Governor's Office of Planning & Research

PROJECT EVALUATION (PEF)

Jul 29 2020

Project ID No.	
PCA No.	

STATE CLEARING HOUSE

PROJECT CONCEPT				
PROJECT TITLE		PARK UNIT NAME		
ACE Lease for Saddle Mountian F	Property	Big Basin Redwoods State Park		
DISTRICT NAME		FACILITY NO.		
Santa Cruz				
PROJECT MANAGER	PHONE NO.	EMAIL		
Scott Rohlf	831-335-8346	scott.rohlf@parks.ca.gov		
DISTRICT PROJECT MANAGER	PHONE NO.	EMAIL		
Sheila Branon	831-335-6385	sheila.branon@parks.ca.gov		
PROJECT BID DATE	CONSTRUCTION START DATE	FUNDING SOURCE		

PROJECT DESCRIPTION

Identify the scope of the project in detail, including its purpose, location, and potential impacts. If the ground is to be disturbed, describe the depth and extent of excavation. Describe the existing site conditions, including previous development. Note if work will impact or extend beyond park property. Indicate if work will be done in conjunction with, or as part of, other projects. (Use additional pages if necessary.)

The Santa Cruz District of the California Department of Parks and Recreation plans to lease the Saddle Mountian Property in Big Basin Redwoods State Park to the American Conservation Experience, a 501 (c)(3) charitable organization. The property is approximately 17.03 acres at the corner of Big Basin Way and Little Basin Way, assessor's parcel numbers 086-122-01 & 02. This PEF begins the environmental review process as entering into a lease aggreement is a descretionary action by a lead agency and subject to the California Environmental Quality Act (CEQA). The initial term of the lease will end in June, 2025, with one successive five year option for extension.

Facilities on the Saddle Mountian Property include an approximately 3,000 sf lodge with kitchen, dining hall and picnic area, 8-unit multi-residential staff housing, approximately 1600 sf single-family residence, boys and girls restrooms, twelve cabins with bunk beds, volley ball court, garden with coldframe and potting shed, redwood amphitheater, campfire amphitheater, and two operating wells.

7/15/2020 Revision: The District will be working with the Northern Service Center and the ADA Unit to evaluate the Saddle Mountain property and develop a plan on how to move forward addressing accessibility issues identified during the evaluation.

DOCUMENTS ATTACHED

\boxtimes	7.5 minute (quad) map of project area (<i>Required</i>)
_	
	Site Map (Required - Scale should show relationship to existing buildings, roads, landscape features, etc.)
\boxtimes	DPR 727 Accessibility Review and Comment Sheet (<i>Required</i> – Attach DPR 727 or emailed project exemption from
	the Accessibility Section.)
	Sea-level Rise Worksheet (for coastal park units)
	Graphics (Specify - photos, diagrams, drawings, cross-sections, etc.):
Ħ	Other (Specify):
ш	Carol (Specify).

PROJECT EVAL	UATION	(PEF)
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DECILI ATORY DECILIREMENTS			
REGULATORY REQUIREMENTS IS AN APPLICATION, PERMIT, OR CONSULTATION REQUIRE Coastal Development Permit DFG Stream Alteration Permit State & Federal Endangered Species Consultation Corps of Engineers 404 Permit RWQCB or NPDES Permit DPR Right to Enter or Temporary Use Permit PRC 5024 Review Stormwater Management Plan Encroachment Permit (Specify Agency): Native American Consultation Other (Specify): COMMENTS:	ED? YES	MAYBE NO	
DEPARTMENT POLICY COMPLIANCE			
HAS A GENERAL PLAN BEEN APPROVED FOR THE UNIT? If YES, is the project consistent with the GP?		YES	NO
If NO, what is the project justification? Is it a temporary facility? (No permanent resource of Health and Safety? Is it a Resource Management Project? Is it repairing, replacing, or rehabilitating an existing	,		
IS THE PROJECT WITHIN A CLASSIFIED SUBUNIT? Natural Preserve Cultural Preserve State Wilderness			
IS THE PROJECT CONSISTENT WITH THE DEPARTMENT'S RESOURCE MANAGEMENT DIRECTIVES?	CULTURAL		
IS THE PROJECT CONSISTENT WITH THE DEPARTMENT'S MANUAL CHAPTER 0300?	OPERATIONS		
COMMENTS:			
DISTURGISHERERINTENDENT PROJECT CONCEPT APPROVAL OR DESIGNEE	TITLE Deputy D	istrict Sup	DATE 7/21/2020

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PROJE	ECT E	VALUA	TION ((PEF)
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Project ID No.	
PCA No.	

	RESOURCES Explain all 'Yes' or 'Maybe' answers in the "Evaluation and Comments" section (reference by letter and number). Attach additional pages, if necessary.				
YES	MAYBE		 A. EARTH – WILL THE PROJECT: 1. Create unstable soil or geologic conditions? 2. Adversely affect topographic features? 3. Adversely affect any unusual or significant geologic features? 4. Increase wind or water erosion? 5. Adversely affect sand deposition or erosion of a sand beach? 6. Expose people, property, or facilities to geologic hazards or hazardous waste? 7. Adversely affect any paleontological resource? 		
YES	MAYBE	NO 	 B. AIR – WILL THE PROJECT: 1. Adversely affect general air quality or climatic patterns? 2. Introduce airborne pollutants that may affect plant or animal vigor or viability? 3. Increase levels of dust or smoke? 4. Adversely affect visibility? 		
YES	MAYBE	NO N N N N N N	 C. WATER – WILL THE PROJECT: 1. Change or adversely affect movement in marine or fresh waters? 2. Change or adversely affect drainage patterns or sediment transportation rates? 3. Adversely affect the quantity or quality of groundwater? 4. Adversely affect the quantity or quality of surface waters? 5. Expose people or property to flood waters? 6. Adversely affect existing or potential aquatic habitat(s)? 		
YES	MAYBE		 D. PLANT LIFE – WILL THE PROJECT: 1. Adversely affect any native plant community? 2. Adversely affect any unique, rare, endangered, or protected plant species? 3. Introduce a new species of plant to the area? 4. Adversely affect agricultural production? 5. Adversely affect the vigor or structure of any tree? 6. Encourage the growth or spread of alien (non-native) species? 7. Interfere with established fire management plans or practices? 		
YES	MAYBE	NO 	 E. ANIMAL LIFE – WILL THE PROJECT: 1. Adversely affect any native or naturalized animal population? 2. Adversely affect any unusual, rare, endangered, or protected species? 3. Adversely affect any animal habitat? 4. Introduce or encourage the proliferation of any non-native species? 		
YES	MAYBE		 F. CULTURAL RESOURCES – WILL THE PROJECT: 1. Adversely affect a prehistoric or historic archeological site, or tribal cultural resource? 2. Adversely affect a prehistoric or historic building, structure, or object? 3. Cause an adverse physical or aesthetic effect on an eligible or contributing building, structure, object, or cultural landscape? 4. Diminish the informational or research potential of a cultural resource? 5. Increase the potential for vandalism or looting? 6. Disturb any human remains? 7. Restrict access to a sacred site or inhibit the traditional religious practice of a Native American community? 		

PKO	JECI	EV/	ALUATION (PEF)	PCA No.
YES	MAYBE	NO X X X X	4. Create a visually offensive site?	view? ?? scenic resources in the immediate area or park-wide? sign established for this unit or diminish the intended
YES	MAYBE	NO 	3. Have an adverse effect on the que opportunities or facilities?	ality of the intended visitor experience? ality or quantity of existing or future recreational cessibility of recreational facilities (e.g., ADA
YES	MAYBE On-coasta	NO 🖂	surge, and other extreme events, Events Guidance Document or ar Rise Worksheet (provided in the g 2. Based on the evaluation describe	VENTS (COASTAL UNITS ONLY): or potential impacts from sea-level rise, coastal storm using the Department's Sea-Level Rise and Extreme in equivalent process? Please attach the Sea-Level guidance document) or other detailed evaluation. In dispose, will the project be adversely impacted by undation during its expected lifetime?
EVAL	.UATION	AND C	OMMENTS	
	ENVIRONMENTAL REVIEW To Be Completed by Qualified Specialist(s) ONLY. Attach additional reviews or continuation pages, as necessary.			
Received Processing Pr	eviewer is [AHC Listed] DN 2007] AB52 Congs: oject action (a more than libe(s) did not be(s) appropersion (be(s) and libe(s) a	Designate Tribe(s) Tribe(s) Tribe (s) Tribe (s	ted District/Service Center/Division Tribal Liais) contacted (attach correspondence record for correlated Consultation Only on Initiated not have potential to affect "tribal cultural" resources in tribes provide differing responses, and opject as written object with treatments or conditions able to reach mutual agreement on project treatmeterests involved.	on or Designee contact and findings) ces (explain) describe all consultations below.
	Mark Hy -0E273DC9D92	lkema		PRINTED NAME Mark Hylkema

Project ID No.

Project ID No.	
PCA No.	

TITLE Supervisor, Cultural Recourses Program	DATE 7/22/2020		
ARCHEOLOGIST COMMENTS AND SIGNATURE (REQUIRED FOR ALL FINDINGS) Findings: No PRC 5024 necessary (provide justification) PRC 5024 attached; project approved as written PRC 5024 attached, conditions necessary PRC 5024 attached, mitigations and/or potential significant impacts Explain Project was previously evaluated for archaeological resources- negative findings documented in an ASR.			
SIGNATURE Docusigned by: Mark Hullema	PRINTED NAME	Mark Hylkema	
TITLE OE273DC9D9284F1 Supervisor, Cultural Recourses	Program	DATE 7/22/2020	
HISTORIAN COMMENTS AND SIGNATURE (REQUIRED FOR ALL FINDINGS) Findings: No PRC 5024 necessary (provide justification) PRC 5024 attached, project approved as written PRC 5024 attached, conditions necessary PRC 5024 attached, mitigations and/or potential significant impacts Explain Not historically significant, no PRC 5024 needed.			
SIGNA PORLSigned by:	PRINTED NAME	Martin Rizzo	
TINLE_8368EBF12FBC4DEHistorian II		DATE 7/21/2020	

Project ID No.	
PCA No	

ENVIRONMENTAL SCIENTIST COMMENTS AND SIGNATURE (REQUIRED FOR ALL FINDINGS)			
Findings: No Impact Impact(s), see conditions/mitigations below or on attached page(s) Potential Significant Impact			
Explain Operating agreements for the leased property will include measures to limit the potential impacts of operations on natural resources.			
SIGNATURE DocuSigned by:	PRINTED NAME	Joanne Kerbavaz	
TITLE 112B43C585154E4Senior Environmental Scientist		DATE 7/21/2020	
MAINTENANCE CHIEF/SUPERVISOR (REQUIRED FOR ALL COMMENTS:			
SIGNATURE—DocuSigned by: Ralud Avias	PRINTED NAME	Rachel Arias	
TITLE 4A3B27A1425A4BE PMC		DATE 7/23/2020	
OTHER COMMENTS (COMMENTER MUST INCLUDE TITLE A	AND SIGNATUR	(E)	
SIGNATURE DocuSigned by:	PRINTED NAME	Elizabeth Hammack	
TITLE 2A8B36567AEF4E9. State Park Interpreter III		DATE 7/28/2020	

Project ID No.	
PCA No.	

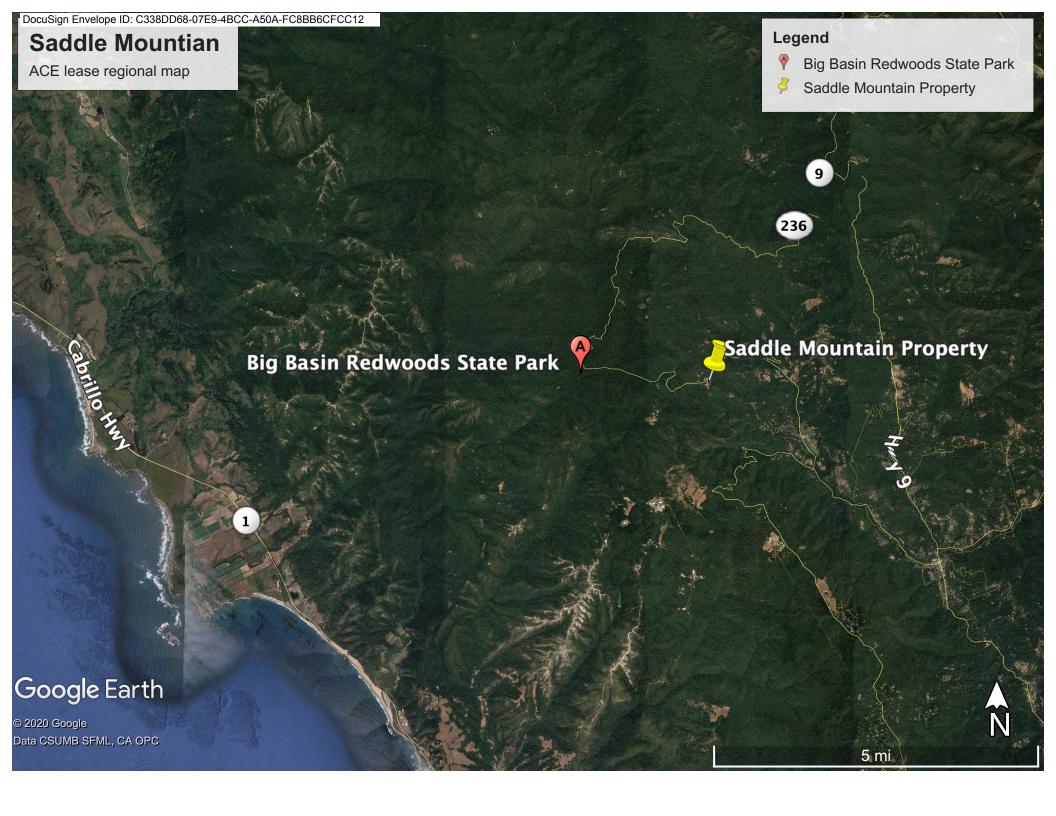
OTHER COMMENTS (COMMENTER MUST INCLUDE TITLE AND SIGNATURE)		
SIGNATURE	PRINTED NAME	
TITLE		DATE
OTHER COMMENTS (COMMENTER MUST INCLUDE TITLE AND SIGNATURE)		
(11)		,
SIGNATURE	PRINTED NAME	
≥ ≥	. MATED IN MILE	
TITLE	1	DATE

ENVIRONMENTAL COORDINATOR REVIEW

PROJEC	IEVAL	.UATION (PEF)		PCA No.
YES MAYBE	NO C	at the park?2. Will the project be part of a ser3. Are there any other projects the become operational?4. Are there any other projects (ir completed or any probable futuinpacts of this project?	ies of inter-related at must be compl ncluding deferred are projects that c	or at the same time as other projects d projects? leted for any part of this project to
RECOMMENDATION: Not a project for the purposes of CEQA compliance. Project is covered activity under DOM 0600 (Figure F) that does not require a Notice of Exemption; Project is covered activity under previously prepared CEQA Document (internal or external); SCH number: SCH number: The project is exempt. File a Notice of Exemption. A Negative Declaration should be prepared. A Mitigated Negative Declaration should be prepared. An EIR should be prepared. AB52 Consultation Initiated. See Tribal Liaison Comment Section above.				
SIGNAT PRE DocuSi		· ·	PRINTED NAME	Sheila Branon
_	a Branon			1
TITLE3B46F1	^{8CC41B41A} Sr.	Park and Recreation Speciali	st	DATE 7/29/2020
DISTRICT SUPERINTENDENT REVIEW				
COMMENTS:	•	traints placed on the project as a proceed.	result of the spe	ecialists' comments above and
DISTRICT SUPERIOR Chris Sp	•	ROVAL SIGNATURE	TITLE DSII	DATE 7/29/2020

Project ID No.

-0228B0F8407E495...



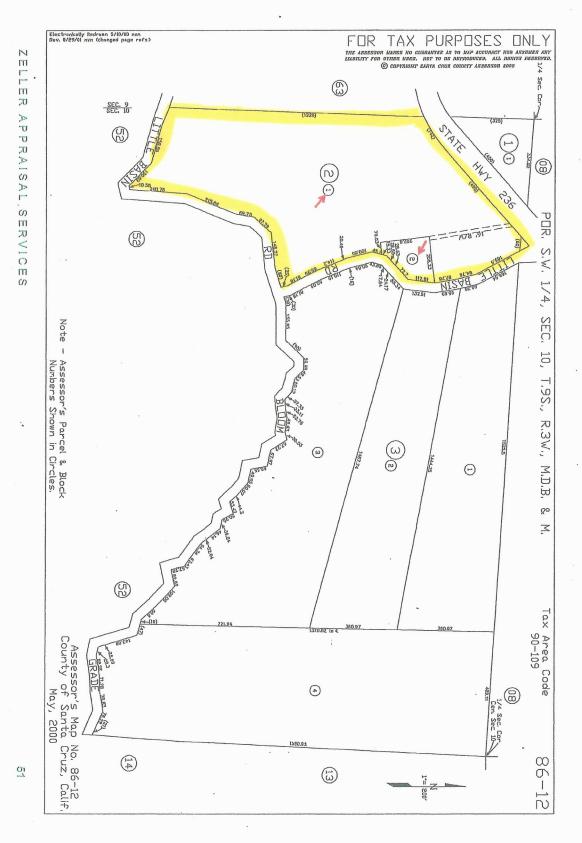


EXHIBIT A

State of California – Natural Resources Agency DEPARTMENT OF PARKS AND RECREATION

ACCESSIBILITY DIVISION

REVIEW & CO	MMENT SHEET
Project: ACE Lease for Saddle Mountain Property	Design Entity: Santa Cruz District
Location: Big Basin Redwoods SP	Project Manager: Scott Rohlf
Review Date: 7.16.2020	Reviewer: Michael R. Patrick - CASp 873
Project Phase: PEF	Phone: (916) 832-7384

This review and comment does not authorize any omissions or deviations from applicable regulations. The intent of this review is for general conformance with applicable parts of Americans with Disabilities Act Standards for Accessible Design (ADASAD), California Code of Regulations Title 24 - access compliance, and the Department of Parks and Recreation's (DPR) California State Parks Accessibility Guidelines (CSPAG). Plans were reviewed solely on the items submitted to the Accessibility Division as it relates to standards in design and construction of accessibility features for individuals with disabilities. All construction must comply with the Latest Editions of the California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical code (CEC), California Fire Code (CFC), current editions of the Occupational Safety and Health Act (OSHA) and all other prevailing state and federal regulations.

GENERAL COMMENTS

The <u>American with Disabilities Act, ADA Title III Technical Assistance Manual Covering Public Accommodations and Commercial Facilities – III-1.770</u> requires the Title II entity (State Parks) to provide or ensure that the property leased to the Title III entity (the American Conservation Experience) meets Accessibility requirements. Given the scope and cost required to achieve full compliance, an immediate solution would result in an unreasonable hardship. The Santa Cruz District will coordinate an Accessibility survey performed by the Northern Service Center. A transition plan shall be developed to address the timing of the improvements with the goal being a facility that meets 2019 CBC and 2020 Federal Accessibility Code requirements. It shall be the responsibility of the Santa Cruz District to coordinate, manage, and report on the progress of the transition plan.

END OF COMMENTS



Certificate Of Completion

Envelope Id: C338DD6807E94BCCA50AFC8BB6CFCC12

Subject: Please DocuSign: Revised-ACE lease for Saddle Mountain.docx, Saddle Mountain Regional Map.pdf, ...

Signatures: 9

Initials: 0

Source Envelope:

Document Pages: 11

Certificate Pages: 6

AutoNav: Enabled

Envelopeld Stamping: Enabled

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:

Status: Completed

Scott Rohlf

1416 9th Street, Room 950 Sacramento, CA 95814

Scott.Rohlf@parks.ca.gov IP Address: 73.222.103.108

Record Tracking

Status: Original

7/20/2020 9:21:27 AM

Holder: Scott Rohlf

Scott.Rohlf@parks.ca.gov

Location: DocuSign

Signer Events

Jordan Burgess

jordan.burgess@parks.ca.gov

Deputy District Sup

Security Level: Email, Account Authentication

(None)

Signature

Jordan Burgess

California State Department of Parks and Recreation
Signature Adoption: Pre-selected Style Using IP Address: 73.189.133.110

Timestamp

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Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Elizabeth Hammack

elizabeth.hammack@parks.ca.gov

State Park Interpreter III

Security Level: Email, Account Authentication

(None)

Elizabeth Hammack

240026567455450

Signature Adoption: Pre-selected Style Using IP Address: 172.77.20.57

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Electronic Record and Signature Disclosure:

Accepted: 7/28/2020 6:04:27 PM

ID: c5534693-1e88-4fbb-817c-1212ac850f51

Joanne Kerbavaz

joanne.kerbavaz@parks.ca.gov Senior Environmental Scientist

Security Level: Email, Account Authentication

(None)

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Signature Adoption: Drawn on Device Using IP Address: 174.62.81.90

Electronic Record and Signature Disclosure:

Accepted: 6/8/2020 9:34:54 AM

ID: f7b37387-68c0-45e2-954c-c8c1d4c23f5a

Mark Hylkema

Mark.Hylkema@parks.ca.gov

Supervisor, Cultural Recourses Program Security Level: Email, Account Authentication

(None)

Mark Hylkema

Signature Adoption: Pre-selected Style Using IP Address: 107.222.186.81

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Electronic Record and Signature Disclosure:

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ID: 8d62db2e-aee4-42f3-93ac-767e8c6c6dd8

Signer Events

Martin Rizzo

martin.rizzo@parks.ca.gov

Historian II

Security Level: Email, Account Authentication

(None)

Electronic Record and Signature Disclosure:

Accepted: 7/14/2020 1:00:47 PM

ID: fc9e4c9d-caa8-4a18-a1a9-9834c2b620ca

Rachel Arias

Rachel.Arias@parks.ca.gov

PMC

Security Level: Email, Account Authentication

(None)

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Sheila Branon

sheila.branon@parks.ca.gov

Sr. Park and Recreation Specialist

Security Level: Email, Account Authentication

(None)

Electronic Record and Signature Disclosure:

Accepted: 7/29/2020 1:57:05 PM ID: cb9fcfa8-6925-4b84-8501-696e50f56c57

Chris Spohrer

chris.spohrer@parks.ca.gov

Security Level: Email, Account Authentication

(None)

Signature

Martin Rizzo 8368EBF12FBC4DE

Signature Adoption: Pre-selected Style Using IP Address: 73.223.0.171

-DocuSigned by:

Rachel Arias 4A3B27A1425A4BE..

Signature Adoption: Pre-selected Style Using IP Address: 12.250.52.182

Sheila Branon 3B46F18CC41B41A..

Signature Adoption: Pre-selected Style

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Chris Spohrer 0228B0F8407E495..

California State Department of Parks and Recreation
Signature Adoption: Pre-selected Style Using IP Address: 12.250.52.182

Electronic Record and Signature Disclosure: Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/29/2020 2:01:22 PM

Envelope Summary Events	Status	Timestamps	
Certified Delivered	Security Checked	7/29/2020 2:14:19 PM	
Signing Complete	Security Checked	7/29/2020 2:15:26 PM	
Completed	Security Checked	7/29/2020 2:15:26 PM	
Payment Events	Status	Timestamps	
Electronic Record and Signature Disclosure			

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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of your DocuSign account. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use your DocuSign Express user account to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through your DocuSign user account all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact California State Department of Parks and Recreation:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: marlene.sheufelt@parks.ca.gov

To advise California State Department of Parks and Recreation of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at marlene.sheufelt@parks.ca.gov and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address.. In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in DocuSign.

To request paper copies from California State Department of Parks and Recreation
To request delivery from us of paper copies of the notices and disclosures previously provided
by us to you electronically, you must send us an e-mail to marlene.sheufelt@parks.ca.gov and in
the body of such request you must state your e-mail address, full name, US Postal address, and
telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with California State Department of Parks and Recreation To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may; ii. send us an e-mail to marlene.sheufelt@parks.ca.gov and in the body of such request you must state your e-mail, full name, IS Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0,
	NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	
	•Allow per session cookies
	•Users accessing the internet behind a Proxy
	Server must enable HTTP 1.1 settings via
	proxy connection

^{**} These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I Agree' box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify California State Department of Parks and Recreation as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by California State Department of Parks and Recreation during the course of my relationship with you.