

SUBDIVISION FINDINGS

The original subdivision findings for Permit No. 90-1245 are revised as follows to allow a second alternative method of sewage disposal, the construction of a raw sewage pipeline linking the project to the City of Santa Cruz Wastewater Treatment Plant. Deletions from the original findings are shown by ~~STRIKEOUT~~ and additions are ~~HIGHLIGHTED~~.

1. THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OR CONDITIONS OF THE SUBDIVISION ORDINANCE AND THE STATE SUBDIVISION MAP ACT.

Subject to the concurrent approval of the proposed General Plan amendment, the rezoning, and the roadway/roadside exception, the proposed division of land meets all requirements and conditions of the County Subdivision ordinance and the State Map Act in that the project meets the technical requirements of the Subdivision ordinance and is consistent with the County General Plan and the zoning ordinance as set forth in the findings below.

2. THAT THE PROPOSED SUBDIVISION, ITS DESIGN, AND ITS IMPROVEMENTS, ARE CONSISTENT WITH THE GENERAL PLAN, AND THE AREA GENERAL PLAN OR SPECIFIC PLAN, IF ANY.

Subject to the concurrent approval of the proposed General Plan amendment, the rezoning, and the roadway/roadside exception, the proposed division of land, its design, and its improvements, are consistent with the General Plan in that this project, which creates 60 parcels averaging 23,337 square feet, is located in the Residential, Urban Very Low density land use designation. The Mountain Residential portion of the property would remain undeveloped with the exception of an equestrian trail. The density of the residential subdivision equals one dwelling unit per 1.01 acres of net developable area. The subdivision also creates a 20 acre future park site which would be located in the Parks and Recreation land use designation, a 0.5 acre parcel to accommodate a package treatment plant, if that alternative for sewage disposal is utilized, and 1.0 acre equestrian to be dedicated for public use.

The project is consistent with the General Plan in that the project is within the Urban Services Line and the density of the residential subdivision was determined by considering the terrain of the property. The land division is located on a designated arterial street that provides satisfactory access. The residential portion of the proposed subdivision is similar to the pattern and density of residential development in the nearby neighborhoods. The design of the subdivision employs clustering to protect natural amenities, resources, and open space and offers a sufficient transition from the more intense development nearer the center of the Urban Services area to rural areas adjacent to the subdivision.

The recreational segment of the project is consistent with the General Plan in that the equestrian use of the property will implement the parcel specific program of the General Plan which specifies the establishment of "a regional Equestrian facility at the Graham Hill Showgrounds in conjunction with the facilities utilized by the Santa Cruz County Horsemen's Association."

Further, future development resulting from the subdivision will not be located in a hazardous or environmentally sensitive area and protects natural resources by expanding in an area designated for this type of land use and development as described in the Environmental Impact Report.

3. THAT THE PROPOSED SUBDIVISION COMPLIES WITH ZONING ORDINANCE PROVISIONS AS TO USES OF LAND, LOT SIZES AND DIMENSIONS AND ANY OTHER APPLICABLE REGULATIONS.

Subject to the concurrent approval of the proposed General Plan amendment, the rezoning, and the roadway/roadside exception, the proposed subdivision complies with the zoning ordinance provisions as to uses of land, lot sizes and dimensions and other applicable regulations in that the use of the property will be either residential or recreational in nature, lot sizes meet the minimum dimensional standard for the "R-1-1 5" and "PR" zone districts where the individual land uses would be located and all yard setbacks will be consistent with zoning standards.

4. THAT THE SITE OF THE PROPOSED SUBDIVISION IS PHYSICALLY SUITABLE FOR THE TYPE AND DENSITY OF DEVELOPMENT.

The site of the proposed division of land is physically suitable for the type and density of development in that topography challenging to development is avoided, a geologic and geotechnical reports prepared for the property concludes that the site is suitable for the land division, the existing property is shaped to provide for efficient development of the property, and the proposed parcels offer a traditional arrangement and shape to insure development without the need for site standard exceptions or variances. No environmental constraints exist to the extent which necessitate that the area remain fully undeveloped.

The recommended conditions for project approval include a requirement that the developer contribute a fair share amount to cover the cost of installing a traffic signal which is necessary to insure an acceptable level of service at this intersection, payment of Transportation Area Improvement in-lieu fees, construction of improvements to Graham Hill Road to provide for pedestrian and bicycle movements which will increase as a result of this development, improving one bus stop along Graham Hill Road to accommodate the anticipated increased use of public transit, and construction of a left turn pocket at the northbound approach at the project entry to reduce vehicular conflicts and insure safe access to the site.

5. THAT THE DESIGN OF THE PROPOSED SUBDIVISION OR TYPE OF IMPROVEMENTS WILL NOT CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE NOR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The design of the proposed division of land and its improvements will not cause environmental damage nor substantially and avoidably injure fish or wildlife or their habitat in that an Environmental Impact Report was prepared for this project and an Initial Study and Negative Declaration was prepared for the alternative of a raw sewage pipeline, in accordance with the California Environmental Quality Act and the County Environmental Review Guidelines. This These documents discloses that all environmental impacts associated with the project can be reduced to an insignificant level provided all recommended mitigation measures are implemented.

Implementation of the Comprehensive Habitat Mitigation Plan and construction of a package treatment plant to handle domestic sewage, or alternately the construction of a raw sewage pipeline to link the project with the City of Santa Cruz Wastewater Treatment Plant, will reduce potential impacts to sensitive biotic habitats and water quality in the San Lorenzo River to a less than significant level.

6. THAT THE PROPOSED SUBDIVISION OR TYPE OF IMPROVEMENTS WILL NOT CAUSE SERIOUS PUBLIC HEALTH PROBLEMS. 519

The proposed division of land or its improvements will not cause serious public health problems in that municipal water is available to serve the project and safe disposal of sewage can be attained by the construction of a package treatment plant or alternately by the construction of a raw sewage pipeline to link the project with the City of Santa Cruz Wastewater Treatment Plant. Proposed drainage improvements will avoid impacts such as increase siltation in San Lorenzo River and hillside erosion.

7. THAT THE DESIGN OF THE PROPOSED SUBDIVISION OR TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH, OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

The design of the proposed division of land and its improvements will not conflict with public easements for access in that no encumbrances are known to burden the title of the property. A private easement crossing the property and providing legal access to a parcel owned by Paradise Park is the subject of an agreement between the Cowell Foundation and Paradise Park and has been incorporated into the subdivision plan.

8. THE DESIGN OF THE PROPOSED SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES.

The design of the proposed subdivision provides to the fullest extent possible, the ability to utilize passive and natural heating and cooling in that the resulting parcels are oriented in a manner to take advantage of solar opportunities.

520

CONDITIONS OF APPROVAL

Permit No. 98-0121
Amendment to Permits No. 90-1245 and 97-0909

Tract No. 1339 - Graham Hill Estates
Applicant and Property Owner: Standard Pacific Corporation
Assessor's Parcel No. 06 1-32 1-44
Property location: West side of Graham Hill Road,
west of its intersection with Sims Road
Carbonera planning area

These Conditions of Approval amend the Conditions of Approval for Permits No. 90-1245 and 97-0909, for the Graham Hill Estates Subdivision. Only the amended conditions are contained herein. All original conditions for Permits 90-1245 and 97-0909, which are not amended, are still applicable, and are incorporated by reference into these Conditions of Approval.

All correspondence and maps relating to this land division shall carry the land division number and tract number noted above.

- II. A Final Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Final Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Final Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Final Map shall meet the following requirements:
- B. This land division shall result in no more than 60 total single-family residential lots, a Common Area shown as Parcel "A", an equestrian trail shown as Parcel "E", a park site shown as Parcels "B" and "C", and a package treatment plant site shown as Parcel "D". If an alternate method of sewage disposal is utilized, a raw sewage pipeline linking the project to the City of Santa Cruz Wastewater Treatment Plant, Parcel "D" shall become an additional park site.
 - E. The following requirements shall be noted on the Final Map as items to be completed prior to obtaining a building permit on lots created by this land division:
 - 2. Lots shall be connected for sewer service to an on-site package treatment plant or shall be connected to a raw sewage pipeline linking the project with the City of Santa Cruz Wastewater Treatment Plant.

521

III Prior to recordation of the Final Map, the following requirements shall be met:

D. Submit and secure approval of engineered improvement plans from the Department of Public Works for all roads, curbs and gutters, sidewalks, storm drains, erosion control, street lighting, street trees and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. Plans shall be in substantial conformance with Exhibits "A" and "B" of this permit. A subdivision agreement backed by financial securities (equal to 150% of engineer's estimate of the cost of improvements), per Sections 14.01.5 10 and 5 11 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements:

3. A drainage and erosion control plan prepared by a civil engineer to minimize the impacts from erosion and sedimentation during grading shall be reviewed and approved by the Department of Public Works and the County Planning Department (HYDRO-3). The drainage and erosion control plan shall be in conformance with the preliminary drainage plan (Exhibits "A" and "B"), shall also include any grading or landclearing necessary to construct the raw sewage pipeline linking the project to the City of Santa Cruz Wastewater Treatment Plant if that alternative is utilized, shall be in conformance with County Code Chapter 16.22, and shall meet the following requirements:

l. The development approval holder shall make an application for the establishment of a County Service Area (CSA) for the permanent maintenance of these facilities by the County or another public agency under contract to the County for this purpose. The CSA shall become established prior to final map recordation and shall include the following:

i. Provide for the operation of the package treatment plant required under Conditions III.C.12-14, or provide for construction and maintenance of the raw sewage pipeline linking the project to the City of Santa Cruz Wastewater Treatment Plant.

m. The development approval holder shall obtain written approval from the County Planning Department for any site or sites to be used for fill disposal in conjunction with construction of a raw sewage pipeline linking the project to the City of Santa Cruz Wastewater Treatment Plant, if that alternative is utilized.

11. Improvement plans shall include a package treatment plant that provides the level of treatment required by the City of Scotts Valley and the Regional Water Quality Control Board with effluent discharge to the Scotts Valley - Santa Cruz wastewater treatment plant transmission line to eliminate all wastewater disposal on the project site. If required by the City of Scotts Valley and/or the Regional Water Quality Control Board, the package treatment plant shall be designed to produce effluent quality that meets requirements of Title 22, California Administrative Code, for unrestricted reclamation uses. Final plans shall be reviewed and approved by the Regional Water Quality Control Board in addition to the County Department of Public Works.

522

Alternately, improvement plans shall include a raw sewage pipeline linking the project to the City of Santa Cruz Wastewater Treatment Plant, pursuant to Condition III.N. The improvement plans shall include the alignment as shown in the Preliminary Project Report for the Graham Hill Estates Off-Site Sanitary Sewer System (Attachment 3) with the exception that the use of alignment 3A shall not be allowed, due to the existence of water supply wells and a surface water intake operated by the City of Santa Cruz Water Department on Tait Street.

Final plans shall be reviewed and approved by the Regional Water Quality Control Board, if applicable, the County of Santa Cruz Sanitation District, and the County Department of Public Works.

Given that the subject property is within the Urban Services Line, if a package treatment plant is constructed, the development approval holder shall obtain approval from the City of Scotts Valley to hookup to the Scotts Valley - Santa Cruz wastewater treatment line. Such approval shall be viewed by the Board of Supervisors as being limited to the subject property and shall have no precedential value with respect to future hookups for properties within the County. An exemption to this condition may be granted in the future upon a finding by the Board of Supervisors following a noticed public hearing that a public health hazard exists the solution to which would be the sewerage of existing developed properties within the greater Pasatiempo area wastewater management plan area.

12. If a package treatment plant is constructed, the pump station shall incorporate appropriate redundancy features and alarm(s) including, at a minimum: (a) a duplex or triplex pump arrangement; (b) emergency back-up generator; and (c) auto-dialer alarm system. The pump system design shall be subject to review and approval by the Santa Cruz County Department of Public Works. In addition, all sewage collection pipes shall be designed to protect against infiltration and inflow which is typically 10% of designed wastewater flow (SEW-4).
13. The relocated habitable equestrian facilities (clubhouse and caretaker's dwelling) shall also be served by the package treatment plant, or by the raw sewage pipeline linking the project to the City of Santa Cruz Wastewater Treatment Plant. To fulfill the County's long-range plans for the equestrian park, the collection system that would serve equestrian facilities shall be designed to accommodate twice their expected sewage flow. The County of Santa Cruz shall bear any additional costs associated with collection system upgrades that will serve future public restrooms at the equestrian park (SEW-13).

M. If the alternative method of sewage disposal is utilized, a raw sewage pipeline linking the project to the City of Santa Cruz Wastewater Treatment Plant, engineered improvement plans shall be submitted and reviewed by the County Department of Public Works, the County Sanitation District, the County Planning Department, and the City of Santa Cruz Department of Public Works and Water Department, and shall include the following:

1. Design specifications and construction practices that conform to the backfill and compaction standards contained in the County Department of Public Works Design Criteria, and design criteria used by the City of Santa Cruz Public Works Department.

523

2. Dust suppression measures included as part of the erosion control plan required by Condition III D 3.
3. A minimum 10-foot separation shall be maintained between the raw sewage line and any treated or untreated domestic water supply. If, in any location, such a separation cannot be achieved, pipeline placement and construction shall adhere to the requirements of the County and City of Santa Cruz Public Works Department and the City of Santa Cruz Water Department.
4. All work along alignment alternative 2A shall be conducted within the paved roadway along Graham Hill Road, Ocean Street Extension, and River Street, and all work along alignment alternative route 3B, including the directional drilling bore pit, fill storage, and equipment storage shall be conducted within the disturbed, unvegetated portion of the unpaved access road.
5. The receiving pit for the directional drilling on alignment alternative route 3B shall be located within the Santa Cruz Metropolitan Transit District parking lot or in the immediately adjacent disturbed area.
6. A statement that, if anytime during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of a historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

N. If the alternative method of sewage disposal is utilized, a raw sewage pipeline linking the project to the City of Santa Cruz Wastewater Treatment Plant, Encroachment Permits shall be obtained from the County of Santa Cruz the City of Santa Cruz. Prior to issuance of an Encroachment Permit the applicant shall submit the following:

1. A Traffic Management Plan, prepared by a traffic engineer, for review and approval of the County Planning Department and Department of Public Works. The Traffic Management Plan shall include the following:
 - a. Suggested alternative routes for detouring traffic around the Graham Hill Road Construction zone;
 - b. Provisions to keep one lane of traffic open at all times throughout the construction zone (including River Street); and
 - c. Provisions to keep both lanes of traffic open throughout the construction zone on holidays, weekends, and during morning and evening peak traffic periods (including River Street).
2. Construction drawings which depict the location of all underground utilities in the construction zone. Underground utilities shall be located in the field, after consultation with the City of Santa Cruz Water Department, to identify all water pipelines currently in service.

524

3. A report prepared by a soils engineer to determine the minimum depth for placement of a pipeline under the San Lorenzo River, in order to provide protection against scour-related damage and to address slope stability concerns if alignment alternative route 2B is utilized.
 4. Construction drawings that depict proposed fill storage areas, equipment storage areas, and staging areas, all in locations that do not currently support vegetation. The location of areas to be disturbed shall be field verified by the Planning Department prior to issuance of the encroachment permit.
 5. A biotic assessment prepared by a qualified biologist, if alignment alternative 2B is selected. This report shall be prepared and submitted to the Planning Department for review and approval prior to issuing the Encroachment Permit. The presence of locally unique species, species of special concern, or listed species along this route shall require additional Environmental Review.
 6. A report from a qualified archeologist that assess the potential for the existence of significant archeological resources along alignment alternative Route 3B and, if selected, Route 2B. This report shall be submitted to the Planning Department for review and approval prior to issuing the Encroachment Permit. Should significant resources be discovered, impacts shall be mitigated through avoidance of the site or sites. If avoidance is infeasible, the project will be subject to additional Environmental Review to develop adequate mitigation measures to reduce the impact to less than a significant level.
 7. A statement that all construction activities shall be limited to the hours of 8:00 am and 5:30 pm on weekdays, unless a temporary exception to this time restriction is approved in writing by the Planning Director.
- O. The applicant shall establish a one-foot non-access strip around the raw sewage pipeline, if constructed, prior to acceptance of the improvements to the County Department of Public Works. Additional connections to the raw sewage pipeline, in excess of those identified by this project (60 residential parcels and the relocated equestrian facility including a clubhouse, caretaker's quarters and future public restrooms) will required Environmental Review and a subsequent environmental determination.

IX. Mitigation Monitoring Program

The mitigation measures listed under this heading have been incorporated into the conditions of approval for this project in order to mitigate or avoid significant effects on the environment pursuant to the Negative Declaration issued September 3, 1998, to allow an alternative method of sewage disposal, a raw sewage pipeline linking the project to the City of Santa Cruz Wastewater Treatment Plant. As required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for the above mitigations is hereby adopted as a condition of approval for this project. This monitoring program is specifically described following each mitigation measure listed below. The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program, may result in permit revocation pursuant to Section 18.10.462 of the Santa Cruz County Code.

525

1. **Mitigation Measure: Conditions III D.3. (Erosion Control and Dust Suppression)**
Monitoring Program: Prior to issuance of an Encroachment Permit, Planning Department shall review the erosion control plan for compliance with County Code Chapter 16.22, including dust suppression measures, and issue written approval for the site or sites to be used for fill disposal.
2. **Mitigation Measure: Condition III N.1. (Traffic-related Impacts)**
Monitoring Program: Prior to issuance of an Encroachment Permit the Planning Department and Department of Public Works shall review and approve a Traffic Management Plan.
3. **Mitigation Measure: Conditions III D.11, III M.1, 3, & 4, III N.2, & 3, (Health and Safety)**
Monitoring Program: Prior to issuance of an Encroachment Permit or recordation of the Final Map, the County Department of Public Works, the County Sanitation District, the County Planning Department, and the City of Santa Cruz Department of Public Works and Water Department shall review and approve construction drawings and engineered improvement plans for construction of the raw sewage pipeline.
4. **Mitigation Measure: Conditions III M.4 & 5 and III N.4 & 5. (Biotic Resources)**
Monitoring Program: Prior to issuance of an Encroachment Permit or recordation of the Final Map, the County Planning Department shall review and approve construction drawings, engineered improvement plans for construction of the raw sewage pipeline, and if alignment alternative Route 2B is selected, a biotic assessment prepared by a qualified biologist.
5. **Mitigation Measure: Condition III N.7. (Noise)**
Monitoring Program: Prior to issuance of an Encroachment Permit or recordation of the Final Map, the Department of Public Works shall review and approve engineered improvement plans for construction of the raw sewage pipeline, which include a limit on the hours of construction activities.
6. **Mitigation Measure: Conditions III M.6 and III N.6. (Archaeologic Resources)**
Monitoring Program: Prior to issuance of an Encroachment Permit, the County Planning Department shall review and approve a report from a qualified archeologist that assesses the potential for the existence of significant archeological resources along alignment alternative Route 3B and, if selected, Route 2B.
6. **Mitigation Measure: Conditions III O. (Growth-inducing Impacts)**
Monitoring Program: Prior to acceptance of the improvements by the County Department of Public Works, that Department shall verify that a one-foot non-access strip has been established around the raw sewage pipeline, to prohibit additional connections without Environmental Review.

CONDITIONS OF APPROVAL

Permit No. 98-0121
Amendment to Permits No. 90-1245 and 97-0909

Equestrian Facilities Relocation Approval

Applicant and Property Owner: Standard Pacific Corporation
Assessor's Parcel No. 062-321-44
Property location: West side of Graham Hill Road,
west of its intersection with Sims Road
Carbonera planning area

These Conditions of Approval amend the Conditions of Approval for Permits No. 90-1245 and 97-0909, for the Graham Hill Estates Subdivision. Only the amended conditions are contained herein. All original conditions for Permits 90-1245 and 97-0909, which are not amended, are still applicable, and are incorporated by reference into these Conditions of Approval.

- II. Prior to issuance of a Building Permit the applicant shall:
- A. Submit Final Architectural Plans for review and approval by the Planning Department. All structures shall comply with the development standards for the "PR" zone district contained in Section 13.10.353 of the County Code. The final plans shall include, but not be limited to, the following:
 - 6. The relocated habitable equestrian facilities (clubhouse and caretaker's dwelling) shall be connected to the package treatment plant on the adjacent residential subdivision, or alternately, to the raw sewage pipeline linking the project to the City of Santa Cruz Wastewater Treatment Plant. (Tract No. 1339, Graham Hill Estates).

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

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