacant County Land
040-213-03	R-UM	R-UM	RM-4	RM-4	Single Residence
040-213-06	R-UM	R-UM	RM-4	RM-4	Single Residence
040-213-07	R-UM	R-UM	RM-4	RM-4	Single Residence
040-213-13	R-UM	R-UM	RM-4	RM-4	Single Residence
040-213-14	R-UM	R-UM	RM-4	RM-4	Single Residence
040-213-21	R-UL	R-UL	R-1-6	R-1-6	Single Residence
040-221-08	P	P	PF	PF	Fed. Bldg. U.S. Post Office
041-011-03*	C-C	R-UM, C-C	C-1	RM-2, C-2	Warehouse/Dry Storage
041-011-09	C-C	O-R	C-1	PR	Lot/Commercial Zone
041-011-20*	R-UM	C-C, O-R	C-1, RM-4	C-2, PR, C-2-L	Lot/Commercial Zone
041-011-24*	C-C	C-C	C-1-L	C-2-L	Single Store (Historic ³)
041-011-32*	C-C	C-C	C-1	C-2	Multi Stores/1Bldg.
041-011-33*	C-C	C-C, O-R, R-UM	C-1-L	C-2, C-2-L, RM-2	Warehouse/Dry Storage (Historic ⁵)
041-011-34*	C-C	C-C	C-1-L, PF	C-2-L	Hotel (Historic ⁴)
041-011-35	C-C, P	C-C	C-1, PF	C-C	Multi Stores/1 Bldg.
041-021-04	O-U	O-U	C-1	SU	Lot/Residential Zone
041-021-05	O-U, C-C	C-C, O-U	C-1-L	SU-L	Single Residence (Historic ⁷)
041-021-06	O-U	C-C, O-U	C-1	SU	Single Residence
041-021-07	C-C	C-C	C-1	SU	Single Residence
041-021-08	O-U, C-C	C-C, O-U	C-1	SU	SFR W/Secondary Use
041-021-11	O-U, C-C	C-C, O-U	C-1-L	SU-L	Single Residence (Historic ¹¹)
041-021-12	O-U, C-C	C-C, O-U	C-1-L	SU-L	Store W/Living Unit (Historic ¹²)
041-021-13	O-U, C-C	C-C, O-U	C-1	SU	Lot Residential Zone
041-021-16	C-C, O-U	C-C, O-U	PA/PR	SU, PR	Two SFR & a pos S/1 APN
041-021-17	C-C, O-U	C-C, O-U	PA/PR	SU, PR	SFR W/Secondary Use
041-021-18	R-UH	R-UH	RM-3	RM-3	Single Residence
041-021-26	R-UM, O-U	R-UM, O-U	RM-4, PR	RM-4, PR	Single Residence
041-021-27	R-UM, O-U	R-UM, O-U	RM-4, PR	RM-4, PR	Single Residence
041-021-28	R-UM, O-U	R-UM, O-U	RM-4, PR	RM-4, PR	Single Residence
041-021-29	R-UM, O-U	R-UM, O-U	RM-4, PR	RM-4, PR	Single Residence
041-021-38	P	P	PF-L	PF-L	Church (Historic ¹³)
041-021-40	R-UH	R-UH	RM-3-L	RM-3-L	Single Residence (Historic ⁶)
041-021-41	O-U, C-C	C-C, O-U	C-1-L	SU-L	Two SFR & a pos; 1 APN (Historic ^{9 & 10})
041-022-01	C-C	C-C	C-1	SU	Multi Offices/1Bldg.
041-022-02	C-C	C-C	C-1	SU	Single Office
041-022-03	C-C	C-C	C-1	SU	SFR & Second Unit
041-022-04	C-C	C-C	C-1	SU	Single Residence
041-022-05	C-C	C-C	PA	SU	Non-conforming Residence
041-022-06	C-C	C-C	PA	SU	Two SFR & a pos; S/1 APN
041-022-07	C-C	C-C	PA-L	SU-L	Non-conforming Residence (Historic ¹⁴)
041-022-08	C-C	C-C	PA-L	SU-L	Medical Office (Historic ¹⁵)
041-022-09	C-C	C-C	PA-L	SU-L	Non-conforming Residence (Historic ¹⁶)
041-022-10	C-C	C-C	C-1-L	SU-L	Single Store (Historic ¹⁷)

Table 1: Existing and Proposed General Plan and Zoning Designations					
Assessor Parcel No.	General Plan Designation		Zoning District		Existing Assessor Use
	Existing	Proposed	Existing	Proposed	
041-022-11	C-C	C-C	C-1	SU	Multi Stores/1 Bldg.
041-022-12	C-C	C-C	C-1	SU	Lot/Commercial Zone
041-022-13	C-C	C-C	C-1	SU	Single Store
041-022-14	C-C	C-C	C-1-L	SU-L	Single Store (Historic ⁸)
041-022-15	C-C	C-C	C-1	SU	Dental Office
041-022-16	P	P	PF	PF	Assessed by SBE
041-042-02	C-C	C-C	C-1-L-GH	C-2-L-GH	Multi Stores/1 Bldg. (Historic ¹)
041-042-03	O-U, C-C	C-C	C-1-L-GH	C-2-L-GH	Store W/Living Unit (Historic ²)
041-042-04	O-U, C-C	C-C	C-1	C-2	Single Store
041-042-38	O-U, C-C	O-U	C-1-GH, PR-GH	PR-GH	Single Residence
041-042-39	O-U, C-C	C-C, O-U	PA-GH, PR-GH	PA-GH, PR-GH	Multi Offices/1 Bldg.
041-042-42	O-U, C-C	C-C, O-U	C-1, PR-GH	C-2, PR-GH	Single Store
041-042-46	O-U, C-C	C-C	C-1, PR-GH	C-2-GH	Multi Stores/1 Bldg.
041-042-47	O-U, C-C	C-C, O-U	PA-GH, C-1, PR-GH	C-2, PR-GH	Multi Stores/Offices
041-561-01*	C-C	C-C	C-1	C-2	Multi Stores/Offices
041-561-02*	C-C	C-C	C-1	C-2	Unbuildable Lot
041-561-03	P	P	PF	PF	Assessed by SBE
041-561-04	C-C	C-C	C-1	C-2	Multi Stores/Offices
041-561-05	C-C	C-C	C-1-GH	C-2-GH	Auto/Truck Repair
041-561-06	O-U, C-C	O-U, C-C	C-1-GH, PR-GH	C-2-GH, PR-GH	Auto/Truck Repair
N/A	Right-of-way	Right-of-way	Right-of-way	Right-of-way	Aptos Creek Bridge ¹⁸

Notes:

General Plan Designations

C-C: Community Commercial
P: Public Facility/Institutional
O-R: Parks, Recreation and Open Space
O-U: Urban Open Space
R-UL: Urban Low Density Residential
R-UM: Urban Medium Density Residential
R-UH: Urban High Density Residential

Zone Districts

C-1: Neighborhood Commercial
C-2: Community Commercial
PA: Professional & Administrative Offices
Public Facilities (PF)
PR: Parks, Recreation and Open Space
R-1-6: Single Family Residential
RM-4: Multi-family Residential
RM-3: Multi-family Residential
RM-2: Multi-family Residential
SU: Special Use

Combining Districts

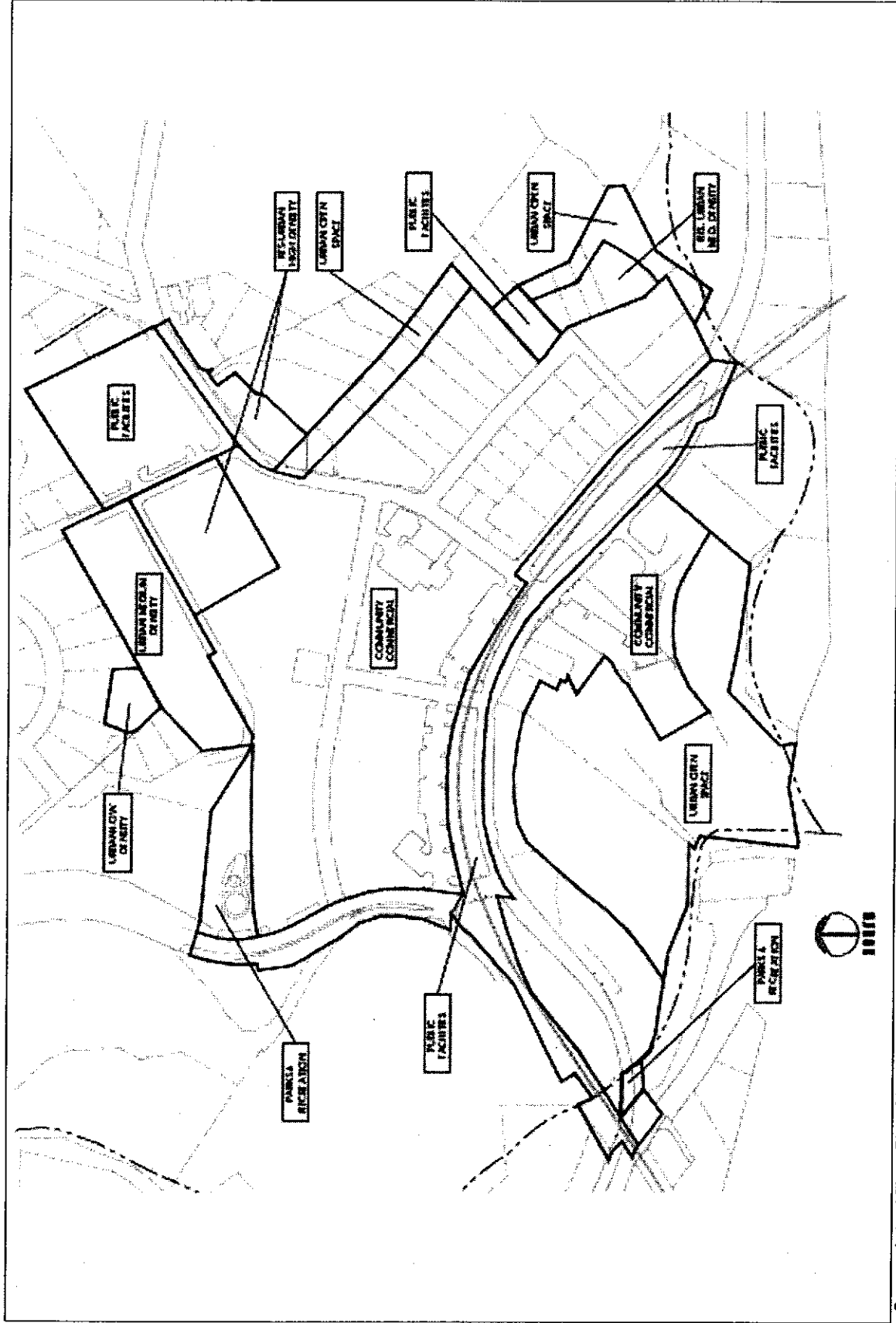
GH: Geologic Hazards
L: Historic Landmark

Historic Properties

- | | |
|---|--|
| 1. General Store and Post Office – 8040, 8042 Soquel Drive | 10. Hihn – Aptos Subdivision – 140 Summa Court (Formerly 8077 Valencia Street) |
| 2. Village House – 8044 Soquel Drive | 11. Hihn – Aptos Subdivision – 8059 Valencia Street |
| 3. Aptos Firehouse/VFW Hall – 8037 Soquel Drive | 12. Somerset House – 8061 Valencia Street |
| 4. Anchor Hotel – Bayview – 8041 Soquel Drive | 13. Calvary Chapel – 8065 Valencia Street |
| 5. Apple Barn – 417 Trout Gulch Road | 14. Hihn – Aptos Subdivision – 8067 Aptos Street |
| 6. 502 Trout Gulch Road | 15. Hihn – Aptos Subdivision – 8065 Aptos Street |
| 7. Bonner House – 420a Trout Gulch Road | 16. Hihn – Aptos Subdivision – 8063 Aptos Street |
| 8. Ray McCawley Real Estate – 408 Trout Gulch Road | 17. Twitchell House – 8061 Aptos Street |
| 9. Hihn – Aptos Subdivision – 140 Summa Court (formerly 8055 Valencia Street) | 18. Aptos Creek Bridge – County Right-of-way. |

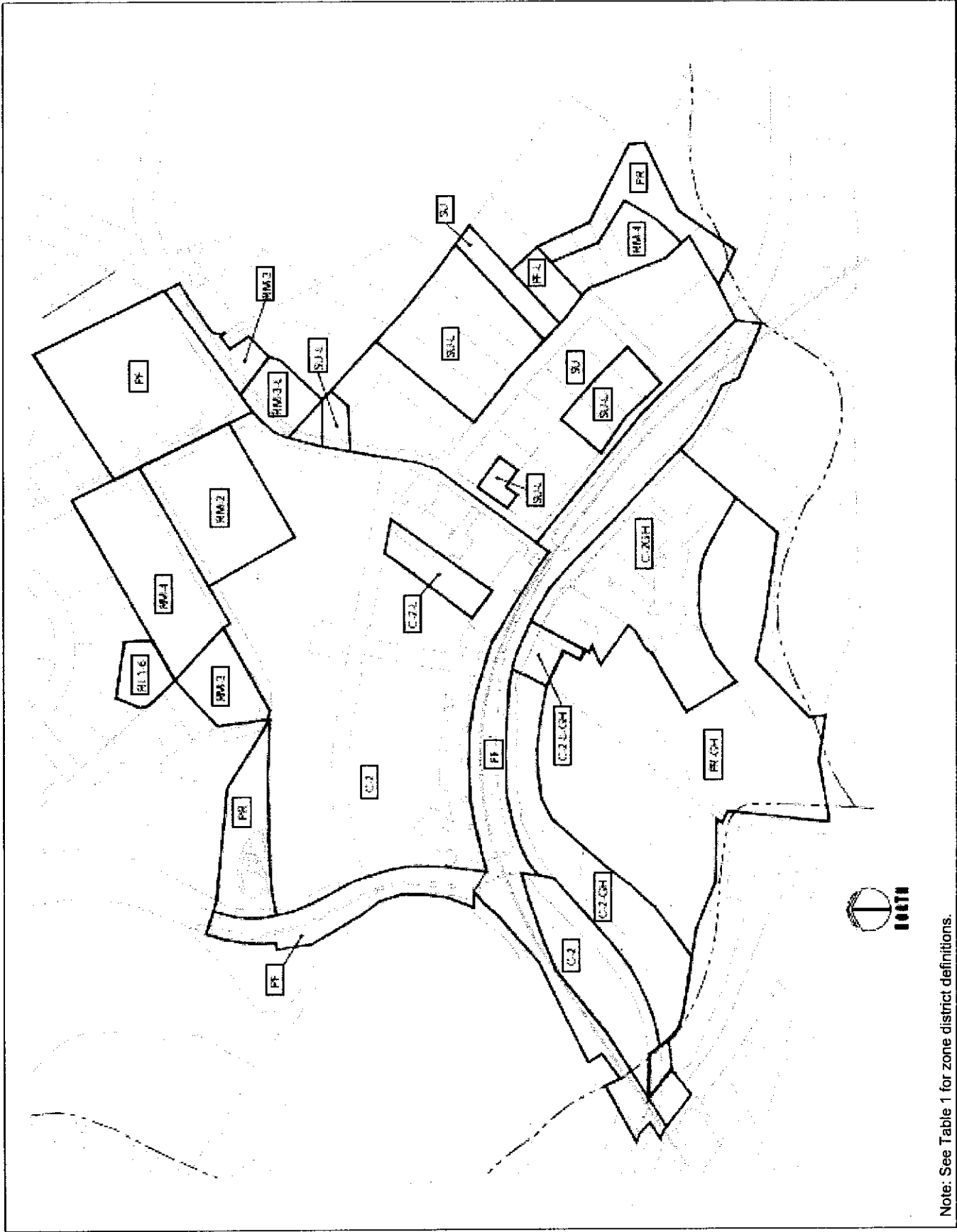
* Reconfiguration of parcel may occur as a part of potential future development proposals.

Source: County of Santa Cruz 2009.



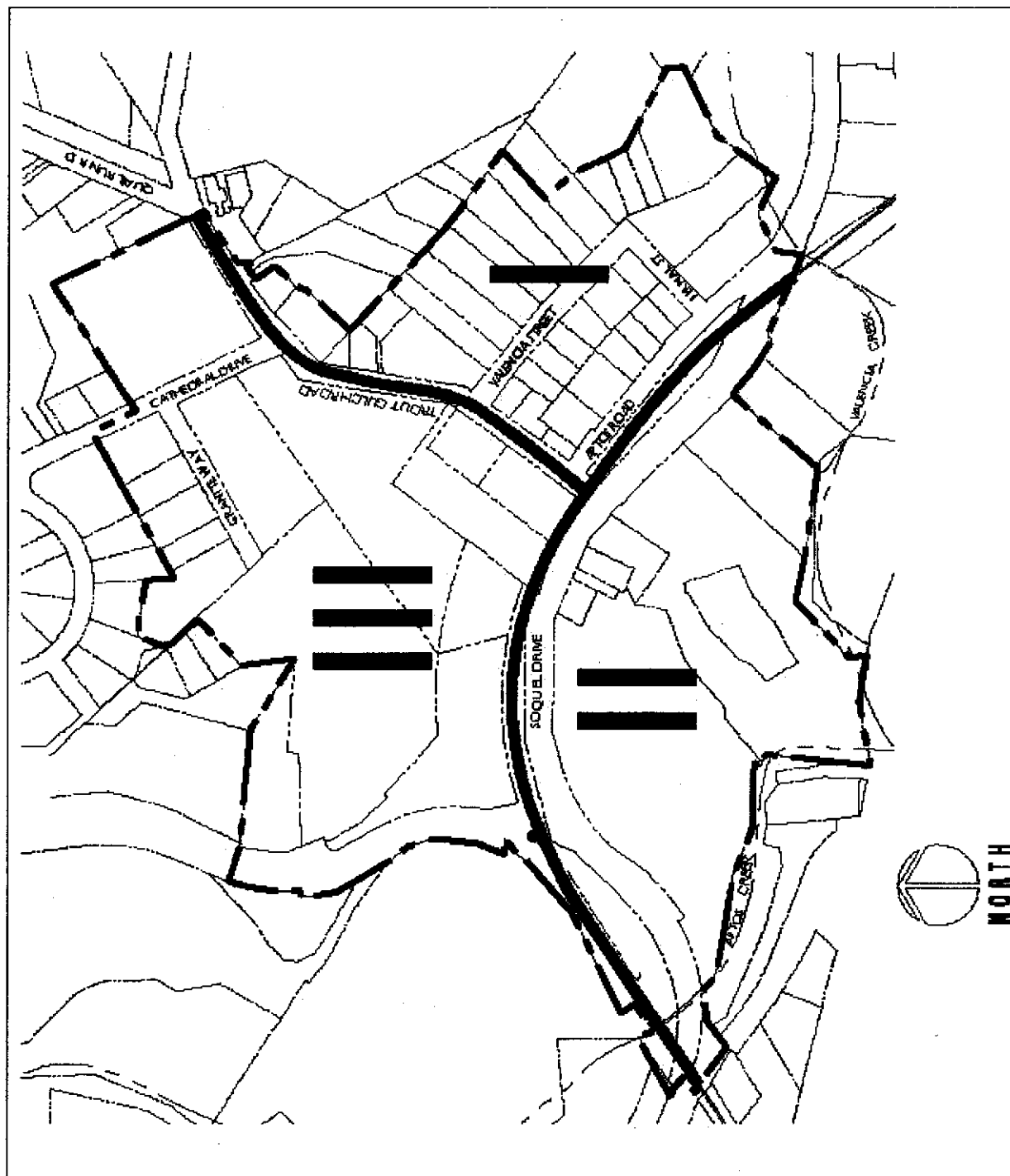
Source: Aptos Village Plan, 2009.

FIGURE 2: Proposed General Plan Changes



Note: See Table 1 for zone district definitions.
Source: Aptos Village Plan, 2009.

FIGURE 3: Proposed Rezonings



Source: Aptos Village Plan, 2009.

FIGURE 4: Plan Areas

any new development is proposed. Land uses in this area should remain commercial, and therefore are recommended to remain Community Commercial (C-C) and Urban Open Space (O-U) for the parcels included in the Plan. To be consistent with the existing pattern of development, the zoning is recommended to be changed from Neighborhood Commercial (C-1) to Community Commercial (C-2) and Parks, Recreation, and Open Space (PR). Parking standards for commercial uses (not including restaurant or medical office uses) are recommended to be reduced from 1 space per 200 square feet of commercial square footage to 1 space per 300 square feet to allow for continued use of existing commercially developed parcels.

Plan Area III: Village Core

The Village Core area lies between Trout Gulch Road and Aptos Creek Road, north of Soquel Drive. Five land use designations are recommended for the Village Core area: Community Commercial (C-C); Residential Urban High Density (R-UH); Residential Urban Medium Density (R-UM); Public Facility/Institutional (P); and Park, Recreation, and Open Space (O-R). Similarly, the area should be rezoned to five zone districts: Community Commercial (C-2); Multi-family Residential - 3,000 square feet of land per unit (RM-3); Multi-family Residential - 4,000 square feet of land per unit (RM-4); Parks, Recreation, and Open Space (PR); and Public Facility (PF), retaining the existing Historic Resource (-L) Combining District for historic structures. The guidelines for future development of the Village Core area are discussed in more detail in the next section.

Figures 2 and 3 illustrate proposed General Plan and zoning changes recommended to implement the Plan.

Framework for the Village Core

Traffic Circulation

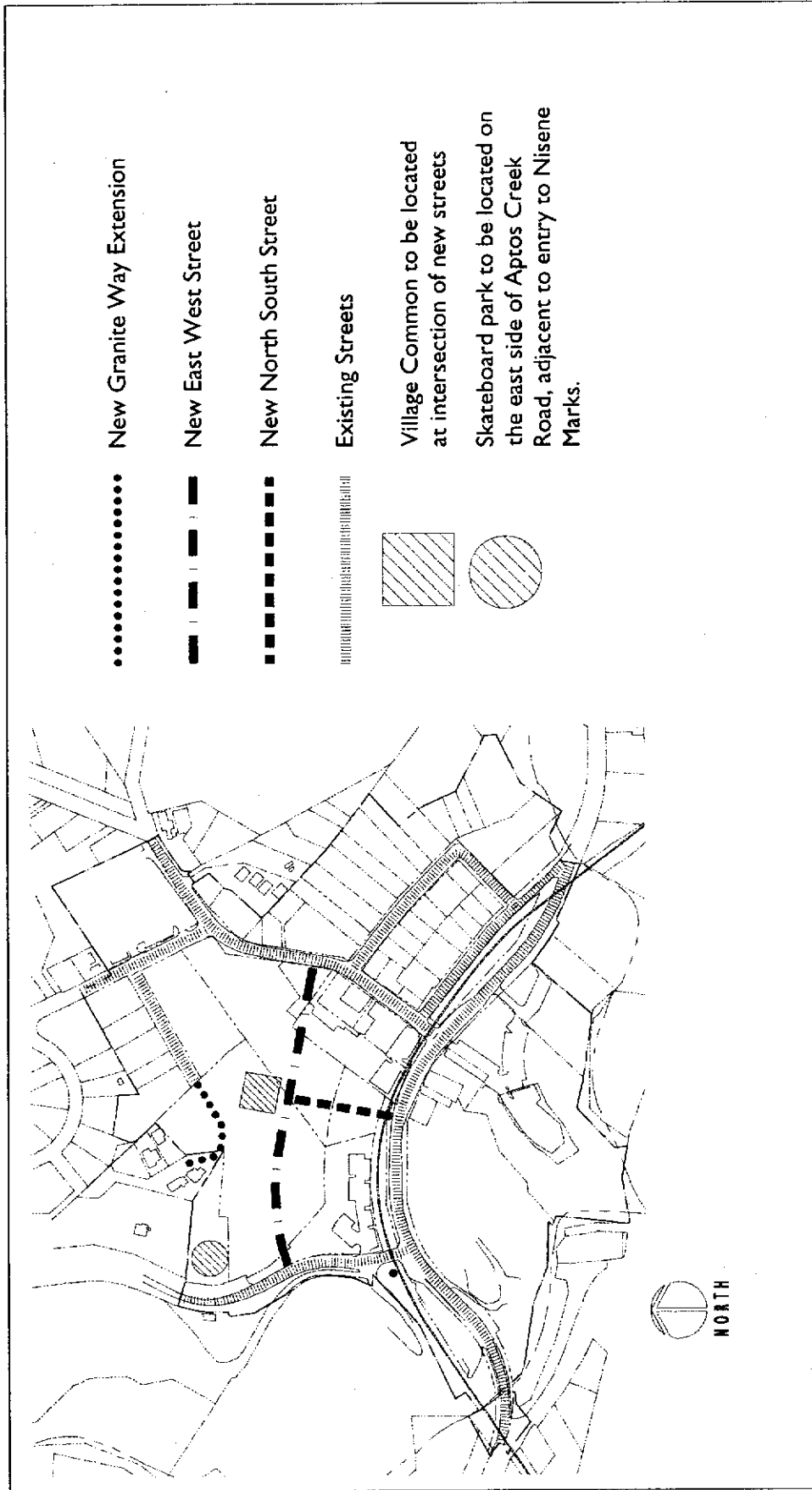
A new East-West road connecting Trout Gulch Road and Aptos Creek Road is proposed within the Village Core. In addition, a second new street is proposed that would connect Soquel Drive to the new East-West street, which would lead to the new Village Common (see Figure 5).

Plan for Village Common

The project proposes a Village Common area that would serve as a public open space near the village center. The proposed Village Common area would be an open space area of approximately 10,000 square feet, including a central lawn area, and would be located at the intersection of the new East-West and new North-South streets. A platform or small stage for performances may be incorporated into the design. Although the Village Common area would be located on private property, it would be reserved for public use.

Skatepark

The Village Plan proposes that a skatepark be located at the northwest edge of the Village Core area (Figure 5). The park would be screened from residential areas by landscape planting and appropriately designed for its location. If a skatepark use is found to be infeasible or undesirable, other public open space/recreational uses may be considered for this area. It is envisioned that the site would be donated to the County by the landowner, with the County responsible for design, financing, construction of the improvements, and operational and maintenance costs. The value of the donation to the County would be credited against the required park in-lieu fees for the new development in the Core area.



Source: Aptos Village Plan, 2009.

FIGURE 5: Key Features

Nisene Marks Park Gateway

Bordering the Village at its northwest is the entrance to the Forest of Nisene Marks State Park (Figure 5). Having the park at its entrance abutting the Village is an asset and requires sensitive treatment of that portion of the Village. However, the entrance of the park demands better signage with a more defined entrance than exists now at Soquel Drive and Aptos Creek Road.

As part of the development of the Village Core, improved park signage would be provided near the intersection of Soquel Drive and Aptos Creek Road. In addition, an informational kiosk, benches and complementary infrastructure would be provided. While it would not be possible to provide a large parking lot to serve the Park in the Village, a parking area located along Aptos Creek Road would be made available for park visitors. The construction of these facilities would be the responsibility of the developers for the Village Core area.

Parcel Reconfiguration

Parcel reconfiguration of the majority of the Village Core would be necessary to facilitate the implementation of the Village Plan, including the creation of the new East-West and North-South streets. Development proposals in the past have not moved beyond the approval stage in part because the proposals attempted to fit the development into a single parcel, without regard to what might occur on adjoining parcels. Therefore, the parcels in the Village Core area must be reconfigured to provide frontage on the new streets as part of the implementation of the Village Plan.

Land Uses and Intensities

In order to find the right combination of land uses, it is critical to balance a number of factors, including:

- Providing enough square footage to attract the right range of businesses and create a strong pedestrian element;
- Limiting the square footage so that traffic impacts can be mitigated to reasonable levels;
- Providing enough square footage of uses (commercial and residential) to be able to financially support the substantial infrastructure needed to be constructed in the area; and
- Defining the proper scale of development that fits into the character of the Village.

Any change in land uses in the Village would need to address traffic and other infrastructure impacts. It is also important to achieve a critical mass of activity to create the vitality needed for the economic success for future businesses in the area. While these factors are critical, it is equally important to establish a scale of development that complements the character of the Village.

A number of traffic studies have been conducted over the years in the area. The most recent, completed in 2008 and updated in 2009, analyzed potential development of 75,000 gross square feet of neighborhood commercial and 63 residential units. This revised traffic study found that the greatest number of trips—about 320—would occur in the weekday evening peak hour (existing p.m. peak hour volume on Soquel Drive is about 1,440 trips). The Village plan proposes the following improvements that would be required to reduce impacts from the additional number of trips to an acceptable level:

- The installation of new traffic signals at the Soquel Drive–Trout Gulch intersection (currently needed for existing traffic), including a left-turn lane on westbound Soquel Drive at Post Office Drive;

- Installation of new traffic signals at the Soquel Drive–Aptos Creek Road intersection, including a left-turn lane (currently needed for existing traffic) on eastbound Soquel Drive at Aptos Creek Road; and
- Modification of signal phasing to provide permissive left-turn phasing for Aptos Rancho Road, located outside of the Aptos Village Plan area.

Because future developments are conditioned to provide the outlined traffic improvements, it appears that development in the neighborhood of the proposed intensity could address the associated traffic impacts, and to some degree, improve current conditions.

Based upon the economic background reports, it appears that this scale of development would also provide the critical mass of development needed to support the vitality of the business area and an active pedestrian element in the Village. Based on further analysis of infrastructure costs, it appears that this level of development can also provide the financing needed for the new infrastructure.

Commercial Uses

On-site parking and landscaping requirements ultimately limit the area available for commercial use square footage. The County's zoning regulations do not have a maximum limit on commercial lot coverage (the amount of the lot area physically covered with buildings). But the most likely parking-intensive uses anticipated in the Village Core are food service and medical office uses. County parking standards for food service require one on-site parking space per 100 square feet of area, excluding storage and truck loading area, contrasted with a requirement of one space per 200 square feet of area for retail and general office uses. As well, medical uses require larger parking requirements per square foot of building area (based on the number of practitioners.) A Planned Unit Development (PUD) would be required as an implementation measure of this Plan for the Village Core. The PUD would need to establish an upper limit for food service to ensure that the ultimate combination of uses does not exceed available parking capacity.

The market study indicated office use was the weakest potential commercial use and suggested that office use comprise a relatively small percentage of the total commercial use. As part of the implementation of the Village Plan, the required PUD would specify a limit for new office uses.

In order to respond to the economic report conclusions, the Village Core must include an anchor store (such as a specialty grocery store) of no more than 15,000 square feet in size for a new freestanding building or 17,500 square feet for reuse of the Apple Barn building. In order to reinforce the Village Plan goal of attracting small-scale businesses to the area, other freestanding individual retail uses would generally not be allowed if they exceed 7,500 square feet in size.

Residential Uses

Residential uses developed in conjunction with commercial uses enhance the economic viability of commercial uses. Having people living in the Village helps create a more vibrant and livable community. New housing is clearly indicated as a component of new development in the Village Core.

Recognizing that the amount of new residential development must be limited so as not to overwhelm the Village commercial activities, the proposed Village Plan limits the number of new residential units in the Village Core to not exceed 63 units (this figure includes transitional residential units at the north of the Village Core). As well, the total unit sizes should not

exceed 50 percent of the square footage of the mixed-use buildings so that they do not overwhelm the scale of the commercial uses in the Village.

The Village Core is adjacent to an established Urban Low density residential neighborhood to the north. In order to provide an orderly transition from this area to the commercial areas in the Village Core, the existing area designated Urban Medium density residential on the north side of Granite Way would remain residential and, in addition, a portion of the area on the south side of Granite Way (at the corner with Cathedral Drive) may be used for exclusive Urban High density residential purposes.

Like all projects containing residential development, residences built in the Village Core would be required to meet the housing affordability requirements of the County. An allowance for clustering required affordable units may be considered as part of a PUD application for the Village Core.

Key Historic Structures

The Village Core was the site of lumber milling and several apple processing and packing operations. One building from the area's past use of apple processing remains: the Apple Barn at the corner of Trout Gulch Road and Cathedral Drive (given an historic rating of NR-3—a designation that recognizes its nomination by the County for national designation). Also located in the Village Core is the Bayview Hotel (rated NR-1 – a nationally recognized structure) and the old Aptos Firehouse/VFW Hall just west of the Bayview Hotel (rated NR-5 – of local interest).

It is envisioned that the Apple Barn could be used as an anchor store. This Plan envisions that the Apple Barn would be relocated to allow its presence on the Village Common and properly interact with the other new buildings. Any such movement would likely require some reconstruction. Because it is an historic resource of significance, any movement, exterior change, or reconstruction of the Apple Barn would require special review and approval by the County's Historic Resources Commission. Available technical information suggests that a minor change in location would not adversely affect the significance of the Apple Barn, given the condition of the surrounding setting. The Plan assumes that the small warehouse, a non-historic building adjacent to the Apple Barn, would be demolished. Any exterior changes must be sensitive to the historic significance and architectural features of the building, and any relocation must follow the Secretary of the Interior standards for relocation such that the NR-3 rating of the Apple Barn is not compromised.

To facilitate the new North-South street and the development of additional buildings, the historic Aptos Firehouse/VFW Hall would need to be relocated within the Village Plan area. Technical studies have determined that a portion of the rear of the building has been added since its period of significance. This Plan assumes that this newer area would be removed to restore the structure to its more original size. Any exterior changes must be sensitive to the historic significance and architectural features of the building, and any relocation must follow the Secretary of the Interior standards for relocation such that the NR-5 rating is not compromised. If relocated, the building must be located on a prominent street within the Village and present to the street in its current narrow-side configuration. Before moving this building, the County's Historic Resources Commission must approve the relocation and associated reconstruction work.

Finally, given the highest rating of historic significance assigned to the Bayview Hotel, any new structures built adjacent to that site must be reviewed by the Historic Resources Commission to ensure that they do not compromise the historic context of this very important historic resource and centerpiece to the character of the Village.

Figure 6 illustrates the key elements proposed by the Village Plan for the Village Core. In addition to new roadways and private and public open spaces, it suggests the likely relocation of historic structures and possible footprints for new residential, commercial and mixed-use buildings.

Infrastructure

Although the details of the infrastructure associated with the development of the Village Core would be evaluated at the time the development is proposed, it is clear that the additional commercial and residential development would require certain improvements. These improvements include the following:

Roadway & Traffic Improvements

The Plan proposes the construction of new roadways to serve the Village, including a new East-West roadway north of Soquel Drive, a North-South roadway connecting Soquel Drive to the new East-West roadway, and changes to Granite Way and Aptos Creek Road (see Figure 7). To address current traffic congestion and the additional traffic anticipated from new development in the Village, several traffic studies have been completed over the years to identify the proper level of traffic improvements that need to be included in the Plan to address traffic impacts. Those additional improvements include the following:

- The installation of traffic signals at the Soquel Drive/Trout Gulch intersection, including left-turn lane on westbound Soquel Drive at Post Office Drive;
- Installation of traffic signals at the Soquel Drive/Aptos Creek Road intersection, including a left-turn lane on eastbound Soquel Drive at Aptos Creek Road; and
- Modification of signal phasing to provide permissive left-turn phasing for Aptos Rancho Road, located outside of Aptos Village.

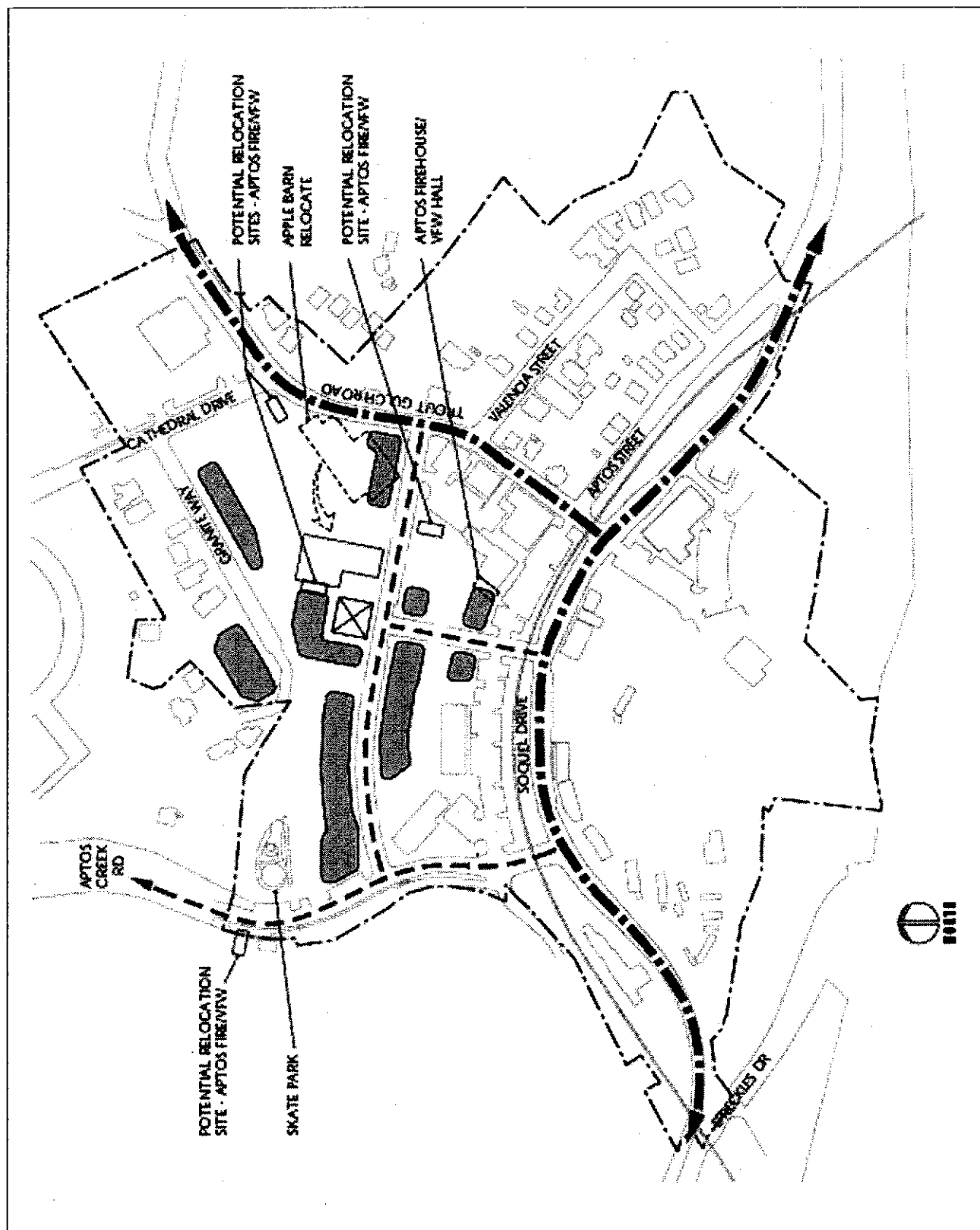
Additionally, the County and future developers would need to work with the railroad to address safety concerns related to the current and proposed railroad crossings within the Village.

While Soquel Drive is a major arterial in the Aptos area, it is only a 50-foot wide right-of-way. The narrowness of the right-of-way presents a challenge for providing the required and desired feature upgrades to this major road. As illustrated in Figure 8, it is envisioned that Soquel Drive would be improved with 10-11' travel lanes, left turn pockets at Soquel-Aptos Creek Road, Soquel-Trout Gulch Road and at the intersection of Soquel Drive and the new North-South street. Sidewalks would be provided on the southerly side of Soquel Drive and bike lanes on both sides. Parallel parking would be retained, to the extent feasible, on the north side of Soquel Drive.

Sidewalk Improvements

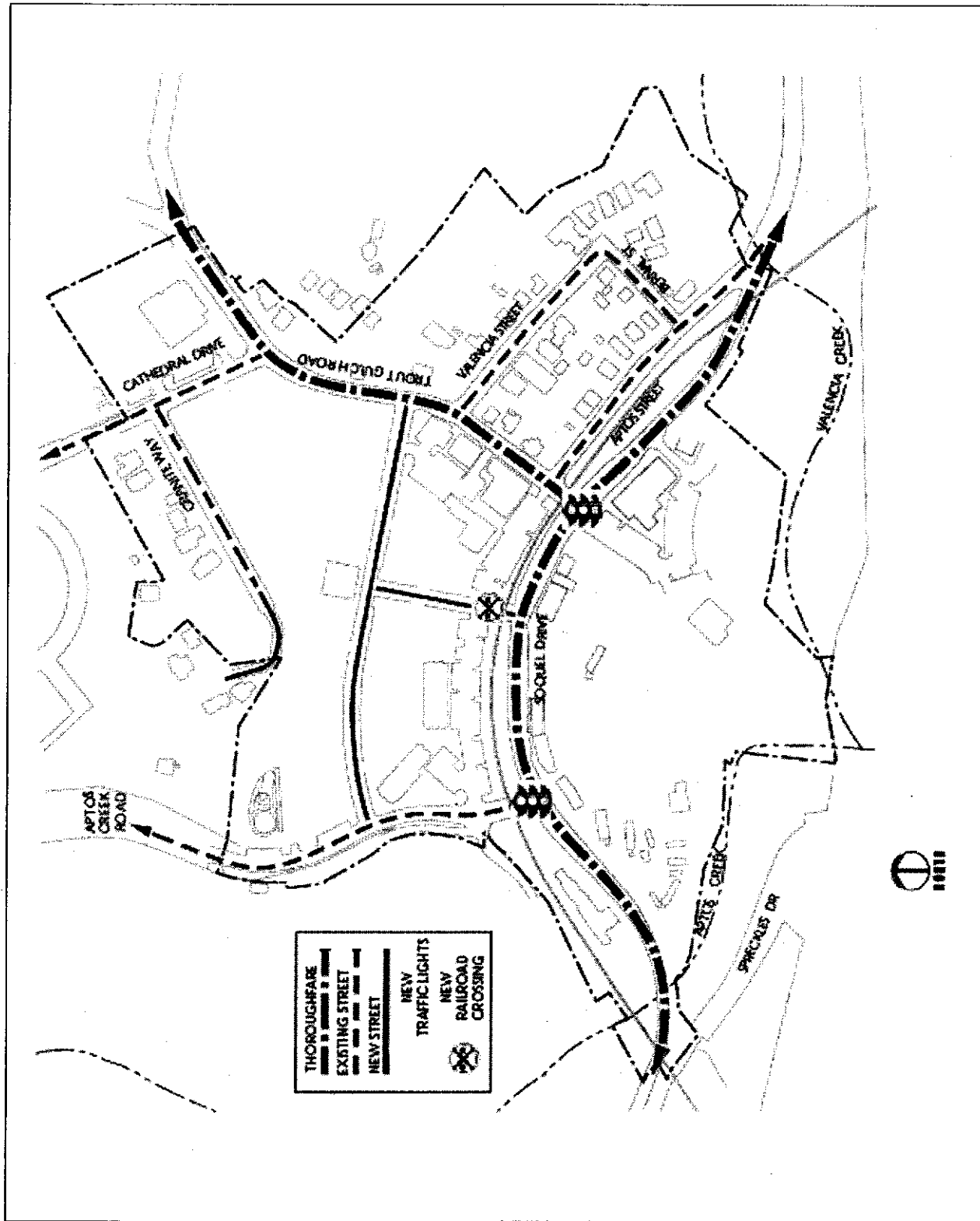
Making the Village pedestrian friendly is an important Village Plan goal. New development would be required to create a network of sidewalks that provide for pedestrian connectivity. The elements of a pedestrian-friendly neighborhood include:

- Sidewalks along the edge of all streets, where feasible, and along all building frontages.
- Sidewalk widths that are comfortable for walking two or three people abreast.
- Sidewalks within parking areas and connecting parking areas to street frontages.



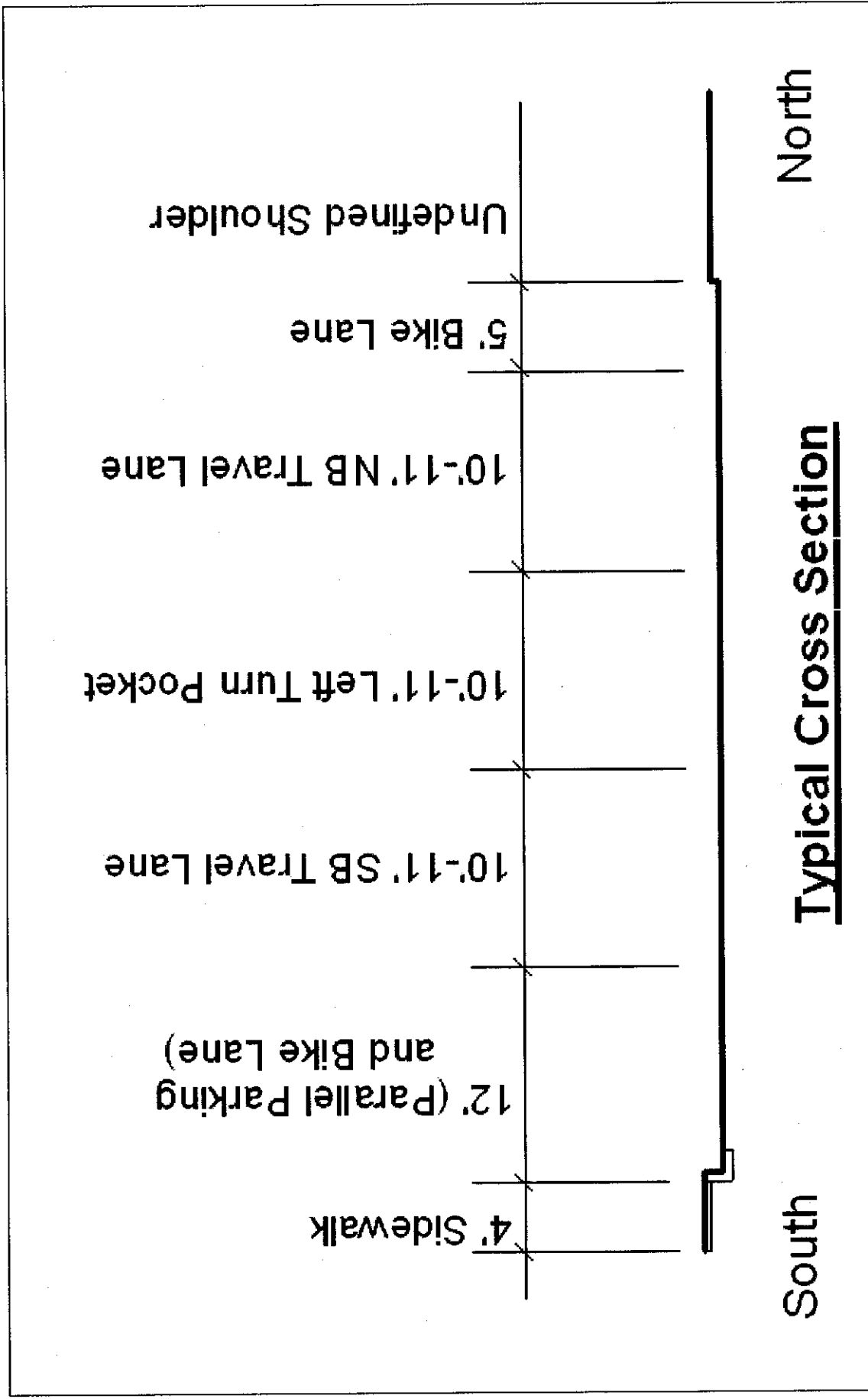
Source: Aptos Village Plan, 2009.

FIGURE 6 – Village Core Development Potential



Source: Aptos Village Plan, 2009.

FIGURE 7: Traffic Improvements and New Roadways, Including Intersections, Signals, and Railroad Crossing Improvements



Source: Aptos Village Plan, 2009.

FIGURE 8: Soquel Drive Improvements

- Mid-block sidewalks that connect to parking located at mid-block.
- Barrier-free crosswalks with traffic controls, where possible.
- Pedestrian amenities such as benches, lights, trash receptors and landscaping.
- Shading for principal sidewalks with street trees, awnings, canopies and arcades.

It is critical that most of these improvements be installed concurrently with the private commercial and residential improvements, particularly the crossings of Soquel Drive.

Bus and Bikeway Improvements

Bus service is currently provided to the area from Routes 54 and 71 that run between Santa Cruz and Watsonville along Soquel Drive and Freedom Boulevard. Bicycle lanes exist along parts of Soquel Drive and Trout Gulch Road, but do not connect Aptos Village with other parts of Aptos to the east and west due to the narrowing of Soquel Drive at the two railroad overpasses at each end of the Village on Soquel Drive.

Needed Bike improvements include better signage at the junction of Soquel Drive and Trout Gulch Road and bike racks in the commercial areas. Bus stops would be improved with turnouts, shelters and connecting sidewalks and other pedestrian improvements (see Figure 9).

Railway Links

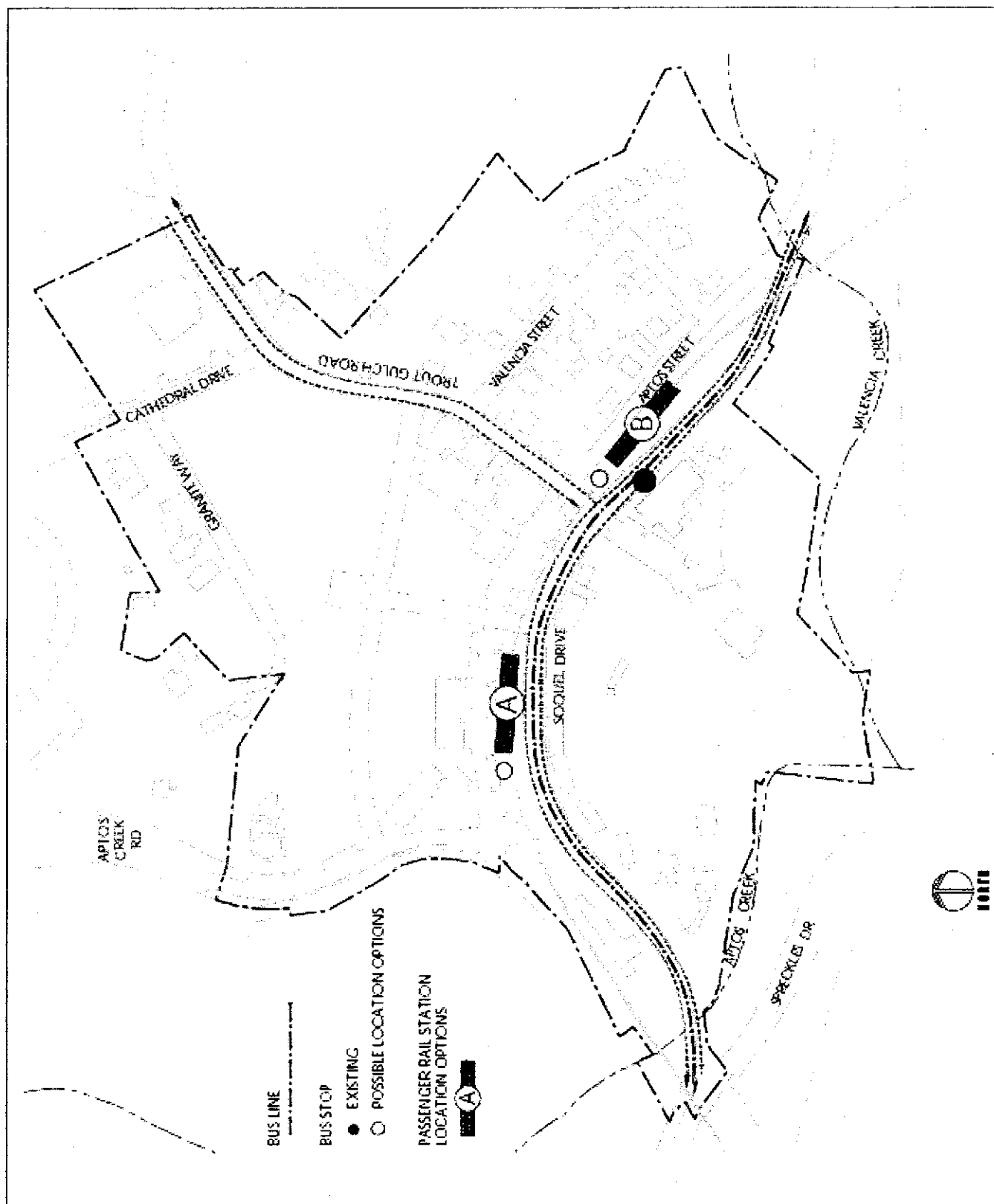
For many years there has been community-wide discussion about the potential for public ownership of the rail system and the potential for someday having a passenger rail system serving the area. While it is premature to assume that there will be passenger rail service, it is prudent to accommodate the potential for such a plan to occur in the future. Therefore, the Plan identifies two alternate areas to be set aside for locating passenger-loading areas should passenger rail service or a tourist trolley be provided in the future. Both locations A and B are 40' wide and 200' long and bisected by the railroad tracks. Both locations are well connected to the Village by sidewalks.

Vehicle Parking

Existing parking in the entire Village includes about 140 spaces on the street and 375 spaces in parking lots for a total of about 515 spaces. The existing Village Core includes 145 parking spaces in parking lots. It should be noted that this does not include the informal parking that currently is used in the core area – along the north side of Soquel Drive and at the entrance to Nisene Marks Park. As well, these parking tabulations do not include the off-street parking spaces that serve existing single-family residences on Granite Way, Valencia, Bernal and Aptos streets.

New off-street parking spaces must be well located to conveniently serve adjacent commercial and residential uses and be well connected by driveways and sidewalks. Additionally, some 80 to 85 more parking spaces would be provided on the new streets. The Planned Unit Development (PUD) would address the parking needs of the Village Core and require *adequate on and off-site parking be provided in the range of 400-500 spaces dependant on the ultimate amount of new commercial space, residential units and intensity of commercial uses.* In addition, parking spaces for the future skatepark and parking for users of Nisene Marks State Park would be addressed in the PUD.

It is also important to recognize that future County-sponsored sidewalk improvements along the north side of Soquel Drive would likely reduce the number of informal parking spaces. This could occur with or without the additional development in the Village Core, given the need to formalize public transit pullouts and related pedestrian access in the area. As well, installation



Source: Aptos Village Plan, 2009.

FIGURE 9: Bus and Railroad Options

of an eastbound left turn pocket at the Soquel Drive/Aptos Creek Road intersection would require reconfiguring parking at the commercial property (APN 41-561-04) at the northwest corner of that intersection (currently Britannia Arms).

Water Distribution

Currently, water distribution lines in Aptos Creek Road, Soquel Drive, Trout Gulch Road, Cathedral Drive and Granite Way provide water to serve the Village's needs. The system is owned and operated by the Soquel Creek Water District (SCWD). However, with the exception of the extension along Granite Way, the interior portion of development area lacks any existing facilities. Water mains are generally 6-inch to 8-inch diameter. Existing SCWD wells are located in the "flatland" area south of Soquel Drive and along the westerly side of Aptos Creek Road. Through discussions with personnel at both the SCWD and Aptos/La Selva Fire Protection District, it has been determined that the existing water system is adequate to meet fire flow demands as well as the proposed Village Plan needs. In conjunction with new development, new water lines would be installed throughout the development area.

Water Supply

The issue of the source of water supply is a different issue than how it would be distributed. Over the years, the groundwater basin that serves as the principal source of supply for the SCWD has reached or exceeded its safe yield. As a result, the District has implemented a number of measures to ensure the protection of the water supply for current and future customers. In particular, they have instituted a "water offset" program that requires developers to retrofit existing water consuming fixtures on other properties in an effort to create "new" water to meet the needs of the new development. In fact, the program requires the offset to exceed the projected water demand for the new development (currently 1.2 to 1). Any development in the Village would be subject to these and subsequent requirements adopted by the Soquel Creek Water District.

Sewer Services

Much like the existing water system, sanitary sewer mains exist around the perimeter of the development area with short extensions along Granite Way and from Trout Gulch Road to serve the Bayview Hotel and surrounding buildings. The system is part of the Santa Cruz County Sanitation District system.

An 8-inch line runs north along Aptos Creek Road approximately 600 feet and would provide connection points for extensions into the westerly portion of the development area. The 8-inch line ties into the system in Soquel Drive flowing westerly toward Spreckles Drive.

Waste from the easterly half of the site as well as surrounding neighborhoods is collected in Trout Gulch Road. From there an 8-inch line carries it east along Valencia Street, then Bernal Street to Soquel Drive from where it leaves the Village heading easterly.

All waste from the Village area is sent to a pump station near the beach in Rio del Mar flats, where it would be piped in existing mains northward to the main sewage treatment plant in Santa Cruz. The Santa Cruz County Sanitation District has conducted video inspection of the existing systems within the entire Village Plan area and has identified the need to replace some of the mains. These improvements would be made by the County prior to or in conjunction with any other infrastructure improvements made in conformance with the adopted Village Plan.

Storm Drainage

Presently, the Village area has very little in the way of storm drain improvements other than a system in Trout Gulch Road at the intersection of Cathedral Drive. That system conveys storm water easterly to Valencia Creek. Elsewhere throughout the Village, storm runoff is handled by surface means in an informal and unregulated fashion with about 2/3 draining to Valencia Creek and about 1/3 draining to Aptos Creek. Soils behind the existing buildings along the northerly side of Soquel Drive are frequently saturated during the winter season, resulting in several areas of standing water. In the lower regions around Aptos Station and the Bayview Hotel, runoff from the parking areas is generally directed toward the northerly side of the railroad tracks paralleling Soquel Drive where the water tends to pond in the winter months before flowing into Aptos Creek.

Future development must provide drainage improvements that would include an engineered system of inlets and storm drains designed to convey runoff to designated points of discharge near Aptos Creek and Valencia Creek. Detention basins, bioswales, water gardens and other similar "Best Management Practices" would be required to maintain pre-development release rates, maintain water quality and supply and protect the two creeks from hydrologic disturbances. Future developers of the Village Core area will be required to coordinate drainage infrastructure and management.

The Aptos Village Plan would set the stage for the future development, but further analysis of any proposed development would occur when applications are made in the future to develop the properties within the Village Plan area.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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III. ENVIRONMENTAL REVIEW CHECKLIST

A. Geology and Soils

Does the project have the potential to:

1. Expose people or structures to potential adverse effects, including the risk of material loss, injury, or death involving:
 - a. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or as identified by other substantial evidence?

_____ X _____

State

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act only addresses the hazard of surface fault rupture and is not directed toward other earthquake hazards. The law requires the State Geologist to establish regulatory zones (known as Earthquake Fault Zones) around the surface traces of active faults and to issue appropriate maps. The maps are distributed to all affected cities, counties, and state agencies for their use in planning and controlling new or renewed construction. Local agencies must regulate most development projects within the zones. Projects include all land divisions and most structures for human occupancy. Single family wood-frame and steel-frame dwellings up to two stories not part of a development of four units or more are exempt. However, local agencies can be more restrictive than state law requires.

Uniform Building Code

The Uniform Building Code (UBC) was first enacted by the International Conference of Building Officials (ICBO) on October 18-21, 1927. Revised editions of this code are published approximately every 3 years. The UBC (1997) includes provisions associated with engineering design and building requirements.

California Building Standards Code

The California Building Code (CBC) is another name for the body of regulations known as the California Code of Regulations (CCR), Title 24, Part 2, which is a portion of the California Building Standards Code and establishes minimum requirements for a buildings structural strength and stability to safeguard the public health, safety and general welfare. Title 24 is assigned to the California Building Standards Commission, which, by law, is responsible for coordinating all building standards. Under state law, all building standards must be centralized in Title 24 or they are not enforceable.

Published by the International Conference of Building Officials, the UBC is a widely adopted model building code in the United States. The California Building Code incorporates by

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reference the 2006 International Building Code with necessary California amendments.

Local

County of Santa Cruz General Plan and Local Coastal Program

The County of Santa Cruz General Plan and Local Coastal Program (LCP) was adopted by the Board of Supervisors in May of 1994 and certified by the California Coastal Commission in December of 1994. The following policies are applicable to geology and soils.

Policy 6.1.4: Site Investigation Regarding Liquefaction Hazard (LCP). Require site-specific investigation by a certified engineering geologist and/or civil engineer of all development proposals of more than four residential units in areas designated as having a high or very high liquefaction potential. Proposals of four units and under and non-residential projects shall be reviewed for liquefaction hazard through environmental review and/or geologic hazards assessment, and when a significant potential hazard exists a site-specific investigation shall be required.

Policy 6.3.4: Erosion Control Plan Approval Required for Development (LCP). Require approval of an erosion control plan for all development, as specified in the Erosion Control ordinance. Vegetation removal shall be minimized and limited to that amount indicated on the approved development plans, but shall be consistent with fire safety requirements.

Policy 6.3.5: Installation of Erosion Control Measures. Require the installation of erosion control measures consistent with the Erosion Control ordinance, by October 15, or the advent of significant rain, or project completion, whichever occurs first. Prior to October 15, require adequate erosion control to be provided to prevent erosion from early storms. For development activities, require protection of exposed soil from erosion between October 15 and April 15 and require vegetation and stabilization of disturbed areas prior to completion of the project. For agricultural activities, require that adequate measures are taken to prevent excessive sediment from leaving the property.

Policy 6.3.7: Reuse of Topsoil and Native Vegetation Upon Grading Completion. Require topsoil to be stockpiled and reapplied upon completion of grading to promote regrowth of vegetation; native vegetation should be used in replanting disturbed areas to enhance long-term stability.

Policy 6.3.8: On-Site Sediment Containment (LCP). Require containment of all sediment on the site during construction and require drainage improvements for the completed development that will provide runoff control, including onsite retention or detention where downstream drainage facilities have limited capacity. Runoff control systems or Best Management Practices shall be adequate to prevent any significant increase in site runoff over pre-existing volumes and velocities and to maximize on-site collection of non-point source pollutants.

Policy 6.3.9: Site Design to Minimize Grading (LCP). Require site design in all areas to minimize grading activities and reduce vegetation removal based on the following guidelines:

- (a) Structures should be clustered;
- (b) Access roads and driveways shall not cross slopes greater than 30 percent; cuts and fills should not exceed 10 feet, unless they are wholly underneath the footprint and adequately retained;
- (c) Foundation designs should minimize excavation or fill;
- (d) Building and access envelopes should be designated on the basis of site inspection to

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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avoid particularly erodable areas;

- (e) Require all fill and sidecast material to be recompacted to engineered standards, reseeded, and mulched and/or burlap covered.

The Aptos Village Plan is a guiding document that establishes land uses and does not propose physical development. The Aptos Village Plan would not result in any significant geological impacts because the Plan must be consistent with the goals, policies and standards established within the General Plan that are intended to protect the safety of the community. Individual projects in the future would address any parcel specific geotechnical and geologic issues, as required by the California Building Code.

All of Santa Cruz County is subject to some hazard from earthquakes. However, the Village Plan area is not located in a fault zone mapped by the state or the County. The nearest earthquake-producing faults in the area include the Zayante Fault Zone approximately three miles northeast of Aptos Village and the San Andreas Fault Zone approximately six miles northeast of the Village. Because there is no evidence of active faulting in the immediate vicinity of the Village, potential for ground rupture in the Village is low.

- b. Seismic ground shaking? _____ X _____

See response A-1-a. Aptos will likely be subject to seismic shaking at some point in the future. The California Building Code requires a geotechnical investigation for new structures. Future structures and improvements would be designed in accordance with the California Building Code, as well as any additional requirements dictated by a geotechnical engineer, such that the hazard presented by seismic shaking is would be considered less-than-significant.

- c. Seismic-related ground failure, including liquefaction? _____ X _____

Mapped liquefaction potential varies on the project site and portions of the project site are mapped with a high potential for liquefaction. The California Building Code requires a geotechnical investigation for new structures. Future structures and improvements would be designed in accordance with the California Building Code, as well as any additional requirements dictated by a geotechnical engineer, such that the potential hazards from liquefaction would be considered less-than-significant.

- d. Landslides? _____ X _____

Most of the Village is relatively flat and risks due to landslides are considered to be less-than-significant. The vacant parcels in the Village Core area behind the Bayview Hotel and Aptos Station are mostly flat, except at their northerly edges. Future development is not intended to encroach into steeply sloped areas with the exception of the potential skatepark. The California Building Code requires a geotechnical investigation for new structures. Future development on or adjacent to steeply sloped areas would require a geotechnical investigation to ensure slope stability. Future development would not be allowed on unstable or steeply sloped areas. The other area of steep slopes lies south of Soquel Drive and no new

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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development is considered in that location as a part of the Village Plan. No significant impact is anticipated.

2. Subject people or improvements to damage from soil instability as a result of on- or off-site landslide, lateral spreading, to subsidence, liquefaction, or structural collapse?

_____ X _____

See responses A-1c & A-1d. The California Building Code requires a geotechnical investigation for new structures. Future structures and improvements shall be designed in accordance with the California Building Code, as well as any additional requirements dictated by a geotechnical engineer, such that any geotechnical hazards are mitigated to a less-than-significant level. The areas of the Village intended for future development are also not subject to lateral spreading or subsidence. No significant impact is anticipated.

3. Develop land with a slope exceeding 30%?

_____ X _____

The Aptos Village Plan is a guiding document that establishes land uses and does not propose physical development. Individual projects in the future would address any parcel specific geotechnical and geologic issues, as required by the California Building Code.

See response A-1d. Future development is not intended to encroach into areas that exceed 30 percent slopes.

4. Result in soil erosion or the substantial loss of topsoil?

_____ X _____

The Aptos Village Plan is a guiding document that establishes land uses and does not propose physical development. Individual projects in the future would address any parcel specific geotechnical and geologic issues, as required by the California Building Code.

Most of the Village is relatively level and large parts are currently developed with buildings and paved areas, so the potential for accelerated erosion is generally reduced. Potential for erosion is greatest when exposed soils are subject to rainfall and stormwater runoff and on steep slopes. All future development that includes ground disturbance is required by County Code to submit an erosion control plan. Erosion potential would be minimized for future development through standard erosion control methods, as specified in an erosion control plan.

5. Be located on expansive soil, as defined in section 1802.3.2 of the California Building Code, creating substantial risks to property?

_____ X _____

The Aptos Village Plan is a guiding document that establishes land uses and does not propose

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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physical development. Individual projects in the future would address any parcel specific geotechnical and geologic issues, as required by the California Building Code.

The California Building Code requires a geotechnical investigation for new structures. Future structures and improvements shall be designed in accordance with the California Building Code, as well as any additional requirements dictated by a geotechnical engineer, such that the potential hazards from expansive soils are mitigated to a less-than-significant level.

6. Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems?

_____ X _____

Aptos Village is located within the Urban Services Line and sanitary sewers would serve all existing and future development. No septic tanks, leach fields, or alternative wastewater disposal systems are proposed. No impact is anticipated.

7. Result in coastal cliff erosion?

_____ X _____

Aptos Village is located approximately one-half mile inland from the nearest coastal bluff. Neither the Aptos Village Plan nor the future development within the plan area would have any anticipated effect on coastal bluffs or result in coastal cliff erosion. No impact is anticipated.

B. Hydrology, Water Supply and Water Quality

Does the project have the potential to:

1. Place development within a 100-year flood hazard area?

_____ X _____

Only the area below existing development south of Soquel Drive is within a mapped floodplain. The Aptos Village Plan does not recommend development of these parcels due to the existing flood plain, biotic issues, and visual issues. Any new proposed development in this area (whether commercial or residential) would need to be addressed outside the context of the Aptos Village Plan. No future development is considered in that location as a part of the Village Plan. No significant impacts are anticipated.

2. Place development within the floodway resulting in impedance or redirection of flood flows?

_____ X _____

See response B-1.

3. Be inundated by a seiche or tsunami?

_____ X _____

Aptos Village is located approximately one-half mile inland from Monterey Bay at an elevation

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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of about 100 feet above sea level. Therefore, the likelihood of inundation by a seiche or tsunami is extremely low. No significant impact is anticipated.

4. Deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit, or a significant contribution to an existing net deficit in available supply, or a significant lowering of the local groundwater table?

X

Future development within the Village Plan area would obtain water from the Soquel Creek Water District and thus would not rely on private well water. The Soquel Creek Water District's Water Demand Offset Policy requires that new service reduce demand by a factor of 1.2. This reduction would be accomplished by the use of low flow fixtures in new development and retrofitting existing development with low flow fixtures, in consultation with the Water District. The Village Plan proposes that any new development within the Village would be subject to these and subsequent requirements adopted by the Soquel Creek Water District. All construction would comply with the California Building Code and local ordinances regarding the conservation and use of water. In addition, each discretionary development proposal would be analyzed to determine whether that particular development would have any impact on groundwater supply or groundwater recharge. The following General Plan policies are applicable to water supply: Policy 7.18.1, Linking Growth to Water Supplies; Policy 7.18.2, Written Commitments Confirming Water Service Required for Permits; 7.18.3, Impacts of New Development on Water Purveyors, Policy 7.18.5, Groundwater Management; Policy 7.18.6, Water Conservation Requirements; and Policy 7.18.7, Water Reuse. Therefore, the impacts associated with the Aptos Village Plan would be less-than-significant.

5. Degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion).

X

See responses A-4 and B-4. As required by the County Design Criteria, all new stormwater drainage systems would incorporate Best Management Practices (BMPs) to filter stormwater runoff and remove urban contaminants. No significant impacts are anticipated.

6. Degrade septic system functioning?

X

See response A-6. No new septic systems are allowed within the Urban Services Line and there are no other septic systems in the site vicinity that could be affected by the project. No impact is anticipated.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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7. Alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river in a manner, which could result in flooding, erosion, or siltation on or off-site?

X

The majority of the storm water runoff enters the site from the uphill properties along Vista Mar Court, Village Drive and Granite Way via sheet flow. Runoff from the site either collects in shallow surface depressions and infiltrates into the soils or runs off of the site toward either Valencia Creek or Aptos Creek. There is an existing ridge that runs north to south through the site from near the lower end of Village Drive, through the eastern half of the Village Station property and to the existing crosswalk on Soquel Drive between Aptos Creek Drive and Trout Gulch Road. Approximately two-thirds of the site now drains toward Valencia Creek and one-third drains toward Aptos Creek. About half of the runoff toward Valencia Creek is now collected in the existing Trout Gulch Road drainage system and is discharged directly into a branch of (or gulch draining to) Valencia Creek. The rest of the drainage from the east side of the site flows toward the intersections of Trout Gulch Road with Soquel Drive and Aptos Street, and then to Valencia Creek. Runoff from the western third of the site drains to Aptos Creek via Aptos Village Park or the section of Soquel Drive near Britannia Arms. Current peak discharge to Aptos Creek was calculated to be 1.1 cubic feet per second (cfs), 1.3 cfs and 1.6 cfs for 5-year, 10-year, and 25-year storms, respectively. Current peak discharge to Valencia Creek for the same design storms was calculated to be 4.0, 4.9, and 5.9 cfs, respectively (Ifland Engineers, 2009).

The existing drainage pattern would not be significantly altered by future development, except that the area of current ponding would be captured into a new stormwater drainage system. The Aptos Village Plan proposes that all future developments provide drainage improvements that would include an engineered system of inlets and storm drains designed to convey runoff to designated points of discharge near Aptos Creek and Valencia Creek. Detention Basins, bio-swales, water gardens and other similar "Best Management Practices" are also specified to maintain pre-development release rates.

The following General Plan policies are applicable to alteration of drainage patterns: Policy 6.4.7, New Construction to be Outside Flood Hazard Areas; Policy 6.4.8, Elevation of Residential Structures; Policy 6.4.9, Septic Systems, Leach Fields, and Fill Placement; and Policy 6.4.10, Flood Control Structures. Each development proposal would necessitate independent review of environmental impacts. No significant impact is anticipated.

8. Create or contribute runoff, which would exceed the capacity of existing or planned storm water drainage systems, or create additional source(s) of polluted runoff?

X

See responses B-5 and B-7. As required by the County Design Criteria, all new stormwater drainage systems would incorporate BMPs to filter stormwater runoff and remove urban contaminants. No significant impact is anticipated.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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9. Contribute to flood levels or erosion in natural watercourses by discharges of newly collected runoff?

		X	
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See response B-7.

10. Otherwise substantially degrade water supply or quality?

		X	
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See response B-7.

C. Biological Resources

Does the project have the potential to:

1. Have an adverse effect on any species identified as a candidate, sensitive, or special status species, in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service?

		X	
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Per a Biotic Assessment prepared by Ecosystems West, dated November 2009 (Attachment 2), one active nest site for the San Francisco Dusky Footed Woodrat (SFDW) was identified in the northwest corner of the Village Plan area, in the vicinity of the future potential skate park. The nest structure was located approximately 20 feet up in the tree canopy of a coast live oak tree. The SFDW is considered a state "Species of Special Concern". The woodrat builds nests/houses from sticks, either on the ground or in trees; some up to heights of 3 to 5 feet tall on the ground and up to 30 feet up in tree canopies. They also utilize slash piles of woody debris and abandoned buildings or structures in which to forage, seek refuge, or construct nest structures (Ecosystems West 2009).

Any future development that is proposed under the Aptos Village Plan would be required to comply with all applicable County General Plan Policies and Ordinances, specifically, Policy 5.1.6, Development within Sensitive Habitats. The policy states, "Sensitive Habitats shall be protected against any significant disruption of habitat values; and any proposed development within or adjacent to these areas must maintain or enhance the functional capacity of the habitat. Reduce in scale, redesign, or, if no other alternative exists, deny any project which cannot sufficiently mitigate significant adverse impacts on sensitive habitats unless approval of a project is legally necessary to allow a reasonable use of the land." In addition, the following policies would also apply: Policy 5.1.7, Site Design and Use Regulations, which protects sensitive habitats against any significant disruption or degradation of habitat values in accordance with the Sensitive Habitat Protection Ordinance; and Policy 5.1.9, Biotic Assessment, which requires a biotic assessment as part of normal project review to determine whether a full biotic report should be prepared by a qualified biologist. Implementation of the above described General Plan policies and the Sensitive Habitat Protection Ordinance would ensure that all future development proposals would result in a less-than-significant impact to the SFDW.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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Nesting passerine birds, raptors, and roosting bats may be present in the Village Plan area at various times of the year, but were not directly observed in the on site biotic survey. Implementation of the above-described General Plan policies and the Sensitive Habitat Protection Ordinance would ensure that all future development proposals would result in a less-than-significant impact to roosting bats and nesting birds.

Protected fish species to include tidewater goby, Coho salmon and steelhead, may be present in the creeks on the periphery of the Village Plan area at various times of the year, but were not directly observed in the on site biotic survey. Implementation of the above-described General Plan policies and the Sensitive Habitat Protection Ordinance would ensure that all future development proposals would result in a less-than-significant impact to protected fish species.

No other candidate, sensitive, or special status species are known to exist in the within the Aptos Village Plan area.

2. Have an adverse effect on a sensitive biotic community (riparian corridor), wetland, native grassland, special forests, inter-tidal zone, etc.)?

X

The Aptos Village is an existing urbanized area. Although approximately 6 acres of land in the northern part of the Village is vacant, the area is heavily disturbed. Portions were used in the past for fruit processing facilities and some of the foundations remain. Unimproved dirt roads cross the area. There are riparian corridors along the edges of the Village Plan area adjacent to both Aptos Creek and Valencia Creek. However, the only future development that may occur in these areas would be drainage pipe outlets and energy dissipation structures.

Any future development that is proposed under the Aptos Village Plan would be required to comply with all applicable County General Plan Policies and Ordinances. These include: Policy 5.2.1, Designation of Riparian Corridors and Wetlands; Policy 5.2.2, Riparian Corridor and Wetland Protection Ordinance; Policy 5.2.3, Activities within Riparian Corridors and Wetlands; Policy 5.2.4, Riparian Corridor Buffer Setback; Policy 5.2.7, Compatible Uses with Riparian Corridors; Policy 5.2.8, Environmental Review for Riparian Corridor and Wetland Protection; and Policy 5.2.9, Management Plans for Wetland Protection. Implementation of the above-described General Plan policies and the Riparian Corridor and Wetland Protection Ordinance would ensure that all future development proposals would result in a less-than-significant impact to riparian corridors and wetlands. See responses to C-1 above for a discussion on protection for other sensitive habitat areas.

3. Interfere with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites?

X

See responses C-1 and C-2. The Aptos Village Plan does not propose future development within riparian areas, so the project would not interfere with the movement of any native

4. Produce nighttime lighting that will illuminate animal habitats?

5. Make a significant contribution to the reduction of the number of species of plants or animals?

6. Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, Sensitive Habitat Ordinance, provisions of the Design Review ordinance protecting trees with trunk sizes of 6 inch diameters or greater)?

7. Conflict with the provisions of an adopted Habitat Conservation Plan, Biotic Conservation Easement, or other approved local, regional, or state habitat conservation plan?

Aptos Village Plan - Initial Study

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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D. Energy and Natural Resources

Does the project have the potential to:

- | | | | | | |
|----|---|-------|-------|-------|-------------|
| 1. | Affect or be affected by land designated as "Timber Resources" by the General Plan? | _____ | _____ | _____ | _____X_____ |
|----|---|-------|-------|-------|-------------|

No land within the Aptos Village Plan area is designated as Timber Resources. No impacts to timber resources would occur.

- | | | | | | |
|----|--|-------|-------|-------|-------------|
| 2. | Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use? | _____ | _____ | _____ | _____X_____ |
|----|--|-------|-------|-------|-------------|

No land within the Aptos Village Plan area is currently utilized or designated for agricultural use. No impacts to agricultural lands would occur.

- | | | | | | |
|----|---|-------|-------|-------------|-------|
| 3. | Encourage activities that result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner? | _____ | _____ | _____X_____ | _____ |
|----|---|-------|-------|-------------|-------|

Future development would not result in the use of large amounts of fuel, water, or energy, or the use of these in a wasteful manner. The following General Plan policies are applicable to fuel, water, and energy use: Policy 5.17.1, Promote Alternative Energy Sources; Policy 5.17.2, Design Structures for Solar Gain; Policy 5.17.3, Solar Access; Policy 5.17.5, Weatherization Improvements; Policy 5.17.6, Tubs and Pools; Policy 5.17.7, Street Lighting; Policy 5.17.8, Unnecessary Waste; Policy 7.18.6, Water Conservation Requirements; and Policy 7.18.7, Water Reuse. Each discretionary development proposal within the Aptos Village Plan area would necessitate independent review of environmental impacts. No significant impact is anticipated. In addition, standards established within the California Building Code for conservation of energy and resources would apply for all future development.

- | | | | | | |
|----|--|-------|-------|-------|-------------|
| 4. | Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)? | _____ | _____ | _____ | _____X_____ |
|----|--|-------|-------|-------|-------------|

No extraction, use, or depletion of minerals would occur directly as a result of the Village Plan. Some amount of minerals and energy would be used in the future development within the Village Plan area, but this amount would be negligible in terms of local, regional, state, national, or world-wide mineral and energy resource use. Future development would require additional energy from that currently consumed in the Aptos Village. Standards established within the California Building Code for conservation of energy and resources would apply for all future development. No impact is anticipated.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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E. Visual Resources and Aesthetics

Does the project have the potential to:

1. Have an adverse effect on a scenic resource, including visual obstruction of that resource?

_____ X _____

There is no mapped scenic road or public view that would be obstructed or otherwise adversely impacted by future development within the Village Plan area. Although the southwest corner of the Village is within the mapped scenic corridor of Highway 1, the mapped scenic area is either already developed, undevelopable (steep slopes, floodplain, etc.), or not considered for future development. No significant impact is anticipated.

2. Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings?

_____ X _____

See response E-1. No significant impact is anticipated.

3. Degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridgeline?

_____ X _____

The Aptos Village is an existing urbanized area with a mix of building types. The existing visual character of the vacant areas would change with future development and some grading would be involved. However, there would be no substantial change in topography or ground surface relief features. No significant impacts are anticipated.

4. Create a new source of light or glare, which would adversely affect day or nighttime views in the area?

_____ X _____

Future development would include additional nighttime lighting; however, the lighting would be focused within the Village area. The Aptos Village Plan states, "Lighting should illuminate the street and not upper-story residential units or the night sky." As directed by the Plan, lighting would be shielded and directed downward to reduce any illumination beyond the development areas. No significant impacts are anticipated.

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5. Destroy, cover, or modify any unique geologic or physical feature?

X

No unique geologic or physical features are known to occur within the Aptos Village Plan area. No impact is anticipated.

F. Cultural Resources

Does the project have the potential to:

1. Cause an adverse change in the significance of an historical resource as defined in CEQA Guidelines 15064.5?

X

There are 18 designated historic resources within the Aptos Village Plan area listed on the County's Historic Resources Inventory, including the Bayview Hotel, which is listed on the National Register of Historic Places as an NR-1 (see Table 2). Future development under the Plan would include relocation of the Apple Barn (APN 041-011-33) to the center of the Village Core area and the relocation of the Aptos Fire House / VFW Hall (APN 041-011-24) to an undetermined site within the Village Plan area. No impacts to the remaining 15 historic structures located within the Aptos Village Plan area would occur.

Table 2: Historic Properties within the Aptos Village Plan Area			
No.	Resource	Location	Assessor Parcel No.
1.	Aptos Creek Bridge	Soquel Drive at Spreckles Drive	Right-of-Way
2.	General Store and Post Office	8040, 8042 Soquel Drive	041-042-02
3.	Village House	8044 Soquel Drive	041-042-03
4.	<i>Aptos Firehouse/VFW Hall</i>	<i>8037 Soquel Drive</i>	<i>041-011-24</i>
5.	<i>Anchor Hotel-Bayview</i>	<i>8041 Soquel Drive</i>	<i>041-011-34</i>
6.	<i>Apple Barn</i>	<i>417 Trout Gulch Road</i>	<i>041-011-33</i>
7.	Single-family Residence	502 Trout Gulch Road	041-021-40
8.	Bonner House	420a Trout Gulch Road	041-021-05
9.	Ray McCawley Real Estate	408 Trout Gulch Road	041-022-14
10.	Hihn-Aptos Subdivision	140 Summa Court (formerly 8055 Valencia Street)	041-021-41 (formerly 041-021-09)
11.	Hihn-Aptos Subdivision	140 Summa Court (formerly 8057 Valencia Street)	041-021-41 (formerly 041-021-10)
12.	Hihn-Aptos Subdivision	8059 Valencia Street	041-021-11
13.	Somerset House	8061 Valencia Street	041-021-12
14.	Calvary Chapel	8065 Valencia Street	041-021-38
15.	Hihn-Aptos Subdivision	8067 Aptos Street	041-022-07
16.	Hihn-Aptos Subdivision	8065 Aptos Street	041-022-08
17.	Hihn-Aptos Subdivision	8063 Aptos Street	041-022-09
18.	Twitchell House	8061 Aptos Street	041-022-10

Note: *Italics* denote that resource may potentially be impacted under Aptos Village Plan.
Source: County of Santa Cruz 2009.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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The Aptos Village Plan envisions that the Apple Barn could be used as an anchor store. The Plan states that the Antique Apple Barn would be relocated to allow its presence on the Village Common and to properly interact with the other new buildings. Any such movement would likely require some reconstruction. Because it is an historic resource of significance, any movement, exterior change, or reconstruction of the Apple Barn would require special review and approval by the County's Historic Resources Commission. Available technical information provided in Attachment 3 suggests that a minor change in location would not adversely affect the significance of the Apple Barn, given the condition of the surrounding setting. The Plan assumes that the small warehouse, a non-historic building adjacent to the Apple Barn, would be demolished. Any exterior changes must be sensitive to the historic significance and architectural features of the building, and any relocation must follow the Secretary of the Interior standards for relocation such that the NR-3 rating of the Apple Barn is not compromised.

To facilitate the new North-South street and the development of additional buildings, the historic Aptos Firehouse/VFW Hall would need to be relocated to a new location within the Village Plan area. Technical studies provided in Attachment 3 have determined that a portion of the rear of the building has been added since its period of significance. Upon relocation, the Aptos Village Plan assumes that the newer portion of the structure would be removed to facilitate restoration of the structure to its more original size during its period of significance. Any exterior changes must be sensitive to the historic significance and architectural features of the building and any relocation must follow the Secretary of the Interior standards for relocation such that the NR-5 rating is not compromised. If relocated, the building must be located on a prominent street within the Village and present to the street in its current narrow-side configuration. Before moving this building, the County's Historic Resources Commission must approve the relocation and associated reconstruction work.

Finally, given the highest rating of historic significance assigned to the Bayview Hotel, any new structures built adjacent to that site must be reviewed by the Historic Resources Commission to ensure that they do not compromise the historic context of this very important historic resource and centerpiece to the character of the Village.

The following General Plan policies and ordinances would ensure that no significant impact to historic resources would occur under the Aptos Village Plan:

- Policy 5.20.1, Historic Preservation Program – Maintain, update and strengthen, where appropriate, a County Historic Preservation program and Historic Resource Preservation ordinance with the assistance of an appointed Historic Resources Commission in accordance with State Historic guidelines.
- Policy 5.20.2, Historic Resources Inventory – Maintain and update a County Historic Resources Inventory to describe those historic structures, objects, properties, sites, and districts which have been designated by the Board of Supervisors for protection of their heritage values.
- Policy 5.20.3, Development Activities – For development activities on property containing historic resources, require protection, enhancement and/or preservation of the historic, cultural, architectural, engineering or aesthetic values of the resource as determined by the Historic Resources commission. Immediate or substantial hardship to a project applicant shall be considered in establishing project requirements.
- Policy 5.20.4, Historic Resources Commission Review – Require that applicants for

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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development proposals on property containing a designated Historic Resource, submit plans for the protection and preservation of the historic resource values to the Historic Resources Commission for their review and approval; require an evaluation and report by a professional historian or a cultural resources consultant when required by the Commission.

- Policy 5.20.5, Encourage Protection of Historic Structures – Encourage and support public and private efforts to protect and restore historic structures and to continue their use as an integral part of the community.
- Policy 5.20.6, Maintain Designation as a Certified Local Government – Support existing and further develop local historic resource programs in order to maintain the California State Department of Parks and Recreation's designation of Santa Cruz County as a Certified Local Government.
- A Historic Preservation Plan would be required for the protection, enhancement, and/or preservation of the historic resource values of a structure, object, site or district and which is prepared according to the guidelines established by the Historic Resources Commission (Sections 16.42.050 and 16.42.070 of the County Code). County Code specifies that all changes to designated historic resources require review and approval by the County Historic Resources Commission to ensure preservation of the historic resources. In order to ensure the preservation of local historic resources, Historic Resource Preservation Plans would be prepared for the Apple Barn and the Aptos Firehouse/VFW Hall prior to building relocation or modification. The Historic Resource Preservation Plans would be reviewed by the County Historic Resources Commission, and all recommendations of the Historic Resources Preservation Plan and the Commission would be incorporated into the relocation plans. Additionally, adherence to Secretary of the Interior's Standards for Rehabilitation shall be required for relocation of, or modifications to, any historic structure.

Implementation of the above-described General Plan policies and the historic preservation criteria outlined in the County Code would ensure that all future development proposals would result in a less-than-significant impact to historic resources. No significant impact is anticipated.

2. Cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 15064.5?

X

The Aptos Village is located within a mapped archaeological resource area. A Cultural Resources report has been prepared, by Albion Environmental Inc. and Sandy Lydon, which evaluates the archaeological resources within the vacant areas of the Aptos Village (Attachment 3).

The Cultural Resources report determined (through field investigation, review of previous reports, and archival data) that a number of recorded archaeological sites exist within the vicinity of the Aptos Village. A pedestrian survey of the vacant areas within the Village Core was performed and some cultural remains were identified. Further investigation was performed through the excavation of backhoe trenches in the area where the cultural remains were found. The results of the excavation showed that although cultural remains were present in the trenches, the prehistoric cultural remains were intermixed with historic and modern

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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materials. The report concludes that the site does not appear to provide evidence for intensive prehistoric occupation, and that the site integrity appears to have been seriously impacted through historic and modern activities.

Future development under the Aptos Village Plan could result in the disturbance of buried prehistoric and/or historic archaeological resources at site CA-SCR-222/H that potentially meet the California Register of Historic Resources (CRHR) criteria and may also constitute "unique archaeological resources" under CEQA. There is also potential for the proposed project to disturb human remains within the prehistoric component of CA-SCR-222/H.

The following General Plan policies and ordinances would ensure that no significant impact to prehistoric resources would occur under the Aptos Village Plan:

- Policy 5.19.1, Evaluation of Native American Cultural Sites – Protect all archaeological resources until they can be evaluated. Prohibit any disturbance of Native American Cultural Sites without an appropriate permit. Maintain the Native American Cultural Sites Ordinance.
- Policy 5.19.2, Site Surveys – Require an archaeological site survey (surface reconnaissance) as part of the environmental review process for all projects with very high site potential as determined by the inventory of archaeological sites, within the Archaeological Sensitive Areas, as designated on General Plan and LCP Resources and Constraints Maps filed in the Planning Department.
- Policy 5.19.3, Development around Archaeological Resources – Protect archaeological resources from development by restricting improvements and grading activities to portions of the property not containing these resources, where feasible, or by preservation of the site through project design and/or use restrictions, such as covering the site with earthfill to a depth that ensures the site will not be disturbed by development, as determined by a professional archaeologist.
- Policy 5.19.4, Archaeological Evaluations – Require the applicant for development proposals on any archaeological site to provide an evaluation, by a certified archaeologist, of the significance of the resource and what protective measures are necessary to achieve General Plan and LCP Land Use Plan objectives and policies.
- Policy 5.19.5, Native American Cultural Sites – Prohibit any disturbance of Native American Cultural Sites without an archaeological permit which requires, but is not limited to, the following:
 - (a) A statement of the goals, methods, and techniques to be employed in the excavation and analysis of the data, and the reasons why the excavation will be of value.
 - (b) A plan to ensure that artifacts and records will be properly preserved for scholarly research and public education.
 - (c) A plan for disposing of human remains in a manner satisfactory to local Native American Indian groups.
- Chapter 16.40 of the County Code, Native American Cultural Sites.

Implementation of the above-described General Plan policies and requirements outlined in Chapter 16.40 of the County Code would ensure that all future development proposals would result in a less-than-significant impact to archaeological resources. No significant impact is

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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anticipated.

3. Disturb any human remains, including those interred outside of formal cemeteries?

X

See response to F-2 above. Pursuant to Section 16.40.040 of the Santa Cruz County Code:

Any property owner who, at any time in the preparation for or process of excavating or otherwise disturbing the ground, discovers any human remains of any age, or any artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years of age, shall:

1. Cease and desist from all further excavations and disturbances within 200 feet of the discovery.
2. Arrange for staking completely around the area of discovery by visible stakes no more than 10 feet apart, forming a circle having a radius of no less than 100 feet from the point of discovery; provided, however, that such staking need not take place on adjoining property unless the owner of the adjoining property authorizes such staking.
3. Notify the Sheriff-Coroner of the discovery if human remains have been discovered. Notify the Planning Director if the discovery contains no human remains.
4. Grant all duly authorized representatives of the Coroner and the Planning Director permission to enter onto the property and to take all actions consistent with this chapter.

Property Inspection. Upon notification of the discovery, the Planning Director shall arrange for an inspection of the property. Said inspection shall take place within 72 hours of notice to the Director of the discovery. A representative of local Native California Indian groups, such as NICPA, and the property owner shall be notified of the time of the inspection and both may accompany the Director and his/he representative at all times on the property. The purpose of the inspection shall be to determine whether the discovery is a site of cultural significance. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.

Implementation of the above-described General Plan policies (see F-2) and those requirements contained in Chapter 16.40 of the County Code would ensure that all future development proposals would result in a less-than-significant impact to human remains. No significant impact is anticipated.

4. Directly or indirectly destroy a unique paleontological resource or site?

X

A database search of the University of California Museum of Paleontology Specimen Search was conducted on October 26, 2009. No paleontological resources have been identified or are expected to occur within the Aptos Village Plan area. No impact is anticipated.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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G. Hazards and Hazardous Materials

Does the project have the potential to:

1. Create a significant hazard to the public or the environment as a result of the routine transport, storage, use, or disposal of hazardous materials, not including gasoline or other motor fuels?

_____ X _____

The uses allowed in the Aptos Village Plan would be residential, retail commercial, food service, and office uses. These uses do not involve the routine transport, storage, use, or disposal of hazardous materials. Small amounts of household hazardous waste, and similar chemicals, would be properly disposed of through the local solid waste service provider.

The potential release of hazardous materials along roadways is an on-going condition that is regulated by federal, state, and local regulations. This condition would exist with or without the proposed Aptos Village Plan. Because the Aptos Village Plan is a planning level document, the Aptos Village Plan does not include any site specific designs or proposals that would enable an assessment of potential site specific hazardous impacts that may result from future development proposals. Approval of the Aptos Village Plan would not result in any significant hazards, such as exposure to potential health hazards, or creation of a health hazard. The actions included in the Aptos Village Plan must be consistent with the goals, policies, and standards established within the elements of the General Plan that are intended to protect the safety of the community. General Plan policy 6.7.10, Distance from Residences, is applicable to address hazardous materials. Furthermore, to ensure that development of housing on specific sites does not result in potentially significant hazards or expose people to potential health hazards, future projects would be reviewed for consistency with state, federal, and local requirements and guidelines. Adherence to such requirements would ensure that potential impacts associated with this issue are less-than-significant.

2. Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

_____ X _____

Two properties within the Village are included on the 10/29/09 list of hazardous materials sites. The Aptos Garage at 8026-8028 Soquel Drive (APN 041-561-05 & -06) and the former Terrible Herbst gas station site at 8060 Soquel Drive (APN 041-042-47). Both of these properties are currently developed, and the fuel tanks and contaminated soil were removed from the former Terrible Herbst site prior to construction of the commercial building in 2005. No change to the existing development on these properties is anticipated as a part of the Village Plan.

Future development would be located on vacant property within the Village Core area. Phase I Environmental Site Assessments have been performed for two of the properties in the Village Core area. The area around the current location of the Apple Barn and Aptos Firehouse/VFW Hall were both examined. Soil testing was performed on both properties, and an underground storage tank was removed from the Apple Barn property. Soil testing results indicated that all

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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soils samples were not above the reporting limits for all target compounds other than arsenic, which can be naturally occurring. No further testing was recommended for these properties.

The Aptos Village Plan is intended to comply with General Plan Objective 2.24 and specifically with Program "b," which relates to Aptos Village. Objective 2.24 of the General Plan calls for the continued use of: *"Village, town, community and specific plans to provide a planning framework to guide future public and private improvements in town centers... as focal points for living, working, shopping and visiting."* Program "b" of Objective 2.24 recommends that the County "[r]eview and update the Aptos Village Community Design Framework to develop a more specific plan governing land use, circulation, design, and improvements in the village area."

Review of potential impacts related to this issue would be conducted during the environmental review of specific developments requiring discretionary review. General Plan Policy 6.6.1, Hazardous Materials Ordinance, is applicable to hazardous materials sites. Adherence to applicable County, state, and/or federal regulations would ensure that potential hazards to the public are less-than-significant.

3. Create a safety hazard for people residing or working in the project area as a result of dangers from aircraft using a public or private airport located within two miles of the project site?

_____ X _____

The Aptos Village is not located within two miles of any airport. No impact is anticipated.

4. Expose people to electro-magnetic fields associated with electrical transmission lines?

_____ X _____

There are no regional high-voltage transmission lines in the Aptos Village. This impact would be considered less-than-significant.

5. Create a potential fire hazard?

_____ X _____

Approval of the Aptos Village Plan would not create a potential fire hazard because the Plan must be consistent with the goals, policies, and standards established within the General Plan that are intended to protect the safety of the community (e.g., Public Safety and Noise). The following General Plan policies are applicable to fire hazards: Policy 6.5.1, Access Standards; Policy 6.5.2, Exceptions to Access Standards; Policy 6.5.3, Conditions for Project Approval; Policy 6.5.5, Standards for New Dead End Roads; Policy 6.5.6, Maintenance for Private Roads; Policy 6.5.7, Certification of Adequate Fire Protection Prior to Permit Approval; Policy 6.5.9, Consistency with Adopted Codes Required for New Development; Policy 6.5.10, Land Divisions Access Requirements; and Policy 6.5.11, Fire Protection Standards for Land Divisions Inside the Urban Services Line. In addition, any potential future project design would incorporate all applicable fire safety code requirements. This impact would be considered less-than-significant.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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6. Release bio-engineered organisms or chemicals into the air outside of project buildings?

X

The uses allowed in the Aptos Village Plan would be residential, retail commercial, food service, and office uses. These uses would not include activities, which would result in the release of bio-engineered organisms or chemical agents.

H. Transportation/Traffic

Does the project have the potential to:

1. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

X

The Aptos Village Plan establishes land use guidelines for commercial and residential development beyond what currently exists in the Village. In regards to development of the Village Core area, the Aptos Village Plan provides more specific guidelines in terms of commercial square footage and new residential units, which can be evaluated for traffic related impacts.

Policy 3.12.1 of the County General Plan states, "In reviewing the traffic impacts of proposed development projects or proposed roadway improvements, Level of Service (LOS) C should be considered the objective, but LOS D as the minimum acceptable (where costs, right-of-way requirements, or environmental impacts of maintaining LOS under this policy are excessive, capacity enhancement may be considered infeasible). Review development projects or proposed roadway improvements to the Congestion Management Program network for consistency with Congestion Management Plan goals."

"Proposed development projects that would cause LOS at an intersection or on a uninterrupted highway segment to fall below D during the weekday peak hour will be required to mitigate their traffic impacts. Proposed development projects that would add traffic at intersections or on highway segments already at LOS E or F shall also be required to mitigate any traffic volume resulting in a one percent increase in the volume/capacity ratio of the sum of all critical movements. Projects shall be denied until additional capacity is provided or where overriding finding of public necessity and or benefit is provided.

A Traffic Impact Study has been prepared by TJKM Transportation Consultants (Attachment 5) that addresses anticipated future mixed-use (commercial and residential) development within the Aptos Village Plan area. Table 3 summarizes the results of the intersection LOS analysis for existing conditions. Under Existing Conditions, eight out of ten study intersections operate at acceptable service levels during the p.m. peak hour. The following two intersections operate

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Table 3: Intersection Level of Service – Existing Conditions

ID	Intersection	Control	A.M. Peak Hour ¹		P.M. Peak Hour	
			Delay	LOS	Delay	LOS
1	Aptos Creek Road/Granite Way	One-way Stop	8.8	A	9.6	A
2	Cathedral Drive/Granite Way	One-way Stop	9.0	A	8.9	A
3	Cathedral Drive/Trout Gulch Road	One-way Stop	14.1	B	12.6	B
4	Soquel Drive/Trout Gulch Road	All-way Stop	53.4	F	26.9	D
	<i>CIP Project: Install a signal and a westbound left-turn lane</i>	Signal	19.5	B	27.7	C
5	Soquel Drive/Aptos Creek Road	One-way Stop	19.6	C	47.2	E
	<i>CIP Project: Install a signal and an eastbound left-turn lane</i>	Signal	11.5	B	10.3	B
6	Soquel Drive/Spreckels Drive	Signal	16.5	B	12.8	B
7	Soquel Drive/Aptos Rancho Road	Signal	29.0	C	30.1	C
8	Soquel Drive/State Park Drive/Sunset Way	Signal	27.7	C	35.6	D
9	State Park Drive/Hwy. 1 NB Ramps	Signal	14.2	B	8.6	A
10	State Park Drive/Hwy. 1 SB Ramps	Signal	7.2	A	6.8	A

Notes: 1) A.M. Peak Hour numbers provided from Draft Aptos Village Traffic Impact Study prepared by TJKM Transportation Consultants dated, February 23, 2004.
Delay = Overall average intersection delay for Signalized/All-way Stop control intersection or Minor street (worst approach) delay for unsignalized intersections in seconds;
LOS = Level of Service
CIP = County of Santa Cruz Capital Improvement Program.
Source: TJKM Transportation Consultants, 2009.

unacceptable during the a.m. and p.m. peak hour:

- **Soquel Drive/Trout Gulch Road:** This all-way stop controlled intersection currently operates at LOS F during the a.m. peak hour and LOS D during the p.m. peak hour. Signalization and installation of an exclusive westbound left-turn lane as specified in the 2009/2010 County of Santa Cruz Capital Improvement Program (CIP) is expected to improve the intersection operating condition to an acceptable level.
- **Soquel Drive/Aptos Creek Road:** This one-way stop control intersection operates at LOS E during the p.m. peak hour. The 2009/2010 CIP specifies the installation of a traffic signal and an exclusive eastbound left-turn lane on Soquel Drive.

The specified CIP projects are expected to improve the operation of the above intersections to acceptable County LOS standards of LOS C or better. These projects are part of the current County Capital Improvement Program and are currently under design.

The traffic study estimated that future development would generate approximately 1,947 daily vehicle trips (this includes 169 trips during the a.m. peak hour and 226 trips during the p.m. peak hour). Table 4 summarizes the results of the Intersection LOS analysis. Under this scenario, the same eight study area intersections that currently operate at acceptable levels of service are expected to continue operating acceptably. The CIP improvements identified in the previous scenario (Existing Conditions) are expected to be able to accommodate approved project traffic as well.

The following two intersections are expected to continue to operate unacceptably under the Existing + Approved Project Conditions:

- **Soquel Drive/Trout Gulch Road:** This all-way stop controlled intersection currently operates at LOS F during the a.m. peak hour and LOS D during the p.m. peak hour. Signalization and installation of an exclusive westbound left-turn lane is expected to

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improve the intersection operating condition to an acceptable level.

- **Soquel Drive/Aptos Creek Road:** This one-way stop control intersection operates at LOS F during the p.m. peak hour. Installation of a traffic signal and an exclusive eastbound left-turn lane on Soquel Drive is expected to improve the intersection operating condition to an acceptable level.

Both of the above-described improvements are part of the current CIP and are currently under design.

Table 4: Intersection Level of Service – Existing + Approved Conditions						
ID	Intersection	Control	A.M. Peak Hour ¹		P.M. Peak Hour	
			Delay	LOS	Delay	LOS
1	Aptos Creek Road/Granite Way	One-way Stop	8.8	A	9.6	A
2	Cathedral Drive/Granite Way	One-way Stop	9.1	A	8.9	A
3	Cathedral Drive/Trout Gulch Road	One-way Stop	14.3	B	12.7	B
4	Soquel Drive/Trout Gulch Road	All-way Stop	58.8	F	29.7	D
	CIP Project: Install a signal and a westbound left-turn lane	Signal	20.3	C	27.2	C
5	Soquel Drive/Aptos Creek Road	One-way Stop	22.0	C	66.7	F
	CIP Project: Install a signal and an eastbound left-turn lane	Signal	8.4	A	9.8	A
6	Soquel Drive/Spreckels Drive	Signal	17.5	B	13.1	B
7	Soquel Drive/Aptos Rancho Road	Signal	30.6	C	33.3	C
8	Soquel Drive/State Park Drive/Sunset Way	Signal	28.5	C	39.1	D
9	State Park Drive/Hwy. 1 NB Ramps	Signal	14.4	B	9.3	A
10	State Park Drive/Hwy. 1 SB Ramps	Signal	7.2	A	7.1	A

Notes: 1) A.M. Peak Hour numbers provided from Draft Aptos Village Traffic Impact Study prepared by TJKM Transportation Consultants dated, February 23, 2004.
 Delay = Overall average intersection delay for Signalized/All-way Stop control intersection or Minor street (worst approach) delay for unsignalized intersections in seconds;
 LOS = Level of Service
 CIP = County of Santa Cruz Capital Improvement Program.
 Source: TJKM Transportation Consultants, 2009.

Table 5 summarizes the results of intersection LOS analysis under the Existing + Approved + Project Conditions. The new East-West street would be the preferred through access within the Aptos Village core area via Trout Gulch Road and Aptos Creek Road. The alignment of Granite Way would affect forecasted turning movement volumes at five study intersections to include: 1) Aptos Creek Road/new East-West street; 2) new East-West street/new North-South street; 3) Soquel Drive/new North-South street; 4) Soquel Drive/Trout Gulch Road; and 5) Soquel Drive/Aptos Creek Road. In addition, the LOS of four intersections [1) Soquel Drive/Trout Gulch Road; 2) new East-West street/new North-South street; 3) new East-West street/Trout Gulch Road; and 4) Soquel Drive/new North-South street] would be influenced by prohibiting southbound left turns from the new North-South street onto eastbound Soquel Drive, as well as results from the one-way stop control at the intersection of Soquel Drive/new North-South street. The southbound left-turn restriction at the intersection of Soquel Drive/new North-South street would cause the project trips to re-route through the intersections of new East-West street/new North-South street; new East-West street/Trout Gulch Road; and Soquel Drive/Trout Gulch Road (see Figure 7). Table 5 includes a summary of results of the expected traffic conditions for these intersections

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Table 5: Intersection Level of Service – Existing + Approved + Project Conditions						
ID	Intersection	Control	A.M. Peak Hour ¹		P.M. Peak Hour	
			Delay	LOS	Delay	LOS
1	Aptos Creek Road/New East-West Street	One-way Stop	9.0	A	9.5	A
2	Cathedral Drive/Granite Way	One-way Stop	9.1	A	8.9	A
3	Cathedral Drive/Trout Gulch Road	One-way Stop	14.8	B	13.1	B
4	Soquel Drive/Trout Gulch Road	All-way Stop	55.0	F	31.6	D
	<i>Project Feature: Install a signal and a westbound left-turn lane</i>	Signal	19.5	C	30.2	C
5	Soquel Drive/Aptos Creek Road	One-way Stop	21.7	C	>120.0	F
	<i>Project Feature: Install a signal and an eastbound left-turn lane</i>	Signal	22.3	C	12.2	B
6	Soquel Drive/Spreckels Drive	Signal	16.0	B	16.8	B
7	Soquel Drive/Aptos Rancho Road	Signal	34.4	C	37.4	D
	<i>Project Feature: Provide permissive phasing for minor street</i>	Signal	N/A	N/A	30.5	C
8	Soquel Drive/State Park Drive/Sunset Way	Signal	28.3	C	44.0	D
9	State Park Drive/Hwy. 1 NB Ramps	Signal	17.8	B	11.4	B
10	State Park Drive/Hwy. 1 SB Ramps	Signal	7.4	A	7.5	A
11	New East-West Street/New North-South Street	One-way Stop	N/A	N/A	8.7	A
12	New East-West Street/Trout Gulch Road	One-way Stop	14.8	B	29.1	D
13	Soquel Drive/New North-South Street	One-way Stop	N/A	N/A	15.7	C

Notes: 1) A.M. Peak Hour numbers provided from Draft Aptos Village Traffic Impact Study prepared by TJKM Transportation Consultants dated, February 23, 2004.
 Delay = Overall average intersection delay for Signalized/All-way Stop control intersection or Minor street (worst approach) delay for unsignalized intersections in seconds;
 LOS = Level of Service
 N/A = Data not available.

Source: TJKM Transportation Consultants, 2009.

Under the Existing + Approved + Project Conditions scenario, ten out of 13 study area intersections are expected to operate acceptably during the p.m. peak hour. The same two intersections that currently operate unacceptably plus one additional intersections impacted by the addition of proposed project traffic are expected to operate at unacceptable levels of service under Existing + Approved + Project Conditions:

- Soquel Drive/Trout Gulch Road
- Soquel Drive/Aptos Creek Road
- Soquel Drive/Aptos Rancho Road

A previous study for a mixed-use project was analyzed for Aptos Village in February 2004. The previous study analyzed weekday a.m., mid-day, and p.m. peak hour conditions. This 2004 study found that the p.m. peak was the critical peak period at most study intersections. The proposed intersection improvements in the 2004 study were found to result in acceptable operations, even for the few intersection where a.m. or mid-day peaks were the critical periods. Therefore, since the p.m. peak was previously found to be the critical traffic period for the overall study area, the current proposal was evaluated only for the p.m. peak hour conditions. As a result, all impacted intersections would operate at an acceptable LOS following implementation of the proposed intersection improvements proposed under the Aptos Village Plan during a.m. peak hour.

The proposed CIP projects/Aptos Village Plan intersection improvements identified for the first two intersections are expected to accommodate the Aptos Village Plan project traffic as well.

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The County is currently in the design process for these recommended mitigations as CIP projects, and the traffic signals are expected to become functional prior to full occupancy of any future development. At the intersection of Soquel Drive and Aptos Rancho Road, the delay is expected to increase by about four seconds, which would cause the LOS to decrease from C to D due to the traffic added from the project. Currently, Aptos Rancho Road operates with split phasing. Modifying the Aptos Rancho Road signal phasing to permissive left-turn phasing would be required. With this improvement, the intersection is expected to operate at an acceptable LOS C. There is sufficient capacity for left turns, and no protected left turn arrow would be required for this minor street.

Future development projects outlined under the Aptos Village Plan would be required to pay Traffic Impact Area (TIA) fees intended to mitigate the impact of new development on County-maintained roads. These fees, Transportation Improvement Fees and Roadside Improvement Fees, are calculated by using a standard flat fee depending on the type of unit constructed (i.e., single-family residential, multi-family residential, and new bedroom). Non-residential uses calculate fees based on an estimate of the increase in trip-ends generated by the project. According to the traffic study, the future development of the Village Core is estimated to generate approximately 1,947 daily vehicle trips. The TIA fees are used to fund projects identified in the Capital Improvement Program within the TIA. The 2009-2010 CIP includes funding for the design and construction of signals at the Soquel Drive/Trout Gulch Road intersection and the Soquel Drive/Aptos Creek Road intersection. These signals would be installed and operational prior to the occupancy of the future Village Core development.

As a result of the traffic improvements specified in the Aptos Village Plan, no significant impact from increased project traffic is anticipated.

2. Cause an increase in parking demand, which cannot be accommodated by existing parking facilities?

X

The Aptos Village Plan specifies parking requirements for all areas of the Village. In areas with existing parking shortages (Area I - Hihn Subdivision & Area II - South of Soquel Drive) the Plan requires all new development to comply with County Code requirements for parking, with the exception of a reduction in parking for commercial uses (not including restaurant or medical office uses). The current County Code requirement for these commercial uses is one parking space for each 200 square feet of commercial space. In order to allow ongoing and future use of existing commercial and mixed use properties in these areas, it is recommended that the on-site parking requirements be reduced to one parking space for each 300 square feet of commercial space. This reduction would not result in an increase in parking demand, due to existing parking shortfalls within these developed areas. The reduction simply reflects the existing conditions and, in most cases, would result in an increase of on-site parking over the existing parking provided by commercial uses in these areas of the village.

Future development within the Village Core would require the construction of on-site parking facilities. The future development would be required to provide sufficient parking for the proposed uses as required by County Code. No significant impact is anticipated.

3. Increase hazards to motorists, bicyclists, or pedestrians?

X

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Future development within the Aptos Village is likely to result in an increase in the number of motor vehicles, bicycles, and pedestrians. However, new signals at the Soquel Drive/Trout Gulch Road and Soquel Drive/Aptos Creek Road intersections, as well as roadside improvements to Soquel Drive are included in the Capital Improvement Program for 2009-2010. These improvements would result in an increased level of safety for motorists, bicyclists, and pedestrians in the Village Plan area.

Future development within the Village Core area would include two new roadways and new sidewalks that would allow for ease of pedestrian access through the Village. All new improvements would be designed to applicable traffic engineering standards to ensure safety for motorists, bicyclists, and pedestrians in the Aptos Village Plan area. No significant impact is anticipated.

4. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the county congestion management agency for designated intersections, roads or highways?

X

Under the 2025 Cumulative + Project Conditions scenario, ten study intersections are expected to continue to operate at acceptable levels of service during both the a.m. and p.m. peak hours (see Attachment 5). Table 6 summarizes the results of the LOS analysis under Year 2025 Cumulative + Project Conditions. The intersection improvements identified in the previous scenario, Existing + Approved + Project Conditions (see H-1) are expected to accommodate the Aptos Village Plan generated traffic as well. However, the following two intersections would continue to operate unacceptably:

- *Soquel Drive/Aptos Rancho Road*: This intersection is expected to operate at an unacceptable LOS E due to the traffic increase forecasted for Cumulative Conditions. Currently, Aptos Rancho Road operates with split phasing. The Aptos Village Plan proposes modification of the Aptos Rancho Road signal phasing to provide permissive left turn phasing. As a result, the intersection is expected to operate at an acceptable LOS D.
- *Soquel Drive/State Park Drive/Sunset Way*: This intersection is expected to operate at an unacceptable LOS E due to the traffic increase forecasted for Cumulative Conditions. The following mitigation measures would be required to improve the LOS to an acceptable level. Installing an exclusive eastbound right-turn lane on Soquel Drive is expected to improve the intersection LOS to an acceptable level. However, the installation of a right-turn lane has right-of-way issues on the southwest corner of the intersection if ideal lane widths are used. As a result, narrower lane widths are recommended. The analysis of this mitigation measure was also performed for the a.m. peak hour, and the intersection was found to operate acceptably at LOS D. However, a right-turn lane storage length of at least 300 feet plus transition will be required.

A previous study for a mixed-use project was analyzed for Aptos Village in February 2004. The previous study analyzed weekday a.m., mid-day, and p.m. peak hour conditions. This

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2004 study found that the p.m. peak was the critical peak period at most study intersections. The proposed intersection improvements in the 2004 study were found to result in acceptable operations, even for the few intersection where a.m. or mid-day peaks were the critical periods. Therefore, since the p.m. peak was previously found to be the critical traffic period for the overall study area, the current proposal was evaluated only for the p.m. peak hour conditions. As a result, all impacted intersections would operate at an acceptable LOS following implementation of the proposed intersection improvements proposed under the Aptos Village Plan during a.m. peak hour.

Table 6: Intersection Level of Service – (Year 2025) Cumulative +Project Conditions						
ID	Intersection	Control	Cumulative P.M. Peak Hour		Cumulative + Project P.M. Peak Hour	
			Delay	LOS	Delay	LOS
1	Aptos Creek Road/New East-West Street	One-way Stop	9.9	A	9.9	A
2	Cathedral Drive/Granite Way	One-way Stop	9.1	A	9.1	A
3	Cathedral Drive/Trout Gulch Road	One-way Stop	15.8	C	16.4	C
4	Soquel Drive/Trout Gulch Road	Signal	33.6	C	36.3	D
5	Soquel Drive/Aptos Creek Road	Signal	11.5	B	14.9	B
6	Soquel Drive/Spreckels Drive	Signal	23.2	C	45.6	D
7	Soquel Drive/Aptos Rancho Road	Signal	56.1	E	72.0	E
	<i>Project Feature: Provide permissive phasing for minor street</i>	<i>Signal</i>	37.4	D	43.6	D
8	Soquel Drive/State Park Drive/Sunset Way	Signal	58.3	E	66.8	E
	<i>Install an eastbound right-turn lane</i>	<i>Signal</i>	35.6	D	41.7	D
9	State Park Drive/Hwy. 1 NB Ramps	Signal	13.3	B	18.1	B
10	State Park Drive/Hwy. 1 SB Ramps	Signal	8.1	A	8.0	A
11	New East-West Street/New North-South Street	One-way Stop	-	-	8.9	A
12	New East-West Street/Trout Gulch Road	One-way Stop	-	-	28.6	D
13	Soquel Drive/New North-South Street	One-way Stop	-	-	15.4	C

Notes: 1) A.M. Peak Hour numbers provided from Draft Aptos Village Traffic Impact Study prepared by TJKM Transportation Consultants dated, February 23, 2004.
Delay = Overall average intersection delay for Signalized/All-way Stop control intersection or Minor street (worst approach) delay for unsignalized intersections in seconds;
LOS = Level of Service
Source: TJKM Transportation Consultants, 2009.

As a result of the traffic improvements specified in the Aptos Village Plan and the recommended mitigation measures at the intersection of Soquel Drive/State Park Drive/Sunset Way, no significant impact from increased Cumulative project traffic is anticipated.

I. Noise

Does the project have the potential to:

1. Generate a permanent increase in ambient noise levels in the project vicinity above levels existing without the project? _____ X _____

The development of new residential and commercial uses typically increases the traffic volumes in the vicinity of new development. Because traffic noise is a primary contributor to

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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the local noise environment, any increase in traffic resulting from the development of new residential and commercial uses would be expected to proportionally increase local noise levels. The following General Plan policies are applicable to noise generation: Policy 6.9.1, Land Use Compatibility Guidelines; Policy 6.9.2, Acoustical Studies; Policy 6.9.3, Noise Sensitive Land Uses; Policy 6.9.5, Residential Development; and Policy 6.9.7, Construction Noise. An analysis of potential impacts associated with permanent increases in ambient noise levels brought about through implementation of the Aptos Village Plan would be conducted as part of the environmental review required for discretionary residential and commercial developments. In addition, adherence to applicable County and/or state noise standards would ensure that potential impacts related to this issue are less-than-significant.

2. Expose people to noise levels in excess of standards established in the General Plan, or applicable standards of other agencies?

X

The proposed Aptos Village Plan includes the development of both commercial and residential uses within the Aptos Village Plan area. Typically, residential housing does not generate unacceptable noise levels, which would exceed County standards. However, the commercial uses and the Village Common area could potentially generate unacceptable noise levels on a temporary basis. All new residential and noise sensitive land developments should conform to a noise exposure standard of 60 dB L_{dn} (day/night average noise level) for outdoor noise and 45 dB L_{dn} for indoor noise according to the General Plan. Actions included in the Aptos Village Plan must be consistent with the goals, policies, and standards established within the other elements of the General Plan that are intended to protect the safety of the community. Any future development within the Aptos Village Plan area is required to be consistent with General Plan Objectives and the following Policies: Policy 6.9.1, Land Use Compatibility Guidelines; Policy 6.9.2, Acoustical Studies; Policy 6.9.3, Noise Sensitive Land Uses; Policy 6.9.5, Residential Development; Policy 6.9.6, Vibrations from Rail; and Policy 6.9.7, Construction Noise. Each future discretionary development proposal would necessitate independent review of environmental impacts. The proposed Aptos Village Plan would comply with General Plan policies and the Noise Ordinance. Noise generated by adjacent commercial and public uses would be not be considered significant. Adherence to applicable County and/or state noise standards would ensure that potential impacts related to this issue are less-than-significant.

3. Generate a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

X

See response to 1-2 above. Noise generated during construction for the future development of the Aptos Village Plan area would temporarily increase the ambient noise levels for adjoining areas. Given the limited duration of this construction related noise, it is considered to be less-than-significant.

An analysis of potential impacts associated with temporary increases in ambient noise levels brought about through implementation of the Aptos Village Plan would be conducted as part of the environmental review of future discretionary residential developments. Adherence to

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applicable County and/or state noise standards would ensure that potential impacts related to temporary noise are less-than-significant.

J. Air Quality

Does the project have the potential to:
(Where available, the significance criteria established by the MBUAPCD may be relied upon to make the following determinations).

1. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

_____ X _____

The proposed Aptos Village Plan identifies the development of both commercial and residential uses within the Aptos Village Plan area. Actions included in the Aptos Village Plan must be consistent with the goals, policies, and standards established within the General Plan that are intended to protect the safety of the community. Any future development of commercial uses or housing units are required to be consistent with General Plan Objectives and the following Policies: Policy 5.18.1, New Development; Policy 5.18.6, Plan for Transit Use; Policy 5.18.7, Alternatives to the Automobile; Policy 5.18.8, Encouraging Landscaping; and Policy 5.18.9, Greenhouse Gas Reduction. Each future discretionary development proposal would necessitate independent review of environmental impacts. No significant impacts are anticipated.

2. Conflict with or obstruct implementation of an adopted air quality plan?

_____ X _____

The project would not conflict with or obstruct implementation of the regional air quality plan. See J-1 above.

3. Expose sensitive receptors to substantial pollutant concentrations?

_____ X _____

The uses allowed in the Aptos Village Plan would be residential, retail commercial, food service, and office uses. These uses will not include activities, which result in the release of substantial pollutant concentrations. Also see J-4 below. Adherence to all applicable standards and guidelines would ensure that potential impacts related to sensitive receptors would be less-than-significant.

4. Create objectionable odors affecting a substantial number of people?

_____ X _____

The uses allowed in the Aptos Village Plan would be residential, retail commercial, food service, and office uses. Food service establishments shall be required to comply with all applicable sanitation, ventilation, and odor control standards of the County Department of Environmental Health Services. New development within the County must comply with the

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density and intensity standards outlined in the Land Use Element and the County's Zoning Ordinance. A case-by-case review of future discretionary projects would be necessary to ensure that air quality is protected and that the projects are consistent with all General Plan goals, objectives, and policies (See J-1 above). Furthermore, the construction of residential and commercial uses, in addition to the activities associated with those uses would not result in the creation of objectionable odors. Adherence to all applicable standards and guidelines would ensure that potential impacts related to sensitive receptors would be less-than-significant.

K. Public Services and Utilities

Does the project have the potential to:

1. Result in the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

a. Fire protection?

_____ X _____

Future development proposed under the Aptos Village Plan would be served by the Aptos-La Selva Fire District. Future development may require improvements to existing facilities or increases in staffing and equipment. Through the County's environmental review process, future discretionary development would be evaluated on an individual basis for potential impacts related to the provision of fire protection services. Without specific details regarding each development, the adequacy of fire protection is impossible to determine with any precision. These needs would be evaluated in the environmental review for each individual project. The following General Plan policies are applicable to fire protection: Policy 7.16.1, Reviewing New Development for Fire Protection; Policy 7.16.2, Development to be Consistent with Fire Hazards Policies; Policy 7.16.3, and Future Fire Station Sites. Appropriate mitigation measures would be required to ensure that potential impacts of future discretionary projects would be less-than-significant. Therefore, the proposed Aptos Village Plan would result in less-than-significant impacts to fire protection.

b. Police protection?

_____ X _____

Future development proposed under the Aptos Village Plan would be served primarily by the Santa Cruz County Sheriff's Department. The additional development set forth by the Aptos Village Plan may increase the need for police protection services within the Aptos Village area. Future development may require improvements to existing facilities or increases in staffing and equipment. Through the County's environmental review process, future discretionary development would be evaluated on an individual basis for potential impacts related to the provision of police protection services. Without specific details regarding each development, the adequacy of police protection is impossible to determine with any precision. These needs would be addressed and met as each development is constructed. The following General Plan

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policies are applicable to police protection: Policy 7.17.1, Financing of New Facilities; Policy 7.17.2, Maintaining Adequate Levels of Service; and Policy 7.17.3, Cost Effectiveness. Appropriate mitigation measures would be required to ensure that potential impacts of future discretionary projects would be less-than-significant. Therefore, the proposed Aptos Village Plan would result in less-than-significant impacts to police protection.

c. Schools?

X

Public school education in Aptos is provided by the Pajaro Valley Unified School District. The Development of additional housing within the Aptos Village area would increase the demand on schools. Additional facilities and staffing may be necessary to accommodate the growth. Payment of the School Facilities Mitigation Fee has been deemed by the state legislature to be full and complete mitigation of the impacts of a development project on the provision of adequate school facilities. The environmental assessment of each individual project would require, at minimum, the standard School Facilities Mitigation Fee, which ensures that the proposed Aptos Village Plan would not result in a significant impact, in accordance with Senate Bill 50, which became effective in 1998. The following General Plan policies are applicable to school facilities: Policy 7.12.1, Mitigating Impacts from New Development; Policy 7.12.2, Locations of New Schools; and Policy 7.12.3, School Financing. Therefore, the impact from the proposed Aptos Village Plan would be less-than-significant.

d. Parks or other recreational activities?

X

The implementation of the Aptos Village Plan would result in an additional contribution to the need for parks and recreational services. However, the Aptos Village Plan designates a portion of the Village Core area as a Village Common, and an area in the northeast corner of the Village Core as a park site. Additionally, future development under the Plan would be subject to the payment of parks capital improvement fees (charged for residential units) to offset the impacts of the incremental increase in public parks usage and recreational needs.

All future residential development would be reviewed to ensure consistency with the County of Santa Cruz General Plan and all applicable County ordinances. The following General Plan policies are applicable to park facilities: Policy 7.1.7, Park Financing; Policy 7.1.8, Sharing Parks and Recreation Facilities; Policy 7.1.9, Priorities for Park Development; Policy 7.1.11, Private Local Parks; Policy 7.2.1, Neighborhood Park Standards; Policy 7.2.2, Mini-park Sites; Policy 7.2.3, Neighborhood Park Siting Criteria; Policy 7.2.5, Beaches in Neighborhoods; Policy 7.3.1, Community Park Standards; Policy 7.3.2, Priority for Mid-County Community Park; Policy 7.3.3, Community Park Siting Criteria; Policy 7.3.4, Establishing Community Centers; Policy 7.4.1, Rural Park Standards; Policy 7.4.2, Rural Park Siting Criteria; Policy 7.4.3, Beaches as Rural Parks; Policy 7.5.1, Regional Park Siting and Standards; Policy 7.5.2, Capital Improvement Program; and Policy 7.5.7, Beaches as Regional Parks.

The payment of Park Capital Improvement fees is based on the number of new bedrooms within the development proposal. The fund is used to purchase and develop land for parks in the area where the fee is charged. Adherence to these measures would ensure that impacts associated with this issue are less-than-significant.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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- e. Other public facilities; including the maintenance of roads?

X

Future development anticipated under the proposed Aptos Village Plan would increase the demand for public facilities and road maintenance (construction of two new roadways) within the Aptos Village Plan area. All future residential development would be reviewed to ensure consistency with the County of Santa Cruz General Plan and all applicable County ordinances. In addition, roadside improvement fees, transportation improvement fees, roadway improvement fees, drainage-control zone fees, and sewer connection fees would be charged for maintenance of public facilities. The following General Plan policies are applicable to public facilities: Policy 7.27.1, Focus Public Services and Facilities within the Urban Services Line; Policy 7.27.2, Capital Improvement Program; and Policy 7.27.3, Countywide Capital Improvements Program. Adherence to these measures would ensure that impacts associated with this issue are less-than-significant.

2. Result in the need for construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

X

See response to B-7. Future development under the Aptos Village Plan would result in the construction of new inlets, detention basins, and drainage pipes, which are adequate to accommodate the volume of runoff generated by future development. However, because the Aptos Village Plan is a planning level document, the Plan does not include any site specific designs or proposals that would enable an assessment of potential site specific storm water runoff impacts that may result with future housing development proposals. Therefore, a case-by-case environmental review of future discretionary housing projects would be carried out to ensure the safety of future communities, and that future projects are consistent with all General Plan goals, objectives, and policies. The following General Plan policies are applicable to drainage facilities: Policy 7.23.1, New Development; Policy 7.23.2, Minimizing Impervious surfaces; Policy 7.23.3, On-site Storm Water Detention; Policy 7.23.4, Downstream Impacts Assessment; and Policy 7.23.5, Control Surface Runoff. Adherence to such requirements would ensure that potential impacts associated with this issue are less-than-significant.

3. Result in the need for construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

X

See response B-4 regarding water service. Future development under the Aptos Village Plan would be connected to existing sanitary sewers in the Aptos Village. The existing sanitary sewer mains are in the process of being upgraded by the Santa Cruz County Sanitation District. Upon completion of sanitary sewer main upgrades, the sanitary sewers would be

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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adequate to accommodate the volume of wastewater generated by future development.

The proposed Aptos Village Plan would be consistent with the applicable General Plan policies. The following General Plan policies are applicable to water and wastewater treatment: Policy 7.18.1, Linking Growth to Water Supplies; Policy 7.18.2, Written Commitments Confirming Water Service Required for Permits; Policy 7.18.3, Impacts of New Development on Water Purveyors; Policy 7.18.4, Improvement of Water Systems; Policy 7.18.7, Water Reuse; Policy 7.19.1, Sewer Service to New Development; Policy 7.19.2, Development Linkage to Downstream Sewer System Improvements; and Policy 7.19.3, Sizing Sewer Facilities. The County would continue to carefully review individual projects and work with utility providers to ensure that future projects do not result in localized or project specific utility impacts and ensure that each project is contributing a fair share financial contribution to the ongoing improvement of the public systems. Water and wastewater improvements are required as part of a building permit for most types of "new development." Therefore, the proposed Aptos Village Plan would result in less-than-significant impacts to water and wastewater treatment facilities. Adherence to such requirements would ensure that potential impacts associated with this issue are less-than-significant.

4. Cause a violation of wastewater treatment standards of the Regional Water Quality Control Board?

_____ X _____

See response to K-3 above. No violation of wastewater treatment standards would occur with the implementation of the proposed Aptos Village Plan. Adherence to such requirements would ensure that potential impacts associated with this issue are less-than-significant.

5. Create a situation in which water supplies are inadequate to serve the project or provide fire protection?

_____ X _____

See response B-4. The existing water mains serving the Village Plan area provide adequate fire flows and pressure for fire suppression. Water line extensions and new fire hydrants associated with future development would be designed to ensure adequate capacity for fire protection. No violation of wastewater treatment standards would occur with the implementation of the proposed Aptos Village Plan. Impacts would be considered less-than-significant.

6. Result in inadequate access for fire protection?

_____ X _____

See K-1a above. Future development within the Village Core area would include two new roadways that will be designed to comply with the requirements of the local fire agency. The new roadways would provide enhanced access for fire protection purposes. Each discretionary development proposal would necessitate independent review of environmental impacts. Impacts would be considered less-than-significant.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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7. Make a significant contribution to a cumulative reduction of landfill capacity or ability to properly dispose of refuse?

X

The regional landfills in the area have sufficient capacity to serve the existing and future land uses described in the Plan, although the additional solid waste generated by future development would result in a small reduction in the remaining life of the existing landfills. Implementation of the existing General Plan policies would ensure that a cumulative reduction of landfill capacity would not occur. The following General Plan policies are applicable to landfill capacity: Policy 7.24.1, Materials Recovery; Policy 7.24.5, Recycling Opportunities for County Residents; Policy 7.24.7, Providing a Variety of Recycling Collection Services; Policy 7.24.8, Meeting State and Local Landfill Diversion Goals; Policy 7.24.9, Storage Requirement for Recyclable Materials; Policy 7.24.11, On-site Yard Waste Composting; Policy 7.24.12, Yard Waste Collection; and Policy 7.24.13, Compost Mulches for Landscaping. Adherence to such requirements would ensure that potential impacts associated with this issue are less-than-significant.

8. Result in a breach of federal, state, and local statutes and regulations related to solid waste management?

X

See K-7 above. The Aptos Village Plan is a planning level document to guide future development projects and would be consistent with applicable General Plan policies. A breach of federal, state, and local statutes and regulations related to solid waste management would not occur. No significant impact is anticipated. Adherence to such requirements would ensure that potential impacts associated with this issue are less-than-significant.

L. Land Use, Population, and Housing

Does the project have the potential to:

1. Conflict with any policy of the County adopted for the purpose of avoiding or mitigating an environmental effect?

X

The Aptos Village Plan does not conflict with any policies adopted for the purpose of avoiding or mitigating an environmental effect. No impact is anticipated.

2. Conflict with any County Code regulation adopted for the purpose of avoiding or mitigating an environmental effect?

X

The Aptos Village Plan does not conflict with any policies adopted for the purpose of avoiding or mitigating an environmental effect. No impact is anticipated.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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3. Physically divide an established community?

_____	_____	_____	X
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The Aptos Village Plan would not include any element that would physically divide an established community. The new roadways and pedestrian connections within the Village Core would increase pedestrian access throughout Aptos Village. No impact is anticipated.

4. Have a potentially significant growth inducing effect, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

_____	_____	X	_____
-------	-------	---	-------

The proposed Aptos Village Plan remains consistent with the density and intensity of development allowed under the General Plan and zone for the County. Additionally, because the Aptos Village Plan is a planning level document, the proposal would not involve extensions of utilities (e.g., water, sewer, or new road systems) into areas previously not served. The Aptos Village Plan calls for the development of road and utility infrastructure, but only to provide access and services to existing vacant parcels within the Urban Services Line. The Plan would not require substantial extensions of utilities such as water, sewer, or new road systems into areas previously not served, and is consistent with the General Plan land use designations for the parcels involved. Consequently, it is not expected to have a significant growth-inducing effect.

5. Displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere?

_____	_____	_____	X
-------	-------	-------	---

The future development of the Village Core area would result in a gain of approximately 63 housing units and would not involve demolition of any existing housing units. No impact is anticipated.

M. Non-Local Approvals

Does the project require approval of federal, state, or regional agencies?

Yes _____ No X

N. Mandatory Findings of Significance

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant, animal, or natural community, or eliminate important examples of the major periods of California history or prehistory?

Yes _____ No X

2. Does the project have the potential to achieve short term, to the disadvantage of long-term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts endure well into the future)

Yes _____ No X

3. Does the project have impacts that are individually limited, but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, and the effects of reasonably foreseeable future projects, which have entered the Environmental Review stage)?

Yes _____ No X

4. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Yes _____ No X

Attachments:

1. November 2009, Draft Aptos Village Plan
2. Biotic Assessment for Aptos Village Project, Santa Cruz County, California, prepared by Ecosystems West, dated November 2009.
3. Cultural Resources Reports: Cultural Resources Study for Aptos Village (Resources & Recommendations) prepared by Albion Environmental Inc. and Sandy L. Lydon, dated February, 2009; Peer Review for Aptos Village Plan prepared by Circa Historic Property Development, dated March 24, 2009; Addendum to Peer Review for Aptos Village Plan prepared by Circa Historic Property Development, dated April 3, 2009; Aptos Village Plan, Considering the Significant Historic Resources and the Secretary of the Interior's Standards for the Treatment of Historic Properties, Comments in Response to the Historical Resource Commission's Questions, prepared by Urban Programmers, dated July 16, 2009; Peer Review for Aptos Village Plan, prepared by Circa Historic Property Development, dated July 31, 2009; Aptos Village Plan, Considering the Significant Historic Resources and the Secretary of the Interior's Standards for the Treatment of Historic Properties, Comments in Response to the Historical Resource Commission's Questions, prepared by Urban Programmers, dated July 31, 2009; and Aptos Fire House/VFW Hall evaluation letter from James A. Salata of Garden City Construction, dated October 19, 2009.
4. Staff report to the Historic Resources Commission, 8/13/09 public hearing date, with attachments (including Historic Resources evaluation prepared by Urban Programmers, dated 7/16/09, and peer review of Albion and Urban Programmers documents by Circa, dated 3/24/09, 4/3/09, & 7/29/09).
5. Revised Final Traffic Impact Study for Aptos Village Mixed-Use Development (Summary & Conclusions) prepared by TJKM Transportation Consultants, dated November 3, 2009.

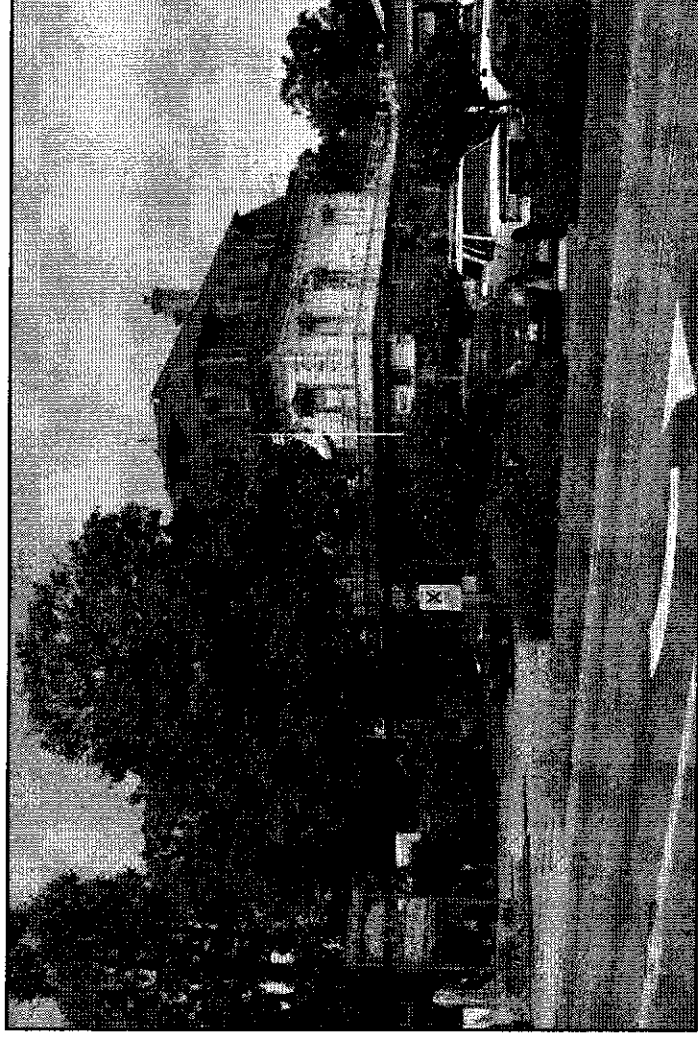
List of other documents consulted: (on file with the Planning Department)

1. Aptos Village Community Design Framework by County of Santa Cruz dated June 18, 1985
2. Phase I Environmental Site Assessment, prepared by Weber, Hayes & Assoc., dated July 31, 2001
3. Soil Sampling & Testing Summary Letter, prepared by Toxichem Management Systems, Inc., dated July 12, 2005
4. Soil Sampling & Geophysical Survey, prepared by Ceres Assoc., dated January 12, 2007
5. Report of Field Activities, prepared by Ceres Assoc., dated February 5, 2007
6. Aptos Village – Site Drainage, prepared by Ifland Engineers, dated October 27, 2009.
7. Draft Aptos Village Traffic Impact Study prepared by TJKM Transportation Consultants, dated, February 23, 2004.

ATTACHMENT 1

**Draft Aptos Village Plan
November 2009**

Draft Aptos Village Plan



November 2009

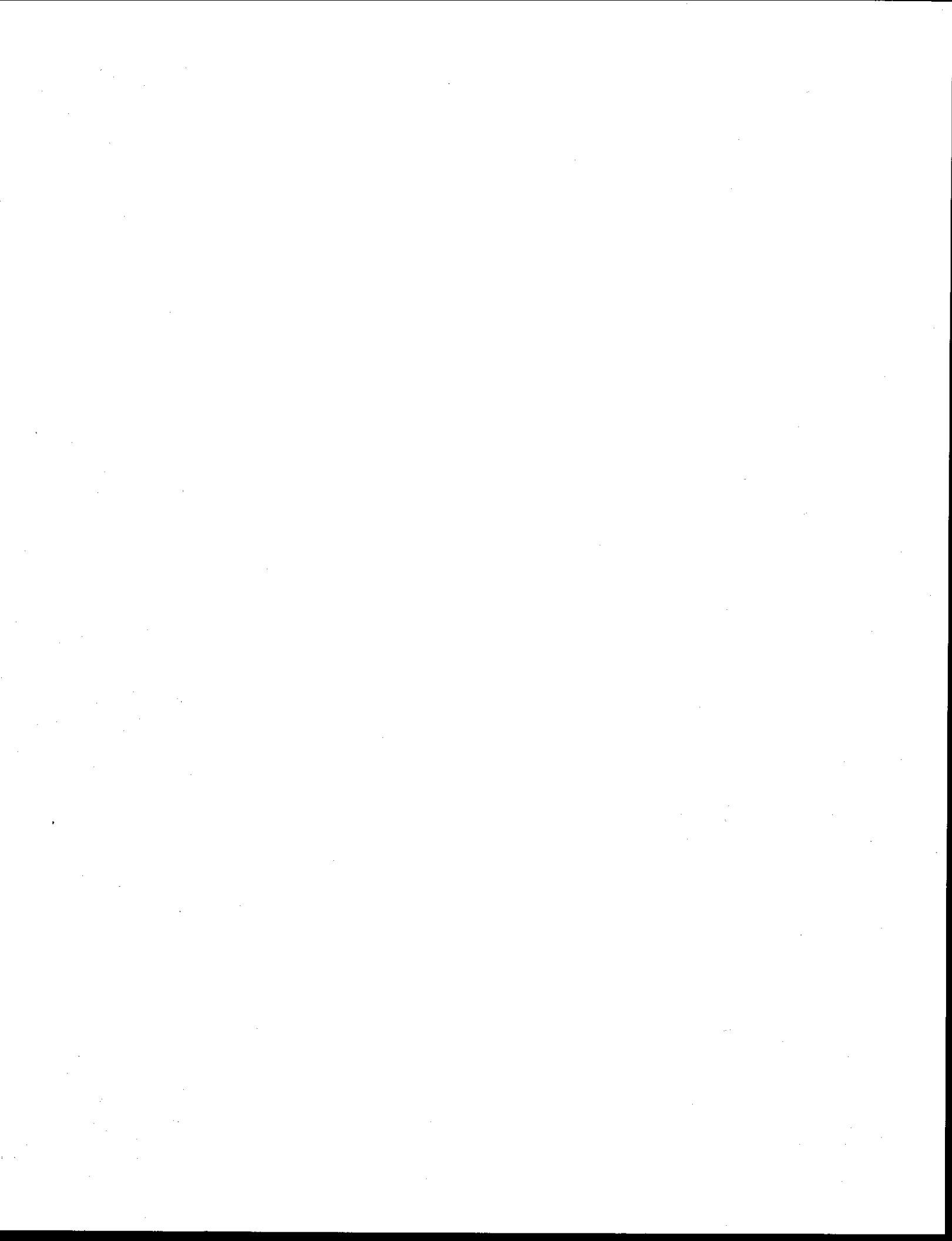


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CHAPTER 1: THE VILLAGE OVERVIEW

INTRODUCTION

Aptos Village, located in the Aptos Planning area within the unincorporated portion of Santa Cruz County, lies about six miles east of the City of Santa Cruz and about eight miles northwest of the City of Watsonville. It is located just north of Highway 1 between the State Park Drive and Rio Del Mar Boulevard interchanges. The Village is 80 feet above the confluence of Aptos and Valencia Creeks and about one-half mile inland from the Monterey Bay.

The surrounding area is mainly developed with residential uses, and the Village serves as the gateway to the 10,000-acre Forest of Nisene Marks State Park. The main access to and from the Village is Soquel Drive, a major east-west arterial that parallels Highway 1. There are both commercial and residential uses to the east and west of the Village, with the major existing commercial development being the Rancho del Mar Shopping Center, just west of the Village.

There are 65 existing parcels within the boundaries of the Aptos Village Plan with a variety of land uses. These parcels range in size from 2,400 square feet to 4 acres. Previous patterns of development are reinforced by the various parcel sizes, especially in the Village Core, with the large parcels behind the Bay View

Hotel and Aptos Station reflecting their previous industrial uses related to the lumber and fruit packing industries.

Most of the parcels that lie south of Soquel Drive are either small or have potentially severe development constraints such as steep slopes, riparian corridors, and floodplains.

The small parcels that front on Valencia Street, Bernal Street, and Aptos Street are part of the Hihn subdivision, laid out in the late 1800s for residences. These parcels are mostly developed and have a mix of commercial and residential uses.

Figure 1 below provides an overview of land uses in the area, while Figure 2 provides an illustration of the current development pattern in the Village.

FIGURE 1: SUMMARY OF CURRENT USES IN APTOS VILLAGE AREA

Category of Development	Number of uses in category	Bldg Area Sq. Ft.	% of Bldg Area
Retail	9	25,118	19.0
Office	20	29,707	22.4
Dining and Hospitality	7	22,799	17.2
Government	3	19,010	14.3
Commercial Service	3	10,158	7.7
Grooming/Fitness	8	6,358	4.8
Subtotal	50	113,150	85.4
Residential	32 units	19,398	14.6
TOTAL	82	132,548	100.0

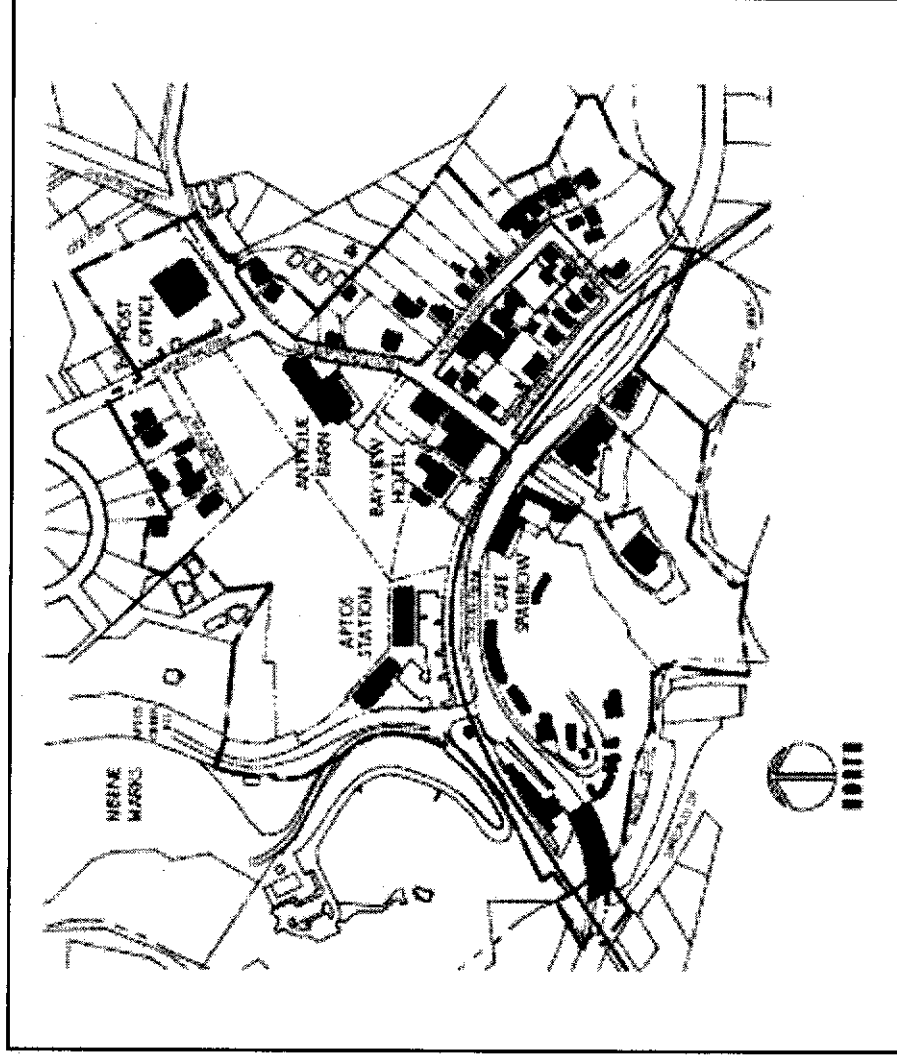


FIGURE 2: EXISTING DEVELOPMENT MAP

VILLAGE PLAN HISTORY

PAST PLANNING EFFORTS

Since 1979, land use in Aptos Village has been governed by the Aptos Village Community Design Framework, a Specific Plan which was originally adopted by the Board of Supervisors on April 17, 1979 and amended on June 18, 1985. The only major new buildings constructed since the late 1960s include the Aptos Station in 1981, the Founders Title Building in 1985, and the Appenrodt building at the southeast corner of Soquel Drive and Post Office Drive in 2006. There were several previous attempts to develop the vacant parcels adjacent to Aptos Station, the Bayview Hotel, and the Hihn apple packing shed (Apple Barn), but for a variety of reasons (including parcel configuration and lack of coordinated planning among all parties regarding development) none of those ever came to fruition.

The Aptos Village Community Design Framework covered an area of about 100 acres, including the area covered by this Village Plan. Even though the Framework covered an area larger than the Village, its primary focus was on future development of the Village core area. Due to the lack of progress over the years following approval of the Framework, members of the community felt that a more detailed plan would encourage the Framework vision to be realized. In addition to updating the Framework and re-evaluating the mix of land uses, it was critical to review parcel configuration and infrastructure planning. Therefore, this Plan, which builds upon the Framework, is structured to provide more clarity to guide possible new development. It is intended that, upon adoption of

this Plan by the Board of Supervisors, it will replace the Aptos Village Community Design Framework Specific Plan, focusing on the Village Core area.

SETTING THE STAGE FOR A NEW PLAN

In 2001, the Aptos business community and the County began discussing the possibilities of coordinated development of the vacant parcels in the context of the overall development of Aptos Village. In mid-2002, the County conducted two public meetings to elicit comments from area residents, business owners, and other interested parties about what future development, if any, should occur in the Village.

On a parallel track to that process, the County has, through its Capital Improvement Program (CIP), established a plan for upgrading infrastructure in the Village area. Those efforts will serve to complement the activities called for in this Plan.

HISTORIC ISSUES

HISTORIC CONTEXT

The name "Aptos" has been associated with the area since as early as 1791 when reference was made to a Costanoan native village. In 1833, Mexican Governor Jose Figueroa granted Rafael Castro 5,500 acres of land known as Aptos Rancho. In 1855, Rafael Castro deeded most of the property, which is now known as Aptos Village, to Maria Antonia Castro and her husband Guadalupe Bernal who were already living on the property. On their ranch, the Bernals produced stock, grain, and other agricultural products. The Bernal property was accessed by a spur off the "Old Coach Road"

which entered the ranch at what is today the junction of Soquel Drive and Trout Gulch Road. In 1857, access to the Bernal property was improved when a new road alignment was constructed that corresponds roughly with present-day Soquel Drive.

The first commercial activity in Aptos began in the late 1860s with the construction of the Arano Store on Aptos Wharf Road. In 1874, Frederick Hihn began buying rights-of-way from Rafael Castro, the Bernals, and others for his Santa Cruz Railroad Company.

Construction of the railroad, connecting Pajaro to Santa Cruz with a narrow gauge line, began in 1874 and was completed to Aptos by 1875. Commercial activity in what is now Aptos Village began in earnest during the 1870s, spurred on by the arrival of the railroad.

Tourism in Aptos dates back to the early 1870s when Claus Spreckles, the millionaire sugar baron, bought 6,685 acres of Aptos Rancho and surrounding area and developed the elegant Aptos Hotel, located south of Aptos. The lumber industry dates to the early 1850s when Rafael Castro authorized the construction of the first sawmill (1851) south of present-day Aptos Village and the construction of Judge John Watson's shingle mill in 1852 (later known as Nichols Mill). By 1870, lumbering was a major economic activity, with the resulting products being shipped from the Aptos Wharf.

Agriculture was another prominent industry in Aptos during the late 1800s, with a grain warehouse located on one of the railroad spurs west of the Bay View Hotel. With the development of orchards on the farms in the vicinity, Aptos became a center for the packing

and shipping of apples by the late 1890s, continuing until the late 1950s. The earliest packing house, then known as the Valencia Orchards & Packinghouse (located behind the Bay View Hotel), was constructed between 1892 and 1899 by F. A. Hihn. Added to over the years, it was most recently known as the Village Fair, an antique collective. By 1959, succumbing to public concern about inadequate sewer facilities and pollution of the creek, Western Frozen Foods relocated their operation to Watsonville, ending Aptos's tenure as a fruit-processing center.

The Hihn Subdivision, to the east of Trout Gulch Road, was created in the 1890s. During the 1920s through the 1940s, the subdivision of many of the nearby farms and the large Spreckles holdings brought many new residents into the area. During the 1930s and 1940s new construction waned. After the war, construction resumed in the Village as Fred Toney, one of the prominent entrepreneurs in Aptos, spearheaded modernizing the Village by building several new commercial buildings.

From 1960 on, the area experienced little new construction. Unfortunately, during that time many of the older buildings in the Village were demolished.

HISTORIC RESOURCES

Since the creation of the County's first historic preservation ordinance in the 1970s, a significant number of buildings have been designated as historically significant and have been protected. These buildings add to the character of the Village and County policies require that they be respected by new development in

terms of design and scale. The following list contains the sites currently identified in the County's Historic Inventory as historically significant in the Village area, which are illustrated on Figure 3.

1. Aptos Creek Bridge - Soquel Dr. at Spreckles Dr.
2. General Store and Post Office - 8040, 8042 Soquel Dr.
3. Village House - 8044 Soquel Dr.
4. Aptos Firehouse/VFW Hall - 8037 Soquel Dr.
5. Anchor Hotel - Bay View - 8041 Soquel Dr.
6. Apple Barn - 417 Trout Gulch Rd.
7. ----- - 502 Trout Gulch Rd.
8. Bonner House - 420a Trout Gulch Rd.
9. Ray McCawley Real Estate - 408 Trout Gulch Rd.
10. Hihn - Aptos Subdivision - 140 Summa Court
11. Hihn - Aptos Subdivision - 140 Summa Court
12. Hihn - Aptos Subdivision - 8059 Valencia Street
13. Somerset House - 8061 Valencia Street
14. Calvary Chapel - 8065 Valencia Street
15. Hihn - Aptos Subdivision - 8067 Aptos Street
16. Hihn - Aptos Subdivision - 8065 Aptos Street
17. Hihn - Aptos Subdivision - 8063 Aptos Street
18. Twitchell House - 8061 Aptos Street

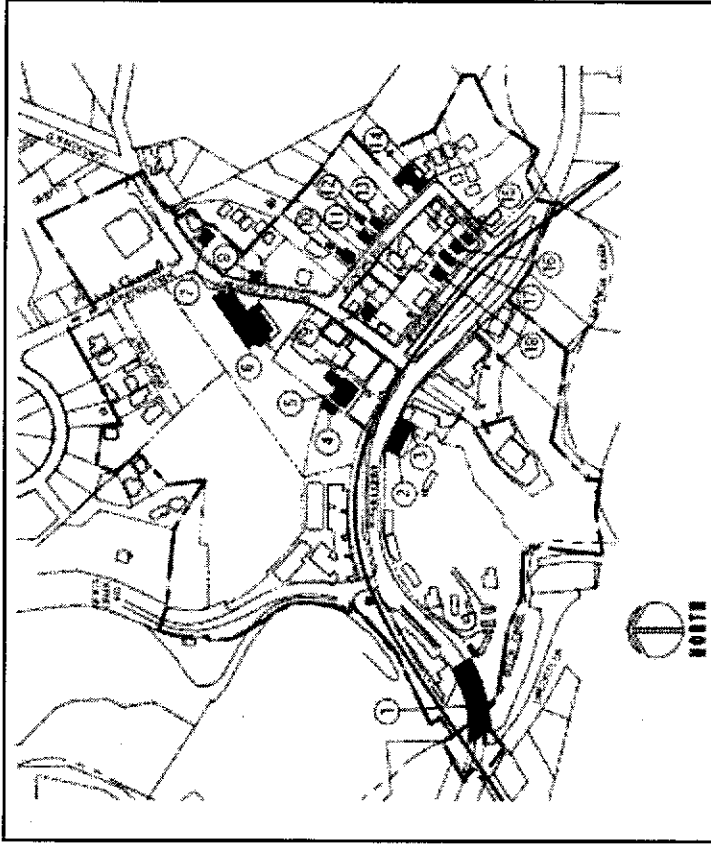


FIGURE 3: HISTORIC PROPERTIES

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CHAPTER 2: CONTEXT FOR VILLAGE PLAN

GENERAL PLAN CONTEXT

The Village Plan is intended to comply with General Plan Objective 2.24 and specifically with Program "b", which relates to Aptos Village. Objective 2.24 of the General Plan calls for the continued use of:

Village, town, community and specific plans to provide a planning framework to guide future public and private improvements in town centers.... to provide a higher level of planning detail and public involvement; and to promote economic viability, coherent community design and enhancement of the unique characteristics of the village areas.... as focal points for living, working, shopping and visiting.

Program "b" of Objective 2.24 recommends that the County "[r]eview and update the Aptos Village Community Design Framework to develop a more specific plan governing land use, circulation, design, and improvements in the village area."

OPPORTUNITIES FOR CHANGE

UNDERUTILIZED PROPERTIES

As mentioned previously, there are several relatively large vacant parcels in the Village Core. These parcels have remained vacant since the demolition of the apple packing related buildings some 40 years ago. Even the Antique Barn property is underutilized, with

only about 25 percent of its area developed with buildings and parking. If more fully developed, these sites could significantly add to the vitality and character of the Village in the future.

MARKET STUDY - COMMERCIAL OPPORTUNITIES

A market study to evaluate the market and financial feasibility of future commercial and residential development in Aptos Village was commissioned by the County and completed by Keyser Marston Associates Inc. in early 2003.

The market study looked first at the Aptos trade area, which the study defined generally as including "all or portions of the communities of Aptos, Seacliff, Rio del Mar, La Selva Beach, and Freedom..." According to the market study "there appears to be sufficient market support for an additional 235,000 square feet of comparison retail, 90,000 square feet of convenience retail and 50,000 square feet of eating and drinking space in the Aptos trade area." The square footages mentioned are net, or leasable, square feet.

The 2003 market study generally described a range of possible mixed-use developments that could occur in the Village to address the market demand. By way of example, they described a mixed-use commercial/housing project that contained 30,000 to 40,000

square feet of retail uses, with office space totaling from 5,000 to 7,500 square feet.

The market study suggests that one of the conditions for success for the Village is to have enough density to create a critical mass and a sufficiently large range of uses to increase pedestrian traffic and business vitality in the overall Village area. While the market study is silent on the precise density needed to create a critical mass and a sufficiently large range of uses to increase Village pedestrian traffic, it states that the density should be significantly above the "typical density" of approximately 25 percent¹.

Insufficient density of development in the Village Core was also noted in an earlier 1989 Aptos Village Market Analysis as a factor in limiting creation of a pedestrian-oriented district. That market analysis suggested a density of 28 to 35 percent would most likely create that critical mass of business activity. Applying the 1989 Market Analysis density range to the Village suggests that available space could provide approximately 54,000 to 67,000 square feet of new commercial development.

MARKET STUDY - HOUSING OPPORTUNITIES

The market study stated that "residential development in the trade area has been primarily targeted to the affluent, younger households newly relocating to the area" and that "nearly all the new residential development in the trade area has been upper-end, luxury single-family executive homes..." Thus the market study

reinforced the dubious honor the area has for having some of the highest average and median priced housing in the nation. The Aptos area in particular has some of the highest local housing prices in the County. According to the market study, "[t]here is little doubt that residential product of various types and of various densities...could be successfully marketed at sites in Aptos Village." Further, the study indicates that it is advantageous to include residential uses in a mix with commercial uses because that enhances financial feasibility and vitality of the area.

The market study did not explore the housing potential in the Village to the degree that it did for the commercial potential. However, the study did suggest that residential units could "consist of a mix of market-rate lofts, flats and townhomes...in the range of about 900 to 1,500 square feet" and "might total about 50 units." Thus the residential square footage could be in a range of approximately 45,000 to 75,000 square feet, although there was nothing in the market study that specifically limited the number of units or the square footage.

INFRASTRUCTURE CHANGES

A number of infrastructure improvements that have been planned for years in the Aptos Village area are included in the current Capital Improvement Program (CIP) and could be constructed in the next few years, regardless of what happens elsewhere in the Village. It will be critical to coordinate those improvements with other possible changes in the Village.

¹ Calculating the building area as a percentage of the land area

POSSIBLE CONSTRAINTS TO CHANGE

TRAFFIC ISSUES

Soquel Drive/ Trout Gulch Road intersection currently operates at level of service (LOS) D during the p.m. peak hour. Soquel Drive/Aptos Creek Road intersection currently operates at LOS E during the p.m. peak hour. Both are currently not providing desirable wait times for motorists.

Appropriate solutions to both existing traffic issues and those created by additional development are addressed in this Plan.

PARCEL CONFIGURATION

There are 65 existing parcels within the boundaries of the Aptos Village Plan. These parcels range in size from 2,400 square feet to 4 acres. Because of their relatively large size and odd parcel configuration, the parcels behind the Bayview Hotel and Aptos Station are not conducive to development on an individual lot-by-lot basis.

The rest of the Village is comprised mostly of smaller parcels and is largely built out. The one major exception is the area below the buildings on the south side of Soquel Drive (known as Aptos Hollow). Further environmental analysis of that area will be required to determine what, if any, development potential exists.

Clearly, one desired outcome of this Plan will be a reconfiguration of the Village Core parcel boundaries to allow for coordinated development. Figure 4 illustrates the existing parcel configurations.

INFRASTRUCTURE AND FINANCING

Aside from parcel configuration, the greatest constraint to new development in the Village Core has been identifying the level of infrastructure needed to support new development and the sources of financing. Those improvements, which would serve both existing and new development, are critical for the successful development and vitality of the Village. Chapter 5 presents a discussion of infrastructure needs and financing.

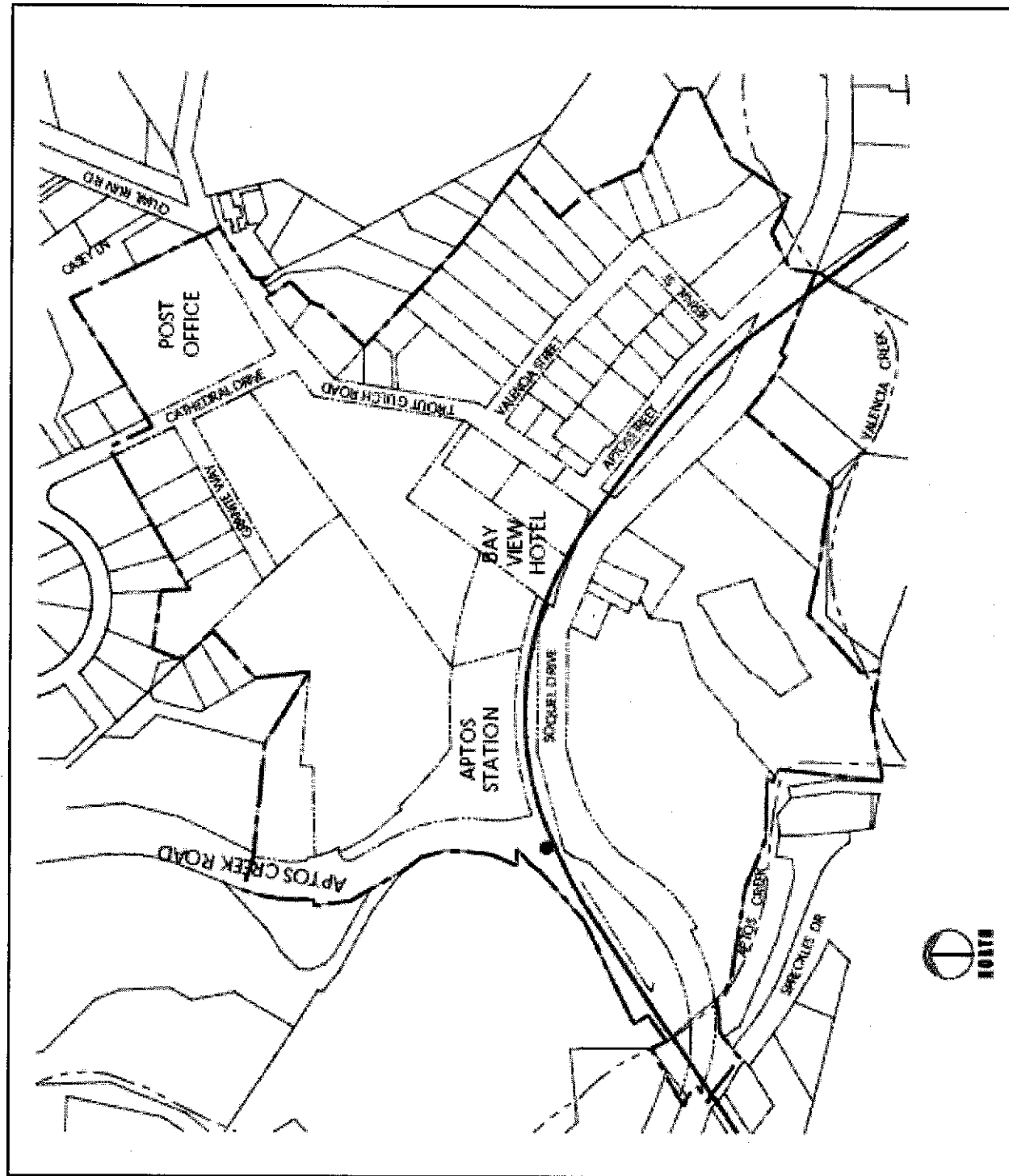


FIGURE 4: EXISTING PARCEL CONFIGURATIONS

CHAPTER 3: THE PLANNING PROCESS

DESIGN CHARETTE

Two initial community meetings were held in late 2002 to discuss the need to update the older Design Framework. In response to positive public input received at those meetings, a community design charrette was held at the Valencia School in June 2003. After introductory descriptions of the existing site conditions, opportunities, and constraints, participants were divided into four "Design Teams" to begin the charrette process.

COMMON DESIGN CONCEPTS

While each of the four teams generated different design concepts, there were significant parallels among them, as discussed below.

Two major organizing principles were common to all four schemes. Each proposed a community open space surrounded by a variety of mixed-use development with retail, office and residential. The open space, through its size, location and nature of adjoining uses could become a memorable gathering place for the Village and the neighboring community. And, each proposed a pedestrian-friendly, mixed-use, neighborhood street that runs east-west across the site.

Commercial uses were proposed on the ground floor of mixed-use buildings and were located along the new east-west street and around the new community open space. Each concept strengthened

the commercial viability of the Village, offering an expanded variety of neighborhood and community-serving retail stores.

New residential developments were proposed on either side of Granite Way, on the sloped hillsides to the north, and on the upper floors of mixed-use development buildings.

Teams shared an interest in providing an information kiosk and entry landmark feature on Aptos Creek Road, which would serve as the gateway to Nisene Marks State Park.

CIRCULATION & PARKING

All teams developed a circulation concept creating a network of streets and pathways, with an extension of either Trout Gulch Road at Cathedral Drive or Valencia Street at Trout Gulch Road, to Aptos Creek Road, serving as the primary vehicular spine. Most charrette concepts extended Granite Way and Village Drive to connect with the new east-west road.

Plans emphasized the need to protect existing parking along Soquel Drive, wherever possible. Various suggestions to locate additional parking to meet the existing and new demands were suggested.

All plans suggested that the Village area should be well connected to the nearby community facilities, such as the Forest of Nisene Marks State Park, the Aptos Post Office, Valencia Elementary

School, and Rancho del Mar Shopping Center, with pleasant and safe pedestrian and bicycle connections.

IMAGE & CHARACTER

Charette participants strongly favored that the overall image for the area should complement the existing village character. The architectural character of the various buildings should be no more than two to three stories.

Most participants felt that the amount of commercial space should not be inappropriately large, with the idea that the nature and size of shops and stores should be primarily to address the needs of the local community and not of a type that would substantially depend on attracting people from a larger regional area, with associated traffic congestion.

Plans suggested that all new and existing streets in the study area should be tree-lined, with pedestrian-friendly, pleasant, walkable sidewalks. The streetscape character of the new east-west street was visualized as a mixed-use street with primarily retail stores fronting the street. Granite Way would be more of a residential street with single-family homes and townhouses on either side. Aptos Creek Road, serving at the primary access route to the Park, could have rows of trees on either side of the road, park entry features, information kiosk, etc.

A strong visible structure would provide a sense of identity and make the Village memorable. Various possibilities proposed for such a structure include a sculpture in the community open space,

park kiosk at the intersection of Soquel Drive and Aptos Creek Road, or an entry feature between the railroad tracks and the Village common.

POST-CHARETTE DISCUSSIONS

Another 10 public meetings were held after the charette, during the fall of 2003. These meetings included smaller committees that refined concepts and general standards for building design, uses, traffic and parking, the Village Common and a skatepark. Finally, a community meeting was held at which attendees wrote and/or drew comments on large conceptual site plans of the Village that were developed from the charette and other meetings. All of the information gathered from the various meetings was then used to develop the vision for the Village Plan.

A progress meeting with the Aptos community was held in February 2008 with additional oral and written comments received from the community.

THE VISION

Moving forward with changes in Aptos Village requires a carefully thought out plan and design standards. The design must reflect the community's shared vision for Aptos Village, yet be financially realistic for developers and property owners. Otherwise, it is unlikely that investors will provide the significant investment in infrastructure to make the Plan possible.

As envisioned, Aptos Village will continue its historical role as the civic heart of Aptos. New private and public investments in the

Village will create new shopping, commercial services and residential opportunities that meet the needs of residents. Related infrastructure improvements will increase public parking and reduce traffic congestion. A Village Common and network of sidewalks and bikeways will make the Village an attractive and convenient destination for Aptos residents.

Historic buildings will be preserved and/or relocated such that they provide the setting for new buildings and related infrastructure. The Forest of Nisene Marks State Park, Aptos Village County Park, and Aptos and Valencia Creeks will continue to provide a natural boundary around the Village. New buildings and streets will reflect the small town ambiance of the historic Village.

The vision for the Village includes the following key elements:

- A Village Common at the heart of the community.
- A new east-west street to connect Trout Gulch and Aptos Creek Roads.
- A new north-south street connecting Soquel Drive to the new east-west street, intersecting at a Village Common, to provide a face of the new Village Core area to the vehicles and pedestrians using Soquel Drive.
- Improvement of Aptos Creek Road to become a well announced entrance to Nisene Marks State Park.
- New housing developed as a transitional edge to the existing residential neighborhoods, with commercial and mixed commercial and residential uses in the interior of the Village.
- A network of sidewalks making it pleasant to be a pedestrian in the Village.

- Abundant parking, both on and off street, to make shopping convenient. To enhance the Village atmosphere, most off-street parking will be located behind buildings.
- Well-landscaped streets to give the Village a pleasant and inviting ambience.
- A mix of housing, shopping, dining, community services, and employment to make the Village a colorful, friendly place and one that complements the scale of the current Village area.
- A method to protect and encourage a mix of uses in the Hihn Subdivision (east of Trout Gulch Road).
- A way to include the area south of Soquel Drive as a vibrant and integral part of the overall commercial area in the Village.

Turning this vision into a Village Plan required years of additional work to ensure the feasibility of the vision in the context of financial, land use, property owner, and other realities. Planning staff worked with landowners in the Village and technical consultants to address a number of key issues, including identifying required infrastructure, defining how to finance the required infrastructure, and ensuring that there was a fully cooperative understanding among property owners. Additionally, further traffic analysis and historic and archaeological reviews took place. Once those efforts were completed, this Plan was drafted to reflect both the initial community actions and updated financial and technical information.

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CHAPTER 4: CORE ELEMENTS OF THE PLAN

LAND USES BY LOCATION

The existing Aptos Village area is a mixed-use area, containing retail, office, service commercial, residential and other uses. Future development under this Plan will continue the mixed-use theme, although there will continue to be areas that are distinctly residential and those that are distinctly commercial. As is illustrated in Figure 5, new residential uses will abut the existing residential area along the northern edge of the Village Core. Mixed commercial and residential use will provide a transition from the residential uses to the north to the new commercial and mixed uses in the heart of the Village. Finally, commercial uses will continue in the southern parts of the Village as will a mix of commercial and residential uses in the Hihn subdivision on the eastside of the Village.

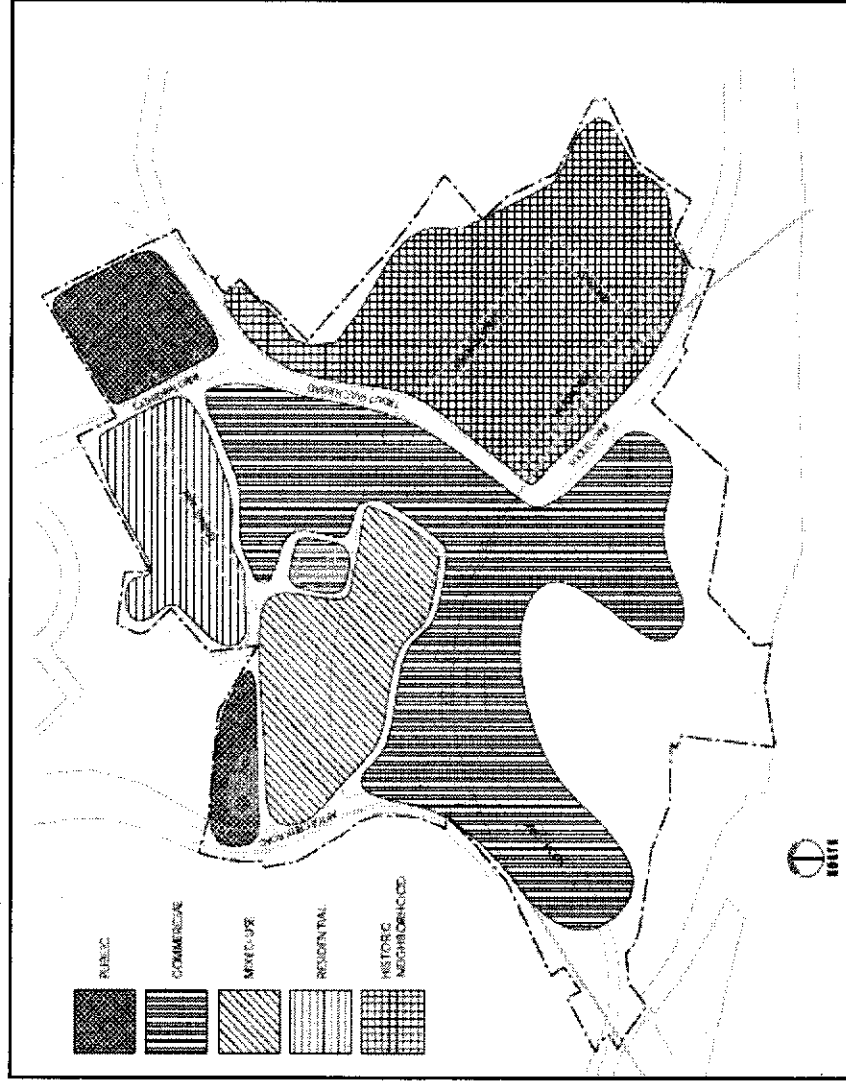


FIGURE 5: PROPOSED LAND USES

PLAN AREAS

This Plan, in replacing the prior Framework, focuses on a somewhat smaller area, as is illustrated in Figure 6. Existing streets and the railroad divide the Village into three major areas that provide a convenient structure for discussing future land uses: I) the Hihn subdivision, separated from the rest of the Village by Trout Gulch Road and the railroad tracks; II) the area which lies south of Soquel Drive; and III) the Village Core, which lies north of Soquel Drive and west of Trout Gulch Road. These are illustrated in Figure 6 and discussed in more detail in the following section of the Plan.

PLAN AREA I: HIHN SUBDIVISION

The Hihn Subdivision lies east of Trout Gulch Road and north of the railroad tracks. The area contains generally small lots with a mix of residential and commercial uses and the largest concentration of historic buildings in the Village with 10 of the 18 designated historic structures in the Village. Additional development potential is limited because the area is mostly built-out and there are challenges in meeting the County Code parking requirements; therefore, required parking for low-intensity commercial uses are relaxed to facilitate commercial vitality of the area.

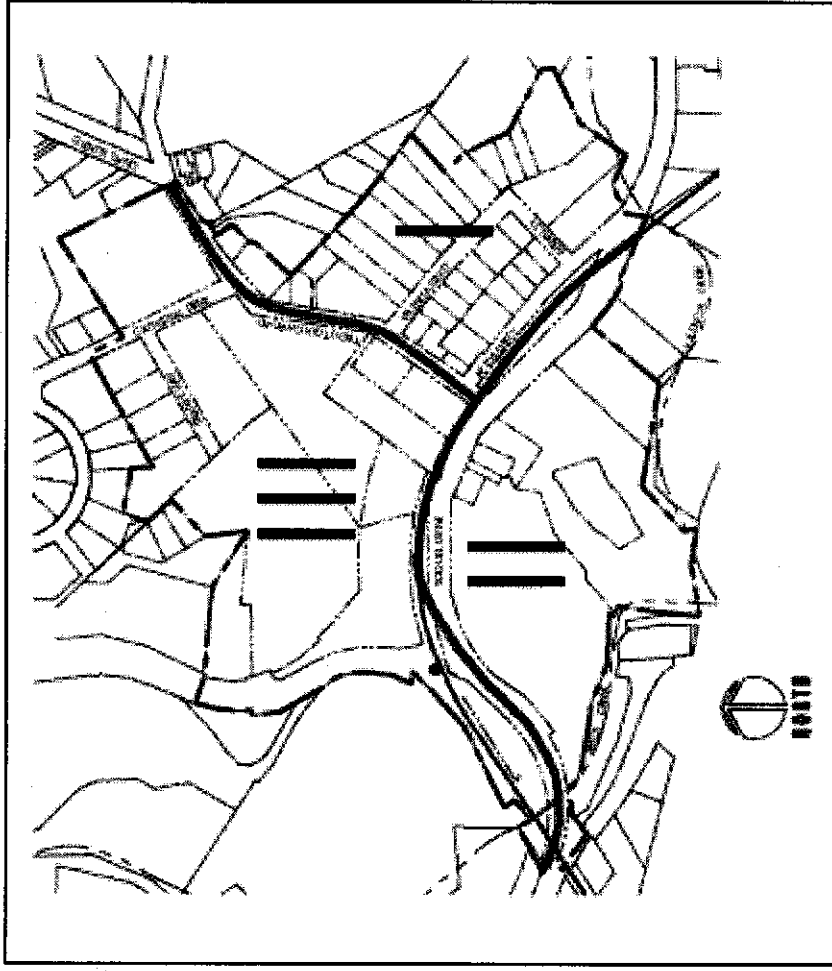


FIGURE 6: PLAN AREAS

- I. Hihn Subdivision
- II. South of Soquel Drive
- III. Village Core

USES

The intent under this Village Plan is that the Hihn Subdivision area will remain an eclectic mixed-use area allowing stand-alone residential, stand-alone small scale commercial and office uses or mixed uses. The zoning of the area will be changed to promote this variety of uses (see Chapter 7 for proposed zoning.)

PARKING

Residential uses will use the parking standards found in County Code Section 13.10.552.

Commercial uses (except for restaurant or medical office use) will be required to provide 1 space per 300 square feet of gross floor area (excluding areas used only for storage or truck loading).

Restaurant or medical office uses will be required to meet the parking standards found in County Code Section 13.10.552.

NEW COMMERCIAL/MIXED USE BUILDINGS

New Commercial or mixed-use buildings of less than 2,000 square feet will be processed as Level IV Use Approvals and new commercial or mixed-use buildings of 2,000 to 20,000 square feet will be processed as Level V Use Approvals. New commercial or mixed-use buildings greater than 20,000 square feet will be processed as Level VI Use Approvals.

CHANGE OF USE

Changes of use that do not result in an intensification of commercial use, as defined in County Code Section 13.10.700-I, and do not include new residential uses will be processed as Level I

Use Approvals. This allows existing legal conforming and legal nonconforming uses to change to the same or less intensive use even if there is inadequate or no parking on-site. Changes of use resulting in an intensification of commercial use and/or additional residential uses will be processed as Level IV Use Approvals. All Change of Use approvals shall include a condition requiring compliance with the County Code and Aptos Village Plan sign regulations found in Chapter 6.

PLAN AREA II: SOUTH OF SOQUEL DRIVE

Located between Soquel Drive and the Aptos Creek and Valencia Creek ravines, this area is essentially built out with 21 buildings. While there is little development potential, the amount of new commercial uses in this area is not specifically limited in this Plan; impacts of new development will be analyzed on a project-by-project basis, including the provision of adequate parking.

The limited parking in this area will not support significant new development or intensification of commercial use. Therefore, the two keys for the Plan are how to create strong pedestrian and other connections between Areas II and III and how to address the current inconsistency between commercial uses and zoning.

Connectivity to the other Areas will be through prominent pedestrian crossings of Soquel Drive at Aptos Creek Road, the new north-south street and Trout Gulch Road, a new bus stop on the north side of Soquel Drive and consistent signage throughout the three Areas (see Chapter 6 for sign regulations.) The Area will be

rezoned to bring the existing uses closer into consistency (see Chapter 7 for proposed zoning).

The only remaining area with additional possible development potential is the "Aptos Hollow" parcel, APN 041-561-06. However, that parcel, most of which lies 40 feet below Soquel Drive, has numerous constraints on new development including flood plain, biotic, and visual issues. Access to and from Soquel Drive to the lower portion of this area is difficult at best because of the steep slopes and the very low angle of intersection of the existing driveway with Soquel Drive. Any new proposed development in the Aptos Hollow will need to be addressed outside the context of this Plan.

USES

The intent of this Plan is to allow only low parking demand, pedestrian-oriented commercial uses in expanded or new buildings on those parcels that cannot provide adequate on-site or off-site indentured parking. Mixed-use development is not allowed unless adequate on-site parking is provided. Parcels that can provide adequate on-site parking may apply for uses allowed in the C-2 zone district.

PARKING

Commercial uses (except for restaurant or medical office use) will be required to provide 1 space per 300 square feet of gross floor area (excluding areas used only for storage or truck loading).

Restaurant or medical office uses will meet the parking standards found in County Code Section 13.10.552.

NEW COMMERCIAL BUILDINGS

New Commercial buildings of less than 2,000 square feet will be processed as Level IV Use Approvals and new commercial buildings of 2,000 to 20,000 square feet will be processed as Level V Use Approvals.

CHANGE OF USE

Changes of use that do not result in an intensification of commercial use, as defined in County Code Section 13.10.700-I, will be processed as Level I Use Approvals. This allows existing legal conforming and legal nonconforming uses to change to the same or less intensive use even if there is inadequate or no parking on-site. Changes of use resulting in an intensification of commercial use shall be processed as Level IV Use Approvals. All Change of Use approvals shall include a condition requiring compliance with the County Code and Aptos Village Plan sign regulations found in Chapter 6.

PLAN AREA III: VILLAGE CORE

The focus of the Village Plan is the Village Core. This approximately 15-acre area lies between Trout Gulch Road and Aptos Creek Road, north of the railroad. This part of the Village has the largest potential for new development and is largely underdeveloped. A total of seven commercial buildings currently exist in the Village Core. Three parcels—totaling almost six acres—are vacant. Another three acres have only about 10% of their land area developed. Plan

Area III also includes APN 41-561-04: a parcel located on the north side of Soquel Drive with several commercial uses, including Britannia Arms pub.

The Village Core is adjacent to residential development in the Vista Mar Court area at its northern boundary. This Plan envisions providing a high and medium density residential transitional area between the Village's commercial uses and this Urban Low Residential area to the north.

FRAMEWORK FOR THE VILLAGE CORE

TRAFFIC CIRCULATION

As was discussed during the community design process, the existing circulation system must be supplemented to allow for the expanded development in the Village Core. A new east-west road connecting Trout Gulch Road and Aptos Creek Road is required within the Village Core. In addition, a new street is required to connect Soquel Drive to the new east-west street and lead to the new Village Common. Figure 9 illustrates the location of the new streets.

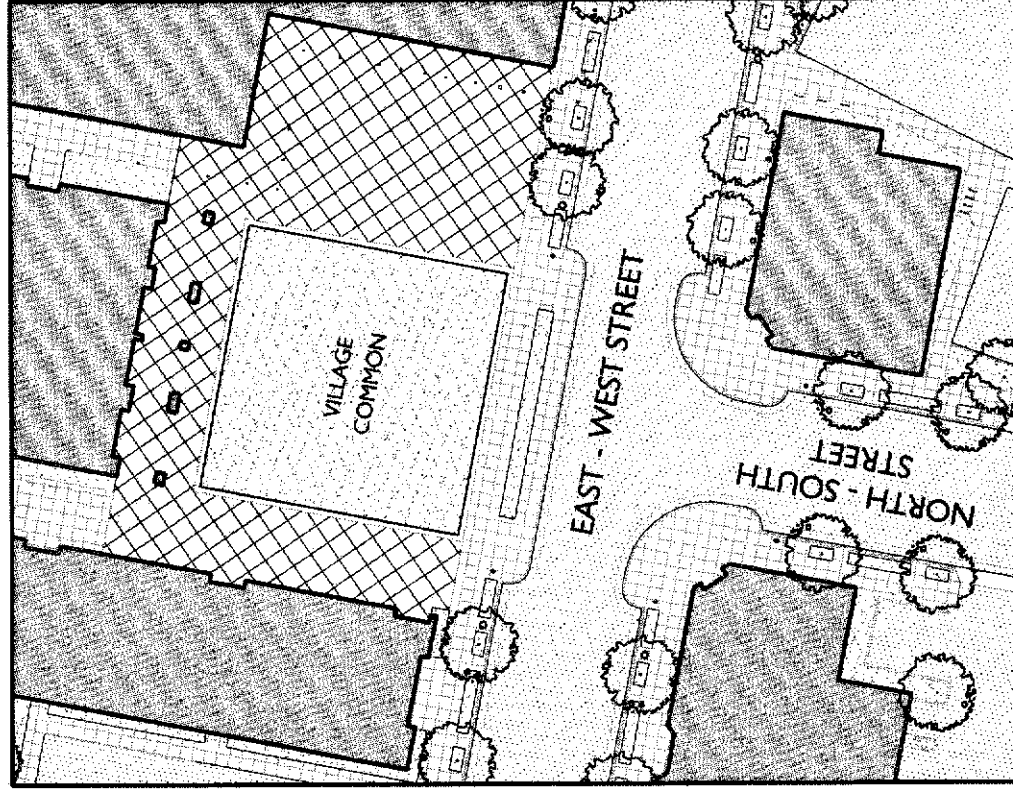
PLAN FOR VILLAGE COMMON

A common feature of most villages is a public open space near the village center that typically includes a lawn area. This open space can serve a number of functions, including public gatherings, a soft contrast to buildings, and a place to simply lie in the sun, read a book, or otherwise relax and take in the surrounding scene.

It is important to the community that the Village Common be a gathering area for social and civic events, so it needs to be large enough to accommodate those events. As well, the location of the Village Common is critical. It should be centrally located and surrounded with or adjacent to uses that encourage pedestrian traffic.

In order to provide this desirable amenity, the Village Common will need to be an open space area of approximately 10,000 square feet (in comparison, a major league baseball infield is 7,000 square feet in size), including a central lawn area, and shall be located at the intersection of the new east-west and new north-south streets (see Figure 9). The Village Common must be integrated with the uses abutting it, meaning that the uses and building designs shall be complementary to the greenspace. A platform or small stage for performances may be incorporated into the design of the Village Common.

At the heart of the Village Core, the Village Common will provide a community focus and multi-use community feature. The Village Common shall be located on private property, but reserved for public use. The construction of the Village Common improvements is entirely the responsibility of the owner of the land on which it is to be constructed. Future property owners will be responsible for providing on-going maintenance of the Village Common. Final design of the Village Common will be reviewed as part of the permits for the surrounding buildings, with maintenance and operational costs carried by businesses in the new buildings.



VILLAGE COMMON

SIZE: 10,000 S.F. ±



FIGURE 7: VILLAGE COMMON (CONCEPTUAL)

SKATEPARK

As a result of community desires identified during the public input process, development of a skateboard park is included at the edge of the Village Core. During the charette discussions, several possible locations for the skateboard park were identified. This Plan proposes that the skatepark be located at the northwest edge of the Village Core area (see Figure 8). The park will be screened from residential areas by landscape planting and appropriately designed for its location. If a skatepark use is found to be infeasible or undesirable, other public open space/recreational uses may be considered for this area.

It is envisioned that the site will be donated to the County by the landowner, with the County responsible for design, financing and construction of the improvements and operational and maintenance costs. The donation to the County will be credited against the required park in-lieu fees for the new development in the Core area.

NISENE MARKS PARK GATEWAY

Bordering the Village at its northwest is the entrance to the Forest of Nisene Marks State Park. The Park extends back into the hills many miles and includes hiking and biking trails as well as picnic areas and a large area that is managed as wilderness. It is very popular with local residents who use it extensively. The park provides a dramatic change of scenery from the built environment of Aptos, including several different ecosystems.

Having the park and its entrance abutting the Village is an asset and requires sensitive treatment of that portion of the Village. The entrance of the park also demands better signage than exists now at Soquel Drive and a more defined entrance.

As part of the development of the Village Core, improved park signage shall be provided near the intersection of Soquel Drive and Aptos Creek Road. In addition, an informational kiosk, benches and complementary infrastructure shall be provided (see Figure 8). While it will not be possible to provide a large parking lot to serve the Park in the Village, a parking area will be made available for park visitors along Aptos Creek Road. The construction of these facilities will be the responsibility of the master developer for the Village Core area.

Figure 9 illustrates a summary of the key features of the Village Plan.

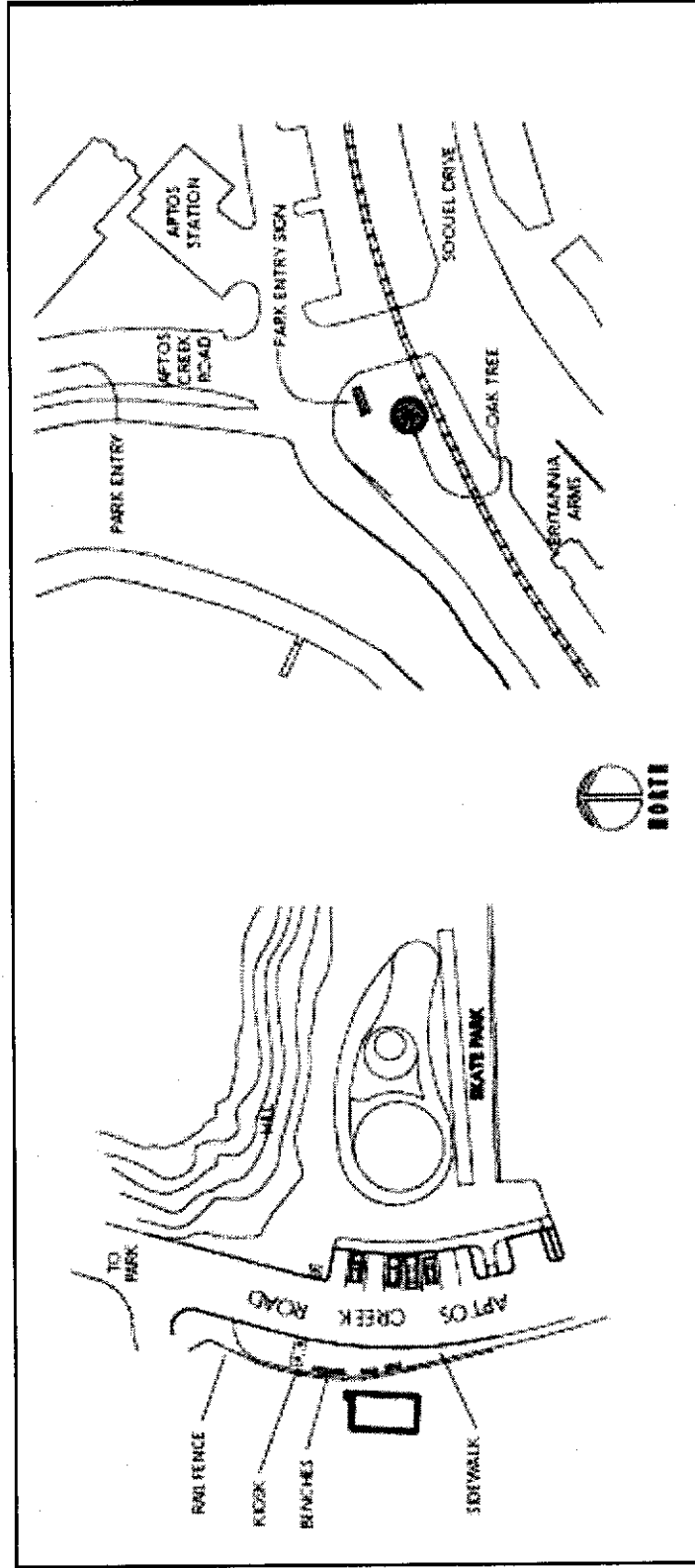


FIGURE 8: SKATEPARK AND NISENE GATEWAY

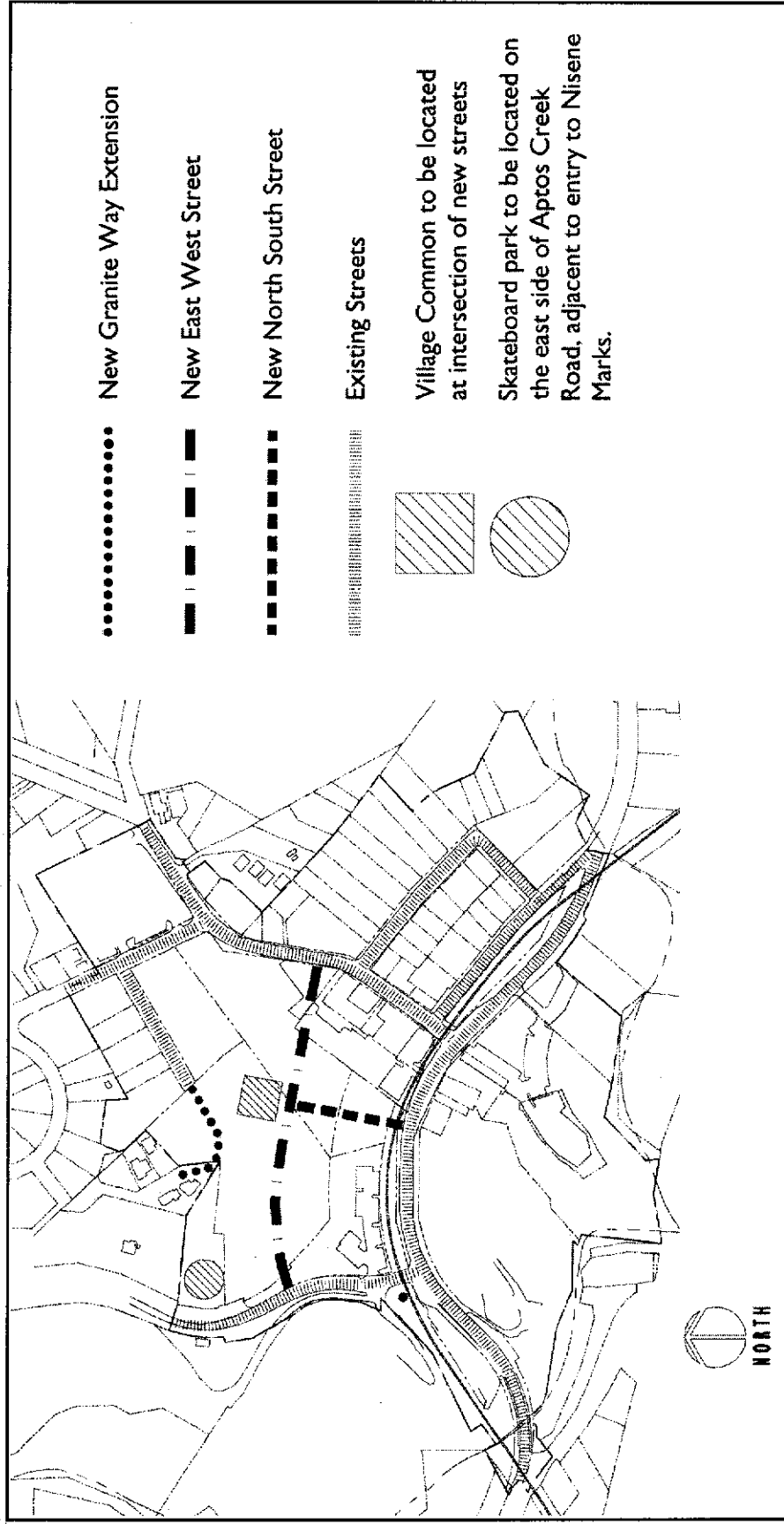


FIGURE 9: KEY FEATURES

PARCEL RECONFIGURATION

Parcel reconfiguration of the majority of the Village Core will be necessary to facilitate the implementation of the Village Plan, including the creation of the new east-west and north-south streets. Development proposals in the past have not moved beyond the approval stage in part because the proposals attempted to fit the development into a single parcel, without regard to what might occur on adjoining parcels. Therefore, the parcels in the Village Core area must be reconfigured to provide frontage on the new streets as part of the implementation of the Plan.

LAND USES & INTENSITIES

The Keyser Marston market study, mentioned earlier, concluded that there was a strong economic basis for expanding both commercial and residential land uses in the core of the Village. In order to find the right combination of land uses, it is critical to balance a number of factors, including:

- Providing enough square footage to attract the right range of businesses and create a strong pedestrian element;
- Limiting the square footage so that traffic impacts can be mitigated to reasonable levels;
- Providing enough square footage of uses (commercial and residential) to be able to financially support the substantial infrastructure needed to be constructed in the area; and
- Defining the proper scale of development that fits into the character of the Village.

Any change in land uses in the Village will need to address traffic and other infrastructure impacts. It is also important to achieve a

critical mass of activity to create the vitality needed for the economic success for future businesses in the area. While these factors are critical, it is equally important to establish a scale of development that complements the character of the Village.

A number of traffic studies have been conducted over the years in the area. The most recent, completed in 2008 and updated in 2009, analyzed potential development of 75,000 gross square feet of neighborhood commercial and 63 residential units. This revised traffic study found that the greatest number of trips—about 320—would occur in the weekday evening peak hour (existing p.m. volume on Soquel Drive is about 1440). The mitigations that would be required to reduce impacts from the additional number of trips to an acceptable level include the following:

- The installation of new traffic signals at the Soquel Drive-Trout Gulch intersection (currently needed for existing traffic), including a left-turn lane on westbound Soquel Drive at Post Office Drive;
- Installation of new traffic signals at the Soquel Drive-Aptos Creek Road intersection, including a left-turn lane (currently needed for existing traffic) on eastbound Soquel Drive at Aptos Creek Road;
- Modification of signal phasing to provide permissive left-turn phasing for Aptos Rancho Road, located outside of Aptos Village.

Assuming that future developments are conditioned to provide those traffic improvements, it appears that development in the neighborhood of that intensity could address the associated traffic impacts, and to some degree, improve current conditions.

Based upon the economic background reports, it appears that this scale of development will also provide the critical mass of development needed to support the vitality of the business area and an active pedestrian element in the Village. Based on further analysis of infrastructure costs, it appears that this level of development can also provide the financing needed for the new infrastructure. While this analysis will assume that the maximum quantity of new development that can be allowed in the Village Core Area will be no greater than 75,000 gross square feet of the total new commercial buildings and new residential use should constitute no greater than 63 new residential units, it is important to note that the issue of proper scale for the feeling of the Village must still be addressed. Scale and other design issues are further explored in Chapter 6.

COMMERCIAL USES

On-site parking and landscaping requirements ultimately limit the area available for commercial use square footage. The County's zoning regulations do not have a maximum limit on commercial lot coverage (the amount of the lot area physically covered with buildings). But the most likely parking-intensive uses anticipated in the Village Core are food service and medical office uses. County parking standards for food service require one on-site parking space per 100 square feet of area, excluding storage and truck loading area, contrasted with a requirement of one space per 200 square feet of area for retail and general office uses. As well, medical uses require larger parking requirements per square foot of building area (based on the number of practitioners.) A Planned Unit Development (PUD) will be required as an implementation measure

of this Plan for the Village Core and is discussed more fully in Chapter 7. The Planned Unit Development will need to establish an upper limit for food-service to ensure that the ultimate combination of uses does not exceed available parking capacity.

The market study indicated office use was the weakest potential commercial use and suggested that office use comprise a relatively small percentage of the total commercial use. As part of the implementation of this Plan, the required Planned Unit Development (PUD) shall specify a limit for new office uses.

In order to respond to the economic report conclusions, the Village Core must include an anchor store (such as a specialty grocery store) of no more than 15,000 square feet in size for a new freestanding building or 17,500 square feet for reuse of the Antique Barn building. In order to reinforce the Plan goal of attracting small-scale businesses to the area, other freestanding individual retail uses will generally not be allowed if they exceed 7,500 square feet in size.

RESIDENTIAL USES

Residential uses developed in conjunction with commercial uses enhance the economic viability of commercial uses. Having people living in the Village helps create a more vibrant and livable community. New housing is clearly indicated as a component of new development in the Village Core.

Recognizing that the amount of new residential development must be limited so as not to overwhelm the Village commercial

activities, this Plan limits the number of new residential units in the Village Core to not exceed 63 units (this figure includes transitional residential units at the north of the Village Core). As well, the total unit sizes should not exceed 50% of the square footage of the mixed-use buildings so that they do not overwhelm the scale of the commercial uses in the Village.

The Village Core is adjacent to an established Urban Low density residential neighborhood to the north. In order to provide an orderly transition from this area to the commercial areas in the Village Core, the existing area designated Urban Medium density residential on the north side of Granite Way will remain residential and, in addition, a portion of the area on the south side of Granite Way (at the corner with Cathedral Drive) may be used for exclusive Urban High density residential purposes.

Like all projects containing residential development, residences built in the Village Core will be required to meet the housing affordability requirements of the County. An allowance for clustering required affordable units may be considered as part of a Planned Unit Development application for the Village Core.

KEY HISTORIC STRUCTURES

As noted previously, the Village Core was the site of lumber milling and several apple processing and packing operations. One building from the area's past use of apple processing remains: the Apple Barn at the corner of Trout Gulch Road and Cathedral Drive (given an historic rating of NR-3—a designation that recognizes its nomination by the County for national designation). Also located in

the Village Core is the Bayview Hotel (rated NR-1 - a nationally recognized structure) and the old Aptos Firehouse/VFW Hall just west of the Bayview Hotel (rated NR-5 - of local interest).

It is envisioned that the Apple Barn could be used as an anchor store. This Plan envisions that the Apple Barn will be relocated to allow its presence on the Village Common and properly interact with the other new buildings. Any such movement will likely require some reconstruction. Because it is an historic resource of significance, any movement, exterior change, or reconstruction of the Apple Barn will require special review and approval by the County's Historic Resources Commission. Available technical information suggests that a minor change in location will not adversely affect the significance of the Antique Barn, given the condition of the surrounding setting. The Plan assumes that the small warehouse, a non-historic building adjacent to the Apple Barn, will be demolished. Any exterior changes must be sensitive to the historic significance and architectural features of the building and any relocation must follow the Secretary of the Interior standards for relocation such that the NR 3 rating of the Apple Barn is not compromised.

To facilitate the new north-south street and the development of additional buildings, the historic Aptos Firehouse/VFW Hall will need to be relocated within the Village Plan area. Technical studies have determined that a portion of the rear of the building has been added since its period of significance. This Plan assumes that this newer area will be removed to restore the structure to its more original size. Any exterior changes must be sensitive to the historic

significance and architectural features of the building and any relocation must follow the Secretary of the Interior standards for relocation such that the NR 5 rating is not compromised. If relocated, the building must be located on a prominent street within the Village and present to the street in its current narrow-side configuration. Before moving this building, the County's Historic Resources Commission must approve the relocation and associated reconstruction work.

Finally, given the highest rating of historic significance assigned to the Bayview Hotel, any new structures built adjacent to that site must be reviewed by the Historic Resources Commission to ensure that they do not compromise the historic context of this very important historic resource and centerpiece to the character of the Village.

Figure 10 illustrates in one place the key elements proposed by this Chapter for the Village Core. In addition to new roadways and private and public open spaces, it suggests the likely relocation of historic structures and possible footprints for new residential, commercial and mixed-use buildings. Figure 16 in Chapter 6 provides more detailed requirements for these possible buildings.

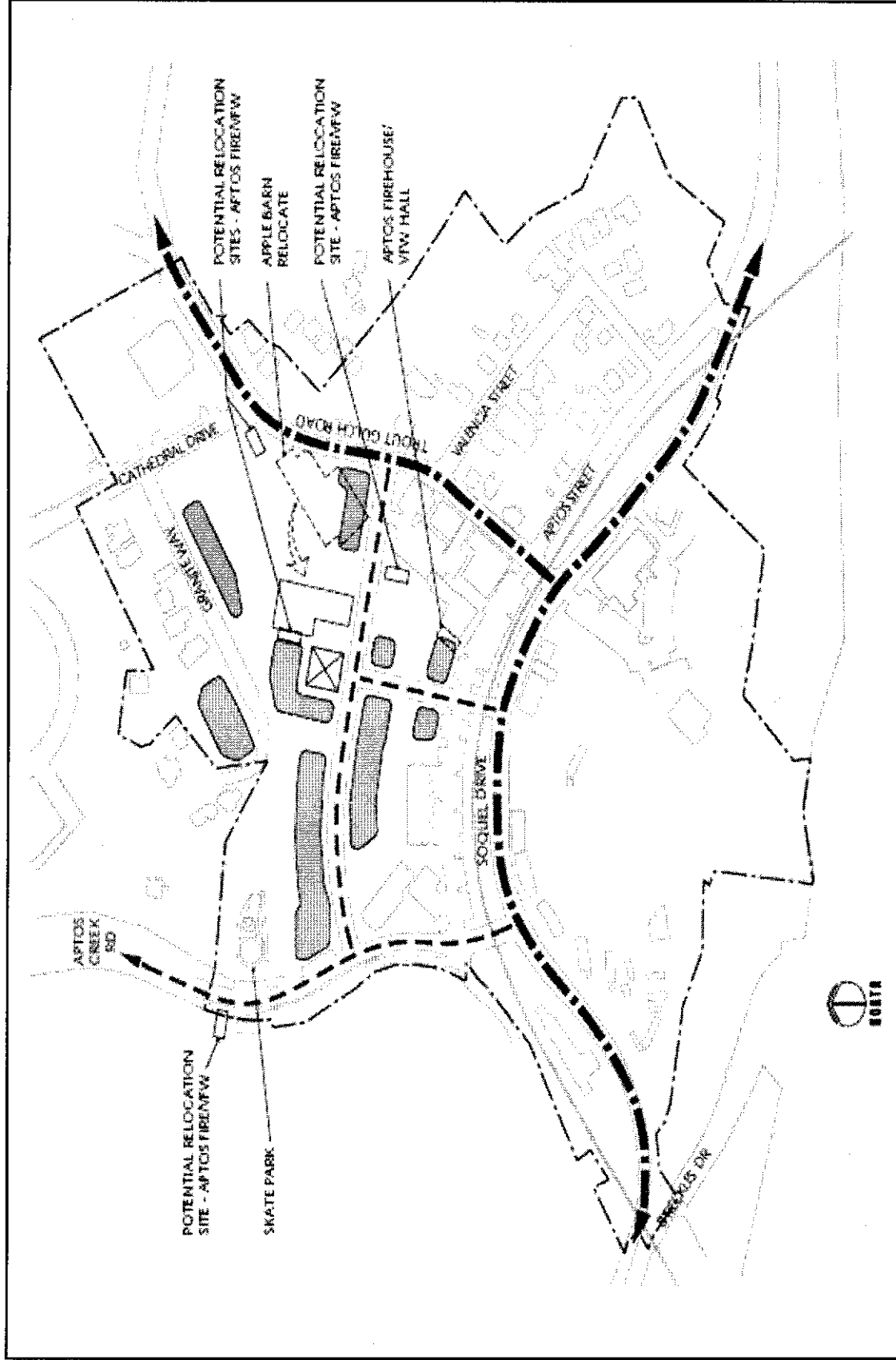


FIGURE 10: VILLAGE CORE DEVELOPMENT POTENTIAL

CHAPTER 5: INFRASTRUCTURE

The infrastructure in the Village is already inadequate in many ways to address the needs of existing development. Currently residents and business owners and customers are dealing with the impacts of outdated infrastructure - whether in the form of traffic congestion, inadequate drainage systems or parking shortages. Therefore, it is critical that any new Plan for the Village carefully review needed infrastructure—not only to address current needs, but also to address additional demand created by new development.

The projects envisioned by this Plan will require a wide range of infrastructure improvements to the Village area, including traffic improvements, expanded customer, resident and employee parking, improved drainage, sewage and water distribution systems, and park and open space amenities. This section of the Plan addresses those improvements and how to finance them. Without a clear plan for needed improvements and a means to finance them, as has happened in past planning efforts, this Plan will not be realized.

ROADWAY & TRAFFIC IMPROVEMENTS

As stated previously, this Plan requires the construction of new roadways to serve the Village, including a new east-west roadway north of Soquel Drive, a north-south roadway connecting Soquel Drive to the new east-west roadway, and changes to Granite Way and Aptos Creek Road. To address current traffic congestion and

the additional traffic anticipated from new development in the Village, several traffic studies have been completed over the years to identify the proper level of traffic improvements that need to be included in the Plan to address traffic impacts. Those additional improvements include the following:

- The installation of traffic signals at the Soquel Drive-Trout Gulch intersection, including a left-turn lane on westbound Soquel Drive at Post Office Drive;
- Installation of traffic signals at the Soquel Drive-Aptos Creek Road intersection, including a left-turn lane on eastbound Soquel Drive at Aptos Creek Road;
- Modification of signal phasing to provide permissive left-turn phasing for Aptos Rancho Road, located outside of Aptos Village (required by the traffic study).

Additionally, the County and future developers will need to work with the owner of the rail line through the Village to address safety concerns related to the current and proposed railroad crossings.

While Soquel Drive is a major arterial in the Aptos area, it is only a 50-foot wide right-of-way. The narrowness of the right-of-way presents a challenge for providing the required and desired feature upgrades to this major road. As illustrated in Figure 11A, it is envisioned that Soquel Drive will be improved with 10-11' travel

Soquel Drive Improvements

lanes, left turn pockets at Soquel-Aptos Creek Road, Soquel-Trout Gulch Road and at the intersection of Soquel Drive and the new north-south street. Sidewalks will be provided on the southerly side of Soquel Drive and bike lanes on both sides. Parallel parking will be retained, to the extent feasible, on the north side of Soquel Drive.

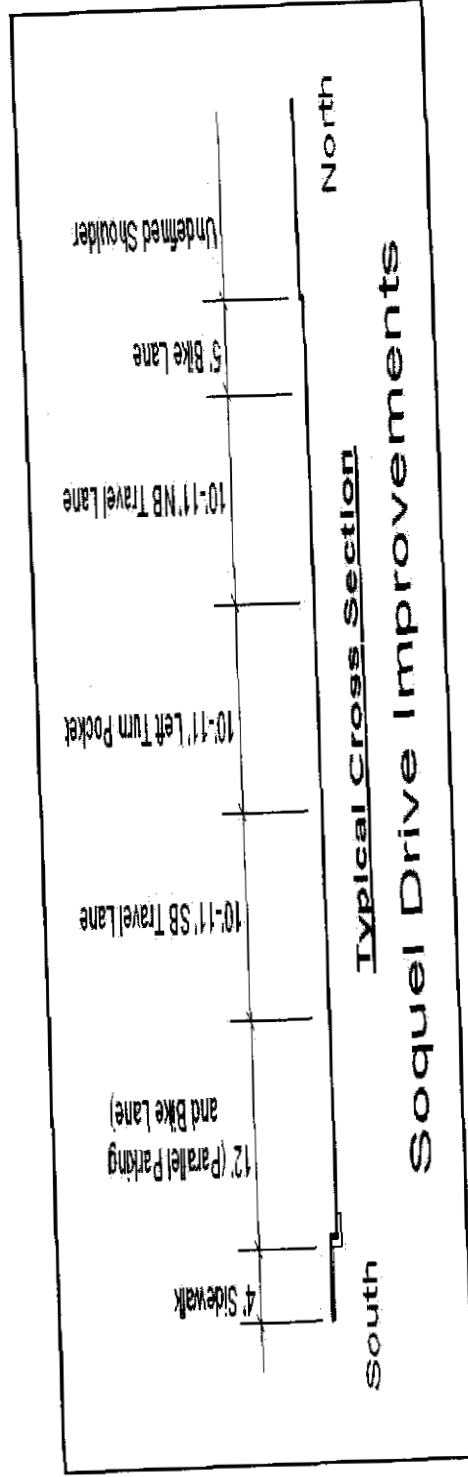


FIGURE 11A: SOQUEL DRIVE IMPROVEMENTS

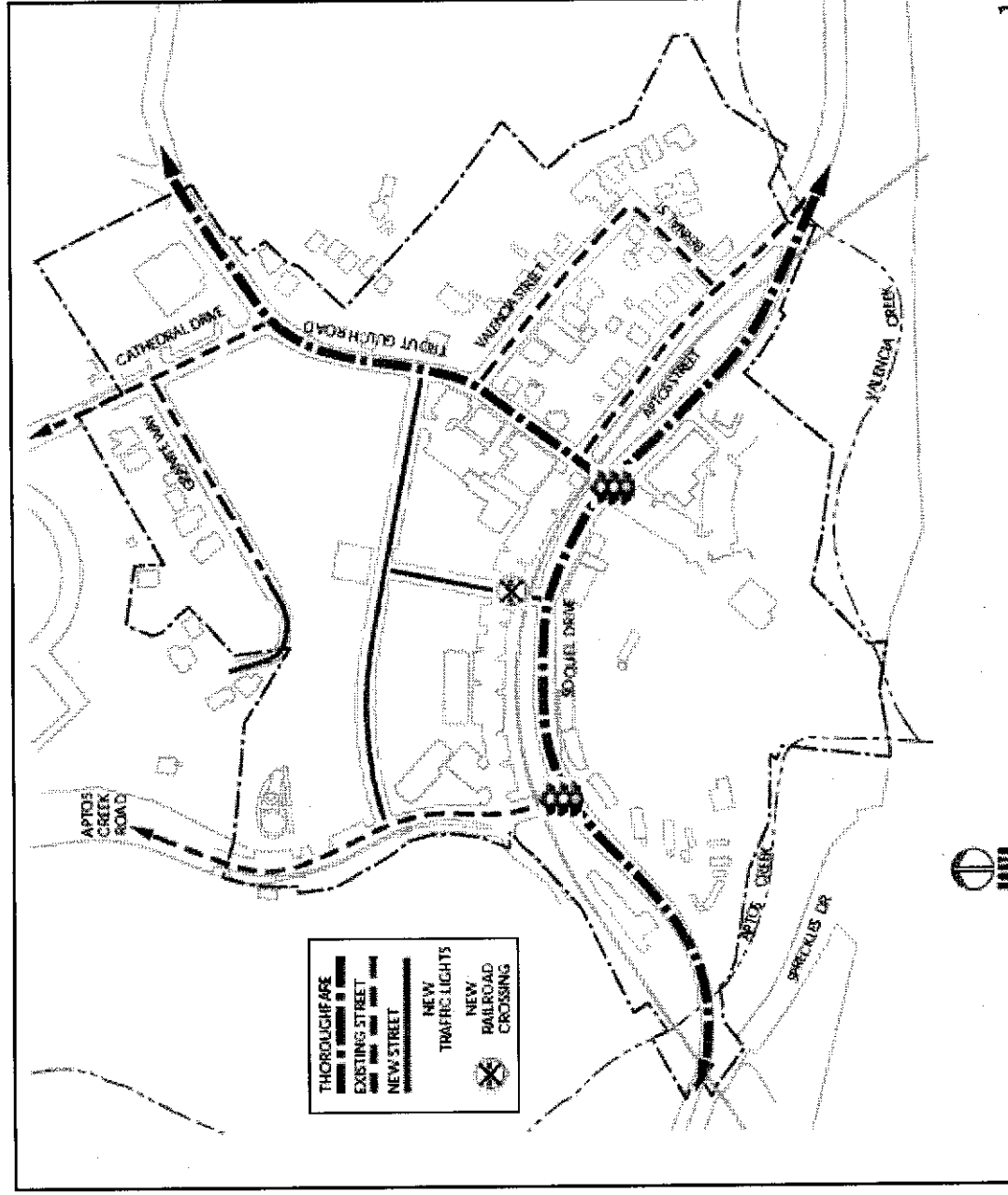


FIGURE 11B: TRAFFIC IMPROVEMENTS & NEW ROADWAYS, INCLUDING INTERSECTIONS, SIGNALS, & RR XING IMPROVEMENTS

SIDEWALK IMPROVEMENTS

Safe movement of pedestrians from one end of the Village to the other is a critical ingredient to the success of the Village Plan. Without improvements, the older part of the Village and the area of new development will never function as one integral Village area. Soquel Drive serves as the single biggest impediment to pedestrian access throughout the Village. Crossing this busy street can be hazardous. Pedestrian access into and out of the Village is also constrained by the lack of sidewalks at the railroad overpasses on Soquel Drive at each end of the Village. Finally, all the streets within the Village have gaps in the sidewalk system.

Making the Village pedestrian friendly is an important Village Plan goal. New development will be required to create a network of sidewalks that provide for pedestrian connectivity. The elements of a pedestrian-friendly neighborhood include:

- Sidewalks along the edge of all streets, where feasible, and along all building frontages.
- Sidewalk widths that are comfortable for walking two or three people abreast.
- Sidewalks within parking areas and connecting parking areas to street frontages.
- Mid-block sidewalks that connect to parking located at mid-block.
- Barrier-free crosswalks with traffic controls, where possible.
- Pedestrian amenities such as benches, lights, trash receptors and landscaping.
- Shading for principal sidewalks with street trees, awnings, canopies and arcades.

It is critical that most of these improvements be installed concurrently with the private commercial and residential improvements, particularly the crossings of Soquel Drive.

BUS & BIKEWAY IMPROVEMENTS

Bus service is currently provided to the area from Routes 54 and 71 that run between Santa Cruz and Watsonville along Soquel Drive and Freedom Boulevard.

Bicycle lanes exist along parts of Soquel Drive and Trout Gulch Road, but do not connect Aptos Village with other parts of Aptos to the east and west due to the narrowing of Soquel Drive at the two railroad overpasses at each end of the Village on Soquel Drive.

Needed bike improvements include better signage at the junction of Soquel Drive and Trout Gulch Road and bike racks in the commercial areas.

Bus stops will be improved with turnouts, shelters and connecting sidewalks and other pedestrian improvements.

Bus stop alternative locations are illustrated in Figure 12.

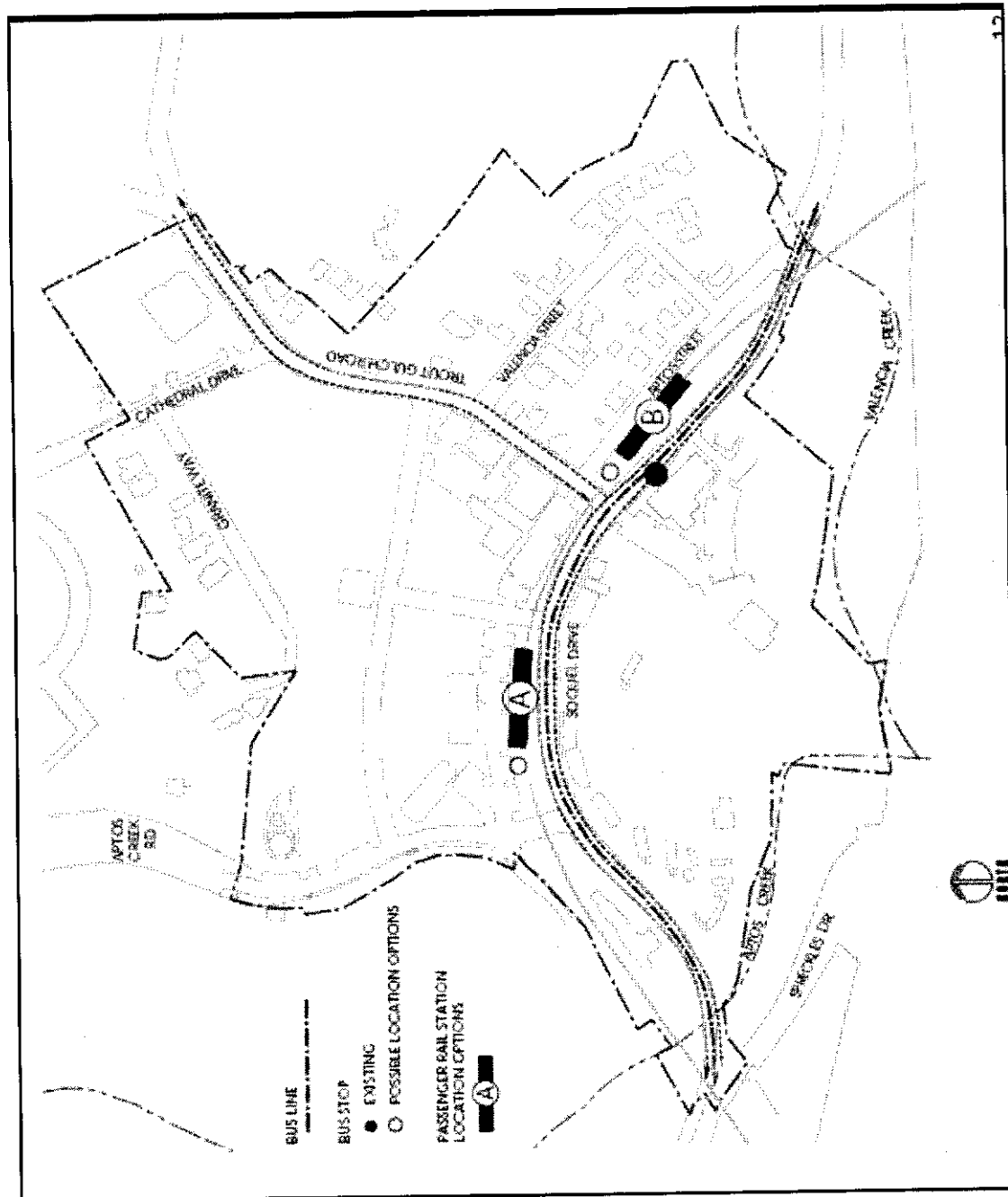


FIGURE 12: BUS AND RAILROAD OPTIONS

RAILWAY LINKS

For many years there has been community-wide discussion about the potential for public ownership of the rail system and the potential for someday having a passenger rail system serving the area. While it is premature to assume that there will be passenger rail service, it is prudent to accommodate the potential for such a plan to occur in the future. Therefore, the Plan identifies two alternate areas to be set aside for locating passenger-loading areas should passenger rail service or a tourist trolley be provided in the future. Both locations A and B are 40' wide and 200' long and bisected by the railroad tracks. Both locations are well connected to the Village by sidewalks. These are illustrated in Figure 12.

VEHICLE PARKING

Existing parking in the entire Village includes about 140 spaces on the street and 375 spaces in parking lots for a total of about 515 spaces. The existing Village Core includes 145 parking spaces in parking lots. It should be noted that this does not include the informal parking that currently is used in the core area - along the north side of Soquel Drive and at the entrance to Nisene Marks Park. As well, these parking tabulations do not include the off-street parking spaces that serve existing single-family residences on Granite Way, Valencia, Bernal and Aptos Street.

The existing parking supply is poorly distributed and badly connected by driveways and sidewalks to the businesses served. Future parking must not only provide all parking required for new

uses, but also ensure that any existing parking lost to street improvements be taken into account when sizing the new parking areas.

New off-street parking spaces must be well located to conveniently serve adjacent commercial and residential uses and be well connected by driveways and sidewalks. Additionally, some 80 to 85 more parking spaces will be provided on the new streets.

The Planned Unit Development (PUD) will address the parking needs of the Village Core and require adequate on and off-site parking be provided in the range of 400-500 spaces dependant on the ultimate amount of new commercial space, residential units and intensity of commercial uses. In addition, parking spaces for the future skatepark and parking for users of Nisene Mark State Park will be addressed in the PUD. Parking requirements for other areas of Aptos Village are found in Chapter 4.

It is also important to recognize that future County-sponsored improvements along the north side of Soquel Drive could reduce the number of informal parking spaces. This could occur with or without the additional development in the Village Core, given the need to formalize public transit pullouts and related pedestrian access in the area. As well, installation of an eastbound left turn pocket at the Soquel Drive/Aptos Creek Road intersection will require reconfiguring parking at the commercial property (APN 41-561-04) at the northwest corner of that intersection (currently Britannia Arms).

WATER DISTRIBUTION

Currently, water distribution lines in Aptos Creek Road, Soquel Drive, Trout Gulch Road, Cathedral Drive and Granite Way provide water to serve the Village's needs. The system is owned and operated by the Soquel Creek Water District (SCWD). However, with the exception of the extension along Granite Way, the interior portion of development area lacks any existing facilities. Water mains are generally 6-inch to 8-inch diameter. Existing SCWD wells are located in the "flatland" area south of Soquel Drive and along the westerly side of Aptos Creek Road. Through discussions with personnel at both the SCWD and Aptos/La Selva Fire Protection District, it has been determined that the existing water system is adequate to meet fire flow demands as well as the proposed Village Plan needs.

In conjunction with new development, new water lines will be installed throughout the development area. Additionally, SCWD has identified a potential need for a well site within the Village Plan area.

WATER SUPPLY

The issue of the source of water supply is a different issue than how it will be distributed. Over the years, the groundwater basin that serves as the principal source of supply for the Soquel Creek Water District, has reached or exceeded its safe yield. As a result, the District has implemented a number of measures to ensure the protection of the water supply for current and future customers. In particular, they have instituted a "water offset" program that

requires developers to retrofit existing water consuming fixtures on other properties in an effort to create "new" water to meet the needs of the new development. In fact, the program requires the offset to exceed the projected water demand for the new development (currently 1.2 to 1.) Any development in the Village will be subject to these or subsequent requirements adopted by the Soquel Creek Water District.

SEWER SERVICES

Much like the existing water system, sanitary sewer mains exist around the perimeter of the development area with short extensions along Granite Way and from Trout Gulch Road to serve the Bay View Hotel and surrounding buildings. The system is part of the Santa Cruz County Sanitation District system.

An 8-inch line runs north along Aptos Creek Road approximately 600 feet and will provide connection points for extensions into the westerly portion of the development area. The 8-inch line ties into the system in Soquel Drive flowing westerly toward Spreckles Drive.

Waste from the easterly half of the site as well as surrounding neighborhoods is collected in Trout Gulch Road. From there an 8-inch line carries it east along Valencia Street, then Bernal Street to Soquel Drive from where it leaves the Village heading easterly.

All waste from the Village area is sent to a pump station near the beach in Rio del Mar flats, where it will be piped in existing mains northward to the main sewage treatment plant in Santa Cruz. The Santa Cruz County Sanitation District has conducted video

inspection of the existing systems within the entire Village Plan area and has identified the need to replace some of the mains. These improvements will be made by the County prior to or in conjunction with any other infrastructure improvements made in conformance with the adopted Village Plan.

STORM DRAINAGE

Presently, the Village area has very little in the way of storm drain improvements other than a system in Trout Gulch Road at the intersection of Cathedral Drive. That system conveys storm water easterly to Valencia Creek. Elsewhere throughout the Village storm runoff is handled by surface means in an informal and unregulated fashion with about 2/3 draining to Valencia Creek and about 1/3 draining to Aptos Creek. Soils behind the existing buildings along the northerly side of Soquel Drive are frequently saturated during the winter season, resulting in several areas of standing water. In the lower regions around Aptos Station and the Bay View Hotel, runoff from the parking areas is generally directed toward the northerly side of the railroad tracks paralleling Soquel Drive where the water tends to pond in the winter months before flowing into Aptos Creek.

Future development must provide drainage improvements that will include an engineered system of inlets and storm drains designed to convey runoff to designated points of discharge near Aptos Creek and Valencia Creek. Detention basins, bioswales, water gardens and other similar "Best Management Practices" will be required to maintain pre-development release rates, maintain water quality and supply and protect the two creeks from hydrologic

disturbances. Future developers of the Village Core area will be required to coordinate drainage infrastructure and management.

Figure 13 illustrates the overall infrastructure improvements that would be required in the Village area to accommodate current and future developments needs.

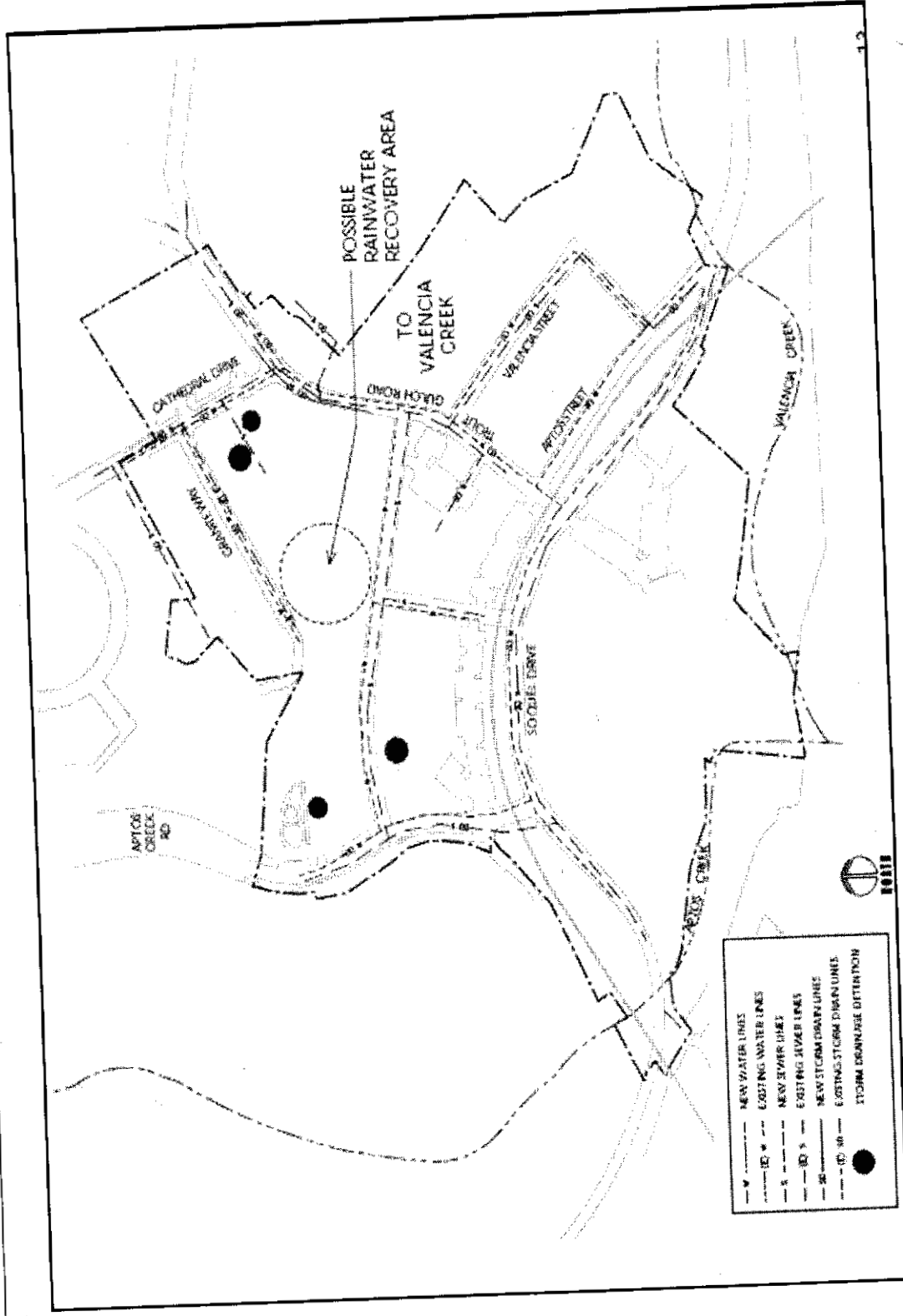


FIGURE 13: INFRASTRUCTURE

INFRASTRUCTURE FINANCING

Providing financing for the scale of infrastructure needed to make this plan possible is a major challenge. Preliminary estimates suggest costs for infrastructure improvements at approximately \$10 million (in 2007 dollars). The majority of these costs will need to be borne by future developers, under the guidance of this Village Plan. It will be critical to ensure that the Plan provide adequate development potential on vacant properties to allow developers to shoulder these substantial costs. It is also appropriate for the County to play a role in financing and constructing some of these improvements.

This Plan envisions that the Village Core be developed as a whole, although various aspects of the development may be phased. As part of the Planned Unit Development (PUD) for the Village Core, the developers may request that the Board of Supervisors direct the use of impact fees to particular County projects in the Village or reduce all or a portion of the applicant's impact fees in recognition of other off-site improvements that they will construct in the Village.

Design and construction of a new east-west street, and new north-south street connecting Soquel Drive to the new east-west street by the developer will qualify for fee offsets.

The following off-site improvements qualify for fee offsets, based on total costs:

- Design and construction of drainage systems outside the boundaries of the Village Core.
- Although not offsite, the skatepark donation (dedication) to the County.
- Modification of signal phasing to provide permissive left-turn phasing for Aptos Rancho Road, located outside of Aptos Village.

This Plan envisions that the following improvements will ultimately be constructed by the County, as part of the overall improvements to the Village area:

- Traffic signals and westbound left turn lane onto Post Office Drive for Trout Gulch/Soquel Drive intersection;
 - Traffic signals and eastbound left turn lane for Aptos Creek Road/Soquel Drive intersection;
 - Eastbound left turn lane for Soquel Drive/new north-south street intersection;
 - Railroad safety barriers where they are required for Aptos Creek Road and Trout Gulch Road railroad crossings.
 - Sewer mainline replacements and upgrades along Soquel Drive, Trout Gulch Road, Aptos Street, Bernal Street, Valencia Street and across the northern portions of APNs 41-011-32 and 041-011-34.
 - Roadside improvements along the north side of Soquel Drive (between Aptos Creek Road and Trout Gulch), Aptos Creek Road, and Trout Gulch (except the frontage of the new development area).
 - Pedestrian improvements across the Soquel Drive Bridge and along Trout Gulch to the Valencia Elementary School will occur at a later date, depending on available funding.
- Based on the most recent cost estimates, the developer would be responsible for approximately 52% of the overall infrastructure

costs, or about \$4,200,000. The County's share (in 2007 dollars) would be about \$3,750,000 which would need to be financed through development impact fee revenues, grants, or other sources. The County's CIP should be updated to include the County's share of improvements. It is possible that some components of the infrastructure improvements that are the responsibility of the County could lag behind the development, if adequate public funding sources cannot be identified. The Planned Unit Development will address the phasing of and responsibility for infrastructure improvements in more detail.

CHAPTER 6: DESIGN

The purpose of this Chapter is to define in more detail the design requirements for the Village area and for the new development area in the Village Core.

Residents of Aptos have experienced numerous proposals for new developments in the area over the years. For a number of reasons, property owner cooperation and financial feasibility has faded over time. The point of this Chapter is to clearly define the foundation design concepts that will be expected of anyone attempting to implement this Plan -- whether next year or ten years from now.

UNIFYING THE VILLAGE

Before engaging on the details for new possible developments in the Village Core, it is important to first establish key design elements that will serve to unify the overall Village area. Because it is important for the entire commercial area in the Village to function as one cohesive area, with the benefits of the new development experienced by the entire business district, it is important to unify the area with regard to a number of key features, including:

- Entry signage for the Village,
- Common private business signage standards,
- Common street lighting,
- Integrated pedestrian improvements, including key connections across Soquel Drive,

- Access from public transit to all areas of the business district,
- Common street side landscape features, where possible, and
- Common architectural design standards among the commercial buildings.

These are discussed in more detail in the following sections of the Plan.

SIGNAGE

ENTRY SIGNAGE

Clearly defined complementary entry signs for the Village should be provided along Soquel Drive at the eastern and western entries to the Village, as well as entering the Village from Trout Gulch Road.

PRIVATE BUSINESS SIGNAGE

Private business signage throughout the older and newer sections of the Village should reinforce the pedestrian character of the area. While harmony of signage is desirable, uniformity stifles the uniqueness of the Village; therefore, several types of acceptable signage are allowed.

The following are the sign standards for the Village Plan area:

- The maximum sign area is limited to ½ square foot (72 square inches) per lineal foot of the frontage of the business. Sign area includes:
 - The area within a well-defined sign border;
 - On a sign without a defined border, the area within the perimeter which encloses the letters, symbols or logo.

- More than one sign per business is allowed as long as the maximum sign area is not exceeded.

Allowable sign types include (also see Figure 14):

1. Wall signs
2. Blade signs: Blade signs may extend out from the façade or hang from porch and arcade soffits. There must be at least 7 feet of headroom to the bottom of the sign. The sign is limited to 24" extending from a wall or hanging from a soffit. Soffit signs must have a 6" gap between the sign and the soffit. One blade sign is allowed per business
3. A-Frame (Sandwich Board) sign: (one maximum per business) not exceeding 24" in width and 36" in height located inside a dooryard and not impeding pedestrian traffic. The sign shall be removed when the business is not open.
4. Window Signs: Window signs are allowed in storefront windows except in any portion of the window between 3 feet and 6 feet above the sidewalk. Window sign area

must not exceed 20% of the glass area of the window in which it is located.

5. Monument Signs
6. One monument sign may be allowed for those buildings facing Soquel Drive or Trout Gulch Road.

Prohibited sign types include:

1. Roof signs
2. A-Frame (Sandwich Board) signs located outside of a dooryard or impeding pedestrian traffic.
3. Monument signs for buildings not facing Soquel Drive or Trout Gulch Road.

SIGN LIGHTING

Wall, blade and window signs may be lit from above. Monument signs may be lit from below. Internally lit and box signs are not allowed. Neon signs are not allowed; however, accents are allowed.

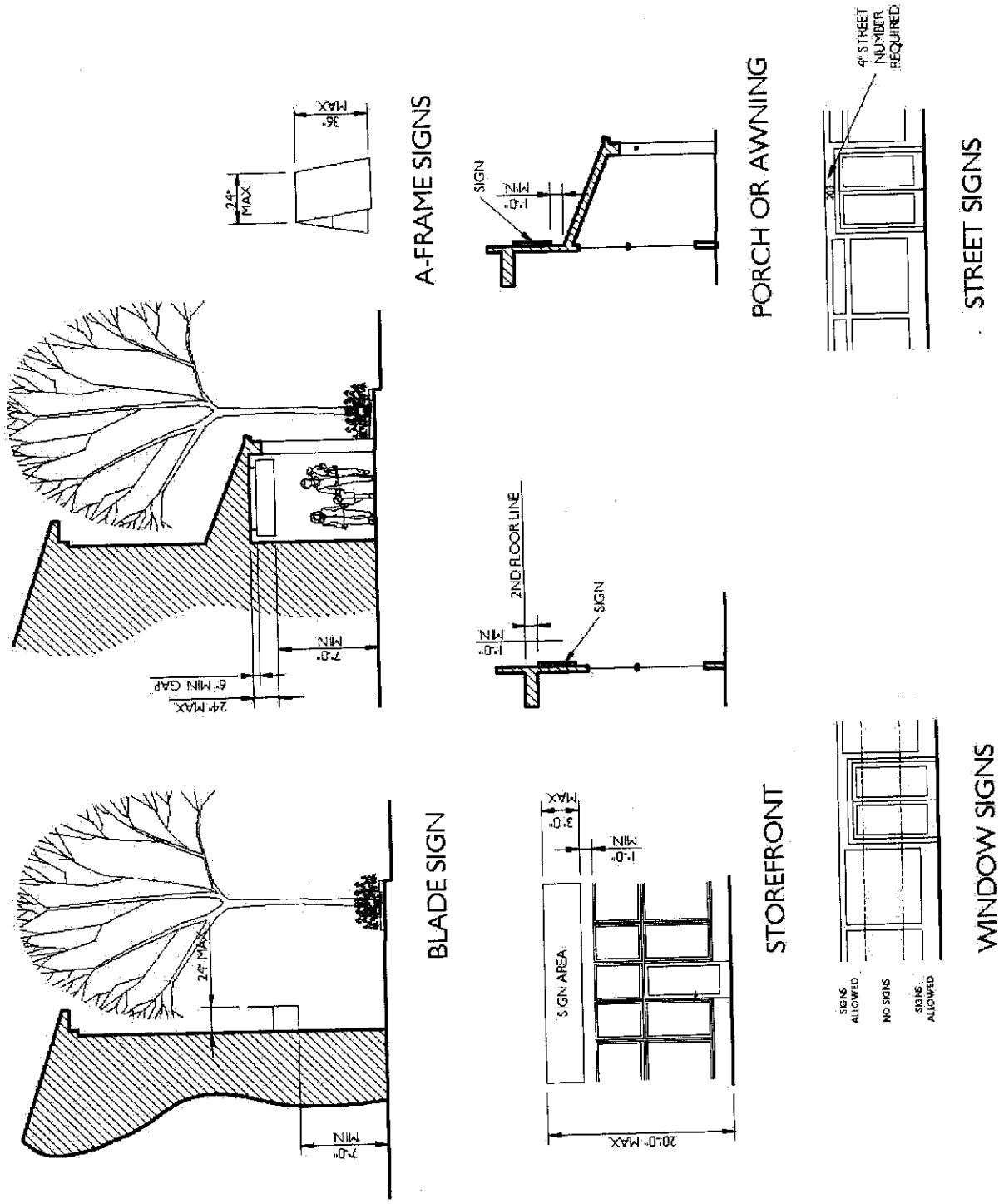


FIGURE 14: SIGNS

STREET LIGHTING

Street lighting in the Village should be consistent and complement the character of the architecture of the Village. Lighting should illuminate the street and not upper-story residential units or the night sky.

It will be important to establish a funding mechanism for maintaining the new street lighting, ideally funded by merchants in both the established and new business areas.

STREET FURNITURE

Attractive street furniture can serve as jewelry to a neighborhood's appearance. Benches, waste receptacles, landscaping grates and similar items should be selected for both their utility and enhancement of the architectural character of the Village.

INTEGRATED PEDESTRIAN IMPROVEMENTS &

DISABLED ACCESS

As was already illustrated in Chapter 5, sidewalks will need to create a strong pedestrian connection between the new and older portions of the Village. Additionally, it will be critical that access for persons with disabilities be provided from the new, more formal transit bus pullouts to both the established and new commercial areas of the Village.

UNIFYING LANDSCAPE FEATURES

Since the new east-west and north-south roadways will be designed and built to include street trees and other landscaping, it will be important to provide such features, with similar landscaping

materials, as part of County-funded improvements along Soquel Drive, Trout Gulch Road, and Aptos Creek Road. Because the width of the right-of-way is limited in some areas, such features would only be required where adequate space exists. Additionally, it will be important to establish a funding mechanism for maintaining such landscaping, ideally funded by merchants in both the established and new business areas.

ARCHITECTURAL DESIGN

The issue of architectural design is a more delicate topic. Some would suggest that new buildings be designed to strictly conform to the predominant architectural character of the established business area. Others would argue that new structural design requirements, available materials, and the desire for providing opportunities for more diversity in architecture would lead to a lighter touch in terms of architectural standards. In fact, there is room between these two perspectives, which allows for newer buildings that meet current standards while reflecting some of the key elements of the current style buildings. The new building at the southeastern corner of the Soquel Drive/Trout Gulch intersection (APN 41-042-47) is a good example of balancing these two goals.

This Plan recommends that balance be extended to new buildings constructed throughout the Village area. In addition, it is required that new buildings incorporate green building principles in layout, materials and finishes. More details for the Village Core Area (Area III) are discussed in the following section.

NEW DEVELOPMENT AREAS

DEFINING OPPORTUNITY SITES

As was the case with the 1979 Design Framework for the Village, this Plan builds from a core framework of elements within which the various development sites become defined. These key elements include the existing and new roadways serving the area and the private and public recreational areas (Village Common and Skatepark).

Once those elements are defined, a series of possible development sites become defined. These are illustrated and numbered in Figure 15, with development potential within each site described below in Figure 16. Altogether, these sites, if developed to the maximum allowed by Figure 16, would add 75,000 gross square feet of new commercial space and 63 residential units to the Village Core area. While there may be some minor variations to what is laid out in that figure, for the purpose of this Plan, it defines the upper limit of possible development.

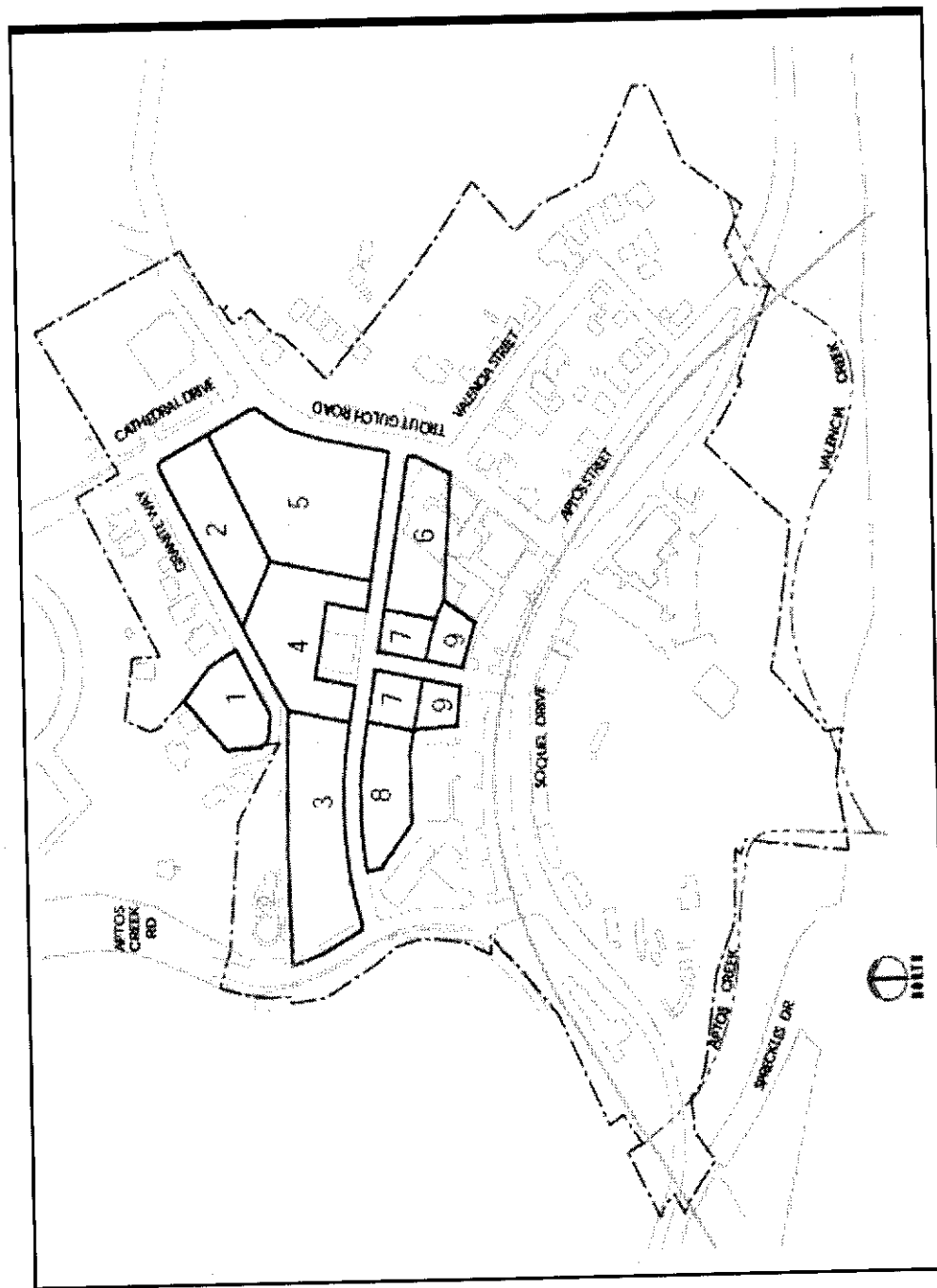


FIGURE 15: MAP OF VILLAGE WITH KEY FEATURES AND DEVELOPMENT OPPORTUNITY

**FIGURE 16: DESCRIPTION OF DEVELOPMENT POTENTIAL OF SITES
(KEY TO FIGURE 15)**

Site #	Maximum Commercial Square Feet	Maximum Number of Residential Units	Maximum Number of Stories	Uses/Other Requirements
1	0	6	3	Multi-Family dwellings developed at RM-3 density. 3 stories allowed if 1 st story is used for in-grade parking.
2	0	11	2	Row-house style multi-family dwellings developed at RM-2 density. Some units must front on Cathedral Drive.
3	10,500	17	2 with lofts	Buildings must appear as 2 stories along the new east-west street frontage.
4	31,500	8	3	3-story buildings facing the Village Common must minimize shading of the Village Common, include articulation to soften the bulk of 3-story buildings and allow for a harmonious transition to buildings of fewer stories such as the Apple Barn building.
5	13,000	0	2	Design of the building, if proposed as a sub-anchor, must give the appearance of a multiple tenant building. A portion of the building must front on Trout Gulch Road. Entry and access must be from the new east-west street.
6	2,500	0	2	Building must front on the new east-west street. Parking may occur off-site through indenture. If no building is proposed for this area, the 2500 maximum square footage may be reallocated to other site(s). The rear of the Bayview Hotel property, if no building is proposed, must be improved to provide a welcoming presence along the new east-west street frontage.

Site #	Maximum Commercial Square Feet	Maximum Number of Residential Units	Maximum Number of Stories	Uses/Other Requirements
7	5,500	7	3	Buildings must front on both streets and include an articulated corner feature.
8	6,000	10	2 with lofts	Buildings must appear as 2 stories along the new east-west street frontage.
9	6,000	4	2	Buildings must present well to Soquel Drive and provide a "front" appearance on the new north-south street frontage
Totals	75,000	63		

INITIAL DESIGN STANDARDS

In addition to establishing size, height and uses for the various private development opportunity sites created through this Plan, it is important to establish some basic parameters for the design of the buildings located on these sites. While more detailed design standards will be established in the implementing Planned Unit Development (PUD) for this Plan, key principles can be established at this time, including:

- To ensure that larger commercial uses not dominate the new development area, the PUD will establish frontage and appearance standards for anchor and sub-anchor stores.
- The architectural style of the buildings fronting the new east-west and new north-south streets shall give the impression of being constructed over a period of time, as is the case of organic main streets, rather than appearing to be matching or identical.
- To provide for an interesting variety of exterior materials and to honor the character of the current Village, a variety and mixture of exterior materials are encouraged.
- To encourage more vital activities in commercial and mixed use areas, require dooryard areas that allow for quasi-public outdoor areas in the front of businesses for street furniture and other uses (see Figure 17), wherever possible.
- To enhance the appearance of the new development areas, require privately maintained planting pockets along the new roadways (see Figure 18).

- To encourage more opportunities for quasi-public outdoor uses, establish that the County-controlled right-of-way along the new roadways in the Village Core will only cover the curb-to-curb area, allowing for more flexible uses along the sidewalk areas and private financing for the maintenance of planters and sidewalk areas.
- To create a more pedestrian and business friendly environment, require that new buildings be built in a location close to the new street (through reduction or elimination of front yard setbacks) with off-street parking generally to the rear of buildings.

- To encourage more interest in business areas and passage to parking lots, allow arcades through commercial and mixed use buildings (see Figure 19).
- To encourage residential activity along the new roadways to enhance vitality and create a public presence 24/7, allow overhanging decks (on upper stories) or porches to intrude into traditional setback areas (see Figure 20).
- To encourage more interesting architectural texture, allow other building projections into setback areas (see Figure 20).
- To provide variety and to reduce the appearance of bulk and mass, horizontal and vertical elements shall be incorporated into both commercial and residential structures (see Figure 21).
- To provide visual interest, a variety of roof types shall be used in both commercial and residential structures.
- To provide for complementary storefronts among buildings and provide light and adequate window area, establish standards for storefronts. Awnings may be used to shield glare and provide visual interest (see Figure 22).

Signs (see text and illustrations on Pages 43-45).

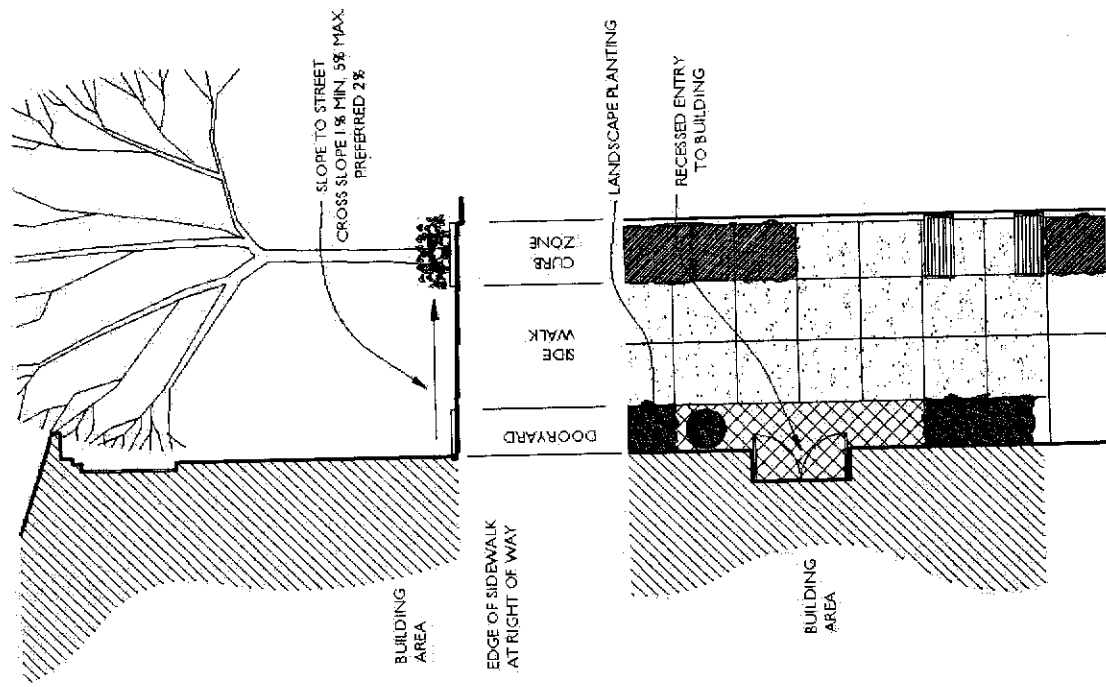


FIGURE 17: DOORYARDS

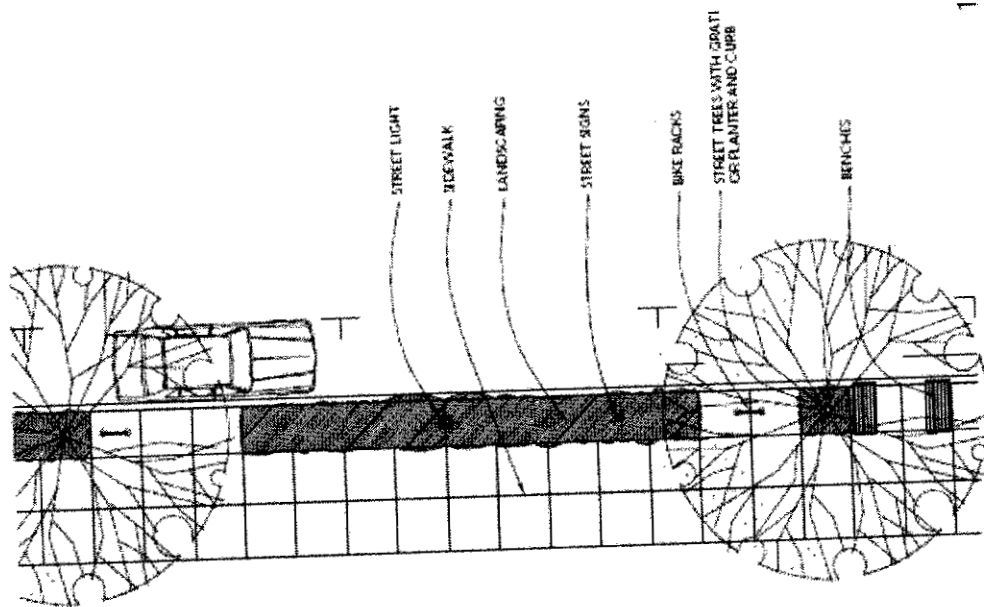


FIGURE 18: PLANTING POCKETS ALONG ROADWAYS

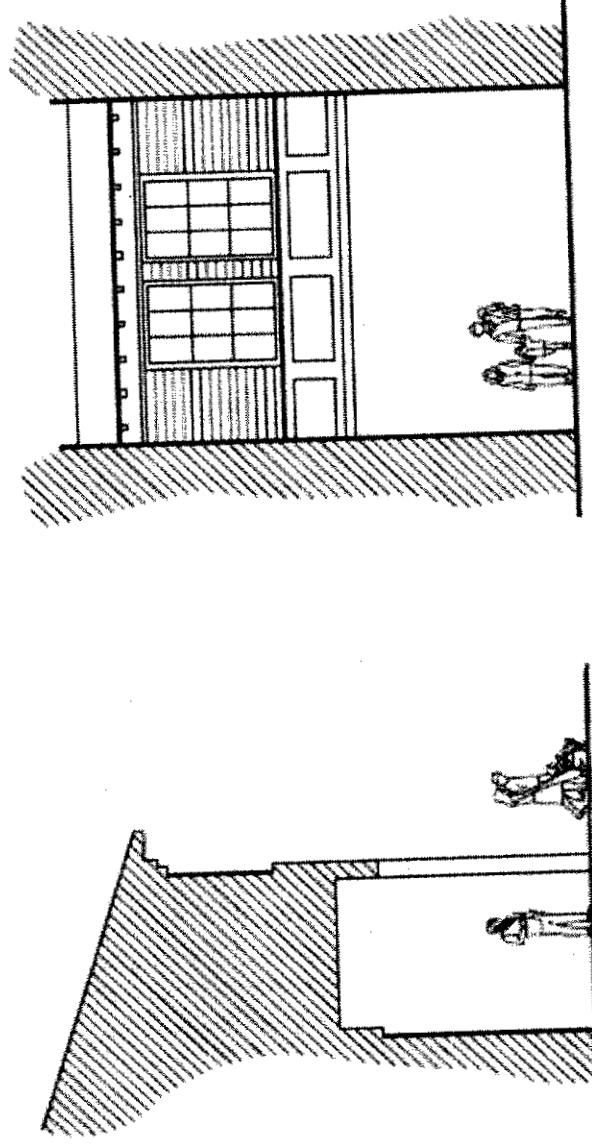


FIGURE 19: ARCADES

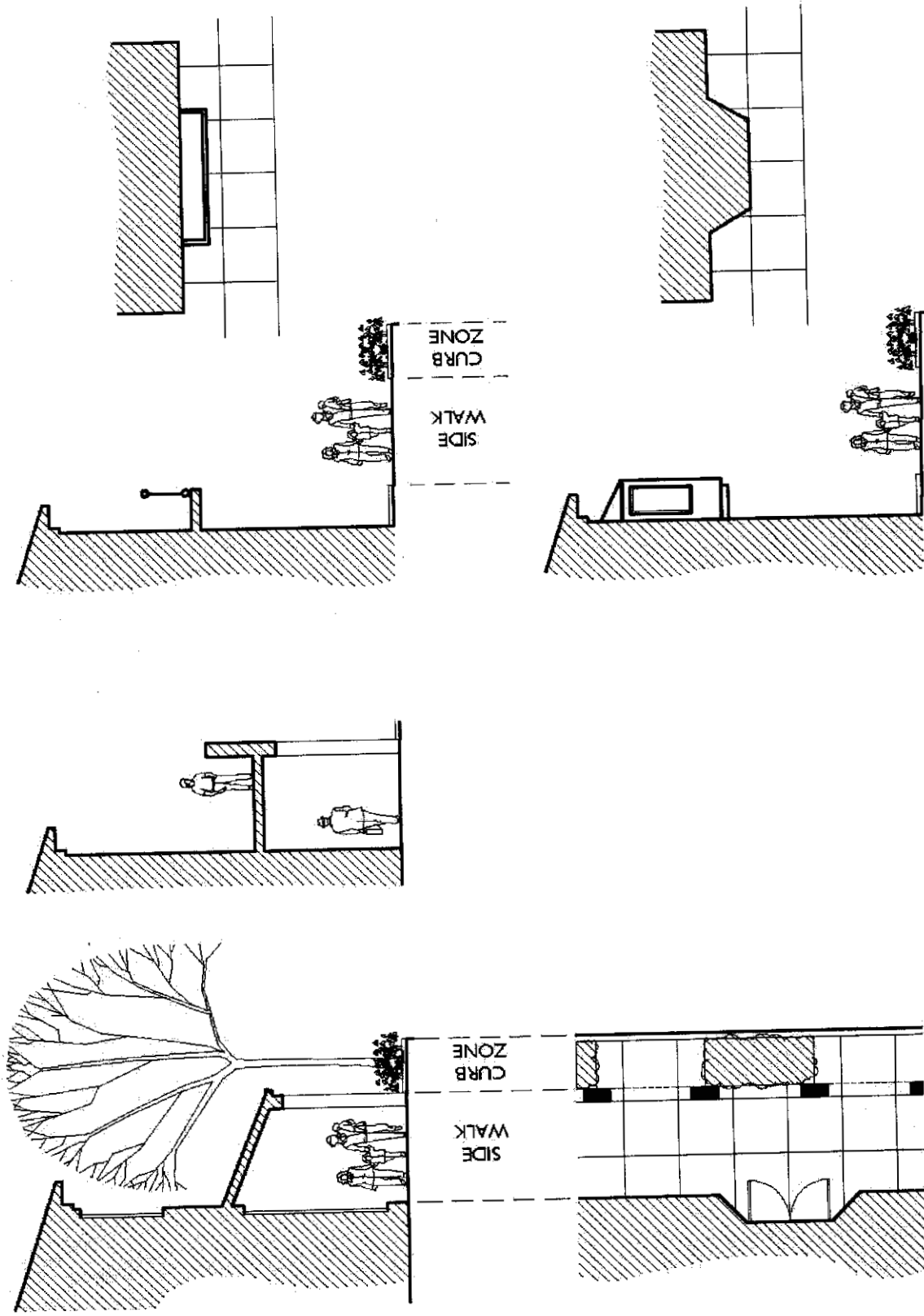


FIGURE 20: UPPER STORY PROJECTIONS

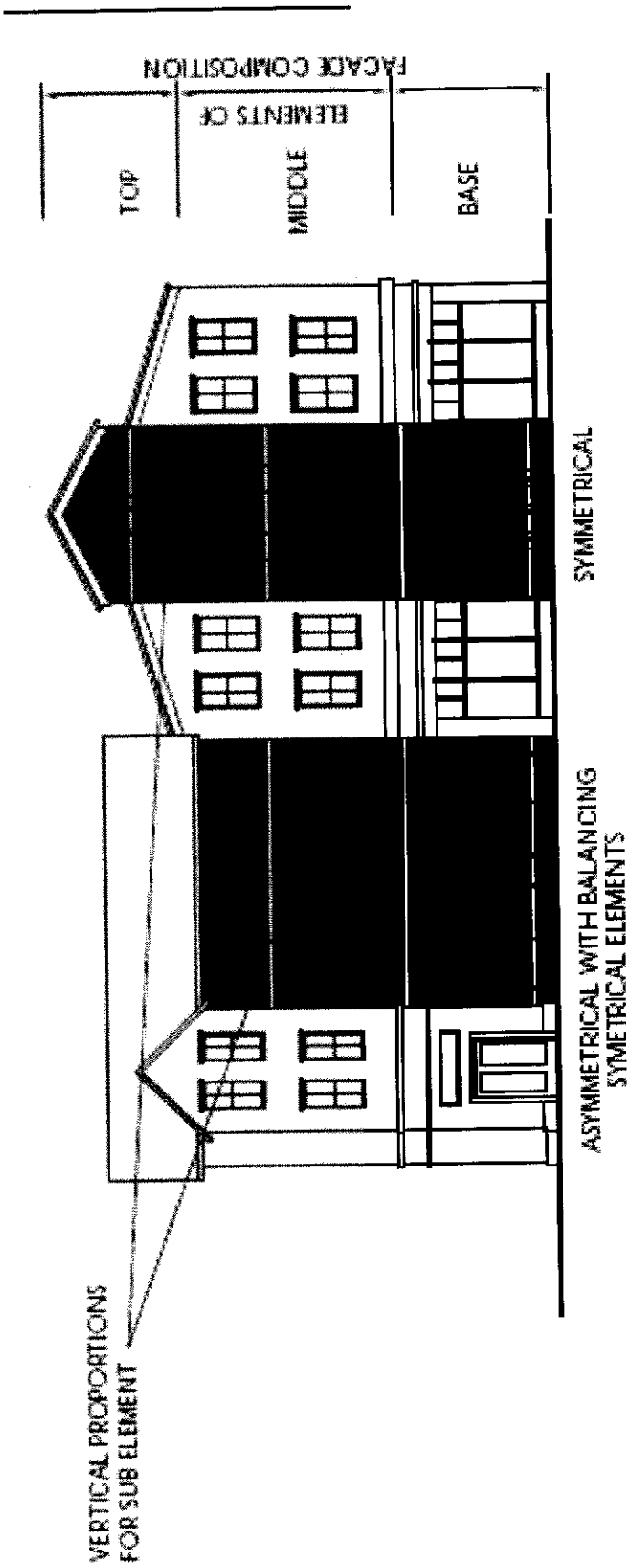
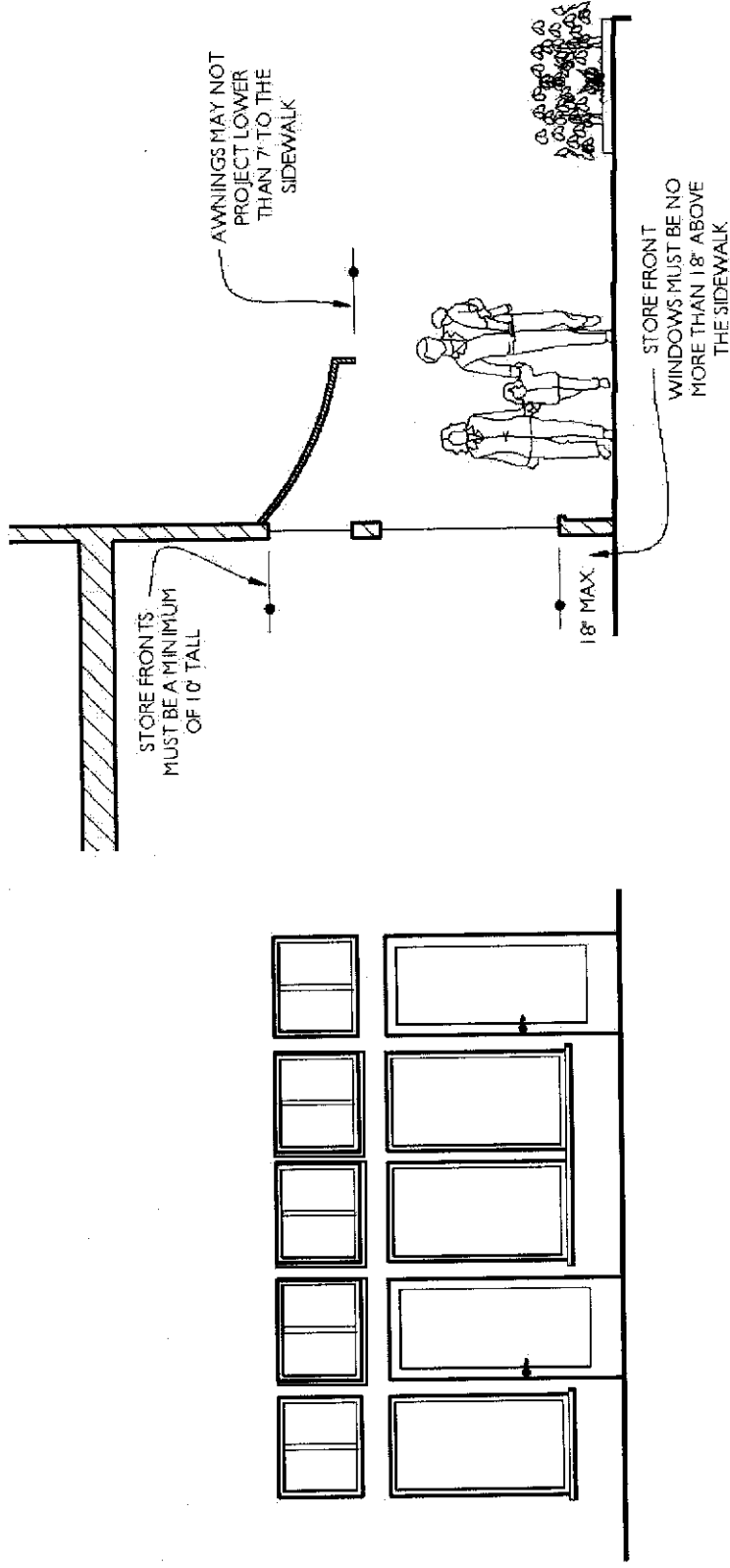
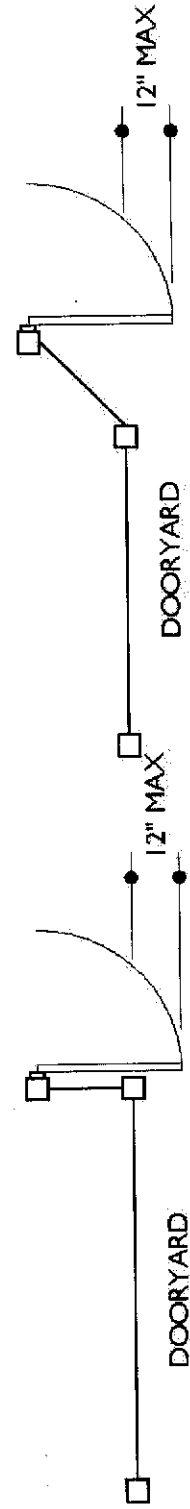


FIGURE 21: INCORPORATE HORIZONTAL AND VERTICAL ELEMENTS



STORE FRONT EXAMPLE



DOORS MAY SWING OVER A DOORYARD BY NO MORE THAN 12"

FIGURE 22: STORE FRONTS

CHAPTER 7: CONCLUSION & PLAN IMPLEMENTATION

For decades there has been an interest in expanding and unifying the various portions of the Aptos Village area. Building on the Aptos Village Design Framework, developed in the 1970s and modified in the 1980s, the community in 2001 came together to update that Framework and provide further details for changes in the Village area, in the form of a Village Plan. The initial stages of the associated community planning process developed a number of key goals for the Plan, including:

- Creating a Village Common at the heart of the community.
- Establishing a new east-west street to connect Trout Gulch and Aptos Creek Roads.
- Establishing a new north-south street connecting Soquel Drive to the new east-west street, intersecting at a Village Common, to provide a face of the new Village Core area to the vehicles and pedestrians using Soquel Drive.
- Defining improvement of Aptos Creek Road such that it will become a prominent entrance to Nisene Marks State Park.
- Building new housing developed as a transitional edge to the existing residential neighborhoods, with commercial and mixed commercial and residential uses in the interior of the Village.
- Defining a network of sidewalks making it pleasant to be a pedestrian in the Village.
- Requiring abundant parking, both on and off street, to make shopping convenient. To enhance the Village atmosphere, most off-street parking will be located behind buildings.
- Establishing well-landscaped streets to give the Village a pleasant and inviting ambience.

- Ensuring a mix of housing, shopping, dining, community services and employment to make the Village a colorful, friendly place and one that complements the scale of the current Village area.
- Providing a mechanism to protect the Hihn Subdivision (east of Trout Gulch Road) as a mixed-use area.
- Providing a mechanism to protect the existing business area along Soquel Drive as a vibrant and integral part of the overall commercial area in the Village.

NEXT STEPS IN IMPLEMENTATION

The preceding pages of this Plan lay out an approach for accomplishing these goals. But it is important, given the complexities of property lines, infrastructure, and market conditions, to provide a clear path for implementing the Plan and the vision. While past efforts for expanding and revitalizing the Village have failed, key past impediments to progress can be reduced through a series of actions, including:

- The County processing amendments to the General Plan and zoning designations for areas of the Village to reinforce this Plan;
- Future developers submitting an application for a parcel reconfiguration of the Village Core properties, in cooperation with the property owners, to conform to the new roadway layout and provide appropriate frontage on the proposed new streets;
- Future developers submitting an application for a Planned Unit Development (PUD) within the Village Core. The PUD will both define what would be expected of the developers and provide certainty for the developers, in light of the substantial private

infrastructure required to implement the Plan. That PUD would be subject to public input prior to final approval by the Board of Supervisors.

- Future developers bringing forward specific development proposals to address the requirements of the PUD. These plans would also be subject to public review to ensure compliance with the Plan vision.
- Ultimately, the developer would receive permits to install required infrastructure and build commercial and residential structures in the Village, as allowed by a phasing plan.
- The County installing infrastructure—such as traffic signals and road improvements—as outlined as Chapter 5.

In order to recognize that the Village Plan addresses more than the area of new development, implementation measures should also include:

- Ensuring that key connections are made between the Village Core and the business area along Soquel Drive through pedestrian connections, common lighting and landscaping, and other features.
- Enhancing the vitality of the current business area along Soquel Drive through amending the current zoning for commercial properties to recognize those legal uses that have and will continue to provide services to the larger Aptos community.
- Amending the current zoning for the Hihn Subdivision area to allow continuation of the current mix of uses in the area.

The key steps are described in more detail below.

RECOMMENDED LAND USE AMENDMENTS

One of the first steps to allow the Plan to proceed is putting into place the appropriate General Plan and Zoning designations for the various properties in the Village area. In order to enact the land use designation changes needed to implement this Plan, the following changes are recommended.

HIHN SUBDIVISION

Because the Hihn Subdivision is almost completely built-out, there is no particular reason or advantage to the community to change the existing General Plan land use designations there. As such, it would remain as Community Commercial (C-C), Residential Urban High Density (R-UH), Residential Urban Medium Density (R-UM), Public Facility/Institutional (P), and Urban Open Space (O-U). The Hihn Subdivision area is comprised of commercial, residential and mixed uses. To better recognize existing uses and to allow for flexibility of use and regulation to ensure consistency with the General Plan, under this Village Plan the zoning of the area should be changed to Special Use (SU) while retaining the existing Historic Resource (-L) Combining District for historic structures. This would formally recognize the mix of stand-alone residential, commercial, and office uses as well as mixed uses and allow the property owners to more easily develop and upgrade their properties.

SOUTH OF SOQUEL DRIVE

Land uses in this area should remain commercial, and therefore are recommended to remain Community Commercial (CC), Parks and

Recreation (O-R) and Urban Open Space (O-U) for the parcels included in this Plan. To be consistent with the uses of the rest of the developed parcels in this Plan Area, the zoning of the Plan Area should be changed from Neighborhood Commercial (C-1) and Professional and Administrative Office (PA) to Community Commercial (C-2) and Parks, Recreation and Open Space (PR) and retain the existing Combining Districts.

Since land on the south side of Granite Way will be redesignated from commercial to exclusive residential use, future developers will be required to provide 40% of the resulting residential units as affordable units, pursuant to Chapter 17.10 of the County Code.

Figures 24 and 25 illustrate proposed General Plan and zoning changes to implement this Plan.

VILLAGE CORE

Under this Village Plan, the Village Core (including the Residential Transitional area), is proposed to have five land use designations: Community Commercial (C-C); Residential Urban High Density (R-UH); Residential Urban Medium Density (R-UM); Public Facility/Institutional (P); and Park, Recreation and Open Space (O-R). Similarly, the area should be rezoned to seven zone districts: Community Commercial (C-2); Single-Family Residential, 6,000 square feet of land per unit (R-1-6); Residential Multifamily, 2,000 square feet of land per unit (RM-2); Residential Multifamily, 3,000 square feet of land per unit (RM-3); Residential Multifamily, 4,000 square feet of land per unit (RM-4); Parks, Recreation and Open Space (PR); and Public Facility (PF), while retaining the existing Historic Resource (-L) Combining District for historic structures.

RESIDENTIAL TRANSITIONAL AREA

Solely residential uses are allowed along the northern edge of the Village Core and on both sides of the existing Granite Way, opposite the Post Office, at densities consistent with the Residential Urban-High and Residential Urban-Medium land use designations.

RECOMMENDED FEATURES OF A PLANNED UNIT DEVELOPMENT (PUD)

One of the advantages of a Planned Unit Development (PUD) is that it allows the County to define a portion of the community that, because of unique attributes, warrants creating special development standards, permit processes, and financing structures that are different than those that generally govern development throughout the rest of the County. In the case of Aptos Village, the mixed use nature of the Village Core, the desire to create a more "Main Street" feel to the area, and the goal to manage the development and ultimate uses in an integrated fashion, makes a strong case for use of a PUD to guide new and existing development in the Village Core. The PUD also provides the developers more certainty with regard to development standards, enabling them to make the long-term investment in infrastructure that will serve both future and existing uses.

Key features to be addressed in the PUD include:

- Ensuring that development of any properties in the Village Core cannot occur without adherence to this Plan;
- Defining preferred uses for existing as well as future buildings;
- Defining allowed special building, zoning and parking standards for any future development;
- Establishing use standards to ensure that new commercial uses are properly scaled for the proposed parking;
- Establishing building scale standards to ensure that they are compatible with the character of the Village;
- Creating standards for protection of historic structures;

- Ensuring that the size and location of the Village Common and Skatepark occur, consistent with the Plan;
- Formalizing infrastructure requirements and financing responsibilities;
- Establishing potential infrastructure and private development phasing;
- Establishing a method for financing the maintenance of private and quasi-public facilities; and
- Providing the developer(s) with surety of allowed building sizes and uses.

POSSIBLE TIMEFRAME FOR ACTION

It is recommended that Planning Department staff bring this Plan, the recommended land use and rezoning changes to the Board of Supervisors for review and adoption concurrently. Actions on these elements will require formal public hearings and are anticipated to be completed in early 2010. The remaining timeframe for implementation of the parcel reconfiguration, adoption of the Planned Unit Development, infrastructure and private development will be driven by the landowners in the area.

Developer actions and timing will be driven by available financing and market conditions to construct the required infrastructure and private development projects as well as a cooperative working relationship among affected property owners. To the extent that improvements are phased over a number of years, the PUD will need to develop a thoughtful plan for phasing infrastructure with private developments.

ATTACHMENT 2

Biotic Assessment for Aptos Village Project November 2009

**BIOTIC ASSESSMENT FOR THE PROPOSED
APTOS VILLAGE PROJECT
SANTA CRUZ COUNTY, CALIFORNIA**

Prepared for

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November 2009

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INTRODUCTION

This report presents the methodologies and findings of a botanical and wildlife assessment conducted by EcoSystems West Consulting Group for the proposed Aptos Village Project in Santa Cruz County, California. The objectives of the botanical and wildlife assessment were:

- To characterize the vegetation in the vicinity of proposed project area.
- To identify the wildlife resources (habitats and species) in the vicinity of the project area.
- To identify special-status plant and wildlife species and sensitive habitats occurring, or potentially occurring, in the project area.

SITE DESCRIPTION

The project site is located within the community of Aptos, north of State Highway 1. The site is located adjacent to the present footprint of the Aptos Village commercial district and is in close proximity to Aptos Village Park and the Forest of Nisene Marks State Park. The approximately 13.5 acre site is bordered by Soquel Drive to the south, Village Drive, Granite Way and Cathedral Avenue to the north, Trout Gulch Road to the east, and Aptos Creek Road to the west (Figure 1). The site is situated in an open area between Aptos Creek to the west, Trout Gulch to the east and Valencia Creek to the south. Residential neighborhoods comprise the majority of the surrounding areas.

Existing features within the proposed project site include various businesses such as a historic barn built in 1890 that presently operates as an antique dealership, the historic Bayview Hotel, retail merchants, and professional office buildings along Soquel Drive. The Aptos Bike (BMX) Park maintained by the County of Santa Cruz, the foundations of several remnant structures, an open ruderal field, a densely vegetated wooded hillside, and unpaved roads and parking areas occupy the remainder of the site.

PROJECT DESCRIPTION

The County of Santa Cruz and Barry Swenson Builders plan to redevelop the Aptos Village project area for residential and commercial mixed-use development and public open space, including a network of sidewalks and bike paths. Previous plans for this site were proposed in 1979 and were last updated 1985. The County Board of Supervisors has addressed the need to revise the antiquated plans to reflect inputs from the community gathered in a series of public meetings between 2002 and 2003. Community members, business representatives, and planning staff have gathered over a series of more than 12 meetings to outline issues such as traffic, housing, shopping, parking and a town plaza.

According to the preliminary site plan drawings for the project (Ifland Engineers April 18, 2008), the proposed village plan includes the construction of 15 new commercial buildings and 60 residential units (one-bedroom flats, townhouses, and work-live flats).

Draft Biotic Assessment for the Proposed Aptos Village Project, Santa Cruz County

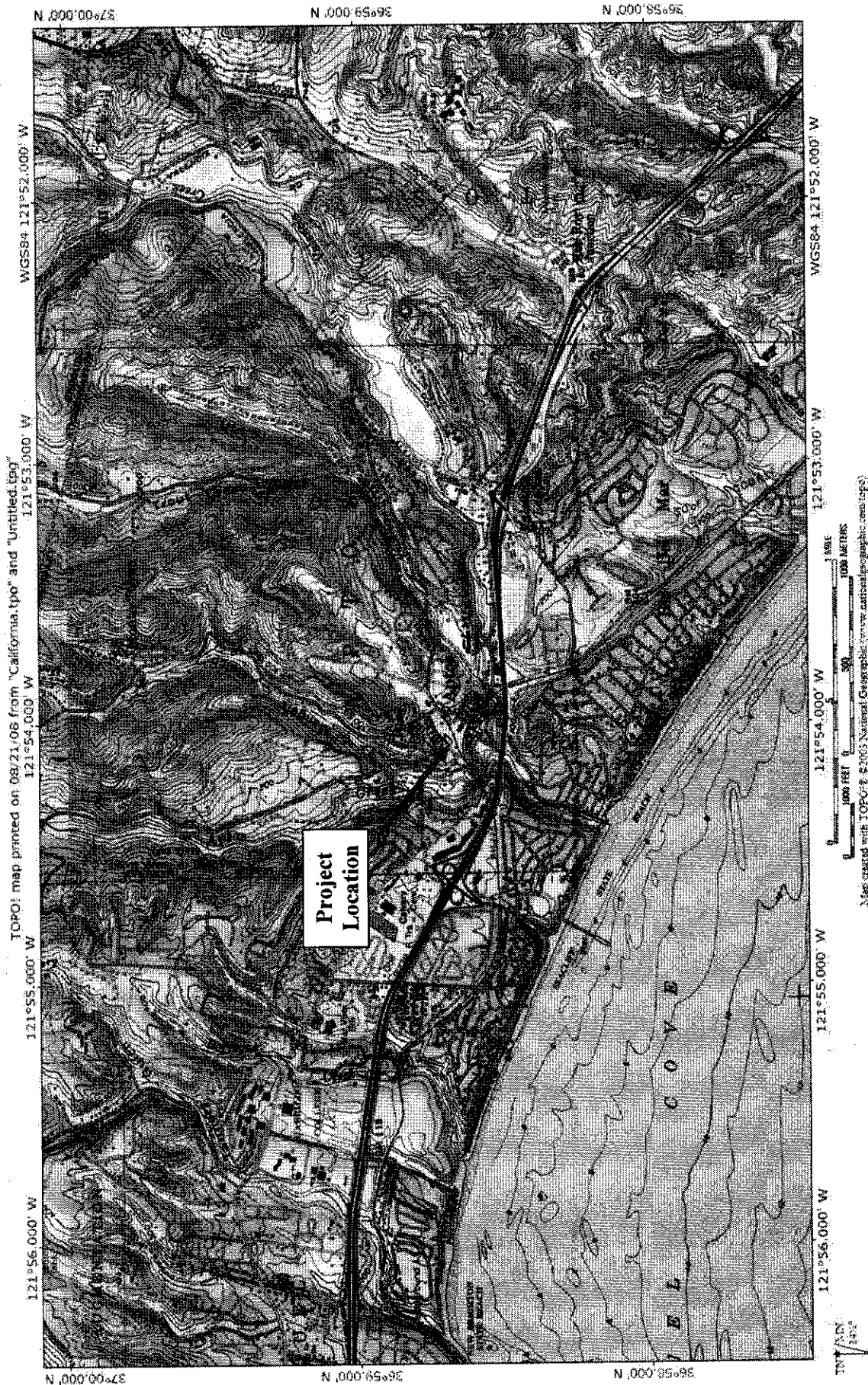


Figure 1. General location of the proposed Aptos Village Project, Santa Cruz County, California.

METHODS

Botany

Review of Literature and Data Sources

An EcoSystems West botanist reviewed literature and botanical resource databases to identify special-status plant species and sensitive habitat types with potential to occur in the study area. Sources reviewed include California Natural Diversity Data Base (CNDDDB) occurrence records for the Soquel USGS 7.5 minute quadrangle; county occurrence records, USGS quadrangle occurrence records in the California Native Plant Society's (CNPS) Online Inventory of Rare and Endangered Vascular Plants of California (Tibor 2001; CNPS 2007) for the Soquel quadrangle and the seven surrounding quadrangles, and local and regional floras (Thomas 1960; Munz and Keck 1973; Hickman 1993; Morgan et al. 2005).

Sources consulted for current agency status information include U.S. Fish and Wildlife Service (USFWS) (2008a, b, c) for federally listed species (including federal Proposed and Candidate species) and California Department of Fish and Game (CDFG) (2008a) for State of California listed species. Special-status species also include species listed on List 1A (Plants Presumed Extinct in California), List 1B (Plants Rare, Threatened, or Endangered in California and Elsewhere), or List 2 (Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere) of the CNPS Inventory (Tibor 2001; CNPS 2007). These species fall under state regulatory authority under the provisions of the California Environmental Quality Act (CEQA) Guidelines.

Also considered special-status species are species included on List 3 (Plants About Which We Need More Information -- A Review List) or List 4 (Plants of Limited Distribution - A Watch List) of the CNPS Inventory. These species are considered to be of lower sensitivity, and generally do not fall under specific state or federal regulatory authority. Specific mitigation considerations are not generally required for species in these categories.

Based on information from the above sources, we developed a target list of special-status plants with potential to occur in the vicinity of the Study Area. This table is presented in Appendix A.

Sensitive habitats may include riparian corridors, wetlands, habitats for legally protected species and CDFG Species of Special Concern, areas of high biological diversity, areas providing important wildlife habitat, and unusual or regionally restricted habitat types. Habitat types considered sensitive include those listed on the CNDDDB working list of "high priority" habitats for inventory (i.e., those habitats that are rare or endangered within the borders of California) (Holland 1986; CDFG 2003). EcoSystems West botanists reviewed the CNDDDB list of "high priority" habitats and local Santa Cruz County riparian protection and sensitive habitat ordinances (Santa Cruz County General Plan 1994).

Preliminary Field Survey

EcoSystems West botanists conducted a botanical assessment of the proposed project area 3 June and 15 September, 2008. The entire site was evaluated on foot. All vascular plant species that were in identifiable condition at the time the site visit was conducted, regardless of regulatory status, were identified to species or infraspecific taxon using keys and descriptions in Thomas (1960); Munz and Keck (1973); and Hickman (1993). The timing of the surveys was appropriate for identification of the special-status species listed in Appendix A.

EcoSystems West characterized and mapped all habitat types occurring on the site, and recorded data on physiognomy, dominant and characteristic species, topographic position, slope, aspect, substrate conditions, hydrologic regime, and evident disturbance for each habitat type. In classifying the habitat types on the site, we consulted the generalized plant community classification schemes of Holland (1986); Sawyer and Keeler-Wolf (1995); and CDFG (2003). Our final classification and characterization of the habitat types of the study area was based on field observations.

Wildlife

Review of Literature and Data Sources

Prior to our site visit, EcoSystems West biologists reviewed CNDDB occurrence records of special-status wildlife species for the USGS 7.5 minute Soquel quadrangle. In addition, we reviewed documents for previous projects in the vicinity that contained sensitive wildlife species lists for Santa Cruz County. Sources consulted for up-to-date agency status information include the USFWS (2000, 2005a, 2006, and 2008 b,c,d) and the National Oceanic Atmospheric Administration (NOAA) (2005 and 2006) for federally listed species and/or designations of critical habitats, and the CDFG for state species listed as 'Threatened' or 'Endangered' or as 'Species of Special Concern', (CDFG 2008b). Maps produced by the Biogeographic Information and Observation System (BIOS) (CDFG 2008c) and Santa Cruz County (2004) were also reviewed to obtain distribution information for special-status species.

The preliminary list of Revised CDFG Mammal Species of Special Concern (CDFG 1996) was reviewed, as was the list of species considered 'High Priority' by the Western Bat Working Group (WBWG) (1998). According to the CDFG Special Animals List, species designated as 'High Priority' by WBWG are defined as "imperiled or are at high risk of imperilment based on available information on distribution, status, ecology and known threats" (CDFG 2008b). These species fall under State regulatory authority under the provisions of the CEQA Guidelines.

From these sources we developed a target list of special status wildlife species and their habitat requirements to consider while assessing the project area (Table 1).

Table 1. Conservation status and habitat requirements for special-status wildlife species that may occur in the vicinity of the proposed Aptos Village Project, Santa Cruz County, California.

Common Name Scientific Name	Status			Habitat Requirements	Potential Occurrence
	Federal	State	Other		
Fish					
Tidewater goby <i>Eucyclogobius newberryi</i>	FE	SC	AFS-E	Coastal lagoons and creeks; found up to 3 miles upstream in slow-moving water; nearest known record occurs in Aptos Creek.	Present Presumed present along the segment of Aptos Creek from the coastal lagoon upstream to the confluence with Mangels Gulch. This segment of Aptos Creek is designated within the Greater Bay Area Recovery Unit for the tidewater goby (USFWS 2005a). Recommend agencies (USFWS) review project proposed discharge sites in stormwater drain plan. Immediate project work area does not provide aquatic habitat.
Coho salmon <i>Oncorhynchus kisutch</i>	FE	SE	-	Spawns in loose silt-free coarse gravel; requires sufficient fall stream flow for spawning. Re-introduced into Aptos Creek by Monterey Bay Salmon and Trout Project and agency recovery teams.	Present Presumed present in Aptos Creek from reintroduction efforts. May also occur in Valencia Creek. Recommend agencies (NOAA-NMFS) review proposed discharge sites in stormwater drain plan. Immediate project work area does not provide aquatic habitat.
Steelhead <i>Oncorhynchus mykiss irideus</i>	FT	-	-	Requires silt-free gravel for spawning; spends the first few years of its life in fresh water before migrating to the ocean. Adults later return to breed in the same freshwater locations where they were spawned.	Present Present in segment of Aptos and Valencia creeks west and east of the project site. Aptos Creek and Valencia Creek are federally designated as Evolutionary Significant Units for Central California Coast steelhead. Recommend agencies (NOAA-NMFS) review project proposed discharge sites in stormwater drain plan. Immediate project work area does not provide aquatic habitat.
Amphibians and Reptiles					
California red-legged frog <i>Rana aurora draytonii</i>	FT	SC	-	Requires the presence of surface water until mid to late summer for reproduction; utilizes ephemeral and/or perennial systems with standing or slow moving flows; upland habitat includes leaf litter, burrows and crevices; adults may travel over 2 miles overland between aquatic sites.	Not Expected Project site does not provide aquatic habitat. Nearest historic record (1963) is within less than one-mile north of project area off of Cathedral Drive near Mangels Gulch (Kittleson & Biosearch 2005). Nearest known breeding population is from Millsap Pond approximately 4 mi SE of project site.

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Common Name Scientific Name	Status			Habitat Requirements	Potential Occurrence
	Federal	State	Other		
Western pond turtle <i>Actinemys marmorata</i>	-	SC	-	Found in ponds, marshes, rivers, streams, and ditches containing aquatic vegetation; usually seen sunning on logs, banks, or rocks. Moves up to 3-4 miles within a creek system; nests in burrows in upland areas up to several hundred feet away from aquatic habitat, in woodlands, grasslands, or open forest.	Not Expected Project site lacks aquatic habitat. Nearby Aptos and Valencia creeks lack documented survey efforts and occurrence records. Low quality potential upland aestivation and nesting habitat available on site if individuals are present in nearby watershed.
Raptors and Birds (Nesting and/or Wintering)					
Nesting birds of prey (Various species)	-	-	3503.5	Variety of woodland, riparian, and savanna habitats	Possible Tree stands in project area provides potential for nesting birds of prey including owls and hawks.
Golden eagle <i>Aquila chrysaetos</i>	-	SC; FP	BCC	Resident in open mountains, foothills, canyons, and open fields of Santa Cruz County. Nests in a mass of sticks on cliffs or in trees.	Not Expected Study area lacks suitable nesting habitat; May forage or occur as migrant.
White-tailed kite <i>Elanus leucurus</i>	-	FP	-	Nests in conifers on the margins of open areas including grasslands and sloughs containing a high abundance of small mammals and lizards.	Not Expected Study area lacks suitable nesting habitat. May forage over site or occur as migrant.
Bald eagle <i>Haliaeetus leucocephalus</i>	Delisted	SE; FP	-	In western North America, nests and roosts in coniferous forests within approximately one mile of a lake, reservoir, stream, river, or the ocean.	Not Expected Study area lacks suitable nesting habitat. May forage over Aptos and Valencia Creeks or occur as seasonal migrant.
Merlin <i>Falco columbarius</i>	-	SC	-	Does not nest in California. Rare but widespread winter visitor to the Central Valley and coastal areas. Forages along coastline in open grasslands, savannas, and woodlands. Often forages near lakes and other wetlands.	Possible (wintering) May forage or migrate through site.
Long-eared owl <i>Asio otus</i>	-	SC	-	Utilizes abandoned stick nests of other large birds or squirrel nests in a variety of wooded areas, including orchards and usually near aquatic and open areas for foraging; forages mostly on rodents.	Not Expected Tree stands in project area lack potential nesting habitat. Nearest recent (2008) detections is approx. 5 miles west at O'Neill Ranch Open Space in Soquel. May forage or migrate through site.
Willow flycatcher <i>Empidonax traillii</i>	-	SE	-	Nests in riparian areas and large wet meadows with abundant willows. Usually found in riparian habitats during migration.	Not Expected Study area lacks dense willow riparian stand for nesting; may forage or occur as migrant.
Yellow-breasted chat <i>Icteria virens</i>	-	SC	-	Nests in dense riparian vegetation 1-8 ft. above the ground, with a well-developed understory.	Not Expected Study area lacks dense riparian vegetation for nesting; may forage or occur as migrant.

Draft Biotic Assessment for the Proposed Aptos Village Project, Santa Cruz County

Common Name Scientific Name	Status			Habitat Requirements	Potential Occurrence
	Federal	State	Other		
Yellow warbler <i>Dendroica petechia brewsteri</i>	-	SC	-	Nests in deciduous riparian woodland with open canopy along streams or other watercourses; forages in dense understory of riparian woodland.	Not Expected Study area lacks dense willow riparian vegetation for nesting; may forage or occur as migrant.
Vaux's swift <i>Chaetura vauxi</i>	-	SC	-	Nests communally, usually in large diameter hollow trees, less commonly in chimneys. Nesting habitat is forest, either coniferous or mixed, but primarily old growth with snags for nesting and roosting. Foraging habitat is open sky over woodlands, lakes, and rivers, where flying insects are abundant	Not Expected Nearest historical nesting record (1999) is from a chimney of a private home near the corner of Trout Gulch Road and Valencia Street. Also known from Nisene Marks State Park. (Suddjian personal communication 2008). May forage over site or occur as migrant.
Mammals					
Townsend's western big-eared bat <i>Corynorhinus townsendii</i>	-	SC	HP	Roost sites are highly associated w/ caves and mines; buildings must offer "cave-like" features; known to roost in tree hollows, under bridges, in residential attics and under decks.	Possible Potential roost sites available in structures in study area.
Pallid bat <i>Anrozous pallidus</i>	-	SC	HP	Roost sites are primarily associated with oak, redwood, ponderosa pine, and giant sequoia forests. Will also roost under bridges and in buildings and rock outcrops.	Possible Potential roost sites available in structures in study area. May forage over site or occur as migrant.
Western red bat <i>Lasiurus blossevillii</i>	-	SC	HP,**	Roosts in foliage, primarily in riparian and wooded habitats.	Not Expected Project site lacks dense riparian and/wooded canopy for roost sites. May forage over site or occur as seasonal migrant.
Fringed myotis <i>Myotis thysanodes</i>	-	-	HP: **	Roosts sites in California are primarily in buildings or mines; will also roost in large conifer snags and caves.	Possible Potential roost sites available in structures in study area. May forage over site or occur as migrant.
Long-legged myotis <i>Myotis volans</i>	-	-	HP:**	Roosts primarily in large hollow tree snags or live trees with exfoliating bark; also uses rock crevices, mines, and buildings.	Possible Potential roost sites available in structures, snags, and trees with exfoliating bark in study area. May forage over site or occur as migrant.
San Francisco dusky-footed woodrat <i>Neotoma fuscipes amnectens</i>	-	SC	-	Associated with riparian, oak woodland and redwood forest habitats. Builds stick nests under or in buildings, hollow trees, or in tree canopy.	Present Occurs onsite in proposed skatepark area. Potential habitat occurs among other scattered oaks and old structures.

Draft Biotic Assessment for the Proposed Aptos Village Project, Santa Cruz County

Table 1 Notes:

Federal Status (USFWS 2008d, CDFG 2008b)

FT=Threatened: Any species, which is likely to become an endangered species within the foreseeable future throughout all, or a significant portion of its range.

Delisted= Delisted from the federal Endangered Species List.

State Status (CDFG 1996, CDFG 2008b)

SE=Endangered: A native species or subspecies of animal which is in serious danger of becoming extinct throughout all, or a significant portion of its range, due to loss of habitat, change in habitat, over exploitation, predation, competition and/or disease.

ST=Threatened: A native species or subspecies that, although no presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of special protection and management efforts.

SC=CDFG 'Species of Special Concern' are taxa given special consideration because they are biologically rare, very restricted in distribution, declining throughout their range, or at a critical stage in their life cycle when residing in California or taxa that are closely associated with a habitat that is declining in California (e.g., wetlands).

FP= Fully Protected: This classification was the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.

Other (WBWG 1998, CFGC 2006, CDFG 2008b)

AFS-E= Fish species considered 'Endangered' by the American Fisheries Society under a set of criteria developed from peer review and expert scientific opinion.

3503.5 = Protected birds of prey (Order Falconiformes and Strigiformes) under California Fish and Game Code 3503.5.

HP =Considered "High Priority" on the Western Bat Working Group's (WBWG) Western Bat Species Regional Priority Matrix (1998).

BC=Species of migratory nongame birds that USFWS considers to be of concern in the United States because of (1) documented or apparent population declines, (2) small or restricted populations, (3) dependence on restricted or vulnerable habitats.

******=Included on preliminary list of revised CDFG Mammal Species of Special Concern (CDFG 1996).

Wildlife Habitat Requirements

FISH

Tidewater Goby

The tidewater goby is listed by USFWS as 'Endangered' under the federal Endangered Species Act and is recognized as a 'Species of Special Concern' by the CDFG (USFWS 2000; CDFG 2008b). It is also listed as 'Endangered' based on a set of criteria developed by the American Fisheries Society (AFS) to determine global extinction (CDFG 2008b). According to the federal Recovery Plan for the Tidewater Goby (USFWS 2005a), the Aptos Creek population is genetically distinct from all other nearby localities and is dominated by an ancestral line found originally in that location. The Aptos Creek population is considered a source for re-colonization efforts in neighboring watersheds in Santa Cruz County (e.g. Soquel Creek) (USFWS 2005a).

The tidewater goby is uniquely adapted to coastal lagoons and the uppermost brackish zone of larger estuaries. Its life history is keyed to the annual cycles of the coastal lagoons and estuaries (Swift et al. 1989; Swenson 1999; USFWS 2005a). Goby may be found approximately 3 to 5 miles upstream from coastal lagoon environments. The species is typically found in water less than 1 meter (3.3 feet) deep and salinities of less than 12 parts per thousand (USFWS 2005a).

Male tidewater gobies begin digging breeding burrows in relatively unconsolidated, clean, coarse sand in April or May after lagoons close to the ocean (Swift et al. 1989; USFWS 2005a). Female tidewater gobies aggressively spar with each other for access to males and burrows in which to lay their eggs. They may lay several clutches of hundreds of eggs per clutch per year. Eggs are attached to sand grains in the burrow ceiling and walls. Males remain in the burrow to guard and care for the eggs for approximately 9 to 11 days until they hatch, rarely if ever emerging from the burrow to feed. Reproduction occurs year-round with the peak of spawning occurring during the spring and again in late summer. Impacts from increases in sediment loads, urban runoff, introduced non-native predators and diversions are known to affect the reproductive success of tidewater gobies (USFWS 2005a).

Coho Salmon and Steelhead

The federal and state endangered coho salmon and federally threatened steelhead are both anadromous fish spending part of their lives in fresh water and part in the ocean. The coho spends its initial 12 to 18 months in the fresh water river where it hatched and then up to two years in the ocean while developing into an adult. During its third year, coho return to their natal stream to spawn and then die. Along the Central California Coast, upstream migration of adult coho usually occurs in November and December with peak times in December, depending upon river flows. Migration may vary widely according to local rainfall and runoff (Titus et al 1994; Moyle 2002).

The life cycle of the steelhead differs from the coho in that it initially spends up to two years in fresh water and continues to migrate between the ocean and its freshwater natal streams to repeat spawning cycles in the adult stage before dying (Alley 2001; Flosi et al 1998). Along the Central California Coast, upstream migrations of adult steelhead typically occur between December and

April with a peak between late December and March (Leidy 2005). Downstream migrations of juvenile and adult steelhead generally occur between April and June with a large percentage of the population completing migration by May. However, the timing of their migration depends on the level of river/creek flow. Both the coho and steelhead require silt-free gravel and sufficient flows for spawning.

AMPHIBIANS AND REPTILES

California red-legged frog

The CRLF is federally listed as 'Threatened' and as a state Species of Special Concern (CDFG 2008b). The CRLF breeds in still water such as ponds, or in creek environments with off-channel pools or backwater areas. Although most CRLF are thought to stay within approximately 300 feet of a suitable aquatic environment, dispersing frogs have been found at much greater distances (Bulger 1998; USFWS 2006). Dispersing CRLFs are known to travel overland distances of over two miles. Radio-tracking studies have shown that they may travel across watersheds and out of riparian corridors; therefore, the upland (non-aquatic) habitat was evaluated within the project site.

Western pond turtle

The WPT is considered by the state as a 'Species of Special Concern' (CDFG 2008b). In riverine environments, the WPT is known to choose an upland nest location as far as approximately 1300 feet from a suitable aquatic habitat, but generally uses an area within approximately 650 feet (Rathbun et al. 1992). Areas with vegetation cover, sun exposure to incubate eggs, and well-drained soils with some clay content provide suitable nest locations for the WPT (Rathbun et al. 1992).

RAPTORS AND BIRDS

All nesting raptors (i.e., hawks and owls), native birds, and their occupied nests are federally protected under the Migratory Bird Treaty Act (MBTA) and individual birds of prey under California Fish and Game Commission Code Section 3503.5 (CFCG 2006). Special-status raptors and birds that may occur in the vicinity of the project property are included in Table 1. These species may occur as seasonal migrants, year-long residents, or nest in the vicinity of the project site. Nesting seasons for raptors takes place between January and August. The smaller passerine birds listed in Table 1, such as the willow flycatcher, yellow-breasted chat, and yellow warbler utilize similar nesting habitats in riparian areas, primarily with a well-developed understory. Their nesting season generally occurs during the spring and summer.

MAMMALS

Bats

Three of the five target bat species listed in Table 1 are considered 'Species of Special Concern' by the State (CDFG 2008b) and the conservation status of all five are considered a 'High Priority' by the Western Bat Working Group (WBWG 1998). Specific habitat requirements for each of the five special status species of bats are briefly summarized in Table 1. The typical

breeding season for bats occurs from May to September. Depending on the species, female bats congregate in small or large numbers to form maternity colonies to give birth and rear their young over the spring/summer season while males roost separately as individuals or in small bachelor groups. Juvenile bats begin flying by the fall season to forage and prepare for migration. Also depending on the species, males and females communally roost during the fall to breed before and during migration or hibernating through the winter season (Brown et al., 1996).

San Francisco dusky footed woodrat

The San Francisco dusky-footed woodrat is considered a state 'Species of Special Concern' (CDFG 2008b). The woodrat builds nests/houses from sticks, either on the ground or in trees; some up to heights of 3-5 feet tall on the ground and approximately up to 30 feet up in tree canopies (K. Glinka personal observation). They also utilize slash piles of woody debris and abandoned buildings or structures in which to forage, seek refuge, or construct nest structures (Sakai and Noon 1993).

Distribution Information and Preliminary Field Visit

EcoSystems West wildlife biologists reviewed distribution information and conducted site visits on 16 June and 21 August 2008. Our objective during these visits was to evaluate the site to determine if the identified target wildlife species (Table 1) are present or if potential habitat for these species occurs in the vicinity of the proposed project site. Focused-level wildlife surveys were not conducted as part of this assessment. Habitat evaluation methods for specific taxa are described below.

FISH

Distribution information from BIOS maps (CDFG 2008c) and a review of documents detailing the status of special-status fish species and their habitat within the Aptos Creek Watershed (Hagar Environmental 2003; Kittleson and Biosearch 2005; Adelman and Adelman 2006; Santa Cruz County 2004) was made prior to visiting the proposed project area.

Specific locations of stormwater discharge sites were not available at the time of our assessment to determine whether the proposed project would have any potential impacts on the federally listed tidewater goby, coho salmon and, steelhead.

AMPHIBIANS AND REPTILES

Our habitat evaluation of the site was conducted for both the California red-legged frog (CRLF) and for the western pond turtle (WPT) (Table 1). Frogs and turtles depend on both aquatic and non-aquatic habitats for substantial portions of the year. Information was gathered from aerial maps and from BIOS maps (CDFG 2008c) showing the location of potential aquatic and upland habitat conditions and locations of documented resources within one mile for the amphibians and reptile species in Table 1 (USFWS 2005b). Museum and data base records were also reviewed. With this information, an evaluation was made to determine the likelihood that transient frogs would migrate from nearby known locations through the project site.

Our biologists made a preliminary evaluation of upland (non-aquatic) habitat within the project site, including locations with the appropriate soils, some vegetation cover, and good sun exposure near suitable aquatic habitat. We estimated the project boundary distances from nearby aquatic habitats in Aptos and Valencia creeks. The scope of this assessment did not include physically assessing potential aquatic habitat features within one mile of the project site. A formal protocol-level assessment and set of surveys (USFWS 2005b) for CRLF were not conducted as part of this effort.

RAPTORS AND BIRDS

EcoSystems West biologists conducted a visual assessment to evaluate the suitability of available habitat in order to determine which birds could potentially nest, migrate through, or winter on the site and which species would not be expected to occur within the project site. During this evaluation we identified and documented the location of any active nests or existing stick nest structures within the tree stands of the project site. Locations of active nest sites and potential nest structures were noted on field maps.

MAMMALS

During our site visits, our biologists assessed the availability and suitability of potential habitat for the five special-status bats listed in Table 1. Areas assessed included the tree stand canopy and fallen trees within the project area. During the day, we visually inspected trees on the property for potential bat roosting features such as senescent limbs, hollows, crevices, holes, and furrowed bark. The exterior of some of the structures (e.g., sheds, awnings, storage space, and businesses) on site were briefly examined to determine the potential for bat use. No interior inspections, evening bat acoustic monitoring, emergence surveys, were conducted during our habitat assessment. We anticipate these advanced levels of survey effort will be conducted at a later date once evening access to the structures is arranged with property owners.

Biologists searched the project site for individual woodrats and their stick nest structures. An examination was made of the ground, understory vegetation, tree stand canopies, slash piles, and structures (when accessible) within the project area. Locations of active woodrat nest structures were noted on field maps and photographed.

RESULTS

Botany

Floristic Inventory and Habitat Characterization

We recorded a total of 69 species of vascular plants in the project area. Of these, 16 species are native, and 53 species are non-native. A complete species list is presented in Appendix B. The majority of vegetation consists of an assortment of weedy grasses and herbaceous species with Coast live oak, eucalyptus and acacia scattered throughout the project site and on a hillside along the northwestern boundary.

We recognize three predominant habitat types occurring in the study area: California annual grassland, Coast live oak woodland, and ruderal/disturbed areas. Only Coast live oak woodland

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is considered a native habitat in the sense that it is not primarily associated with heavy, ongoing or repeated human disturbance. California annual grassland habitat is typically comprised of a dense assortment of naturalized grasses and forbs of Eurasian origin.

CALIFORNIA ANNUAL GRASSLAND

This habitat type corresponds to the California annual grassland series of Sawyer Keeler-Wolf (1995) and to a phase of the non-native grassland type described by Holland (1986). California annual grassland occurs on the flat to gently sloped areas throughout the majority of undeveloped portions of the project site. Due to isolation from nearby coastal prairie habitat, as well as close proximity to urban development, annual grassland within the site is highly disturbed and comprised primarily of weedy, non-native species.

Within the Aptos Village plan area, California annual grassland is dominated by brome grasses (*Bromus diandrus*, *B. hordeaceus*), wild oats (*Avena* spp.), foxtail barley (*Hordeum murinum*), Italian ryegrass (*Lolium multiflorum*), filaree (*Erodium botrys*), wild radish (*Raphanus sativus*), black mustard (*Brassica nigra*), English plantain (*Plantago lanceolata*), and rough cat's ear (*Hypochaeris radicata*). A large percentage of plant species identified within this habitat type are listed as invasive weeds with "moderate to high ecological impacts" by the California Invasive Plant Council (Cal-IPC).

COAST LIVE OAK WOODLAND

The Coast live oak woodland habitat type corresponds to a phase of the Coast live oak series of Sawyer Keeler-Wolf (1995) and to the Coast live oak woodland habitat type of Holland (1986). This habitat type is present along the intermediate to steep slopes forming the northwestern boundary of the project site and represents a fragment of a larger remnant oak woodland/mixed evergreen forest largely displaced by urban development.

Within the project site, Coast live oak woodland contains an overstory dominated almost entirely by mature Coast live oak trees (*Quercus agrifolia*) with scattered green wattle acacia (*Acacia decurrens*), cotoneaster (*Cotoneaster pannosus*), and blue gum eucalyptus (*Eucalyptus globulus*). The understory is comprised of a mixture of herbaceous shrubs including California blackberry (*Rubus ursinus*), Himalayan blackberry (*Rubus discolor*) and poison oak (*Toxicodendron diversilobum*), and herbaceous species such as periwinkle (*Vinca major*), English ivy (*Hedera helix*), German ivy (*Delairea odorata*), snakeweed (*Ageratina adenophora*) and crimson clover (*Trifolium incarnatum*). A small remnant patch of native coastal prairie grassland is located in an opening in the canopy and features a dense stand of the native bunchgrass purple needlegrass (*Nasella pulchra*).

RUDERAL/DISTURBED

Ruderal areas are not described by Sawyer Keeler-Wolf or Holland. Within the project area, ruderal communities consist of highly disturbed, weedy areas immediately adjacent to existing urban infrastructure or in recently reclaimed areas along old road cuts, the BMX park, or untended landscaped areas. Ruderal vegetation is comprised of aggressive, early-successional species such as bull mallow (*Malva nicaensis*), smartweed (*Polygonum arenastrum*), sand spurry

(*Spergularia rubra*), pineapple weed (*Chamomilla suaveolens*), poison hemlock (*Conium maculatum*), wild radish, black mustard, and filaree.

Special-Status Plant Species

We did not observe any special-status plant species occurring in the project area during the assessment site visit (Appendix A). Only one species, Santa Cruz tarplant (*Holocarpha macradenia*), is considered to have a moderate potential for occurrence within the study area due to specific habitat requirements and proximity of extant occurrences of these species (Appendix A). Santa Cruz tarplant is often found in disturbed grassland and coastal prairie habitat with a high percent cover of non-native species (Bainbridge 2003). Disturbance such as grazing, mowing, scraping and burning has been shown to reduce the distribution and cover of species that compete with Santa Cruz tarplant for resources (Hayes 1998).

Sensitive Habitats

Potential Wetlands and "Other Waters" of the United States

Wetlands and "other waters" of the United States (U.S) including streams, ponds and lakes are regulated by the U.S Army Corps of Engineers (Corps) Sections 404 of the Clean Water Act.

Wetlands are defined as, "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas" (EPA, 40 CFR 230.3, and CE 33 CFR 328.3). No Section 404 jurisdictional wetlands were identified within the project area. One isolated seasonal wetland not subject to federal jurisdiction was identified and is described in the following section.

Areas that are inundated for sufficient duration and depth to exclude growth of hydrophytic vegetation, such as lakes and ponds, or convey water, such as streams, are also subject to Section 404 jurisdiction. Along the Central California coast, these "other waters" can include intermittent and ephemeral streams, as well as lakes, and rivers. "Other waters" are identified by the presence of an ordinary high water (OHW) mark, a defined river or stream bed, a bank, or by the absence of emergent vegetation in ponds or lakes. An OHW mark is defined as the natural line on the shore established by fluctuations of water. The project area was concurrently evaluated for the presence of "other waters" at the time of the assessment site visit. No other waters are located within the project site. However, Valencia Creek and Aptos Creek are both located less than one-quarter mile from the project site and have direct connectivity with the Pacific Ocean.

Waters of the State of California and CDFG Wetlands Resources Policy

Section 401 of the Clean Water Act (CWA) and the Porter-Cologne Water Quality Act (2002) assign overall responsibility for water rights and water quality protection to the State Water Resource Control Board (SWRCB) and direct the nine statewide Regional Water Quality Control Boards (RWQCBs) to develop and enforce water quality standards within their boundaries. Under California State law, "waters of the state" pertains to "any surface water or groundwater,

including saline waters, within the boundaries of the state.” As a result, water quality laws and permitting authority apply to both surface and groundwater.

Following the 2001 U.S. Supreme Court decision in *Solid Waste Agency of Northern Cook County v. Army Corps of Engineers* (SWANCC) the SWRCB released a legal memorandum confirming the State’s jurisdiction over isolated wetlands. The memorandum stated that under the California Porter-Cologne Water Quality Control Act, discharges to wetlands and other “waters of the state” are subject to State regulation, including wetlands isolated from navigable waters or their tributaries. In general, the RWQCB regulates discharge into isolated waters in much the same way as they do for Federal-jurisdictional waters, using Porter-Cologne rather than Section 404 authority (SWRCB 2001).

The Wetlands Resources Policy of the CDFG states that the Fish and Game Commission will strongly discourage development in or conversion of wetlands, unless, at a minimum, project mitigation assures that there will be no net loss of either wetland habitat values or acreage. The CDFG is also responsible for commenting on projects requiring Corps permits under the Fish and Wildlife Coordination Act of 1958.

One small, marginal potential seasonal wetland occurs in the western portion of the project area below an extension of Granite Way. This feature exhibits evidence of prolonged soil saturation and supports ruderal wetland plant species including Italian ryegrass, rabbit-foot grass (*Polypogon monspeliensis*), and curly dock (*Rumex crispus*). This feature is located in an isolated topographical depression, likely lacking a significant nexus with navigable waters of the U.S. The primary sources of hydrology for this feature are direct precipitation and overland flow from surrounding uplands.

CDFG Lake and Streambed Alteration

Jurisdictional authority of the CDFG over relatively permanent bodies of standing or flowing water is established under Sections 1600-1616 of the Fish and Game Code. The Fish and Game Code stipulates that it is unlawful to substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any lake, river, or stream without notifying CDFG, incorporating necessary mitigation, and obtaining a Streambed Alteration Agreement.

Aptos Creek flows north to south and is located immediately west of Aptos Creek Road, just west of the proposed Plan area. The confluence of Trout Gulch and Valencia Creek is located approximately 760 feet east of the Plan Area, with Trout Gulch running northeast to southwest and Valencia Creek running from east to west along Hwy 1 just upstream of the confluence. From that point, Valencia Creek continues to travel east to west, south of the Plan area (coming within approximately 470 feet of the Plan area) flowing approximately 1500 feet to the confluence of Valencia Creek and Aptos Creek. After this confluence, Aptos Creek turns south and empties into the ocean at Rio del Mar.

Any disturbances to Aptos Creek, Trout Gulch, and/or Valencia Creek from the proposed project would be regulated by CDFG under Section 1600.

Wildlife Dispersal Routes

Functional habitat connectivity between natural areas is essential to sustaining healthy wildlife populations and for the continued dispersal of native plant and animal species. Open spaces near watersheds in developed or urban areas often offer dispersal routes for wildlife (Hayden, 2002). The Aptos Village Plan area is located between Aptos Creek, Trout Gulch, and Valencia Creek, which are recognized as part of the larger Aptos Creek watershed within Santa Cruz County. EcoSystems West observed individual wildlife, and/or their trails, tracks, and scat including black-tailed deer (*Odocoileus hemionus*), raccoon (*Procyon lotor*), and brush rabbit (*Sylvilagus bachmani*) within open and vegetated areas of the Plan area (approximately 8 acres). Numerous migratory bird species were also observed nesting, foraging, and/or moving through the area. Minimal evidence of wildlife movement was observed on the developed areas of the property; however, raccoon tracks and Santa Cruz garter snakes (*Thamnophis atratus atratus*) were observed near the structures and debris piles on the property.

The Plan area is situated such that the available open spaces and vegetated areas provide a spatial link between three nearby branches of the Aptos Creek watershed. Our direct observations of resident wildlife further suggest that wildlife utilize the space for foraging and open space access between Trout Gulch, Valencia Creek, and Aptos Creek. Maintaining sufficient buffers along wildlife dispersal routes and open space links between riparian corridors sustains wildlife access to foraging and water resources, as well as contributes to the maintenance of species richness and diversity (Hayden 2002; Hilty et al 2006). The scope of this assessment did not include determining the frequency of wildlife passing through the site, or determining the buffer width needed to maintain sufficient wildlife dispersal.

Wildlife

Fish

Outflows of the proposed storm water drain biotreatment system are planned to discharge into both Aptos and Valencia creeks. At the time of our assessment, the details of the storm water conveyance system were being developed. This information will be available for agency review at a later date (Fall Creek Engineering 2008). As more information becomes available, we recommend USFWS review any proposed discharge sites to determine if the project will impact fisheries resources.

TIDEWATER GOBY

Tidewater gobies occur within Aptos Creek from the coastal lagoon to the confluence of Mangels Gulch (CDFG 2008c). This segment of Aptos Creek is designated within the Greater Bay Area Recovery Unit for the tidewater goby (USFWS 2005a). No suitable aquatic habitat occurs directly within the immediate project area; however, outflows of the proposed storm water drain biotreatment system are planned to discharge into both Aptos and Valencia creeks.

COHO SALMON AND STEELHEAD

The Aptos Creek Watershed historically supported healthy runs of both coho salmon and steelhead trout. Aptos and Valencia creeks are currently known to support steelhead and resident rainbow trout (*Oncorhynchus mykiss*). Both creeks are federally designated as Evolutionary Significant Units for Central California Coast steelhead (NOAA 2005 and 2006).

The coho salmon were thought to be extinct in the Aptos Creek watershed until recent stocking efforts by the Monterey Bay Salmon and Trout Project (Kittleson and Biosearch Associates 2005). Recent fisheries assessments of perennial streams within the watershed suggest that sufficient habitat exists to support both coho and steelhead (Hagar Environmental Services 2003; Santa Cruz County 2004).

No suitable aquatic habitat occurs directly within the immediate project area; however, outflows of the proposed storm water drain biotreatment system are planned to discharge into both Aptos and Valencia creeks.

Amphibians and Reptiles

CALIFORNIA RED-LEGGED FROG

A historic record (1963) documents a CRLF occurrence within one mile and north of the project site along Mangles Gulch (Kittleson and Biosearch 2005). The nearest known breeding CRLF are located approximately 4 miles southeast of the project site at Millsap Pond (Kittleson and Biosearch 2005). No other museum or current records document CRLF occurring in the Aptos Creek watershed, including Valencia Creek. CRLF are not expected to occur within the project area. The site does not provide suitable aquatic habitat or occur within potential CRLF dispersal routes between currently known breeding populations. The project area does not occur in federally designated CRLF critical habitat (USFWS 2006).

WESTERN POND TURTLE

The project site lacks suitable aquatic habitat for WPT but lies within 1300 feet of nearby creeks; therefore low quality potential upland aestivation and nesting habitat is available on site. The nearest record for WPT is approximately 5 miles northwest of the site within the Soquel Creek watershed. No other museum or current records document WPT occurring in the Aptos Creek watershed, including Valencia Creek. WPT are not expected to utilize the project site because of the distance and number of the urban barriers and roadways between their known locality and the project area, as well as the lack of occurrence records for WPT in nearby Aptos and/or Valencia creeks.

Raptors and Birds

We observed one potential stick-nest structure within the tree canopy of the project area, near the entrance to Nisene Marks State Park. At the time of our spring and summer season site visits, we did not observe any special-status raptors or their active nests within the project area (Table 1). The nearest records of special status raptors are for long-eared owls occurring approximately 5 miles west of the project vicinity at O'Neill Ranch Open Space Area in Soquel (Suddjian 2008).

The nearest records of special-status birds are for Vaux's swifts nesting in a chimney of a private residence at the corner of Valencia Street and Trout Gulch Road (Suddjian, personal observation 1999; Sterling and Paton 1996). The swifts have not utilized the chimney since the top has been covered with a spark arrestor (Suddjian, personal communication 2008). Many of the bird species listed in Table 1 are not expected to nest within the project site. We heard an individual red-shouldered hawk calling within the vicinity of the project site.

The tree stands above and surrounding the project area provide potential habitat for more common species such as the red-shouldered hawk, red-tailed hawk, great horned owl, and many other passerine birds that are not considered special-status species. Within the project site, we observed two active Anna's hummingbird nests in two separate coast live oak trees and two California towhee nests; one within the understory of a large coast live oak tree and one among shrubs next to the southeast corner of the antique barn. The federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Codes (CFGF) prohibit the destruction or possession of individual birds, birds of prey, eggs or active nests without federal and/or State authorization.

Mammals

BATS

Our preliminary assessment was conducted when many of the target bat species (Table 1) would have had maternity colonies during the summer season. Our limited access to many of the structures on site prohibits us from making an accurate determination as to whether or not bats roost within the project site. The project site is also within the range of more common bat species found in California. These species include but are not limited to the big brown bat (*Eptesicus fuscus*), California myotis (*Myotis californicus*), and hoary bat (*Lasiurus cinereus*). All of the bats in Table 1 and other more common bat species may forage in or migrate through the project area.

The California Fish and Game Codes (CFGF) protect non-listed bat species and their roosting habitat, including individual roosts and maternity colonies. These include CFGF Section 86; 2000; 2014; 3007; 4150, along with several sections under Title 14 of California Code of Regulations (CFGF 2006). EcoSystems West recommends examining the interior of structures offering potential roosting habitat and conducting acoustic and emergence bat surveys prior to any project-related activities (e.g. tree removal or barn relocation) to confirm that bats are not roosting within the project area.

SAN FRANCISCO DUSKY-FOOTED WOODRAT

During our preliminary assessment of the immediate project area, we observed one active San Francisco dusky woodrat nest structure. The nest structure was approximately 20 feet up in the tree canopy of a coast live oak in the area that was proposed for a future skate park at the time that surveys were conducted. The project site is within the range of the species and potential habitat occurs within the project site. EcoSystems West recommends conducting focused surveys to document any other nest structures prior to project-related activities, especially vegetation removal, excavation, or grading.

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APPENDIX A.

SPECIAL-STATUS PLANTS WITH POTENTIAL TO OCCUR

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Appendix A. Status, distribution and habitat of special-status plants with potential to occur in the vicinity of the proposed Aptos Village Project in Aptos, Santa Cruz County, California.

Species Common Name ¹	USFWS Listing ²	State Status ³	CNPS Status ⁴	Habitat Type ⁵	Distribution by County ⁶	Flowering Period ⁷	Potential for Occurrence
<i>Amsinckia lamaris</i> bent-flowered fiddleneck	None	None	List 1B.2	Cismontane woodland, valley and foothill grassland, coastal bluff scrub	ALA, CCA, COL, LAK, MRN, NAP, SBT, SCL, SCR, SHA?, SIS?, SMT, SON, YOL	March-June	LOW. Poor quality grassland habitat within the project site. Nearest known occurrence in Scotts Valley.
<i>Arabis blepharophylla</i> bent-flowered fiddleneck	None	None	List 4.3	Broadleaved upland forest, lower montane coniferous forest, North Coast coniferous forest; damp rock and soil on outcrops, usually on roadcuts	CCA, MRN, SCR, SFO, SMT, SON	February-May	NONE. Suitable habitat not present within the project site.
<i>Arctostaphylos andersonii</i> Santa Cruz manzanita	None	None	List 1B.2	Chaparral; openings in and edges of broadleaved upland forest and north coast coniferous forest	SCL, SCR, SMT	November- April	NONE. Broadleaved forest habitat suitable to support manzanita not present within the project site.
<i>Arctostaphylos pajaroensis</i> Pajaro manzanita	None	None	List 1B.1	Sandy soil, chaparral	MNT, SBT, SCR*	December- March	NONE. Suitable habitat not present within the project site.
<i>Arctostaphylos silvicola</i> Bonny Doon manzanita	None	None	List 1B.2	Inland marine sands in chaparral, closed-cone coniferous forest, sand parkland, sandhill ponderosa pine forest	SCR	February- March	NONE. Suitable habitat not present within the project site.
<i>Arenaria paludicola</i> marsh sandwort	Endangered	Endangered	List 1B.1	Freshwater marshes	LAX*, SBD*, SCR*, SFO*, SLO, Washington*	May-August	NONE. Suitable habitat not present within the project site.

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Appendix A. (continued)

Species Common Name ¹	USFWS Listing ²	State Status ³	CNPS Status ⁴	Habitat Type ⁵	Distribution by County ⁶	Flowering Period ⁷	Potential for Occurrence
<i>Calandrinia breweri</i> Brewer's calandrinia	None	None	List 4.2	Chaparral, coastal scrub; sandy or loamy, disturbed sites and burns	CCA, LAX, MEN, MNT, MPA, MRN, NAP, SBA, SBD, SCL, SCR, SCZ, SDG, SLO, SMT, SON, VEN, BA	March-June	NONE. Suitable habitat not present within the project site.
<i>Callitropis abramsiana</i> Santa Cruz Cypress	Endangered	Endangered	List 1B.2	Closed cone coniferous forest, chaparral, lower montane coniferous forest; sandstone or granitic substrates	SCR, SMT	N/A	NONE. Suitable habitat not present within the project site
<i>Calochortus umbellata</i> Oakland mariposa lily	None	None	List 4.2	Broadleaved upland forest, chaparral, cismontane woodland, lower montane coniferous forest, valley and foothill grassland; often serpentine.	ALA, CCA, MRN, SCL, SCR*, SMT	March-May	NONE. Presumed extirpated from Santa Cruz County. Almost always associated with serpentine.
<i>Calyptidium parryi</i> var. <i>hesseae</i> Santa Cruz Mtns. pussypaws	None	None	List 3	Chaparral, cismontane woodland	MNT, SBT, SCL, SCR*	May-July	NONE. Suitable habitat not present within the project site.
<i>Campanula californica</i> swamp harebell	None	None	List 1B.2	Moist places; bogs and fens, closed-cone coniferous forest, coastal prairie, meadows, freshwater marshes and swamps, north coast coniferous forest	MEN, MRN, SCR*, SON	June-October	NONE. Perennial flowing waterways not typical mesic habitat for this species. Other suitable wetland types not present within project site.
<i>Carex comosa</i> bristly sedge	None	None	List 2.1	Marshes and swamps, lake margins, coastal prairie, valley and foothill grassland	CCA, LAK, MEN, SAC, SBD*, SCR*, SFO*, SHA, SJQ, SON, Idaho, Oregon, Washington, other states	May- September	NONE. Perennial wetland types associated with this species not present within the project site. Presumed extirpated from Santa Cruz County.

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Appendix A. (continued)

Species Common Name ¹	USFWS Listing ²	State Status ³	CNPS Status ⁴	Habitat Type ⁵	Distribution by County ⁶	Flowering Period ⁷	Potential for Occurrence
<i>Carex saliniiformis</i> deceiving sedge	None	None	List 1B.2	Coastal prairie, coastal scrub, meadows, coastal salt marshes	HUM, MEN, SCR*, SON	June-July	NONE. Perennial saline wetland habitat not present within the project site.
<i>Castilleja latifolia</i> Monterey paintbrush	None	None	List 4.3	Closed cone coniferous forest, cismontane woodland (openings), coastal dunes, coastal scrub; sandy soils	MNT, SCR	February-September	NONE. Suitable habitat not present within the project site.
<i>Ceanothus cuneatus</i> var. <i>rigidus</i> Monterey ceanothus	None	None	List 4.2	Closed cone coniferous forest, chaparral, coastal scrub; sandy soils	MNT, SLO, SCR*	April-June	NONE. Suitable habitat not present within the project site.
<i>Ceanothus ferrisiae</i> Coyote ceanothus	Endangered	None	List 1B.1	Chaparral, coastal scrub, valley and foothill grassland; serpentine	SCL	January-March	NONE. Serpentine soils not present within project site. Not known from Santa Cruz County.
<i>Centromadia parryi</i> ssp. <i>condonii</i> Congdon's tarplant	None	None	List 1B.2	Valley and foothill grassland; alkaline soils	ALA*, CCA*, MNT, SCL(*?), SCR*, SLO, SOL*	May-November	NONE. Alkaline soils not present within the project site.
<i>Chorizanthe pungens</i> var. <i>harwegiana</i> Ben Lomond spineflower	Endangered	None	List 1B.1	Inland marine sands in chaparral, closed-cone coniferous forest, sand parkland, sandhill ponderosa pine forest	SCR	April-July	NONE. Suitable habitat not present within the project site.
<i>Chorizanthe pungens</i> var. <i>pungens</i> Monterey spineflower	Threatened	None	List 1B.2	Maritime chaparral, cismontane woodland coastal dunes, coastal scrub, valley and foothill grassland; sandy soils	MNT, SCR	April-June	LOW. Disturbed grassland with sandy loam soils not likely to provide suitable habitat for this species.

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Appendix A. (continued)

Species Common Name ¹	USFWS Listing ²	State Status ³	CNPS Status ⁴	Habitat Type ⁵	Distribution by County ⁶	Flowering Period ⁷	Potential for Occurrence
<i>Chorizanthe robusta</i> var. <i>hartwegii</i> Scotts Valley spineflower	Endangered	None	List 1B.1	Meadows, grasslands in sandy or mudstone soil	SCR	April-July	NONE. Suitable sandstone or mudstone habitat not present within the project site.
<i>Chorizanthe robusta</i> var. <i>robusta</i> robust spineflower	Endangered	None	List 1B.1	Coastal dunes, coastal scrub, openings in cismontane woodland, in sandy or gravelly soil	ALA*, MNT, MRN, SCL*, SCR, SFO, SMT*	April- September	NONE. Suitable habitat not present within the project site.
<i>Clarkia concinna</i> ssp. <i>automixa</i> Santa Clara red ribbons	None	None	List 4.3	Cismontane woodland	ALA, SCL	April-July	NONE. Suitable habitat not present within the project site.
<i>Cordylanthus rigidus</i> ssp. <i>litoralis</i> seaside bird's beak	None	Endangered	List 1B.1	Closed cone coniferous forest, maritime chaparral, cismontane woodland, coastal dunes, coastal scrub; sandy often disturbed sites	MNT, SBA	May- September	NONE. Suitable habitat not present within the project site.
<i>Cyperidium fasciculatum</i> clustered lady's slippers	None	None	List 4.2	Lower montane coniferous forest, North Coast coniferous forest; usually serpentine seeps and streambanks	BUT, DNT, HUM, NEV, PLU, SCL, SCR*, SHA, SIE, SIS, SMT, TEH, TRI, YUB, ID, OR, UT, WA+	March-July	NONE. Suitable habitat not present within the project site.
<i>Cyperidium montanum</i> mountain lady's slipper	None	None	List 4.2	Broadleaved upland forest, cismontane woodland, lower montane coniferous forest, North Coast coniferous forest	DNT, HUM, MAD, MEN, MOD, MPA, PLU, SIE, SIS, SMT, SON, TEH, TRI, TUO, OR, WA++	March-July	NONE. Low quality broadleaved upland forest within the project site does not provide suitable mesic habitat for this species.

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Appendix A. (continued)

Species Common Name ¹	USFWS Listing ²	State Status ³	CNPS Status ⁴	Habitat Type ⁵	Distribution by County ⁶	Flowering Period ⁷	Potential for Occurrence
<i>Elymus californicus</i> California bottle-brush grass	None	None	List 4.3	Broadleaved upland forest, cismontane woodland, North Coast coniferous forest, riparian woodland	MNT, MRN, SCR, SMT, SON	July- September	LOW. Very limited potential for occurrence within low quality broadleaved upland forest habitat within the project site.
<i>Eriogonum nudum</i> var. <i>decurrens</i> Ben Lomond buckwheat	None	None	List 1B.1	Inland marine sands in chaparral, closed-cone coniferous forest, sand parkland, sandhill ponderosa pine forest	ALA, SCL, SCR	June-October	NONE. Suitable habitat not present within the project site.
<i>Erysimum ammodendrum</i> sand-loving wallflower	None	None	List 1B.2	Chaparral, coastal dunes, coastal scrub; sandy openings	SCR	March-July	NONE. Suitable habitat not present within the project site.
<i>Erysimum franciscanum</i> San Francisco wallflower	None	None	List 4.2	Chaparral, coastal dunes, coastal scrub, valley and foothill grassland; often serpentine or granitic substrates, roadcuts	MRN, SCL, SCR, SFO, SMT, SON	March-June	NONE. Granitic or serpentine soils not present within the project site. Nearest known occurrence north of Santa Cruz.
<i>Erysimum teretifolium</i> Santa Cruz wallflower	Endangered	Endangered	List 1B.1	Inland marine sands in chaparral, closed-cone coniferous forest, sand parkland, sandhill ponderosa pine forest	SCR	March-July	NONE. Suitable habitat not present within the project site.
<i>Fritillaria agrestis</i> stinkbells	None	None	List 4.2	Chaparral, cismontane woodland, pinyon and juniper woodland, valley and foothill grassland; clay or serpentine.	ALA, CCA, FRE, KRN, MEN, MNT, MPA, PLA, SAC, SBT, SCR*, SMT*, STA, TUO, VEN, YUB	March-April	NONE. Poor quality grassland habitat within the project site does not contain clayey or serpentine soils.

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Appendix A. (continued)

Species Common Name ¹	USFWS Listing ²	State Status ³	CNPS Status ⁴	Habitat Type ⁵	Distribution by County ⁶	Flowering Period ⁷	Potential for Occurrence
<i>Gilia tenuiflora</i> ssp. <i>arenaria</i> sand gilia	Endangered	Threatened	List 1B.2	Chaparral, cismontane woodland, coastal dunes, coastal scrub, valley and foothill grassland; sandy openings	MNT	April-June	NONE. Not known from Santa Cruz County, sandy openings not present within the project site.
<i>Grindelia hirsutula</i> var. <i>maritima</i> San Francisco gumplant	None	None	List 1B.2	Coastal bluff scrub, coastal scrub, valley and foothill grassland; sandy or serpentine soils	MNT, MRN, SCR, SFO, SLO, SMT	June- September	NONE. Not known from Santa Cruz County, sandy openings not present within the project area.
<i>Hoita srobilina</i> Loma Prieta hoita	None	None	List 1B.1	Moist sites in chaparral, cismontane woodland, riparian woodland, often serpentine soil	ALA*, CCA*, SCL, SCR	May-July (August- October)	NONE. Suitable habitat not present within the project site.
<i>Holocarpha macradenia</i> Santa Cruz tarplant	Threatened	Endangered	List 1B.1	Coastal prairie, valley and foothill grassland, coastal scrub, often in clay or sandy soils	ALA*, CCA*, MNT, MRN*, SCR, SON*	June-October	MODERATE. Suitable low quality grassland habitat with Watsonville sandy loam soils present within the project area. Nearby extant occurrences located within several miles of the project site.
<i>Horkelia cuneata</i> ssp. <i>sericea</i> Kellogg's horkelia	None	None	List 1B.1	Openings in closed-zone coniferous forest, maritime chaparral, coastal scrub, coastal prairie, in sandy or gravelly soil	ALA*, MRN*, MNT, SBA, SCR, SFO*, SLO, SMT	April- September	NONE. Suitable habitat not present within the project site.
<i>Horkelia marinensis</i> Point Reyes horkelia	None	None	List 1B.2	Coastal dunes, coastal prairie, coastal scrub, in sandy soil	MEN, MRN, SCR, SMT, SON	May- September	NONE. Suitable habitat not present within the project site.

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Species Common Name ¹	USFWS Listing ²	State Status ³	CNPS Status ⁴	Habitat Type ⁵	Distribution by County ⁶	Flowering Period ⁷	Potential for Occurrence
<i>Leptosiphon ambiguus</i> serpentine leptosiphon	None	None	List 4.2	Cismontane woodland, coastal scrub, valley and foothill grassland; serpentine	ALA, CCA, MER, SBT, SCL, SCR, SJQ, SMT, STA	March-June	NONE. Serpentine not present within the project site.
<i>Leptosiphon grandiflorus</i> large-flowered leptosiphon	None	None	List 4.2	Coastal bluff scrub, closed cone coniferous forest, cismontane woodland, coastal dunes, coastal prairie, coastal scrub, valley and foothill grassland; usually sandy	ALA, KRN, MAD, MER, MNT, MRN, SBA*, SCL, SCR*, SFO, SLO, SMT, SON	April-August	LOW. Low quality grassland habitat exists within the project site; however, no recent extant occurrences known from Santa Cruz County.
<i>Lessingia micradenia</i> var. <i>glabrata</i> smooth lessingia	None	None	List 1B.2	Chaparral, cismontane woodland, valley and foothill grassland, roadsides, usually in serpentine soils	SCL	July- November	NONE. Not known from Santa Cruz County. Serpentine soils not present within the project site.
<i>Lilium rubescens</i> redwood lily	None	None	List 4.2	Broadleaved upland forest, lower montane coniferous forest, North Coast coniferous forest, upper montane coniferous forest; sometimes serpentine and/or roadsides	DNT, HUM, LAK, MEN, NAP, SCR*, SHA, SIS	June-July	NONE. Suitable habitat not present within the project site.
<i>Lomatium parvifolium</i> small-leaved lomatium	None	None	List 4.2	Closed cone coniferous forest, chaparral, coastal scrub, riparian woodland; serpentine soils	MNT, SCR, SLO	February-June	NONE. Suitable habitat not present within the project site.

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Species Common Name ¹	USFWS Listing ²	State Status ³	CNPS Status ⁴	Habitat Type ⁵	Distribution by County ⁶	Flowering Period ⁷	Potential for Occurrence
<i>Lotus formosissimus</i> harlequin lotus	None	None	List 4.2	Moist to wet places, broadleaved upland forest, coastal scrub, coastal bluff scrub, closed-cone coniferous forest, cismontane woodland, coastal prairie, meadows and seeps, marshes, north coast coniferous forest, valley and foothill grassland	DNT, HUM, MEN, MNT, MRN, SBT, SCR, SFO, SLO, SMT, SON, Oregon, Washington	March-July	LOW. Low quality grassland and broadleaved upland forest present within the project. Seasonal wetland depression not likely to support this species. No documented occurrences in nearby vicinity of the project site.
<i>Malacothamnus arcuatus</i> arcuate bush mallow	None	None	List 1B.2	Chaparral, cismontane woodland	SCL, SCR, SMT	April- September	NONE. Suitable habitat not present within the project site.
<i>Micropus amphibolus</i> Mt. Diablo cottonweed	None	None	List 3.2	Rocky areas in broadleaved upland forest, chaparral, cismontane woodland, valley and foothill grassland, coastal scrub	ALA, CCA, COL, LAK, MNT, MRN, NAP, SBA, SCL, SCR, SJQ, SLO, SOL, SON	March-May	LOW. Low quality broadleaved upland forest and grassland habitat located within the project site. Several extant occurrences documented throughout Santa Cruz County.
<i>Microseris paludosa</i> marsh microseris	None	None	List 1B.2	Moist places in closed- cone coniferous forest, cismontane woodland, coastal scrub, valley and foothill grassland	MEN, MNT, MRN, SBT, SCR, SFO*, SLO, SMT*, SON	April-June	NONE. Mesic, marshy habitat required for this species not present within the project site.
<i>Mimulus ratanii</i> ssp. <i>decurtatus</i> Santa Cruz County monkeyflower	None	None	List 4.2	Chaparral, lower montane coniferous forest/margins; gravelly substrates	SCR	May-July	NONE. Suitable habitat not present within the project site.

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Appendix A. (continued)

Species Common Name ¹	USFWS Listing ²	State Status ³	CNPS Status ⁴	Habitat Type ⁵	Distribution by County ⁶	Flowering Period ⁷	Potential for Occurrence
<i>Monardella undulata</i> curly leaved monardella	None	None	List 4.2	Closed conc coniferous forest, chaparral, coastal dunes, coastal prairie, coastal scrub, lower montane coniferous forest (pine sandhills); sandy areas	MNT, MRN, SBA, SCR, SFO, SLO, SMT, SON	May-July	NONE. Sandhill habitat or true sand soils not present within the project site.
<i>Monardella villosa</i> var. <i>globosa</i> robust monardella	None	None	List 1B.2	Broadleaved upland forest, chaparral, cismontane woodland, coastal scrub, valley and foothill grassland	ALA, CCA, HUM, LAK, MRN, NAP, SMT, SON	June-August	LOW. Low quality broadleaved upland forest and grassland habitat has limited potential to support this species. Nearest known occurrence on eastern slope of Santa Cruz mountains.
<i>Pedicularis dudleyi</i> Dudley's lousewort	None	Rare	List 1B.2	Maritime chaparral, north coast coniferous forest, cismontane woodland, valley and foothill grassland	MNT, SCR*, SLO, SMT	April-June	NONE. Last known record for Santa Cruz County dates to 1884 collection. Extant occurrences in adjacent counties occur primarily in mixed evergreen forest habitat.
<i>Penstemon rattanii</i> var. <i>kleei</i> Santa Cruz Mtns. Beardtongue	None	None	List 1B.2	Chaparral, lower montane coniferous forest, North Coast coniferous forest, often in sandy soil	SCL, SCR	May-June	NONE. Suitable habitat not present within the project site.
<i>Pentachaeta bellidiflora</i> white-rayed pentachaeta	Endangered	Endangered	List 1B.1	Valley and foothill grassland, coastal scrub, coastal prairie	MNT, MRN*, SCR*, SMT	March-May	NONE. Nearest extant occurrence north of Santa Cruz near Eagle Rock. Presumed extirpated in Santa Cruz County.

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Species Common Name ¹	USFWS Listing ²	State Status ³	CNPS Status ⁴	Habitat Type ⁵	Distribution by County ⁶	Flowering Period ⁷	Potential for Occurrence
<i>Perideridia gairdneri</i> ssp. <i>gairdneri</i> Gardner's yanpah	None	None	List 4.2	Moist sites in coastal prairie, broadleaved upland forest, chaparral, valley and foothill grassland, vernal pools	CCA, DNT, KRN, LAX*, MEN, MNT, MRN, NAP, ORA*, SBT, SCL, SCR, SDG*, SLO, SMT(*?), SOL, SON	June-October	NONE. Moist areas in broadleaved upland forest or grassland habitat not present within the project site. Low quality seasonal wetland in project dominated entirely by non- native weedy species.
<i>Pinus radiata</i> Monterey pine	None	None	List 1B.1	Closed cone coniferous forest, cismontane woodland	MNT, SCR, SLO, SMT, BA, GU	N/A	NONE. Suitable habitat not present within the project site. Monterey pine only considered native to three stands in California: Cambria, Monterey Peninsula, Swanton Ranch.
<i>Piperia candida</i> white-flowered rein orchid	None	None	List 1B.2	Lower montane coniferous forest, North Coast coniferous forest; sometimes serpentine	DNT, HUM, MEN, SCR, SIS, SMT, SON, TRI, OR, WA+	May-August	NONE. Suitable habitat not present within the project site.
<i>Piperia michaelii</i> Michael's rein orchid	None	None	List 4.2	Coastal bluff scrub, closed cone coniferous forest, chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest	ALA, CCA, HUM, MNT, MRN, SBT, SCR, SCZ, SFO, SLO, SMT	May-August	NONE. Suitable habitat not present within the project site.
<i>Plagiobothrys chorisianus</i> var. <i>chorisianus</i> Choris' popcorn-flower	None	None	List 1B.2	Moist places in chaparral, coastal prairie, coastal scrub	ALA(*?), SCR, SFO, SMT	March-June	NONE. Suitable habitat not present within the project site.

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Species Common Name ¹	USFWS Listing ²	State Status ³	CNPS Status ⁴	Habitat Type ⁵	Distribution by County ⁶	Flowering Period ⁷	Potential for Occurrence
<i>Plagiobothrys choristanus</i> var. <i>hickmanii</i> Hickman's popcorn-flower	None	None	List 4.2	Moist places in closed- cone coniferous forest, chaparral, coastal scrub, marshes and swamps, vernal pools	MNT, SBT, SCL, SCR, SLO, SMT?	April-June	NONE. Suitable habitat not present within the project site.
<i>Plagiobothrys diffusus</i> San Francisco popcorn-flower	None	Endangered	List 1B.1	Coastal prairie, valley and foothill grassland	ALA, SCR, SFO*, SMT	March-June	NONE. This species occurs almost exclusively in coastal prairie or seasonally wet areas. The low quality seasonal wetland within the project site is not expected to support this species.
<i>Polygonum hickmanii</i> Scotts Valley polygonum	Endangered	Endangered	List 1B.1	Valley and foothill grassland; sandstone	SCR	May-August	NONE. This sandstone specific species is known only from two small populations in Scotts Valley.
<i>Ranunculus lobbii</i> Lobb's aquatic buttercup	None	None	List 4.2	Cismontane woodland, North Coast coniferous forest, valley and foothill grassland, vernal pools; mesic areas	ALA, CCA, MEN, MRN, NAP, SCL, SOL, SON	March-April	NONE. Not known from Santa Cruz County. Small seasonal wetland depression within project site supports mix of ruderal weedy species.
<i>Rosa pinetorum</i> pine rose	None	None	List 1B.2	Closed cone coniferous forest	MNT, SCR	May-July	NONE. Suitable habitat not present within the project site.
<i>Sanicula hoffmannii</i> Hoffmann's sanicle	None	None	List 4.3	Broadleaved upland forest, mixed evergreen forest, chaparral, coastal scrub; serpentine or clay	MNT, SBA, SCR, SCZ, SLO, SMT, SRO	March-May	NONE. Low quality broadleaved upland forest within the project site

DRAFT Biotic Assessment of the Proposed Aptos Village Project in Aptos, California

Appendix A. (continued)

Species Common Name ¹	USFWS Listing ²	State Status ³	CNPS Status ⁴	Habitat Type ⁵	Distribution by County ⁶	Flowering Period ⁷	Potential for Occurrence
<i>Sidalcea malachroides</i> maple-leaved checkerbloom	None	None	List 4.2	Broadleaved upland forest, coastal prairie, coastal scrub, valley and foothill grassland, sandy areas	IIUM, MEN, MNT, SCL, SCR, OR	May-August	LOW. Typically found in mesic forest habitats. Limited potential for occurrence in understory of low quality broadleaved upland forest within the project site.
<i>Silene verecunda</i> ssp. <i>verecunda</i> San Francisco campion	None	None	List 1B.2	Coastal bluff scrub, chaparral, coastal prairie, coastal scrub, valley and foothill grassland, in sandy or rocky soil	SCR, SFO, SMT, SUT	March- August	LOW. Known mainly from rocky areas and rock outcrops. Nearest documented occurrence north of Santa Cruz near Wadell Beach.
<i>Trifolium buckwestiorum</i> Santa Cruz clover	None	None	List 1B.1	Coastal prairie; margins of broadleaved upland forest, cismontane woodland	MEN, MNT, SCL, SCR, SMT, SON	April-October	NONE. Known primarily from mesic meadows, suitable habitat not present within the project site.
<i>Tifolium depauperatum</i> var. <i>hydrophyllum</i> saline clover	None	None	List 1B.2	Marshes and swamps, mesic valley and foothill grassland, vernal pools; alkaline soils	ALA, COL(?), MNT, NAP, SBT, SCL, SCR, SLO, SMT, SOL, SON	April-June	NONE. Mesic habitat with alkaline soils not present within the project site.
<i>Zigadenus micranthus</i> var. <i>fontanus</i> marsh zigadenus	None	None	List 4.2	Chaparral, cismontane woodland, lower montane coniferous forest, meadows and seeps, marshes and swamps,	LAK, MEN, MNT, MRN, NAP, SBT, SCR, SLO, SMT, SON	April-July	NONE. Suitable habitat not present within the project site.

Appendix A. (continued)

- ¹Nomenclature follows Hickman (1993); Tibor (2001); California Native Plant Society (2007).
²U.S. Fish and Wildlife Service (2007a, b, c).
³Section 1904, California Fish and Game Code (California Department of Fish and Game 2007a).
⁴Tibor (2001); California Native Plant Society (2007).
 CNPS Lists: List 1A: Presumed extinct in California. List 1B: Rare, Threatened, or Endangered in California and elsewhere. List 2: Rare, Threatened, or Endangered in California, more common elsewhere. List 3: Plants about which more information is needed. List 4: Plants of limited distribution: a watch list. Threat Code extensions: 1: Seriously endangered in California. 2: Fairly endangered in California. 3 Not very endangered in California.
⁵Thomas (1960); Munz and Keck (1973); Hickman (1993); Tibor (2001); California Native Plant Society (2007); and unpublished information.
⁶Tibor (2001); California Native Plant Society (2007); and unpublished information; counties abbreviated by a three-letter code (below); occurrence in other states as indicated.
⁷Munz and Keck (1973); Tibor (2001); California Native Plant Society (2007)

ALA: Alameda	NAP: Napa	SJQ: San Joaquin
AMA: Amador	NEV: Nevada	SLO: San Luis Obispo
BUT: Butte	ORA: Orange	SMT: San Mateo
CCA: Contra Costa	PLA: Placer	SOL: Solano
COL: Colusa	PLU: Plumas	SON: Sonoma
DNT: Del Norte	RIV: Riverside	SRO: Santa Rosa Island
FRE: Fresno	SAC: Sacramento	(SBA Co.)
GLE: Glenn	SBA: Santa Barbara	STA: Stanislaus
HUM: Humboldt	SBD: San Bernardino	SUT: Sutter
KRN: Kern	SBT: San Benito	TEH: Tehama
LAK: Lake	SCL: Santa Clara	TRI: Trinity
LAX: Los Angeles	SCR: Santa Cruz	TUL: Tulare
MAD: Madera	SCZ: Santa Cruz Island	TUO: Tuolumne
MEN: Mendocino	(SBA Co.)	VEN: Ventura
MER: Merced	SDG: San Diego	YOL: Yolo
MNT: Monterey	SFO: San Francisco	YUB: Yuba
MOD: Modoc	SHA: Shasta	
MPA: Mariposa	SIE: Sierra	
MRN: Marin	SIS: Siskiyou	

* Presumed extinct in these counties or states.

APPENDIX B.

LIST OF VASCULAR PLANT SPECIES OBSERVED

DRAFT Biotic Assessment of the Proposed Aptos Village Project in Aptos, California

Appendix B. List of Vascular Plant Species Observed During Aptos Village Plan Habitat Assessment Site Visit.	
Scientific Name	Common Name
<i>*Acacia dealbata</i>	silver wattle
<i>*Ageratina adenophora</i>	snakeweed
<i>Artemisia drancunculus</i>	wild tarragon
<i>*Anagallis arvensis</i>	scarlet pimpernel
<i>*Avena barbata</i>	slender wild oat
<i>*Avena fatua</i>	wild oat
<i>Baccharis pilularis</i>	coyote bush
<i>*Brassica nigra</i>	black mustard
<i>*Briza maxima</i>	rattlesnake grass
<i>Bromus carinatus</i>	California brome
<i>*Bromus diandrus</i>	ripgut grass
<i>*Bromus hordeaceus</i>	soft chess
<i>*Carduus pycnocephalus</i>	Italian thistle
<i>*Chamomilla suaveolens</i>	pineapple weed
<i>*Cirsium vulgare</i>	bull thistle
<i>*Conium maculatum</i>	poison hemlock
<i>*Convolvulus arvensis</i>	bindweed
<i>*Cortaderia selloana</i>	pampas grass
<i>*Cotoneaster pannosa</i>	silverleaf cotoneaster
<i>*Cynodon dactylon</i>	Bermuda grass
<i>*Delairea odorata</i>	cape ivy
<i>*Erodium botrys</i>	common filaree
<i>Eschscholzia californica</i>	California poppy
<i>*Eucalyptus globulus</i>	blue gum eucalyptus

Appendix B. List of Vascular Plant Species Observed During Aptos Village Plan Habitat Assessment Site Visit.

Scientific Name	Common Name
<i>Galium aparine</i>	common bedstraw
* <i>Genista monspessulana</i>	French broom
* <i>Geranium dissectum</i>	cutleaf geranium
<i>Gnaphalium luteo-album</i>	everlasting cudweed
* <i>Hedera helix</i>	English ivy
* <i>Hordeum marinum</i>	Mediterranean barley
* <i>Hordeum murinum</i> ssp. <i>leporinum</i>	foxtail barley
* <i>Hypochaeris radicata</i>	rough cat's ear
<i>Juncus patens</i>	spreading rush
* <i>Lactuca serriola</i>	prickly lettuce
* <i>Lathyrus latifolius</i>	perennial sweet pea
* <i>Lolium multiflorum</i>	annual ryegrass
<i>Lupinus bicolor</i>	miniature lupine
* <i>Malva nicaeensis</i>	bull mallow
* <i>Medicago polymorpha</i>	burclover
* <i>Melilotus indicus</i>	yellow sweetclover
<i>Mimulus aurantiacus</i>	sticky monkeyflower
<i>Nassella pulchra</i>	purple needlegrass
<i>Oxalis albicans</i> ssp. <i>pilosa</i>	radishroot woodsorrel
* <i>Papaver somniferum</i>	opium poppy
* <i>Phalaris aquatica</i>	Harding grass
* <i>Picris echioides</i>	prickly ox-tongue
* <i>Plantago lanceolata</i>	English plantain
* <i>Polygonum arenastrum</i>	common knotweed

DRAFT Biotic Assessment of the Proposed Aptos Village Project in Aptos, California

Appendix B. List of Vascular Plant Species Observed During Aptos Village Plan Habitat Assessment Site Visit.	
Scientific Name	Common Name
<i>*Polypogon monspeliensis</i>	rabbit-foot grass
<i>Quercus agrifolia</i>	Coast live oak
<i>*Raphanus sativus</i>	wild radish
<i>*Rubus discolor</i>	Himalayan blackberry
<i>Rubus ursinus</i>	California blackberry
<i>*Rumex acetosella</i>	sheep sorrel
<i>*Rumex crispus</i>	curly dock
<i>*Rumex pulcher</i>	fiddle dock
<i>Salix lasiandra</i> ssp. <i>lasiandra</i>	Pacific willow
<i>*Sonchus asper</i>	prickly sow thistle
<i>*Sonchus oleraceus</i>	common sow thistle
<i>*Spergularia rubra</i>	sand spurry
<i>*Spirea</i> sp.	Spirea
<i>*Taraxacum officinale</i>	common dandelion
<i>Toxicodendron diversilobum</i>	poison oak
<i>*Tragopogon porrifolius</i>	purple salsify
<i>Trifolium hirtum</i>	rose clover
<i>*Trifolium incarnatum</i>	crimson clover
<i>*Vicia sativa</i>	common vetch
<i>*Vinca major</i>	periwinkle
<i>*Vulpia bromoides</i>	six-weeks fescue

* non-native plant species



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ATTACHMENT 3

Cultural Resources Reports

BARRY SWENSON BUILDER

CULTURAL RESOURCES STUDY FOR THE PROPOSED APTOS VILLAGE PROJECT

SANTA CRUZ COUNTY, CALIFORNIA

FINAL DRAFT

FEBRUARY 2009

PREPARED FOR:

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Appendix A. Phase 1 Investigations at CA-SCR-222/H (Albion Environmental Inc., 2009)

PROJECT DESCRIPTION

Barry Swenson Builder (BSB) is proposing development in Aptos Village, an unincorporated historic hamlet in the geographic midpoint of Santa Cruz County, California. The project area is located along the northern side of Soquel Drive, the southeastern side of Granite Way, the western side of Trout Gulch Road, and the eastern side of Aptos Creek Road (Figures 1, 2). The project proposes to construct a total of 17 new buildings for mixed residential and retail/commercial use. Residential space will include townhouses, cottages and a hotel. The proposed commercial building area encompasses approximately 113,180 square feet, with an additional 19,400 square feet to be used for 32 dwellings. Land for a skate park is also a part of the planned development.

The proposed project will require a significant level of ground disturbance to install appropriate infrastructure for the development. Water management will be important because the project lies near the confluence of two watersheds (Aptos and Valencia Creeks), necessitating control of natural runoff to the proper drainage. The project will also require transportation access from Trout Gulch Road and potentially from Soquel Drive.

BSB contracted with Albion Environmental, Inc., (Albion) in May 2008 to prepare a cultural resources sensitivity study of the project area and to provide recommendations for identifying and assessing cultural resources in this area for purposes of CEQA compliance. This study was submitted to BSB in July 2008 (Albion Environmental Inc. 2008a). Subsequently, Albion conducted limited (Phase 1) geoarchaeological test excavations in the project area to determine the presence or absence of native soil surfaces or intact archaeological deposits, particularly any containing evidence of CA-SCR-222/H (SCR-222/H), a large prehistoric habitation site and historic industrial complex coincident with Aptos Village. A summary of results from the Phase 1 investigations, along with an updated cultural resources sensitivity study for the overall project area, was submitted to BSB in November 2008 (Albion Environmental Inc., 2008b).

The following report is responsive to review requirements according to CEQA. It documents the conclusions of the archaeological investigations, updates previous evaluations of the project area's "built" environment (historic architecture and landscape), and provides final recommendations regarding the overall potential for encountering additional archaeological deposits during project construction. It does not include consultation with Native American tribes or individuals who may have concerns or input regarding cultural resources in or near the project area. The County of Santa Cruz has assumed the responsibility of initial and ongoing consultation with Native Americans under the guidelines of Senate Bill 18 (SB 18) (personal communication between Mark Deming, Santa Cruz County Planning Department, and Clinton Blount, Albion, August 2008).

PROJECT METHODS AND STAFF

In June 2008, Albion contracted with the Northwest Information Center at Sonoma State University to perform a cultural resources records search for the project area and a ¼-mile surrounding radius. This search indicated that 35 cultural resource studies have been conducted within ¼ mile of the project, five of which included the project area itself.

To date, 31 prehistoric and historic archaeological sites have been recorded within ¼ mile of the project. Of these, two cultural resources sites have been recorded within the current project area: prehistoric habitation site SCR-222 (now -222/H), and historic buildings associated with the Aptos Village Historic District (PR-44-000514). Most of the existing cultural resources documentation for the project area was produced in conjunction with an earlier (late 1970s) plan to develop Aptos Village property (Cartier 1979; Cartier et al. 1979).

Additionally, detailed information regarding the proposed project's construction and adaptive reuse plans was collected from BSB project managers (Jessie Thielen and Ricardo de la Cruz), BSB Vice President Jesse Nickell, and Matthew Thompson of Thatcher & Thompson Architects in Santa Cruz.

The initial sensitivity study for this project included a summary of the records search, an overview of Aptos Village history, and preliminary recommendations regarding the potential for the project to impact significant historic (built environment) resources (Albion Environmental Inc. 2008a). Subsequently, BSB requested that these recommendations be summarized in a letter (dated August 1, 2008) to Glenda Hill, Principal Planner for the County of Santa Cruz Planning Department, in order to facilitate preparation of the Area Plan for Aptos Village.

Prehistoric Research

Albion's preliminary recommendations for further work to assess prehistoric site potential at SCR-222/H included:

- a pedestrian survey of entire project area;
- recording of any new cultural resources and/or isolates;
- updating the existing site record for SCR-222/H using standard DPR forms;
- conducting limited test excavations in the project area to determine, minimally, the presence or absence of intact cultural deposits; and
- geoarchaeological investigation in the project area to assess its sensitivity for buried land surfaces that may harbor deeply buried prehistoric sites.

An intensive pedestrian survey of the project area was conducted September 10, 2008 by Albion archaeologists. The surface inspection identified small quantities of shell and other potential artifacts corresponding to the previously recorded location of SCR-222/H. During September 23-25, Albion archaeologists oversaw the excavation of five backhoe trenches and two hand-excavated test units at judgmentally placed locations in the project area (Appendix A). Trenches and test units were excavated to sterile soils, and bucket samples from stratigraphic contexts throughout the trenches were screened through 6mm mesh to identify cultural materials. The geoarchaeological assessment was also conducted during mechanical trenching of deeper soils.



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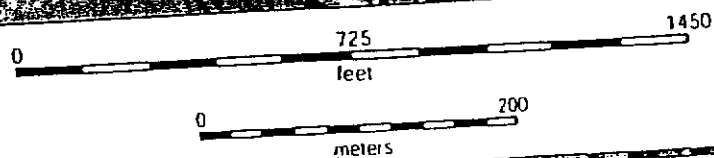
Legend

■■■■■ Area of potential effects



Albion Environmental, Inc.

Figure 2. Aptos Village project site.



prehistoric habitation site SCR-222 (now 222/H), and historic buildings associated with the Aptos Village Historic District (PR 44-000514). Most of the existing cultural resources documentation for the project area was produced in conjunction with an earlier (late 1970s) plan to develop Aptos Village property (Cartier 1979; Cartier et al. 1979).

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Because of the diverse resources associated with the project area, Albion employed a multidisciplinary team to address them. Clinton Blount, Albion Principal and anthropologist, acted as project manager. Leslie Fryman, staff historian and archaeologist, addressed built environment resources in the project area as well as historical archaeology. The prehistoric archaeology review and subsequent Phase I investigation was led by Albion Principal and senior archaeologist Jennifer Farquhar and staff archaeologist Ryan Brady. The project staff is qualified for work in archaeology, history and architectural history in accordance with the professional qualifications standards put forth by the U.S. Secretary of the Interior (36CFR Part 61). Additionally, consulting historian Sandy Lydon provided local history research and expertise.

PREHISTORIC AND HISTORIC CONTEXT

Regional Prehistory

While the ethnographic record of the central coast is relatively rich, with accounts from early explorers describing certain aspects of Native American lifeways, research investigating prehistoric lifeways and the culture history of native inhabitants of the Monterey Bay was not undertaken until the past few decades (Hylkema 1991; Jones et al. 2007). Interpretation of Monterey Bay prehistory has been developed through both local and regional archaeological investigations. Through these projects, general patterns of prehistoric lifeways along the central California coast have been developed and the most common taxonomic framework used today involves six distinct temporal periods, viewed to represent differences in the organization of past subsistence and settlement patterns of the region's inhabitants.

Prehistoric Periods

Paleo-Indian	(pre-10,000 B.P.)
Millingstone	(10,000-5500 B.P.)
Early	(5500-2600 B.P.)
Middle	(2600-1000 B.P.)
Middle/Late Transition	(1000-850 B.P.)
Late	(850-Historic)

The periods are characterized by either specific artifact types or suites of artifacts and site locations that typify the particular lifeway that each period is seen to represent. The patterns may reflect one or a few aspects of the past manner of living and are generally not understood as a holistic representation of how Central Coast populations were living at a particular point in time. The Paleo-Indian Period is generally viewed as a time where people were focusing their subsistence pursuits on large Pleistocene mammals, such as mammoths, and were highly mobile in search of game, though associations between the animal bones and archaeological sites are spotty at best. Two sites located in San Luis Obispo County are reported to have contained fluted points (Gibson 1996, Mills et al. 2005), the main marker of this time period, though their archaeological context is difficult to interpret. Artifacts associated with sites of this antiquity are suggested to be scrapers, scraper-planes, bifaces, and the lack of milling equipment. More locally, the Scotts Valley site (CA-SCR-177) may have association with the Paleo-Indian Period, containing leaf and lanceolate projectile points/knives, flake tools, hammerstones, and ochre (Cartier 1993; Fenenga 1993: 245-254); though similar to the other sites, its integrity is suspect (Jones et al. 2007:130).

The Millingstone Period is typified by an abundance of milling equipment that includes handstones and millingstone, along with a sparse flaked stone assemblage that lacks formalized tools. Millingstone Period sites are present in the Monterey Bay near the mouth of Elkhorn Slough (CA-MNT-229) (Jones et al. 1996) and Moss Landing (CA-MNT-234) (Milliken et al. 1999). These sites contained cobble and core tools fabricated from chert and quartzite, grinding stones, estuary shellfish and small terrestrial mammal bone.

The Early Period is recognized by a change in artifact assemblages, signifying a shift in subsistence and settlement practices during this timeframe. It is recognized by an increased abundance of bifacially flaked projectile points, along with the presence of mortar and pestle technology. Projectile

points dating to this time period are Rossi Square-stemmed and Side-notched points, large Side-notched, and Año Nuevo Long-stemmed varieties. This may be a time when hunting came to dominate the more generalized plant and small game focused economy of the Millingstone Period. Early Period sites are more abundant in the Monterey Bay area than earlier ones and are represented by CA-MNT-108 near Fisherman's Wharf in Monterey (Breschini and Haversat 1992a), CA-MNT-831 in Pacific Grove (Breschini and Haversat 2008), and CA-SCR-38/123 at Wilder Ranch (D. Jones and Hildebrandt 1994). The sites are typified by dark midden soils, abundant shellfish, mortars and pestles along with flaked stone tools and chipping debris, and certain shell bead types (Bennyhoff and Hughes 1987).

The Middle Period is understood to be a time when the use of shellfish declines relative to earlier times, and the exploitation of more mobile small game such as rabbits and otters increases. Artifact assemblages contain contracting stemmed projectile points, mortars and pestles, along with an increased presence of fishing equipment, including grooved and notched net weights and circular shell fish hooks. Handstones, millingstones, and pitted stones may also be present at sites dating to this period (Jones et al. 2007:138-139). In the Monterey Bay, Middle Period components are present at CA-MNT-229 and -234 as well as CA-SCR-7 (Jones and Hildebrandt 1990) and CA-SCR-9 (Hylkema 1991:141-183).

The Middle/Late Transition reflects a short period of time where rapid culture change is argued to have occurred. This may have been influenced by a time of rapid climate change that has been identified at various locations in the Western United States (Jones et al. 1999) as well as in Patagonia (Stine 1994). It is suggested that occupants of the central coast underwent a dramatic reorganization of their social structure and subsistence practices. Sites dating to this period in Monterey County are restricted to the Big Sur locality (Jones 1995).

The Late Period is better represented in the Monterey Bay, yet these sites are most often short term, task-specific sites. Occupation sites are located at inland areas such as the Upper Carmel Valley (Breschini and Haversat 1992b) and Santa Clara Valley (Hildebrandt and Mikkelsen 1993). Late Period sites in the Monterey Bay area include CA-MNT-1765 at Moro Cojo Slough, which appears to represent a collection station and field camp (Fitzgerald et al. 1995), and CA-MNT-143 at Asilomar State Beach (Brady et al. 2008), which is a site that was used for the short term acquisition of shellfish. Concentrations of abalone shell are commonly present at Late Period coastal sites in the Monterey Bay (Breschini and Haversat 1991), signifying the importance of the acquisition of this resource, though more long-term occupation is generally not found to co-occur.

The Aptos Tribe and Village

The current project site lies within a territory once inhabited by speakers of Costanoan languages, a domain which extended from San Francisco Bay, along coast and west-central California, to just south of Monterey Bay. The word "Costanoan" derives from the Spanish word *Costaños* meaning 'coast people' (Levy 1978:485). The Costanoan language family contained eight distinct but related languages, each of which was spoken by several different groups or "tribelets" (Levy 1978). During the Mission Period (1770-1830s) there were many tribelets in what is now Santa Cruz County.

The Aptos tribelet was located along the shores of Monterey Bay from the present location of Aptos and eastward about half way to the mouth of the Pajaro River. The Aptos peoples were one of four early groups converted at Mission Santa Cruz, but were actually the last of those four nearby groups to be completely absorbed into the mission in 1796. Although they did marry with their neighbors, the Cotoni, Sayanta, and Uypi, they were completely mixed together with the Cajastaca people of the

Corralitos area. So much mixing occurred within the nuclear family groups that the idea arises that the Aptos and the Cajastaca were a single tribal group (Milliken 1995).

Several early references from early Spanish explorers and missionaries describe the presence of Native Americans in the Aptos area at the time of contact. An exploratory land expedition led by Don Gaspar de Portolá in 1769 is said to have come upon an Indian village at the confluence of the Valencia and Aptos creeks. The Spaniards recorded the site as "Aptos". In 1791, the Santa Cruz Mission was established west of the San Lorenzo River. Indians from the Aptos area were brought into the mission compound. Records of Father Crespi in 1769, Father Palou in 1774, and the Santa Cruz Mission in 1791 describe the Aptos region, with some mention of the Native Americans who called their area "Aptos" (Brown 2001). The first recorded contact came in 1774 when the Rivera Expedition encountered residents of the village at Aptos and offered gifts. The accounts mention seven (or eleven) grass huts and a population that added up to the diarists estimation of a 'medium sized village' (Brown 2001).

In 1872 it was reported that Claus Spreckels, who owned 3,500 acres of the Old Aptos Rancho, had the major Indian village site and the cemetery enclosed with large bamboo (*Santa Cruz Sentinel* 1872). These sites have been interpreted as being the recorded sites CA-SCR-1 and CA-SCR-2 (Cartier et al. 1979).

Native inhabitants of the region were first encountered by Spanish explorers in 1602 (Vizcaino) and again between 1769-1776 (Portola, Fages, Riviera, and Anza). During the Mission Period (1770-1835), devastating changes occurred for the Costanoan people. Over the following several decades, the population was recruited into nearby missions and their traditional subsistence economy was replaced by an agricultural economy. Analyses of mission baptismal records demonstrate that the last Costanoan tribelets living a traditional existence had disappeared by 1810 (Levy 1978). The population experienced dramatic decline due to the introduction of European diseases, which consequently caused higher death rates and lower birth rates. The secularization or abandonment of the missions by the Mexican government in 1832 caused people to relocate to different areas and establish small settlements, thus, separating them farther away from their cultural heritage. Levy (1978) believes that Costanoan languages were probably not spoken after the year 1835.

On a final note, the use of the term "Ohlone" has recently gained favor in reference to prehistoric Costanoan populations (Levy 1978; Munoz in Hildebrandt 1983; Milliken 1993). Originally appearing in F.W. Beechey's description of his 1826 encounter with native populations in San Francisco Bay (Beechey 1941), this term has also been adopted by many Costanoan descendants. Levy (1978) states that in 1971 a group of Costanoan descendants formed a corporate entity, the Ohlone Indian Tribe, and gained title to the Ohlone Indian Cemetery at Mission San Jose. Today, the term Ohlone is basically synonymous with Costanoan and is preferred by contemporary Native American people (Bean 1994; Margolin 1978).

Aptos Village History

The Aptos Village site is triangular, bounded on the north by foothills, on the east by the canyon cut by Valencia Creek and on the west by a steeper canyon carved by Aptos Creek. The two streams meet at the tip of the triangle, join, and flow to Monterey Bay as Aptos Creek. This junction of the two creeks was such a dominant feature that many early residents believed the name "Aptos" to be an Indian word based on that intersection, leading to the legend that the name meant "the joining of two waters." There is little evidence in early literature to support that definition, however, and as Donald T. Clark notes in his classic *Santa Cruz County Place Names*, the source of the name Aptos is "uncertain" (Clark 2008). There is nothing uncertain, however, about the transportation challenge

posed by those two canyons, and beginning with the first passage through the area by the Portola expedition in October, 1769, Aptos has proved difficult for those wishing to travel across the coastal terrace.

The Spanish Era, 1769-1822

The Spanish found traveling across the coastal terrace so "difficult" and "liresome" that in 1774 they chose the more level and direct route through the Santa Clara Valley connecting Monterey and San Francisco (present-day Highway 101). When the mission was established at Santa Cruz in 1791 and the pueblo of Villa de Branciforte six years later, the road through Aptos ended at the mission. Santa Cruz and Aptos were on a dead end and the easiest access was by sea. The Indians living in the Aptos area provided most of the converts for the Mission Santa Cruz between 1791 and 1797, and once they were gone, except for cattle grazing on the coastal terrace, there was very little activity in Aptos.

The Castro Era, 1833-1876

In 1833 Rafael Castro, a retired soldier and native of Villa de Branciforte was awarded a private land grant named Rancho Aptos. The original 4,486 rancho was bounded on the west by Aptos Creek, but in 1840 Castro was granted an additional 2,200 acres extending the boundaries west to Boreas Gulch. Castro built his home on the western bank overlooking Aptos Creek and began raising cattle, shipping the hides off the beach at the mouth of Aptos Creek (Waid 1984).

Aptos Wharves

Rafael Castro took his Rancho Aptos land title papers to the Land Commission in the early 1850s, and in 1860 he received confirmation. Even before he had clear title, Castro received numerous offers to sell his property, but he declined, preferring instead to negotiate leases with the various sawyers and loggers who were interested in the redwood trees growing in the canyons to the north. To ship the products coming from his property and from land grants to the east, in 1850 Castro built a relatively short 500-foot wharf just west of the creek mouth. Over the next 25 years, hides, lumber, flour and agricultural products were shipped from what became known as Aptos Landing (Collins 1995).

The First Aptos Village

Castro's wharf inspired a small commercial development at the intersection of the County road and the road to the wharf (present-day Wharf Road and Soquel Drive), while several of Castro's adult children built homes along the road to the west. The wharf was improved and extended in the 1860s for use in shipping lumber, firewood, and agricultural products to San Francisco. Meanwhile, efforts to create a dependable crossing of Aptos Creek continued. The first bridge, built in 1860, was washed out in the 1862 flood and eventually replaced with a covered bridge.

In 1872, beset with marital difficulties and declining health, 69 year-old Rafael Castro sold the bulk of his property to sugar magnate Claus Spreckels for \$71,900 in gold coin. The Castro era of Aptos Village on the western banks of Aptos creek ended in the 1870s with the coming of Claus Spreckels (1872), the arrival of Frederick Augustus Hihn and incorporation of the Santa Cruz Rail Road in 1873, and the death of Rafael Castro in 1878 (Waid 1984).

Aptos Village Moves East

Frederick Augustus Hihn had long held a dream of a dependable trans-county railroad, and following the entry of the SPRR into the region in 1872, he transformed his vision into reality. As the president of the Santa Cruz Railroad (incorporated in 1873), he led the construction of a narrow gauge railroad

between Santa Cruz and the SPRR junction south of Watsonville. Claus Spreckels was a major stockholder in the railroad. All of the construction of the Santa Cruz Railroad (SCRR) was done by Chinese railroad workers. Their conical hats, quilted blue coats and Cantonese work songs were a regular part of the Santa Cruz County landscape during the 1870s and 1880s (Hamman 2002; Lydon 2008).

Seeing the potential for his own properties located up Valencia Creek, Hihn guided the route of the SCRR into the Aptos Village site even though it required two trestles compared to an easier route downstream that would need but one. Hihn's bringing the Santa Cruz Rail Road into the present-day Aptos Village set off a boom, the results of which are still visible today (MacGregor 2003).

By 1879 Aptos had three good hotels, where before the coming of the railroad, there was only one small establishment owned by Irish immigrant Patrick Walsh. Basque storekeeper Jose Arano built the Anchor House (present-day Bay View Hotel) beside the railroad tracks in 1878. Aptos historians have counted up to 15 saloons in the area by the mid 1880s, serving the needs of the lumbermen and loggers who worked in the forests to the north (*Watsonville Pajaronian* 1879).

The Lumber Boom, 1883-1899

Though the 1870s were busy in Aptos, the SCRR operated at a loss, and in 1882 was sold at a bankruptcy auction to the SPRR. The entry of SPRR into Aptos Village brought the fledgling railroad era to its maturity. Almost immediately after acquiring the narrow gauge SCRR, Southern Pacific (SPRR) announced it would broad-gauge the line, and in the fall of 1883, the first standard gauge locomotive made the trip between Santa Cruz and the SPRR mainline south of Watsonville. Products could be loaded onto a railroad car and shipped anywhere in the United States without having to be reloaded (Hamman 2002).

In 1883, Southern Pacific purchased a 7,000 acre tract of uncut redwood up in Aptos Canyon, containing an estimated 200,000,000 board feet of lumber, and punched a standard gauge railroad up the canyon to get it. Once the Chinese railroad crew had the first three miles of line built, the largest lumber mill in 1880s Santa Cruz County began sending a torrent of lumber, railroad ties, shakes and shingles down into Aptos and out to markets all over California (Lydon 2008).

Undaunted by losing the SCRR and quite willing to take advantage of the SPRR connection in the now bustling Aptos Village, in 1891 Hihn purchased 27 acres of the Aptos Village site from the Bernals. By 1883 he had built a medium-sized sawmill and from there, he began moving part of what he estimated to be 100,000,000 board feet of lumber to his yard in Santa Cruz. The following year Chinese crews built a two-mile narrow gauge track into Valencia Canyon, and over the next eight years, redwood lumber flowed out of the Valencia down to Hihn's Valencia Mill in Aptos Village (Hamman 2002; Lydon 2008).

These two streams of redwood lumber converged in Aptos, just as the two creeks did south of the village. In 1893 Hihn shut down his Valencia Mill, and in 1899 the Loma Prieta Mill was closed, marking the end of the Aptos lumber boom. Smaller episodic lumber operations continued north of the village, but by the 1920s, that too had ended.

The Apple Era, 1900-1959

By the late 1890s, paralleling the agricultural trend going on in the Pajaro Valley, apples became the focus of activities at Aptos Village. The same railroad that carried lumber to the far corners of the

country now began carrying railroad cars filled with apples. Most of the orchards were located north and east of Aptos Village, and Frederick Hihn was one of the leaders of this new Aptos industry.

By the 1920s Aptos was the second most important apple shipping location in Santa Cruz County. Over 90 percent of the apples shipped in the 1920s came from Watsonville, and though only five percent of the county's apple crop went through Aptos each year, it was enough to create a microcosm of the apple industry in Aptos Village. Box making, apple packing, an apple dryer and vinegar works were represented in what became a small apple-centered industrial park.

One of the most prominent of these businesses was the Lam-Mattison apple dryer founded in 1905. Lam Pon, an immigrant from China, became a partner with Ralph Mattison and their dryer became a landmark in the village. Each fall a large group of Chinese laborers would move into the village and work in the dryer well into the winter. In later years Filipino laborers were the dominant laborers. The Lam family continued its partnership with the Mattisons up to 1940. The last of the Aptos apple packing facilities closed in 1959 (Lydon 2008).

KNOWN AND POTENTIAL RESOURCES IN THE PROJECT AREA

CA-SCR-222/H, Prehistoric Component

First recorded in 1979, the prehistoric component of SCR-222/H is located in the open field west of the Bay View Hotel, on both sides of Soquel Drive, and east of Aptos Creek Road. Its boundaries, as initially recorded, measure approximately 550 by 300 meters (1,800 by 985 feet), or largely the western half of the current project area (Figure 3). The prehistoric component is described in the original record as an extensive occupation site with a midden deposit, including fire-cracked rock, large mammal bone, and shellfish remains (Morris 1979).

Also in 1979, a general surface reconnaissance of SCR-222/H was conducted by Robert Cartier, Principal Investigator for Archaeological Resource Management, and C. Detlefs, a historic specialist. Areas that were clear of vegetation and soil brought to the surface by rodent activity contained fire-altered rock, chipped lithics, shellfish remains, and charcoal. Historic resources in the form of glassware, ceramics, and other artifacts, possibly dating as early as the mid-1800s, were also found on the surface. Cartier (1979) noted that the site had been impacted in historic times by roads, railroad tracks, and several building sites.

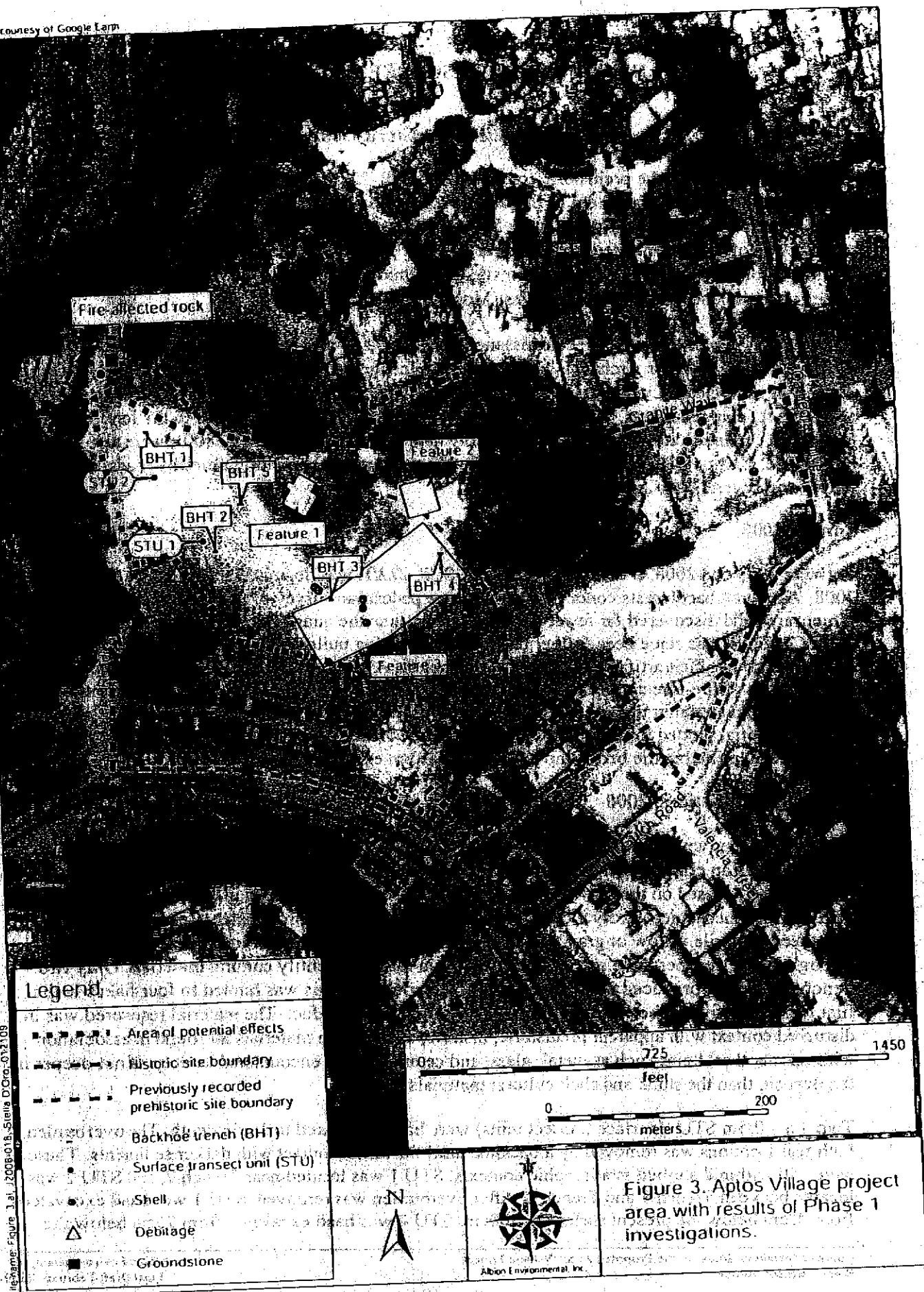
Survey, 2008

Between 1979 and 2008, it does not appear that SCR-222/H was documented further. In September 2008, Albion archaeologists conducted an intensive pedestrian survey of the proposed Aptos Village project area and discovered far fewer surface artifacts than the quantities noted in 1979, suggesting that SCR-222/H has since been further impacted by ongoing building demolition and interim use, and probably also by illicit artifact collecting. Nevertheless, Albion's survey revealed small quantities of shell, a piece of fire-affected rock, a possible ground stone artifact, and a piece of cryptocrystalline silicate stone material in the western portion of the project area. The location of these items appears to match the initial plotted location of SCR-222/H. Additionally, some fragments of clam and abalone shell were identified in the bike jump park at the eastern extent of the project area.

Phase 1 Investigations, 2008

Following the survey, Albion archaeologists conducted Phase 1 archaeological investigations in the project area in an effort to further assess the spatial extent, depth, and integrity of SCR-222/H (Appendix A). Based on the previous survey results, five trench locations in the project area were identified for mechanical excavation (Figure 3). Trenches were approximately 2m x 1m, and were excavated to sterile yellow or gray soils (180-220cm). Bucket samples from stratigraphic contexts throughout the trenches were screened through 6mm mesh to identify cultural materials. Only two trenches (1 and 2) produced prehistoric cultural materials, and this was limited to four flakes in the first trench and five in the second, along with a ground stone artifact. The material recovered was in a disturbed context with apparent prehistoric, historic, and modern materials all found in association with one another. Items such as metal, glass, and ceramics were encountered as deep, if not deeper in the deposit, than the stone and shell cultural materials.

Two 1m x 0.5m STUs (surface transect units) were hand excavated to 1m in depth. The overburden at both unit locations was removed by a backhoe until the initial contact with darker sediments. These were still within disturbed stratigraphic contexts. STU 1 was located near Trench 2, and STU 2 was located between Trench 1 and Trench 2. After overburden was removed, STU 1 was hand excavated from 40cm below the present surface to 100cm. STU 2 was hand excavated from 25cm below the



present surface to 100cm. Similar to Trenches 1 and 2, a small amount of lithic material and shell was recovered, along with a greater quantity of historic and modern debris.

Additionally, a geoarchaeological investigation was performed during mechanical trenching of select areas to assess sensitivity for buried land surfaces that may harbor deeply buried archaeological sites. Identification of these landforms prior to construction (as opposed to discovery during construction) is an integral part of the larger resource identification effort, and can reduce the likelihood that the project is delayed due to unanticipated cultural resource discoveries. The investigation showed disturbances from modern activities from the surface to the bottom of each of the trenches.

Based on the results of the Phase I investigations, several conclusions were drawn:

- The prehistoric component of SCR-222/H is present in the western and southwestern portion of the current project area,
- Shell debris present at the bike jump park may be related to redeposited site matrix as the easternmost backhoe trenches did not produce more than modern and historic materials,
- The prehistoric component of SCR-222/H does not appear to provide evidence for intensive prehistoric occupation, and
- Site integrity appears to have been severely impacted by historic and modern activities.

Historic Archaeological Resources

Research addressing the sensitivity of the project area for historic archaeological deposits was conducted as early as 1979 by Archaeological Resource Management in conjunction with three small "project areas," all of which are overlaid by the current, larger project area (Cartier et al. 1979). This "archival" study evidently followed a surface survey of one parcel east of Aptos Creek, on which was found a significant quantity of glassware and ceramic fragments, and other historic artifacts in addition to prehistoric materials (Cartier 1979). The archival research identified two locations sensitive for historic archaeological deposits associated with nineteenth-century occupation of the area by railroad workers, specifically Asian laborers (Cartier et al. 1979).

It does not appear that any test excavations or other confirmation of this sensitivity analysis was undertaken, and 30 years later, the presence or absence of intact historic archaeological deposits in the project area remains unknown. Additionally, due to the age of the 1979 sensitivity study, the potential for early twentieth century archaeological deposits in the project area was apparently not addressed. Such deposits may include refuse-filled features associated with domestic occupation of the project area by apple industry workers, who were also largely of Asian descent (Cartier et al. 1979).

Research, 2008

A review of historic maps and archival material indicates that the current project area is located within the former boundaries of a historic industrial complex (1880s-1940s) containing various railroad facilities (SPRR) and a lumber mill (1880s-1900) that later evolved into a center for apple processing, packing and shipping (1900-1960). Though primarily industrial, secondary domestic use of the complex is clearly demonstrated in conjunction with railroad, lumber and apple-processing workers' quarters, at least one owner-operators residence, and more than one hotel for visitors.

The historic locations of buildings and structures, both residential and industrial, in this complex are illustrated in Figure 4. Remnant concrete foundations for several buildings, mostly those that were in

operation well into the twentieth century, are still visible in the project area. Only three of the buildings and structures depicted in Figure 4 are still standing: the Bay View Hotel (19), the Hihn Apple-Packing Warehouse (21) and the Loma Prieta Lumber Yard Office (16) (see Built Environment Resources below).

Most of the nineteenth century railroad buildings and structures located in Aptos Village have since been removed or demolished. This includes several sets of spur tracks that traversed the industrial complex and to which large packing buildings (13, 21) were oriented. At present, only the main track of the 1880s SPRR remains along Soquel Drive, at the southern end of the project area (see Built Environment Resources below).

Additionally, a railroad turntable (14), constructed as early as 1883, was located in the southern part of the project area. Turntables are typically semi-subterranean structures constructed with circular walls and a central column or pedestal of mortared brick. Circular track was mounted on top of the brick walls, and an iron pivot anchored in the center on which the locomotives were turned. Though the iron is generally removed from turntables after they are no longer in use, the brick-walled pit is often buried intact when surrounding rail houses are demolished. Several of these unique historic railroad features have been unearthed and restored for interpretive history purposes. If the SPRR turntable in the project area is intact or even partly intact, it would potentially be an important historical resource associated with SPRR engineering and early Aptos railroad history.

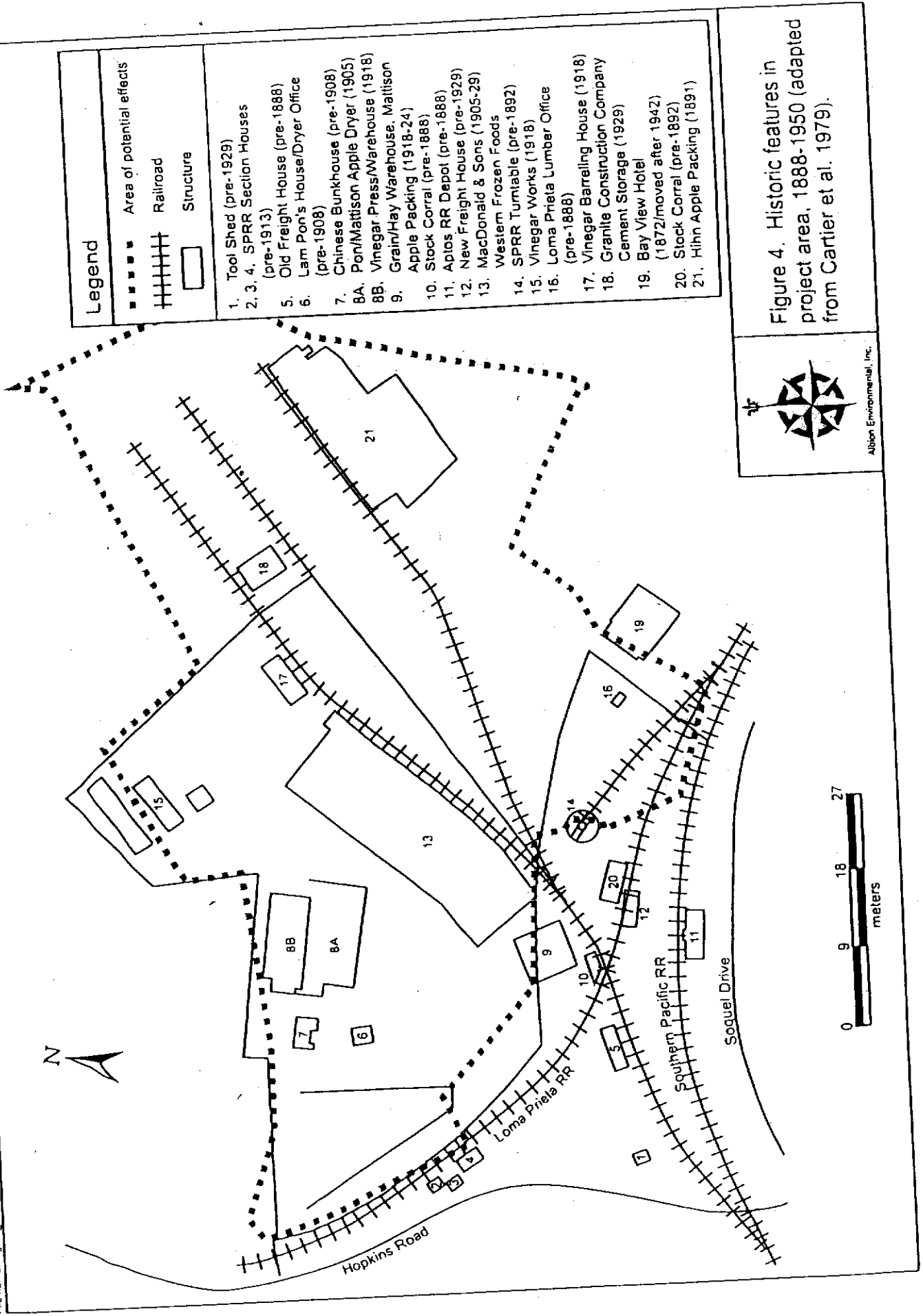
Other locations potentially sensitive for historic archaeological deposits are in the northern part of the current project area: the Chinese Bunkhouse (7); Lam Pon's house/office (6); as well as the earliest apple processing facilities in the complex: the Lam/Mattison apple dryer (8a), the vinegar press/warehouse (8b), and the vinegar barreling house (17). Filled features or buried remains associated with any of the above buildings may contain important archaeological data.

Surface surveys and recent Phase I investigations strongly suggest that historic archaeological deposits in the project area have been disturbed or possibly obliterated by ongoing demolition and historic redevelopment of the complex, which began as early as 1900 and continued through the 1970s. Without extensive excavation (data recovery), it is difficult to identify and assess the integrity of any remaining features within this relatively large area. However, the types of historic archaeological deposits that may exist in the project area have the potential to contain important data. Since 1980, archaeological studies of 1910s-1940s Asian neighborhoods, agricultural communities and industrial sites throughout California and the western states (Schulz and Allen 2004; Voss 2005) have established a larger base of comparative data from which important twentieth-century archaeological research issues can now be addressed.

Built Environment Resources

Two historic buildings are located in the current project area, the Hihn Apple Packing House and the Aptos Fire House/VFW Hall, which may have originally served as the office for the Loma Prieta Lumber Mill.

The Hihn Apple Packing House is currently located at 417 Trout Gulch Road. This property, constructed in the mid 1880s or early 1890s for Frederick Hihn, previously served as an apple-packing barn (Oosterhous 2003a). Mid-County historian Vincent Leonard noted that additions to Hihn's packing shed were made in 1899, 1915, and 1920 (Leonard 1975). The business employed Aptos area women during the fall through the winter, grading and packing apples for shipment. Local men made pinewood apple boxes for shipping until the 1920s and 1930s, when lug hauling by truck



caused the Aptos packing industry to decline. The Hihn Apple Packing House is currently in use as a collection of antique shops called Village Fair.

The Aptos Fire House/VFW Hall is located at 8037 Soquel Drive, adjacent to the western side of the Bay View Hotel. The building was constructed in 1889 to serve as the office of the Loma Prieta Lumber Company, but it was highly modified or entirely rebuilt in subsequent years. By 1892, it appeared to be associated with the Aptos Milling Company lumberyard. A 1908 Sanborn Fire Insurance map indicates the structure had been converted to a residence. By 1923, the property was donated by Joe Arano for use as a firehouse. The building was rotated 90 degrees and remodeled. In 1952, the firehouse moved to its new location on Aptos Street, and the building again became a lumber office, this time used by Lester Toney. In the early 1950s, Mrs. Helen Wikkerink opened a small library in the building. Later, it was enlarged and served as the VFW Hall, Monterey Bay Post No. 7778, American Legion. It continued to be used in this capacity until 1979 (Oosterhous 2003b). In later years it was used as an antique store, fruit stand, and currently as a gift shop, "Fleur Gifts."

Two other historic resources are located directly adjacent to the project area and may be affected by the proposed development. These are the Bay View Hotel and the historic SPRR track along Soquel Drive.

The Bay View Hotel, located at 8041 Soquel Drive, is situated adjacent to the southeastern boundary of the proposed area of development. Proposed development will not impact the historic structure. The building was constructed in 1878 at the corner of Soquel Drive and Trout Gulch Road, and was originally named the Anchor House (Oosterhous 2003c). The hotel was owned by Jose Arano and Augustia Castro, who operated a grocery store onto the main floor of the hotel. In 1929, Edward Arano, the son of Joe and Augustia Arano, renovated the hotel. In 1942, the hotel was sold to Fred and Elma Toney, and in 1946 the hotel was moved to its present location.

The historic SPRR line (1883-circa 1960) through Aptos Village is immediately adjacent to the project area along its southern end. This railroad, currently under private ownership and still in regular operation, is central to Aptos and regional history. The current railroad was the main SPRR route through Aptos, forming its essential landscape and morphology. Originating as a shipping point on this railroad, all buildings and roads in Aptos Village were, and still are, oriented to the historic SPRR line.

CONCLUSIONS AND SIGNIFICANCE EVALUATIONS

California Register of Historical Resources Criteria

Section 15064.5 of CEQA provides that, in general, a resource not listed on state or local registers of historical resources shall be considered by the lead agency to be historically significant if the resource meets the criteria for listing on the California Register of Historical Resources (CRHR) (Public Resources Code [PRC] Section 5024.1, California Code of Regulations Section 4852). This section also provides standards for determining what constitutes a "substantial adverse change" that must be considered a significant impact on archaeological or historic resources.

When a project will impact a historical resource, it must be determined whether or not that resource:

- a) Is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political or cultural annals of California; and
- b) Meets any of the following criteria:
 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 2. Is associated with the lives of persons important in our past;
 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 4. Has yielded, or may be likely to yield, information important in prehistory or history.

CEQA also requires lead agencies to consider whether projects will impact "unique archaeological resources." PRC Section 21083.2(g) states that "unique archaeological resource" means an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Archaeological Resources Evaluation

Should intact subsurface deposits, either prehistoric or historic, be identified at SCR-222/H, such deposits would have potential to yield information important in prehistory or history. Therefore, SCR-222/H is a potentially significant archaeological site (a), and also has the potential to meet

CRHR Criterion 4 above. Both prehistoric and historic components of SCR-222/H would also be likely to meet the CEQA definition of a "unique archaeological resource" as outlined above.

While results of recent test excavations at CA-SCR-222/H suggest that site components are highly disturbed and lack subsurface integrity, this cannot be determined for certain without further investigation. Therefore, it is Albion's recommendation that all ground-disturbing activity in the project area be monitored by a qualified archaeologist in the event that a substantial intact deposit is found within the property.

Built Environment Resources Evaluation

In 2002-2003, Aptos Village was documented as a mixed commercial-residential historic district by Dill Design Group (Los Gatos), in response to an earlier cultural resources analysis for the proposed Aptos Station Development (Dill et al. 2003). Dill Design Group found the Aptos Village Historic District to be historically and architecturally significant for listing in a local (County) historic register. The 2002-2003 documentation established boundaries for the district as well as a period of significance spanning nearly 85 years, from the arrival of the SCRR in Aptos (1874/75) to the last phase of historic development following World War II (ending in 1959).

A total of 32 properties were inventoried and evaluated as contributing (or non-contributing) elements of a local historic district; 25 buildings were deemed contributing to the district's integrity, and 7 buildings within the district boundaries were designated as non-contributors.

Contributing buildings include the Bay View Hotel, which is also listed individually in the National Register of Historic Places (NRHP); the Aptos Fire Hall; and the Hihn Apple Packinghouse. However, the documentation clearly states that, though eligible for the County's List of Historic Resources, the district as a whole lacks the level of significance and integrity necessary to meet criteria for inclusion in the CRHR or the NRHP (Dill et al. 2003).

Subsequently, the County assigned the Aptos Fire Hall a County significance rating of NR 5, "a property determined to have local significance," and the Hihn Apple Packinghouse a rating of NR 3, "a property eligible, in the opinion of the County Historical Resources Commission, to be listed on the National Register of Historic Places" (Section 16.42.080[e]). The fact remains, however, that neither building meets the criteria for inclusion in the CRHR, and would not be considered important historical resources for purposes of CEQA compliance.

Due to the County's local significance rating, as well as community interest in the dwindling architectural remnants of historic Aptos Village, the current project proposes to relocate the Aptos Fire Hall and the Hihn Apple Packinghouse. The Fire Hall will be relocated outside of the project area and continue to be used. The Packinghouse will be moved slightly north within the project area, reoriented to a new street location and adapted for new commercial use. The defining characteristics of both historic buildings will remain unaltered.

The Bay View Hotel was placed on the National Register of Historic Places in 1992 (Oosterhouse 2003c), regardless of the fact that it was relocated in 1946, and that much of the railroad/lumber mill/apple processing complex with which it was historically associated has long been gone. It is significant largely for its architectural style and elements, and currently has no aspects of setting (other than the railroad) that contribute to its significance. Its NRHP status automatically qualifies it for listing in the CRHR, and it has a local (County) significance rating of NR1, "a property listed in the National Register of Historic Places" (Section 16.42.080[e]). It will not be directly impacted by

the proposed Project, nor will its integrity and/or significance be indirectly (visually) affected by surrounding new development.

The historic SPRR line (1883-circa 1960) through Aptos Village has not been formally evaluated for its historical significance. Forming the basis of Aptos history and its landscape, the current railroad route is potentially eligible for inclusion in the CRHR under Criteria 1, for its major geographical and economical contribution to the Monterey Bay region. It would also be eligible for a local (County) significance designation.

POTENTIAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

CEQA Guidelines for Finding of Effect

Section 15064.5 of CEQA states that a project will have significant adverse impacts to cultural resources if the project will:

- Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5;
- Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5;
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature;
- Disturb any human remains, including those interred outside of formal cemeteries.

Archaeological Resources

Impact 1. Construction of the proposed project could result in the disturbance of buried prehistoric and/or historic archaeological resources at site CA-SCR-222/H that potentially meet CRHR criteria and may also constitute "unique archaeological resources" under CEQA. There is also potential for the proposed project to disturb human remains within the prehistoric component of CA-SCR-222/H.

Mitigation Measure 1. The potential for impacts to occur at CA-SCR-222/H may be mitigated to less than significant by having all ground-disturbing activity in the project area monitored by a qualified archaeologist, in the event that a substantial intact deposit is found during construction. If this occurs, all work within 50 feet of the find shall be halted, and the find shall be investigated and assessed by professional archaeologists working under the stipulations of a monitoring/treatment plan approved in advance by the County.

Built Environment Resources

Relocation and reuse of the Hihn Apple Packinghouse at 417 Trout Gulch Road will not result in a substantial adverse change to a historical resource as defined by CEQA. In accordance with Santa Cruz County criteria for historic preservation (SCC16.42.070), a Historical Resource Preservation Plan will be prepared and approved by the County Historic Resources Commission prior to relocation of the Packinghouse. No further action is recommended.

Relocation of the Aptos Fire Hall at 8037 Soquel Drive will not result in a substantial adverse change to a historical resource as defined by CEQA. In accordance with Santa Cruz County criteria for historic preservation (SCC16.42.070), a Historical Resource Preservation Plan will be prepared and approved by the County Historic Resources Commission prior to relocation of the Fire Hall. No further action is recommended.

The proximity of the Bay View Hotel (8041 Soquel Drive) to the proposed project will not result a substantial adverse change to a historical resource as defined by CEQA. No further action is recommended.

Construction of the project to include an additional crossing of the historic SPRR line along Soquel Drive will not result in a substantial adverse change to a historical resource as defined by CEQA. No further action is recommended.

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March 24, 2009

Re: Peer review for Aptos Village Plan

Glenda,

I have recently reviewed the *Cultural Resources Study for the Proposed Aptos Village Project* (Study, Albion Environmental, Inc, January 2009) regarding the proposed Aptos Village Plan, Santa Cruz County, California. Three properties within or immediately adjacent to the proposed Aptos Village Plan project area were previously surveyed and found to be historic resources (DPR A&B Dill Design Group 2003). They are therefore considered historic resources for purposes of the California Environmental Quality Act (CEQA).

"Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC § 5024.1, 14 CCR § 4850)."

In the Impacts and Mitigation Measures section of the *Study*, relocation and reuse of two properties is mentioned and a statement that there will be no substantial adverse change, however, there is no discussion as to how that conclusion was arrived at. Both the Hihn Apple Packinghouse and the Aptos Fire Hall are considered historic resources. Relocation of an historic resource is always an impact, the level of which is concluded through analysis. The Secretary of the Interior Standards and National Register Bulletin 15, specifically the section on Aspects of Integrity and Criterion Consideration B-Moved Properties, should be utilized for such an analysis. Also in the Impacts and Mitigation Measures section of the *Study* new construction adjacent to the Bayview Hotel is also concluded as not having a substantial adverse change. Again, impact levels must be concluded through analysis using the Secretary of the Interior Standards and Aspects of Integrity. Conclusions that there will be no substantial adverse change may remain the same but the discussion must be thorough enough to be defensible under CEQA.

¹ California Office of Historic Preservation Technical Assistance Series, *California Environmental Quality Act (CEQA) & Historical Resources*, pg 8.

Additionally, I have reviewed the *January 2009 Draft Aptos Village Plan* (the *Plan*). The project proposes the relocation of both the Antique Barn and the Aptos Firehouse/VFW Hall within the project area; demolition of several, non-historic buildings; retention of the historic Bayview Hotel and surrounding landscaped parcel; construction of residential and commercial buildings on what is currently 66 parcels. In the Plan chapters 4 & 6 (Core Elements and Design, respectively) the historic resources are acknowledged directly and indirectly. Discussion of the proposed relocation of the Hihn Apple Packinghouse and the Aptos Fire Hall states that prior to the relocations special review and approval by the County's Historic Resources Commission must be acquired. The chapter also mentions that "...it will be essential that any new structures built adjacent to [the Bayview Hotel] will need to be reviewed by the Historic Resources Commission". These are appropriate directives, however, the Plan should specifically state that the review would be for consistency with the Secretary of the Interior's Standards for Rehabilitation and the seven Aspects of Integrity to avoid arbitrary and/or personal taste influencing the review.

The Architectural Design section* of the Plan should specify that the Secretary of the Interior's Standards for Rehabilitation will be utilized for all rehabilitation. The Standards also apply to new construction adjacent to historic resources to avoid creating a false sense of history (see Standard 3) and to differentiate the new from the historic (see Standard 9). The ten Secretary of the Interior's Standards for Rehabilitation are attached for your reference.

According to CEQA "Generally, a project that follows The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or The Secretary of the Interior's Standards for Rehabilitating Historic Buildings...shall be considered as mitigated to a level of less than a significant impact on the historical resource". (State CEQA Guidelines Section 15064.5 (b)(3))

"The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places. In partial fulfillment of this responsibility, the Secretary of the Interior's Standards for Historic Preservation Projects have been developed to guide work undertaken on historic buildings.

The Standards for Rehabilitation (36 CFR 67) comprise that section of the overall historic preservation project standards and addresses the most prevalent treatment. 'Rehabilitation' is defined as 'the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

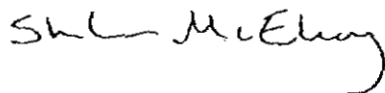
The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials, features [and spaces]. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features

and the building's site and environment, as well as attached, adjacent, or related new construction"² [emphasis added].

In summary, the *Cultural Resources Study for the Proposed Aptos Village Project* report should thoroughly discuss potential impacts (relocation, new construction etc) and proposed mitigation measures (utilizing Secretary of the Interior's Standards, Aspects of Integrity, etc.), and the *January 2009 Draft Aptos Village Plan* should direct rehabilitation and new construction to follow the Secretary of the Interior's Standards for Rehabilitation.

Should there be any questions please contact me 415 362 7711.

Sincerely,



Sheila McElroy

* Footers on pages 41 - 58 of the Plan alternatively identify the chapters as Chapter 6: Design and Chapter 7: Conclusion and Plan Implementation. This should be corrected for the final report.

² Secretary of the Interior Standards for Rehabilitation and Illustrated Guidelines for Applying the Standards, NPS, 1992

Secretary of Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, and pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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April 3, 2009

Re: Peer review for Aptos Village Plan

Glenda,

I have recently reviewed the recent revisions to the *Cultural Resources Study for the Proposed Aptos Village Project* (Study, Albion Environmental, Inc, January 2009) regarding the proposed Aptos Village Plan, Santa Cruz County, California. This memo is an addendum to the March 24, 2009 peer review report.

The Potential Impacts and Recommended Mitigation Measures section of the *Study* still does not explain, or defend, how the conclusion of "...will not result in a substantial adverse change..." was arrived at.

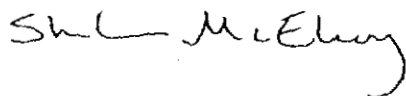
According to CEQA "Generally, a project that follows The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or The Secretary of the Interior's Standards for Rehabilitating Historic Buildings...shall be considered as mitigated to a level of less than a significant impact on the historical resource". (State CEQA Guidelines Section 15064.5 (b)(3)).

One way the *Study* could answer the question "How does the project follow The Secretary of the Interior's Standards" is to go through each of the ten standards (attached to the previous March 24 report) and give a brief answer as to how the project meets that standard. The second way is to address each of the proposed changes that are: relocation, rehabilitation, and new construction adjacent to a resource; and explain why there is no significant impact. This can be done by again addressing consistency with the Standards.

In summary, the *Cultural Resources Study for the Proposed Aptos Village Project* report should thoroughly discuss potential impacts and proposed mitigation measures utilizing Secretary of the Interior's Standards, and retaining much or all of the seven Aspects of Integrity.

Should there be any questions please contact me 415 362 7711.

Sincerely,



Sheila McElroy
Principal

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July 29, 2009

Re: Review for Aptos Village Plan

Glenda,

I have recently reviewed the report *Considering the Significant Historic Resources and the Secretary of the Interior Standards for the Treatment of Historic Properties* (The Report, Urban Programmers, July 2009) and the accompanying *Questions and Comments from the Historic Resources Commission* (Questions and Comments, Urban Programmers, undated). The *Cultural Resources Study for the Proposed Aptos Village Project* (Study, Albion Environmental, Inc, January 2009) that was developed for the proposed project was reviewed by Circa in a letter dated March 24, 2009 with a follow-up memo dated April 3, 2009. All reports, studies and subsequent reviews are related to potential impacts to three properties within or immediately adjacent to the proposed Aptos Village Plan project area. These properties were found to be historic resources (DPR A&B forms Dill Design Group 2003) and therefore the California Environmental Quality Act (CEQA) applies.

As a result of the various studies two major concerns were raised: 1) does the relocation, rehabilitation and reuse of two of the properties meet the criteria of the Secretary of the Interior Standards for the Treatment of Historic Properties, and 2) does the proposed relocation, rehabilitation and reuse have any effect on the historic status rankings of the resources.

The following is a review of *The Report* and *Questions and Comments* to determine if they address the two major concerns identified by the County.

1) Does the relocation, rehabilitation and reuse of two of the properties meet the criteria of the Secretary of the Interior Standards for the Treatment of Historic Properties (Standards)?

- As was suggested in the Circa memo of April, *The Report* describes how the proposed relocation, rehabilitation and reuse will meet the Rehabilitation Standards for each of the three properties. Generally I agree with the findings of this section, however, I am concerned that many of the responses are predicated on what will or should happen, not what has already been completed. This is not the error of the *Report* review but as a

result of lack of specific information on the proposed project. Case in point is the review of the Standards for the Hihn Apple Warehouse section page 12, Standard 2: "The preliminary architectural facade drawing...show the building will retain and repair the material that created the original historic character..." This is true, but because the drawing is conceptual the reviewer has to rely on good faith that this will be implemented.

- To assure meeting the Standards, the Preservation Plan will have to be very specific as to how the relocation and rehabilitation will be conducted. This point is emphasized by the *Report's* recommendation that "...project plans that show relocation methods and subsequent construction work would be consistent with the Secretary of the Interior's Standards..." I would also add that the Preservation Plan require that the relocation and rehabilitation project plans be completed by an architectural firm that specializes in historic preservation and meets the Secretary of the Interior Standards: Professional Qualifications. These firms may be found on the www.chrisinfo.org.
- Regarding the Standards as they apply to the Aptos Fire House/VFW Hall, Standards 2 & 4, it should be added that no materials should be removed unless there is substantiated documentation such as period photographs.
- Regarding the Bayview Hotel, Standard 10, it should be added that the new construction should have massing, scale, material and quality of construction to the level that is compatible with the hotel.

2) Does the proposed relocation, rehabilitation and reuse have any effect on the historic status rankings of the resources?

- Generally I agree with the Urban Programmers' comments in *Questions and Comments* in response to Commissioner Fisher's questions about ranking or rating of buildings, however, they are again dependant on the Preservation Plan for the proposed project being very specific and carried through.
- The County of Santa Cruz recognizes significant historical resources in the County utilizing a status code based on the National Register status code list. The County of Santa Cruz historic preservation criteria states:
 "For purposes of administering the historic preservation program, general public information, and aid in the nomination of historic resources to the National Register, designated historic structures, objects, sites and districts shall be assigned a National Register (NR) Rating code for historic significance based upon guidelines published by the United States Department of Interior, National Park Service as follows;
 NR 1. A property listed in the National Register of Historic Places
 NR 2. A property that has been determined to be eligible for listing on the National Register by the U.S. Department of Interior.
 NR 3. A property eligible, in the opinion of the County Historical Resources Commission, to be listed on the National Register of Historic Places."

NR 4. Property which may become eligible for listing on the National Register if additional research provides a stronger statement of significance, or if the architectural integrity is restored. These buildings have either high architectural or historic significance, but have a low rating in the other categories.

NR 5. A property determined to have local historical significance..."

In August 2003 the Office of Historic Preservation adopted the California Historical Resource Status Codes (formerly known as the National Register Status Codes). These codes compare to the National Register status codes; however, they provide sub-categories within codes 1-7. These sub-categories provide a greater definition and therefore understanding as to the level of historic importance, particular at the local level. It is recommended that the County consider adopting the California Status Codes for consistency with the State.

In summery, the report *Considering the Significant Historic Resources and the Secretary of the Interior Standards for the Treatment of Historic Properties* and the accompanying *Questions and Comments from the Historic Resources Commission* by Urban Programmers adequately addresses concerns raised by the County.

Should there be any questions please contact me 415 362 7711.

Sincerely,

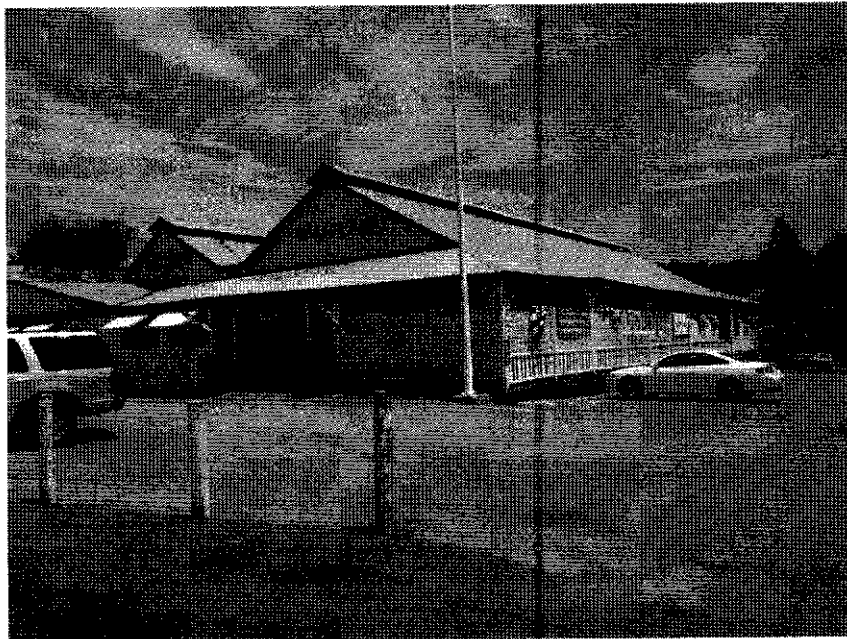
Sheila McElroy

APTOS VILLAGE PLAN

(Barry Swenson Builder)

**Considering the Significant Historic Resources and
the Secretary of the Interior's Standards for the
Treatment of Historic Properties**

**Comments in Response to the Historical Resource
Commission's Questions (April 4, 2009)**



Prepared At the Request of: Jessie Thielen
Barry Swenson Builders

Prepared by: URBAN PROGRAMMERS
Bonnie Bamberg
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Date: July 16, 2009

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Executive Summary

Urban Programmers was asked by Barry Swenson Builder, applicant for the proposed Aptos Village Plan, to review the Cultural Resources Study prepared by Albion Environmental Inc. (February 2009) for the project and to respond to comments that had been received from the Santa Cruz County Planning Department, the Santa Cruz Historical Resources Commission (April 4, 2009) and from Circa: Property Development Company, consultant to the County (Letters: March 24, 2009 & April 3, 2009), .

The primary concern was the possible impact of the proposed plan to the historical resource buildings in Aptos and how implementation of the plan might;

- 1 effect the Hihn Apple Warehouse's eligibility for listing in the National Register of Historic Places,
- 2 consider CEQA and the California Register of Historic Resources,
- 3 evaluate any potential effect of the proposed plan to the Bayview Hotel,
- 4 consider the impact if the Aptos Fire House/VFW Hall is relocated,
- 5 describe the way the plan can meet the criteria of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

After reviewing several cultural resource studies and consulting with both the project sponsor's representative, Jessie Thielen, and the County Planning Staff, Annie Murphy, and Glenda Hill, Urban Programmers believes it has sufficient information to comment on the concerns and to offer recommendations. However it must be pointed out that the proposed plan is not in final form and decisions regarding the relocation of the Aptos Fire House/VFW Hall are not final.

The Hihn Apple Warehouse is potentially eligible for listing in the National Register of Historic Places under criteria A and/or C. Criterion Consideration B describes the facts that must be supported for a relocated building to be eligible for listing in the National Register (assuming it fully meets the criteria of significance). Buildings that are significant under criteria C for their architecture may retain eligibility. Buildings eligible under Criterion A or B must represent the sole remaining resource associated with a significant historical event or person. It appears that the Hihn Apple Warehouse meets this criteria consideration B for its association with Frederick Hahn and his position in the apple industry in Aptos.

CEQA considers buildings eligible for the California Register to be important historic resources that must be considered when planning relocation, remodeling or demolition- all considered significant adverse impacts. The buildings that appear to be eligible for listing in the California Register are the Bayview Hotel, the Hihn Apple Warehouse and the Aptos Fire House/VFW Hall. CEQA generally accepts conformance with the Secretary of the Interior's Standards for the Treatment of Historic Building to mitigate the impact to less than significant. The proposed plan has included architectural drawings showing the Hihn Apple Warehouse rehabilitation is following the Standards. The Bayview Hotel is already rehabilitated and is no further work is proposed. The former Aptos Fire House/ VFW Hall is a small wood frame building that has undergone numerous changes. At present there are no relocation or rehabilitation plan available for this building, however it is believed that the project will follow the requirements of the Santa Cruz County Historic *Preservation Plan* and will follow the guidance in the County Code that is modeled after the Standards.

To considering the potential loss of historic relationship created by moving the Aptos Fire House/VFW Hall from next to the Bayview Hotel, it is important to know the date the building became the fire house. Research that was conducted in the brief time allowed for this report did not uncover the exact date, but that it was after June 1929. Another question that is unanswered is the condition under which the building was "donaed" by Joe Arano. Was it to keep the service close to the hotel or was it just a good-citizen effort to keep the fire house close to the center of town. Reading the historic files on the subject it does not appear that the relationship of the two buildings is so significant that the rating would be lowered if the building is relocated and rehabilitated in conformance with an approved Preservation Plan..

This report describes how The Secretary of the Interiors Standards for the Treatment of Historic Properties may be applied to the proposed plan and that the plan must be in conformance with the County Code Sections 16.42.050 and 16.42.070 which are modeled after the Standards.

In summary, The information available when this response was undertaken demonstrates that the Aptos Village Plan provides for the preservation of significant historic resources and can meet the criteria of the County Code Sections 16.42.059 & 16.42.070. A Preservation Plan, will be created for the eligible buildings, that will demonstrate that the "Standards " will be met and the Hihn apple warehouse will remain eligible for listing in the National Register, the Bayview Hotel will remain listed in the National Register and the Aptos Fire House/VFW Hall will remain listed in the County Inventory of Historic Resources.

Introduction:

The Aptos Village is one of the specific planning areas in Santa Cruz county. In 1979 the County adopted the Aptos Village Community Design Framework to guide development and public services within the area. The plan was updated in 1985 to focus on providing a framework for the development of the area around the Bayview Hotel and Aptos Station. Since the first County plan the "Village" has been the subject of several studies to identify and qualify the historical, architectural and archeological importance of the group of buildings and sites within the history and heritage of Santa Cruz County. The first survey of the Village appears to have been Archival Background to the Aptos Village Project, in 1979 prepared by Archeological Resources. This study did not rate buildings; rather it described the development history of Aptos. The next study was in the mid-1980's, when the County of Santa Cruz commissioned The Firm of Bonnie L. Bamburg to conduct a county- wide survey to identify historic resources in the unincorporated areas of the County and to categorize the resources using the National Register of Historic Places identification system. In Aptos Village the Bayview Hotel was found eligible for listing in the National Register, the Apple Packing Sheds were found to be of local interest, as were the houses in the Hihn Subdivision. It was not until 1998, that the State of California adopted criteria for the California Register of Historic Resources, thus it was not identified in the earlier surveys and studies. Subsequently, the Santa Cruz County Historical Trust nominated the Bayview Hotel to the National Register of Historic Places (listed 1992). The next study, was prepared for the Santa Cruz County Planning Department in 2003, by Dill Design Group. This study identified the potential for a local historic district that included several buildings in the Aptos Village. The study found that in addition to the Bayview Hotel, that the Hihn Apple Packing Barns (Hihn Apple Warehouse), might be eligible for listing in the National Register of Historic Places with additional research that would allow a stronger statement of significance under The National Register criteria 1 & 3 to reflect the historic district was considered for patterns of town development and architecture.¹ The latest study was prepared by Albion Environmental Inc. Cultural Resources Study for the Proposed Aptos Village Project, Santa Cruz County, California Final Draft February 2009. This study referenced the previous studies and was tasked with updating the studies to consider the effects of a proposed development plan for Aptos Village, prepared by Thacher & Thompson Architects, 1/9/09, for Barry Swenson Builder. Of specific concern was the effect upon the historic resources, and particularly to the National Register eligible or listed properties. Because the Aptos Village Plan changes traffic patterns and includes new development it is essential for the County to understand how these changes may affect the historic resources. The Albion Environmental Inc. study was given peer review by the County's consultant Circa: Historic Property Development, who suggested areas for further inclusion in the report. After revisions were made to the Albion Environmental Inc. study, Circa Historic Property Development was asked to review the revisions responding in a letter dated April 3, 2009, in which Circa: Historic Property Development Principal, Sheila McElroy stated:

"The Potential Impacts and Recommended Mitigation Measures section of the *Study* still does not explain or defend how the conclusion of "...will not result in a substantial adverse change was arrived at."

This is the point where Urban Programmers, Principal Bonnie Bamburg, was asked to look at all the materials, including the comments from the Historic Resources Commission and assess the proposed

¹ Dill Design Group, Aptos Village Historic District, March 7, 2003 DPR D6 Significance

plan in addressing the Commissioners comments and the County criteria for a Historic Preservation Plan (SCC 16.42.070). If necessary to she was to advise the project sponsor, Barry Swenson Builder, on revisions to the study or plan that would result in an understanding that the proposed project (revised or not) would result in a less than substantial change to National Register or CEQA eligible properties.

A review of the Santa Cruz County Historical Resources Commission's comments and questions indicates that the Commissioners are particularly interested in knowing how the Secretary of the Interior's Standards for the Treatment of Historic Properties is being or should be addressed . The Commissioners also expressed the desire to understand how eligibility for listing the Hihn Apple Warehouse in the National Register would be effected by the plan and the relationship of the Aptos Fire House/VFW Hall, a building that is proposed to be relocated, to the Bayview Hotel.

The analysis and recommendations begin with a review of the underlying criteria from the National Register of Historic Places and continues with selected sections from National Park Service publications detailing the Secretary of the Interior's Standards for the Treatment of Historic Property.²

National Register Criteria for listing historic properties³:

A property is generally expected to be over 50 years old and must retain integrity as well as meeting at least one of the following criteria;

- a. are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. are associated with the lives of persons significant in our past; or
- c. embody the distinctive characteristics of a type, period, or method that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- d. have yielded, or may be likely to yield, information important in prehistory or history.

To consider the effect of the plan it is also necessary to consider the integrity of the resources in Aptos Village. The National Register defines seven aspects that create integrity. Eligible properties will retain most if not all aspects.

Location: the place where the historic property was constructed or where the historic event occurred.

Design: The combination of elements that create the form, plan, space, structure, and style of a property.

Setting: the physical environment of a historic property.

Materials: the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

² Department of the Interior, National Park Service, Cultural Resources Division, Technical Preservation Services, The Secretary of the Interior's Standards for the Treatment of Historic Properties, 2001

³ National Register Bulletin: How to Apply the National Register Criteria for Evaluation, 1995

Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling: a property's expression of the aesthetic or historic sense of a particular period of time.

Association: the direct link between an important historic event or person and a historic property.

The Secretary of the Interior's Standards for the Treatment of Historic Buildings: The following is taken from the National Park Service publication, *The Secretary of the Interiors Standards for the Treatment of Historic Properties*.⁴

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.

The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, outlined below in hierarchical order and explained:

*The first treatment, **Preservation**, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.*

***Rehabilitation**, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)*

***Restoration**, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.*

***Reconstruction**, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.*

***Choosing the most appropriate treatment** for a building requires careful decision-making about a building's historical significance, as well taking into account a number of other considerations:*

***Relative importance in history.** Is the building a nationally significant resource--a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that*

⁴ Department of the Interior, National Park Service, Cultural Resources Division, Technical Preservation Services, *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, 2001

*contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo Rehabilitation for a compatible new use.*⁵

Comment and Review by Bonnie Bamberg: The two Aptos Village buildings listed or potentially eligible for listing in the National Register of Historic Places are the Bayview Hotel (listed) and the Hihn Company Apple Warehouse (potentially eligible). Considering the historic importance of both buildings it is appropriate to chose "Rehabilitation" as the appropriate treatment based upon their significance at the local level, changes that have already occurred to the buildings and the uses that are foreseen to preserve the utility of the buildings and thus the buildings. The following are the Standards for rehabilitating historic buildings.

The Secretary of the Interior's Standards for Rehabilitating Historic Buildings:

*Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*⁶

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

⁵ National Park Service, The Secretary of the Interior's Standards for the Treatment of Historic Properties, Introduction.

⁶ Ibid- Rehabilitation Standards

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines (although there is extensive guidance for the rehabilitation of buildings, the following are particularly germane to the review of the proposed plan):

Site: Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features may include circulation systems such as walks, paths, roads, or parking; vegetation such as trees, shrubs, fields, or herbaceous plant material; landforms such as terracing, berms or grading; furnishings such as lights, fences, or benches; decorative elements such as sculpture, statuary or monuments; water features including fountains, streams, pools, or lakes; and subsurface archeological features which are important in defining the history of the site. Retaining the historic relationship between buildings and the landscape.

Setting: Identifying retaining, and preserving building and landscape features which are important in defining the historic character of the setting. Such features can include roads and streets, furnishings such as lights or benches, vegetation, gardens and yards, adjacent open space such as fields, parks, commons or woodlands, and important views or visual relationships.

Additions Designing new onsite parking, loading docks, or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of historic relationship between the building or buildings and the landscape.

Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape.

Removing non-significant buildings, additions, or site features which detract from the historic character of the site.

Review and Comment: The Bayview Hotel and the Hihn Company Apple Warehouse as individual properties should follow The Secretary of the Interior's Standards for Rehabilitating Historic Buildings, whenever a modification, alteration or substantial maintenance is proposed. This is in addition to how individual buildings identified by the County to be historically important are required to follow the Santa Cruz County Historic Preservation sections of the County Code.

California Environmental Quality Act (CEQA)

Properties considered Historic Resources under CEQA are Properties listed in or determined eligible for listing in the National Register, California Historic Landmarks, those listed or eligible for listing in the

California Register of Historic Resources (CRHR), including properties of local significance that have been designated or identified in a local historic resources inventory.⁷

Properties within the proposed Aptos Village Plan that are Historic Resources under the CEQA Guidelines are the Bayview Hotel (National Register listed), Hihn Apple Warehouse (Eligible for CRHR, potentially eligible for National Register), Aptos VFW Hall/Aptos Fire House (CRHR eligible as locally designated).

CEQA Considerations for relocating historic buildings:

Section 15064.5(b)(1) and (2) of the California Environmental Quality Act (CEQA) states that demolition or the destruction, relocation or alteration activities that would impair the significance of a historic resource results in a "substantial adverse change."

Relocation of an historical resource may constitute an adverse impact to the resource. However, in situations where relocation is the only feasible alternative to demolition, relocation may mitigate below a level of significance provided that the new location is compatible with the original character and use of the historical resource and the resource retains eligibility for listing on the /California register (14 CCR Section 4852 (d) (1)).

CRHR: Special Considerations- Moved buildings, structures or objects:

The State Historical Resources Commission encourages the retention of historical resources on site and discourages the non-historic grouping of historic building into parks or districts. However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. An historical resource should retain its historic features and compatibility in orientation, setting, and general environment.⁸

Section 11. Aptos Village Plan and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

At the heart of the plan is the primary axis created by Parade Avenue leading from Soquel Drive into the Village Green. This north/south axis creates an organized arrangement of buildings and open spaces that echoes the formal orientation of a ciudad plaza or village square, an organization that is missing from the historic Hihn land use or historic orientation of Soquel Drive and Trout Gulch Road as the Commercial Center of Aptos. The axis also allows traffic circulation on the sides of the Village center and east and west on Valencia Street from Trout Gulch to Aptos Creek Road. Providing circulation that enhances the

⁷ California Office of Historic Preservation Technical Assistance Series, California Environmental Quality Act (CEQA) & Historic Resources, page 8

⁸ California Environmental Quality Act (CEQA) & Historical Resources Technical Assistance Series, page 32

north-south pattern and creates better east-west access is required by the Santa Cruz Planning Department to safely and efficiently serve the population.

Recently Trout Gulch Road was widened and to improve public safety. This realignment encroaches upon the Hihn Apple Warehouse along Trout Gulch Road where traffic is brought to the edge of the building. The circulation plan includes a organized parking areas to serve the historic and new development.

These proposed changes are part of the plan that a new development with mixed-use commercial and residential buildings, a central plaza open space, surface parking lots, and on the North West corner, land to be added to the State Park. The total development would include 62,208 square feet of commercial use, 60 residential units and parking spaces.⁹ Currently parking is accommodated primarily on unpaved areas around the Village Fair (Hihn Apple Warehouse), in areas between buildings, some of which do not connect, or in front of the Bayview Hotel.

The plan proposes to relocate two buildings, the Hihn Apple Warehouse to the side of the Village Green open space and the Aptos Fire House/VFW Hall to a location as yet unspecified. Both buildings appear to lack sufficient financial resources for the differed maintenance that is damaging the historic resources. While the plan contemplates a design that was never part of the organization of buildings and circulation in Aptos, it has the potential to bring attention to the community's historic resources and thereby assist in preserving historic buildings that demonstrate the community's history. The plan works to bring a sense of community and central focus to the area that has segregated historic former industrial use buildings behind Soquel Drive from the commercial uses along Soquel Drive and provides the significant historic resources buildings with enhanced locations either by relocating them or in the case of the Bayview Hotel, providing additional open space. The overall plan addresses and retains the significant historic resources but is not entirely consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Section III – Hihn Apple Warehouse

Relocating the Hihn Company Apple Warehouse- Retaining Eligibility for Listing in the National Register of Historic Places:

A relocation plan must consider the seven aspects of integrity; seven aspects: Location, Design Setting, Materials, Workmanship, Feeling and Association.

The first aspect of historic integrity is location, that place where the building was constructed and used. However consideration must be given to the importance of the location in defining the historic significance of the property. A relocated historic building may retain National Register eligibility if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event.¹⁰

⁹ Thacher & Thompson Architects, Site Plan Aptos Village January 9, 2009

¹⁰ National Register Bulletin, How to Apply the National Register Criteria for Evaluation Criteria Consideration B – Moved Properties, pg 29

The Hihn Apple Warehouse was determined potentially eligible for listing in the National Register by the Dill Design Group in the study of *Aptos Village Historic District*, March 7, 2003. The significance of the potential Historic District was determined to be History (city development patterns) and Architecture. Stated on DPR 523L was the condition that individual eligibility depended upon a stronger statement of significance. In the time allotted for this review we did not find the "stronger statement of significance" and do not know which criteria the Commissioners selected for the building. A building determined eligible under criterion "C" for its architectural value, if moved could potentially retain eligibility. A building determined eligible under Criterion "A" would retain eligibility when it can be *demonstrated to be the the surviving property most importantly associated with a particular historic event or an important aspect of a historic person's life. The phrase "most importantly associated" means that it must be the single surviving property that is most closely associated with the event or with the part of the person's life for which he or she is significant.*¹¹ If the Santa Cruz County Historic Resources Commission found the building eligible under criterion "C" when it elevated the rating to NR 3, the building could be considered to retain eligibility after being relocated. To retain eligibility the relocated building must be rehabilitated in conformance with The Secretary of the Interior's Standards for Rehabilitating Historic Buildings. If the Commission found the building eligible under Criteria A, it must be determined that the Hihn Apple Warehouse is the sole surviving building associated with Hihn and the period of agricultural importance associated with the apple.

Review and Comment: Considering the building's history as it is described in the reports, and the scant number of resources that remain from the agricultural industry in Aptos – apples in particular- it appears that the building is the *sole surviving property* associated with Hihn's apple business and that he and apples were very important in the history of Aptos. It appears the Hihn Apple Warehouse could retain eligibility for listing in the National Register of Historic Places.

CEQA: California Register of Historic Resources -Pertaining to relocating the Hihn Apple Warehouse

Review and Comment: Relocating a historic resource creates a significant impact under CEQA. Mitigation may lessen the impact to less than significant. A photographic survey of the historic building while on the original site that is suitable for local repositories and future research together with project plans that show relocation methods and subsequent construction work would be consistent with the Secretary of the Interior's Standards for Rehabilitating Historic Buildings and is generally accepted mitigation to reduce the impact to less than significant and retain eligibility for listing in the CRHR.

The Hihn Apple Warehouse has been altered for use as a multi-tenant commercial/retail building. The integrity of the original building has been compromised by both the desire for a "cute" appearance in keeping with selling antiques and what appears to be insufficient maintenance. Deferred maintenance is a serious problem for historic buildings that can lead to demolition by neglect – a point where the building loses allure and the feasibility for rehabilitation is not realized. Long term preservation of the Hihn Apple Warehouse may be promoted by including it in a plan for economic revitalization within the Aptos Village that assures the rehabilitation is consistent with the "Standards." The relocation of the Hihn Apple Warehouse, and rehabilitation consistent with the "Standards" would retain eligibility for listing in the CRHR.

Review of the Relocation and the Secretary of the Interior's Standards for Rehabilitating Historic Buildings.

¹¹ National Register Bulletin, How to Apply the National Register Criteria for Evaluation Criteria Consideration B – Moved Properties, pg 30

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The Hihn Apple Warehouse, a large post and beam constructed building will be used for retail sales, a use that requires minimal change to the distinctive design, original materials, significant features, spaces or spatial relationships of the building.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The preliminary architectural façade drawing prepared by Thacher & Thompson show the building will retain and repair the materials that created the original historic character of the Hihn Apple Warehouse.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The Hihn Apple Warehouse has been adorned with features that are not consistent with a utilitarian warehouse use and create a false sense of historic development. Rehabilitating the building to remove the lattice and other decorative features and to reveal/ return the historic features will be consistent with Standard #3.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The Hihn Apple Warehouse is a series of attached buildings that were constructed and altered over time. Retaining the existing building form, materials and features associated with the period of significance will be consistent with Standard # 4

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The rehabilitation of the Hihn Apple Warehouse, a relatively typical wood frame, post-and-beam utilitarian structure will retain the materials, features and finishes. The distinctive craftsmanship of the large timber construction will be preserved. Rehabilitation plans to preserve the structure and materials would be consistent with Standard # 5.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The architectural façade drawings prepared by Thacher & Thompson Architects note restoring existing painted board and batten siding. This typical approach meets Standard # 6.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

It is not necessary to use harsh treatments to rehabilitate the historic wood building.

Rehabilitation planning will specify gentle cleaning and not harsh treatments that could damage the wood. Standard # 7 can be met during the rehabilitation of the building.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Archeological testing was conducted by Albion Environmental Inc. The investigation included intensive pedestrian survey and five backhoe trenches. Archeologists processed 21.5 cubic meters of excavated soil without encountering intact cultural features.¹² Should deposits be discovered during the rehabilitation of the Hihn Apple Warehouse, appropriate measures will follow state law and archeological best practices in conformance with Standard 8.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The architectural drawings do not show any additions or significant exterior alterations. The rehabilitation plans completed at this time are consistent with Standard # 9

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

No additions are planned for the Hihn Apple Warehouse. Standard # 10 is consistent with the plans for the rehabilitation of the building.

Additional Rehabilitation Guidelines (although there is extensive guidance for the rehabilitation of buildings, the following are particularly germane to the review of the proposed plan):

Site and Setting: The site around the Hihn Apple Warehouse exhibits minimal features, primarily packed dirt and parking surfaces. It may be said that the parking areas depicted on the proposed plan for Aptos Village are consistent with the open parking that exists around the building. A new mixed-use building is planned in proximity to the site for relocating the Hihn Apple Warehouse. While somewhat closer than the Bayview Hotel it appears the massing is similar. The site affords open space on 3 ½ sides of the building. The proposed relocation provides acceptable distances between the old and new buildings. A difference will be in the Village Green and other formal landscaping of the Aptos Village Plan. The proposed plan appears to allow sufficient open space for the historic building to be viewed from all sides as it is currently. The proposed plan although more formal than the current setting maintains a relationship between buildings of the similar sizes.

¹² Albion Environmental, Inc. Cultural Resources Study for the Proposed Aptos Village Project, February 2009pg A-1

Additions The Aptos Village Plan shows parking around the Hihn Apple Warehouse that is a similar condition to the existing location.

Summary: Although the architectural plans and specifications are not complete, enough work has been done to show the way the building can be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitating Historic Properties

Section IV- Aptos Fire House/VFW Hall

The former Aptos Fire House, later the Veterans of Foreign Wars Hall was rated NR 5; a resource of local significance, by the Fill Design Group in 2003. Resources rated 5 are considered eligible for listing in the California Register of Historic Resources.

CEQA Review of the proposed relocation of the Aptos Fire House/VFW Hall.

Relocating a historic resource creates a significant impact under CEQA. Mitigation may lessen the impact to less than significant. A photographic survey of the historic building while on the original site that is suitable for local repositories and future research together with project plans that show relocation methods and subsequent construction work would be consistent with the Secretary of the Interior's Standards for Rehabilitating Historic Buildings are generally accepted mitigation to reduce the impact to less than significant and retain eligibility for listing in the CRHR.

The Aptos Fire House/VFW Hall has been altered from the significant use as a fire house for use as a commercial building. The integrity of the building from when it was a fire house has been compromised by alterations to the exterior and interior. The fact that the building has been moved once and is not on the original site is also a factor in considering integrity. Long term preservation of the Aptos Fire House may be promoted by including it in a plan for economic revitalization within the Aptos Village. Rehabilitation of moved resource buildings would be consistent with the "Standards", a threshold for care that would benefit the small building. The relocation of the Aptos Fire House and rehabilitation consistent with the "Standards" would retain eligibility for listing in the CRHR.

Relocation and the Secretary of the Interior's Standards for Rehabilitating Historic Buildings applied to the Aptos FireHouse/VFW Hall.

The following assessment is based upon the proposed plans for the building as articulated by Ms. Jessie Thielen the Project Manager from Barry Swenson Builder-the project sponsor. The new location has not been selected and architectural drawings and specifications have not yet been prepared for this building. The review is based upon the existing architecture and what is reasonable foreseen as rehabilitation consistent with the Santa Cruz County Code sections and the "Standards".

The building is a small wood frame building that has a long history in Aptos. Commissioners raised the concern that the building has additional significance because it is located next to the Bayview Hotel and that the relationship was promoted because the owner of the Bayview Hotel, Joe Arano wanted the Fire Department close at hand in case of fire at the hotel. The Commissioners asked to have the origins and dates of use as a fire house documented. During the time available research was conducted using public

records and land ownership was found to remain with Southern Pacific.¹³ However, the Sanborn Insurance Map 1908 updated to June 1929 shows the building labeled Fire Department indicating that the location was selected sometime prior to the Bayview Hotel fire and that the location is not a direct relationship of the fire. The Sanborn Map also states that the fire equipment was not housed in the Fire House but at Larson's Garage. Other sources state it was selected as early as 1923. The actual date that the building was placed in service as the Aptos Fire Department was not found.

The Secretary of the Interior's Standards for Rehabilitating the Aptos Fire House/VFW Hall. The plans for relocating this building have not been finalized. The following are suggestions for adhering to the Standards that are appropriate for the building in the present or future location.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The building is proposed to be used for a commercial or quasi-public purpose that require minimal change to the building's, design, original materials, significant features such as the false front and the location of windows and doors, spaces or the spatial relationships within the building. Due to its small size the spaces within the building have typically been partitioned to create a larger open area without significant corridors or volumes. The use will continue this pattern.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposal as articulated by the Ms. Jessie Thielen is to relocate the small building within the Aptos Village area and to retain the building's architectural features, as they currently exist or to return features that can be documented to have been part of the building during its period of significance. Rehabilitation work will follow the Secretary of the Interior's Standards for Rehabilitating Historic Buildings and guidance provided by the National Park Service on methods for moving historic buildings. Currently corrugated metal appears to cover wood siding. If this metal is determined not to be original by the presence of exterior wood siding under it, removal would be appropriate. This metal siding may be to provide an incombustible material between the Aptos Fire House/VFW Hall and the Bayview Hotel., or it may be to cover deteriorated materials. Relocation with appropriate set-backs will allow this material to be removed and the building returned to the original appearance.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The building should not be adorned with decorative embellishments that have not been documented to have existed in the past. Rehabilitating the building to reveal/ return the simple historic features such as the wood siding would be consistent with Standard #3.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

¹³ Santa Cruz County, Official Records, deeds.

The Aptos Fire House/VFW Hall has experienced several uses, office, dwelling, fire house, commercial/quasi public (VFW). The building began as a simple rectangular form with a gable ends (pitched roof).¹⁴ The origin and period when the false front was added were not identified in any of the survey reports. The belief expressed in the Dill Design Group's DPR 523 L that the false front is recent may have been influenced by the belief that the photograph of the library c. 1950's was the Aptos Fire House without a false front. The Historic Resources Commission disagreed with that assertion.¹⁵ If the false front is documented to have existed during the period of significance or to have achieved significance in its own right, it could be considered an architectural feature that has gained importance over time it should be retained. On the other hand, if the false front is a relatively recent addition, the building could be returned to its historic form. Documenting the architectural history of the building should be completed prior to undertaking rehabilitation. Retaining the historically accurate building form, materials and features associated with the period of significance will be consistent with Standard # 4

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The rehabilitation of the Aptos Fire House/VFW Hall, will retain the typical wood frame, building and as much of the original materials and construction methods as is feasible. It will preserve the evidence of past craftsmanship and the simple materials of the small building. Rehabilitation that preserves the structure and materials of the building as they existed during the period of significance would be consistent with Standard # 5.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The small wood frame building appears to have areas where the wood is deteriorated. Wood that is deteriorated may be replaced with wood milled to the same pattern and size. Systems such as windows should be repaired or replaced with windows of the same materials. Aged glass is particularly important in communicating the historic nature of a building and should not be removed unless it is virtually impossible to be retained. As stated in Standard #4, it is important to document the features of the building prior to developing the rehabilitation plan. This approach meets Standard # 6.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

It is not necessary to use harsh treatments to rehabilitate the historic wood building. Rehabilitation specifications will call for hand cleaning or gentle cleaning (low psi water or air) and no harsh treatments that could damage the wood. Standard # 7 can be met during the rehabilitation of the wood frame building.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

¹⁴ Dill Design Group, DPR 523L, 8037 Soquel Road, 2003

¹⁵ Commissioner Swift, Santa Cruz County Historic Resource Commission, comments undated (attached to this evaluation)

Archeological testing was conducted by Albion Environmental Inc., The investigation included intensive pedestrian survey and five back hoe trenches. Archeologists processed 21.5 cubic meters of excavated soil without encountering intact cultural features. Should deposits be discovered during the relocation/rehabilitation of the Aptos Fire House/VFW Hall,, appropriate measures will follow state law and archeological best practices in conformance with Standard #8.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

At this time there is no discussion of additions to the building. The rehabilitation plans discussed at this time are consistent with Standard # 9

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

No additions are planned for the Aptos Fire House/VFW Hall. The building may be located in proximity to new construction. The new location for the building must consider the attributes that comprise integrity and select a site that is constant with the setting of the original location. The plans discuss for the relocation/rehabilitation of the building appear consistent with Standard #10.

Additional Rehabilitation Guidelines (although there is extensive guidance for the rehabilitation of buildings, the following are particularly germane to the review of the proposed plan):

Site and Setting: The site and setting around the Aptos Fire House/VFW Hall exhibits minimal features, primarily it is mature –overgrown vegetation and the proximity to other buildings including the historic Bayview Hotel, a large and imposing building. The building has been rotated on the site so that it faces the street. To the extent possible the new location should allow a similar orientation to the street and proximity to other buildings.

Section V. The Bayview Hotel

Secretary of the Interior's Standards for the Treatment of Historic Property

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

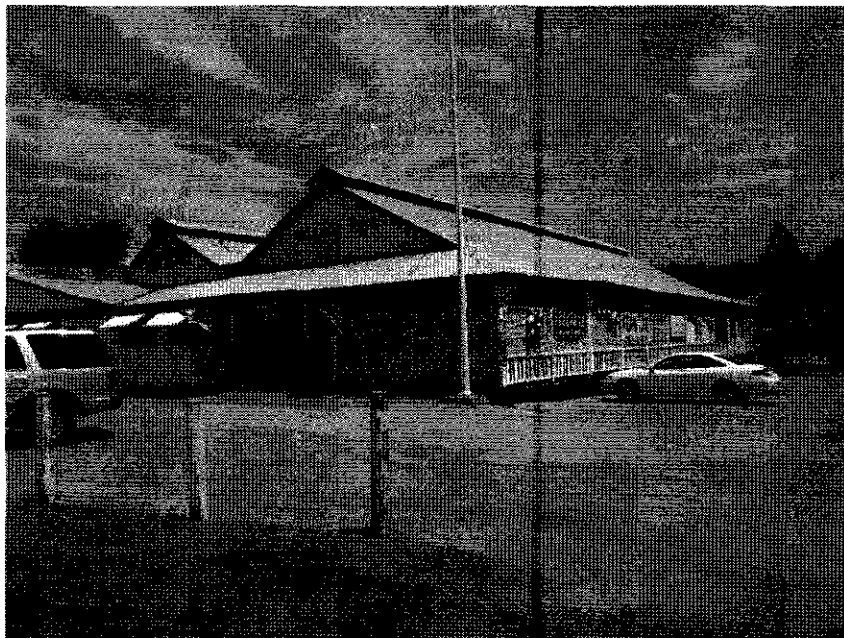
At this time, the Aptos Village Plan does not contemplate changes, rehabilitation or other work to the Bayview Hotel. The Commissioners and Circa Historic Property Development have raised the question of how the proposed Aptos Village Plan addresses the National Register listed property. Without more information on what is planned for the area around the hotel we can only comment in generalizations that Standard#10 must guide the planning. No buildings should dominate or attempt to copy the architecture of the Bayview Hotel. It will be important that sufficient open space be left around the hotel so that the building has and adequate setting and the architecture can be appreciated.

APTOS VILLAGE PLAN

(Barry Swenson Builder)

**Considering the Significant Historic Resources and
the Secretary of the Interior's Standards for the
Treatment of Historic Properties**

**Comments in Response to the Historical Resource
Commission's Questions (April 4, 2009)**



Prepared At the Request of: Jessie Thielen
Barry Swenson Builders

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Date: July 31, 2009

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SECTION I

Executive Summary

Barry Swenson Builder, applicant for the proposed Aptos Village Plan, asked Urban Programmers to review the Cultural Resources Study prepared by Albion Environmental Inc. (February 2009) for the project and to respond to comments that had been received from the Santa Cruz County Planning Department, from the Santa Cruz Historical Resources Commission (April 4, 2009) and from Circa: Property Development Company, consultant to the County (Letters: March 24, 2009 and April 3, 2009).

Of primary concern was the possible impact of the proposed plan to the historical resource buildings in Aptos and how implementation of the plan might:

- 1 affect the Hihn Apple Warehouse's eligibility for listing in the National Register of Historic Places,
- 2 consider CEQA and the California Register of Historic Resources,
- 3 evaluate any potential effect of the proposed plan to the Bayview Hotel,
- 4 consider the impact if the Aptos Fire House/VFW Hall were to be relocated,
- 5 describe the way the plan can meet the criteria of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

After reviewing several cultural resource studies and consulting with both the project sponsor's representative, Jessie Thielen, and the County Planning Staff, Annie Murphy, and Glenda Hill, Urban Programmers believes it has sufficient information to comment on the concerns and to offer recommendations. However it must be pointed out that the proposed plan is not in final form and decisions regarding the relocation of the Aptos Fire House/VFW Hall are not final.

The Hihn Apple Warehouse is potentially eligible for listing in the National Register of Historic Places under criteria A and/or C. Criterion Consideration B describes the facts that must be supported for a relocated building to be eligible for listing in the National Register (assuming it fully meets the criteria of significance). Buildings that are significant under criteria C for their architecture may retain eligibility. Buildings eligible under Criterion A or B must represent the sole remaining resource associated with a significant historical event or person. It appears that the Hihn Apple Warehouse meets this criteria consideration B for its association with Frederick Hahn and his position in the apple industry in Aptos.

CEQA considers buildings eligible for the California Register to be important historic resources that must be considered when planning relocation, remodeling or demolition- all considered significant adverse impacts. The buildings that appear to be eligible for listing in the California Register are the Bayview Hotel, the Hihn Apple Warehouse and the Aptos Fire House /VFW Hall. CEQA generally accepts conformance with the Secretary of the Interior's Standards for the Treatment of Historic Buildings to mitigate the impact to less than significant. The proposed plan has included architectural drawings showing the Hihn Apple Warehouse rehabilitation follows the Standards. The Bayview Hotel is already rehabilitated and is no further work is proposed. The former Aptos Fire House/ VFW Hall is a small wood frame building that has undergone numerous changes. At present there are no relocation or rehabilitation plans available for this building; however, it is believed that the project will follow the requirements of the Santa Cruz

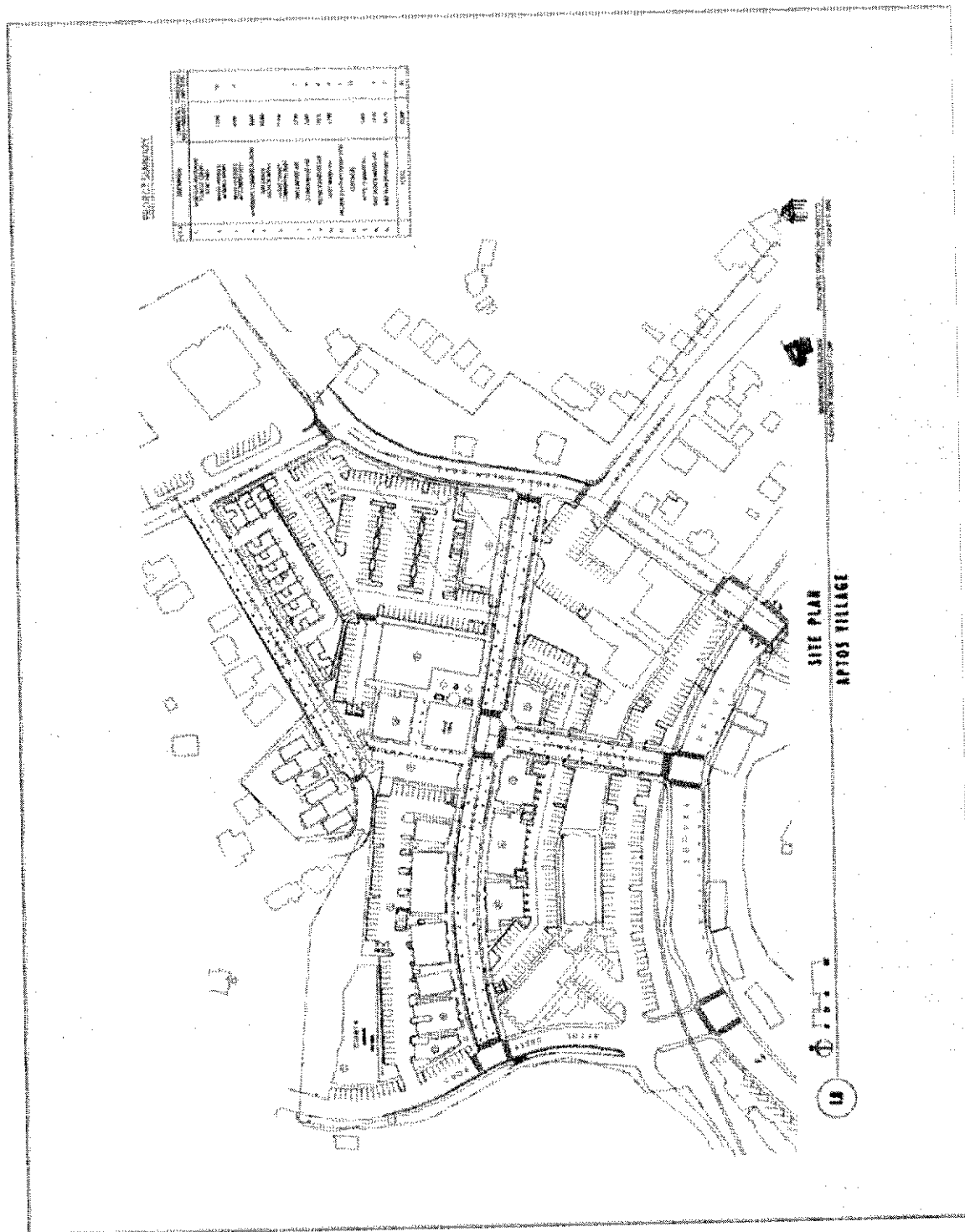
County Historic *Preservation Plan* and will follow the guidance in the County Code which is modeled after the Standards.

In order to consider the potential loss of historic relationship created by moving the Aptos Fire House/VFW Hall from next to the Bayview Hotel, it is important to know the date the building became the fire house. Research that was conducted in the brief time allowed for this report did not uncover the exact date, but confirmed that it was after June 1929. Another question that remains unanswered is the condition under which the building was "donated" by Joe Arano. Was it to keep the service close to the hotel or was it just a good-citizen effort to keep the fire house close to the center of town where he had a building available. It should be noted that Joe Arano did not own the property but leased it from the railroad. Reading the historic files on the subject it does not appear that the relationship of the two buildings is so significant that the rating would be lowered if the building were relocated and rehabilitated in conformance with an approved Preservation Plan.

This report describes how The Secretary of the Interior's Standards for the Treatment of Historic Properties may be applied to the proposed plan and that the plan must be in conformance with the Santa Cruz County Code Sections 16.42.050 and 16.42.070 which are modeled after the "Standards".

In conclusion: The information available when this response was undertaken demonstrates that the Aptos Village Plan provides for the preservation of significant historic resources and can meet the criteria of the County Code Sections 16.42.059 and 16.42.070. A Preservation Plan will be created for the eligible buildings that will demonstrate that the "Standards" will be met and the Hihn apple warehouse will remain eligible for listing in the National Register, the Bayview Hotel will remain listed in the National Register and the Aptos Fire House/VFW Hall will remain listed in the County Inventory of Historic Resources.

**Figure #1. Proposed Aptos Village Plan, Barry Swenson Builder
By: Thacher & Thompson Architects
March 4, 2009**



Introduction

The Aptos Village is one of the specific planning areas in Santa Cruz County. In 1979 the County adopted the Aptos Village Community Design Framework to guide development and public services within the area. The plan was updated in 1985, to focus on providing a framework for the development of the area around the Bayview Hotel and Aptos Station. Since the first County plan the “Village” has been the subject of several studies to identify and qualify the historical, architectural and archeological importance of the group of buildings and sites within the history and heritage of Santa Cruz County. The first survey of the Village appears to have been Archival Background to the Aptos Village Project, in 1979 prepared by Archeological Resources. This study did not rate buildings; rather it described the development history of Aptos. The next study was in the mid-1980’s, when the County of Santa Cruz commissioned The Firm of Bonnie L. Bamburg to conduct a county- wide survey to identify historic resources in the unincorporated areas of the County and to categorize the resources using the National Register of Historic Places identification system. In Aptos Village the Bayview Hotel was found eligible for listing in the National Register, the Apple Packing Sheds were found to be of local interest, as were the houses in the Hihn Sub-division. The State of California adopted criteria for the California Register of Historic Resources in 1998, thus, it was not identified in the earlier surveys and studies. Subsequently, the Santa Cruz County Historical Trust nominated the Bayview Hotel to the National Register of Historic Places (listed 1992). The next study, was prepared for the Santa Cruz County Planning Department in 2003 by Dill Design Group. This study identified the potential for a local historic district that included several buildings in the Aptos Village. The study found that in addition to the Bayview Hotel, that the Hihn Apple Packing Barns (Hihn Apple Warehouse), might be eligible for listing in the National Register of Historic Places with additional research that would allow a stronger statement of significance under The National Register criteria 1 and 3 to reflect the historic district was considered for patterns of town development and architecture.¹ The latest study was prepared by Albion Environmental Inc. Cultural Resources Study for the Proposed Aptos Village Project, Santa Cruz County, California Final Draft February 2009. This study referenced the previous studies and was tasked with updating the studies to consider the effects of a proposed development plan for Aptos Village, prepared by Thacher & Thompson Architects, 1/9/09, for Barry Swenson Builder. Of specific concern was the effect upon the historic resources, and particularly to the National Register eligible or listed properties. Because the Aptos Village Plan changes traffic patterns and includes new development, it is essential for the County to understand how these changes may affect the historic resources. The Albion Environmental, Inc. study was given peer review by the County’s consultant Circa: Historic Property Development that suggested areas for further inclusion in the report. After revisions were made to the Albion Environmental, Inc. study, Circa: Historic Property Development was asked to review the revisions, responding in a letter dated April 3, 2009, in which Circa: Historic Property Development Principal, Sheila McElroy stated:

“The Potential Impacts and Recommended Mitigation Measures section of the *Study* still does not explain or defend how the conclusion of “...will not result in a substantial adverse change was arrived at.”

¹ Dill Design Group, Aptos Village Historic District, March 7, 2003 DPR D6 Significance

This is the point where Urban Programmers, Principal Bonnie Bamburg, was asked to look at all the materials, including the comments from the Historic Resources Commission and assess how the proposed plan addresses the Commissioners' comments and the County's criteria for a Historic Preservation Plan (SCC 16.42.070). If necessary she was to advise the project sponsor, Barry Swenson Builder, on revisions to the study or plan that would result in a less than substantial change to National Register or CEQA eligible properties.

A review of the Santa Cruz County Historical Resources Commission's comments and questions indicates that the Commissioners are particularly interested in knowing how the Secretary of the Interior's Standards for the Treatment of Historic Properties is being addressed. The Commissioners also expressed the desire to understand how eligibility for listing the Hihn Apple Warehouse in the National Register would be affected by the plan. They also requested information regarding the relationship of the Aptos Fire House/VFW Hall, to the Bayview Hotel, and if this relationship was important when considering moving the building.

The analysis and recommendations begin with a review of the underlying criteria from the National Register of Historic Places and continues with selected sections from National Park Service publications detailing the Secretary of the Interior's Standards for the Treatment of Historic Property.²

National Register Criteria for listing historic properties³:

A property is generally expected to be over 50 years old and must retain integrity as well as meeting at least one of the following criteria:

- a. are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. are associated with the lives of persons significant in our past; or
- c. embody the distinctive characteristics of a type, period, or method that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- d. have yielded, or may be likely to yield, information important in prehistory or history.

To consider the effect of the plan it is also necessary to consider the integrity of the resources in Aptos Village. The National Register defines seven aspects that create integrity. Eligible properties will retain most, if not all aspects.

Location: *the place where the historic property was constructed or where the historic event occurred.*

Design: *The combination of elements that create the form, plan, space, structure, and style of a property.*

Setting: *the physical environment of a historic property.*

² Department of the Interior, National Park Service, Cultural Resources Division, Technical Preservation Services, The Secretary of the Interior's Standards for the Treatment of Historic Properties, 2001

³ National Register Bulletin: How to Apply the National Register Criteria for Evaluation, 1995

Materials: the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling: a property's expression of the aesthetic or historic sense of a particular period of time.

Association: the direct link between an important historic event or person and a historic property.

The Secretary of the Interior's Standards for the Treatment of Historic Buildings: The following is taken from the National Park Service publication, The Secretary of the Interior's Standards for the Treatment of Historic Properties.⁴

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.

The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, outlined below in hierarchical order and explained:

The first treatment, Preservation, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

Rehabilitation, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)

Restoration, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Reconstruction, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

Choosing the most appropriate treatment for a building requires careful decision-making about a building's historical significance, as well taking into account a number of other considerations:

⁴ Department of the Interior, National Park Service, Cultural Resources Division, Technical Preservation Services, The Secretary of the Interior's Standards for the Treatment of Historic Properties, 2001

Relative importance in history. Is the building a nationally significant resource--a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo Rehabilitation for a compatible new use.⁵

Comment and Review by Bonnie Bamberg: The two Aptos Village buildings listed or potentially eligible for listing in the National Register of Historic Places are the Bayview Hotel (listed) and the Hihn Company Apple Warehouse (potentially eligible). Considering the historic importance of both buildings it is appropriate to choose "Rehabilitation" as the appropriate treatment. This is based upon their significance at the local level, changes that have already occurred to the buildings and the uses that are foreseen to preserve the utility of the buildings and thus the buildings. The following are the Standards for rehabilitating historic buildings.

The Secretary of the Interior's Standards for Rehabilitating Historic Buildings:

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.⁶

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

⁵ National Park Service, The Secretary of the Interior's Standards for the Treatment of Historic Properties, Introduction.

⁶ Ibid- Rehabilitation Standards

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines (although there is extensive guidance for the rehabilitation of buildings, the following are particularly germane to the review of the proposed plan):

Site: Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features may include circulation systems such as walks, paths, roads, or parking; vegetation such as trees, shrubs, fields, or herbaceous plant material; landforms such as terracing, berms or grading; furnishings such as lights, fences, or benches; decorative elements such as sculpture, statuary or monuments; water features including fountains, streams, pools, or lakes; and subsurface archeological features which are important in defining the history of the site, retaining the historic relationship between buildings and the landscape.

Setting: Identifying retaining and preserving building and landscape features which are important in defining the historic character of the setting. Such features can include roads and streets, furnishings such as lights or benches, vegetation, gardens and yards, adjacent open space such as fields, parks, commons or woodlands, and important views or visual relationships.

Additions: Designing new onsite parking, loading docks, or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of historic relationship between the building or buildings and the landscape.

Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape.

Removing non-significant buildings, additions, or site features which detract from the historic character of the site.

Review and Comment by Bonnie Bamburg: The Bayview Hotel and the Hihn Company Apple Warehouse, as individual properties should follow The Secretary of the Interior's Standards for Rehabilitating Historic Buildings, whenever a modification, alteration or substantial maintenance is proposed. This is in addition to how individual buildings identified by the County to be historically important are required to follow the Santa Cruz County Historic Preservation sections of the County Code.

California Environmental Quality Act (CEQA)

Properties considered Historic Resources under CEQA are Properties listed in, or determined eligible for listing in the National Register of Historic Places, California Historic Landmarks, those listed or eligible for listing in the California Register of Historic Resources (CRHR), including properties of local significance that have been designated or identified in a local historic resources inventory.⁷

Properties within the proposed Aptos Village Plan that are considered Historic Resources under the CEQA Guidelines are the Bayview Hotel (National Register listed), Hihn Apple Warehouse (Eligible for CRHR, potentially eligible for National Register), Aptos VFW Hall/Aptos Fire House (CRHR eligible as locally designated).

CEQA Considerations for relocating historic buildings:

Section 15064.5(b) (1) and (2) of the California Environmental Quality Act (CEQA) states that demolition or the destruction, relocation or alteration activities that would impair the significance of a historic resource results in a "substantial adverse change."

Relocation of an historical resource may constitute an adverse impact to the resource. However, in situations where relocation is the only feasible alternative to demolition, relocation may mitigate below a level of significance provided that the new location is compatible with the original character and use of the historical resource and the resource retains eligibility for listing on the California register (14 CCR Section 4852 (d) (1)).

CRHR: Special Considerations- Moved buildings, structures or objects:

The State Historical Resources Commission encourages the retention of historical resources on site and discourages the non-historic grouping of historic building into parks or districts. However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. An historical resource should retain its historic features and compatibility in orientation, setting, and general environment.⁸

Section II. Aptos Village Plan and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

At the heart of the plan is the primary axis created by Parade Avenue leading from Soquel Drive into the Village Green. This north-south axis creates an organized arrangement of buildings and open spaces that echoes the formal orientation of a ciudad plaza or village square, an organization that is missing from the historic Hihn land use or historic orientation of Soquel Drive and Trout Gulch Road as the Commercial Center of Aptos. The axis also allows traffic circulation on the sides of the Village center and east and

⁷ California Office of Historic Preservation Technical Assistance Series, California Environmental Quality Act (CEQA) & Historic Resources, p. 8

⁸ California Environmental Quality Act (CEQA) and Historical Resources Technical Assistance Series, p. 32

west on Valencia Street from Trout Gulch to Aptos Creek Road. The Santa Cruz Planning Department requires any proposed plan for the Aptos Village to provide circulation that enhances safety and efficiency in the north-south pattern and creates better east-west access for the existing and future population. The proposed circulation plan and organized parking areas would increase safety while better serving the historic buildings and allow for new development.

These proposed changes are part of an overall village plan that includes new development with mixed-use commercial and residential buildings, a central plaza (open space), surface parking lots, and on the North West corner, land to be added to the Niesene Marks State Park. The total development would include 62,208 square feet of commercial use, 60 residential units and organized parking areas.⁹

Currently parking is accommodated primarily on unpaved, unregulated, areas around the Village Fair (Hihn Apple Warehouse), in areas between buildings, some of which do not connect, and in front of the Bayview Hotel.

Recently, Trout Gulch Road was widened to improve public safety. This realignment encroaches upon the Hihn Apple Warehouse along Trout Gulch Road where traffic is brought to the edge of the building, a condition that is potentially threatening to the historic building and appears to give rise the concept of moving the building.

The proposed plan is to relocate two buildings, the Hihn Apple Warehouse to the side of the Village Green open space, and the Aptos Fire House/VFW Hall to a location as yet unspecified. Both buildings appear to lack sufficient financial resources for the deferred maintenance that is damaging these historic resources. While the plan contemplates a design that was never part of the organization of buildings and circulation in Aptos, it has the potential to bring attention to the community's historic resources and thereby assist in preserving historic buildings that demonstrate the community's history. The plan works to bring a sense of community and central focus to the area that historically segregated the industrial use building from the commercial buildings along Soquel Drive and it provides the significant historic resources buildings with enhanced locations either by relocating them, or in the case of the Bayview Hotel, by providing additional open space that allows the building to be viewed on all sides. The overall plan addresses and retains the significant historic resources but is not entirely consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Section III – Hihn Apple Warehouse

Relocating the Hihn Company Apple Warehouse- Retaining Eligibility for Listing in the National Register of Historic Places:

A relocation plan must consider the seven aspects of integrity: Location, Design, Setting, Materials, Workmanship, Feeling and Association.

The first aspect of historic integrity is location; that place where the building was constructed and used. However, consideration must be given to the importance of the location in defining the historic significance of the property. A relocated historic building may retain National Register eligibility if it is

⁹ Thacher & Thompson Architects, Site Plan Aptos Village January 9, 2009

significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event.¹⁰

The Hihn Apple Warehouse was determined potentially eligible for listing in the National Register by the Dill Design Group in the study of *Aptos Village Historic District*, March 7, 2003. The significance of the potential Historic District was determined to be History (city development patterns) and Architecture. Stated on DPR 523L was the condition that individual eligibility for the Hihn Apple Warehouse was dependent upon a stronger statement of significance. In the time allotted for this review, we did not find the "stronger statement of significance" and do not know which criteria the Commissioners selected for determining the building was eligible for listing in the National Register. A building determined eligible under criterion "C" for its architectural value, if moved could potentially retain eligibility. A building determined eligible under Criterion "A" would retain eligibility when it can be *demonstrated to be the the surviving property most importantly associated with a particular historic event or an important aspect of a historic person's life. The phrase "most importantly associated" means that it must be the single surviving property that is most closely associated with the event or with the part of the person's life for which he or she is significant.*¹¹ If the Santa Cruz County Historic Resources Commission found the building eligible under criterion "C" when it elevated the rating to NR 3, the building could be considered to retain eligibility after being relocated, assuming the setting and other elements are comparable at the new site. To retain eligibility under either scenario, the relocated building must be rehabilitated in conformance with The Secretary of the Interior's Standards for Rehabilitating Historic Buildings. If the Commission found the building eligible under Criteria A, it must be determined that the Hihn Apple Warehouse is the sole surviving building associated with Hihn during the period of agricultural importance associated with the apple industry. This is likely the essence of the stronger statement of significance referred to in the DPR 523L.

Review and Comment by Bonnie Bamberg: Considering the building's history as it is described in the reports, and the scant number of resources that remain from the agricultural industry in Aptos – apples in particular- it appears that the building is the *sole surviving property* associated with Hihn's apple business and that he and apples were very important in the history of Aptos. It appears the Hihn Apple Warehouse could retain eligibility for listing in the National Register of Historic Places.

CEQA: California Register of Historic Resources -Pertaining to Relocating the Hihn Apple Warehouse

Review and Comment by Bonnie Bamberg: Relocating a historic resource creates a significant impact under CEQA. Mitigation may lessen the impact to less than significant. A photographic survey of the historic building while on the original site that of a quality that can be preserved in local repositories for future research, together with project plans that show relocation methods and subsequent construction work would be consistent with the Secretary of the Interior's Standards for Rehabilitating Historic Buildings. is generally accepted mitigation for relocation to reduce the impact to less than significant and retain eligibility for listing in the California Register of Historic Resources.

The Hihn Apple Warehouse has been altered for use as a multi-tenant commercial/retail building. The integrity of the original building has been compromised by both the desire for a "cute" appearance in keeping with selling antiques and what appears to be insufficient maintenance. Deferred maintenance is a

¹⁰ National Register Bulletin, How to Apply the National Register Criteria for Evaluation Criteria Consideration B – Moved Properties, p. 29

¹¹ National Register Bulletin, How to Apply the National Register Criteria for Evaluation Criteria Consideration B – Moved Properties, P. 30

serious problem for historic buildings that can lead to demolition by neglect - a point where the building loses allure and the feasibility for rehabilitation is not realized. Long term preservation of the Hihn Apple Warehouse may be promoted by including it in a plan for economic revitalization within the Aptos Village that assures the rehabilitation is consistent with the "Standards." The relocation of the Hihn Apple Warehouse, and rehabilitation that is consistent with the "Standards" would retain eligibility for listing in the CRHR.

The Secretary of the Interior's Standards for Rehabilitating Historic Buildings, considering a building that has been relocated.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The Hihn Apple Warehouse, a large post and beam constructed building with a truss structure roof, is proposed to continue the retail use that was established in the 1960s. This use allows the building to retain the historic openings and architectural features of the original building, and is therefore a use that would require minimal change to the distinctive design, original materials, significant features, spaces or spatial relationships of the building. Following this philosophy would be consistent with Standard #1.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The preliminary architectural elevation drawing prepared by Thacher & Thompson show the building will retain and repair the materials that created the original historic character of the Hihn Apple Warehouse. It appears the alterations proposed in the drawings would be consistent with the Standard #2.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The Hihn Apple Warehouse is comprised of several additions that were added to a horse barn as the apple industry grew to prominence. As an antique sales mall, it has been adorned with features that are not consistent with a utilitarian warehouse use and create a false sense of historic development. Rehabilitating the building to remove the lattice and other decorative features and to reveal/return the historic features would be consistent with Standard #3.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The Hihn Apple Warehouse is a series of attached buildings that were constructed and altered over time. Retaining the existing building form, materials and features associated with the period of significance would be consistent with Standard #4.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The rehabilitation of the Hihn Apple Warehouse, a relatively typical wood frame, post-and-beam, utilitarian structure will retain the materials, features and finishes. The distinctive craftsmanship of the large timber construction will be preserved. Rehabilitation plans to preserve the structure and materials would be consistent with Standard # 5.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The architectural façade drawings prepared by Thacher & Thompson Architects note restoring existing painted board and batten siding. This typical approach meets Standard # 6.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

It is not necessary to use harsh treatments to rehabilitate the historic wood building. Rehabilitation planning and specifications will specify gentle cleaning and not harsh treatments that could damage the wood. Standard # 7 can be met during the rehabilitation of the building.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Archeological testing was conducted by Albion Environmental, Inc. The investigation included intensive pedestrian survey and five backhoe trenches. Archeologists processed 21.5 cubic meters of excavated soil without encountering intact cultural features.¹² Should deposits be discovered during the rehabilitation of the Hihn Apple Warehouse, appropriate measures will follow state law and archeological best practices in conformance with Standard 8.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The architectural drawings do not show any additions or significant exterior alterations. The rehabilitation plans completed at this time are consistent with Standard # 9.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

No additions are planned for the Hihn Apple Warehouse. Standard # 10 is consistent with the plans for the rehabilitation of the building.

Additional Rehabilitation Guidelines (although there is extensive guidance for the rehabilitation of buildings, the following are particularly germane to the review of the proposed plan):

¹² Albion Environmental, Inc. Cultural Resources Study for the Proposed Aptos Village Project, February 2009, p. A-1

Site and Setting: The site around the Hihn Apple Warehouse exhibits minimal features, primarily packed dirt and parking surfaces. Parking areas depicted on the proposed plan for Aptos Village are consistent with the open parking that exists around the building. A new mixed-use building is planned in proximity to the site selected for relocating the Hihn Apple Warehouse. While somewhat closer than the Bayview Hotel it appears the massing is similar. The site affords open space on 3 ½ sides of the building. The proposed relocation provides acceptable distances between the old and new buildings. A difference will be in the Village Green and other formal landscaping of the Aptos Village Plan. The proposed plan appears to allow sufficient open space for the historic building to be viewed from all sides as it is currently. The proposed plan, although more formal than the current setting, maintains a relationship between buildings of similar sizes.

Additions: The Aptos Village Plan shows parking around the Hihn Apple Warehouse that is a similar condition to the existing location.

Summary: Although the architectural plans and specifications are not complete, enough work has been done to show the way the building can be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitating Historic Properties

Section IV- Aptos Fire House/VFW Hall

The former Aptos Fire House, later the Veterans of Foreign Wars Hall was rated NR 5; a resource of local significance, by the Dill Design Group in 2003. Resources rated 5 are considered eligible for listing in the California Register of Historic Resources.

CEQA Review of the proposed relocation of the Aptos Fire House/VFW Hall.

Relocating an historic resource creates a significant impact under CEQA. Mitigation may lessen the impact to less than significant. A photographic survey of the historic building while on the original site that is suitable for local repositories and future research together with project plans that show relocation methods and subsequent construction work would be consistent with the Secretary of the Interior's Standards for Rehabilitating Historic Buildings are generally accepted mitigation to reduce the impact to less than significant and retain eligibility for listing in the CRHR.

The Aptos Fire House/VFW Hall has been altered from the "significant use" as a fire house for use as a commercial building. The integrity of the building from when it was a fire house has been compromised by alterations to the exterior and interior. The fact that the building has been moved once and is not on the original site is also a factor in considering integrity. Long term preservation of the Aptos Fire House may be promoted by including it in a plan for economic revitalization within the Aptos Village. Rehabilitation of moved resource buildings would be consistent with the "Standards," a threshold for care that would benefit the small building. The relocation of the Aptos Fire House and rehabilitation consistent with the "Standards" would retain eligibility for listing in the CRHR.

The Secretary of the Interior's Standards for Rehabilitating Historic Buildings applied to the Aptos FireHouse/VFW Hall.(Relocation)

The following assessment is based upon the proposed plans for the building as articulated by Jessie Thielen, Project Manager from Barry Swenson Builder-the project sponsor. The new location has not been selected and architectural drawings and specifications have not yet been prepared for this building. The review is based upon the existing architecture and what is reasonably foreseen as rehabilitation consistent with the Santa Cruz County Code sections and the "Standards."

The building is a small wood frame building that has a long history in Aptos. Commissioners raised the concern that the building has additional significance because it is located next to the Bayview Hotel and that the relationship was promoted because the owner of the Bayview Hotel, Joe Arano wanted the Fire Department close at hand in case of fire at the hotel. The Commissioners asked to have the origins and dates of use as a fire house documented. During the time available research was conducted using public records and land ownership was found to remain with Southern Pacific.¹³ However, the Sanborn Insurance Map 1908 updated to June 1929 shows the building labeled Fire Department indicating that the location was selected sometime prior to the Bayview Hotel fire and that the location is not a direct result of the fire. The Sanborn Map also states that the fire equipment was not housed in the Fire House but at Larson's Garage. Other sources state it was selected as early as 1923. The actual date that the building was placed in service as the Aptos Fire Department was not found.

The Secretary of the Interior's Standards for Rehabilitating the Aptos Fire House-FW Hall. The plans for relocating this building have not been finalized. The following are suggestions for adhering to the Standards that are appropriate for the building in the present or future location.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The building is proposed to be used for a commercial or quasi-public purpose that require minimal change to the building's design, original materials, significant features such as the false front and the location of windows and doors, spaces or the spatial relationships within the building. Due to its small size the spaces within the building have typically been partitioned to create a larger open area without significant corridors or volumes. The use will continue this pattern.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposal as articulated by the. Jessie Thielen is to relocate the small building within the Aptos Village area and to retain the building's architectural features, as they currently exist or to return features that can be documented to have been part of the building during its period of significance. Rehabilitation work will follow the Secretary of the Interior's Standards for Rehabilitating Historic Buildings and guidance provided by the National Park Service on methods for moving historic buildings. Currently corrugated metal appears to cover wood siding. If this metal is determined not to be original by the presence of exterior wood siding under it, removal would be appropriate. This metal siding may be to provide an incombustible material between the Aptos Fire House/VFW Hall and the Bayview Hotel., or it may be to cover deteriorated materials. Relo-

¹³ Santa Cruz County, Official Records, deeds.

cation with appropriate set-backs will allow this material to be removed and the building returned to the original appearance.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The building should not be adorned with decorative embellishments that have not been documented to have existed in the past. Rehabilitating the building to reveal/ return the simple historic features such as the wood siding would be consistent with Standard #3.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The Aptos Fire House/VFW Hall has experienced several uses, office, dwelling, fire house, commercial/quasi public (VFW). The building began as a simple rectangular form with a gable ends (pitched roof).¹⁴ The origin and period when the false front was added were not identified in any of the survey reports. The belief expressed in the Dill Design Group's DPR 523 L that the false front is recent may have been influenced by the belief that the photograph of the library c. 1950's was the Aptos Fire House without a false front. The Historic Resources Commission disagreed with that assertion.¹⁵ If the false front is documented to have existed during the period of significance or to have achieved significance in its own right, it could be considered an architectural feature that has gained importance over time it should be retained. On the other hand, if the false front is a relatively recent addition, the building could be returned to its historic form. Documenting the architectural history of the building should be completed prior to undertaking rehabilitation. Retaining the historically accurate building form, materials and features associated with the period of significance will be consistent with Standard # 4

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The rehabilitation of the Aptos Fire House/VFW Hall, will retain the typical wood frame building and as much of the original materials and construction methods as is feasible. It will preserve the evidence of past craftsmanship and the simple materials of the small building. Rehabilitation that preserves the structure and materials of the building as they existed during the period of significance would be consistent with Standard # 5.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The small wood frame building appears to have areas where the wood is deteriorated. Wood that is deteriorated may be replaced with wood milled to the same pattern and size. Systems such as windows should be repaired or replaced with windows of the same materials. Aged glass is particularly important in communicating the historic nature of a building and should not be removed

¹⁴ Dill Design Group, DPR 523L, 8037 Soquel Road, 2003

¹⁵ Commissioner Swift, Santa Cruz County Historic Resource Commission, comments undated (attached to this evaluation)

unless it is virtually impossible to be retained. As stated in Standard #4, it is important to document the features of the building prior to developing the rehabilitation plan. This approach meets Standard # 6.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

It is not necessary to use harsh treatments to rehabilitate the historic wood building. Rehabilitation specifications will call for hand cleaning or gentle cleaning (low psi water or air) and no harsh treatments that could damage the wood. Standard # 7 can be met during the rehabilitation of the wood frame building.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Archeological testing was conducted by Albion Environmental, Inc.; the investigation included intensive pedestrian survey and five back hoe trenches. Archeologists processed 21.5 cubic meters of excavated soil without encountering intact cultural features. Should deposits be discovered during the relocation/rehabilitation of the Aptos Fire House/VFW Hall, appropriate measures will follow state law and archeological best practices in conformance with Standard #8.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

At this time there is no discussion of additions to the building. The rehabilitation plans discussed at this time are consistent with Standard # 9.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

No additions are planned for the Aptos Fire House/VFW Hall. The building may be located in proximity to new construction. The new location for the building must consider the attributes that comprise integrity and select a site that is constant with the setting of the original location. The plans discussed for the relocation/rehabilitation of the building appear consistent with Standard #10.

Additional Rehabilitation Guidelines (although there is extensive guidance for the rehabilitation of buildings, the following are particularly germane to the review of the proposed plan):

Site and Setting: The site and setting around the Aptos Fire House/VFW Hall exhibits minimal features, primarily it is mature -overgrown vegetation and the proximity to other buildings including the historic Bayview Hotel, a large and imposing building. The building has been rotated on the site so that it faces the street. To the extent possible the new location should allow a similar orientation to the street and proximity to other buildings.

Section V. The Bayview Hotel

Secretary of the Interior's Standards for the Treatment of Historic Property

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

At this time, the Aptos Village Plan does not contemplate changes, rehabilitation or other work to the Bayview Hotel. The Commissioners and Circa: Historic Property Development have raised the question of how the proposed Aptos Village Plan addresses the National Register listed property. Without more information on what is planned for the area around the hotel we can only comment in generalizations that Standard#10 must guide the planning. No buildings should dominate or attempt to copy the architecture of the Bayview Hotel. It will be important that sufficient open space be left around the hotel so that the building has and adequate setting and the architecture can be appreciated.

Questions and comments from the Historical Resources

Commission:

Urban Programmers (formerly the Firm of Bonnie Bamberg) was asked to respond to a list of comments and questions that were raised by the Santa Cruz County Historical Resources Commission on April 4, 2009 while discussing the Aptos Village Plan submitted by Barry Swenson Builder.

Many of the comments questioned the status of historic buildings if they were to be relocated. Others expressed concern that Albion Environmental, Inc., provided a Documentation Report but not a Preservation Plan to describe how the historic resources would be treated and if their significance would be preserved. Note that the Santa Cruz County Code requires a Preservation Plan to be prepared and approved by the Historical Resources Commission before a project that involves historic resources can receive project approval.

The Commissioners' questions are provided as they were given to us and precede (in italics) our responses. Although the questions might be grouped, we tried to answer each Commissioner's questions individually. This creates some redundancy and for that we apologize.

Commissioner Carolyn Swift's Comments:

Swift #1 Concerned that moving the apple barn may have an adverse impact.

Under CEQA, moving a resource that is eligible for listing in the California Register of Historic Resources (CRHR) creates a substantial adverse impact. The circumstances for proposing to relocate a historic resource and the proposed treatment of the resource may mitigate the impact to a level that is less than significant. Generally speaking if relocation benefits the preservation of the resource, and the resource will be preserved in a setting that is comparable with its historical setting, and the work follows The Secretary of the Interior's Standards for the Treatment of Historic Properties, the CEQA guidelines find the mitigation reduces the level of adverse impact to less than significant.

Swift #2. Doesn't like the fact that the report questions the validity of the Bayview being an NRI because it was moved and then the (Albion Environmental, Inc.) report suggests moving two other resources without discussion of lessening significance or ratings.

The comment appears directed toward the Albion Environmental, Inc., report and not the criteria of the National Register of Historic Places or the California Register of Historic Resources. Both registers accept moved buildings if they meet the express criteria. The area and theme of significance are considered, as are the circumstances and treatment of the moved buildings. (National Register Criteria Consideration B: Moved Properties is attached).

*Swift #3. **** maybe we should take out language regarding questioning the validity of the NRI rating due to the move. ******

The language is immaterial; the Bayview Hotel (Anchor House) was listed in the National Register of Historic Places (#92000259, in 1992). The application includes information about the 60 foot move in 1946, as well as the reason for the building's significance. The relocation of the hotel meets Criteria Consideration B.

Swift #4. Need to review the resources and potential movement by the Secretary of Interior Standards.

Attached is a review of the proposed development plan and the individual resources that describes how and why the proposed work can be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.

Swift #5. In the history section of the report it says that Aptos is an Ohlone word meaning the meeting of two creeks when in fact this is a much more recent name and is likely a real estate marketing term that was created in the 1920's.

"Aptos is a Spanish rendering of the Indian name of a Rancheria. It is mentioned in 1807 and applied to a land grant in 1831."¹ The Aptos land grant was 6.680 acres granted to Rafael Castro.² The reference in the report does not appear to be accurate.

Swift # 6. It talks about agriculture being an industry... just because there was a grain warehouse doesn't mean it was an agricultural industry. Lumber was the industry.

The issue appears to be one of semantics and the importance of one industry over another. While lumber may have been the most important industry, agricultural products that are grown for sale are part of an agricultural industry. Products were grown for sale in the Aptos area.

Swift #7. The report refers to the Hihn subdivision and suggests with the following language " new residents in the 1920-1940's" that the Hihn development wasn't around until then. It should be stated that the Hihn subdivision has been around since 1890.

The Commissioner's comment should be reflected in the report.

Swift #8. The apple barn is described with various names throughout the report. Edit the report to only refer to the building by one name.

Swift #9. The fire department building or VFW hall:

Both comments #8 and #9 should be reflected in the report. Where necessary to convey the change in names that is relevant to the historical record, the report could have the original in parentheses.

Swift #10 A. There is a Vincent Leonard article that states it was built in 1915. 1878 was when it was built and someone should verify when it was built and if there have been any documented changes to the

¹ Gudde, Erwin, 1000 California Place names, University of California 1959

² Koch, Margaret, Santa Cruz County-Parade of the Past, 1953:11

building. By her account via a picture from World War II era there are little changes to the building less the corrugated metal, etc.

Swift #10 B. In Bonnie Bamburg's DPR there were photos provided by Paul Johnson. Photos, Sanborn maps, and aerials from the 1950's should be included in this report.

Swift # 10 C. She (Caroline Swift) said that the report makes an error in concluding that the building was a library. It was never a library. When you look at aerial photos, you can see the library was in a building closer to the entry of Niesene Marks State Park.

It is not clear which report Commissioner Swift it referencing. The building was constructed circa, 1878 as an office for the Loma Prieta lumber company and is shown on the Sanborn Maps for 1888, 1892, 1908 and 1908-1929. If the library-use is not substantiated, the Dill Design Group's DPR 523L for the building should be updated (the underlying survey document) and the Albion report corrected.

Swift #11A. She has concern over movement of the VFW hall due to its relation to the Bayview Hotel:

Swift 11 B. In an interview with Ralph Maddison that she conducted in the 90's he said the fire department was established in the early 1920's. Paul _____? was also interviewed and he said the fire department was on his property at first and later moved to the VFW building.

The relationship of the Aptos Fire House/VFW Hall and Bayview Hotel could be researched further. However, there is a body of citations describing the locations for the Aptos Fire Department, including the Sanborn Map of 1908 updated to June 1929, that first shows the Fire Department identified at the subject building. However, the fire equipment listed on the map was stored in Larson's Garage. This may indicate that the building had not completed the transformation from an office to a fire house by June of 1929.

Moving the VFW Hall must be judged after understanding the elements that contribute to the significance of the resource and how that is affected by moving the building. The Aptos Fire Department and later the VFW Hall are only two of the building's uses. While each use is important to understanding the building's history, the location of the building, close to the center of town, appears to be the reason it was selected for the later uses. Its proximity to the lumber yards relates to the earlier uses.

The DPR523A by Dill Design Group dated 6/02 revised 3/7/03 provides a description of the building and a brief history. Because this was a district evaluation there is not a 523B to specify the significance of individual buildings. Dill Design Group's DPR 523L states that the building has had extensive alterations and this was confirmed by Bonnie Bamburg during a site visit in June 2009, and in a conversation with the owner, Joe Appenrod (7/16/09). Following the statements and citations in the Dill Design Group's DPR523 A, page 2 dated 3/07/09, the evaluation concludes that the significance is as a "contributing or supporting element describing the growth and history of Aptos as it developed from the late 1800's to the 1950's." If relocated within the Village of Aptos and rehabilitated in conformance with the County Code, the small building will continue to contribute to the architectural history of the Village. Moving buildings in Aptos was a historical phenomenon that resulted in several of the buildings,

including the Aptos Fire house/VFW Hall being reused and retained. Relocating the small building will allow the Bayview Hotel to be more visible. This somewhat follows the philosophy of a hierarchy of historic importance since the more significant hotel historically was surrounded by open space. Moving the small building would allow the hotel to have better visibility and perhaps period landscaping that would enhance the understanding of its historic setting. This is something to consider.

Swift 12 A. There was an article at the time of the Bayview fire that said the fire bell was rung and the bucket brigades came and chopped out a section of the roof to stop the fire from spreading to the main building

Swift 12 B. There is documentation that the fire department was not formed until Sept 21, 1928 (proof that maybe at the time of the Bayview fire the fire department was not next door?)

Citations in all of the historic Preservation Surveys and reports indicate that the Aptos Fire Department was formally organized in 1928 and that the department took possession of the building in 1927. The difference is likely the time needed to rehabilitate the building.

Swift 13. 7 days after the fire in the obituary of Arano it stated that the fire was not the direct cause of death, but that the fire and related events was related to the death.

This is an interesting historical comment, but is not directly related to the significance of the Fire House/VFW Hall's history or significance.

Swift 14 In May 1929 there was an article that states that Aptos prepares for fire and talks about the purchase of firefighting equipment . The Bayview (fire caused people to raise funds for the new fire department in 1929 and that is when the fire house opened... the conclusion she was drawing here was that because the building was used for the fire department after the Bayview fire there is significance to the location of the building adjacent to the Bayview.

This appears to be in reference to the article in the Santa Cruz Sentinel, "Interesting History of Aptos and its Fire Development," May 17, 1929. This article is referenced in the Albion Environmental, Inc., report and in the Dill Design Group report and DPR 523L for the Fire House/VFW Hall. It may be presumed that the information is incorporated in the statements contained in the documents.

It appears likely that the location of the Aptos Fire Station is due to the available building and the cost required for rehabilitating a building for use as a firehouse. The citation for this conclusion is the Dill Design Group, DPR523 A, 3/07/09 page 2. "By 1923, the property was donated by Joe Arano for use as a firehouse."³ The donation of a building suitable to be rehabilitated and located in the center of Aptos appears a more compelling conclusion, than that the location was selected because of the relationship to the Bayview Hotel. The 1908 Sanborn Map shows that the fire hose was kept in front of the Post Office, just across the street from the lumber office that became the Fire House. Conjecture could find that it was the desire of Joe Arano, to have the firehouse close to his property but in addition to a self-serving interest,

³ The source for this statement is not clear in the report.

the location was close to the center of town and the building appears to have been available. The thinking of the men involved in the selection of the building may never be known.

Swift 15 In the history of the Bayview no one ever mentions that it was a boarding house or that Jose Arano disappeared from 1892-1900 abandoning his family. He was found living as a hermit in Steamer's? village in Capitola. This content should be added in.

She held up a document which is where she said most of the content from the report came from. She called the document the Aptos Village Plan for Aptos Station.

She said that report did a much better job of conveying the sense of history and built environment and suggested we add this content to our report.

It is not necessary to include all information or historical notes when they do not pertain to the significance of the property. Historical information can be added, but it tends to create a research paper whose goals are not the same as the defining significance of a property. Historical research is an ongoing process and maintaining the historical record is generally something that is done by archivists or librarians at a repository (library or museum) and not included in every historical survey prepared for a land-use decision. The Albion Environmental, Inc., report is brief, but it references many of the previous historical preservation surveys and reports. The survey is the basic document that reports use as a starting point. To include previous reports would create a very large, redundant document that may not serve the current purpose any better than citing documents by reference and noting their location in case someone wanted more information. Perhaps the Staff could clarify the purpose of the report and the methodology for retaining reports or archiving information in a central location.

Commissioner Ann Jenkins made the following comments:

Jenkins #1 Concerned that the peer reviewer states the report does not consider the resources in context of the Department of Interior Standards.

The Albion Environmental, Inc., report does not discuss the plan in the context of the Standards or make recommendations that the plans for the Bayview Hotel and/or the Hihn Apple Warehouse should be in conformance with the Secretary of the Interior's Standards for Rehabilitating Historic Buildings. Attached is a brief analysis of the resources that considers all the information available at this time and makes recommendations that any work on the buildings follow the Standards. The overall plan requires a *Preservation Plan* for each significant building. The *Preservation Plan* would follow the Secretary of the Interior's Standards for the Treatment of Historic Properties in describing the preservation goals and how the work is to be undertaken..

Commissioner Orlando comments:

Orlando #1. Is the report following the standards?

The report titled "Cultural Resources Study for the Proposed Aptos Village Project" Albion Environmental, Inc. February 2009, appears to document the existence of resources that meet

the criteria or are listed in the National Register of Historic Places, the California Register of Historic Resources, and/or the County of Santa Cruz Historic Preservation Ordinance in the County Code Chapter 16.42.050-16.42.100 and 16.40.060. Following the direction of the County Code, the requirement is for a *Preservation Plan* to be prepared whenever there are alterations or changes to the exterior of an historical structure or object or, for relocation of an historical structure or object. (SCC. 19.42.070) The *Preservation Plan* if (when) implemented will preserve and maintain the cultural and historical heritage of the County and/or further cultivate the knowledge of the past. The Albion Environmental Inc., report states that "a *Preservation Plan* will be prepared and approved by the County Historical Resources Commission prior to the relocation of the Fire Hall."⁴ Knowing the requirement to prepare a *Preservation Plan* that conforms to the County criteria and the Secretary of the Interior's Standards- is likely the basis for the report making the statement that there is no adverse impact. Albion's report appears to error by not knowing that the reports are needed by the Commission and that the *Preservation Plan* would form the basis for their approval or denial of the project.

Orlando # 2. She cites the peer reviewer as saying that if you move the buildings there is an adverse change.

"Adverse change" is a CEQA term to consider the negative effects of changes to the environment, including historic resources,. Eligible resources are those that are eligible for listing or are listed in the National Register of historic Places or the California Register.(CRHR). It does not appear that any changers are contemplated for the Bayview Hotel (N1), a building listed in the National Register of Historic Places. The building is part of the Aptos Village Plan remaining in the current location without alterations. The Hihn Apple Warehouse (Hihn Apple Packing Barn) and the Aptos Fire House/VFW Hall, appear to be eligible for listing in the California Register and are proposed for relocation. The relocation of historic resource buildings that is not mitigate, causes an adverse change. Adverse changes must be mitigated by appropriate actions, such combatable settings and rehabilitation that follows the "Standards" or the Santa Cruz County Board of Supervisors must find an overriding benefit to the proposed project.

Commissioner Terri Fisher comments:

Fisher # 1. She agrees with staff's recommendation to continue the item prior to action.

Fisher #2. She wants to see all of the comments addressed as well as the standards before they take action.

The comments in this document are offered to answer Commissioner Fisher's request.

Fisher #3. She notes that when you move a building it can diminish the rating of the buildings: She wants to know specifically if moving these buildings causes any degradation of the ratings or would moving them trigger having to take them off of the registry.

⁴ Albion Environmental Inc., Cultural Resource Study for the Proposed Aptos Village Project; Feb.2009; p.21

If by "registry" Commissioner Fisher is referring to the County Inventory of Historic Resources, it is unlikely that resources that are moved consistent with an approved Preservation Plan (SCC Code 16.42.070) would warrant their removal from the inventory. Buildings listed in the National Register of Historic Places or eligible for listing, by meeting one or more of the four criteria must also meet Criteria Condition B- Moved Properties. Buildings that meet Criteria B are eligible for listing in the National Register of Historic Places after they are moved.

Fisher #4. She considers the movement of the Bayview in 1949 not adverse to the rating or resource because it was done so long ago that it is still historical.

The Bayview Hotel was listed in the National Register of Historic Places in 1992, in full recognition that it had been moved, and that the building met the criteria of the National Register of Historic Places, including Criteria Consideration B- Moved Properties.

Fisher # 5. She wants to know if moving the VFW Hall will degrade the rating?

The Aptos Fire House/VFW Hall is a building rated in the Dill Design Group survey as 5 A building of local significance. A Preservation Plan that follows the County Code Section 16.42.070, describing the relocation and rehabilitation of a building listed in the County Inventory is not likely to result in a lower rating for the resource.

Fisher # 6. The continuance is scheduled for the June 11th meeting.

No Comment



PRESERVING THE PAST • BUILDING THE FUTURE

"Think Green Build Green"™

October 19, 2009

Barry Swenson Builder
777 Nth First Street 5th Floor
San Jose, Ca. 95112

Att: Ms. Jessie Thielen

Re: Aptos Fire House/VFW Hall

Dear Ms. Thielen

You asked me to perform a quick investigation on the above referenced building to determine if there was wood board siding under the existing metal panels.

On Sunday October 18th 2009 I went to the subject property and pulled back the siding in two locations per the attached photographs. What I found was bare wood framing and new insulation.

In addition, it appears the building has been altered significantly over time. The rafters are exposed where it is suspect there previously may have been a fascia board, and new framing has been added. The exposed rafter tails are dimensioned lumber in some locations and not rough sawn. My guess is there was considerable rot in the building and members were removed, some were replaced, and some not. One other interesting item is that the one part of the building looks like an attached addition, as an old corrugated door was partially covered by the siding. If you want detailed information on the addition we would need to perform minor demolition of finishes.

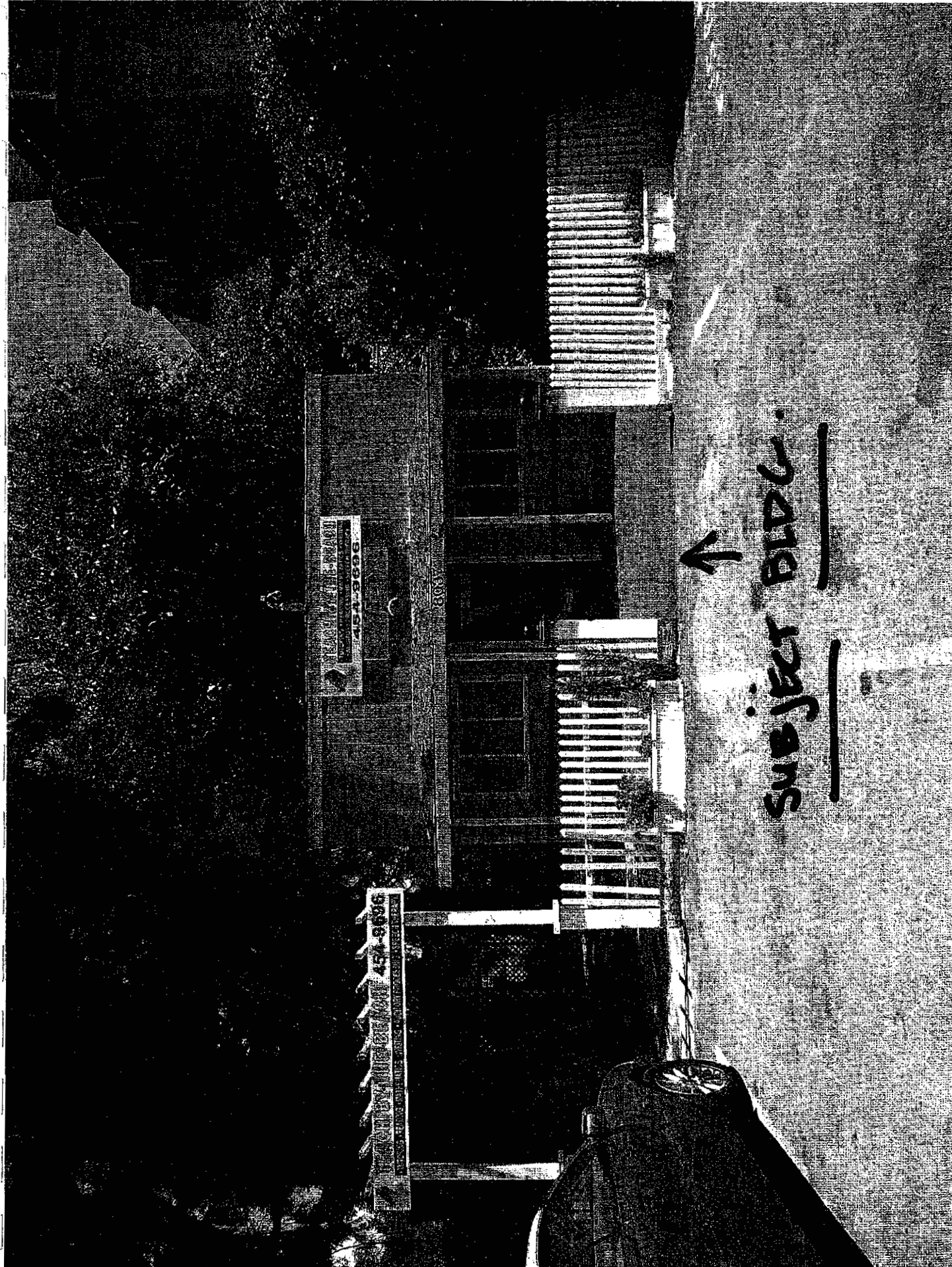
Whether wood siding existed at one time is unknown from my limited investigation.

If you need additional help please contact me at your convenience.

Sincerely and regards,

James A. Salata

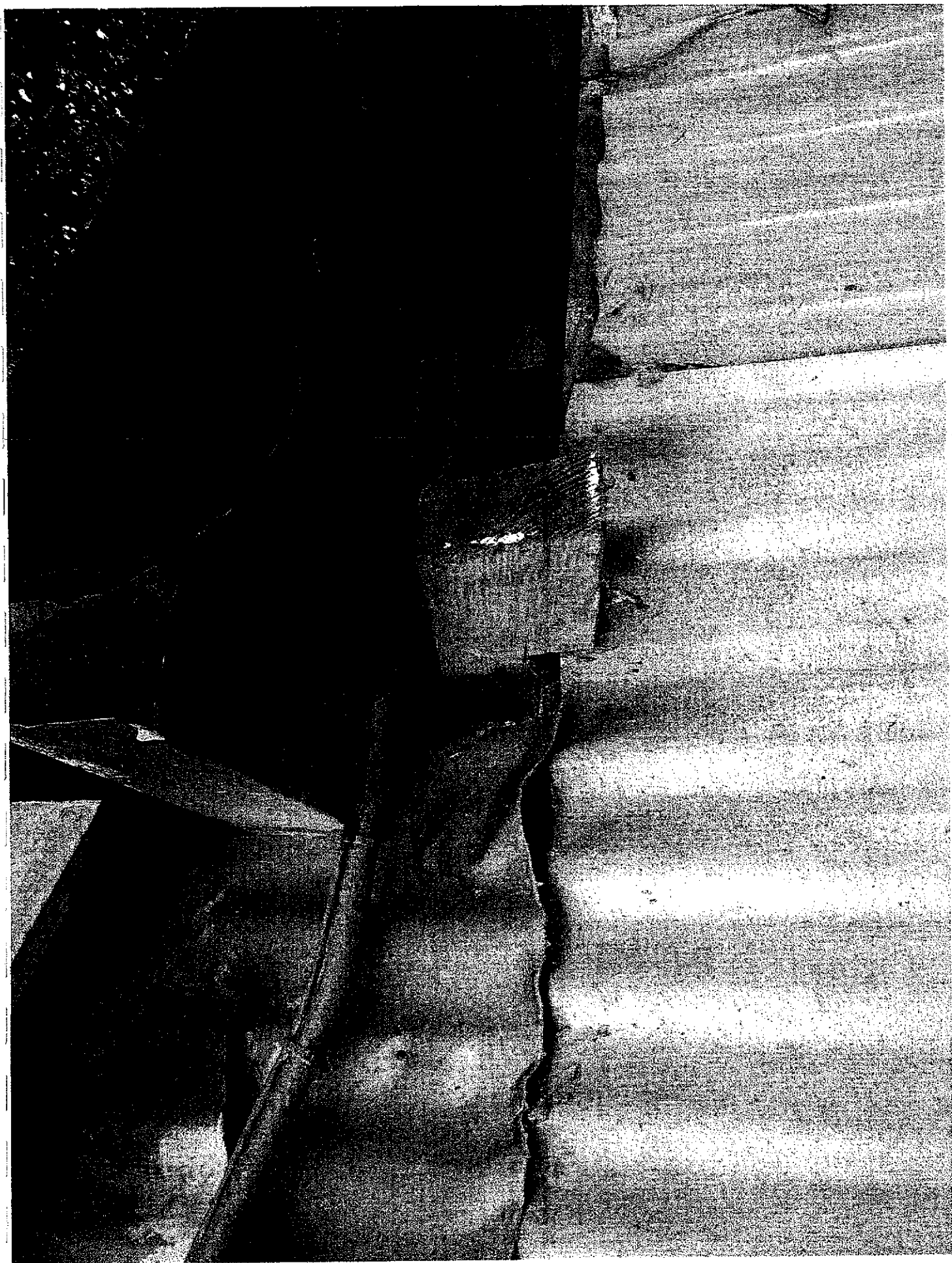
Enclosures 4 ea. photographs



SUBJECT BLDG.
TRAVERS

BATT
INSULATION
UNDER
METAL
SIDING

BATT
INSULATION
UNDER
METAL
Siding



ATTACHMENT 4

**Staff Report to the Historic Resources Commission
August 13, 2009**



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

August 3, 2009

AGENDA: August 13, 2009

CONTINUED REVIEW OF PORTIONS OF THE DRAFT APTOS VILLAGE PLAN REVISION AND HISTORIC REPORT

Commissioners:

Planning staff is in the process of updating the current Aptos Village Plan. Since Aptos Village contains several historic structures, staff is bringing those portions of the draft Plan revisions related to historic resources to your Commission for review and recommendation to the Board of Supervisors. Your Commission first reviewed this item on April 9, 2009 and continued consideration until expanded historic report materials were prepared and reviewed. Those materials have been submitted, reviewed and are now ready for your consideration.

Background

The Aptos Village Community Design Framework (usually referred to as the Aptos Village Plan) is the oldest of the County's area plans -- adopted in 1979 and updated in 1985. Its focus was on providing a framework for the development of the Village Core: the undeveloped area behind the Bayview Hotel and Aptos Station.

While there were several proposed developments of this area over the years, the irregular lot configurations, number of property owners affected and infrastructure challenges resulted in these proposals not proceeding. Currently, there is a developer interested in developing the Village Core.

The Aptos Village Plan is being updated to provide a new framework to allow for the orderly development of the Village Core area. This process has involved numerous meetings with the Aptos community to capture their visions for their Village.

Historic Resources

In 2003, your Commission reviewed the historic resources of the Aptos Planning Area and designated/redesignated historic structures within Aptos Village. Aptos Village currently contains eighteen structures with a NR rating of 5 or greater (see Figure 3 of draft Plan).

The majority of these structures are located within the Hihn subdivision to the east of Trout Gulch Road. The Village Core (the area north of Soquel Drive between Aptos Creek Road and Trout Gulch Road) contains three historic structures:

- Bayview Hotel: NR 1
- Apple Barn: NR3
- Aptos firehouse/VFW Hall: NR5

Plan Recommendations

In order for the area behind Aptos Station and the Bayview Hotel to be developed, adequate road access needs to be provided. To that end, the draft Aptos Village Plan recommends the creation of a new street to connect Aptos Creek and Trout Gulch Roads. In addition, it was important to the Aptos community to create a Village Common: a center of town that would anchor the Village and provide a place to meet and relax. A new access street to connect Soquel Drive to the Village Common is proposed to the west of the Aptos firehouse/VFW Hall (see Figure 9 of Draft Plan for these key features).

Commercial and mixed uses are envisioned along these two new streets. The prime commercial area will be around the proposed Village Common. It is proposed that the Apple Barn be relocated from its current location and become one of the anchor buildings of the Village Common area. In addition, to accommodate new development along the proposed north-south street, it is proposed that the Aptos firehouse/VFW Hall be relocated and re-purposed elsewhere in Aptos Village (see Draft Plan language and Figure 10 for additional information).

No change is proposed to the Bayview Hotel property.

Albion Historic Report

A Cultural Resources Study was prepared by Albion Environmental, Inc. in January 2009 and revised in February 2009 (Attachment 7). The Study focused on archaeological and historic characteristics of the Village Core and drew several conclusions (see Pages 19-22 of the Study), including:

- The Apple Barn and Aptos firehouse/VFW Hall do not meet the criteria for inclusion in the CRHR and would not be considered important historical resources for purposes of CEQA compliance;
- The Bayview Hotel has no aspects of setting (other than the railroad) that contribute to its significance;
- The Bayview Hotel will not be directly impacted by the proposed Aptos Village Plan revision nor will its integrity and/or significance be indirectly (visually) affected by surrounding new development; and
- Relocation and reuse of the Apple Barn, relocation of the Aptos firehouse/VFW Hall and proximity of future development to the Bayview Hotel will not result in substantial adverse changes to a historical resource as defined by CEQA.

Peer Review of Albion Historic Report

The January 2009 Cultural Resources Study was referred to the County's historic consultant—Circa: Historic Property Development—for peer review. A review of the Study, dated March 24, 2009, was sent to the Planning Department (Attachment 8). Circa had concerns that there was insufficient discussion of how the conclusions of no

substantial adverse impacts were determined. It was recommended that the Study thoroughly discuss potential impacts and proposed mitigation measures. In addition, it was recommended that the Draft Aptos Village Plan contain language directing rehabilitation and new construction to follow the Secretary of the Interior's Standards for Rehabilitation.

The January 2009 Study was revised to include additional specificity (this February 2009 Study is attached) and resubmitted to Circa for review. Circa reviewed this revision and still concluded that additional discussion was warranted (Attachment 9).

April 9, 2009 Historic Resources Commission Meeting

Your Commission reviewed relevant portions of the draft Aptos Village Plan, the Albion Historic Report and Circa's comments at your April 2009 meeting. Staff recommended and Barry Swenson Builder requested that the item be continued for additional information. Your comments focused on both the draft Plan language and the Historic Report (see Attachment 3 for the meeting minutes).

Regarding the draft Aptos Village Plan language, your Commission had the following comments:

- o Delete reference to the name "Aptos" as an Ohlone word referring to the meeting of two streams;
- o Standardize the term for the Apple Barn in the document;
- o Correct the reference to the Hihn Subdivision being created in the 1920s-1940s.

These requested changes have been made and are illustrated in the revised Draft document (Attachment 1).

Regarding the Albion report and Circa review comments, your Commission had a number of comments and clarifications of Aptos history. Your main concerns were:

- o The report lacked a discussion of the reasoning that lead to the conclusion that relocating the two historic structures would have no significant impact under CEQA;
- o That relocation of the two historic structures might affect their integrity, not meet the Secretary of the Interior's standards and result in a downgrading or loss of their current NR ratings. You requested that these concerns be addressed.

Urban Programmers Historic Report

In July 2009, Urban Programmers (the new consultant for Barry Swenson Builders) submitted materials—consisting of three documents—to the County (See Attachment 10):

1. "Aptos Village Plan—Comments in Response to the Historic Resource Commission's Questions";
2. "Questions and Comments from the Historical Resources Commission"; and
3. "U.S. Department of the Interior, National Park Service--VII. How To Apply The Criteria Considerations."

The documents contain the following statements/conclusions¹:

- The Apple Barn (Hihn Apple Warehouse) is potentially eligible for National Register listing under Criteria A and/or C;
- The Apple Barn may retain eligibility, if relocated, due to its association with Frederick Hahn and the apple industry;
- For CEQA purposes, conformance with the Secretary of the Interior's Standards for the Treatment of Historic Buildings for historic structures eligible for California Register listing generally mitigates impacts to less than significant;
- For the Apple Barn and Aptos firehouse/VFW Hall, suggested mitigations include a photographic survey at its current site and project plans showing relocation methods and subsequent construction work;
- It appears that the Aptos firehouse location was based on the building availability and cost rather than proximity to the Bayview Hotel, which is important for the determination of potential loss of historic relationship with the Bayview Hotel;
- The integrity of the Aptos firehouse/VFW Hall building has been compromised by interior and exterior alterations. Relocating and rehabilitation consistent with Department of Interior standards would retain eligibility for the structure;
- Under the Secretary of the Interior's standards for rehabilitating historic buildings, "Rehabilitation" is the appropriate category of treatment that should be applied to the Apple Barn and Bayview Hotel;
- No nearby buildings should copy or dominate the Bayview Hotel. Sufficient open space should be retained to provide for an adequate setting.

Peer Review of the Urban Programmers Materials

The Urban Programmers materials were referred to the County's historic consultant—Circa: Historic Property Development—for peer review. A review of the materials, dated July 29, 2009, was sent to the Planning Department (Attachment 11).

Circa concluded that the Urban Programmers materials adequately addressed the concerns your Commission posed. Future preservation plans for the historic buildings will need to be specific in their requirements and protections.

Staff Recommendation

Additional information has been provided to conclude that the proposed relocation of the Apple Barn and Aptos firehouse/VFW Hall, if in compliance with the Secretary of the Interior's Standards, will not result in the degradation of their current NR ratings and that significant adverse impacts, relating to CEQA, can be mitigated.

It is important to note that what is before your Commission for review is a planning document that does not authorize any development at this time. Any future proposed development that involves or affects an historic structure in Aptos Village will be subject to preparation of a Historic Preservation Plan and review by your Commission.

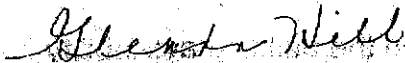
¹ It should be noted that the consultant has reviewed proposed development plans prepared for Barry Swenson and is, in part, responding to its proposed treatment of the Apple Barn building. Review of those plans are not within the purview of your Commission at this time.

Historic Resources Commission Staff Report
Draft Aptos Village Plan

Staff is, therefore, recommending that your Commission:

1. Conduct the continued public hearing on this matter; and
2. Adopt the attached Resolution (Attachment 2) recommending that the proposed amendments to the Aptos Village Plan regarding historic resources be approved by the Board of Supervisors.

Sincerely,



Glenda Hill, AICP
Principal Planner

Attachments:

1. Portions of the Draft Aptos Village Plan
2. Resolution
3. Meeting Minutes of April 9, 2009
4. DSR Form for the Apple Packinghouse (Apple Barn)
5. DSR Form for the Aptos firehouse/VFW Hall
6. DSR Form for the Bayview Hotel
7. Cultural Resources Study dated February 2009
8. Circa review of Cultural Resources Study (January 2009) dated March 24, 2009
9. Circa review of Cultural Resources Study (February 2009) dated April 3, 2009
10. Urban Programmers materials (3 documents) dated July 16, 2009
11. Circa review of Urban Programmers materials dated July 29, 2009

BEFORE THE HISTORIC RESOURCES COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Commissioner
duly seconded by Commissioner
the following is adopted:

HISTORIC RESOURCES COMMISSION RESOLUTION REGARDING
AMENDMENTS TO THE APTOS VILLAGE PLAN

WHEREAS, the Aptos Village Plan—a component of the County General Plan—is being revised to facilitate the orderly development of the Village; and

WHEREAS, the County General Plan includes historic resources policies with an objective to protect historic structures, objects, sites and districts in the unincorporated portion of the County; and

WHEREAS, in 2003, a review of historic resources in the Aptos Planning Area resulted in the continued designation or redesignation of eighteen historic structures in the Aptos Village area; and

WHEREAS, preservation of such structures as community resources for present and future generations is beneficial to the public interests and welfare; and

WHEREAS, the draft Aptos Village Plan adequately addresses the preservation of these structures while furthering the orderly development of the Village.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the Historic Resources Commission recommends that the proposed amendments to the Aptos Village Plan regarding historic resources be approved by the Board of Supervisors.

PASSED AND ADOPTED by the Historic Resources Commission of the County of Santa Cruz, State of California, this ____ day of _____ 2009 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:


Chairperson of the Historic Resources Commission

ATTEST:

Secretary to the Historic Resources Commission

APPROVED AS TO FORM:

APPROVED AS TO FORM:



County Counsel

DISTRIBUTION: County Counsel
Planning Department



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

HISTORIC RESOURCES COMMISSION MINUTES

Thursday, April 9, 2009

4:30 p.m.

REGULAR MEETING

Board of Supervisors Meeting Room

County Building, 5th Floor

Santa Cruz, CA 95060

1. CALL TO ORDER/ROLL CALL

Interim Chairperson Fisher called the meeting to order at 4:50 p.m.

Commissioners Present:

Fisher, Swift, and Jenkins

Orlando arrived at 5:02 p.m.

Commissioners Absent:

Kennedy

Staff Present:

Bussey, Murphy and Hill

Members of the Public Present:

Jessie Thielsen

2. AGENDA APPROVAL OR MODIFICATION

No modification to the agenda was made.

3. APPROVAL OF MINUTES

01/08/2009: Consideration of the minutes was deferred for a full commission.

4. PUBLIC COMMUNICATIONS (Members of the public may speak on items not on this agenda)

No member of the public spoke.

5. CONSENT ITEMS

There were no consent items.

6. PUBLIC HEARING ITEMS

Aptos Village

APN: Various

Review of the Cultural Resources text and the Historic Resource Documentation for the CEQA review of a proposed General Plan Amendment updating the Aptos Village Plan.

Property located on the north and south side of Soquel Drive between Aptos Creek Road, Bernal Street and Granite Way.

Owner: Various

Supervisory Dist: Second

Staff presented the item. They gave a brief history of the Aptos Village Plan and the Plan update. They noted that the public input had three key points. They were:

- *New road access.*
- *A Community area.*
- *Commercial and mixed use in the area.*

To achieve these goals, the plan proposes the relocation of the "Apple Shed" or "Apple Barns" and the "fire house". No change to the Bayview Hotel is proposed.

CIRCA reviewed the report and concluded that additional information was required to answer all questions and to address CEQA. Based upon those comments, staff recommended that this item be continued to a future date so an update to the historic background report can be submitted and reviewed. Once that additional information has been submitted and analyzed, it will be brought back to the Commission for comments on the Plan and the resource protection component and a recommendation to the Board of Supervisors.

The public hearing was opened and Ms. Jessie Theisen representing Barry Swenson indicated that they would like a continuance to address all of the questions/ deficiencies in the report. The public hearing was closed and the item was brought back to the Commission for comment.

Commissioner Swift had several comments.

- *Concerned that moving the apple barn or shed will affect its integrity, and will not meet the Secretary of the Interior's standards.*
- *Impressed by CIRCA's review.*
- *All three resources are very important.*

Commissioner Swift had the following suggestions:

- *She commented on various items.*
- *She noted that the DPR form may not be accurate with respect to the referenced dates to the Hihn Subdivision.*
- *She noted that the use of photographs and aerial photographs such as the Sanborn map would be beneficial in the updated report.*

Commissioner Jenkins indicated that she had concerns as to whether the Secretary of the Interior Standards are being met.

Commissioner Orlando indicated that she too had concerns regarding the report and

whether the Secretary of the Interior Standards are being met, especially given the letters from CIRCA.

Commissioner Fisher indicated that she supported the continuance of the item. This would allow for an update to the report and peer review of the update. She was concerned that when the historic structures are moved, it will diminish the historic rating, and requested that CIRCA comment on this.

On a motion by Commissioner Swift, seconded by Commissioner Jenkins, the item was continued to June 11, 2009.

7. NEW BUSINESS

a. Election of Chairperson and Vice Chairperson for 2009-2010.

This item was deferred for a full commission.

b. Consider the Replacement of an existing DPR Form with an updated DPR Form for 1975 Chanticleer Ave., Santa Cruz, CA.

Staff gave a brief presentation.

On a motion by Commissioner Jenkins, seconded by Commissioner Swift the Commission adopted the staff recommendation. The updated DPR form is now the official record for this site.

8. OLD BUSINESS

a. Reminder of the required ethics training under AB1234 and the required training of Commissioners to remain a CLG.

Staff reminded the Commission that they are required to complete ethics training by State Law. Staff also brought up that this must be updated every two years. A memo listing a web site where training could be obtained was distributed.

Staff also reminded the Commission that they are required to attend "training" classes for the County to remain a Certified Local Government. Staff noted that the training must be obtained between October 1, 2008 and September 30, 2009. It will be included in the 08-09 Annual Report to the State.

Staff distributed information regarding the upcoming Keeping Time II conference in Columbia 06/19/09. This conference meets the criteria for CLG Training.

9. COMMISSIONER PRESENTATIONS/ INFORMATIONAL ITEMS

Commissioner Swift noted the upcoming Blue Plaque awards presentation on 05/02/2009.

Commissioner Swift noted that Capitola was celebrating its 60th birthday May 15, 16 and 17th. She noted that an historical talk by Sandy Lydon was scheduled for May 15, 2009.

Commissioner Orlando noted that History Journal 6: Pathways to the Past was available.

Commissioner Orlando noted that the Davenport Jail was scheduled to be open to

the public for limited hours after 05/03/2009. She also noted that a "new" desk was now in the jail.

Commissioner Orlando noted that a self-guided walking tour of Davenport would be available soon and that postcards of the historic resources in Bonny Doon and Davenport would soon be available.

10. WRITTEN COMMUNICATIONS

Acknowledge receipt of a copy of a letter from the Board of Supervisors acknowledging receipt of the 2008 Annual Report for the HRC and thanking the Commissioners for their participation. No other written communication was submitted.

11. ADJOURNMENT

Interim Chairperson Fisher adjourned the meeting at 6:01 p.m.

Minutes Approved

Ayes:

Noes:

Absent:

Abstain:

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 PRIMARY RECORD
 Other Listings
 Review Code
 Date
 Primary #
 HRI #
 Trinomial
 NRHP Status Code
 Reviewer

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 417 Trout Gulch Road

P1. Other Identifier: Hihn Apple Packinghouse

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County: Santa Cruz

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Soquel Date 1994 Revised T 11S R 1E B.M. Mt. Diablo

c. Address 417 Trout Gulch Road City Aptos Zip 95003

d. UTM: (Give more than one for large and/or linear resources) Zone 10S 598023mE 4692319mN

e. Other Locational Data: (e.g. parcel #, directions to resource, elevation, etc. as appropriate)

Assessor's Parcel Number: 041 011 33

*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

CONTINUATION BUILDING (NR 3D)

The Hihn Apple Packinghouse is located at 417 Trout Gulch Road. Constructed in the early 1890s for Frederick Hihn, this building served as an apple-packing barn for many years.

This building is comprised of three distinct bays. It is probable that a mudsill foundation supports the walls that are clad in board and batten and vertical wood siding. Three side-by-side monitor roofs, sheathed in metal, crown this primarily rectangular-shaped barn. The present-day entrance is located on the southwest end and is denoted by two large sliding doors, each with decorative spindles. A porch added at an unknown date wraps around the building part of the southwest end, the southeast side, and a portion of the northeast end of the building. The roof over the porch is supported by square posts that are evenly spaced between the ornate balustrades of wood cutouts. Lattice is located above the balustrade and stops approximately twelve to sixteen inches below the roofline. Many of the original openings for doors and windows are still (Continued page 2)

*P3b. Resource Attributes: (List attributes and codes) HP6, HP8 - Apple Packing Facility

*P4 Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, occasion)
 Photo of the northeast elevation.
 June 2002, K. Oosterhouse

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
 Early 1890s

*P7. Owner and Address:
 Patricia Toney Thompson &
 Gail T. Costello
 P.O. Box 391
 Aptos, CA 95002

*P8. Recorded by: (Name, affiliation, and address)

Kara Oosterhouse
 Dill Design Group
 110 N Santa Cruz Ave
 Los Gatos, CA 95030
 Charlene Duval (Consultant)

*P9. Date Recorded: 06/02 Rev 3/7/03

*P10. Survey Type: (Describe)
 Reconnaissance

*P11. Report Citation: (SRs survey report and other sources or enter none) NONE

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure and Object Record ☐ Archaeological Record
☒ District Record ☐ Linear Feature Record ☐ Milling Slate Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)
 DPR 523L (1/95) *Required Information

State of California - The Resources Agency	Primary
DEPARTMENT OF PARKS AND RECREATION	Primary
CONTINUATION SHEET	Monoma

Page 2 of 2

Resource Name or # (Assigned by Recorder)

417 Trout Gulch Road

Recorded By: X. Oosterhous & C. Duval

Date: 8/31/02 Rev 3/7/03

Continuation

☒ Update

present but have been infilled with sheets of plywood or vertical wood siding. Many of the original large sliding doors are intact while only the hinges and track remain for others. This barn, which currently serves as an antique shop, is set in the commercial center of Aptos, which is comprised of both historic and non-historic income producing businesses. It is also a contributing resource to the Aptos Village Historic District. Despite the new construction, this area of Aptos still possesses a sense of place. Overall, this building possesses integrity of location, setting, design, feeling, association, workmanship, and materials as it remains true to its historic design and appearance. This building may become eligible for individual listing on the National Register if additional research provides a stronger statement of significance.

History

The apple packing and distribution history of Aptos began quickly upon the completion of Frederick Hihn's narrow gauge railroad, the Santa Cruz-Fajaro line of the Santa Cruz Railroad. Oral histories credit Hihn with the first packing sheds in 1898, but early maps show no such use of the existing Village Fair buildings before 1892. Following the decline of the lumbering industry, apple packing was concentrated at the site in several buildings, including Hihn's early packing shed. A 1905 photo includes a packing shed identical in appearance to the current Village Fair shops. Mid-County historian Vincent Leonard noted that additions to Hihn's packing shed were made in 1899, 1915, and 1920, before the first structure was removed in the early 1950s by Aptos promoter Fred Toney. Numerous photographs from the Paul Johnston collection depict the activities in the sheds, where Aptos area women found employment during the long fall through winter season grading and packing apples for shipment, and local men made pinewood apple boxes at award-winning speed. With the advent of lug hauling by truck in the 1920s and 30s, the Aptos packing industry withered. The remaining packing sheds dating from 1899 found new life as Village Fair, a collection of antique shops. The industrial style buildings offer a rich reminder of the mid-county's agricultural history and apple heyday (Quoted directly from survey document research and produced by the firm of Bonnie L. Bamberg, April 1985, amended by Edna Kimbro in 1988).

Sources

Bamberg, Bonnie.
1985 Survey Document.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 61
HABS HAER Loc SHL No. NR Status 5
UTM: A 10/597994 4092835 C
B D

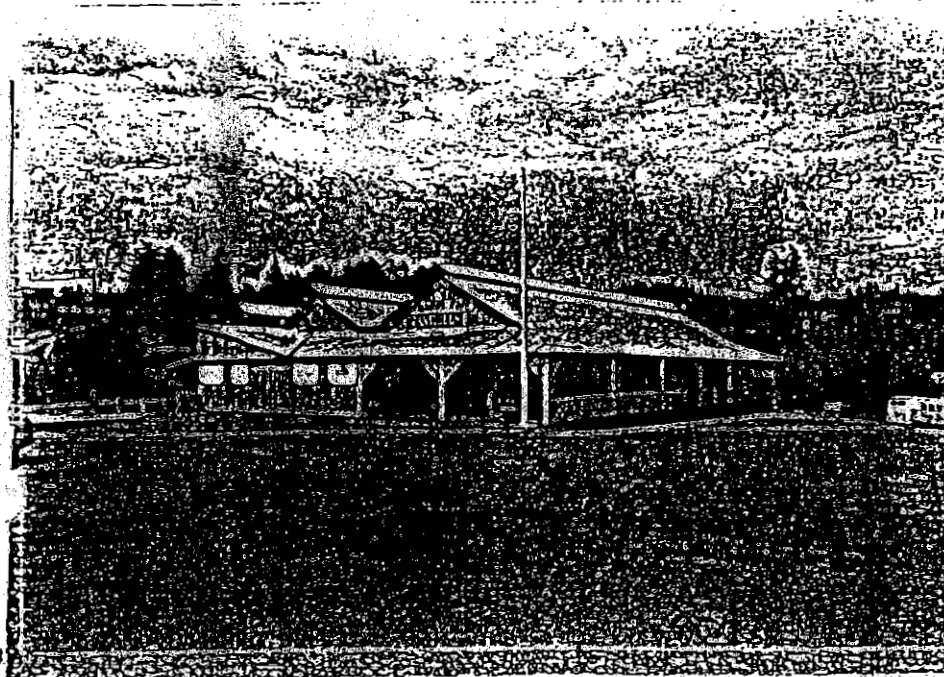
IDENTIFICATION

1. Common name: Village Fair
2. Historic name: Apple Packing Sheds
3. Street or rural address: 417 Trout Gulch Road
- City Aptos Zip 95003 County Santa Cruz
4. Parcel number: 41-011-05
5. Present Owner: Fred & Elma Toney Address: P. O. Box 391
- City Aptos Zip 95003 Ownership is: Public Private Y
6. Present Use: Retail Original use: Apple Warehouse

DESCRIPTION

- 7a. Architectural style: Wood Warehouse
- 7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

Four story rectangular warehouse structure. Four structures with medium pitched gable roofs that extend at each end and slope along the side to form canopy over long porches (formerly loading areas). Canopy supports are posts with carpenter cut-out decorative braces. A decorative railing lines porch. The structures are sheathed in vertical board.



8. Construction date:
Estimated Factual 1890
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 336 Depth 400
or approx. acreage 3 ACRES
12. Date(s) of enclosed photograph(s)
May 1986

Alterations: Altered to accommodate retail use - decorative woodwork

Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☐
Residential ☐ Industrial ☐ Commercial ☒ Other: ☐

Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☐
Public Works project ☐ Other: ☐

Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐

Related features: ☐

SIGNIFICANCE

Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The apple packing and distribution history of Aptos got off to an abrupt start with the completion of Frederick Hihn's narrow gauge, the Santa Cruz-Pajaro line of the Santa Cruz Rail Road. Oral histories credit Hihn with the first packing sheds in 1878, but early maps show no such use of the existing Village Fair buildings before 1892. Following the decline of the lumbering industry, apple packing was concentrated at this site in several buildings, including Hihn's early packing shed. A 1905 photo includes a packing shed identical in appearance to the current Village Fair shops. Mid-County historian Vincent Leonard noted that additions to Hihn's packing shed were made in 1899, 1915 and 1920, before the first structure was removed in the early 1950s by Aptos promoter Fred Toney. Numerous photographs from the Paul Johnston collection depict the activities in the sheds, where Aptos area women found employment during the long fall through winter season grading and packing apples for shipment, and local men made pinewood apple boxes at award-winning speed. With the advent of lug hauling by truck in the 1920s and 30s, the Aptos packing industry withered. The remaining packing sheds dating from 1899 found new life as Village Fair, a collection of antique shops. The industrial style buildings offer a rich reminder of the mid-county's agricultural history and apple heydays.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture ☐ Arts & Leisure ☐
Economic/Industrial ☒ Exploration/Settlement ☐
Government ☐ Military ☐
Education ☐ Social/Education ☐

21. Sources (List books, documents, surveys, personal interviews and their dates).

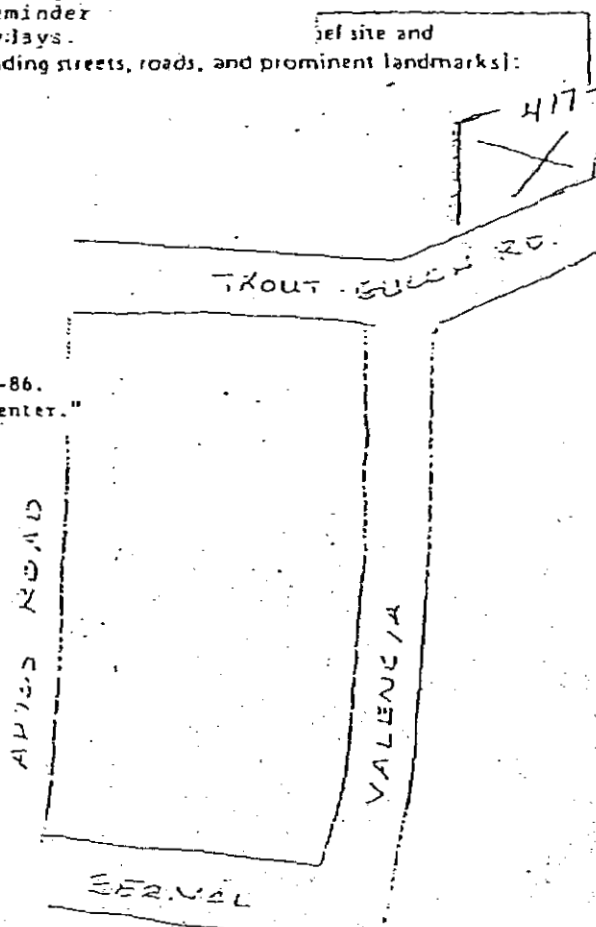
Ryan interview files: Vincent Leonard, Paul D. Johnston, 1978, 1985-86.
Vincent Leonard, Aptos Green Sheet n.d., "When Aptos was an apple center."
Aptos Public Library files.
Ralph D. Mattison, correspondence, 1988.
Richard G. Polse, correspondence, 1988.
Sanborn Insurance Maps, 1888-1908.

22. Date form prepared April 1986

By (name) The Firm of
Organization OMNILE L. GAMBUDS
Address: 247 N. Third Street
City San Jose, CA 95112 Zip
Phone: (408) 971-1421

Amended by Edna Kimbro (9/88)

Sketch site and surrounding streets, roads, and prominent landmarks:



State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary Historical Monumental NRHP Status Code
PRIMARY RECORD	Review Code
Other Listings	Reviewer
Date	Date

Page 1 of 3 Resource Name or #: (Assigned by recorder) 8037 Soquel Drive

P1. Other Identifier: Aptos Fire House/VFW Hall

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County: Santa Cruz

b. USGS 7.5' Quad Soquel Date 1994 Revised T 335 R 32 B.M. Mt. Diablo

c. Address 8037 Soquel Drive City Aptos Zip 95003

d. UTM: (Give more than one for large and/or linear resources) Zone 10S 597936mE 4091763mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 043 013 24

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

CONTRIBUTING BUILDING (NR 5D)

The Aptos Fire House/VFW Hall building is located at 8037 Soquel Drive. Constructed pre 1889, this building is simplistic in design and detail and is not representative an particular architectural style.

This small building with front-facing gable roof and false front is a simple structure. It sits atop what appears to be a concrete perimeter foundation. The front of this building, which is of frame construction, is covered in V-groove siding. The sides are covered in corrugated metal (which likely conceals V-groove siding). A raised parapet of recent construction, clad in vertically applied V-groove siding, conceals the front-facing gable from view. A front porch, supported by square posts and topped with a shed roof, spans the front of the store and two ribbons of three windows flank the centrally located entrance.

According to the owner, the framing is of redwood timber and a garage door is located on the northeast elevation. (Continued page 2)

*P3b. Resource Attributes: (List attributes and codes) HP6, HP39-Fire House & Library, HP33-VFW

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo: (Name, date, location, etc.)
Photo of the south elevation.
June 2002, K. Oosterhouse

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
pre 1889

*P7. Owner and Address:
Edward W. Newman
3331 Capitola Ave.
Capitola, CA 95010

*P8. Recorded by: (Name, affiliation, and address)
Kara Oosterhouse
Dill Design Group
110 N Santa Cruz Ave
Los Gatos, CA 95030
Charlene Duval (Consultant)

*P9. Date Recorded: 06/02 Rev 3/7/03

*P10. Survey Type: (Describe)
Reconnaissance

*P11. Report Citation: (Site survey report and other sources or enter none) None

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure and Object Record ☐ Archaeological Record
☒ District Record ☐ Linear Feature Record ☐ Mining State Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 CONTINUATION SHEET
 Primary
 LUNOMIA

Page 2 of 3

Resource Name or # (Assigned by Recorder)

8037 Soquel Drive

Recorded By: K. Oosterhous & C. Duval

Date: 8/25/02 Rev 3/7/03

☒ Continuation☐ Update

There is no question that the building has been extensively altered throughout the years; however, it plays an important part in better understanding the history of the district.

This building is set in the commercial center of Aptos, which is comprised of both historic and non-historic income producing businesses. It is also a contributing resource to the Aptos Village Historic District. Despite the new construction, this area of Aptos still possesses a sense of place. Overall, this building possesses integrity of location, setting, design, feeling, association, workmanship, and materials as it remains true to its historic design and appearance.

History

The original building located on this site was constructed by 1888 and was identified at the office of the Loma Prieta Lumber Company. By 1892, it appeared to be associated with the Aptos Milling Company lumberyard, and still identified as a "lumber office." The 1908 Sanborn Map shows the building as being used as a dwelling. By 1923, the property was donated by Joe Arano for use as a firehouse. It was rotated 90 degrees on the lot and remodeled with materials donated by Norton-Phillips Lumber Company. The 1929 Sanborn Map shows a fire alarm/bell was out front of the building. In 1952, the firehouse moved to its new location at on Aptos Street, and the building once again was used as a lumber office. This time it was used by Lester Toney the son of George Toney who was stationmaster at the Southern Pacific Depot for many years. In the early 1950s, Mrs. Helen Wikkerink opened a small library in the building. Later, it was enlarged and served as the VFW (Veterans of the Foreign Wars) Hall, Monterey Bay Post No. 778, American Legion, a use that continued until at least 1978. In recent years it has been an antique store. It is currently a fruit stand.

Sources

- Johnston, P.
 1973 Aptos and the Mid Santa Cruz County Area, 1890 to World War II. Edited by Elizabeth Spedding Calciano. UCSC Regional History Project.
- Leonard, V.
 1971 Fire-Fighting in Aptos has come a long way since bucket brigades. Green Sheet. 25 March.
- Sanborn Fire Insurance Maps
 1888- Aptos.
 1929
- Santa Cruz Sentinel
 1929 Interesting History of Aptos and Its Development. 17 May.
- Swift, C.
 1993 Aptos Neighbors Honor David McFadden, the man who brought Books to Town. Mid County Post. 1 June.
- Polk's Watsonville City Directory
 1967 Soquel Drive.

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Palmar Trinomial
--	---------------------

Page 3 of 3 Resource Name or # (Assigned by Recorder) 8037 Soquel Drive

Recorded By: K. Osterhouse & C. Duval Date: 8/31/02 Rev 3/7/03 ☒ Continuation ☐ Update

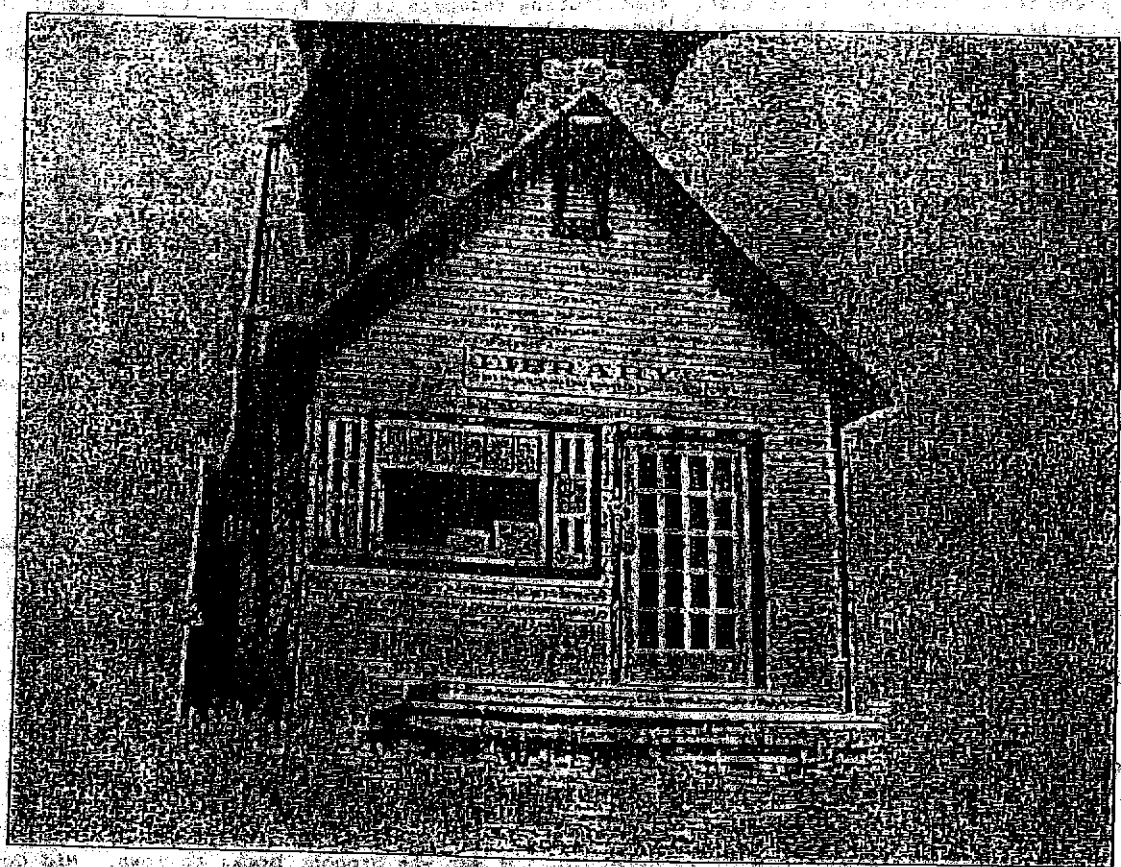


Photo circa 1950s, Aptos Museum.

State of California - The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRP #
PRIMARY RECORD	Trinomial
Other Listings	NRHP Status Code
Review Code	Reviewer
	Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 8041 Soquel Drive

P1. Other Identifier: Bay View Hotel

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County: Santa Cruz

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Soquel Date 1994 Revised T 11S R 1E B.M. Mt. Diablo

c. Address 8041 Soquel Drive City Aptos Zip 95003

d. UTM: (Give more than one for large and/or linear resources) Zone 10S 537962mE 4092738mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 041 013 24

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

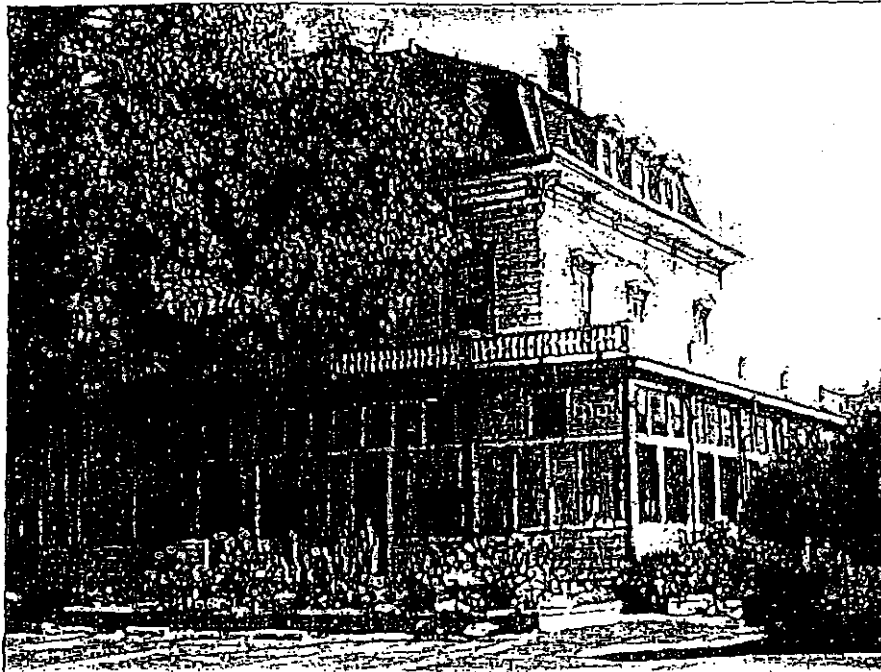
CONTRIBUTING BUILDING (NR 1D)

The Bay View Hotel is located at 8041 Soquel Drive. Constructed in 1878 at the corner of Soquel and Trout Gulch Road, the hotel was moved in 1946 to its present-day location. This hotel is a good example of the Second Empire architectural style.

This frame-constructed building, clad in Channel Rustic siding, sits atop what appears to be a cripplewall on concrete perimeter foundation. The style-defining mansard roof - clad in composition shingles and pierced by a red brick chimney - shelters what was originally a square floor plan. Later rear additions have made the present-day floor plan more rectangular. A wrap-around two-story front porch dominates the south and east elevations. Square Tuscan columns support the flat roof of the porch that is now enclosed with glass and V-groove siding and serves as a dining area. Large heavily ornamented brackets are located beneath the slightly overhanging eaves that shelter a dentil frieze and panel entablature. (Continued page 2)

*P3b. Resource Attributes: (List attributes and codes) HPS

*P4 Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)
Photo of the south elevation.
June 2002, K. Oosterhous

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both

1878

*P7. Owner and Address:
Christina Locke
300 Newpark Mall Rd, #104
Newark, CA 94560

*P8. Recorded by: (Name, affiliation, and address)
Kara Oosterhous
Dill Design Group
110 N Santa Cruz Ave
Los Gatos, CA 95030
Charlene Duval (Consultant)

*P9. Date Recorded: 06/02 Rev 3/7/03

*P10. Survey Type: (Describe)
Reconnaissance

*P11. Report Citation: (Site survey report and other sources or references) Bay View Hotel National Register Nomination, 30 March 1992.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure and Object Record ☐ Archaeological Record
☒ District Record ☐ Linear Feature Record ☐ Mining State Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)

State of California - The Resources Agency	Primary
DEPARTMENT OF PARKS AND RECREATION	HRH
CONTINUATION SHEET	Monomial

Page 2 of 3

Resource Name or # (Assigned by Recorder)

8041 Soquel Drive

Recorded By: X Oosterhous & C. Duval

Date: 8/31/02 Rev 1/7/03

Continuation

X Update

Two-over-two windows with wood sash and wood window casings fenestrate the oldest portion of the house. First story windows are topped with a decorative crown while second story windows are topped with heavy pediments and decorative brackets. Dormer windows are one-over-one, double-hung with wood sash. Other architectural accents include the gurgling on the edges of the building made of wood to simulate stone, elaborately cut balustrade on the porches, and bay window projections. A large addition, which serves as the commercial-style kitchen and a small living area has been added to the rear of the original building.

Historic plantings associated with the house include a mature Magnolia tree and rosebush.

This historic hotel is set in the commercial center of Aptos, which is comprised of both historic and non-historic income producing businesses. It is also a contributing resource to the Aptos Village Historic District. Despite the new construction, this area of Aptos still possesses a sense of place. Overall, this building possesses integrity of location, setting, design, feeling, association, workmanship, and materials as it remains true to its historic design and appearance.

History

The Bay View Hotel, originally named the Anchor House, was constructed in 1878 by Joseph and Augustia Arano. Augustia was the daughter of Rafael Castro, grantee of Rancho Aptos. The one-acre piece of property for the hotel was purchased from Augustia's sister and husband, Maria Antonia and Guadalupe Bernal on November 7, 1872. On June 1, 1878, the Santa Cruz Sentinel announced that a contract had been let to J. E. Doyle & Co. for \$3,268. Local historian Sandy Lydon attributes the architecture to Thomas Beck who built other similar style buildings during this period. Upon its completion, the Aranos moved from their home located on Aptos Wharf Road. Jose Arano was born in Barcelona Spain and immigrated to California in 1852. In 1862, he and Augustia Castro married. In 1867, they leased the property where their first home stood on Wharf Road from Rafael Castro. This home had been the first store and post office in the area. The new location was ideally located adjacent to the new Santa Cruz Narrow Gauge Railroad, which was completed as far as Aptos in 1875. The Aranos moved their grocery store into the main floor of the hotel. Augustia died in 1896. Jose lived until 1928, when he died in the hotel. The hotel's dining room, which was attached to the rear of the building, burned in 1921, but the original structure remained intact. In 1929, Edward Arano, the son of Jose and Augustia, renovated the hotel. In 1942, the hotel was sold to Fred and Elma Toney by Amelia Arano. In 1946, the building was moved west to its present location and a fourth floor attic constructed. Fred and Elma Toney passed away in 1979, his daughter's maintained ownership until selling the hotel in 1989 to Bayview Partners who operate a bed and breakfast in the building. In 1992, the building was placed on the National Register of Historic Places.

Sources:

Collins, A.

1990 The Hostels of Aptos, Historical Sketches. Ms. prepared for Charles P. Holcomb.

Craig, S. R.

1992 Letter to Joan Brady, County of Santa Cruz Planning Department concerning placement of the Bayview Hotel on the National Register of Historic Places. 7 May.

Elliott, W. W. (Pub.)

1879 Santa Cruz County, California. San Francisco: W. W. Elliott.

Gibson, R.

1994 The Spirit of Aptos: 114-Year-Old Hotel to Become Landmark. San Jose Mercury News, 26 April.

Lydon, S.

1990 Canyons, Tracks and Bridges Keep Aptos Stroll Interesting. Santa Cruz Sentinel, 15 July.

Santa Cruz Evening News

1929 Memories of Don Rafael Castro and his Day when California's Historic Hospitality Thrived. 16 May.

Santa Cruz County

1872 Bernal to Arano. Deed Book 15:204.

Santa Cruz Sentinel

1875 Great Event of the Season. Formal Opening of the S.C.N.G.R.R. to Aptos. 22 May.

1875 Jos Arano. 6 November.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRM
Binomial

Page 3 of 3

Resource Name or # (Assigned by Recorder)

8041 Soquel Drive

Recorded By: K. Oosterhous & C. Duval

Date: 8/31/02 Rev 3/7/03 ☒ Continuation ☐ Update

Swift, C.
n.d. The Heart of Aptos Village. The Mid-County Post. Clipping on file at the Aptos Museum/Aptos Chamber of Commerce.

Toney, F.
1979 Personal communication with C. Detlefs [Duval] and tour of Bay View Hotel.

Wilcox, Kay
1984 The Bay View Hotel. MS prepared for History of Santa Cruz, Sandy Lydon, Instructor, Cabrillo College.

HABS: _____ HAER: _____ Loc: _____ SHL No. _____ **Attachment 6**
UTM: A 101597937.4092792 C
B: _____ D: _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Bay View Hotel
2. Historic name: Anchor Hotel
3. Street or rural address: 8041 Capitola Drive
City: Antes Zip: 95009 County: Santa Cruz
4. Parcel number: 041-011-31
5. Present Owner: BAYVIEW PARTNERS Address: 331 Capitola Ave.
City: Capitola, CA Zip: 95010 Ownership is: Public ☐ Private ☒ Y
6. Present Use: Restaurant Original use: Hotel

DESCRIPTION

- 7a. Architectural style: Italianate
- 7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This three story structure was originally a two story rectangular structure of Italianate proportions. The addition of the Mansard roof third story was a roof raising that left the hipped roof in tact above a new floor. Dormers in this band have elaborate molded and bracketed triangular pediments as do the windows of the second floor. Classic Italianate details quions, brackets, and decorated frieze bands are all present. The first floor is surrounded on two sides by a wide veranda that has been enclosed. A decorative rail surmounts the veranda creating an upper porch or deck.



8. Construction date:
Estimated _____ Factual 1871
9. Architect: Unknown
10. Builder: Unknown
11. Approx. property size (in feet)
Frontage 100 Depth 260
or approx. acreage 1.143
12. Date(s) of enclosed photograph(s)
May 1986

Condition: Excellent _____ Good Y Fair _____ Deteriorated _____ No longer in existence _____

Alterations: Raised Roof Extension to the rear

Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up Y
Residential _____ Industrial _____ Commercial Y Other: _____

Threats to site: None known Y Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____

Is the structure: On its original site? _____ Moved? X Unknown? _____

Related features: _____

GNIFICANCE

2. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

developed by Jose Arano to accommodate visitors to Aptos, the Bay View Hotel as host to many famous persons, many of whom came to visit Claude Spenc-les. King Kalakaua and Lillian Russell are reported to have been guests of the hotel. The hotel functioned during the lumbering of the redwood trees and closed in the early 1900s. In 1944 the hotel was moved 100 feet and opened as a restaurant. Restaurant owners Fred and Elma Toney were renowned for the fine food served at the Bay View. Since its construction, the Bay View Hotel has been the architectural focal point in Aptos Village.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement 2
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

Sanborn Maps 1888, 1906
Parade of the Past, Margaret Kech
American Architecture Since 1760, Whiffen

22. Date form prepared April 1986

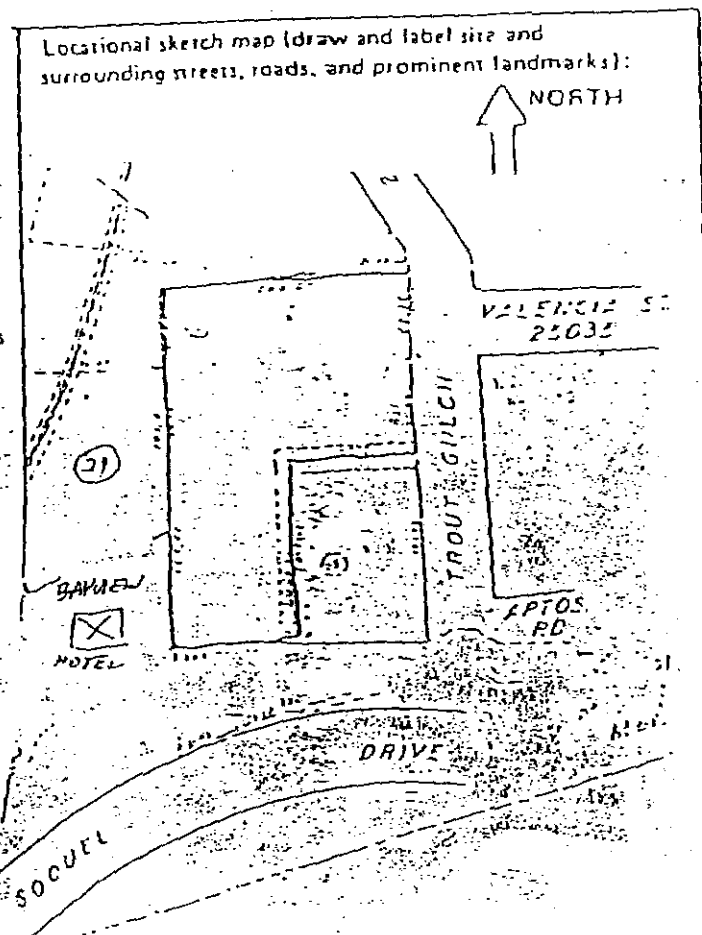
By (name) The Firm of

Organization OWH L. BAYBORG

Address: 247 W. Third Street

City San Jose, CA 95112 Zip

Phone: (408) 971-1421



Anchor Hotel-Bay View (8041 Soquel Drive)

ADDENDUM—1994

PHYSICAL INSPECTION

Date: April 8, 1994

Result of Inspection: No apparent structural change.

CONSULTANT'S PRELIMINARY RECOMMENDATIONS:

Structure has been listed in the National Register of Historic Places. Change designation to 1.

(Change of rating pending public hearing before the Historical Resources Commission with final approval by the Board of Supervisors).

Context: 1 (tourism), 2 (architecture)
Property type: hotel

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

FEB 28 1991

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. ~~See~~ Instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Bayview Hotel

other names/site number Anchor House, Bay View Hotel, Hotel Bay View, Hotel Bayview

2. Location

street & number 8041 Soquel Drive

☐ not for publication

city, town Aptos

☐ vicinity

state California

code CA

county

Santa Cruz

code 087

zip code 95003

3. Classification

Ownership of Property

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing

1

Noncontributing

buildings

sites

structures

objects

0 Total

Name of related multiple property listing:

NA

Number of contributing resources previously
listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, this property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National
Register. ☐ See continuation sheet.
☐ determined not eligible for the
National Register.
☐ removed from the National Register.
☐ other, (explain):

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/Hotel

Current Functions (enter categories from instructions)

Domestic/Hotel

7. Description

Architectural Classification

(enter categories from instructions)

Late Victorian/Italianate

Materials (enter categories from instructions)

foundation Concretewalls Wood/Weatherboardroof Wood/Shake

other _____

Describe present and historic physical appearance.

The Bayview Hotel is an imposing three story building that dominates the surrounding small commercial district of Aptos Village both by its size and its stately Italianate style. The arrangement of windows, dormers and brackets is extremely orderly on all sides, giving the building a dignified appearance from any view.

The walls of the first two floors are covered with shiplap siding, finished with quoins at all corners. A porch extends across the entire front (southern) facade and wraps around half of the eastern side as well. Originally open, the porch was partially enclosed with glass around 1946; its original chamfered posts and decorative scrollwork remain intact. A shallow course of platform stairs runs the full length of the porch. The porch is topped with a scrollwork balustrade. Entrance to the hotel is through two doors at either end of this facade. (Originally there were three identical panelled doors with transoms above; two of these now fall within the enclosed porch, but remain intact.) The first floor windows are tall 2/2 double hung, with decorated lintel and surround.

Windows on the second floor repeat the tall 2/2 shape of the first floor, but are topped with triangular pediments supported by brackets. Setting off the second floor from the mansard roof is a boxed cornice and frieze; the frieze decorated with panels and substantial regularly spaced brackets. Wooden letters attached to the frieze spell Bay View Hotel on the south and west sides.

The mansard roof that comprises the third floor is covered with wood shakes, as is the hipped roof above. Projecting from the third floor mansard on all sides are gabled dormers with pediments, and 2/2 double hung windows as on the second floor. The north face of the mansard has four flush windows of various shapes as well. A very simple pipe railing, installed after 1946, runs around the perimeter of the mansard roof. Historic photographs and illustrations indicate that the mansard was originally topped with a wooden balustrade; a tall cupola with bellcast mansard, cresting and flagpole rose from the center. The removal of the cupola appears to have occurred between 1896 and 1918. The hipped roof, added at that time, has two squat hipped dormers on the south side.

The north side of the hotel is the "service" side, with a small back porch similar in construction to the front. Overgrown utility sheds project at the northwest side; a one-story cement block utility building with shed roof and metal windows has been added at north east corner. Between them is a simple patio of relatively recent origin.

In front of the hotel is a huge magnolia tree which contributes to the well-established atmosphere. In the landscaped area immediately to the west is a recently-constructed gazebo of wood and lattice.

The Bayview Hotel was moved in 1946 approximately 60 feet to ☐ See continuation sheet its current site. The orientation of the hotel to the town, street and railroad as recorded in aerial photographs was not altered, and the Bayview Hotel remains the most significant landmark of Aptos Village as it has for over 100 years.

B. Statement of Significance

ATTACHMENT 6

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locallyApplicable National Register Criteria ☒ A ☐ B ☐ C ☐ DCriteria Considerations (Exceptions) ☐ A ☒ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

CommerceEntertainment/RecreationArchitecture

Period of Significance

1878-1919

Significant Dates

1878

Cultural Affiliation

NA

Significant Person

NA

Architect/Builder

J.E. Doyle and Company

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SUMMARY: The Bayview Hotel represents a type of construction that occurred during a period of economic development throughout Santa Cruz County in the 1870s as rail lines were extended to once-remote areas, leading to parallel expansion of both tourism and commerce. Joseph Arano, already a successful merchant, chose the Aptos location specifically because of the newly-established rail connection. The hotel was designed to serve a "first class" clientele of travelers, business visitors, and well-to-do vacationers, all of which were being attracted to the area. Two other comparable hotels were built in the area around the same time, but these no longer exist. Because of its quality design and construction, its size in relation to adjoining buildings, and its function as a hub of social activity, the Bayview Hotel was from the beginning a focus point for the community. Although the hotel fell into a period of disuse between the two wars, at a time when the county's economy was virtually stagnant, it has in recent years revived to play its historic role.

☒ See continuation sheet

Major Bibliographical References

lliott, Wallace; Santa Cruz County Illustrations; San Francisco, 1879
 rancis, Phil; Santa Cruz County; Santa Cruz, 1896
 register Pajaronian; Sept. 22, 1928
 id; November 19, 1975
 anta Cruz County Historical Trust; photo clipping files
 anta Cruz Sentinel; March 27, 1875
 bid; July 13, 1878
 bid; Sept. 21, 1878
 niversity of California at Santa Cruz; Special Collections photo files
 ulf, William; Early History of Hotels of Aptos; Unpublished Ms., 1977
 Aptos Branch Library

☐ See continuation sheet

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67)
 has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings
 Survey # _____
☐ recorded by Historic American Engineering
 Record # _____

Primary location of additional data:

- ☐ State historic preservation office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☐ Other

Specify repository:

Aptos Branch, Santa Cruz City+County
Library System

10. Geographical Data

Size of property 10.15 acres

UTM References

A 1,0 5,9,7 9,6,5 4,0,9,2,7,5,0
 Zone Easting Northing
 C

B
 Zone Easting Northing
 D

☐ See continuation sheet

Verbal Boundary Description

The nominated property occupies county parcel #41-011-31 located in the community of Aptos. This parcel measures approximately 100' x 300' fronting on Soquel Drive, with a 20' easement extending from the northeast corner to Trout Gulch Road.

☐ See continuation sheet

Boundary Justification

The boundary includes the entire parcel on which the Bayview Hotel is located.

☐ See continuation sheet

Form Prepared By

name Doreen Ferguson, Cynthia Mathews, Micki Ryan
 organization Santa Cruz County Historical Trust
 street & number 118 Cooper Street
 city or town Santa Cruz

date 9-30-89
 telephone 408-425-2540
 state CA zip code 95060

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

Local Historical Context

The area of central coastal California that was to be politically defined as Santa Cruz County has consistently attracted settlement by its natural resources. Abundantly endowed with copiously flowing freshwater streams, loamy bottomlands, heavily forested hills, subsurface mineral deposits, and diverse maritime resources, the area attracted a series of prehistoric settlers from 12,000 BP. The well favored area was selected as a Spanish mission site in 1791, and as one of only three Alta California pueblos, Villa de Branciforte, in 1796. By 1810 the mission at Santa Cruz had profoundly disrupted pre-contact settlement patterns through depletion of the native local population, while the mission's limited subsistence agriculture and grazing economy had little impact on the natural resources. Secularization of mission lands under the Mexican political regime brought little change in broad patterns of land use, and repopulation by Mexican settlers never reached the numbers estimated in local residence prior to missionization. The richness of the region did not escape the notice of entrepreneurial foreigners, who were quick to manipulate restrictive Mexican land laws to their advantage.

The Gold Rush brought tens of thousands to California, and many of those seekers recognized the potential for reward in agricultural, industrial and land speculation ventures. With the passage of United States land redistribution laws in 1851, a new era of concentrated settlement and resource use began, and at this time Santa Cruz County was created as a political entity.

The earliest American development in the new County took place within agricultural floodplains or in the forested hills around major rivers, creating landings, ports and shipping wharves strategically located around Monterey Bay. From the 1850s to the 1870s the valleys were a sea of grain in summer, and a quagmire of interlocking sloughs in winter. As bottomlands were drained and rivers leveed or bridged, a narrow gauge rail system was developed by private investors in the area's land speculation and industrial enterprises. The local rail system linked communities, provided connections with spur lines into the mountain lumber camps, and most importantly met the national rail system with its market contacts in the south county.

The 1870s and 1880s were boom times for the County, marked by the rapid development of labor intensive agricultural, forest, maritime and mineral industries. During this period the landscape was reorganized into economically stratified communities along primary transportation routes, surrounded by well spaced farmsteads; industrial sites such as mills and factories

United States Department of the Interior
National Park Service

ATTACHMENT 6

National Register of Historic Places
Continuation SheetSection number 8 Page 3

were located along the major rivers; and temporary camp communities moved from canyon to canyon in the mountains. By the mid 1890s each of these activities had left the indelible mark of their presence in the form of settlement patterns and place names; domestic, commercial, industrial, public and recreational architectural forms; ethnic enclaves; and the beginnings of polarization of political alliances and resource bases in the "north" and "south" county.

As the county emerged from the widespread economic recession of the 1890s, which had been exacerbated locally by profit-driven depletion of the area's natural resource base, a new industry emerged in the promotion of tourism. Always recognized as a place of retreat and restorative leisure by leading families from the San Francisco Bay area, the county's natural attributes were touted to a new market as the idea of Everyman's vacation spot. Grand hotels were joined by tent camps, while the lumber camp spur lines were rejuvenated to carry the adventurous into the mountains, and an electric trolley system carried guests to the seashore. Casinos, dance pavilions and bath houses were erected at the shoreline, pushing the fishing industry into ethnic and geographic enclaves. A preservation ethic was born as excursions revealed the beauty of the remaining redwood forests and shoreline marshes to the city dwellers. The automobile soon overtook rail as the favored mode of transportation, giving rise to a sprinkling of en-route communities supported by traveler services.

The post World War II era brought renewed agricultural and food processing industries to the south county, widening the schism between the stable agricultural south county and the more heavily populated, tourism dependent north county. Today, residential infill with its attendant services and a burgeoning high technology industry blur the distinctions created by late nineteenth century settlement processes, but the landscape retains a visible memory of its history. Historical resources representing each of the chronological periods and activities described above were identified in a 1987 Historical Resources Inventory for the unincorporated county areas, and are summarized here:

A) Prehistoric to early mission era, 12,000 BP - 1810 AD:

Organized villages, resource camps, shrines, trade and communication routes; represented in archaeological distribution and place names.

(B) Frontier settlement, subsistence agriculture and grazing, early industries, 1797 - 1850:

Mission architecture and outpost buildings, hacienda style ranchsteads with associated laborer villages, townhouses and commercial buildings, sawmills and flouring mills. Activities represented in adobe architecture, wood frame architecture, foundation ruins, place names.

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- (C) Commercial agriculture, extractive industries, manufacturing, resource processing, trade and shipping, community development, 1850 - 1880:

Special function industrial architecture of wood frame, mortared stone, brick and iron; domestic and commercial architecture reflecting period styles interpreted by local carpenters; farmsteads of vernacular construction; small hotels; village and community landscape organization; wharf and rail depot and terminus structures. Activities represented in landscape remnants, agriculture buildings, wood frame and brick domestic architecture, wood frame, brick and stone industrial and commercial buildings, depots and depot sites, wharf remnants and sites, place names.

- (D) Commercial agriculture and horticulture, commercial lumbering, extractive industries, dairying, manufacturing, packing and bottling, rail transportation and trade, recreation, community development, 1875 - 1895.

Ethnic communities, company camps, laborer housing, stratified community development with architecture reflecting influence of period styles using standard decorative elements and local architect/builders, large hotels and resorts, country estates, special function architecture for industries and manufacturing, rail depots and terminals. Activities represented by architectural constructions of wood frame, stone, brick, and iron; transportation and communication routes; social service architecture; recreation sites; community social and political organization.

- (E) Promotion of tourism, expansion of transportation system, development of transportation strip communities, polarization of economic bases, 1890 - 1940:

Day visitor facilities, recreational services, publicly owned nature reserves, public works facilities and services, conversion of country estates to apartment housing, packing and processing industrial plants, in addition to continued activities and use of sites and facilities from previous era. Activities represented by recreation and amusement structures; multi-unit domestic architecture; residential infill; camp and recreation facilities; public transportation, communication, water and power system facilities; fair-weather cottage construction; in addition to domestic, public, and commercial structures of recognized architectural style rendered by professional architects.

- (F) Post-war mass housing, high-technology industries, residential housing replacing agricultural lands, increased polarization of economic base and multi-cultural community, 1940 - 1960.

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National Park ServiceNational Register of Historic Places
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Tract domestic architecture; clustered services away from town centers; industrial park development with tilt-up construction; continued application of formal architectural style in domestic, commercial and public architecture; expansion of publicly funded preserves and recreation sites. Activities represented by structures of wood frame, concrete, stone, brick, post and adobe, steel frame; concrete bridges, transportation routes.

Site Context:

The Bayview Hotel represents context D in chronological and land use setting. Its architectural and cultural significance continued into context E as an active contributor to the tourism industry.

History:

An Aptos correspondent to the Santa Cruz Sentinel wrote on March 27, 1875, "The engine is here. It crossed the Aptos creek on last Saturday afternoon for the first time. Although the present engine is of rather a diminutive pattern, nevertheless it will bring important changes to our flourishing village." And change it did.

By 1879 Wallace Elliott observed, "The twenty miles of narrow gauge railroad from the Pajaro Valley to the Bay of Monterey at Santa Cruz has been in operation about eighteen months, and has wonderfully quickened the growth of the town. It connects with the Southern Pacific Railroad at Pajaro, and acts as a feeder to that line. . . . The railroad, by giving the means of rapid communication with San Francisco, and all parts of the State and the East, has called attention to the town and valley."

Establishment of the line encouraged expansion of lumbering operations throughout the Aptos hills. The numerous mills along Valencia Creek and Aptos Creek now had an efficient transportation system to reach larger markets throughout the state, where their high grade lumber was in great demand. At the same time, agriculture was a developing economy in the area, with a need for quick, reliable transport to distant markets.

But certainly the most noticeable demand for hotel space was that created by the emerging tourist industry. The fabulous Aptos Hotel built by sugar baron Claus Spreckles in 1874 had established the community as a fashionable destination for wealthy vacationers. Promotions for the resort mention its elegantly furnished rooms, grounds and recreational facilities, magnificent panoramic views, nearness to the long safe beach, and also note that "Aptos is very easy of access. The cars of the Southern Pacific Railroad Company make daily trips connecting the narrow-gauge road at Pajaro, which passes within a short distance of the hotel."

During this period in the mid 1870s, Jose Arano had already established himself as a successful merchant in the town of Aptos. A native of France who had reached California in 1852, Arano married a daughter of Californio Rafael Castro in 1862 and established his business in Aptos. Described as intelligent, multi-lingual, an astute businessman, genial and well-respected, Arano established his store and post office as a principal focus for the town.

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Perceiving the potential impact of the new railway on the town's economy, Arano began in 1874 to plan for expansion of his business at a location right next to the train line. The building was completed in 1878, and an account written the following year states:

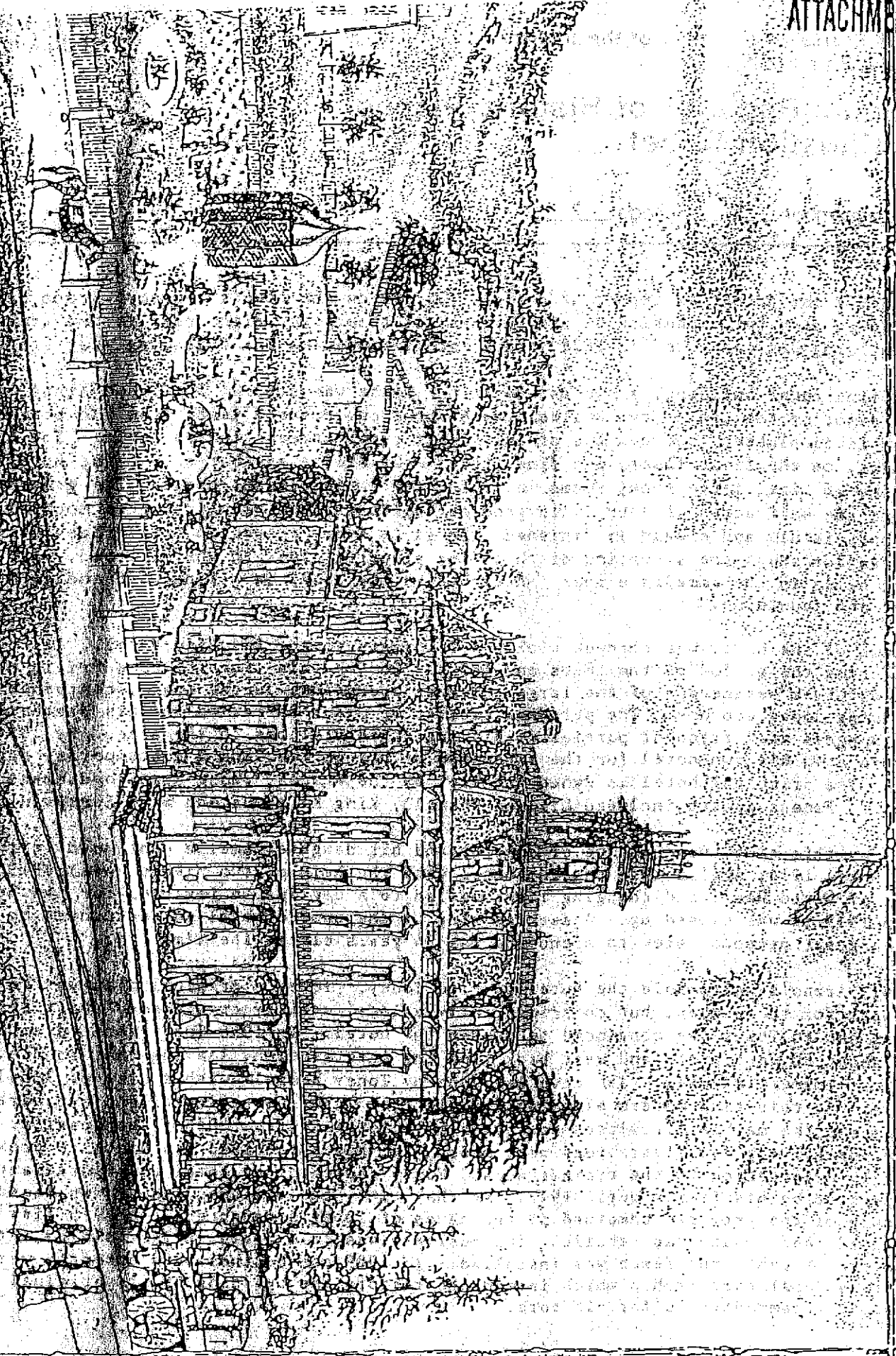
"This fine hotel building, known as the Anchor House was erected by Joseph Arano, at the Aptos depot on the Santa Cruz Railroad, and about one hundred yards from the beach, on a nice level plateau, between two of the finest trout streams in the State. The house contains, on the first floor, one fine store, Post Office and bar-room. The hotel proper contains 28 fine, large sunny rooms, all of which are in elegant order. The grounds contain one and one-half acres of land, with good outbuildings, and plenty of good mountain water. The house is new and elegantly finished. It is in every respect a first-class hotel. Our illustration shows the situation of this fine property close to the railroad, with a view of the hills in the immediate rear. Attached to the hotel is a fine yard and garden, with arbors and fountains."

The name of the hotel was changed within a few years to the Bay View Hotel. Its best years came during the period of the 1880s and 1890s. During this time the Loma Prieta Mill on Aptos Creek became one of the largest lumber operations in the state, contributing to a thriving local economy. The personal estates of Claus Spreckles and his brother-in-law Henry Mangels drew frequent parties of distinguished visitors to the area. By 1896 Spreckles had torn down his own hotel for the expansion of his estate, and a contemporary account notes, "The principal hotel is owned and kept by the Aranos, whose Spanish dinners are famous." Famous guests included Lillian Russell, King Kalakaua and many European visitors.

Arano (by this time known as Joe or Joseph) and his daughter Amelia continued to run the hotel until 1914; Amelia then ran the hotel with the help of two nieces until 1919. The advent of World War I and changing fashions led to a decline in fortunes for the hotel, and in 1919 it was closed up. A service wing of the unused hotel was destroyed by fire in 1928, a great personal blow to Arano who was 94 years old at the time.

In 1942, Arano's heirs sold the hotel to Fred Toney. Toney's original plan was to demolish the hotel for the lumber, but coincidentally a local utility crew needed short term housing and so Toney was convinced to reopen the hotel. In 1946 Toney decided to move the hotel about 60 feet north and west back from the intersection, leaving that land available for other commercial uses. The move was done by Toney himself with a crew of local workers. At this time modern plumbing and electric lights were installed, but care was taken to preserve the marble fireplaces and other interior features. Other than partial enclosure of the porch, very few alterations were made. The hotel retained its historic proximity and southerly orientation to the train tracks. Toney reopened the hotel and restaurant, which was operated by his family until 1973. At that time, the business itself was leased, while ownership of the property remained in the hands of Toney's daughters. A 1975 fire destroyed the hipped roof, which was rebuilt. The business was sold again in 1982 and 83, at which time the modern wrought iron fence was installed. In 1989 the business and property were sold again to a local partnership which intends to restore the building to its original use as quality accommodations for visitors.

HAYNSON'S "SANTA CRUZ COUNTY" 1819



"ANCHOR HOTEL AND RESIDENCE" JOSEPH ARANO, APT 08.

BARRY SWENSON BUILDER

CULTURAL RESOURCES STUDY
FOR THE PROPOSED APTOS VILLAGE PROJECT

SANTA CRUZ COUNTY, CALIFORNIA

FINAL DRAFT

FEBRUARY 2009

ALBION ENVIRONMENTAL, INC.



ATTACHMENT 5

**Revised Final Traffic Impact Study for Aptos Village
Mixed-Use Development
November 3, 2009**

TJKM
Transportation
Consultants



Vision That Moves Your Community

Revised Final Report

**Traffic Impact Study
for Aptos Village
Mixed-Use
Development**

In Santa Cruz County

November 3, 2009

Pleasanton
Fresno
Sacramento
Santa Rosa



Vision That Moves Your Community

Revised Final Report

Traffic Impact Study for Aptos Village Mixed-Use Development

In Santa Cruz County

November 3, 2009



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Introduction and Summary

Introduction

This report presents the results of TJKM's traffic impact study for the proposed Aptos Village mixed-use development in Santa Cruz County. The project consists of 74,950 square feet of neighborhood commercial retail and 63 multi-family residential units on three lots with assessor's parcel numbers (APNs) 041-011-20 (4.02 acres), 041-011-03 (1.1 acres), and 041-011-33 (2.5 acres). Lot number 041-011-33 already includes other existing development, with approximately 1.5 acres (60 percent of the area) remaining available for development. Overall, the proposed project would be developed on a combined vacant land area of approximately 6.62 acres.

Previously for this project, TJKM analyzed a proposed mixed-use development at the same location with different land uses and sizes (Refer to *Draft – Aptos Village Traffic Impact Study, February 23, 2004*) as part of a planning study for the County of Santa Cruz. The previous study analyzed weekday a.m., mid-day, and p.m. peak hour conditions. This 2004 study found that the p.m. peak was the critical peak period at most study intersections. The proposed mitigations in the 2004 study were found to result in acceptable operations, even for the few intersections where a.m. or midday peaks were the critical periods. Therefore, since the p.m. peak was previously found to be the critical traffic period for the overall study area and given that expected p.m. peak hour trip generation (documented in this 2009 study) for the proposed development is about three times the expected a.m. peak hour project trip generation, TJKM is evaluating the current proposed project only for the p.m. peak hour conditions. The one exception is the Soquel Drive/State Park Drive/ Sunset Way intersection, where the recommended mitigation was also analyzed for a.m. peak conditions and the detailed discussion is provided under Cumulative Conditions (see page 27).

The purpose of this traffic study is to evaluate the proposed project for potential traffic impacts during p.m. peak hour conditions, identify short-term roadway and circulation needs, determine potential mitigation measures, and identify any critical traffic issues that should be addressed in the on-going planning process. The study primarily focuses on traffic conditions at 13 study intersections in the vicinity that the proposed project may potentially impact. Figure 1 (Page 4) in the report illustrates the project site location and the ten existing study intersections. Figure 7 (Page 19) shows the preliminary site plan of the proposed project, and Figure 8 shows the additional three study intersections created by the project.

Summary

Based on Institute of Transportation Engineers' (ITE) trip generation rates, it is expected that the proposed Aptos Village project would generate approximately 3,650 daily trips, with 113 trips (52 inbound and 61 outbound) occurring during the a.m. peak hour and 322 trips (162 inbound and 160 outbound) during the p.m. peak hour.

Under Existing Conditions, eight out of ten study intersections operate at acceptable service levels during the p.m. peak hour. The following two intersections operate unacceptably during the p.m. peak hour:

- *Soquel Drive/Trout Gulch Road:* This all-way stop controlled intersection currently operates at level of service (LOS) D during the p.m. peak hour. Signalization and installation of an exclusive westbound left-turn lane is expected to improve intersection operating conditions to acceptable County LOS standards.
- *Soquel Drive/Aptos Creek Road:* This one-way stop controlled intersection operates at LOS E during the p.m. peak hour. The recommended mitigation is to install a traffic signal and an

exclusive eastbound left-turn lane on Soquel Drive. This mitigation is expected to improve intersection operating conditions to acceptable County LOS standards.

The above recommended mitigations are part of the County's current capital improvement program and are currently under design. The traffic signals are expected to become functional prior to full occupancy of the proposed project.

Under Existing plus Approved Conditions, the same two intersections identified under Existing Conditions are expected to continue operating unacceptably with the addition of traffic from nearby approved projects. The mitigations identified under the previous scenario (Existing Conditions) are expected to improve operating conditions at these intersections to acceptable County LOS standards.

Under Existing plus Approved plus Project Conditions, ten of 13 study intersections are expected to operate acceptably during the p.m. peak hour. The same two existing intersections that currently operate unacceptably plus one additional existing intersection are expected to operate at unacceptable service levels:

- Soquel Drive/Trout Gulch Road
- Soquel Drive/Aptos Creek Road
- Soquel Drive/Aptos Rancho Road

The mitigations identified at the first two intersections above in the previous scenarios (Existing and Existing plus Approved) are expected to result in acceptable operations under Existing plus Approved plus Project Conditions. At the Soquel Drive / Aptos Rancho Road intersection, LOS is expected to decrease from C to D due to traffic added from the project. As mitigation, TJKM recommends converting the existing Aptos Rancho Road signal split phasing to permissive left-turn phasing. With this mitigation, the intersection is expected to operate at an acceptable LOS C. There is sufficient capacity for left turns, and no protected left turn phasing is necessary on the minor street.

Although the new intersection of Parade Avenue and Soquel Drive would operate acceptably with installation of a signal, it does not meet signal warrants. Signal installation is also problematic in terms of interaction with other nearby signalized intersections. Therefore, TJKM recommends one-way stop control on Parade Avenue, with only right turns permitted onto Soquel Drive during all hours. This is because even during off peak hours, left turns from Parade Avenue are expected to operate at an unacceptable LOS. Motorists desiring to travel east on Soquel Drive can be rerouted easily to the Valencia/Trout Gulch intersection, then south to the Trout Gulch/Soquel Drive intersection.

Under Cumulative (2025) Conditions, all of the study intersections are expected to continue operating acceptably except the following two intersections:

- *Soquel Drive/Aptos Rancho Road*: This intersection is expected to operate unacceptably at LOS E due to forecasted cumulative year traffic conditions. With the recommended conversion of Aptos Rancho Road split phasing to permissive left-turn phasing, the intersection is expected to operate at an acceptable LOS D. There is sufficient capacity for left turns, and no protected left turn arrow is required for the minor street.
- *Soquel Drive/State Park Drive/Sunset Way*: This intersection is expected to operate at unacceptable LOS E due to forecasted cumulative year traffic conditions. Installing an exclusive eastbound right-turn lane on Soquel Drive is expected to improve intersection service levels to an acceptable LOS D. Since a full-width lane may provide right-of-way issues on the southwest corner of the intersection, TJKM recommends that the County

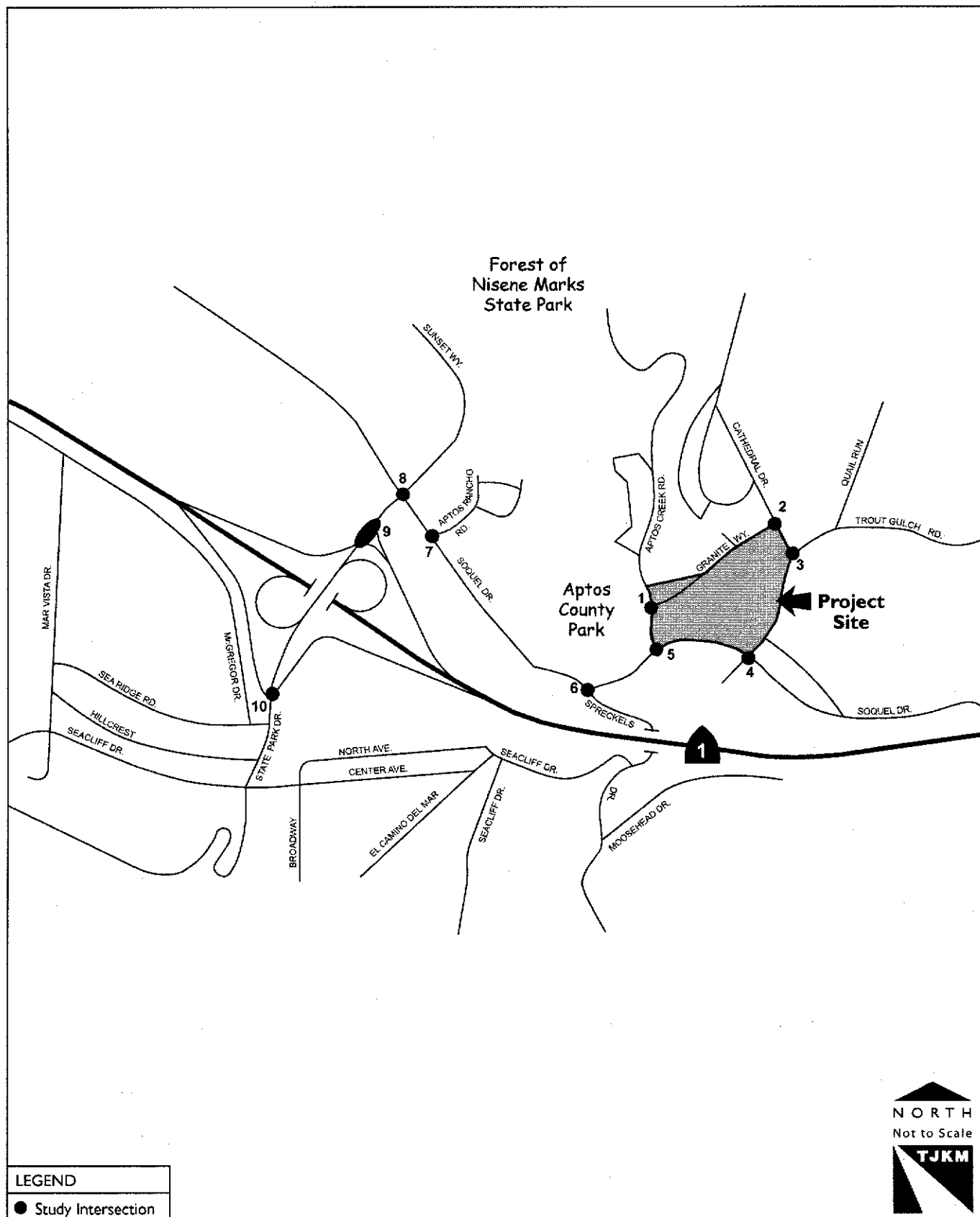
consider a narrower lane. Under a.m. peak hour conditions, this mitigation would also yield an acceptable LOS D.

Under Cumulative (2025) plus Project Conditions, three of the thirteen study intersections are expected to operate unacceptably with the addition of Aptos Village project traffic (Soquel Drive/Aptos Rancho Road, Soquel Drive/State Park Drive/Sunset Way, and Soquel Drive/Parade Avenue). The mitigations identified under the previous scenario (Cumulative Conditions) are expected to yield acceptable LOS at the two existing intersections. Additionally, although the new intersection of Soquel Drive/ Parade Avenue would operate acceptably with a signal, it is not warranted. Instead, TJKM recommends one-way stop control and right turns only on southbound Parade Avenue, due to lack of signal warrants and potential traffic pattern problems at the nearby intersection of Soquel Drive and Trout Gulch Road.

In conclusion, with the above recommended mitigations needed to address unacceptable operations under either Existing or Cumulative Conditions without the project, added traffic from the Aptos Village Mixed-Use Development is not expected to result in any unacceptable traffic operations.

Santa Cruz County – Aptos Village Update Vicinity Map

Figure
I



Intersection Analysis Methodology

Study Intersections and Scenarios

The traffic study focused on evaluating traffic conditions at 10 existing and 3 future study intersections in the vicinity that proposed project may potentially impact. The study intersections were selected by County staff, and are listed below:

1. Aptos Creek Road/Granite Way (existing intersection) or Aptos Creek Road/Valencia Street (future intersection)
2. Cathedral Drive/Granite Way
3. Cathedral Drive/Trout Gulch Road
4. Soquel Drive/Trout Gulch Road
5. Soquel Drive/Aptos Creek Road
6. Soquel Drive/Spreckels Drive
7. Soquel Drive/Aptos Rancho Road/Rancho Aptos Drive
8. Soquel Drive/State Park Drive/Sunset Way
9. State Park Drive/Highway 1 Northbound Ramps
10. State Park Drive/Highway 1 Southbound Ramps
11. Valencia Street/Parade Avenue (future intersection)
12. Valencia Street/Trout Gulch Road (future intersection)
13. Soquel Drive/Parade Avenue (future intersection)

The following five scenarios were addressed in this traffic study:

1. *Existing Conditions* – This scenario evaluates existing traffic volumes and roadway conditions based on the current traffic counts and the field surveys.
2. *Existing plus Approved Conditions* – Same as the previous scenario, but with the addition of the trips from approved projects.
3. *Existing plus Approved plus Proposed Project Conditions* – This scenario is similar to Existing plus Approved Conditions, but with the expected trips to be generated by the proposed Aptos Village Mixed-Use Development.
4. *Cumulative (Year 2025) Conditions* – Cumulative (year 2025) traffic volumes were forecasted based on an annual growth rate of 1.3 percent per year as directed by County staff.
5. *Cumulative (Year 2025) plus Proposed Project Conditions* – This scenario is similar to Cumulative Conditions, but with the added project generated trips.

Level of Service Analysis Methodology

Level of service (LOS) is a qualitative description of traffic operating conditions, including expected traffic conflicts and delay. Levels of service describe these conditions in terms of such factors as speed, travel time, delays, freedom to maneuver, traffic interruptions, comfort, convenience and safety. Levels of service are given letter designations ranging from A to F. LOS A indicates free-flow conditions with little or no delay and LOS F indicates congested conditions with excessive delays and long backups. Various methodologies are used to determine LOS at specific roadway facilities, including signalized and unsignalized intersections, rural two-lane and multi-lane highways, urban arterials and freeways.

Unsignalized study intersections were evaluated using the appropriate methodologies for One-, Two- and All-Way STOP-controlled intersections contained in the *2000 Highway Capacity Manual*. These methodologies report peak hour operating conditions based on average control delay (length of time a vehicle waits to pass through the intersection from the end of a queue) for all vehicles entering the intersection for All-Way STOP-controlled intersections, and based on average control delay of the critical movements (stopping and yielding movements) for One- and Two-Way STOP controlled intersections.

Signalized intersections were evaluated using the corresponding methodology contained in the *2000 Highway Capacity Manual*. This methodology reports peak hour operating conditions based on average control delay for all vehicles entering the intersection.

Appendix A contains detailed descriptions of all the LOS methodologies.

Significant Impact Criteria

The County of Santa Cruz's LOS standard is LOS C. Intersections that fall below LOS D are considered impacted and should be considered for mitigation. The County will accept LOS D if there are valid constraints, such as right-of-way, geography, financial, or others.

Existing Traffic Conditions

Roadway Network

The project site and surrounding study area are illustrated in Figure 1. Important roadways serving the project site are discussed below.

Highway 1 is a north-south freeway extending along the coast of California. In the project vicinity, Highway 1 runs east-west and carries approximately 83,000 vehicles per day near its interchange with State Park Drive. This highway provides regional access to the project area, and serves as the connector to State Route 17 in Santa Cruz and to State Route 156 in Castroville.

Soquel Drive is a two-to-six-lane roadway that serves as a major arterial in the area. The road runs parallel to Highway 1, extending from just west of Freedom Boulevard in Aptos Village westerly to the City of Santa Cruz. Abutting land uses are primarily commercial, office and light industrial.

State Park Drive is a two-lane arterial that runs north-south and is approximately half a mile west of the project site. The road also extends from Soquel Drive southerly to Seacliff State Beach at the south end.

Aptos Creek Road runs north-south and is located adjacent and to the west of the project site. It is a two-lane road providing access to the Aptos County Park and the Forest of Nisene Marks State Park.

Cathedral Drive runs north-south and is located to the east of the project site. It is generally a two-lane road that extends northerly from Soquel Drive. It provides access to residents along both sides of the street.

Granite Way is an east-west road connecting Aptos Creek Road on its west end and Cathedral Drive on its east end.

Trout Gulch Road is a north-south two-lane collector that provides access to residential uses north of Highway 1.

Intersection Level of Service Analysis

Figure 2 shows the current peak hour turning movement volumes at the study intersections. The traffic counts were conducted during October 2006 and December 2007 for nine of the ten study intersections (except for State Park Drive/Soquel Drive intersection) and they are provided in Appendix B.

For the intersection of State Park Drive/Sunset Way/Soquel Drive, the turning movement counts were obtained from the Poor Clares Senior Residential Housing Project traffic study dated February 14, 2009 performed by Fehr & Peers, and the counts were conducted during April 2008. It should be noted that the counts collected during April 2008 showed significantly lower volumes on northbound State Park Drive approach compared to the traffic counts collected during December 2007. It appears that the significantly higher traffic counts recorded during December 2007 at this intersection are likely due to event related traffic or holiday season peak. Thus, the traffic study conducted by Fehr & Peers for Poor Clares project balanced the traffic volume by reducing the peak hour data reasonably at the State Park Drive/Highway 1 ramp intersections. To be consistent, TJKM utilized the traffic data from the Poor Clares traffic study report for the

intersection State Park Drive/Sunset Way/Soquel Drive and the two ramp intersections with Highway 1.

Figure 3 illustrates the existing intersection lane configurations. It should be noted that the left-turn movement from westbound Soquel Drive onto southbound Spreckels Drive (Intersection 6) is currently prohibited during the a.m. and the p.m. peak hours. The analysis assumes this left-turn prohibition remains effective for all future scenarios analyzed. Table I summarizes the results of the intersection LOS analysis for existing conditions. Detailed calculations are contained in Appendix C.

Table I: Intersection LOS – Existing Conditions

ID	Intersection	Control	P.M. Peak Hour	
			Delay	LOS
1	Aptos Creek Road/Granite Way	One-way Stop	9.6	A
2	Cathedral Drive/Granite Way	One-way Stop	8.9	A
3	Cathedral Drive/Trout Gulch Road	One-way Stop	12.6	B
4	Soquel Drive/Trout Gulch Road	All-way Stop	26.9	D
	<i>Recommended Mitigation: Install a signal and a westbound left-turn lane</i>	Signal	27.7	C
5	Soquel Drive/Aptos Creek Road	One-way Stop	47.2	E
	<i>Recommended Mitigation: Install a signal and an eastbound left-turn lane</i>	Signal	10.3	B
6	Soquel Drive/Spreckels Drive	Signal	12.8	B
7	Soquel Drive/Aptos Rancho Road	Signal	30.1	C
8	Soquel Drive/ State Park Drive/Sunset Way	Signal	35.6	D
9	State Park Drive/Hwy. 1 NB Ramps	Signal	8.6	A
10	State Park Drive/Hwy. 1 SB Ramps	Signal	6.8	A

Note: Delay = Overall average intersection delay for Signalized/All-way Stop control intersections or Minor street (worst approach) delay for unsignalized intersections in seconds;
LOS = Level of Service

Under Existing Conditions, eight out of ten study intersections operate at acceptable service levels during the p.m. peak hour. The following two intersections operate unacceptably during the p.m. peak hour:

- *Soquel Drive/Trout Gulch Road:* This all-way stop controlled intersection currently operates at LOS D during the p.m. peak hour. Signalization and installation of an exclusive westbound left-turn lane is expected to improve the intersection operating condition to an acceptable level.
- *Soquel Drive/Aptos Creek Road:* This one-way stop control intersection operates at LOS E during the p.m. peak hour. The recommended mitigation is to install a traffic signal and an exclusive eastbound left-turn lane on Soquel Drive.

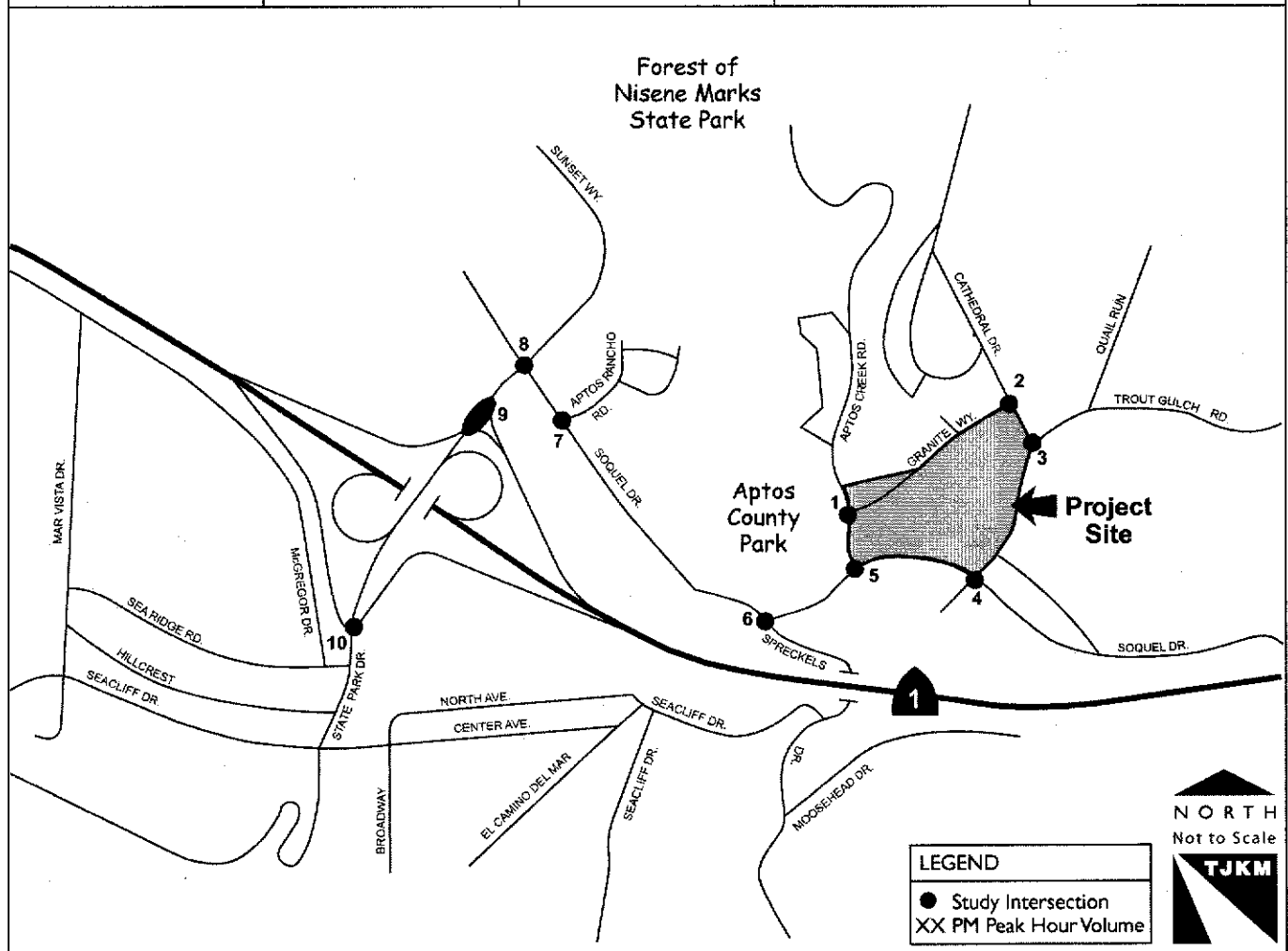
The recommended mitigations are expected to improve the operation of the above intersections to acceptable County LOS standards of LOS C or better. These mitigations are part of the current County capital improvement program and are currently under design. Figure 4 summarizes the recommended mitigations for Existing Conditions.

Santa Cruz County – Aptos Village Update

Existing Turning Movement Volumes

Figure
2

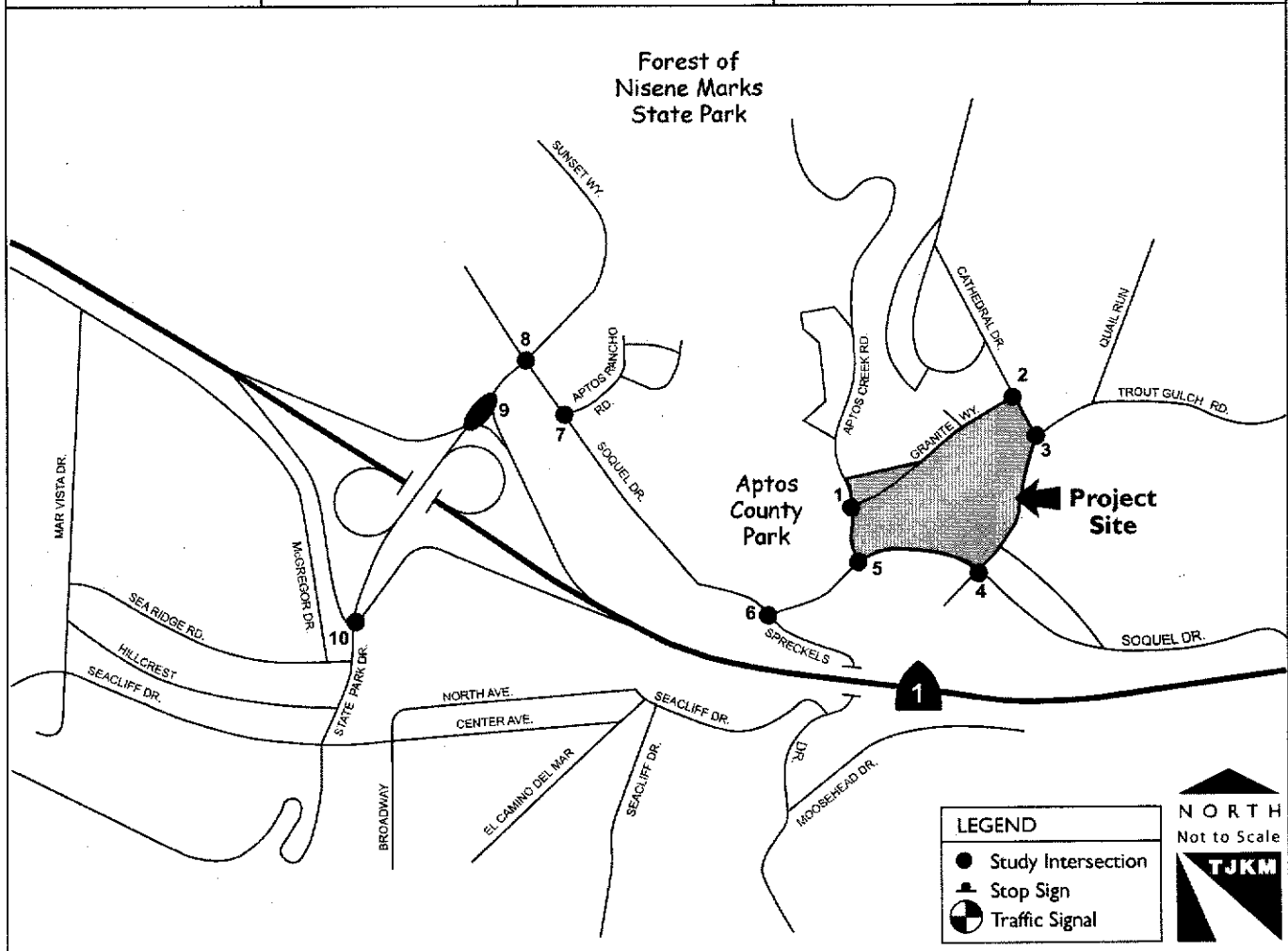
Intersection #1 Aptos Creek/Valencia	Intersection #2 Granite/Cathedral	Intersection #3 Trout Gulch/Cathedral	Intersection #4 Soquel/Trout Gulch	Intersection #5 Soquel/Aptos Creek
Intersection #6 Soquel/Spreckels	Intersection #7 Soquel/Aptos Rancho	Intersection #8 Sunset/Soquel	Intersection #9 State Park/NB Hwy. 1 Ramps	Intersection #10 State Park/SB Hwy. 1 Ramps



Santa Cruz County – Aptos Village Update Existing Lane Geometry

Figure
3

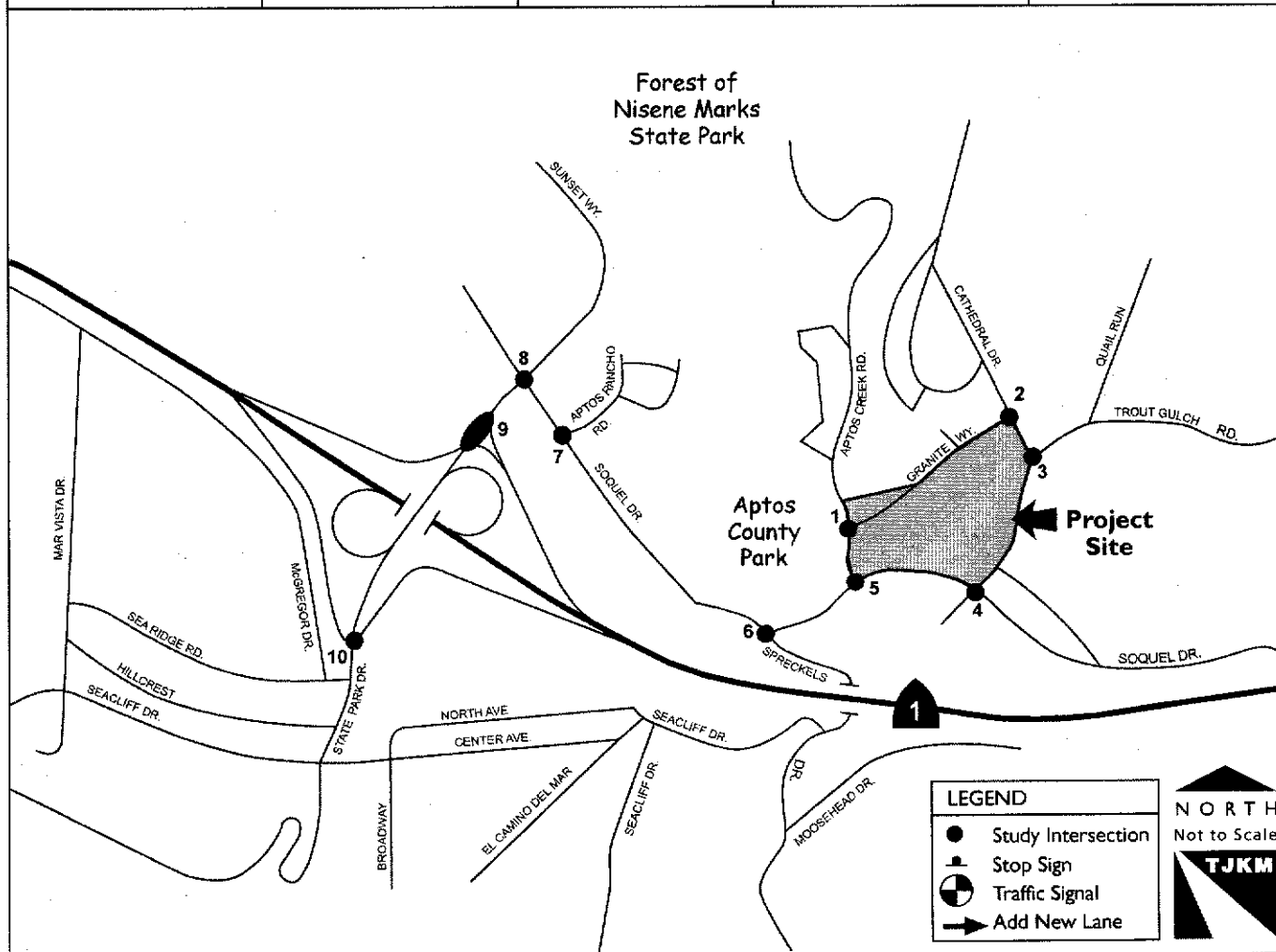
Intersection #1 Aptos Creek/Valencia	Intersection #2 Granite/Cathedral	Intersection #3 Trout Gulch/Cathedral	Intersection #4 Soquel/Trout Gulch	Intersection #5 Soquel/Aptos Creek
Intersection #6 Soquel/Spreckels	Intersection #7 Soquel/Aptos Rancho	Intersection #8 Sunset/Soquel	Intersection #9 State Park/NB Hwy. 1 Ramps	Intersection #10 State Park/SB Hwy. 1 Ramps



Santa Cruz County – Aptos Village Update Recommended Mitigations for Existing Lane Geometry

Figure
4

Intersection #1 Aptos Creek/Granite	Intersection #2 Granite/Cathedral	Intersection #3 Trout Gulch/Cathedral	Intersection #4 Soquel/Trout Gulch	Intersection #5 Soquel/Aptos Creek
Intersection #6 Soquel/Spreckels	Intersection #7 Soquel/Aptos Rancho	Intersection #8 Sunset/Soquel	Intersection #9 State Park/NB Hwy. 1 Ramps	Intersection #10 State Park/SB Hwy. 1 Ramps



Existing plus Approved Conditions

This Scenario is similar to Existing Conditions, but with the addition of traffic from County-approved developments within the project vicinity. Approved projects consist of developments that were either under construction, were built but not fully occupied, or that were not built but had final development approval from the County, when the Existing traffic volume counts were conducted. Based on recent communication with County staff (September 2009), the approved projects shown in Table II are expected to generate traffic through the study intersections.

Table II: Trip Generation Summary for Approved Projects

No.	Land Use (ITE Code)	Size	Daily Rate	Daily Trips	A.M. Peak Hour				P.M. Peak Hour			
					Trip Rate	In	Out	Total	Trip Rate	In	Out	Total
1	Medical-Dental Office Building (720)	3.3 ksf	36.13	119	2.48	6	2	8	3.72	3	9	12
	S.F. Detached (210)	2.0 d.u.	9.57	19	0.75	0	1	2	1.01	1	1	2
2	Medical-Dental Office Building (720)	0.93 ksf	36.13	34	2.48	2	0	2	3.72	1	3	3
	S.F. Detached (210)	1.0 d.u.	9.57	10	0.75	0	1	1	1.01	1	0	1
3	General Office Building (710)	1.4 ksf	11.01	15	1.55	2	0	2	1.49	0	2	2
	S.F. Detached (210)	2.0 d.u.	9.57	19	0.75	0	1	2	1.01	1	1	2
4	General Office Building (710)	10.0 ksf	11.01	110	1.55	14	2	16	1.49	3	12	15
5	Church (560)	-	-	-	-	36	0	36	-	30	18	48
6	Res. Condo/ Townhouse (230)	10.0 d.u.	5.86	59	0.44	1	4	4	0.52	3	2	5
7	Res. Condo/ Townhouse (230)	12.0 d.u.	5.86	70	0.44	1	4	5	0.52	4	2	6
8	Res. Condo/ Townhouse (230)	28.0 d.u.	5.86	164	0.44	2	10	12	0.52	10	5	15
9	Res. Condo/ Townhouse (230)	43.0 d.u.	5.86	252	0.44	3	16	19	0.52	15	7	22
10	Apartments (220) – Net Total (41 new minus 10 existing d.u.)	31 d.u.	6.72	330	0.51	4	15	19	0.62	22	12	34
11	Senior Housing – Detached (251)	110 d.u.	3.71	408	0.22	8	16	24	0.27	18	12	30
12	Townhomes (230)	19 d.u.	5.86	111	0.44	1	7	8	0.52	7	3	10
13	Hotel (310)	12 rooms	8.17	98	0.56	4	3	7	0.59	4	3	7
	Quality Restaurant (931)	45 seats	2.86	129	0.03	1	1	2	0.26	8	4	12
Total				1,947		85	83	169		131	96	226

Notes: ksf = 1000 square feet; d.u. = Dwelling Units
Source: ITE Trip Generation, 7th Edition

Approved Projects Trip Generation

Trip generation is defined as the number of "vehicle trips" produced by a particular land use or project. A trip is defined as having an origin and a destination, and is not a round trip. The total number of trips generated by each land use includes the inbound and outbound trips.

Trip generation estimates for the approved projects were based on empirical observations at similar land uses. The rates are contained in the standard reference Trip Generation, 7th Edition, published by the Institute of Transportation Engineers (ITE). Table II summarizes the trip generation assumption for the approved projects. The approved projects are expected to generate approximately 1,947 daily trips, with 169 trips during the a.m. peak hour and 226 trips during the p.m. peak hour. It should be noted that this traffic study is limited to the analysis of the p.m. peak hour conditions.

Approved Projects Trip Distribution and Assignment

Trip distribution is the process of determining in what proportion vehicles would travel between the project site and various destinations within a study area. Trip assignment is the process of determining the various paths vehicles would take from the project site to each destination. Trip distribution assumptions were developed based on existing traffic counts, knowledge of the area, and consultation with County staff. Figure 5 illustrates the assignment of the approved project trips to the study intersections.

The trips generated by the approved projects were added to the existing volumes to forecast the turning volumes under the Existing plus Approved Conditions.

Intersection Level of Service Analysis

Figure 6 shows the forecasted turning movement volumes at the study intersections under the Existing plus Approved scenario. Table III summarizes the results of the intersection LOS analysis. Detailed calculations are contained in Appendix D. Under this scenario, the same eight study intersections that currently operate at acceptable service levels are expected to continue operating acceptably. The mitigations identified in the previous scenario (Existing Conditions) are expected to be able to accommodate approved project traffic as well.

The following two intersections are expected to continue to operate unacceptably under the Existing plus Approved conditions:

- *Soquel Drive/Trout Gulch Road:* This All-way Stop controlled intersection currently operates at LOS D during the p.m. peak hour.
Recommended mitigation: Signalization and installation of an exclusive westbound left-turn lane is expected to improve the intersection operating condition to an acceptable level.
- *Soquel Drive/Aptos Creek Road:* This One-way Stop control intersection operates at LOS F during the p.m. peak hour.
Recommended mitigation: Install a traffic signal and an exclusive eastbound left-turn lane on Soquel Drive.

Both of the above mitigations are part of the current County capital improvement program and are currently under design.

Table III: Intersection LOS – Existing + Approved Conditions

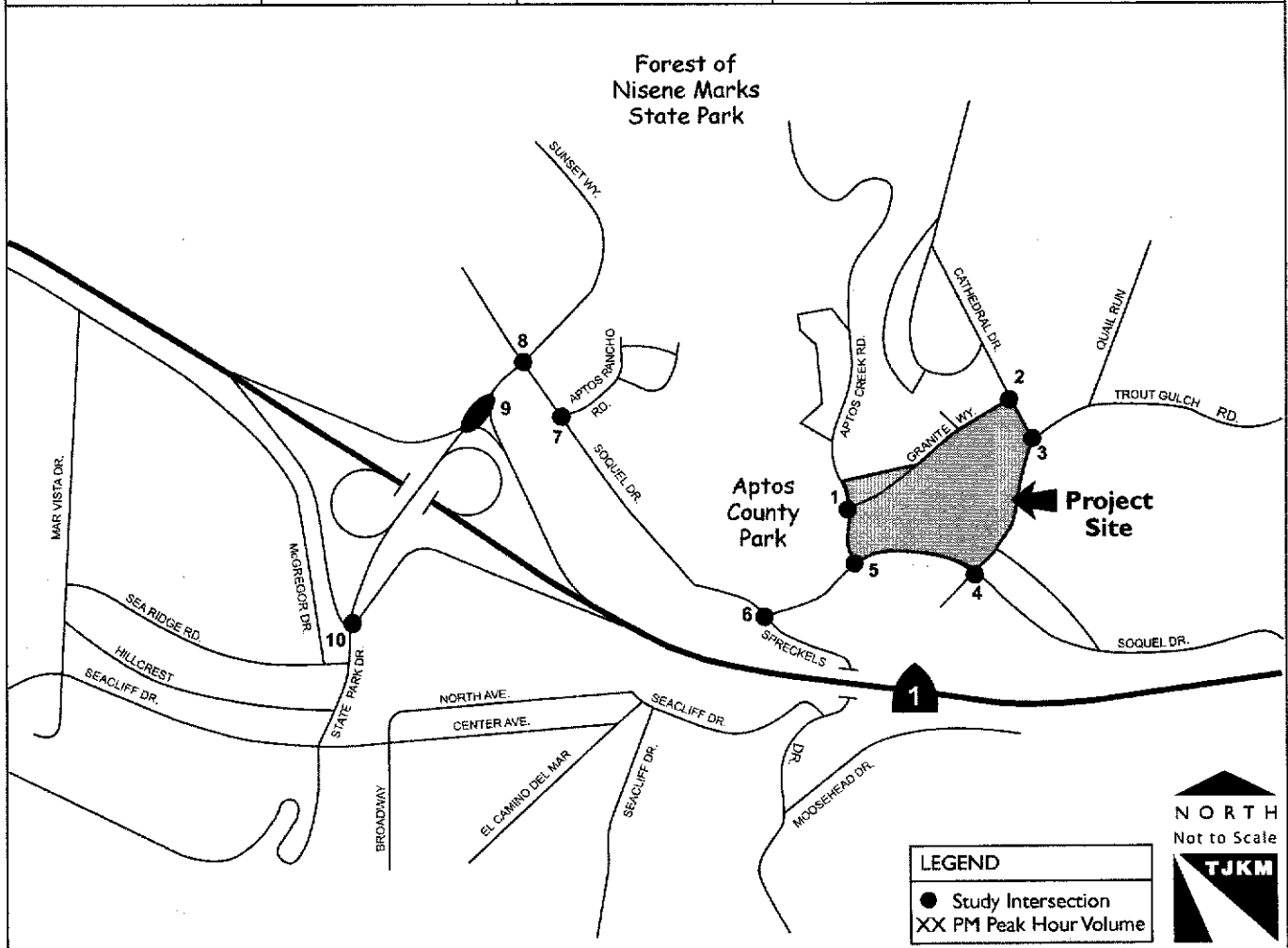
ID	Intersection	Control	P.M. Peak Hour	
			Delay	LOS
1	Aptos Creek Road/Granite Way	One-way Stop	9.6	A
2	Cathedral Drive/Granite Way	One-way Stop	8.9	A
3	Cathedral Drive/Trout Gulch Road	One-way Stop	12.7	B
4	Soquel Drive/Trout Gulch Road	All-way Stop	29.7	D
	<i>Recommended Mitigation: Install a signal and a westbound left-turn lane</i>	Signal	27.2	C
5	Soquel Drive/Aptos Creek Road	One-way Stop	66.7	F
	<i>Recommended Mitigation: Install a signal and an eastbound left-turn lane</i>	Signal	9.8	A
6	Soquel Drive/Spreckels Drive	Signal	13.1	B
7	Soquel Drive/Aptos Rancho Road	Signal	33.3	C
8	Soquel Drive/Sunset Way/State Park Drive	Signal	39.1	D
9	State Park Drive/Hwy. 1 NB Ramps	Signal	9.3	A
10	State Park Drive/Hwy. 1 SB Ramps	Signal	7.1	A

Note: Delay = Overall average intersection delay for Signalized/All-way Stop control intersections or Minor street (worst approach) delay for unsignalized intersections in seconds;
LOS = Level of Service

Santa Cruz County – Aptos Village Update Assignment of Approved Project Trips

Figure
5

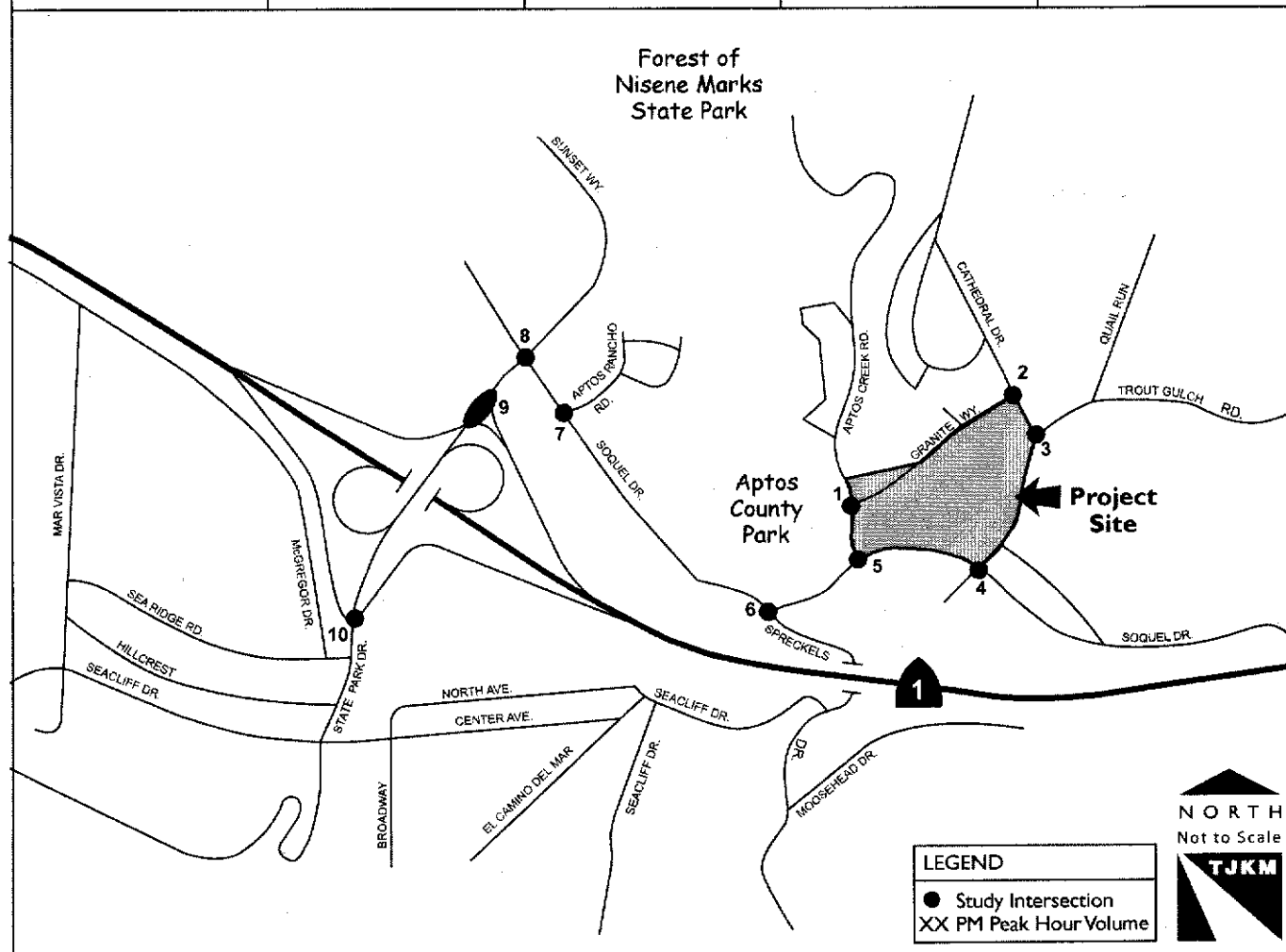
Intersection #1 Aptos Creek/Granite	Intersection #2 Granite/Cathedral	Intersection #3 Trout Gulch/Cathedral	Intersection #4 Soquel/Trout Gulch	Intersection #5 Soquel/Aptos Creek
Intersection #6 Soquel/Spreckels	Intersection #7 Soquel/Aptos Rancho	Intersection #8 Sunset/Soquel	Intersection #9 State Park/NB Hwy. 1 Ramps	Intersection #10 State Park/SB Hwy. 1 Ramps



Existing + Approved Turning Movement Volumes

6

Intersection #1 Aptos Creek/Granite	Intersection #2 Granite/Cathedral	Intersection #3 Trout Gulch/Cathedral	Intersection #4 Soquel/Trout Gulch	Intersection #5 Soquel/Aptos Creek
Intersection #6 Soquel/Spreckels	Intersection #7 Soquel/Aptos Rancho	Intersection #8 Sunset/Soquel	Intersection #9 State Park/NB Hwy. 1 Ramps	Intersection #10 State Park/SB Hwy. 1 Ramps



Existing plus Approved plus Project Conditions

This Scenario is similar to the Existing plus Approved Conditions, but with traffic added from the proposed Aptos Village mixed-use development. The project is comprised of 74,950 square feet of neighborhood commercial retail and 63 multi-family residential units on three lots with assessor's parcel numbers (APN) of 041-011-20 (4.02 acres), 041-011-03 (1.1 acres), and 041-011-33 (2.5 acres). Lot number 041-011-33 is already partially developed, with approximately 60 percent of the area (1.5 acres) remaining for development. The proposed project would occupy a currently combined vacant land area of approximately 6.62 acres. The project site is bounded by existing residential uses to the north, a post office to the east, and commercial uses to the west and south. The project will have access from Aptos Creek Road, Trout Gulch Road, and Soquel Drive.

Figure 7 shows the proposed project's preliminary site plan. A new roadway, Valencia Street, runs through the project site in an east-west direction between Trout Gulch Road and Aptos Creek Road. With the development of the project, Granite Way would be re-aligned north-south as a cul-de-sac adjacent to the project site. Parade Avenue runs north-south between Valencia Street and Soquel Drive as shown in the site plan.

Project Trip Generation

The project consists of neighborhood commercial retail and multi-family residential uses. The project trip generation was estimated based on rates provided in Trip Generation, 7th Edition, published by the Institute of Transportation Engineers (ITE). Table IV shows the expected trip generation for the proposed project. As shown, the proposed project is expected to generate approximately 3,650 daily trips, with 113 trips occurring during the a.m. peak hour and 322 trips during the p.m. peak hour.

Table IV: Proposed Project Trip Generation

Land Use Type (ITE Code)	Size	Daily		A.M. Trips			P.M. Trips		
		Rate	Total	In	Out	Total	In	Out	Total
Neighborhood Commercial Retail (820)	74.95 ksf	42.92	3,217	47	30	77	135	146	281
Multi Family Residential (230)	63 d.u.	6.87*	433	5	31	36	27	14	41
Total			3,650	52	61	113	162	160	322

Source: ITE Trip Generation, 7th Edition

Note: d.u. = Dwelling Units

KSF = 1000 Square Foot

* =Regression equation was used

Project Trip Distribution and Assignment

Trip distribution assumptions for the Aptos Village project were developed based on existing travel patterns, knowledge of the study area, and input from County staff. These assumptions are shown in Figure 8. Project trips are expected to travel to and from the site according to the distribution assumptions described below:

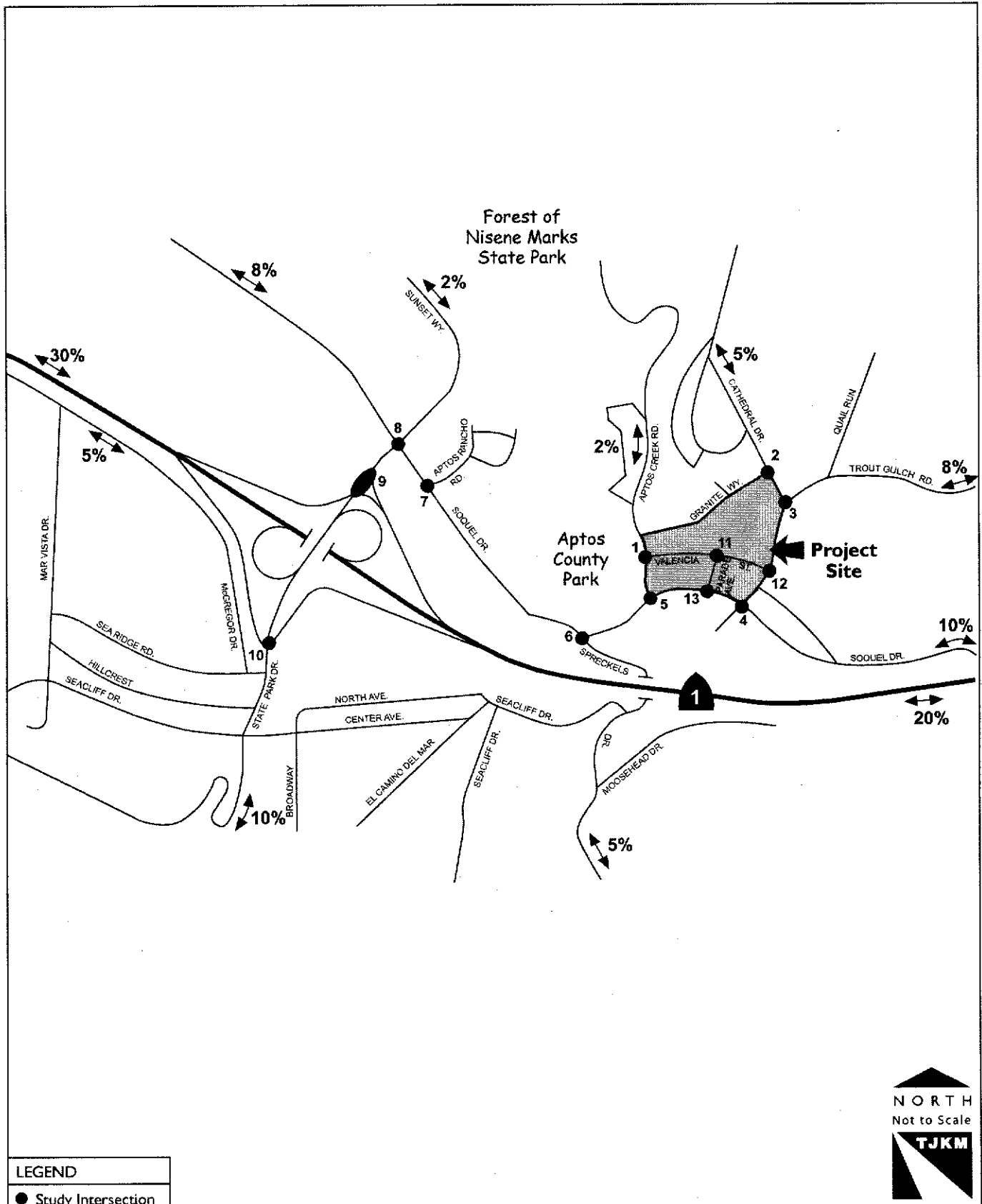
- 30 percent to/from the north via Highway 1
- 20 percent to/from the south via Highway 1
- 10 percent to/from the east via Soquel Drive
- 8 percent to/from the west via Soquel Drive
- 8 percent to/from the east via Trout Gulch Road
- 5 percent to/from the north via Cathedral Drive
- 5 percent to/from the south via Spreckels Drive
- 5 percent to/from the west via McGregor Drive
- 3 percent to/from the south via Central Avenue
- 2 percent to/from the west via Seacliff Drive
- 2 percent to/from the north via Sunset Way
- 2 percent to/from the north via Aptos Creek Road

Figure 9 shows the assignment of the proposed project trips.



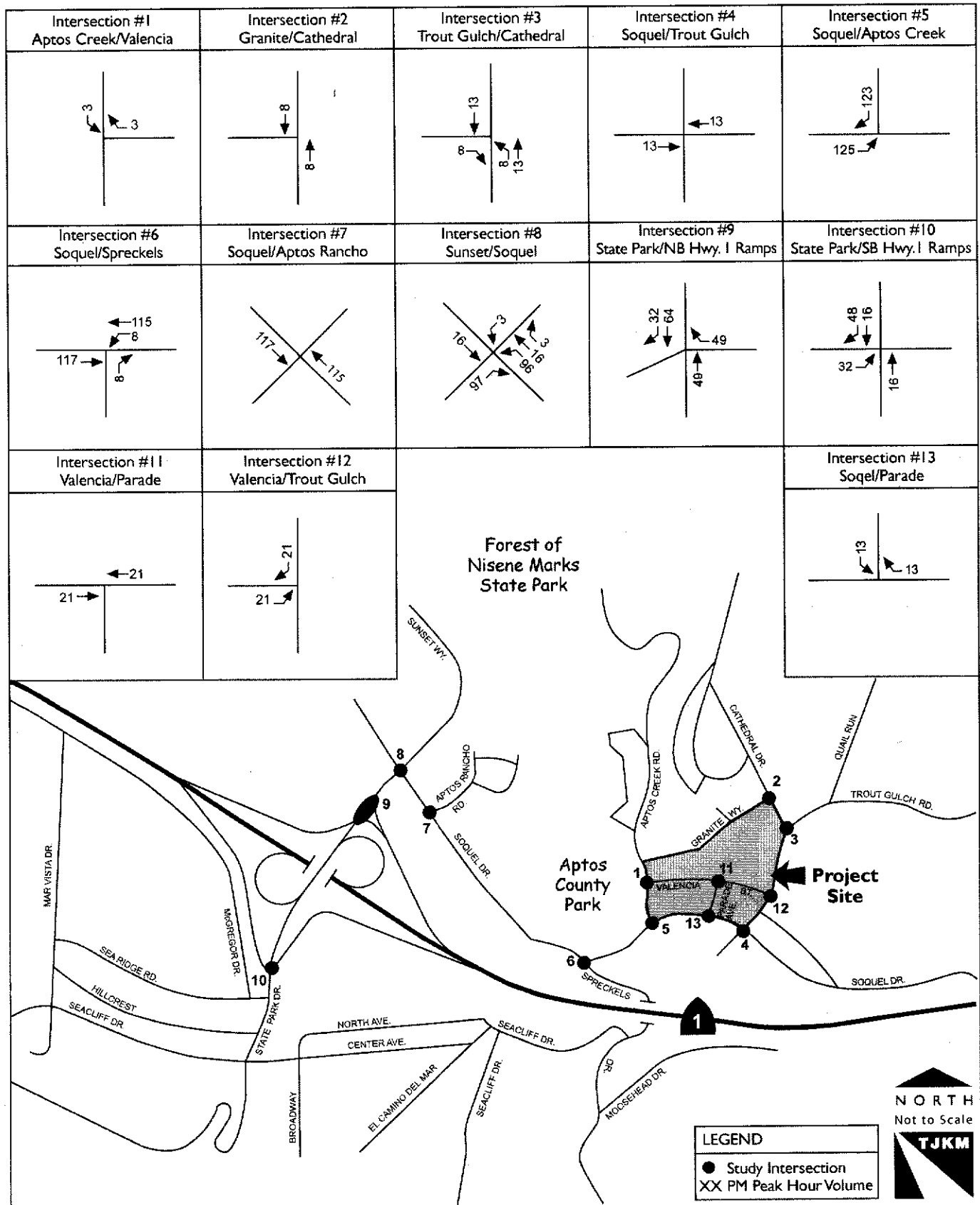
Santa Cruz County – Aptos Village Update
Project Trip Distribution

Figure
8



Santa Cruz County – Aptos Village Update Assignment of Proposed Project Trips

Figure
9



Intersection Level of Service Analysis

Figure 10 shows the turning movement volumes resulting from project trip assignment at the study intersections under the Existing plus Approved plus Project scenario. Table V summarizes the results of the intersection LOS analysis under an Alternative I described below. Detailed calculations are contained in Appendix E.

Table V: Intersection LOS – Existing + Approved + Project Conditions – Alternative I

ID	Intersection	Control	Existing + Approved P.M. Peak Hour		Existing + Approved + Project P.M. Peak Hour (Alternative I)	
			Delay	LOS	Delay	LOS
1	Aptos Creek Road/Granite Way	One-way Stop	9.6	A	9.5	A
2	Cathedral Drive/Granite Way	One-way Stop	8.9	A	8.9	A
3	Cathedral Drive/Trout Gulch Road	One-way Stop	12.7	B	13.1	B
4	Soquel Drive/Trout Gulch Road	All-way Stop	29.7	D	31.6	D
	<i>Recommended Mitigation: Install a signal and a westbound left-turn lane</i>	Signal	27.2	C	31.3	C
5	Soquel Drive/Aptos Creek Road	One-way Stop	66.7	F	>120.0	F
	<i>Recommended Mitigation: Install a signal and an eastbound left-turn lane</i>	Signal	9.8	A	12.2	B
6	Soquel Drive/Spreckels Drive	Signal	13.1	B	16.8	B
7	Soquel Drive/Aptos Rancho Road	Signal	33.3	C	37.4	D
	<i>Recommended Mitigation: Provide permissive phasing for minor street</i>	Signal	-	-	30.5	C
8	Soquel Drive/Sunset Way/State Park Drive	Signal	39.1	D	44.0	D
9	State Park Drive/Hwy. 1 NB Ramps	Signal	9.3	A	11.4	B
10	State Park Drive/Hwy. 1 SB Ramps	Signal	7.1	A	7.5	A
11	Valencia Street/Parade Avenue	One-way Stop	-	-	8.9	A
12	Valencia Street/Trout Gulch Road	One-way Stop	-	-	34.9	D
13	Soquel Drive/Parade Avenue	One-way Stop	-	-	32.0	D
	<i>Mitigation Alternative: Install a signal</i>	Signal	-	-	6.7	A

Note: Delay = Overall average intersection delay for Signalized/All-way Stop control intersections or Minor street (worst approach) delay for unsignalized intersections in seconds;
LOS = Level of Service;
Alternative I = Intersection of Soquel Drive/Parade Avenue is analyzed as signalized intersection.

The new Valencia Street would be the preferred through access to the project site via Trout Gulch Road and Aptos Creek Road. The new alignment of Granite Way would affect forecasted turning movement volumes at five study intersections:

1. Aptos Creek Road/Valencia Street
2. Valencia Street/Parade Avenue
3. Soquel Drive/Parade Avenue
4. Soquel Drive/Trout Gulch Road
5. Soquel Drive/Aptos Creek Road

Table V includes summary results of the expected traffic conditions for these five intersections with the mitigation alternative of installing a traffic signal at Soquel Drive/Parade Avenue intersection (Alternative 1).

Under this scenario, ten study intersections are expected to continue to operate acceptably during the p.m. peak hour. The same two intersections that currently operate unacceptably plus one additional intersection impacted by the addition of proposed project traffic are expected to operate at unacceptable service levels under Existing plus Approved plus Project Conditions:

- Soquel Drive/Trout Gulch Road
- Soquel Drive/Aptos Creek Road
- Soquel Drive/Aptos Rancho Road

The mitigations identified at the first two intersections above under the previous scenarios (Existing and Existing plus Approved) are expected to accommodate Aptos Village project traffic as well. The County is currently in the design process for these recommended mitigations as capital improvement projects, and the traffic signals are expected to become functional prior to full occupancy of the project:

- *Soquel Drive/Trout Gulch Road:* Signalization and installation of an exclusive westbound left-turn lane is expected to improve the intersection operating condition to an acceptable level.
- *Soquel Drive/Aptos Creek Road:* Signalization and installation of an exclusive eastbound left-turn lane on Soquel Drive is expected to improve the intersection operating condition to an acceptable level.

At the intersection of Soquel Drive and Aptos Rancho Road, the delay is expected to increase by about four seconds, which would cause the LOS to decrease from C to D due to the traffic added from the project. Currently, Aptos Rancho Road operates with split phasing. TJKM recommends modifying the Aptos Rancho Road signal phasing to permissive left-turn phasing. With this mitigation, the intersection is expected to operate at an acceptable LOS C. There is sufficient capacity for left turns, and no protected left turn arrow is required for the minor street.

Although the installation of a signal at Parade Avenue and Soquel Drive indicates that the poor LOS can be mitigated, it does not meet signal warrants. This intersection is very close to the future signal at the Soquel Drive/Trout Gulch Road intersection. Eastbound queues on Soquel Drive at Trout Gulch Road will sometimes extend past the Parade Avenue intersection. Even if coordination is employed, this queuing is still likely to occur, and also westbound traffic stopped for Parade Avenue could easily queue back into the Soquel Drive/Trout Gulch intersection. Because the signal is unwarranted and is also problematic in terms of interactions with other adjacent signalized intersections, TJKM recommends that only right turns onto Soquel Drive be permitted. Even during the off peak hours, left turns from Parade Avenue would operate at a poor LOS, so left turns should be prohibited at all times. Motorists desiring to travel east on Soquel Drive are really not sent far out of the way by being rerouted to the Valencia/Trout Gulch intersection, then south to the Trout Gulch/Soquel Drive intersection.

Table VI shows the resulting delays and LOS for the intersections that would be influenced by prohibiting southbound left turns from Parade Avenue onto eastbound Soquel Drive, as well as results from analyzing the intersection of Soquel Drive/Parade Avenue as a one-way stop control

intersection (identified in the table as Alternative 2). The southbound left turn restriction at this intersection would cause the project trips to re-route through the intersections of:

- Valencia Street/Parade Avenue
- Valencia Street/Trout Gulch Road
- Soquel Drive/Trout Gulch Road

Table VI: Intersection LOS – Existing + Approved + Project Conditions, Alternative 2

ID	Intersection	Control	Existing + Approved P.M. Peak Hour		Existing + Approved + Project P.M. Peak Hour (Alternative 2)	
			Delay	LOS	Delay	LOS
4	Soquel Drive/Trout Gulch Road	All-way Stop	29.7	D	31.6	D
	<i>Recommended Mitigation: Install a signal and a westbound left-turn lane</i>	Signal	27.2	C	30.2	C
11	Valencia Street/Parade Avenue	One-way Stop	-	-	8.7	A
12	Valencia Street/Trout Gulch Road	One-way Stop	-	-	29.1	D
13	Soquel Drive/Parade Avenue	One-way Stop	-	-	32.0	D
	<i>Recommended Mitigation: Prohibit SB Left-turn movement</i>	One-way Stop	-	-	15.7	C

Note: Delay = Overall average intersection delay for Signalized/All-way Stop control intersections or Minor street (worst approach) delay for unsignalized intersections in seconds

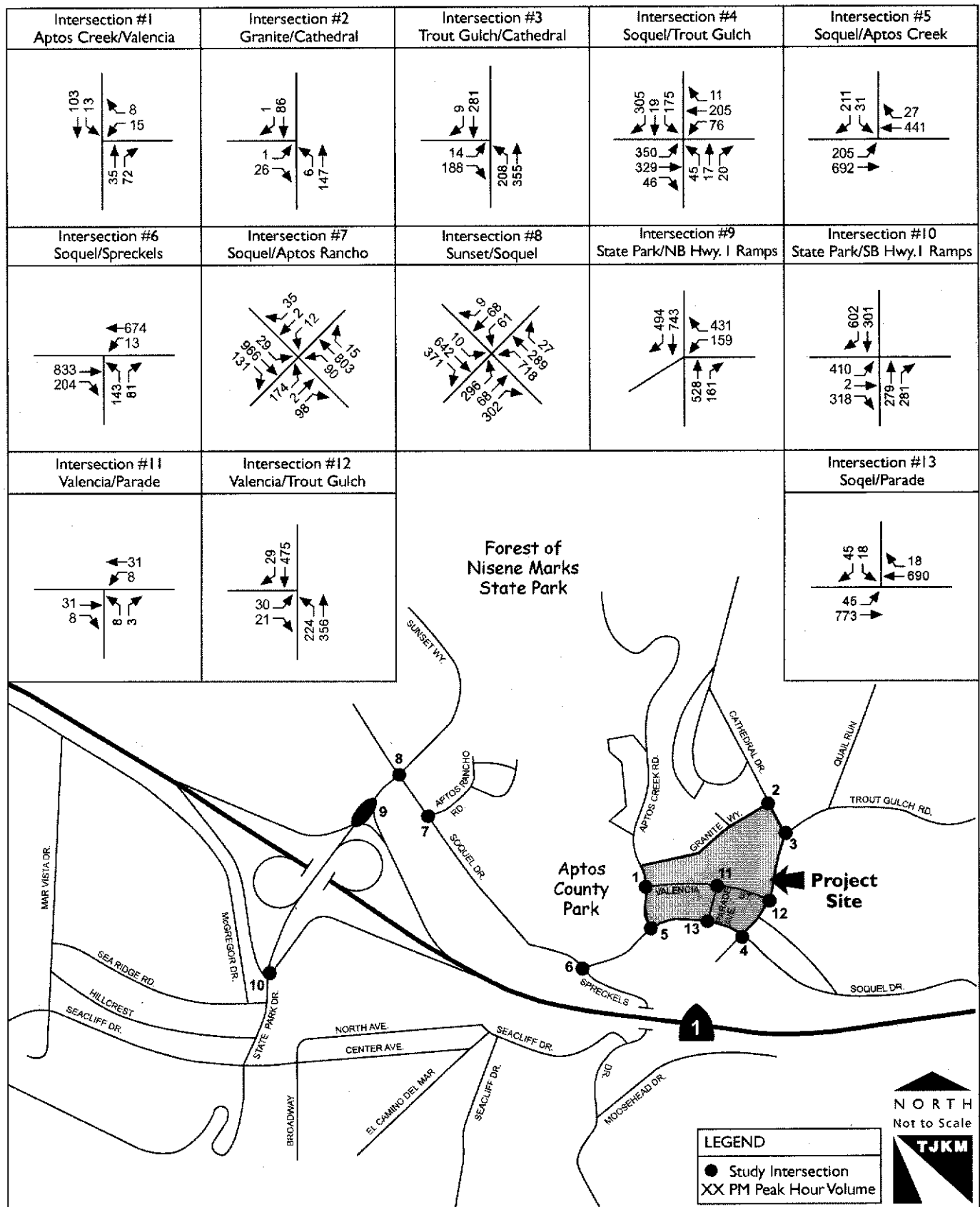
LOS = Level of Service

Alternative 2 = Intersection of Soquel Drive/Parade Avenue is analyzed as one-way stop control with left turns prohibited on southbound approach.

Santa Cruz County – Aptos Village Update

Existing + Approved + Project Turning Movement Volumes

Figure
10



Cumulative (Year 2025) Conditions

This scenario evaluates conditions based on forecasted traffic volumes for the Year 2025. Future peak hour turning movement volumes for the year 2025 were forecasted based on traffic growth patterns in the study area from 1994 to 2004. Traffic at the major intersections has increased by approximately 1.3 percent per year for the past several years. This scenario assumes that the traffic in the study area would increase at a similar annual rate between 2006 and 2025.

Intersection Level of Service Analysis

Figure 11 shows the forecasted turning movement volumes for Year 2025 Conditions. Table VII summarizes the results of the LOS analysis. The detailed LOS calculations are contained in Appendix F. Cumulative Conditions scenario assumes that the intersections of Soquel Drive/Trout Gulch Road and Soquel Drive/Aptos Creek Road are already signalized with lane improvements. The County is currently in the design process for these capital improvement projects, and the traffic signals are expected to become functional prior to full occupancy of the project.

Table VII: Intersection LOS – Cumulative Conditions

ID	Intersection	Control	P.M. Peak Hour	
			Delay	LOS
1	Aptos Creek Road/Granite Way	One-way Stop	9.9	A
2	Cathedral Drive/Granite Way	One-way Stop	9.1	A
3	Cathedral Drive/Trout Gulch Road	One-way Stop	15.8	C
4	Soquel Drive/Trout Gulch Road	Signal	33.6	C
5	Soquel Drive/Aptos Creek Road	Signal	11.5	B
6	Soquel Drive/Spreckels Drive	Signal	23.2	C
7	Soquel Drive/Aptos Rancho Road	Signal	56.1	E
	Modify minor street split phasing to provide permissive phasing	Signal	37.4	D
8	Soquel Drive/Sunset Way/State Park Drive	Signal	58.3	E
	Install an eastbound right-turn lane	Signal	35.6	D
9	State Park Drive/Hwy. 1 NB Ramps	Signal	13.3	B
10	State Park Drive/Hwy. 1 SB Ramps	Signal	8.1	A

Note: Delay = Average intersection delay for signalized intersections or Minor street (worst approach) delay for unsignalized intersections in seconds; LOS = Level of Service

Under the Cumulative scenario, eight study intersections are expected to continue to operate at acceptable service levels during the p.m. peak hour. The following two intersections would operate unacceptably:

1. **Soquel Drive/Aptos Rancho Road:** This intersection is expected to operate at an unacceptable LOS E due to the traffic increase forecasted for Cumulative Conditions. Currently, Aptos Rancho Road operates with split phasing. TJKM recommends the modification of signal phasing to provide permissive left-turn phasing on Aptos Rancho road. As a result, the intersection is expected to operate at LOS D.

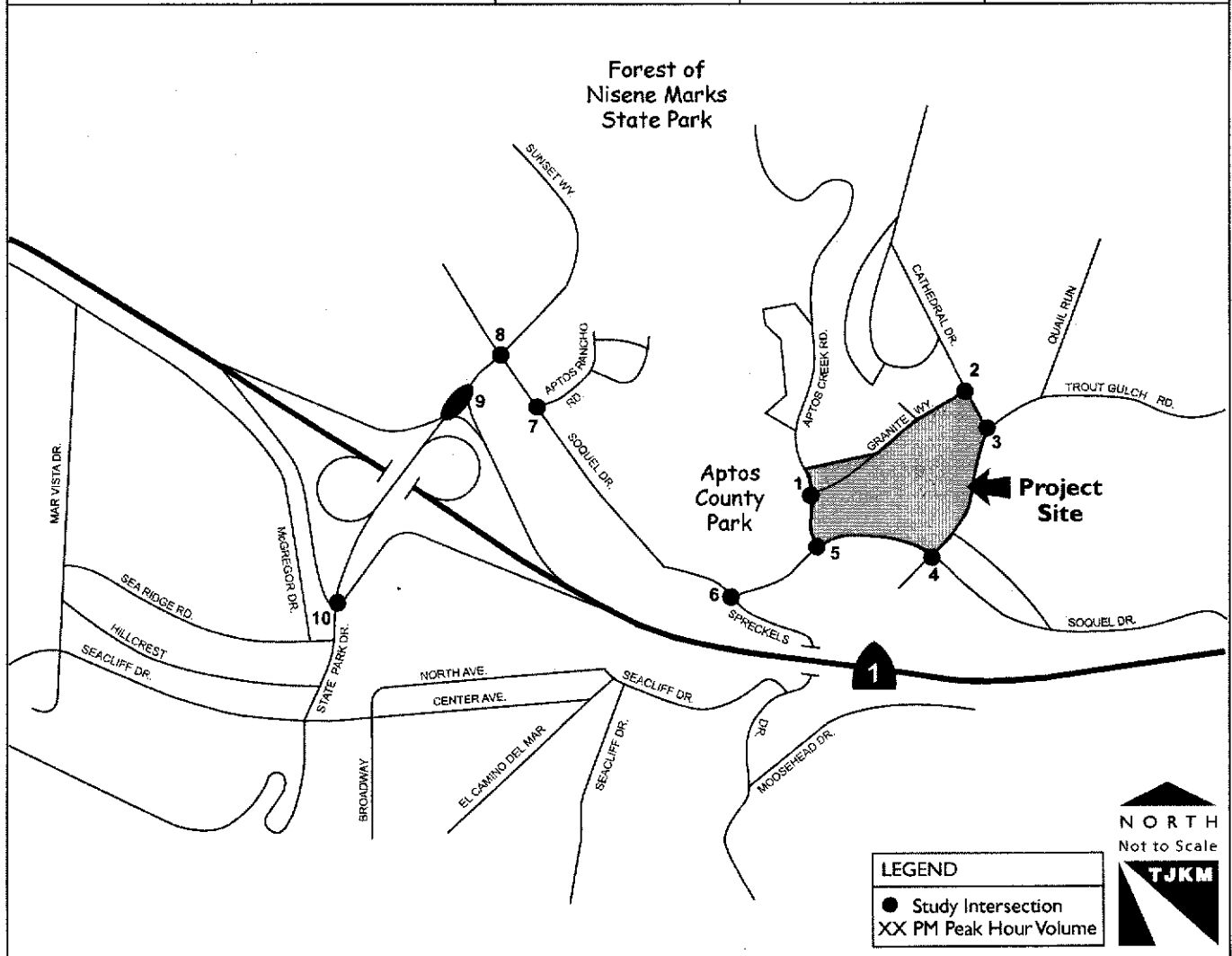
2. *Soquel Drive/State Park Drive/Sunset Way*: This intersection is expected to operate at an unacceptable LOS E due to the traffic increase forecasted for Cumulative Conditions. Installing an exclusive eastbound right-turn lane on Soquel Drive is expected to improve the intersection LOS to an acceptable level. However, the installation of a right-turn lane has right-of-way issues on the southwest corner of the intersection if ideal lane widths are used. TJKM recommends that the County consider narrower lanes. Analysis of this mitigation measure was also performed for the a.m. peak hour, and the intersection was found to operate acceptably at LOS D. A right-turn lane storage length of at least 300 feet plus transition is suggested by the analysis.

Figure 12 shows the recommended mitigations for the Cumulative Conditions.

Santa Cruz County – Aptos Village Update Cumulative (2025) Turning Movement Volumes

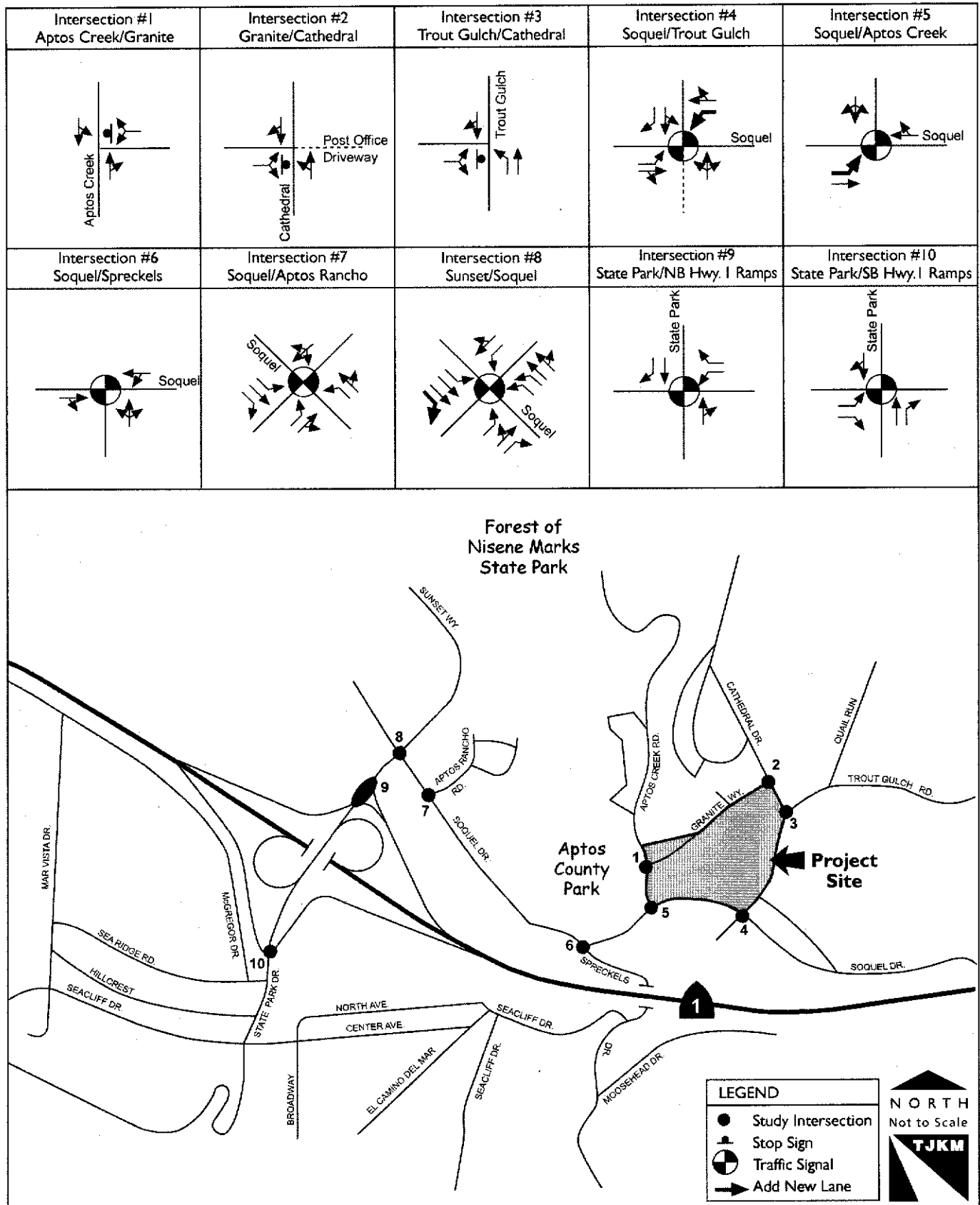
Figure
11

Intersection #1 Aptos Creek/Granite	Intersection #2 Granite/Cathedral	Intersection #3 Trout Gulch/Cathedral	Intersection #4 Soquel/Trout Gulch	Intersection #5 Soquel/Aptos Creek
Intersection #6 Soquel/Spreckels	Intersection #7 Soquel/Aptos Rancho	Intersection #8 Sunset/Soquel	Intersection #9 State Park/NB Hwy. 1 Ramps	Intersection #10 State Park/SB Hwy. 1 Ramps



Santa Cruz County – Aptos Village Update
Recommended Mitigation for Cumulative Conditions

Figure
12



Cumulative (Year 2025) plus Project Conditions

This Scenario is similar to the Cumulative Year 2025 conditions, but with traffic added from the proposed Aptos Village mixed-use development. The proposed project trip generation and trip distribution are same as mentioned under the Existing plus Approved plus Project Conditions.

Intersection Level of Service Analysis

Figure 13 shows the forecasted turning movement volumes for the Cumulative plus Project Conditions. Table VIII summarizes the results of the LOS analysis with the alternative of signalization of the intersection, Soquel Drive/Parade Avenue (Alternative I).

Table VIII: Intersection LOS – Cumulative + Project Conditions – Alternative I

ID	Intersection	Control	Cumulative P.M. Peak Hour		Cumulative + Project P.M. Peak Hour (Alternative I)	
			Delay	LOS	Delay	LOS
1	Aptos Creek Road/Valencia Street	One-way Stop	9.9	A	9.9	A
2	Cathedral Drive/Granite Way	One-way Stop	9.1	A	9.1	A
3	Cathedral Drive/Trout Gulch Road	One-way Stop	15.8	C	16.4	C
4	Soquel Drive/Trout Gulch Road	Signal	33.6	C	35.2	D
5	Soquel Drive/Aptos Creek Road	Signal	11.5	B	14.9	B
6	Soquel Drive/Spreckels Drive	Signal	23.2	C	45.6	D
7	Soquel Drive/Aptos Rancho Road	Signal	56.1	E	72.0	E
	Provide permissive phasing for minor street	Signal	37.4	D	43.6	D
8	Soquel Drive/Sunset Way/State Park Drive	Signal	58.3	E	66.8	E
	Install an eastbound right-turn lane	Signal	35.6	D	41.7	D
9	State Park Drive/Hwy. 1 NB Ramps	Signal	13.3	B	18.1	B
10	State Park Drive/Hwy. 1 SB Ramps	Signal	8.1	A	8.0	A
11	Valencia Street/Parade Avenue	One-way Stop	-	-	8.9	A
12	Valencia Street/Trout Gulch Road	One-way Stop	-	-	34.3	D
13	Soquel Drive/Parade Avenue	One-way Stop	-	-	55.5	F
	Install a signal	Signal	-	-	7.7	A

Note: Delay = Average intersection delay for signalized intersections or Minor street (worst approach) delay for unsignalized intersections in seconds;
LOS = Level of Service;

Detailed LOS calculations are contained in Appendix G. Similar to the previous scenario, the intersections of Soquel Drive/Trout Gulch Road and Soquel Drive/Aptos Creek Road are analyzed as signalized intersections. The County is currently in the design process for these capital improvement projects, and the traffic signals are expected to become functional prior to full occupancy of the project.

Under the Cumulative plus Project Conditions, ten study intersections are expected to continue to operate at acceptable service levels during the peak hours. The mitigation identified in the previous scenario (Cumulative Conditions) is expected to accommodate the Aptos Village project traffic as well. The following two intersections would continue to operate unacceptably:

1. *Soquel Drive/Aptos Rancho Road*: This intersection is expected to operate at an unacceptable LOS E due to the traffic increase forecasted for Cumulative Conditions. Currently, Aptos Rancho Road operates with split phasing. TJKM recommends the modification of the Aptos Rancho Road signal phasing to provide permissive left turn phasing. As a result, the intersection is expected to operate at an acceptable LOS D.
2. *Soquel Drive/State Park Drive/Sunset Way*: This intersection is expected to operate at unacceptable LOS E due to the traffic increase forecasted for Cumulative Conditions. Installing an exclusive eastbound right-turn lane on Soquel Drive is expected to improve the intersection LOS to an acceptable level. However, the installation of a right-turn lane has right-of-way issues on the southwest corner of the intersection if ideal lane widths are used. TJKM recommends that the County consider narrower lanes. The analysis of this mitigation measure was also performed for the a.m. peak hour, and the intersection was found to operate acceptably at LOS D. A right-turn lane storage length of at least 300 feet plus transition is suggested by the analysis.

Table IX summarizes the LOS conditions for the intersections influenced with the re-routing of project trips due to the recommended restriction of southbound left-turn movement at the intersection of Soquel Drive/Parade Avenue (Alternative 2).

Table IX: Intersection LOS – Cumulative + Project Conditions – Alternative 2

ID	Intersection	Control	Cumulative P.M. Peak Hour		Cumulative + Project P.M. Peak Hour (Alternative 2)	
			Delay	LOS	Delay	LOS
4	Soquel Drive/Trout Gulch Road	Signal	33.6	C	36.3	D
11	Valencia Street/Parade Avenue	One-way Stop	-	-	8.9	A
12	Valencia Street/Trout Gulch Road	One-way Stop	-	-	28.6	D
13	Soquel Drive/Parade Avenue	One-way Stop	-	-	58.6	F
	<i>Recommended Mitigation: Prohibit SB Left-turn movement</i>	<i>One-way Stop</i>	-	-	<i>15.4</i>	<i>C</i>

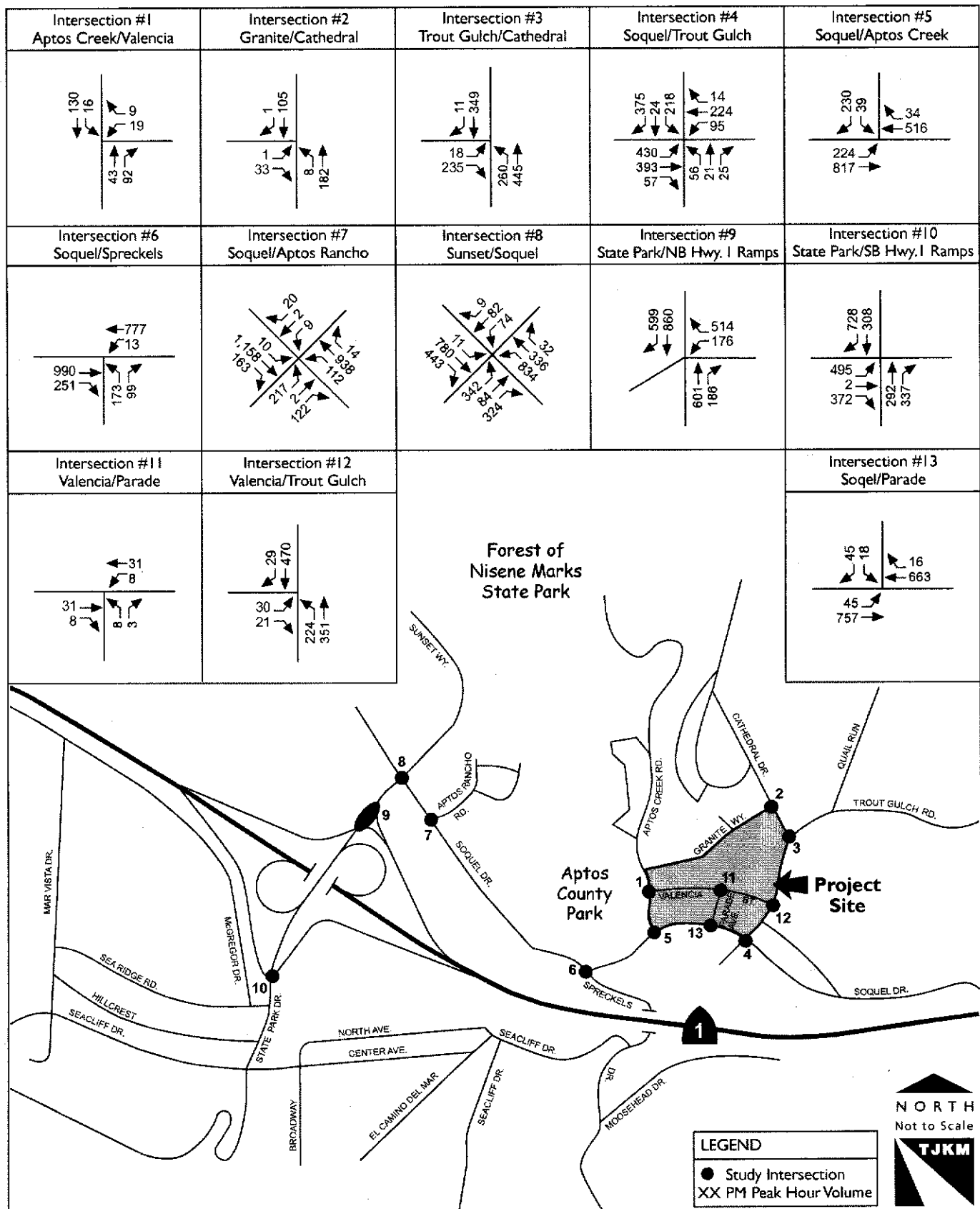
Note: Delay = Average intersection delay for signalized intersections or Minor street (worst approach) delay for unsignalized intersections in seconds;

LOS = Level of Service

Alternative 2 = Intersection of Soquel Drive/Parade Avenue is analyzed as one-way stop control with left turns prohibited on southbound approach.

Santa Cruz County – Aptos Village Update Cumulative (2025) + Project Turning Movement Volumes

Figure
13



Conclusions and Recommendations

TJKM has reached the following conclusions regarding the proposed Aptos Village mixed-use development in Santa Cruz County:

- The proposed project is expected to generate approximately 3,650 daily trips, with 113 trips (52 inbound and 61 outbound) occurring during the a.m. peak hour and 322 trips (162 inbound and 160 outbound) during the p.m. peak hour.
- Under Existing Conditions, eight out of ten study intersections operate at acceptable service levels during the p.m. peak hour. The following two intersections operate unacceptably during the p.m. peak hour:
 - *Soquel Drive/Trout Gulch Road*: This All-way Stop controlled intersection currently operates at LOS D during the p.m. peak hour. Signalization and installation of an exclusive westbound left-turn lane is expected to improve the intersection operating condition to an acceptable level.
 - *Soquel Drive/Aptos Creek Road*: This One-way Stop control intersection operates at LOS E during the p.m. peak hour. The recommended mitigation is to install a traffic signal and an exclusive eastbound left-turn lane on Soquel Drive.
- The County is currently in the design process for these recommended mitigations as capital improvement projects, and the traffic signals are expected to become functional prior to full occupancy of the project.
- Under Existing plus Approved Conditions, two of the ten study intersections continue to operate unacceptably. The mitigations identified in the previous scenario (Existing Conditions) would accommodate the added approved projects traffic as well.
- Under Existing plus Approved plus Project Conditions, ten study intersections are expected to continue to operate acceptably during the p.m. peak hour. The same two intersections that currently operate unacceptably plus one additional intersection impacted by the addition of proposed project traffic are expected to operate at unacceptable service levels:
 - *Soquel Drive/Trout Gulch Road*
 - *Soquel Drive/Aptos Creek Road*
 - *Soquel Drive/Aptos Rancho Road*

The mitigations identified at the first two intersections above in the previous scenarios (Existing and Existing plus Approved) are expected to accommodate the Aptos Village project traffic as well. At the intersection of Soquel Drive and Aptos Rancho Road, the LOS is expected to decrease from LOS C to D due to the traffic added from the proposed project. Currently, Aptos Rancho Road operates with split phasing. TJKM recommends the modification of signal phasing to provide permissive left-turn phasing. With this mitigation, the intersection is expected to operate at an acceptable LOS C. There is sufficient capacity for left turns, and no protected left turn arrow is required for the minor street.

Although the new intersection at Parade Avenue and Soquel Drive would operate acceptably with installation of a signal, it does not meet signal warrants. Because the signal is unwarranted and is also problematic in terms of interactions between adjacent signalized intersections, TJKM recommends one-way stop control on Parade Avenue, with only right turns onto Soquel Drive permitted. Even during the off peak hours, left turns from Parade Avenue would operate at a poor LOS, so left turns should be prohibited at all times. Motorists desiring to travel east on Soquel

Drive are really not sent far out of the way by being rerouted to the Valencia/Trout Gulch intersection, then south to the Trout Gulch/Soquel Drive intersection.

- Under Cumulative Conditions, all the study intersections are expected to continue to operate acceptably except for the following two intersections:
 - *Soquel Drive/Aptos Rancho Road*: This intersection is expected to operate at an unacceptable LOS E due to the traffic increase forecasted for Cumulative Conditions. Currently, Aptos Rancho Road operates with split phasing. TJKM recommends the modification of the Aptos Rancho Road signal phasing to provide permissive left turn phasing. As a result, the intersection is expected to operate at an acceptable LOS D.
 - *Soquel Drive/State Park Drive/Sunset Way*: This intersection is expected to operate at an unacceptable LOS E due to the traffic increase forecasted for Cumulative Conditions. Installing an exclusive eastbound right-turn lane on Soquel Drive is expected to improve the intersection LOS to an acceptable level. However, the installation of a right-turn lane has right-of-way issues on the southwest corner of the intersection if ideal lane widths are used. TJKM recommends that the County consider narrower lanes. Analysis of this mitigation measure was also performed for the a.m. peak hour, and it was found that the intersection would operate acceptably at LOS D.
- Under Cumulative plus Project Conditions, three of the thirteen study intersections continue to operate unacceptably. The mitigations identified in the previous scenario (Cumulative Conditions) are expected to be able to accommodate the added Aptos Village project traffic. In addition, although the new intersection of Soquel Drive/Parade Avenue would operate acceptably with a signal, TJKM instead recommends one-way stop control and prohibiting southbound left-turns on Parade Avenue. Re-routing project trips due to the restriction of southbound left turns would result in improved intersection operations.

Study Participants and References

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Jessie Thielen	Barry Swenson Builders

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