

CLERK OF THE
BOARD OF SUPERVISORS



0135

COUNTY OF SANTA CRUZ

GOVERNMENTAL CENTER

701 OCEAN STREET - Room 500
SANTA CRUZ, CALIFORNIA 95060
(408) 454-2323

Agenda: February 8, 2000

January 252000

Board of Supervisors
701 Ocean Street, Room 500
Santa Cruz, CA 95060

Re: Scheduling a public hearing on an appeal by Richard Cecil regarding APN: 049-441-05

Members of the Board:

Pursuant to Section 14.01.312 of the Santa Cruz County Code, Richard Cecil has filed an appeal of the Planning Commission's decision regarding Application No. 99-0079; APN: 049-441-05. This application is a proposal to divide an existing 14.95 acre parcel into two parcels of 6.68 acres and 8.27 acres, gross area which requires a minor land division. The property is located on an unnamed right-of-way, approximately 1/3 mile west of Calabasas Road in the Aptos Hill Planning Area.

IT IS THEREFORE RECOMMENDED that the Board schedule a public hearing for Tuesday, March 7, 2000 at 9:00 a.m. or thereafter to consider this matter.

Sincerely,

Susan M. Rozario
Chief Deputy Clerk

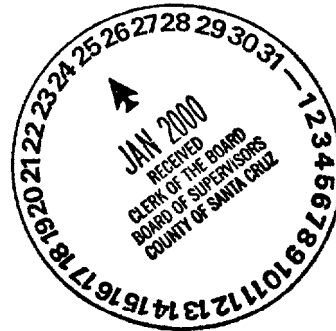
RECOMMENDED:

Susan A. Mauriello
County Administrative Officer

cc: Planning Department
Richard Cecil
Clifford Low

PLANNING COMMISSION
BOARD OF SUPERVISORS
701 OCEAN ST.
SANTA CRUZ CA 95060
RE: APN#049-441-05

1/25/00



To Whom It May Concern,

I Richard Cecil landowner of APN 049-091-27 appeal this proposal for the following reasons:

Mr Low has stated that only two houses use the Right Of Way. This is incorrect, there are three homes with the address of, 619/621/623, that utilize this road. A portion of my property is leased to a farmer. This road is used to access his crops and allows his workers to the job site. Adding a fourth homeowner would be in violation to the Right Of Way policy.

This Right Of Way has already created a high density impact level between Farming, Home Rentals, Horse Boarding and Dairy Business, at 619 Calabasas, which exist at this time. The amount of traffic these businesses have created, on an average of 10-30 cars a day, justify a review of the Right Of Way policy.

Respectfully,

Richard Cecil

Richard Cecil

623 Calabasas Rd

Home 7244907

work 7245953

RECEIPT # 43669

DATE 1/25/00

INITIAL

M James, Cashier
Planning Dept
Co of Santa Cruz

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COUNTY OF SANTA CRUZ - ALUS 3.0

CASHIER: MAJ

D U P L I C A T E

RECEIPT FOR PAYMENT

DATE: 01/25/00

APPLICATION NO.: 99-0079

TIME: 13:38:47

RECEIPT NO: 00043669

PARCEL NO.: 049-441-05

DEPOSIT NO: 00025PL

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TRANSACTION	FUNDING FOR	DESCRIPTION	FEE AMOUNT
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FEE PAID	PROCESS APPEAL	APPEAL FC AU	1363.00
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1363.00

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PAYMENT TYPE	CHECK NO.	RECEIVED FROM	AMOUNT PAID
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PERSONAL CHECK	1662	RICHARD F. CECIL	1363.00
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R-2 LIC HEARING CO- Y

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT

Date: January 12, 2000
Agenda Item: No. H-2
Time: After 9:00 a.m.

0138

STAFF REPORT TO THE PLANNING COMMISSION

APPLICATION NO.: 99-0079

APN: 049-44 1-05

APPLICANT: Clifford Low

OWNERS: Clifford Low and Priscilla Partridge

PROJECT DESCRIPTION: Proposal to divide an existing 14.95 acre parcel into two parcels of 6.65 acres and 5.27 acres, gross area. Requires a Minor Land Division.

LOCATION: Property is located on an unnamed right-of-way, approximately 1/3 mile west of Calabasas Road.

FINAL ACTION DATE: 60 days after Certification of the Negative Declaration (per the Permit Streamlining Act)

PERMITS REQUIRED: Minor Land Division

ENVIRONMENTAL DETERMINATION: Negative Declaration with Mitigations.

COASTAL ZONE: ____ yes X no

PARCEL INFORMATION

PARCEL SIZE: 14.95 acres

EXISTING LAND USE:

PARCEL: Residential (one single-family dwelling)

SURROUNDING: Residential and Agriculture

PROJECT ACCESS: An unnamed private road from Calabasas Road

PLANNING AREA: Aptos Hills

LAND USE DESIGNATION: Rural Residential (R-R)

ZONING DISTRICT: Special Use (SU)

SUPERVISORIAL DISTRICT: Second District

ENVIRONMENTAL INFORMATION

<u>Item</u>	<u>Comments</u>
a. Geologic Hazards	a. The building envelope is set back from slopes in excess of 30%. A soils report will be required prior to issuance of a building permit.
b. Soils	b. USDA Soil Type 105, Baywood loamy sand, 2 - 15% slopes USDA Soil Type 106, Baywood loamy sand, 15 - 30% slopes USDA Soil Type 125, Danville loam, 2 - 9% slopes USDA Soil Type 127, Diablo clay, 15 - 30% slopes
c. Firs Hazard	c. None mapped. Access has been reviewed and approved by Pajaro Valley Fire Protection District.
d. Slopes	d. The proposed development envelope is on slopes less than 30%.