



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060
(631) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

ALVIN D. JAMES, DIRECTOR

0539

February 16, 2000

Agenda: March 7, 2000

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

SUBJECT: PUBLIC HEARING TO CONSIDER AN APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF APPLICATION NO. 99-0079, A PROPOSAL TO DIVIDE AN EXISTING PARCEL INTO TWO PARCELS. REQUIRES A MINOR LAND DIVISION. PROPERTY LOCATED ON AN UNNAMED RIGHT-OF-WAY APPROXIMATELY 1/3 MILE WEST OF CALABASAS ROAD; APTOS HILLS PLANNING AREA; APN 049-441-05; APPLICATION NO. 99-0079; OWNERS AND APPLICANTS: CLIFFORD LOW AND PRISCILLA PARTRIDGE

Members of the Board,

BACKGROUND

On January 12, 2000, at a noticed public hearing, the Planning Commission considered Application 99-0079, a request to divide an existing parcel of 14.95 acres into two parcels of 6.68 acres and 8.27 acres. After receiving public testimony and discussing relevant issues affecting the proposed project, including access issues, the Planning Commission approved the Minor Land Division as presented. A copy of the summary minutes for the Planning Commission hearing is included as Attachment "1" and a copy of the staff report to the Planning Commission is included as Attachment "2." The Planning Commission's decision was subsequently appealed by Mr. Richard Cecil on January 25, 2000, pursuant to the provisions of County Code Sections 14.01.3 13 and 18.10.340. A copy of the appeal letter is included as Attachment "3." This matter is now before your Board for your consideration.

DISCUSSION

In the letter dated January 25, 2000, appealing the decision of the Planning Commission, the only issue Mr. Cecil raises is the number of parcels that use the existing private right-of-way that would also be used as access to the new parcel created by approval of Application 99-0079. It appears that three parcels currently use this right-of-way for access, not two as described in the original staff report to the Planning Commission.

Access requirements for development in rural areas are addressed by County General Plan Policies

found in Section 6.5, Fire Hazards. A copy of applicable policies is included as Attachment "4." Policy 6.5.1 requires that all new structures be served with an adequate road for fire protection, and that the road be a minimum of eighteen feet wide for roads serving more than two habitable structures and a minimum of twelve feet in width for a driveway serving two or fewer habitable structures. Where meeting those criteria is environmentally inadvisable, in lieu of an eighteen-foot road, a twelve-foot access road with turnouts every 500 feet may be provided with the approval of the Fire Chief. For the access road associated with Application No. 99-0079, extensive grading, tree removal and encroachment into a riparian corridor would be required to widen the existing road to eighteen feet. Because of this, the applicant requested approval to use a twelve-foot wide road with turnouts, to be constructed by the applicant before issuance of a building permit for the new lot created. This request was reviewed and approved by Mike Snyder at the Pajaro Valley Fire Protection District on August 18, 1999, and was based on a site visit and his observation that the road provided access to at least three parcels.

SUMMARY

Minor Land Division 99-0079 meets the requirements for access found in the General Plan, with an allowance for an exception to use a twelve-foot road with turnouts as approved by the Pajaro Valley Fire Protection District. General Plan access policies do not restrict the number of individual lots that can be served by a twelve-foot access road with turnouts. The General Plan gives discretionary authority to the Fire Chief, who has approved a twelve-foot access road with turnouts for this project.

RECOMMENDATION

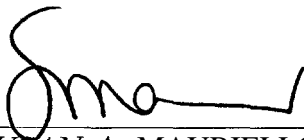
It is, therefore, RECOMMENDED that your Board deny the appeal and uphold the Planning Commission approval of Application No. 99-0079.

Sincerely,



Alvin D. James
Planning Director

RECOMMENDED:



SUSAN A. MAURIELLO
County Administrative Officer

Attachments:

1. Summary Planning Commission minutes of January 12, 2000
2. Staff Report to the Planning Commission dated January 12, 2000
3. Appeal letter of Richard Cecil dated January 25, 2000
4. General Plan Policies relating to Fire Hazards and Access
5. Tentative Map for Application No. 99-0079 (on file with the Clerk of the Board)

cc: Richard Cecil, 623 Calabasas Road, Freedom, CA 95019
Clifford Low, 471 Airport Blvd., Watsonville, CA 95076

COUNTY OF SANTA CRUZ PLANNING COMMISSION 0542 MINUTES

DATE: January 12, 2000

PLACE: Board of Supervisors Chambers, Room 525
County Government Center, 701 Ocean Street, Santa Cruz, CA

COMMISSIONERS PRESENT: ROBERT BREMNER, DENISE HOLBERT, LEO RUTH,
DALE SKILLICORN.

STAFF MEMBERS PRESENT: MARTIN JACOBSON, GERALD RIOUX, CATHY GRAVES.

COUNTY COUNSEL PRESENT: RAHN GARCIA

All legal requirements for items set for public hearing on the Santa Cruz County Planning Commission agenda for this meeting have been fulfilled before the hearing including publication, mailing and posting as applicable.

- A. ROLL CALL:**
Commissioners Bremner, Holbert, Ruth, and Skillicorn present at 9:00 a.m.
- B. PLANNING DIRECTOR'S REPORT:** None.
- C. COUNTY COUNSEL'S REPORT:** None.
- D. ADDITIONS AND CORRECTIONS TO THE AGENDA:** None.
- E. ORAL COMMUNICATIONS:** None.
- F. CONSENT ITEMS:** None.
- G. CONTINUED ITEMS:**

ITEM G-1

CONTINUED CONSIDERATION TO CONSIDER PROPOSED ORDINANCE TO ALLOW
CONVERSION OF RV PARKS TO PERMANENT OCCUPANCY.

PROJECT PLANNER: GERALD RIOUX, 454-3 146

DRAFT

ATTACHMENT 1

0543

ITEM H-2

PROPOSAL TO CREATE TWO, SINGLE-FAMILY RESIDENTIAL PARCELS. REQUIRES A MINOR LAND DIVISION. LOCATED ON THE NORTH SIDE OF AN UNNAMED RIGHT-OF-WAY (AT 62 1 CALABASAS ROAD), APPROXIMATELY 1/3 MILE WEST OF CALABASAS ROAD.

OWNER: LOW CLIFFORD B CO-TRUSTEES ETAL
APPLICANT: LOW CLIFFORD B CO-TRUSTEES ETAL
SUPERVISORIAL DIST: 2
PROJECT PLANNER: CATHY GRAVES, 454-3 141

CATHY GRAVES: Gave staff presentation including detailed project description, topography of the property, riparian vegetation, access to the property, proposed improvements, General Plan designation, zoning, surrounding land uses, results of rural matrix, net parcel size, technical reports submitted, showed slides, and gave recommendation for action.

COMMISSIONER HOLBERT: Asked about water supply.

MARTIN JACOBSON: For rural land divisions, the applicant is not required to drill wells until submittal for building permits

PUBLIC HEARING OPENED

CLIFFORD LOW: Available to answer question.

COMMISSIONER RUTH: Capacity of the well?

CLIFFORD LOW: 25-30 gallons per minute

RICHARD CECIL: Reduced property values as a result of this land division. Narrow road. Property damage has occurred. Landslides and slippage in the area.

ROBERT BREMNER: Asked access road.

RICHARD CECIL: Three parcels have access to my right-of-way.

COMMISSIONER RUTH: Been to the site; situation is adequate.

CLIFFORD LOW: There is no other right-of-way to a parcel further down the road. Blind-turn is at the turn-out the fire agency is requiring.

PUBLIC HEARING CLOSED

80

ATTACHMENT

DRAFT

0544

MOTION

COMMISSIONER RUTH MOVED TO APPROVE STAFF RECOMMENDATION. SECONDED BY COMMISSIONER SKILLICORN.

VOICE VOTE 4-0, WITH COMMISSIONER SHEPHERD ABSENT

MOTION CARRIED AND SO ORDERED.

PLEASE NOTE: THESE MINUTES HAVE NOT BEEN APPROVED BY THE PLANNING COMMISSION AS OF JANUARY 31, 2000.

PATRICIA GAONA
PLANNING DEPARTMENT

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT

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

STAFF REPORT TO THE PLANNING COMMISSION

0545

APPLICATION NO.: 99-0079

APN: 049-441-05

APPLICANT: Clifford Low

OWNERS: Clifford Low and Priscilla Partridge

PROJECT DESCRIPTION: Proposal to divide an existing 14.95 acre parcel into two parcels of 6.68 acres and 8.27 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. Fire 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%.

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- | | |
|-----------------------|--|
| e. Env. Sen. Habitat | e. Riparian corridor, adequate setbacks maintained. |
| f. Grading | f. Minimal grading is proposed for the individual building site. Grading for the individual building site will be reviewed as part of any building permit application. |
| g. Tree Removal | g. Minimal tree removal may be required. Building envelopes have been configured to minimize tree removal. |
| h. Scenic | h. Not visible from a designated scenic corridor. |
| i. , Drainage | i. Not within a drainage district. Drainage will be evaluated with building plans for future development. |
| j. Traffic | j. Traffic on Calabasas Road operates at an acceptable level of service; any increase from the proposed project will be insignificant. |
| k. Roads | k. Roads are adequate for any increase in traffic from the proposed project. |
| l. Parks | l. Park fees are required. |
| m. Sewer Availability | m. Septic system proposed. A Preliminary Lot Inspection Report has been submitted to and accepted by Environmental Health. |
| n. Water Availability | n. An existing well will be shared by the existing and proposed parcel, for both domestic use and fire protection. |
| o. Archeology | o. Within a mapped Archeologic Resource Area. Preliminary reconnaissance completed 6/28/99 and no evidence of resources was found. |

** Report was required.

SERVICES INFORMATION

W/in Urban Services Line: ___yes X___no

Water Supply: Existing private well

Sewage Disposal: Septic system, adequate preliminary lot inspection on file with Environmental Health Department

Fire District: Pajaro Valley Fire Protection District

Drainage District: None

ANALYSIS & DISCUSSION

Background

On February 10, 1999, the County Planning Department accepted this application for a Minor Land Division. In accordance with the California Environmental Quality Act (CEQA) and the County Environmental Review Guidelines, the project was considered by the County Environmental Coordinator on November 1, 1999. A Negative Declaration with Mitigations was issued on December 1, 1999. The Negative Declaration and Initial Study are included in your packet as Exhibit "D".

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The applicant requests approval to divide one parcel of 14.95 acres into two parcels of 6.68 acres and 8.27 acres, gross area. An existing single-family dwelling and associated outbuildings are located on the proposed Parcel A, and one new building site is proposed. The new parcels created would be 5.95 acres in area, net developable land, and 6.53 acres in area, net developable land. The new parcel would be vacant, for development at a later date. The proposed new building envelope is on a ridge with slopes less than 30%. East of the ridge is a relatively steep slope, between 30% and 50%. Vegetation on the parcel consists mostly of grasslands with oak, pine and eucalyptus trees and patchy dense underbrush. There are also several riparian areas on proposed Parcel B, although none are in proximity to the building envelope. A condition of approval has been included to require permanent fencing of these riparian areas, of a design and material that would prevent the entry of livestock into the riparian areas.

The proposed project is on a private road, and both parcels would be accessed directly from this road. No individual site improvements are proposed as part of the requested land division, with the exception of the construction of two road turnouts and a turnaround, to meet fire protection standards found in the County General Plan for the portion of the road serving two parcels and the portion which serves more than two parcels.

Surrounding development consists predominately of residential uses, except for commercial agricultural land to the south of the subject parcel. The proposed project site is zoned Special Use or SU with a General Plan designation of R-R, or Rural Residential. Parcels to the east of the subject parcel are zoned Agriculture, to the west are zoned SU and RA, and to the south are zoned SU and CA-P, Commercial Agriculture, Preserve. A copy of area zoning designations is included as Attachment 3 to Exhibit "D."

A residential density matrix was completed November 26, 1996, prior to this application for a Minor Land Division. The matrix shows that the minimum average developable parcel size would be five acres, if the parcel was determined to be outside of the mapped groundwater recharge area. The matrix was based on an estimated parcel size of 15 acres, but it has been determined by survey that the total developable land on the subject parcel is 12.47 acres. A copy of the matrix is included as Attachment 8 to Exhibit "D." A hydrologic report was prepared for the property by Rogers Johnson and Associates on May 28, 1997. The report concluded that the proposed building envelope for Parcel B is not located in an area that contributes to the recharge of the Aromas aquifer, and could be removed from the mapped groundwater recharge designation. The report was reviewed and accepted by Joe Hanna, County Geologist, and is included as Attachment 6 to Exhibit "D." Based on the actual developable land of 12.47 acres, and the location of the proposed building site outside of the groundwater recharge area, the request for two parcels is consistent with General Plan policies and the Rural Density Matrix.

General Plan & Zoning Consistency

The subject property has a General Plan designation of Rural Residential or R-R. The purpose of this designation is to provide for low density residential development in areas with roads maintained to rural road standards, where limited public services and facilities, physical hazards, and development constraints restrict more intensive development. A copy of area General Plan designations is included as Attachment 4 to Exhibit "D."



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County General Plan policy 6.5.1 requires that access roads be a minimum of eighteen feet wide when they serve more than two habitable structures and twelve feet wide when they serve two or fewer habitable structures. An exception is allowed, when approved by the local fire agency, to allow a twelve-foot road with turnouts for a road serving more than two habitable structures. The first 500 feet of the existing road, measured from the eastern parcel boundary, would serve three lots (the two proposed parcels and an adjacent parcel under separate ownership) and the remaining road would serve the proposed Parcels A and B. The Pajaro Valley Fire Protection District has reviewed the road, and has indicated that a minimum twelve-foot road with turnouts would be acceptable for the portion of the road serving more than two parcels.

The parcel is zoned Special Use or SU. That zoning designation is consistent with the General Plan designation of R-R. The proposed building envelope, and the existing single family home, will comply with the development standards in the zoning ordinance as they relate to setbacks, maximum parcel coverage, minimum site width and minimum site frontage. In the SU zone district, for parcels larger than five acres in area, the required setbacks are forty feet in the front and twenty feet on the sides and in the rear. The maximum parcel coverage is 10% and the minimum site width is 150 feet.

Conclusion

All required findings can be made to approve this application. The project is consistent with the General Plan in that the project constitutes a residential use. The proposed density is compatible with the existing density and intensity of land use in the surrounding area, and a rural density matrix has been completed that determines that the requested additional parcel would be appropriate at this location.

Please see Exhibit "B" (Findings) for a complete listing of findings and evidence related to the above discussion.

RECOMMENDATION

Staff recommends that the Commission take the following actions:

1. Certify the Mitigated Negative Declaration as complying with the requirements of the California Environmental Quality Act (Exhibit "D"); and
2. Approve Application No. 99-0079, based on the findings, (Exhibit "B") and subject to the attached conditions (Exhibit "C").

EXHIBITS

- A. Tentative Parcel Map dated August 31, 1999 and Slope Analysis dated December 8, 1998, prepared by Car-y Edmundson and Associates Land Surveying (original on file with the Planning Department)
- B. Subdivision Findings
- C. Conditions of Approval
- D. Mitigated Negative Declaration with Initial Study


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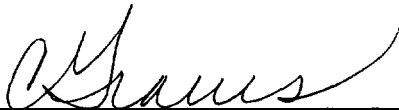
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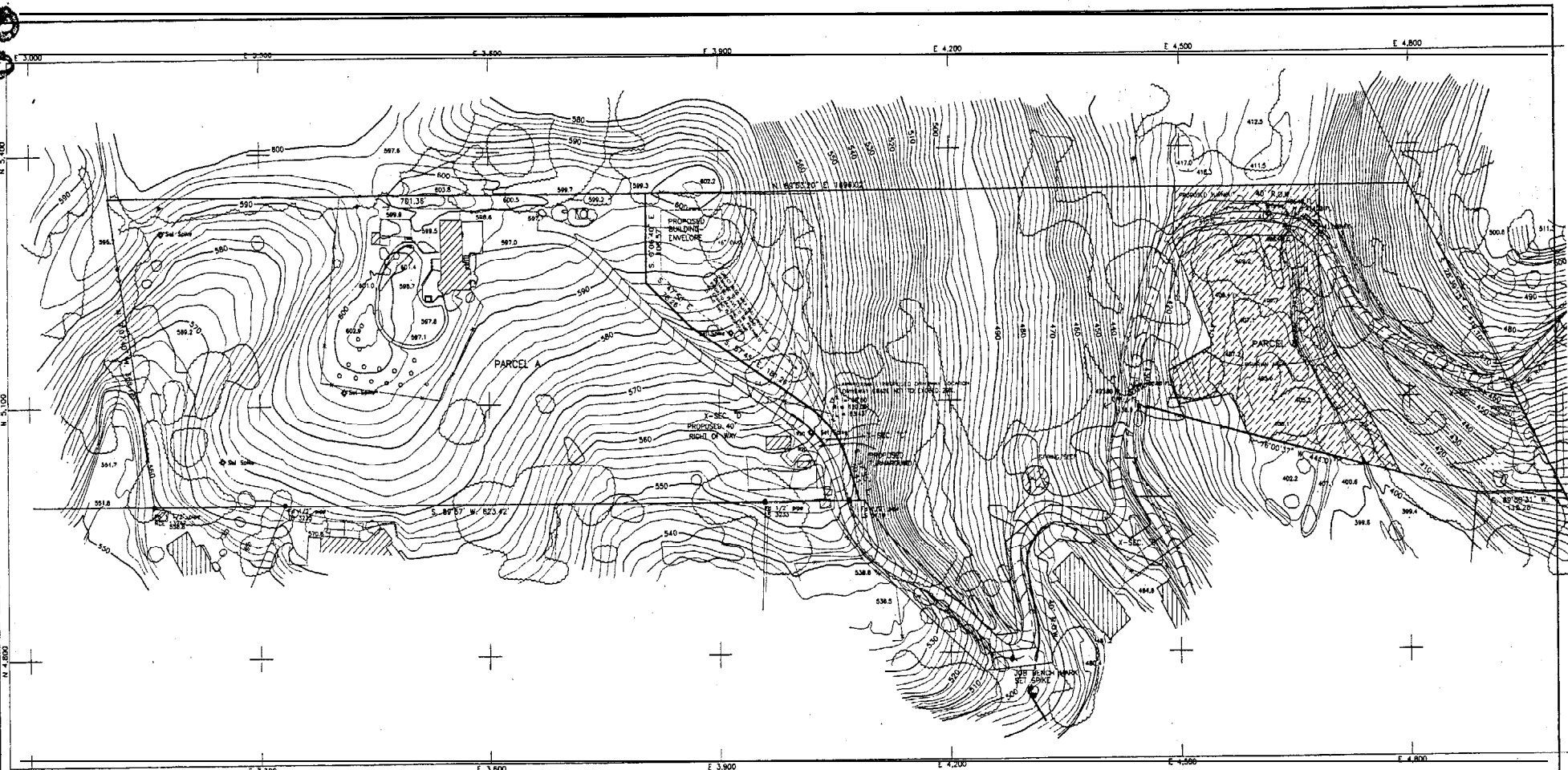
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**SUPPLEMENTARY REPORTS AND INFORMATION REFERRED TO IN THIS REPORT ARE
ON FILE AND AVAILABLE FOR VIEWING AT THE SANTA CRUZ COUNTY PLANNING
DEPARTMENT, AND ARE HEREBY MADE A PART OF THE ADMINISTRATIVE RECORD
FOR THE PROPOSED PROJECT.**

Report Prepared By: Cathy Graves
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3141

Report reviewed by: 
Martin Jacobson, AICP
Principal Planner, Development Review Planner

Report prepared by: 
Cathy Graves
Development Review Planner



AERIAL PHOTOMAPPING SERVICES
 2925 LAUREL AVE.
 LONG BEACH, CA 90801
 (562) 591-0147
 DATE OF PHOTOGRAPH: 5-3-88
 MAP SCALE: 1"=80'
 CONTOUR INTERVAL: 2'

THIS MAP CONFORMS TO NATIONAL MAP ACCURACY STANDARDS FOR THE SCALE AND C.I. NOTED

A.P.S. JOB #8611074

OWNERS: Clifford Low & Priscilla Partridge
 621 Colobaca Road
 Watsonville, CA 95078

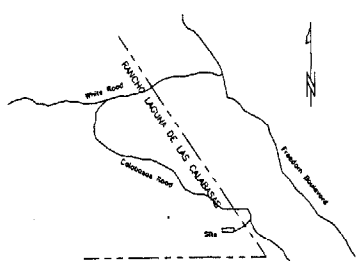
SURVEYOR: Cary D. Edmundson & Associates
 1512 Seabright Avenue
 Santa Cruz, CA 95062

LAND USE, EXISTING: Rural Residential

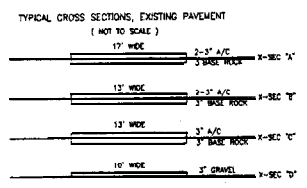
LAND USE, PROPOSED: Rural Residential

PUBLIC AREAS, PROPOSED: None

RIPIARIAN AREAS: Estimated per Jack Nelson memo dated March 9, 1999



AREA TABLES (ACRES)		
	GROSS	ROW NET
PARCEL A	6.876	0.148 6.528
PARCEL B	8.275	0.780 7.495
TOTAL	14.951	0.928 14.023
>50% SLOPE		-0.373
RIPIARIAN (INC ROW)		-1.178
NET DEVELOPABLE		12.474



LEGEND

- Survey control point found as noted
- Survey control point not as noted
- Property line, lands of Low & Partridge
- Right of Way line
- Standard aerial survey symbols used for topographic detail
- Proposed Parcel Division Line

Elevations are based on assumed datum. Bench Mark = Photo cross, painted in pavement. (Point #801)
 Elevation 500.00 feet (1 assumed)

NOTE: For complete boundary and Right of Way data see Record of Survey Vol. 80 of Maps, Page 42.



Cary D. Edmundson

TENTATIVE PARCEL MAP OF ASSESSOR'S PARCEL NO. 048-111-45	
Scale 1" = 80' February 1, 1999	Santa Cruz County California File 980387.DWG FB 113/9
Prepared for Clifford Low & Priscilla Partridge Revised 2/1/99: Added cross section, culverts, turnaround, etc. 8/31/99 bldg env, driveway grade.	
1512 SEABRIGHT AVENUE-SUITE A SANTA CRUZ, CA 95062 PHONE (408) 425-1796 FAX (408) 425-1795	Job #8038

0550

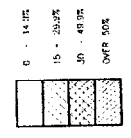
0551

LEGEND
Survey control point found as noted
Survey control point set as noted
Right of Way
Right of Way line
Standard aerial survey symbols used for topographic detail
Proposed Parcel Division Line

Division was added in revised datum (epoch Mark = Photo
cross, printed in parenthesis (Point #801)
Elevation 500.00 (at 1' Altitude)
NOTE: For complete boundary and right of way data see
Record of Survey Vol. 86 at Map No. 42

SLOPE ANALYSIS

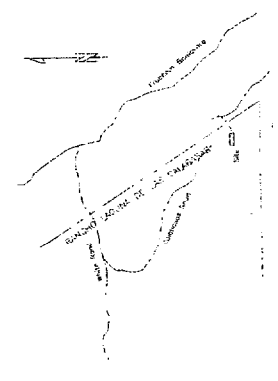
PARCEL	0 - 14.9%	15 - 29.9%	30 - 49.9%	50 - 69.9%	70 - 89.9%	90 - 100%	TOTAL
PARCEL A	3.916	5.9	2.760	4.1	0	0	6.676
PARCEL B	1.583	1.9	6.644	1.2	0.173	5.1	8.275
TOTAL	5.499	7.8	9.404	5.3	0.173	5.1	14.951



AREA TABLES

PARCEL	0 - 14.9%	15 - 29.9%	30 - 49.9%	50 - 69.9%	70 - 89.9%	90 - 100%	NET
PARCEL A	6.676	0.46	0.23				7.366
PARCEL B	8.275	0.46	0.41				9.146
TOTAL	14.951	0.92	0.64				16.517

AREA IN ACRES



AERIAL PHOTOGRAPH SERVICES
1100 W. 10TH ST. SUITE 100
SAN ANTONIO, TEXAS 78207
TEL: 548-1111
FAX: 548-1112

Survey was made on 11/11/87
by J. L. Smith
Checked by J. L. Smith
Date 11/11/87

Survey was made on 11/11/87
by J. L. Smith
Checked by J. L. Smith
Date 11/11/87

TENTATIVE PARCEL MAP / SLOPE ANALYSIS
OF ASSessor'S PARCEL NO. 048-111-45
The Board of Supervisors
County of Santa Cruz
California
December 8, 1988
Presented to
Clifford Law & Pritchett, Partridge
Job #80038
Sheet 2 of 2 Sheets

CLIFFORD LAW & PRITCHETT, PARTRIDGE
1512 SEABRIGHT AVENUE - SUITE A
SAN ANTONIO, TEXAS 78207
PHONE: 548-1796
FAX: 548-1795

Applicant: Clifford Low
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SUBDIVISION FINDINGS

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

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 all of 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.

The proposed division of land, its design, and its improvements, are consistent with the General Plan. The project creates two single-family lots and is located in the Rural Residential General Plan designation, which allows development consistent with the Rural Density Matrix and overriding General Plan policies.

Per County Code Section 13.14.060, the matrix indicates that a maximum density of two building sites would be appropriate for this parcel. The matrix shows that the minimum average developable parcel size would be five acres, if the parcel was determined to be outside of the mapped groundwater recharge area. The matrix was based on an estimated parcel size of 15 acres, but it has been determined by survey that the total developable land on the subject parcel is 12.47 acres. A copy of the matrix is included as Attachment 8 to Exhibit "D." A hydrologic report was prepared for the property by Rogers Johnson and Associates on May 28, 1997. The report concluded that the proposed building envelope for Parcel B is not located in an area that contributes to the recharge of the Aromas aquifer, and could be removed from the mapped groundwater recharge designation. The report was reviewed and accepted by Joe Hanna, County Geologist, and is included as Attachment 6 to Exhibit "D". Based on the actual developable land of 12.47 acres, and the location of the proposed building site outside of the groundwater recharge area, the request for two parcels is consistent with General Plan policies and the Rural Density Matrix.

The project is consistent with the General Plan in that access is provided by a road and driveway that meets rural road standards. An existing private well will provide water service, for domestic use and fire protection, and the new parcel has been determined to be suitable for an individual septic system.

The land division is consistent with the General Plan regarding infill development in that the proposed land division will be compatible with the existing density and intensity of development in the surrounding area. Further, the proposed building envelope is not in a hazardous or environmentally sensitive area and the project protects natural resources by allowing development in an area appropriate for residential uses at the proposed density.

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

The proposed division of land 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 residential in nature and lot sizes exceed the minimum average parcel size of five acres, as determined by the Rural Density Matrix. The proposed density is consistent with the rural density matrix completed for the parcel, with consideration for restrictions on locating structures and access roads or driveways on slopes over 30%.

The proposed building envelope, and the existing single family residence, will comply with the development standards in the zoning ordinance as they relate to setbacks, maximum parcel coverage, minimum site width and minimum site frontage. In the SU zone district, for parcels larger than five acres in area, the required setbacks are forty feet in the front and twenty feet on the sides and in the rear. The maximum parcel coverage is 10% and the minimum site width is 150 feet.

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 there are no significant geological constraints that would preclude the development of residential structures in the location proposed, the existing property is shaped to ensure efficiency in further 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 that require the area remain fully undeveloped.

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. Conditions of approval require a detailed erosion control plan prior to any ground disturbance, to avoid erosion on steep slopes on the parcel, and require that fencing be provided to prevent livestock encroachment into riparian areas. There are no known listed, endangered or threatened species occurring on the parcel. The project received a mitigated Negative Declaration on December 1, 1999, pursuant to the California Environmental Quality Act and the County Environmental Review Guidelines (Exhibit "D").

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

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The proposed division of land or its improvements will not cause serious public health problems in that sufficient water is available to serve the two proposed single family parcels, access is provided by a road that meets rural road standards, and the new parcel has been determined to be suitable for an individual septic system.

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 easements are known to encumber the property.

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 division of land 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. Both proposed parcels are conventionally configured and all proposed building envelopes meet the minimum setbacks as required by the zone district for the property and County code.

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Applicant: Clifford Low
Application No. 99-0079
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CONDITIONS OF APPROVAL

Land Division No.: 99-0079

Applicant: Clifford Low

Property Owners: Clifford Low and Priscilla Partridge

Assessor's Parcel No.: 049-441-05

Property Location and Address: Property located on the north side of an unnamed right-of-way approximately 1/3 mile west of Calabasas Road

Planning Area: Aptos Hills

Exhibits:

- A. Tentative Parcel Map dated August 31, 1999 and Slope Analysis dated December 8, 1998, prepared by Cary Edmundson and Associates Land Surveying
-

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

- I. Prior to exercising any rights granted by this Approval, the owner shall:
- A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof; and
- II. A Parcel 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 Parcel 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 Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:
- A. The Parcel Map shall be in general conformance with the approved tentative map and shall conform with the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
- B. This land division shall result in no more than two lots.
- C. The minimum lot size shall be five acres, net developable land.
- D. The following items shall be shown on the Parcel Map:

1. Building envelopes and/or building setback lines, located according to the approved Tentative Map.
 2. Net lot area shown to the nearest hundredth acre.
 3. Evidence of review and approval by the local fire agency.
 4. Designation of fencing of the riparian resource shown on the tentative map. The map must indicate that fencing shall be of a design and material that prevents entry of livestock and encroachment of development into the riparian area yet is open to allow free movement of wildlife. The fence shall be shown at a scale adequate to depict the location of the riparian areas such that the information will be clearly communicated to future owners.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit or grading permit on lots created by this land division:
1. Lots shall be connected for water service an existing private well.
 2. The new lot shall obtain a permit from County Environmental Health for a new individual sewage disposal system.
 3. The Deed of Conveyance shall include a statement of common ownership of water system.
 4. A geotechnical investigation performed by a state-registered geotechnical engineer is required prior to issuance of any building permit on Parcel "B." A fee-paid Soils Report Review by the County Planning Department will be required prior to approval of a building permit.
 5. Grading plans for any future development must be developed or approved by a geotechnical engineer and must include a detailed erosion control plan. Grading must be minimized.
 6. A written statement must be submitted, signed by an authorized representative of the school district in which the project is located, confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located.
 7. An engineered design shall be provided to correction of the erosion condition where a culvert, located east of the creek along the north side of the access driveway, has failed.
 8. All requirements of the Pajaro Valley Fire Protection District shall be met, including the installation of turnouts and a turnaround as shown on the Tentative Map.

- F. Any changes between the approved Tentative Map and the Parcel Map and final plans must be submitted for review and approval by the decision-making body. Such proposed changes will be included in a report to the decision-making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code. Any changes that are on the final plans that in any way do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet and highlighted in yellow on any set of plans submitted to the County to review.
- III. Prior to recordation of the Parcel or Final Map, the following requirements shall be met:
- A. Pay a Negative Declaration filing fee of \$25.00 to the Clerk of the Board of the County of Santa Cruz as required by the California Department of Fish and Game mitigation fees program.
- B. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- C. Engineered improvement plans are not required for this land division, and a subdivision agreement backed by financial securities is not necessary. Improvements shall occur with the issuance of building permits for the new parcels and shall comply with the following:
1. All improvements shall meet the requirements of the County of Santa Cruz Design Criteria except as modified in these conditions of approval.
 2. An erosion control plan for any improvements shall be submitted for Planning Department.
 3. All future development on the lots shall comply with all recommendations of the geotechnical report required by Condition II.E.4.
 4. All new utilities shall be constructed underground. All facility relocations, upgrades or installations required for utilities service to the project shall be noted on the improvement plans. All preliminary engineering for such utility improvements is the responsibility of the developer.
 5. All improvements shall comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Regulations.
- D. In order to prevent continued siltation of the drainage, an engineered design shall be provided to correction of the erosion condition where a culvert, located east of the creek along the north side of the access driveway, has failed. The applicant shall implement the repair prior to recording the Final Map.
- E. A joint maintenance agreement shall be recorded between all affected parcels for the permanent maintenance of shared driveways.

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- F. Park dedication in-lieu fees shall be paid for one single-family dwelling unit. On January 12, 2000, these fees were \$1,734 per unit (which assumes three bedrooms per unit @ \$578 per bedroom), but are subject to change.
 - G. Child Care Development fees shall be paid for one single-family dwelling unit. On January 12, 2000, these fees were \$327 per unit (which assumes three bedrooms per unit @ \$109 per bedroom), but are subject to change.
 - H. Submit one reproducible copy of the Parcel Map to the County Surveyor for distribution and assignment of temporary Assessor's parcel numbers and situs address.
- IV. All future construction within the subdivision shall meet the following conditions:
- A. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road.
 - B. No land clearing, grading or excavating shall take place between October 1.5 and April 15 unless a separate winter erosion-control plan is approved by the Planning Director.
 - C. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out other work specifically required by another of these conditions).
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an 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.
 - E. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:
 - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address and emergency situation; and
 - 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.

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- F. Construction of improvements shall comply with the requirements of the required geotechnical report. The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical reports.
 - G. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lot.
- V. All future development on lots created by this subdivision shall comply with the requirements set forth in Condition II.E, above, and the following:
- A. Riparian areas shall be permanently off-limits to new development, including structures and animal keeping. The following areas are protected riparian corridor: (1) The area within 30 feet of the intermittent creek (measured from top of bank) which the existing driveway crosses; (2) The broad bottomland area adjacent to the creek; (3) Areas supporting willow riparian woodland and other riparian species, out to the dripline of the trees; (4) Areas within 100 feet of a natural body of standing water or a wetland; and (5) An additional ten-foot building setback applies, from the limits of the existing area.
 - B. The existing turnout area along the north side of the driveway and immediately west of the creek crossing may be improved by the placement of a baserock surface. No baserock shall be placed on the turnout embankment and the adjacent drainage swale shall be undisturbed. The willows adjacent to the turnout may be pruned only to the extent that branches interfere with vehicle use of the turnout.
- VI. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.
- VII. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- 1. COUNTY shall promptly notify the Development Approval Holder of any claim action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

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2. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - a. COUNTY bears its own attorney's fees and costs; and
 - b. COUNTY defends the action in good faith.
3. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
4. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant
5. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement which incorporates the provisions of this condition, or this development approval shall become null and void.

VIII. MITIGATION MONITORING PROGRAM

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

1. Mitigation Measure: Condition II.D.4. (Riparian Resource Protection)

Monitoring Program: Prior to recordation of the Parcel Map, the Department of Public Works and the Environmental Planning Section shall verify that the fencing is shown on the final map and that the fence is shown at a scale adequate to depict the location of the riparian areas such that the information will be clearly communicated to future owners.

2. Mitigation Measure: Condition III.D. (Water Quality Protection)

Monitoring Program: Prior to recordation of the Parcel Map, the Environmental Planning Section shall review and approve a repair plan for the failed culvert which prevents future erosion at that location.

**AMENDMENTS TO THIS LAND DIVISION APPROVAL SHALL BE PROCESSED IN
ACCORDANCE WITH CHAPTER 18.10 OF THE COUNTY CODE**

This Tentative Map is approved subject to the above conditions and the attached map, and expires 24 months after the 14-day appeal period. The Parcel Map for this division, including improvement plans if required, should be submitted to the County Surveyor for checking at least 90 days prior to the expiration date and in no event later than three weeks prior to the expiration date.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Martin Jacobson, AICP
Principal Planner

Cathy Graves
Project Planner

cc: County Surveyor



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 400, SANTA CRUZ, CA 95060-4073

(831) 454-2580 FAX: (831) 464-2131 TDD: (831) 454-2123 0562

ALVIN D. JAMES, DIRECTOR

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

99-0079

CLIFFORD LOW AND PRISCILLA PARTRIDGE

Proposal to divide an existing 14.95 acre parcel into two parcels of 6.68 acres and 8.27 acres, gross area. The proposal requires a Minor Land Division. The project is located on an unnamed right-of-way, approximately 1/2 mile west of Calabasas Road.

Findings:

This project, if conditioned to comply with required mitigation measures or conditions shown below, will not have significant effect on the environment. The expected environmental impacts of the project are documented in the Initial Study on this project attached to the original of this notice on file with the Planning Department, County of Santa Cruz, 701 Ocean Street, Santa Cruz, California.

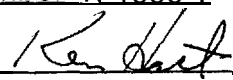
Required Mitigation Measures or Conditions:

None

X Are Attached

Review Period Ends November 30, 1999

Date Approved By Environmental Coordinator December 1, 1999


KEN HART
Environmental Coordinator
(408) 454-3127

If this project is approved, complete and file this notice with the Clerk of the Board:

NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by _____
on _____. No EIR was prepared under CEQA.

THE PROJECT WAS DETERMINED TO NOT HAVE SIGNIFICANT EFFECT ON THE ENVIRONMENT.

Date completed notice filed with Clerk of the Board: _____

NAME: Clifford Low and Priscilla Partridge
APPLICATION: 99-0079
A.P.N: 049-441-05

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NEGATIVE DECLARATION MITIGATIONS

- A. In order to prevent negative impacts to the riparian areas from development and animal keeping, prior to recording the final map, the applicant shall revise the proposed map to show permanent fencing of the riparian resource. The fencing shall be of a design and material that prevents entry of livestock and encroachment of development into the riparian area yet is open to allow free movement of wildlife.
Environmental Planning staff shall review the map prior to recording the final map to ensure that the fence is shown at a scale adequate to depict the location of the riparian areas such that the information will be clearly communicated to future owners,
- B. In order to prevent continued siltation of the drainage, the existing erosion problem at the failed culvert shall be repaired and drainage controlled to prevent future erosion at this location. The applicant shall submit a repair plan to Environmental Planning staff for review and approval, and shall implement the repair, prior to the recording of the map.

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT

Date: November 1, 1999
Staff Planner: Cathy Graves

ENVIRONMENTAL REVIEW INITIAL STUDY

0564

APPLICANT: Clifford Low APN: 049-441-05
OWNER: Clifford Low and Priscilla Partridge
Application No: 99 - 0079 Supervisorial District: Second District
Site Address: 621 Calabasas Road, Freedom
Location: On the north side of an unnamed right-of-way approximately ½ mile west of Calabasas Road.

EXISTING SITE CONDITIONS

Parcel Size: 14.951 acres
Existing Land Use: Residential (one single-family dwelling)
Vegetation: Wild grasses; residential landscaping; oak, eucalyptus and pine trees
Slope: 0-15% 5.499 acres, 16-30% 5.404 acres, 31-50% 3.675 acres, 51% .373 acres
Nearby Watercourse: Corralitos Lagoon
Distance To: Approximately 3,000 feet
Rock/Soil Type: 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

ENVIRONMENTAL CONCERNS

Groundwater Supply:	Adequate supply	Liquefaction:	Minimal potential
Water Supply Watershed:	None mapped	Fault Zone:	None mapped
Groundwater Recharge:	Within mapped recharge area	Floodplain:	Outside floodplain
Timber and Mineral:	None mapped	Riparian Corridor:	None
Biotic Resources:	None mapped	Solar Access:	Adequate
Fire Hazard:	Mitigable Critical Fire Hazard Area		
Solar Orientation:	Adequate		
Archaeology:	Within mapped resource area	Scenic Corridor:	None
Noise Constraint:	None	Electric Power Lines:	None
Erosion:	None mapped	Agricultural Resource:	None mapped
Landslide:	None mapped		

SERVICES

Fire Protection:	Pajaro Fire Protection District	Drainage District:	None
School District:	Pajaro Valley Unified School District		
Project Access:	Private road, Calabasas Road		
Water Supply:	Individual well		
Sewage Disposal:	Individual septic systems		

PLANNING POLICIES

Zone District: Special Use (SU)
Within USL: No
General Plan: Rural Residential (R-R)
Special Designation: None
Coastal Zone: No

PROJECT DESCRIPTION:

Application No. 99-0079 is a proposal to divide an existing 14.95 acre parcel into two parcels of 6.68 acres and 8.27 acres, gross area. The proposal requires a Minor Land Division. The project is located on an unnamed right-of-way, approximately ½ mile west of Calabasas Road.

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ENVIRONMENTAL REVIEW CHECKLIST

PROJECT SETTING

The subject parcel is 14.95 acres in area and is located off of Calabasas Road in Freedom. An existing single family dwelling is located on proposed Parcel A, and one new building site is proposed on Parcel B. The property is located on the eastern side of a low, north-south trending ridge. The western portion of the property has gentle slopes at the ridge crest, and a number of steep drainage swales in the more steeply sloping portions. Slopes on the eastern portion of the site are steeper, with less evidence of erosion than the western portion. Vegetation on the parcel consists mostly of grasslands with oak, pine and eucalyptus trees and patchy dense underbrush. The subject parcel is zoned Special Use or SU, with a General Plan designation of R-R or Rural Residential.

Surrounding land uses are predominately residential, with the exception of Commercial Agricultural land to the south of the subject parcel. Parcels to the east of the subject parcel are zoned SU and Agriculture (A), to the north and immediate south are zoned SU, and to the west are zoned SU and Residential Agriculture (RA).

The parcel is within a mapped Groundwater Recharge area, but the applicant previously submitted a Hydrologic Report, dated May 28, 1997, which indicates that the property could be removed from the Primary Groundwater Recharge area. This report was reviewed and accepted by the County on July 10, 1997 (Attachment "6"). The parcel is also located within a mapped Archaeologic Resource Area. An archaeological reconnaissance was conducted on June 28, 1999, and no evidence of prehistoric cultural resources was found (Attachment "7").

A. GEOLOGIC FACTORS

Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No Impact
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Could the project, or its related activities affect, or be affected by, the following:

1. Geologic Hazards: earthquakes (particularly surface ground rupture, liquefaction, seismic shaking), landslides, mud slides or other slope instability, or similar hazards?

— X

All portions of Santa Cruz County are subject to some hazard from earthquakes. The parcel is not located in a mapped fault zone where elevated risk from earthquake hazards would be expected. Although no geologic or soils reports have been prepared for the proposed building site, the Hydrologic Report submitted concludes that the site is underlain by the Aromas formation which is generally not considered to be subject to an elevated risk of liquefaction. A soils report review will be required prior to issuance of any building permits on the new lot created.

2. Soil Hazards: soil creep, shrink swell (expansiveness), high erosion potential?

X

A soils report will be required prior to issuance of a building permit on the proposed new parcel. The proposed building envelope excludes slopes in excess of 30%.

3. Change in topography or ground surface relief features?

—

X

The proposed building site is relatively level, with slopes averaging less than 15%. The building envelope excludes all slopes steeper than a 30% gradient, to address slope stability issues and reduce the need for excessive grading.

	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
4. The destruction, covering or modification of any unique geologic or physical feature?	<u> </u>			<u>X</u>
5. Steep slopes (over 30%)?			<u> </u>	<u>X</u>

The proposed building site is relatively level, with slopes averaging less than 15%. The building envelope excludes all slopes steeper than a 30% gradient, to address slope stability issues. Future improvements, including structures and septic systems, shall be confined to the building envelope as shown on the tentative map.

6. Coastal cliff erosion?	<u> </u>			<u>X</u>
7. Beach sand distribution?	<u> </u>			<u>X</u>
8. Any increase in wind or water erosion of soils, either on or off site?			<u> </u>	X

B. HYDROLOGIC FACTORS

Could the project affect, or be affected by, the following:

1. Water related hazards such as flooding or tidal waves?		<u> </u>	<u>X</u>
2. Private or public water supply?			<u>X</u>

The proposed project would be served by a private well. The existing well on the subject parcel supplies adequate water for both domestic use and fire protection.

3. Septic system functioning (inadequate percolation, high watertable, proximity to water courses)?			X
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The applicant has obtained approval from Environmental Health Services to apply for the Minor Land Division. The Hydrologic Report submitted for this land division (Attachment "6") concludes that the proposed building envelope is not located in an area that contributes to recharge of the Aromas aquifer, and that effluent from the ridge top will not contaminate perched groundwater that eventually seeps from the lower hillslope.

4. Increased siltation rates?	<u> </u>	<u>X</u>
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Due to the proximity of the building envelope to steep slopes, increased siltation rates could occur without implementation of an erosion control plan. Drainage plans should be included in the building plans for any future development. Erosion control should also be addressed in the drainage plans. In addition, all riparian areas on the parcel must be permanently off-limits to new development including structures and animal keeping, to reduce erosion and potential siltation of intermittent or ephemeral streams. There is an existing erosion problem where an upslope culvert directing drainage to the creek has failed. A plan to repair the culvert and the existing gully and to control drainage and erosion to prevent a repeat of the problem must be submitted to Environmental Planning staff for review and implementation prior to recording the final map.

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	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
5. Surface or ground water quality (contaminants including silt-urban runoff, nutrient enrichment, pesticides, etc.)?	<u> </u>	<u> X </u>	<u> </u>	

All riparian areas on the parcel must be permanently off-limits to new development including structures and animal keeping, to reduce erosion and potential siltation of intermittent or ephemeral streams.

6. Quantity of ground water supply, or alteration in the direction or rate of flow of ground waters?	<u> </u>			<u> X </u>
7. Groundwater recharge?				<u> X </u>

The subject parcel is within a mapped Groundwater Recharge area. The Hydrologic Report submitted for this land division (Attachment "6"), however, concludes that the proposed building envelope is not located in an area that contributes to recharge of the Aromas aquifer. This report has been reviewed and accepted by the County Geologist.

8. Watercourse configuration, capacity, or hydraulics?		<u> </u>		<u> X </u>
9. Changes in drainage patterns or the rate and amount of runoff?		<u> X </u>		

The construction of an additional dwelling and associated accessory structures will increase the amount of impervious area on the site. Drainage plans should be included in the building plans for any future development.

10. Cumulative saltwater intrusion?	<u> </u>	<u> </u>		<u> X </u>
11. Inefficient or unnecessary water consumption?		<u> </u>		<u> X </u>
12. Change in the amount of surface water in any water body?		<u> </u>		<u> X </u>

C. BIOTIC FACTORS

Could the project affect, or be affected by, the following:

1. Known habitat of any unique, rare or endangered plants or animals (designate species if known)?	<u> </u>	<u> </u>		<u> X </u>
2. Unique or fragile biotic community (riparian corridor, wetland, coastal grasslands, special forests, intertidal zone, etc.)?		<u> X </u>	<u> </u>	<u> </u>

0568

	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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There are several riparian areas on proposed Lot B, although none are in proximity to the building envelope. In addition, the Hydrologic Report for the land division identified several seeps on the proposed parcel, which appear to be hydrologic evidence of an impermeable clay soil layer. All riparian areas on the parcel must be permanently off-limits to new development including structures and animal keeping, to reduce erosion and potential siltation of intermittent or ephemeral streams or other riparian vegetation.

- | | | | | |
|---|---|--|----------|----------|
| 3. Fire hazard from flammable brush, grass, or trees? | — | | <u>X</u> | |
| 4. Change in the diversity of species, or number of species of plants or animals? | — | | | <u>X</u> |

D. NOISE

Will the project:

- | | | | | |
|--|--|---|--|----------|
| 1. Increase the ambient noise level for adjoining areas? | | — | | <u>X</u> |
|--|--|---|--|----------|

Noise generated during road construction to install turnouts and widen the existing access road, as required by the fire district, and to construct the proposed single family home will increase noise in the immediate area. Construction would be limited in duration, however, and a condition of approval will be included to limit all construction to the time between 8:00 A.M. and 5:30 P.M., weekdays, to reduce the noise impact on nearby residential development. The proposed single-family home would increase ambient noise levels to surrounding properties, but not to a significant level.

- | | | | | |
|---|---|---|---|----------|
| 2. Violate Title 25 noise insulation standards, or General Plan noise standards, as applicable? | | — | — | <u>X</u> |
| 3. Be substantially affected by existing noise levels? | — | — | — | <u>X</u> |

E. AIR

Will the project:

- | | | | | |
|--|--|---|---|----------|
| 1. Violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation? | | — | — | <u>X</u> |
| 2. Expose sensitive receptors to substantial pollutant concentrations? | | | | <u>X</u> |

Dust generation may occur during project construction. Final grading and erosion control plans should include methods to control dust, and should be submitted to the Environmental Planning Section for review prior to issuance of the building permit.



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	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No 0569 <u>Impact</u>
3. Release bioengineered organisms or chemicals to the air outside of project buildings?				<u>X</u>
4. Create objectionable odors?				X
5. Alter wind, moisture or temperature (including sun shading effects) so as to substantially affect areas, or change the climate either in the community in the community or region?				<u>X</u>

F. ENERGY AND NATURAL RESOURCES

Will the project:

1. Affect or be affected by timber resources?	—	—	<u>X</u>
2. Affect or be affected by lands currently utilized for agriculture or designated for agricultural use?		—	<u>X</u>
3. Encourage activities which result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner?	—		<u>X</u>
4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?		—	<u>X</u>

G. CULTURAL/AESTHETIC FACTORS

Will the project result in:

1. Alteration or destruction of historical buildings or unique cultural features?	—	—	<u>X</u>
2. Disturbance of archaeological or paleontological resources?			<u>X</u>

The parcel is located within a mapped Archaeologic Resource Area. An archaeological reconnaissance was conducted on June 28, 1999, and no evidence of prehistoric cultural resources was found (Attachment "7"). A condition of approval will be included to require, pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall

Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
--	--	---	---------------------

The proposed land division has been reviewed and approved by the fire protection district. Proposed road plans provide turnouts and a turnaround on a 12-foot wide road, as allowed by General Plan policy 6.5.1.

I. TRAFFIC AND TRANSPORTATION

Will the project result in:

1. An increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?

X

The proposed project could result in a minimal increase in the existing traffic load. The project is projected to generate approximately 10 new daily vehicle trips and 1 P.M. peak hour trip. This number of trips is not sufficient to impact the level of service which currently exists at adjacent intersections and roadways.

2. Cause substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity?

X

3. Cause a substantial increase in parking demand which cannot be accommodated by existing parking facilities?

—

X

4. Alterations to present patterns of circulation or movement of people and/or goods?

X

5. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?

—

X

The California Department of Forestry has reviewed the road plan, and has approved a minimum 12-foot wide road with turnouts, in lieu of an 18-foot road, as allowed by General Plan Policy 6.5.1.

6. Cause preemption of public mass-transportation modes?

X

J. LAND USE/HOUSING

Will the project result in:

1. Reduction of low/moderate income housing?

—

—

X

2. Demand for additional housing?

—

—

—

X

3. A substantial alteration of the present or planned land use of an area?

—

—

—

X



Environmental Review Initial Study

Page 9

0572

	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
4. Change in the character of the community in terms of terms of distribution or concentration of income, income, ethnic, housing, or age group?		—	—	<u>X</u>
5. Land use not in conformance with the character of the surrounding neighborhood?		—	—	<u>X</u>

K. HAZARDS

Will the project:

1. Involve the use, production or disposal of materials which pose hazard to people, animal or plant populations in the area affected?		—		<u>X</u>
2. Result in transportation of significant amounts of hazardous materials, other than motor fuel?		—	—	<u>X</u>
3. Involve release of any bioengineered organisms outside of controlled laboratories?	—	—	—	<u>X</u>
4. Involve the use of any pathogenic organisms on site?		—	—	<u>X</u>
5. Require major expansion or special training of police, fire, hospital and/or ambulance services to deal with possible accidents?				<u>X</u>
6. Create a potential substantial fire hazard?		—		<u>X</u>
7. Expose people to electro-magnetic fields associated with electrical transmission lines?				<u>X</u>

L. GENERAL PLANS AND PLANNING POLICY

1. Does the project conflict with any policies in the adopted General Plan or Local Coastal Program? If so, how?	—			<u>X</u>
2. Does the project conflict with any local, state or federal ordinances? If so, how?	—	—	—	<u>X</u>

Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
--	--	---	---------------------

3. Does the project have potentially growth inducing effect? X

The proposed project is designed at the density and intensity of development indicated by the General Plan and Zoning designations of the parcels. The applicant has not requested an increase in density that would allow more units than currently designated for the sites. A Rural Density Matrix was completed for the subject parcel on November 26, 1996, which determined that a total of three parcels would be appropriate if the subject parcel was not within a groundwater recharge area. The Rural Density Matrix (Attachment 8) was based on 15 acres of net developable parcel area and a minimum parcel size of 5 net developable acres. After completion of the Rural Density Matrix, it was determined by survey that the subject parcel contained 14.02 acres of developable land, so the request for two parcels would be appropriate.

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

No regional, state or federal approval is required for the proposed project.

MANDATORY FINDINGS OF SIGNIFICANCE

	<u>YES</u>	<u>NO</u>
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 or animal, or eliminate important examples of the major periods of California history or pre-history?	<u>—</u>	<u>X</u>
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 will endure well into the future.)	<u>—</u>	<u>X</u>
3. Does the project have impacts which are individually limited but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant. Analyze in the light of past projects, other current projects, and probable future projects.)	<u>—</u>	<u>X</u>
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<u>—</u>	<u>X</u>

Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
--	--	---	---------------------

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.

- | | | | |
|---|---|---|----------|
| 3. Obstruction or alteration of views from areas having important visual/scenic values? | | — | <u>X</u> |
| 4. Being visible from any adopted scenic highway or scenic corridor? | | — | <u>X</u> |
| 5. Interference with established recreational, educational, religious or scientific uses of the area? | — | — | <u>X</u> |

H. SERVICES AND UTILITIES

Will the project or its related activities result in:

- | | | | |
|--|---|----------|----------|
| 1. A breach of national, state, or local standards relating to solid waste or litter management? | | | <u>X</u> |
| 2. Expansion of or creation of new utility facilities (e.g., sewage plants, water storage, mutual water systems, storm drainage, etc.) including expansion of service area boundaries? | | — | <u>X</u> |
| 3. A need for expanded governmental services in any of the following areas : | | | |
| a. Fire protection? | | <u>X</u> | |
| b. Police protection? | — | — | <u>X</u> |
| c. Schools? | | <u>X</u> | |
| d. Parks or other recreational facilities? | — | — | <u>X</u> |
| e. Maintenance of public facilities including roads? | — | — | <u>X</u> |
| f. Other governmental services? | — | — | <u>X</u> |
| 4. Inadequate water supply for fire protection? | — | — | <u>X</u> |
| 5. Inadequate access for fire protection? | — | <u>X</u> | — |

ENVIRONMENTAL REVIEW ACTION

On the basis of this initial evaluation:

_____ 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 mitigation measures described below have been added to the project. A NEGATIVE DECLARATION will be prepared.

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

Date

Signature

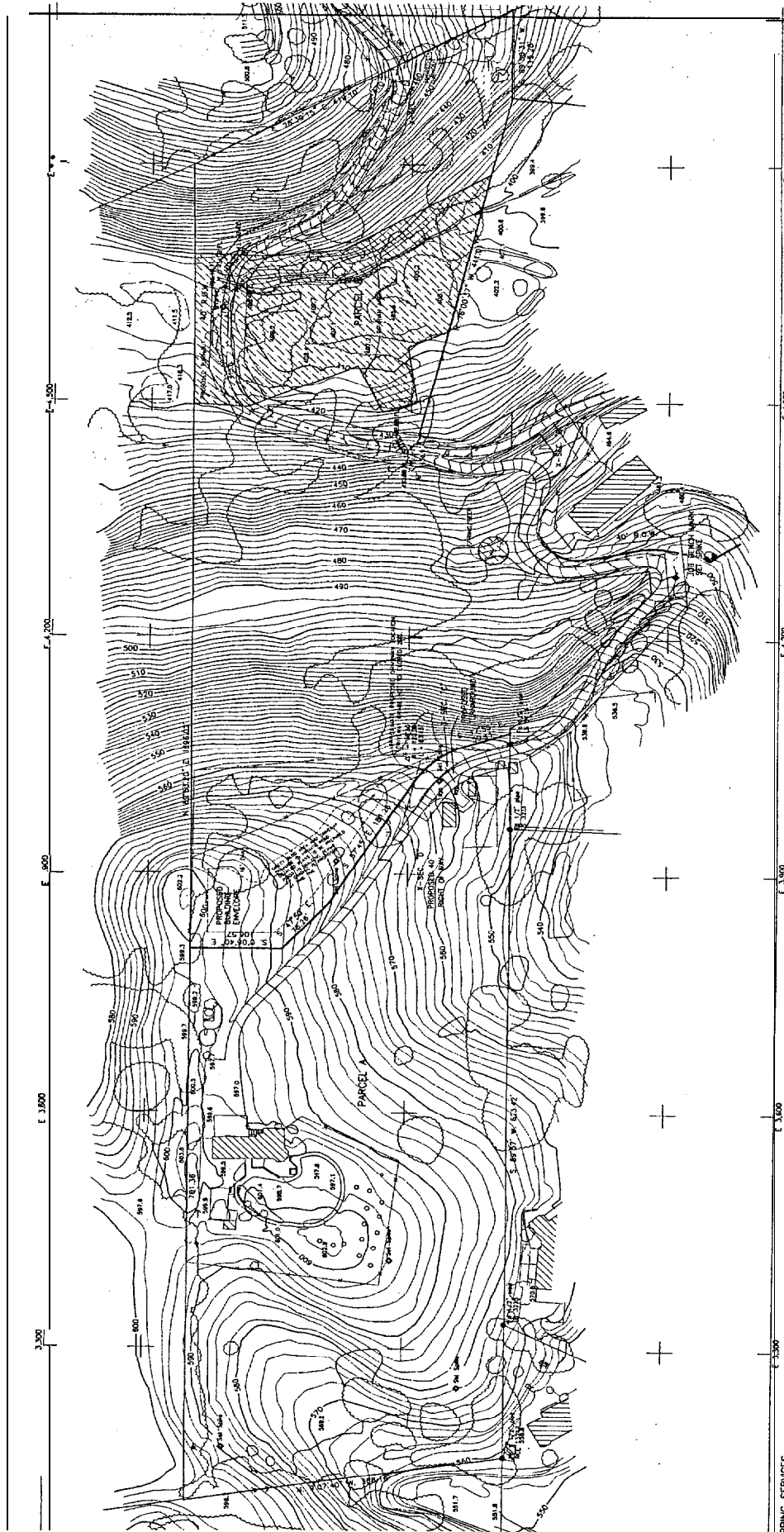
For:
Environmental Coordinator

Attachments:

1. Tentative Map and Slope Analysis prepared by Cary Edmondson & Associates, Land Surveying, dated August 31, 1999
2. Assessors Parcel Map
3. Zoning Map
4. General Plan Map
5. Comments from Reviewing Agencies and Departments
6. Hydrologic Report by Rogers E. Johnson & Associates, dated May 28, 1997
7. Preliminary Prehistoric Cultural Resource Reconnaissance Report dated June 28, 1999
8. Rural Density Matrix for Assessor's Parcel No. 049-441-05, dated November 26, 1996

evstudy
November 4, 1999

Environmental Review Initial Study
ATTACHMENT 1
APPLICATION 99-0079



0577

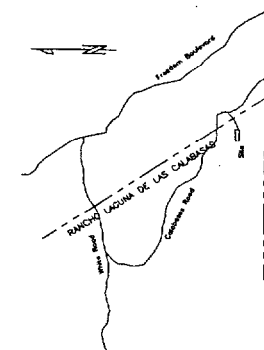
LEGEND

- Survey control point shown as noted
- Survey control point not on noted
- Right of Way line
- Standard aerial survey symbols used for topographic detail
- Proposed Parcel Division Line

TYPICAL CROSS SECTIONS, EXISTING PAVEMENT

17' WIDE	2'-7" A.C.	3'-0" W.B. ROSS	3'-0" W.B.
17' WIDE	2'-7" A.C.	3'-0" W.B. ROSS	3'-0" W.B.
17' WIDE	2'-7" A.C.	3'-0" W.B. ROSS	3'-0" W.B.
17' WIDE	2'-7" A.C.	3'-0" W.B. ROSS	3'-0" W.B.
17' WIDE	2'-7" A.C.	3'-0" W.B. ROSS	3'-0" W.B.

AREA TABLES (ACRES)			
	GROSS	POB	NET
PARCEL A	6.578	0.148	6.430
PARCEL B	6.275	0.780	5.495
TOTAL	12.853	0.928	11.925
> 50% SLOPE			-0.573
REPAIRS (see ROW)			-1.178
NET DEVELOPABLE			10.174



NOT TO SCALE
DATE: 03/09/04
BY: [Signature]

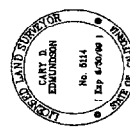
PHOTOMAPPING SERVICES
22111 15th Ave. S.
Suite 200, Santa Fe, NM 87505
Tel: 505-823-1111
Fax: 505-823-1112

OWNER: Clifford Low & Patricia Portillo
621 California Road
Watsonville, CA 95076

SURVEYOR: Cary D. Edmondson & Associates
1000 N. Main Street
Santa Cruz, CA 95062

LAND USE EXISTING: Rural Residential
LAND USE PROPOSED: Rural Residential
PUBLIC AREAS: None
REPAIRS AREAS: Estimate per each station memo dated March 9, 1999

NOTES:
1. Proposed Right of Way (ROW) is shown in red.
2. Proposed Right of Way (ROW) is shown in red.
3. Proposed Right of Way (ROW) is shown in red.
4. Proposed Right of Way (ROW) is shown in red.
5. Proposed Right of Way (ROW) is shown in red.



Cary D. Edmondson
No. 8114
Exp. 6/30/05
State of California

NOT TO SCALE
DATE: 03/09/04
BY: [Signature]

PHOTOMAPPING SERVICES
22111 15th Ave. S.
Suite 200, Santa Fe, NM 87505
Tel: 505-823-1111
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OWNER: Clifford Low & Patricia Portillo
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SURVEYOR: Cary D. Edmondson & Associates
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Santa Cruz, CA 95062

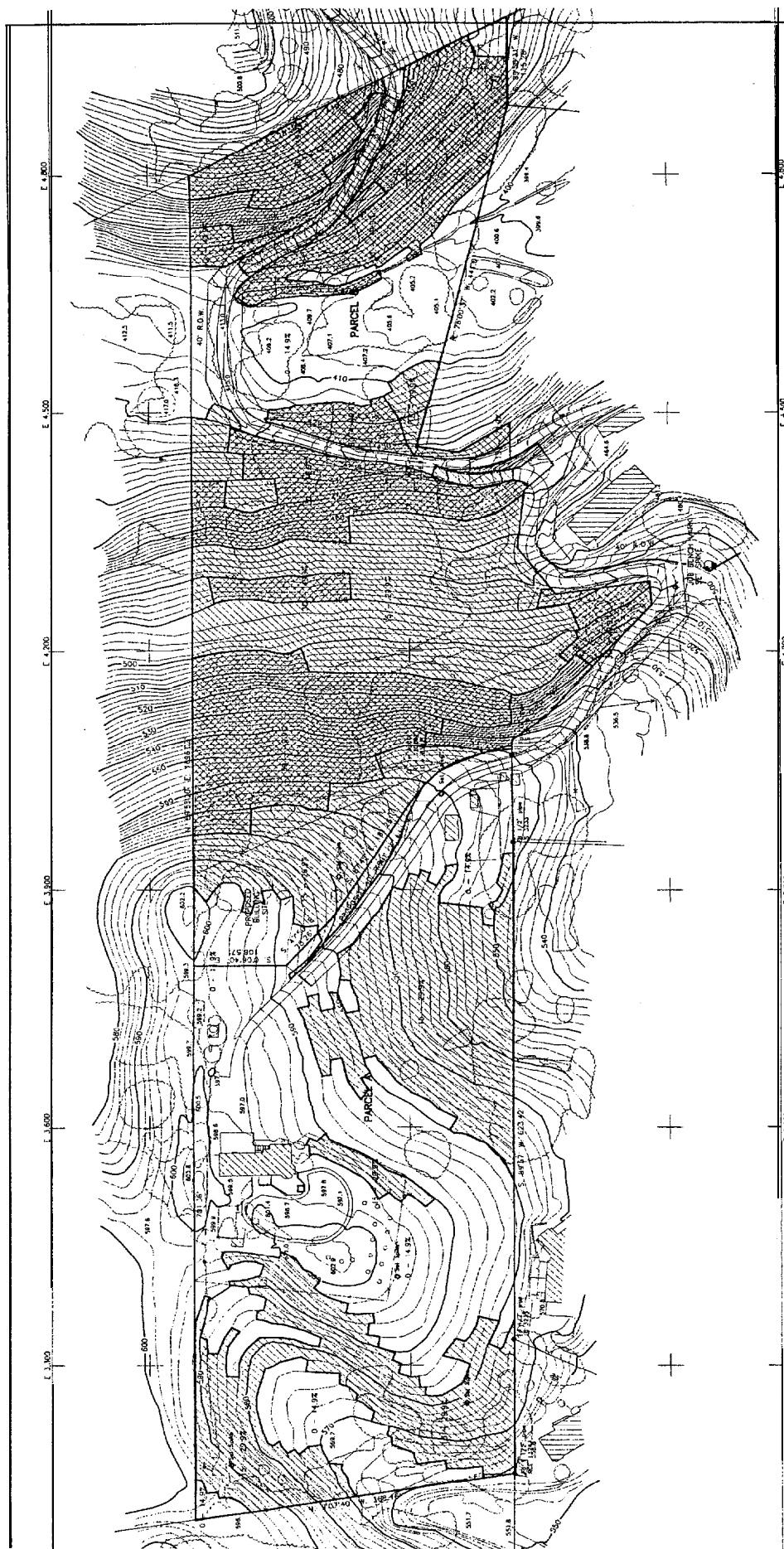
LAND USE EXISTING: Rural Residential
LAND USE PROPOSED: Rural Residential
PUBLIC AREAS: None
REPAIRS AREAS: Estimate per each station memo dated March 9, 1999

NOTES:
1. Proposed Right of Way (ROW) is shown in red.
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3. Proposed Right of Way (ROW) is shown in red.
4. Proposed Right of Way (ROW) is shown in red.
5. Proposed Right of Way (ROW) is shown in red.

TENTATIVE PARCEL MAP	
OF ASSESSOR'S PARCEL NO. 04-111-45	
Santa Cruz County, California	
Scale 1" = 80'	File 980387.DWG
February 1, 1999	FB 113/9
Prepared for	
Clifford Low & Patricia Portillo	
Reviewed 2/1/99	
Revised 2/1/99	
Job #9038	

CART	
EDMONDSON	
1515 EDMONDSON AVENUE - SUITE A	
SANTA CRUZ, CA 95062	
PHONE (408) 425-1796	
FAX (408) 425-1795	

80
2
ATTACHMENT EXHIBIT

[illegible]

AREA TABLE			
	GROSS	ROW	NET
PARCEL A	6.676	0.346	6.330
PARCEL B	8.775	2.790	7.495
TOTAL	14.951	3.136	11.815

LEGEND

Survey control point found as noted
Survey control point set as noted
Property line, lands of Low & Partridge
Right of Way line
Standard aerial survey symbols used for topographic detail
Announced Parcel Decision Line

0578

Observations are based on assumed datum, Green Mark = Photo cross, oriented in alignment (Point #901)

NOTE: For complete Inventory and Right of Way data see
 Census at Census Vol. 80 of Maps, Page 42

TENTATIVE PARCEL MAP / SLOPE ANALYSIS		OF ASSessor's PARCEL NO. 049-111-45	
1" = 50'	Santa Cruz County California	File: 180219.Dwg	1/3 11/2/9
Prepared for		1/3 11/2/9	
Clifford Low & Priscilla Partridge		1/3 11/2/9	
Sheet 2 of 2 Sheets		1/3 11/2/9	

**GARY EDWARDS
& ASSOCIATES
LAND SURVEYING**

1512 SEABRIGHT AVENUE—SUITE A
SANTA CRUZ, CA 95062
PHONE (408) 425-1796
FAX (408) 425-1795



Environmental Review Initial Study
ATTACHMENT 2
APPLICATION 99-0079

POR. SAN ANDREAS RANCHO
SECS. 23,24,25, & 26, T.11S.,R.1E., M.D.B.&M.

Tax Area Code
69-018

49-44

1' = 400'

43PM15
9/14/83

SEC. 26
SEC. 25

AGRICULTURE
PRESERVE
EST. 1968

SEC 23

90

0579

Assessor's Map No. 49-44
County of Santa Cruz, Calif.
Sept. 1951

Note - Assessor's Parcel Block & Lot Numbers Shown in Circles.

Proposed Project

ATTACHMENT
EXHIBIT

NT 2
T D

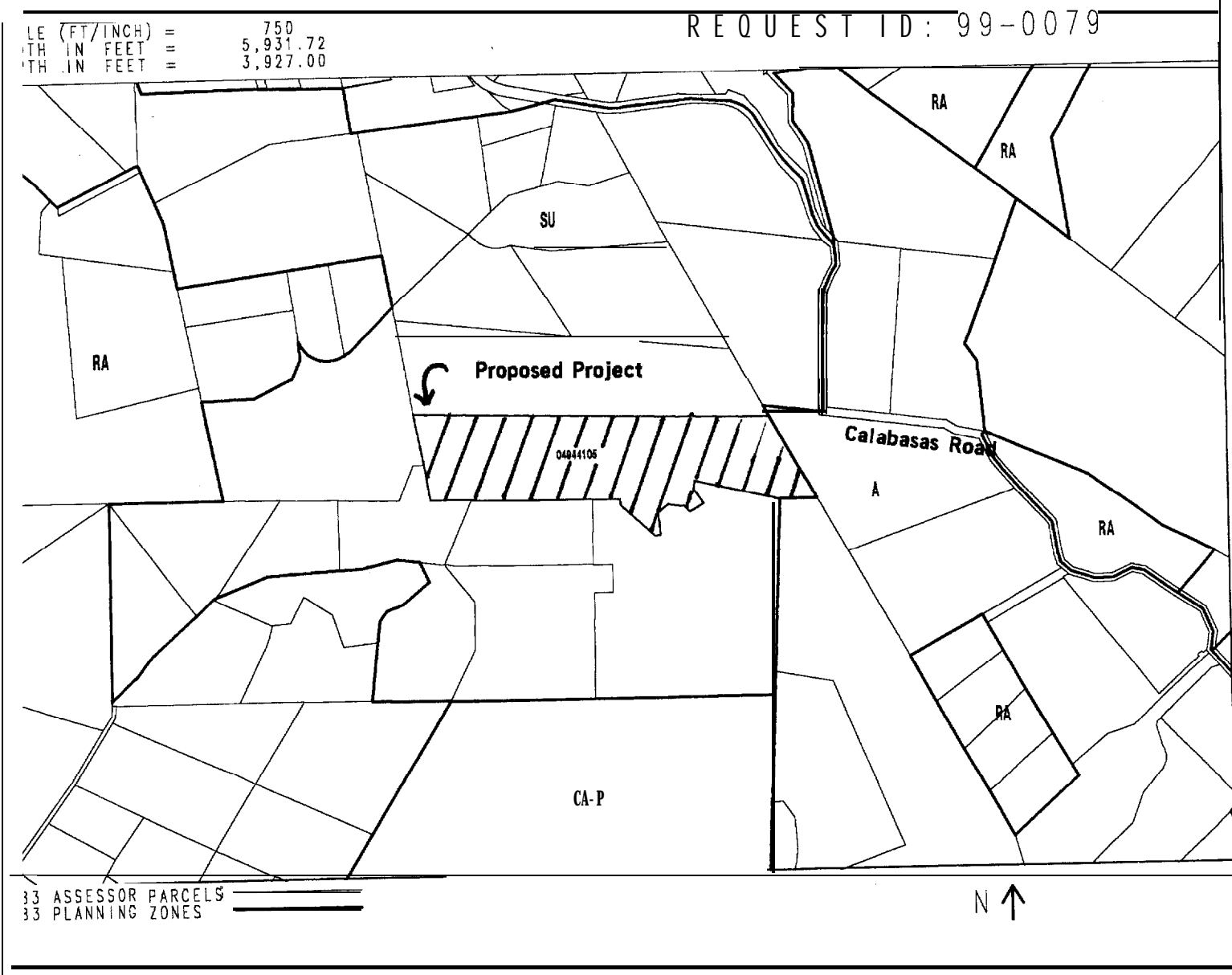
ATTACHMENT

-2

Electronically drawn 10/31/95 KSA

ZONING DESIGNATIONS

0580

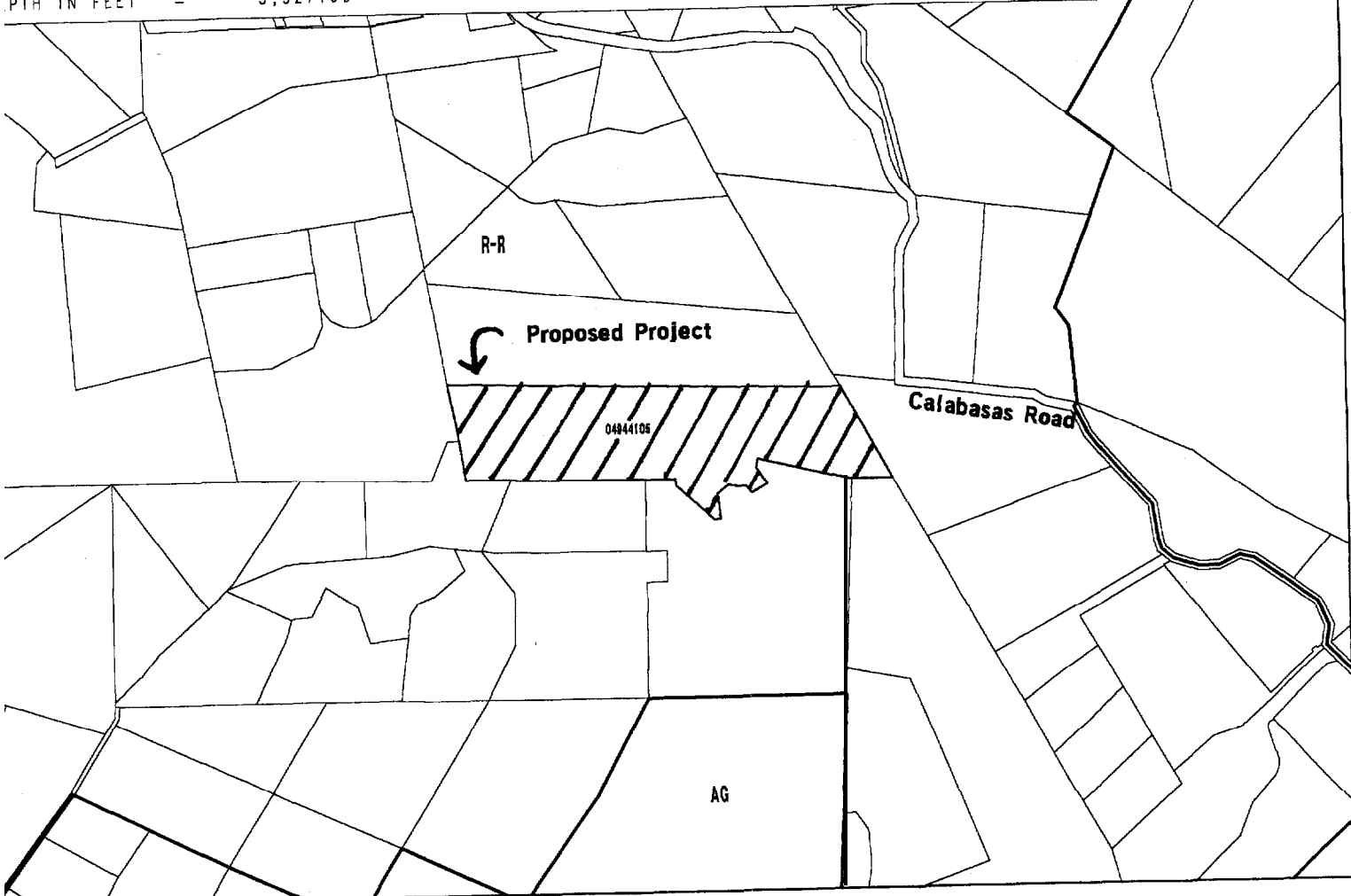


GENERAL PLAN DESIGNATIONS

0581

REQUEST ID: 99-0079

ALE (FT/INCH) = 750
DTH IN FEET = 5,931.72
PTH IN FEET = 3,927.00



N83 ASSESSOR PARCELS
N83 G P BASE LAYER

N ↑

C O U N T Y O F S A N T A C R U Z
Discretionary Application Comments

October 20, 1999
14:15:22

ATTACHMENT - 2

0582

For : CATHY GRAVES

APN: 04944105

APPLICATION NO. : 99-0079

Pajaro Valley Fire Completeness Comments

Pajaro Valley Fire Miscellaneous Comments

Contact Mike Snyder at 335-6748 with any questions.
Revised plans show Fire Dept. turnouts & turnaround on a 12' wide road. This will provide adequate access in lieu of an 18' wide road. This revised plan is approvable as submitted.

Environmental Health Completeness Comments

Applicant applied for sewage disposal permit for the project.
EHS can continue to process application when MLD is completed. 99-0079 is now approved.

Environmental Health Miscellaneous Comments

Applicant must provide evidence of an approved water supply prior to septic application expiration date, but will not be required for the MLD project. Septic applic. expires 5-19-2000

DPW Road Engineering Completeness Comments

It is recommended that the site plan include the access road out to Calabassas Road. The access road is recommended to be 18 feet wide to serve two lots upto the point where the new driveway turns off to the right.
6/30/99 - Same comments apply.

DPW Road Engineering Miscellaneous Comments

It is recommended that the access road be improved to 18 feet wide to accommodate two-way traffic. The access road should be shown all the way out to Calabassas Road, and indicate the number of lots served by the road. There are no TIA fees in the Aptos Hills planning area.
6/30/99 - Same comments apply.

Environmental Planning Completeness Comments

See separate memo (JN to CG) dated 3-9-99.

Environmental Planning Miscellaneous Comments

1

COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

DATE: September 9, 1999
TO: Cathy Graves, Project Planner
FROM: Jack Nelson, Environmental Planning *J. Nelson*
SUBJECT: Addl. comments, #99-0079, 621 Calabasas Rd., APN 49-441-05

0583

Planreviewed: Tentative Parcel Map, revised 8-31-99

The revised building envelope satisfactorily addresses the slope and grading issues from my earlier memos. The application may be deemed complete as far as Environmental Planning is concerned. Please include the following as development permit conditions:

A soils report by a licensed soils engineer is required. A fee-paid Soils Report Review must be completed prior to approval of a building permit.

Grading shall be minimized, including for future driveway and home construction. Landclearing, grading and excavation shall not take place between October 15 and April 15 unless a Winter Erosion Control Plan has been approved by Environmental Planning.

Riparian areas shall be permanently off-limits to new development, including structures and animal-keeping. The following areas are protected riparian corridor: (1) Area within 30 ft. of the intermittent creek (measured from top of bank) which the existing driveway crosses; (2) The broad, near-flat bottomland area adjacent the creek; (3) Areas supporting willow riparian woodland and other riparian species, out to the dripline of the trees; (4) Areas within 100 feet of a natural body of standing water or a wetland; (5) An additional 10 ft. building setback applies, from the limits of the above areas.

The existing turnout area along the north side of the driveway and immediately west of the creek crossing may be improved by placement of a baserock surface. No baserock shall be placed on the turnout embankment, and the adjacent drainage swale shall be undisturbed. The willows adjacent the turnout may be pruned back only to the extent that branches interfere with vehicle use of the turnout.

With land division improvement plans (if any), or otherwise with building permit plans, an engineered design shall be provided for correction of the erosion condition where a culvert has failed. This is located east of the creek along the north side of the access driveway.

Environmental Review Initial Study

ATTACHMENT 5
APPLICATION 99-0079

ATTACHMENT 2
EXHIBIT D

COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

DATE: September 8, 1999
TO: Cathy Graves, Project Planner
FROM: Jack Nelson, Environmental Planning *J. Nelson*
SUBJECT: Additional comments, #99-0079, 621 Calabasas Rd., APN 49-441-05

0584

I met with Cliff Low at the site on 8-26-99 to review Environmental Planning concerns at the site. Per my site inspection and discussion with Mr. Low, the turnout where the road passes through a riparian area will consist of adding baserock to an existing wide shoulder area, without encroaching on the adjacent drainage swale that supports riparian vegetation. This would be acceptable and does not require a separate Riparian Exception Permit.

Mr. Low states that there is no pond on the property, and that the geologist's reference to a pond is for a pond on the property to the south.

The following item must be resolved prior to deeming the application complete.

As to the building envelope and soils report requirements, we still require a revised building envelope, shown now on the plans, that excludes the steeper-slope area between the 16" oak tree and the existing fence line, OR, a Soils Report Review is required to be completed now. Similarly, the "Approximate proposed driveway location" shown on the plan must be moved out of the steeper area, OR, we require a preliminary grading plan that shows grading design for a driveway in the steeper area, along with a Soils Report Review.

cc: Cliff Low, 471 Airport Blvd., Watsonville CA 95076

80

Environmental Review Initial Study

ATTACHMENT 5
APPLICATION 99-0079ATTACHMENT 2
EXHIBIT 1)

COUNTY OF SANTA CRUZ

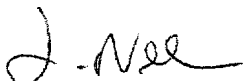
INTER-OFFICE CORRESPONDENCE

DATE: July 1, 1999

0585

TO: Cathy Graves, Project Planner

FROM: Jack Nelson, Environmental Planning



SUBJECT: Addl. comments, #99-0079, 621 Calabasas, APN 49-441-05

The revised plans now show a proposed building envelope which includes the 30% slope area below the 16" oak and west of the fence line. My comments re this area in my 3-9-99 memo are still applicable and unresolved. If this area is to be included in the building envelope, then a soils report and a County Soils Report Review must be completed prior to deeming the application complete.

I will not be able to field inspect the riparian mapping until after I return from vacation on 7-12-99. I have some concern about the turnout which has been added in the riparian area. The pond referred to by Rogers Johnson (see my 3-9-99 memo) is not shown yet.

COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

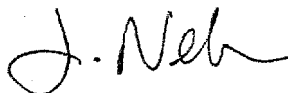
ATTACHMENT 2

DATE: March 9, 1999

0536

TO: Cathy Graves, Project Planner

FROM: Jack Nelson, Environmental Planning



SUBJECT: Comments, #99-0079, 621 Calabasas Rd., APN 49-441-05

Plans reviewed: Tentative Parcel Map, Z-1-99

SOILS INVESTIGATION

Where the plan indicates "Proposed Building Site" there is a moderately sloping area (approx. 15%), for which a soils report and County review may be postponed until the Building Permit stage. However, there is a 30% slope southeast of the large Coast Live Oak on the proposed building site area. If home construction, driveway construction, or grading is proposed on this steeper area, then a soils report and fee-paid Soils Report Review must be completed prior to deeming this application complete. Similarly, if another reviewing agency requires improvements to the existing driveway portion in the vicinity of steep slopes, a Soils Report Review may be required now.

Further plan information is required in order to clarify what development is proposed where, as discussed below.

DRIVEWAY AND BUILDING ENVELOPE LOCATION AND PRELIMINARY GRADING DESIGN

We need to see a specific boundary for a building envelope and a specific driveway route (new portion), both of which avoid the 30% slope discussed above. Any grading on the 30% slope area which is proposed or may potentially be proposed in the future, must be depicted for our review. Given there is a gentler-sloped area available, plus the County's requirement to minimize grading, any development on the steeper slope is unlikely to be accepted, whether or not additional measurements of the slope come in stating 29.5% slope. An approximate boundary of the steep slope area in the vicinity of the building envelope and new driveway, based on actual site topography and not the gentler slope which the plan topography shows, must be shown on the plan.

The new driveway extension may not exceed 15% slope gradient, except that a paved segment of up to 20% and up to 200 ft. long, not crossing the 30% slope area, is approvable.

RIPARIAN CORRIDOR

The following areas are protected riparian corridor on this parcel:



Environmental Review Initial Study

ATTACHMENT 5
APPLICATION 99-0079

ATTACHMENT
EXHIBIT

2
D

- Area within 30 ft. of the intermittent creek (from top of bank) which the driveway crosses.
- The broad, near-flat bottomland area adjacent the creek.
- Areas supporting willow riparian woodland (and other riparian species), out to the dripline of the trees.
- Areas within 100 ft. of a natural body of standing water or wetland.
- An additional 10 ft. building setback applies, from the limits of the above areas.

0587

These areas will be off-limits to new development including structures and animal keeping.

Although I was not aware of it during my site inspection, I have learned from the Rogers Johnson & Associates 5-28-97 Hydrology Report that there is a series of seeps, springs, and a small year-round pond on the property. These features must be shown on the plans. Following the submittal of this information, I will make a followup inspection and provide further comments if needed.

DENSITY CALCULATIONS

Two areas must be subtracted from density calculations: (1) areas with slopes steeper than 50%, and (2) riparian corridor. The plan must provide estimated acreage of these areas, along with actual mapping of the extent.

ARCHEOLOGY

The Archeologic Site Check must be completed.

EROSION AT FAILED CULVERT

An erosion gully is now enlarging where an upslope roadside culvert outletting to the creek has failed. Any land division improvement plans must include a design for repair of this area.

APPLICATION COMPLETENESS

The above issues must be resolved prior to deeming the application complete. I will subsequently provide Environmental Planning permit conditions.

cc: Applicant (via C.Graves)

Environmental Concepts

Consulting Environmental Health Specialists

0588

Clifford Low
471 Airport Blvd.
Watsonville, CA 95076

February 3, 1999

Dear Mr. Low


At your request I have reviewed the proposed MLD for your parcel, APN 49-111-45. My investigation was in regard to the septic suitability of the new building site.

The proposed new parcel is at the east half of the existing parcel, and consists of 7.5 acres, with a building site near the road at the high side, a slope down to a valley, and some area in the bottom of the valley. The building site would be at the top of the parcel at the west end. An existing well on the north side of the road limits the septic system location to two areas marked on the enclosed excerpt off the tentative map. One area is across from the tractor shed, and the other up on the hill below the knoll.

The soils in this area are Baywood loamy sands. The perc range is from 3-12 mpi. A soil and percolation test was performed in the same soil type across the road in 1988. The test results for the proposed project will be the same. Adequate area exists for a single family dwelling and a septic system in the area available that is less than 30% slope.

In summary, the proposed building site for this MLD will meet current Environmental Health Service requirements for a single family dwelling. Adequate water supply exists for a service for a single family dwelling. If you have any questions regarding this matter, please call me at 684-1555.

Very truly yours,



Kenneth Mabie
REHS3579

P.O. Box 1445, Aptos, CA 95001 (831) 684-1555

80
Environmental Review Initial Study
ATTACHMENT 5
APPLICATION 99-0079

ATTACHMENT

EXHIBIT

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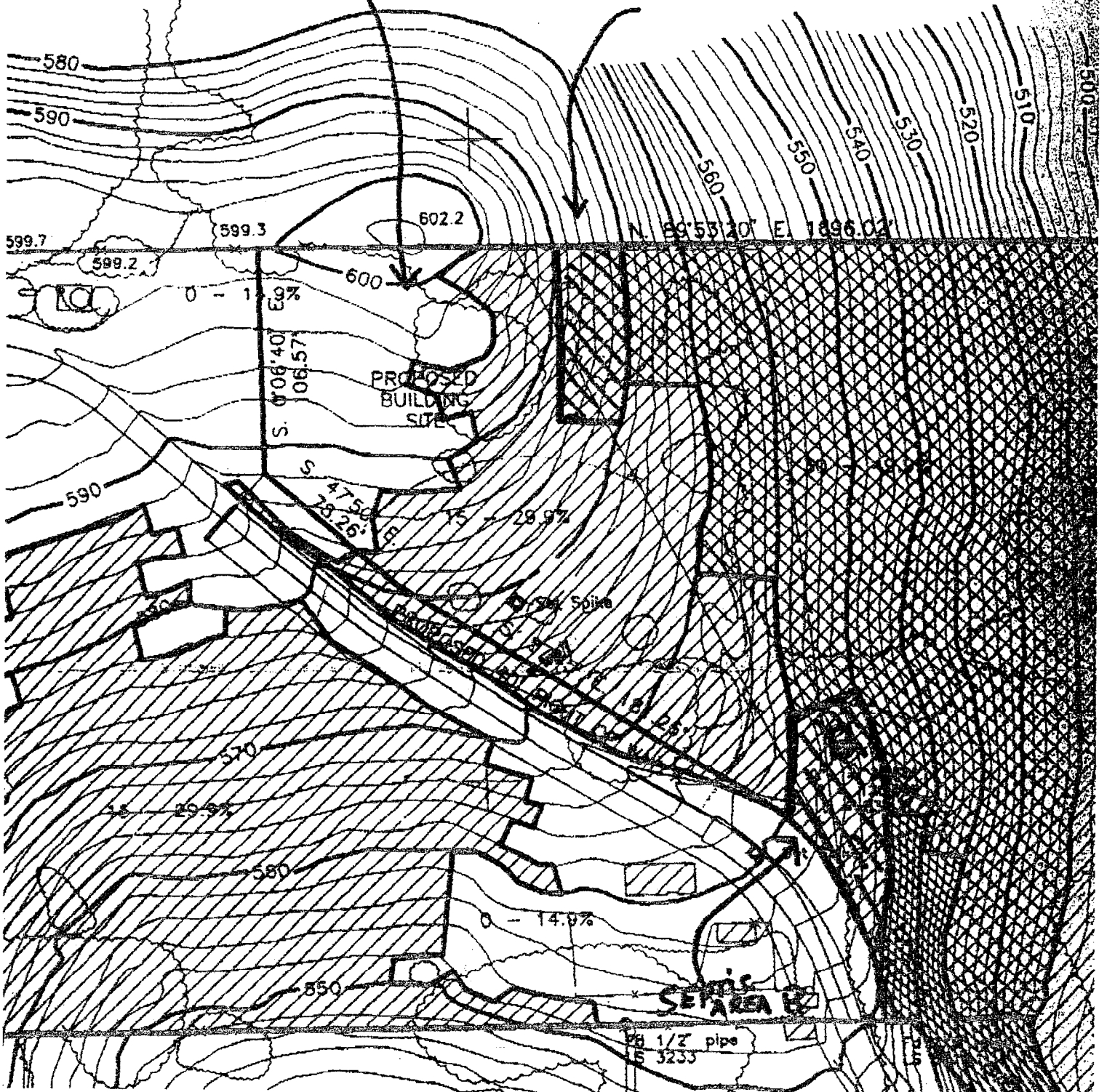
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LOW/ PARTRIDGE MLD
APN 49-111-45 E 3,900

ATTACHMENT 2
0589 E.

NEW PROPOSED PARCE

SEPTIC AREA A.



PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

701 OCEAN STREET ROOM 400 SANTA CRUZ, CALIFORNIA 95060
(408) 454-2580 FAX (408) 454-2131 TDD (408) 454-2123

0590

July 10, 1997

Mr. Clifford Low
471 Airport Boulevard
Watsonville, CA 95076

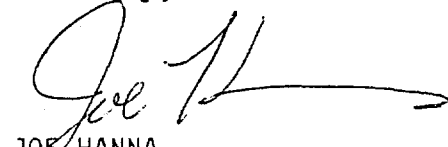
SUBJECT: APN: 049-441-05, App'l # 97-0383
621 Calabasas Road, Freedom, CA

Dear Mr. Low:

The County of Santa Cruz has accepted the Rogers E. Johnson, May 28, 1997 Report as adequate to demonstrate that a significant separation exists between the surface soils and groundwater. This acceptance is limited to groundwater recharge issues.

If you have any questions, please call me at (408) 454-3175.

Sincerely,



JOE HANNA
County Geologist CEG 1313

ROGERS E. JOHNSON & ASSOCIATES

CONSULTING ENGINEERING GEOLOGISTS

1729 SEABRIGHT AVENUE, SUITE D
SANTA CRUZ, CALIFORNIA 95062

BUS. (408) 425-1288
FAX. (408) 4256539

0591

HYDROLOGIC REPORT
LOW PROPERTY
621 Calabasas Road
Watsonville, California
Santa Cruz County APN 049-441-05

Job # H97030
28 May 1997

Environmental Review Initial Study
ATTACHMENT 6
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ATTACHMENT 2
EXHIBIT D

ROGERS E. JOHNSON & ASSOCIATES

CONSULTING ENGINEERING GEOLOGISTS

0592

1729 SEABRIGHT AVENUE, SUITE D
SANTA CRUZ, CALIFORNIA 95062BUS. (408) 425-1288
FAX. (408) 425-6539

28 May 1997

Job #H97030

Mr. Cliff Low
471 Airport Boulevard
Watsonville, California 95076Re: Preliminary Hydrologic Report
621 Calabasas Road
Watsonville, California
Santa Cruz County APN 049-441-05

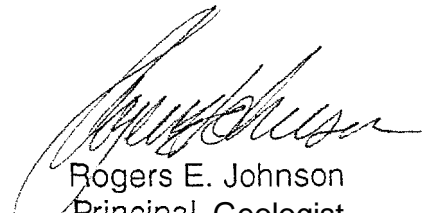
Dear Mr. Low:

The following report presents the results of our hydrogeologic investigation of your property on Calabasas Road. The purpose of our investigation was to evaluate geologic conditions to determine if the property can be removed from Primary Groundwater Recharge designation.

The Santa Cruz County Planning Department has designated the subject property a Primary Groundwater Recharge (PGR) constraint area. These areas are thought to be substantial contributors of recharge to aquifers (water bearing units) at depth. For newly created parcels of less than 10 acres, the county requires a technical report to determine whether a septic system on the parcels can dispose of effluent without adversely affecting the groundwater.

Our study indicates that the property should be removed from Primary Groundwater Recharge status as defined by the Santa Cruz County ordinances. Septic effluent discharged beneath the property has a very low potential for contamination of the aquifer. Please call if you have any questions. Thank you for your patronage.

Sincerely,

ROGERS E. JOHNSON AND ASSOCIATESErik N. Zinn
Project Geologist
Rogers E. Johnson
Principal Geologist
CEG # 1016

ENZ/REJ/enz

c:\rejal\job files\97030H - Low Property - Calabasas Road - Watsonville\97030H - Low Property Report



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APPLICATION

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99-0079ATTACHMENT
EXHIBIT 2D

Low Property
Job #H97030 1593
28 May 1997
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INTRODUCTION

This report presents the results of our hydrogeologic investigation of the Low property, an approximately 15 acre parcel (APN 49-441-05) located near Calabasas Road, Santa Cruz County, California (Figure 1). The property owner proposes to subdivide the parcel. An existing single family residence is located near the western end of the property.

The purpose of our investigation was to evaluate the hydrogeologic conditions of the property, and determine whether it is geologically feasible to recommend removal of the property from Primary Groundwater Recharge constraint status. The scope of our study included the following:

1. Review of pertinent published and unpublished maps and reports.
2. Aerial photograph analysis.
3. Field traverse.
4. Analysis of water well logs.
5. Preparation of this report.

SITE LOCATION AND DESCRIPTION

The subject property is located on the eastern flank of a low, north-south trending ridge in the Calabasas area of southern Santa Cruz County. Elevations on the property range from about 380 feet to 200 feet above sea level. The western half of the property is marked by very gentle slopes at the ridge crest, and has a greater number of deep drainage swales than the eastern half. Slopes on the eastern half of the property are moderately steep to steep, and the flank of the ridge is less dissected by erosion than the western half. This division of terrain can be carried both north and south of the property.

Vegetation in the area consists primarily of open grasslands and oak, pine and eucalyptus trees with patchy, dense underbrush.

REGIONAL GEOLOGY

The subject property is underlain by the Pleistocene age Aromas Formation (Figures 2 & 3). The Aromas Formation (also known as the Aromas Sand) consists of two members: a lower, fluvial facies containing interfingering gravel, sand, silt, and clay deposited in a meandering stream and estuary environment; and an upper eolian facies consisting of well sorted, fine-grained sand deposited in a coastal dune field. The maximum thickness of the Aromas deposits is in excess of 700 feet (Dupre and Tinsley, 1980).

Rogers E. Johnson & Associates

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Job #H97030
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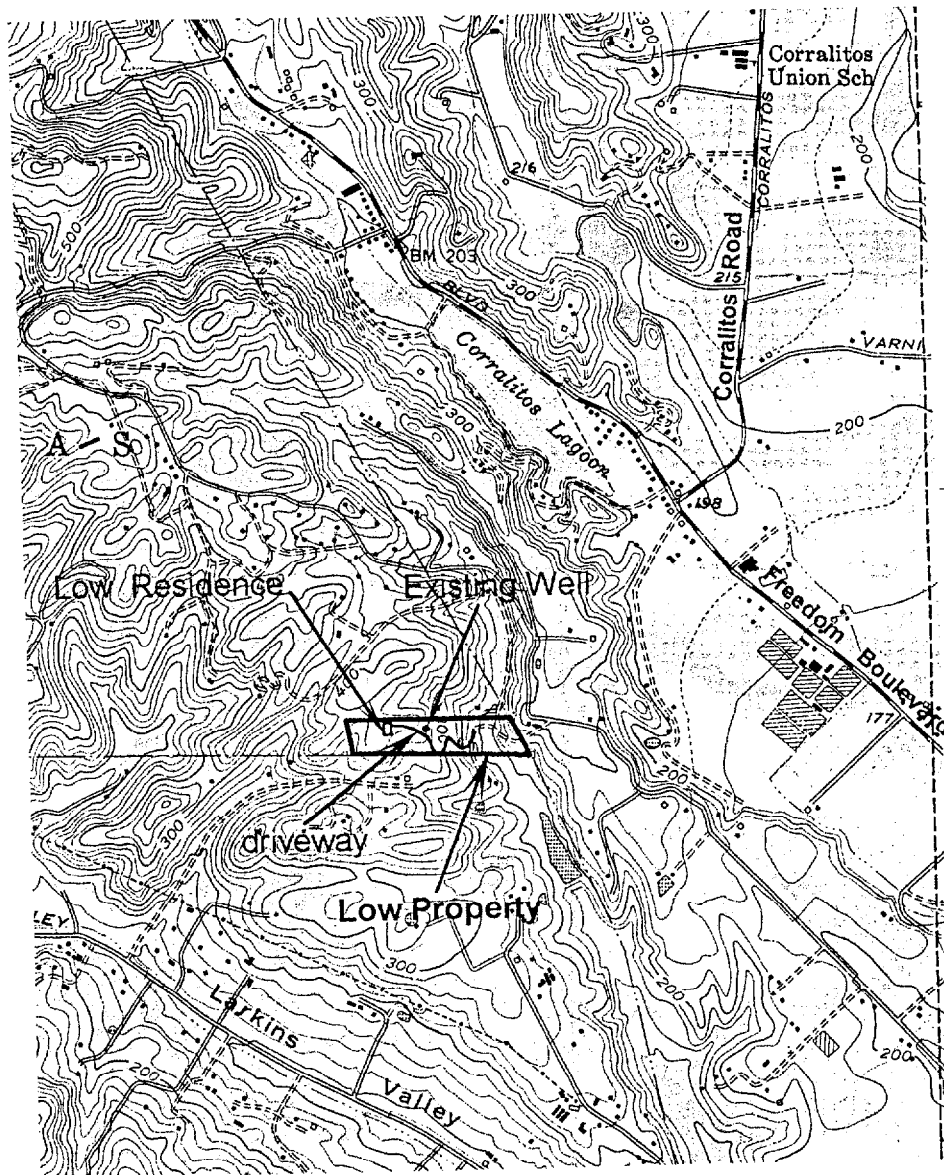
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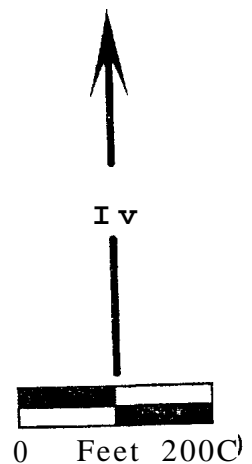
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Rogers E. Johnson & Associates



BASE MAP: WATSONVILLE WEST, CALIFORNIA QUADRANGLE, U.S. Geological Survey 7.5' topographic series, 1955 (photorevised 1980), Scale: 1"=2000'



ROGERS E. JOHNSON & ASSOCIATES
Consulting Engineering Geologists
1729 Seabright Avenue,

SITE LOCATION MAP
LOW PROPERN
621 CALABASAS ROAD
APN 049-441-05
Santa Cruz County, California

FIGURE #

1

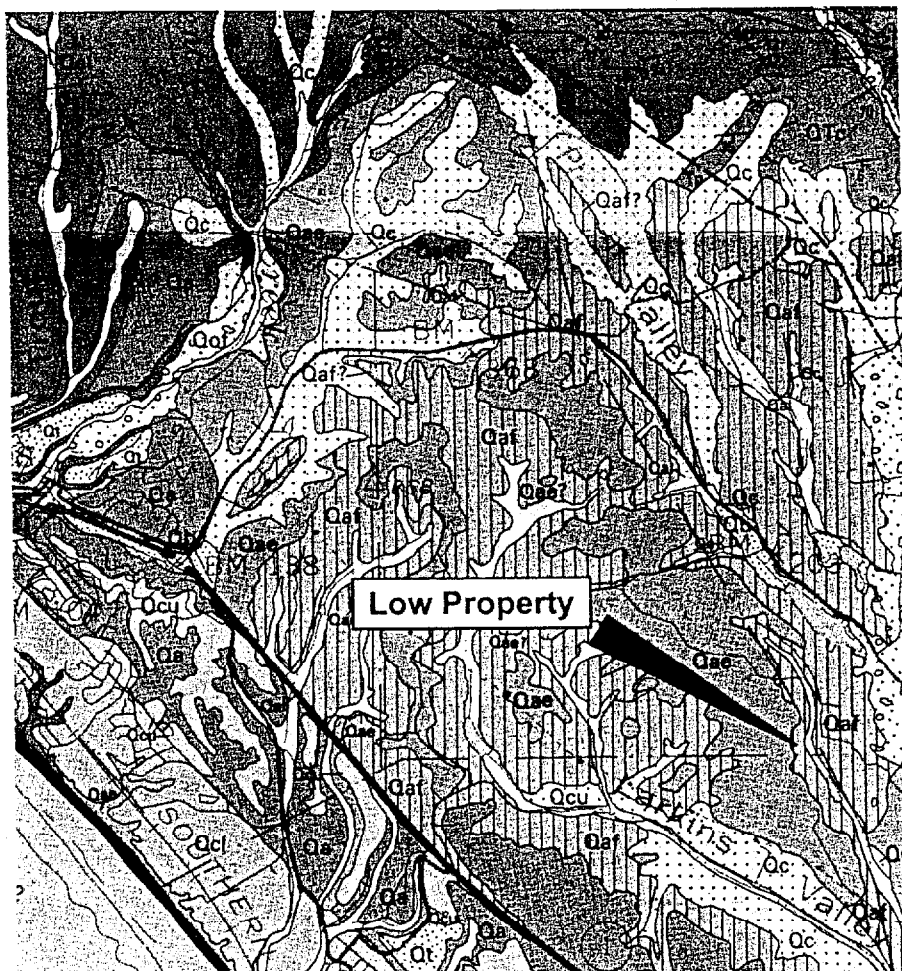
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APPLICATION 6
99-0079

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EXHIBIT D 2

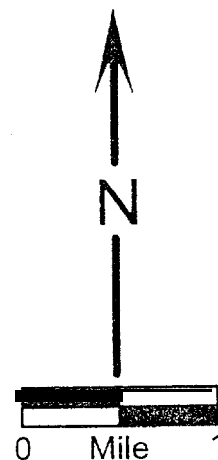
0596



EXPLANATION

- Qal Alluvial deposits
- Qc Colluvium
- Qof Older flood plain deposits
- Qcl Lower emergent coastal terrace deposits
- Qcu Undifferentiated coastal terrace deposits
- Qae Aromas sand - eolian lithofacies
- Qaf Aromas sand - fluvial lithofacies
- ~ Earth materials contact

BASE MAP: "GEOLOGIC MAP OF SANTA CRUZ COUNTY," by E.E. Brabb, 1989,
U.S. Geological Survey Map I-1905, Scale: 1:62500



ROGERS E. JOHNSON & ASSOCIATES
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1729 Seabright Avenue,
Santa Cruz, California 95062

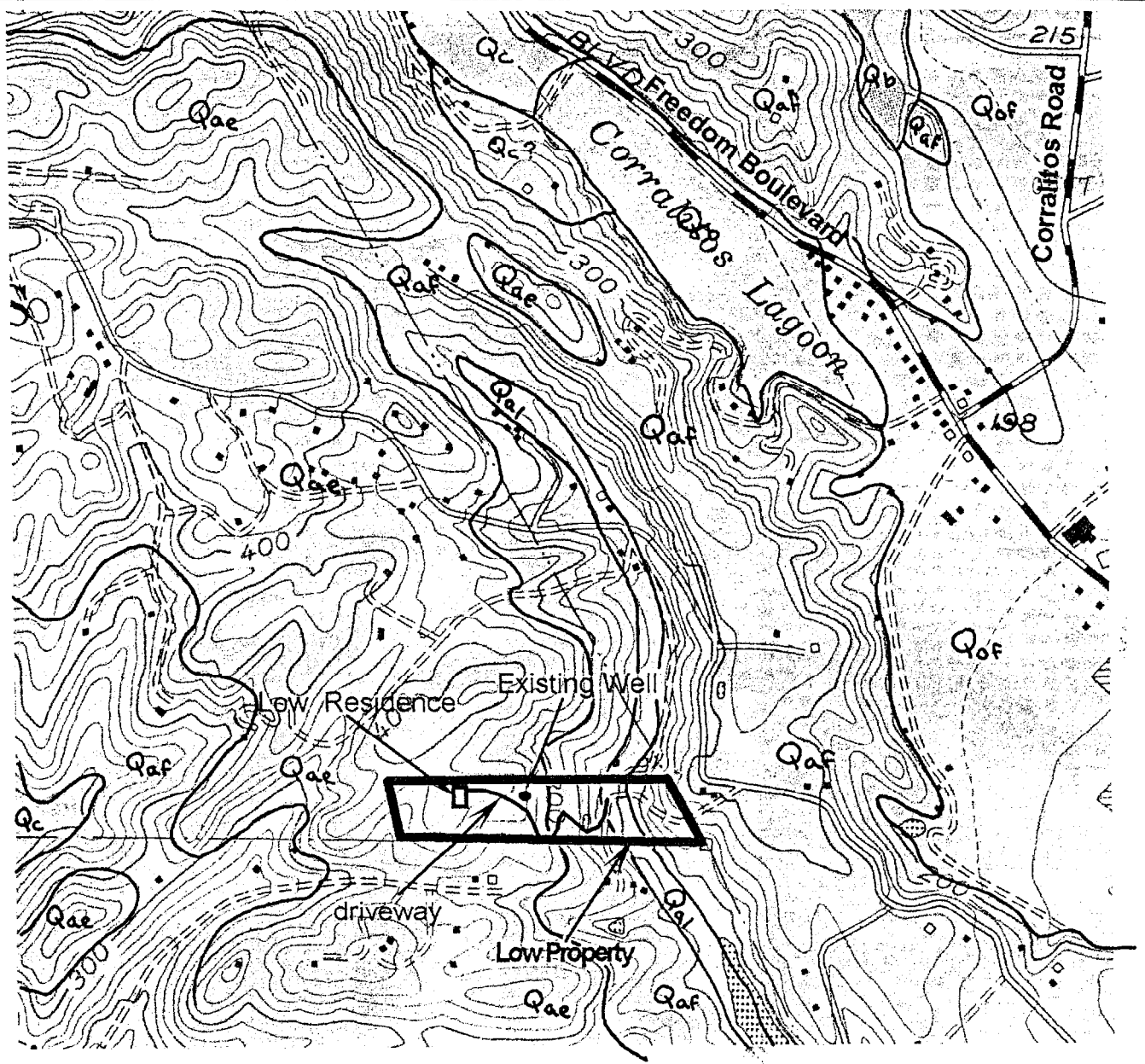
REGIONAL GEOLOGIC MAP
LOW PROPERTY
621 CALABASAS ROAD
APN 049-441-05
Santa Cruz County, California

FIGURE #
2
JOB #
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EXPLANATION	
Qal	Alluvial deposits
Qae	Aromas sand - eolian lithofacies
Qaf	Aromas sand - fluvial lithofacies
	Earth materials contact



BASE MAP: MAPS SHOWING GEOLOGY AND LIQUEFACTION POTENTIAL OF NORTHERN MONTEREY AND SOUTHERN SANTA CRUZ COUNTIES, CALIFORNIA, Dupre and Tinsley, 1980, Sheet 1 of 2, Scale: 1:62500

ROGERS E. JOHNSON & ASSOCIATES
 Consulting Engineering Geologists
 1729 Seabright Avenue,

LOCAL GEOLOGIC MAP
 LOW PROPERTY
 621 CALABASAS ROAD
 APN 049-441-05
 Santa Cruz County, California

FIGURE #
3
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Throughout most of the Calabasas area, the fluvial and eolian members of the Aromas Formation are separated by a distinct clay unit, 10 or more feet thick, which was probably deposited in a lagoonal environment. This clay unit is well exposed in the Cabrillo Sand and Gravel Quarry on Freedom Boulevard, about 2 ½ miles north-northwest of the subject property (Dupré, 1971; Cotton, 1976). Our firm has detected the lagoonal clay in exploratory borings for previous hydrogeologic studies (Johnson and Associates, 1988; 1989, 1992) on properties within a mile of the subject property. Later in this report we will discuss the specific field evidence leading us to conclude that the clay unit isolates the western half of the subject property from the regional water table.

REGIONAL GROUNDWATER

Significant amounts of groundwater are found in two geologic units in the vicinity of the subject property: 1) the Aromas Formation, and 2) the Pliocene Purisima Formation (marine sandstone and siltstone) which underlies the Aromas Formation at depth (Figure 4). The Aromas Formation forms the major aquifer (water bearing unit) from which groundwater is extracted for general use. Based on well driller's logs from the area surrounding the subject property, the regional water table is 10 to 20 feet above mean sea level (Santa Cruz County Planning Department records). Perched groundwater of limited horizontal extent is common throughout the fluvial facies of the Aromas Formation due to the presence of discontinuous, impermeable clay layers. The most significant aquiclude, however, is the extensive lagoonal clay separating the fluvial and eolian facies of the Aromas Formation. Dupré (1971) and Cotton (1976) describe a seasonal, perched water table about 10 feet above the clay at the Cabrillo Sand and Gravel Quarry. Johnson and Associates (1988, 1989, 1992) have noted similar conditions in their hydrogeologic studies in the Calabasas area.

LOCAL GEOLOGY

The subject property is entirely underlain by the Aromas Formation, with the lagoonal clay contact between the upper eolian member and the lower fluvial member "daylighting" between 260 and 280 feet in elevation (Figure 5). We have located the lagoonal clay contact using several methods, as noted on Figure 5.

The first method relies upon the mapping performed by Dupré and Tinsley (1980). Their mapped contact between the upper and lower members of the Aromas Formation is located about 900 feet east of the western boundary of the subject property. The contact is about 300 feet in elevation across the subject property (Figure 3).

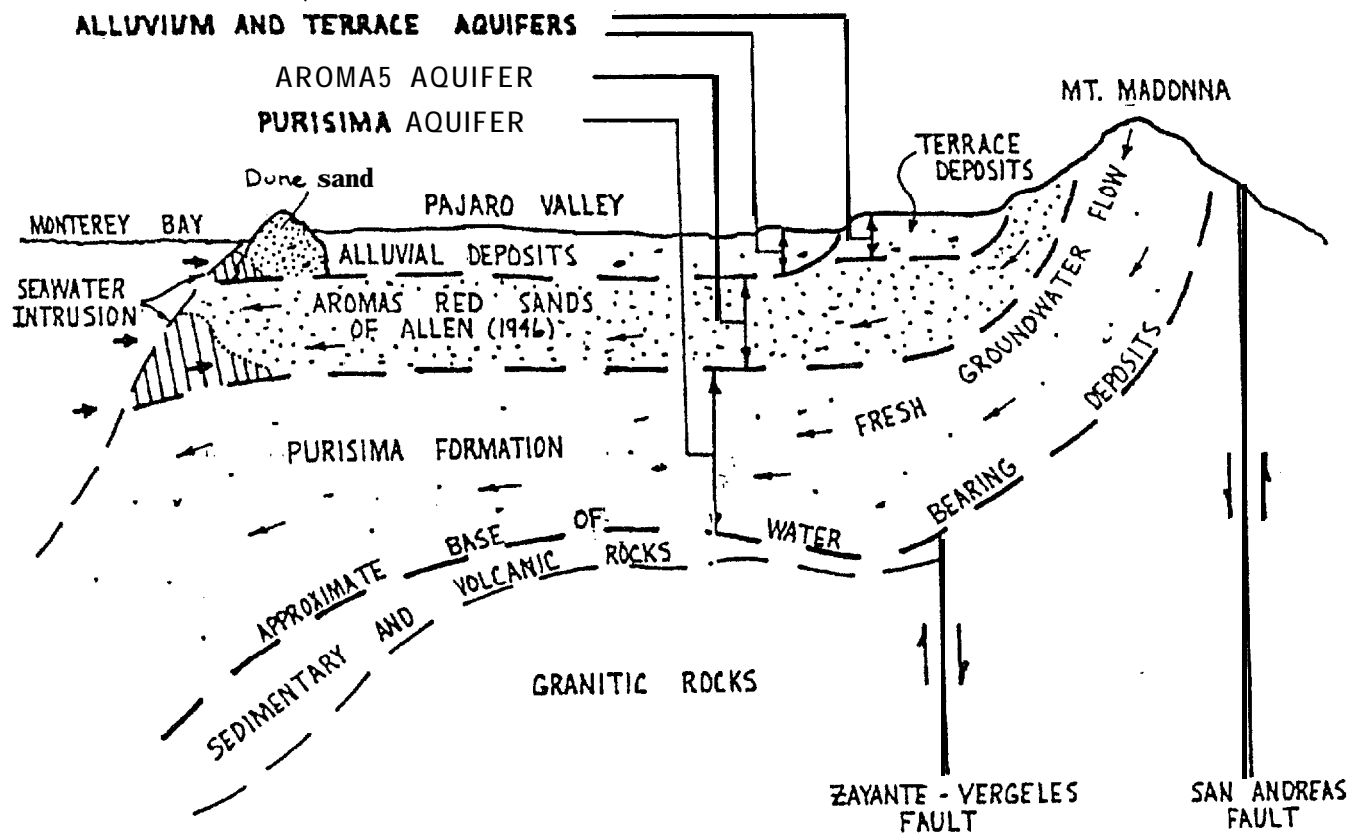


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NOTES

1. The cross section is schematic, and not to scale.
2. Geology and hydrogeology modified after Styles, 1977.

ROGERS E. JOHNSON & ASSOCIATES
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4700 Soebright Avenue

Environmental Review Initial Study

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SCHEMATIC GEOLOGIC CROSS SECTION OF
THE PAJARO VALLEY AREA
LOW PROPERTY
621 CALABASAS ROAD
Santa Cruz County, California

FIGURE #

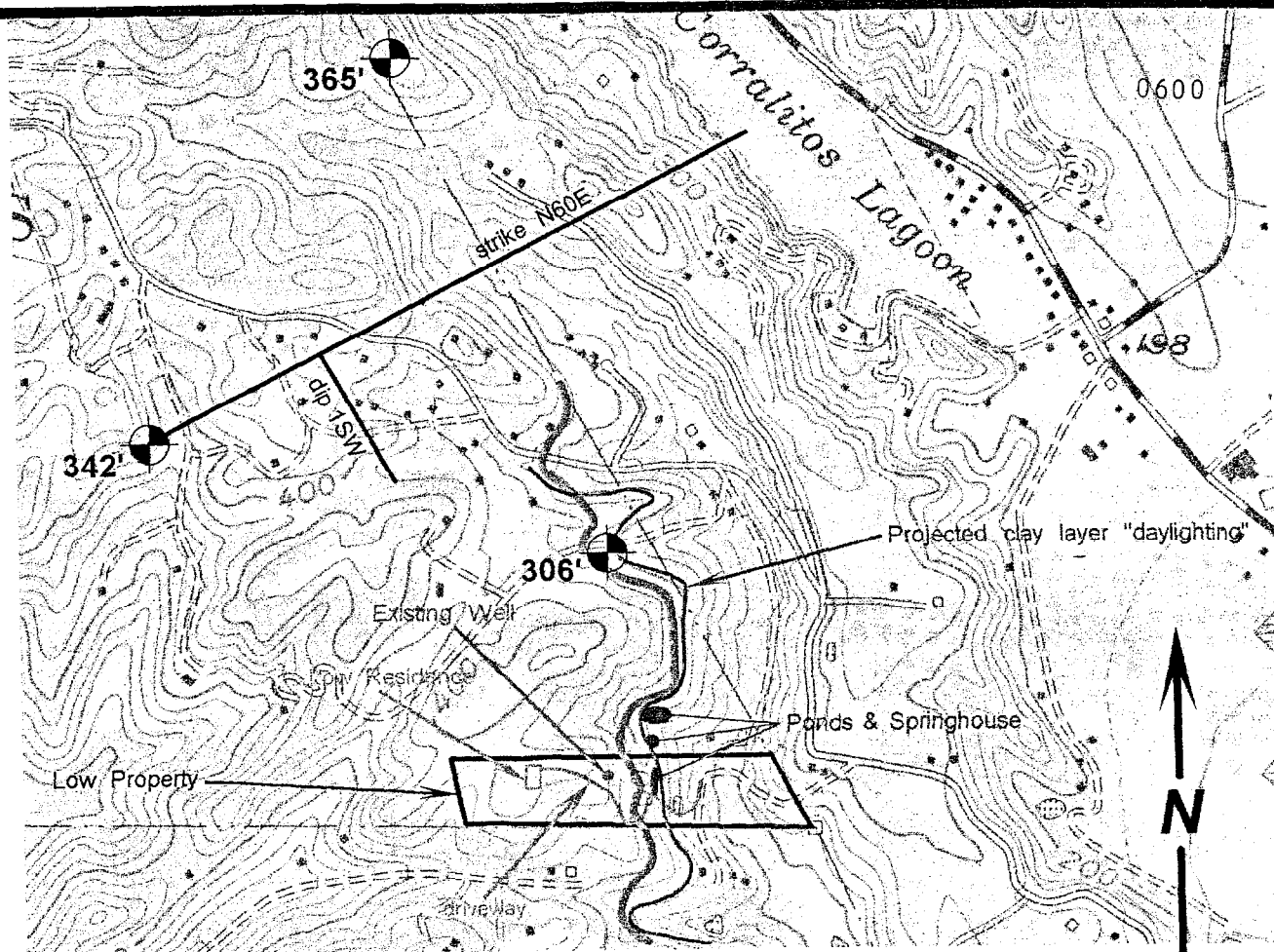
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EASE MAP: WATSONVILLE WEST, CALIFORNIA QUADRANGLE, U.S. Geological Survey 7.5' topographic series, 1955 (photorevised 1980), Scale: 1"=2000'


0 Feet 1000


EXPLANATION

Qae Aromas Sand - upper eolian member

Qaf Aromas Sand - lower fluvial member

 Contact between Aromas Sand upper eolian member and Aromas Sand lower fluvial member; contact taken from Dupre and Tinsley, 1980

 Exploratory boring advanced by REJA for prior hydrogeologic investigations; elevation adjacent to boring symbol indicates the elevation of the upper surface of the clay layer that marks the contact between the upper eolian and lower fluvial members of the Aromas Sand

 Projected "daylighting" of contact between upper eolian and lower fluvial members of the Aromas Sand, based on a three point solution projection

ROGERS E. JOHNSON & ASSOCIATES
Consulting Engineering Geologists
1729 Seabright Avenue,

**SITE PLAN SHOWING PROJECTION
OF BASE OF AROMAS SAND UPPER
EOLIAN MEMBER
LOW PROPERTY**
Santa Cruz County, California

FIGURE #

5

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To verify the mapping of the Dupré and Tinsley (1980), we performed a 3 point solution utilizing the logs of exploratory borings from previous hydrogeologic investigations in the general area (Johnson and Associates, 1988; 1989; 1992). The borings used for our 3 point solution are located on Figure 5. Elevations of the top of the blue-gray lagoonal clay are also listed adjacent to the borings. Using the depth to the top of the clay layer in the borings we calculated a three-point solution for the strike and dip of N60E, 1.2SE. We then used the 3 point solution to plot where the clay layer should "daylight" on the slope below the Low residence (Figure 5). Note that the predicted daylighting of the clay closely agrees with the location of the contact mapped by and Tinsley (1980). We also noted that the southernmost boring from the array indicated that the lagoonal clay is approximately 35 feet thick (Johnson and Associates, 1988).

We performed a field reconnaissance of the subject property as a third check on the location of the clay layer. We did not directly observe the clay layer in the field, but we did observe hydrologic and geomorphic evidence which substantiates our location of the clay layer. A series of seeps and a small year-round pond are located approximately 700 feet west of the eastern property line, at an elevation of about 280 feet. Both features are located near a distinct break in slope, demarcated by a small "shelf" on the hillside. As previously noted, this break in slope is regionally continuous and is associated with the convergence of drainages. It is also coincident with the mapped contact between the two members of the Aromas Formation. This topographic difference may be explained by the higher erodability of the sandy upper eolian member of the Aromas Formation.

LOCAL GROUNDWATER

Examination of the water well record for the subject property reveals, that the water level was at approximately 100 feet above sea level in 1988 (appendix A). Past regional water levels on nearby properties have been approximately 20 feet above sea level (Johnson and Associates, 1988; 1989; 1992). If Mr. Low has successfully pumped drinking water from the 100 foot water table for the past 8 years, however, the shallowest "minable" water is clearly the higher water table at 100 feet above sea level.

Other water levels picked up at shallower depths represent perched water tables within the fluvial member of the Aromas Formation. As noted earlier, perched groundwater is common in the fluvial facies but is of limited horizontal extent because of the discontinuous, interfingering stratigraphy.

There is a more extensive perched water table at an elevation of about 280 feet on the Low property, as evidenced by the numerous seeps and springs, and year round pond present on the property. This perched water table is analogous to the one observed in the

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Low Properly
J o b #H97030 0602 ,
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Cabrillo Sand and Gravel Quarry to the north of the subject property (Dupré, 1971; Cotton, 1976) and in our previous ridge top hydrogeologic investigations to the north and northwest (Johnson and Associates, 1988; 1989; 1992). In these previous studies the perched water layer was found to reach a thickness of 10 to 15 feet in the winter.

The presence of perched water above the lagoonal clay, at an elevation of 280 feet, is conclusive evidence that the western two thirds of the subject property (the portion underlain by the upper eolian member of the Aromas Formation) is hydrologically isolated from the regional water table, which is at an elevation of 100 feet or less. Previous investigations have shown this aquiclude to be a minimum of 30 feet thick and consist of 70 to 75 per cent clay, with the rest being silt and sand (Johnson and Associates 1988; 1989; 1992). Furthermore, the eastern one third of the subject property (the portion underlain by the fluvial member of the Aromas Formation) is also hydrologically isolated from the regional water table. The fluvial member of the Aromas formation typically contains a significant number of clay and silt beds. Roughly half of the fluvial member stratigraphy encountered in the drilling of the water well was fine grained, as may be noted from the water well drilling log (Appendix A). From the hydrogeologic perspective, these subsurface conditions form a compelling argument for removing the subject property from the Primary Groundwater Recharge constraint list.

SEPTIC EFFLUENT IN RELATION TO THE PERCHED WATER TABLE

As discussed earlier, our investigation indicates that the ridge top sites on the subject property do not contribute to the groundwater recharge of the Aromas aquifer. The impermeable clay layer present between the two members of the Aromas Formation serves as an impermeable barrier that interrupts the downward migration of groundwater from the ridge top. The perched water slowly flows over the clay in the down-dip direction, to the southeast, until it emerges on the lower hillslope as distributed seepage or discrete springs.

The question now arises whether septic effluent from the ridge top might contaminate the perched groundwater that eventually seeps from the lower hillslope, as well as septic effluent seeping into the ground on the lower portion of the subject property. Based on the literature reviewed below, we do not believe this effluent will cause a problem.

In the early 1960's, Romero (1970) compiled data from several studies in Colorado to evaluate the characteristics of earth materials capable of adequately filtering septic effluent. Romero found that sediments with particle sizes less than 0.08 millimeters (mostly coarse silt and finer) demonstrate nearly complete removal of pathogens in the first 5 feet of travel distance. Sediments with particle sizes between 0.08 mm and 0.25 mm

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(mostly fine sand) demonstrate nearly complete removal with effluent travel of 5 to 20 feet. A sieve analysis of the eolian member of the Aromas Formation was performed by Johnson and Associates (1992) on a site approximately 1 mile northwest of the Low property. The analysis shows that 40 per cent of the native material within the upper member of the Aromas Formation is less than 0.25 mm in size and therefore very effective in removing pathogens. Moreover, Franks (1972) argues that the finest 10 per cent (by weight) of any sediment is most critical in determining its filtering properties. This is the concept of "effective grain size." The tenth percentile of our sieved samples straddled the boundary between coarse silt and fine sand (Johnson and Associates, 1992). This effective grain size will remove most pathogens with only 5 feet (or less) of travel distance.

Returning to the Figure 5, we note that the areas with suitable slope gradients for leach field locations on the western two thirds of the property range in elevation between 340 and 360 feet above sea level. Hence if we allow for septic trenches 5 feet deep located at 340 feet above sea level and perched seasonal water column 15 feet thick above the lagoonal clay, we would still have approximately we would still have about 40 vertical feet of excellent filter material between the contamination source and the perched water table. Hence, virtually no pathogens would reach the perched water on the subject property.

The portion of the property underlain by the fluvial member of the Aromas Formation is even simpler to evaluate. The lowest point on the subject property is about 200 feet above sea level, leaving 95 vertical feet of excellent filter material between the water table and the bottom of a 5 foot deep septic trench. Hence, virtually no pathogens would reach the water source being mined by the Lows.

Even if we assume the unlikely, Olivieri and Roche (1979) have shown that whatever small amounts of bacterial and viral waste might reach the water will be removed after 100 feet lateral travel distance.

CONCLUSIONS AND RECOMMENDATIONS

From the geological standpoint, the new properties generated by subdivision of the Low property should be removed from the Primary Groundwater Recharge constraint list for either one of two reasons: 1) The portion of the property underlain by the eolian member of the Aromas Formation is hydrologically isolated from the regional water table by a thick, impermeable clay layer located at the base of the eolian member; 2) The portion of the property underlain by the fluvial member of the Aromas Formation is hydrologically isolated from the regional water table by a thick stratigraphic column of excellent filter materials.

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Low Property
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It is our opinion that pathogens from septic effluent generated by the new properties will not contaminate either the regional water table or the seasonal perched water table forming over the clay layer at the base of the eolian member.

The portions of the property underlain by the eolian member of the Aromas Formation should provide adequate vertical separation between the septic system and seasonal perched water table. This may not be the case for the portion of the property underlain by the fluvial member of the Aromas Formation.

Proposed septic leach fields should be investigated by a Registered Environmental Health Specialist or other licensed professional approved by the Santa Cruz County Environmental Health Service.

INVESTIGATION LIMITATIONS

1. This report is limited to the hydrogeology of the subject property only and does not address potential geologic hazards such as ground failure or seismic shaking.
2. This report is issued with the understanding that it is the duty and responsibility of the owner or his representative or agent to ensure that the recommendations contained in this report are brought to the attention of the sanitarian for the project, incorporated into the plans and specifications, and that the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.
3. If any unexpected variations in soil conditions are encountered during development of the subject property, Rogers E. Johnson and Associates should be notified so that supplemental recommendations can be given.

This concludes our report. If you have any questions or comments, please contact our office at your convenience.

Rogers E. Johnson & Associates



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99-0079

Low Property
 Job #H97030
 28 May 1997 0605
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REFERENCES

Aerial Photographs

Date Flown	Flight Line	Photo Numbers	Prints	Scale	Photographer
1931	1550	46, 47, 48	Black and white	1:12000	Geotronics
5/14/48	CDF	86, 87, 88	Black and white	1:10000	California Division of Forestry
10/14/75	SCZCO 1	157, 158, 159	Black and white	1:12000	American Aerial Surveys
01/07/82	13	6,7	Black and white	1:20000	U.S. Geological Survey
06/22/94	7	9,10	Black and white	1:15840	Big Creek Lumber

Maps and Reports

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Rogers E. Johnson & Associates

Low Property
Job #H9 7030
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Page 16 0606

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Rogers E. Johnson & Associates

Environmental Review Initial Study
CHMENT 6
LOCATION 99-0019

ATTACHMENT 2
EXHIBIT D

Cathy Graves

ATTACHMENT 2

EXHIBIT B

SANTA CRUZ ARCHAEOLOGICAL SOCIETY
1305 EAST CLIFF DRIVE, SANTA CRUZ, CALIFORNIA 95062

Preliminary Prehistoric Cultural Resource
Reconnaissance Report

0 6 0 7

Parcel APN: 049-441-05

SCAS Project #: SE - 99-742

Planning Permit #: 99-0079

Parcel Size: 14.951 acre

Applicant: Low Clifford B - Co-Trustees et al.

Nearest Recorded Prehistoric Site: --209H .6 mi South / -158 - 2 mi. East

O(20/28/99) members of the Santa Cruz Archaeological Society spent a total of (.5) hours on the above described parcel for the purposes of ascertaining the presence or absence of prehistoric cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and diligently examined, the Society cannot guarantee the surface absence of prehistoric cultural resources where soil was obscured by grass, underbrush or other obstacles. No core samples, test pits, or any subsurface analysis was made. A standard field form indicating survey methods used, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with this report at the Santa Cruz County Planning Department.

The preliminary field reconnaissance did not reveal any evidence of prehistoric cultural resources on the parcel. The proposed project would therefore, have no direct impact on prehistoric resources. If subsurface evidence of such resources should be uncovered during construction the County Planning Department should be notified.

Further details regarding this reconnaissance are available from the Santa Cruz County Planning Department or from Rob Edwards, Director, Archaeological Technology Program, Cabrillo College, 6500 Soquel Drive, Aptos CA 95003, (83 1) 479-6294, or email redwards@Cabrillo.cc.ca.us.

Page 4 of 4

PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

701 OCEAN STREET ROOM 400 SANTA CRUZ, CALIFORNIA 95060
 (408) 454-2580 FAX (408) 454-2131 TDD (408) 454-2123

November 26, 1996

0608

Clifford B. Low
 471 Airport Boulevard
 Watsonville, CA 95076

Re: Rural Density Matrix for Assessor's Parcel Number 049-441-05
 621 Calabasas Road, Freedom
 Application #96-0644

Dear Mr. Low:

This matrix was completed using mapped data. Actual site specific analyses, such as a hydrology report, may adjust your point score, as provided for in Section 13.14.080 of the Santa Cruz County Code.

The 15 acre parcel is designated as Rural Residential (R-R) in the County General Plan. This designation provides low density development (2.5-20 net developable acres per unit) on lands suitable for rural development which have access from roads maintained to rural road standards and adequate fire protection, and where limited public services and facilities, physical hazards and development constraints including water availability and septic capability and the desire to maintain rural character restrict more intensive development of these areas.

The implementing zoning is Special Use (SU). This designation provides for and regulates the use of land for which flexibility of use and regulation are necessary to ensure consistency with the General Plan, and to encourage the planning of large parcels to achieve integrated design of major developments, good land use planning, and protection of open space, resource, and environmental values.

The current point score resulting from staff analysis of mapped constraints indicates a minimum average developable parcel size of 5 acres based on the cumulative impact of mapped constraints. Because the parcel is mapped as lying within a groundwater recharge area and within a water supply watershed area, the General Plan requires a minimum parcel size of 10 acres. The outcome of the independent hydrology study that you are conducting will determine if the General Plan policy applies to your parcel.

Points were deducted because access to the property is by way of a private road rather than by a County maintained road. Points were also deducted because the parcel is served by a private well rather than by a County or municipal water system. Location of the property within a water resource protection area and on septic rather than public sewer also reduced the point score. If your independent hydrology report indicates that your parcel is outside the groundwater recharge area, then your point score could rise 3 points in this category. The only other point deduction again related to your access in that fire response is less than 10 minutes but that you are on a dead end street with secondary access. 0609

Bedrock geology consists of Aromas red sand with several different categories of soils mapped for the parcel. Slopes range from 0-30 percent, with about 60 percent of the maps showing slopes between 15 and 30 percent. (Please refer to the attached working maps.) Soils to the eastern side of the property were mapped as being erosive and there are potential areas of landslides to the east of the property. Potential archaeological resources exist on the western side of the parcel. The property does not lie within a mapped fault zone and there is low liquefaction potential.

In conclusion, the matrix score of 70 allows for a minimum parcel size of 5 acres. As APN 049-441-05 has approximately 15 acres of potentially developable land, up to three possible building sites exist on the property. However, overriding General Plan policies regarding Water Supply Watersheds (5.5.6) and Groundwater Recharge Areas (5.8.2) require a minimum 10 acre parcel size. In this case, the parcel would not be divisible unless a report conducted by a soils engineer and registered geologist or hydrogeologist establishes that, based on local soils, bedrock, and regional hydrogeologic conditions, the parcel is not part of a primary groundwater recharge area as per County Code Section 13.14.080.

The working maps and tables are included for your review. Should you have any questions concerning this matrix determination, please contact me at 454-3140.

Sincerely,

Joan Van der Hoeven, AICP
Planner III

Enclosures

(1) LOCATION MATRIX*

0610

TYPE OF ACCESS

PLAN DESIGNATION CATEGORY	All Lots Fronting On or Within 500' (Road as Traveled) of a County Maintained Road and Accessed from that Road	All Lots Served by a Private Road 16 Foot Width	Lots Served by a 12 foot Road with Turnouts
(Suburban) (1-5 acre areas)	15	13	12
(Rural Residential Rural Homesites) (2-1/2-20 acre areas)	10	8	7
(Mountain Residential or Resource Conservation) (10-40 Acre Areas)	5	2	0

In the Coastal Zone portion of the North Coast and Bonny Doon Planning Areas, prohibit new land divisions located more than one-half mile by road from a publicly maintained road. (GP/LCP policy 6.5.10)
(Ord. 4346, 12/13/94)

(2) GROUNDWATER QUALITY MATRIX

TYPE OF SUPPLY

AREA	County or Municipal Water District	Private or Mutual Well System	Private or Mutual Surface Diversion
0 Groundwater Supply at or Exceeding Safe Yield	0	0	0
I Inadequate Quantity Poor Quality	2	1	0
II Inadequate Quantity Good Quality	5	4	2
III Adequate Quantity Poor Quality	7	5	3
IV Adequate Quantity Good Quality	10	8	5

(3) WATER RESOURCES PROTECTION MATRIX

0611

GROUNDWATER BASIN TYPE

CHARACTERISTICS OF SANITATION SYSTEM	Outside Primary Recharge and Water Supply Watershed Areas	Outside Primary Recharge Area but Within Water Supply Watershed	Within Primary Recharge Area but Outside Water Supply Watershed	Within both Primary Recharge and Water Supply Watershed Areas
Public Sanitation System	10	9	8	7
Package Treatment Plant or Septic System Maintenance District	9	8	7	6
Septic Systems in Areas without Known Problems	6	5	4	3
Septic Systems within Septic Tank System Problem Areas	3	2	1	0

(4) TIMBER RESOURCES MATRIX

DISTANCE FROM URBAN SERVICES LINE	PARCEL Less than 20 Acres	SIZE* 20 Acres or Larger
Less than 1/2 mile	8	0
1/2-2 miles	6	0
More than 2 miles	4	0

* Properties without a "timber resources" designation on the General Plan and without 'TP' zoning receive a score of (10)

(Ord. 4346, 12/13/94).

0612

(5) BIOTIC RESOURCE MATRIX

-----		POINTS
TYPE OF BIOTIC RESOURCE		-----
I	Development Activities Outside Designated Sensitive Habitats	010
II	Development Activities Proposed Within Sensitive Habitat	5
III	Development Activities Proposed Within An Area of Critical Wildlife, Vegetation or Rare Plant Habitats	0
*IV	Sensitive Habitats	0
-----		-----

* In the Coastal Zone, development must comply with the standards of the Sensitive Habitat Protection Ordinance.

(Ord. 4346, 12/13/94)

(6) EROSION MATRIX

AVERAGE SLOPES

BEDROCK GEOLOGY	40% ← → 60%		
	0 - 15%	16 - 30%	31 - 50%

Granitics, Metamorphics, Terrace Deposits	10	9	7
Santa Cruz Mudstone, Mindego, Purisma, Locatelli, Monterey, Alluvium	10	8	5
Lompico, Vaqueros, Lambert;	8	5	2
Butano, Zayante, San Lorenzo			
Santa Margarita, Aromas	2.4	1.8	
	6	3	0

Environmental Review Initial Study

ATTACHMENT 8
APPLICATION 99-0079

0613

(7) SEISMIC ACTIVITY MATRIX

AREAS OF LIQUEFACTION

FAULT ZONE	Very High Potential	High Potential	Moderately High Potential	Moderate Potential	Low Potential	No Potential
San Andreas San Gregorio	0	0	0	0	0	0
Zayante	0	1	2	3	3	
Corralitos	1	2	3	4	5	
Sargent, Butano	3	4	5	6	7	
None	4	6	8	9	10	

(8) LANDSLIDE MATRIX

AVERAGE SLOPES

BEDROCK GEOLOGICAL CONDITIONS	0 - 15%	16 - 30%	31 - 50%
Alluvium	10	9	(N/A)
Granitics, Metamorphics, Terrace Deposits	10	10	7
Santa Margarita, Lompico Santa Cruz Mudstone, Mindego, Locatelli, Monterey	10	9	7
Vaqueros, Butano, Purisima, Zayante, Lambert Shale	9	8	5
San Lorenzo	8	5	2
Aromas	6	3	0
Evidence of recently active landslides on the property in the area of proposed development activities*	2	0	0

0614

* Properties having a landslide that could adversely affect the stability of the proposed development, or that indicates general geologic conditions of instability on the property, must be evaluated in the bedrock category.

(9) FIRE HAZARD MATRIX

Location and Road Standards

	Entire Property Outside Critical Fire Hazard Area on 16 Foot Road	Entire Property Outside Critical Fire Hazard Area on 12 Foot Road With Turnouts	Parts of Property in Critical Fire Hazard Area With Building Site Located Outside With 16 Foot Road	Parts of Property In Critical Fire Hazard Area With Building Site Located Outside With 12 Foot Road With Turn- outs	Building Sites Within Mitigatable Critical Hazard Area
Less Than 10 Minutes Response Time on Non- Dead end Road.	15	12	10	8	6
Less Than 10 Minutes Response Time on Dead end Road with Secondary Access	13	10	8	6	4
10-20 Minutes Response Time or Non-Dead end Road	10	8	6	4	2
10-20 Minutes Response Time on Dead end Road with, Secondary Access	8	6	4	2	0

Environmental Review Initial Study

ATTACHMENT 8
APPLICATION 99-0079

0615

(10) CUMULATIVE CONSTRAINT POINTS

- (a) Cumulative Constraint Points shall be deducted from the total matrix score based upon the following criteria:
- (i) If the proposed division receives a zero (0) on two matrices, 5 points shall be subtracted from the matrix.
 - (ii) For each additional zero (0) the proposed division receives, 5 additional points shall be subtracted from the matrix.
- (b) **Preliminary** Average Allowable Density is determined by referring the total numerical score (based upon the 10 matrices above) to the following tables:
- (i) Suburban Residential Table (To be used for any

portion of the property outside the Urban Services Line and Urban Rural Boundary designated as Suburban Residential, 1-5 acres/unit)

Total Number of Points Obtained	Minimum Average Parcel Size Allowed for Development
60 and under	5 acres
61 - 65	4-1/2 acres
66	4 acres
71 - 75	3-1/2 acres
76 - 80	3 acres
81 - 85	2-1/2 acres
86 - 90	2 acres
91 - 100	1 acres

The minimum parcel size in Suburban designations without public water service shall be 2-1/2 acres.

0616

- (ii) Rural Residential Table. (To be used for any portion of the property designated as Rural Residential or Non-Commercial Agricultural in the following case: outside the Coastal Zone, where the Agricultural Policy Advisory Commission has made a written finding that the land is not viable for Commercial Agriculture and where the land is not surrounded to the extent of 50 percent by lands designated Commercial Agricultural, Mountain Residential or Resource Conservation).

Total Number of Points Obtained	Minimum Average Parcel Size Allowed for Development
0 - 20	20.0 acres
21 - 40	15.0 acres
41 - 60	10.0 acres
61 - 80	5.0 acres
81 - 100	2.5 acres

(Ord. 4346, 12/13/94)

- (iii) Mountain Residential/Non-Commercial Agricultural/Resource Conservation Table. (To be used for any portion of the property designated as Mountain Residential, Non-Commercial Agricultural, or Resource Conservation.)

Total Number of Points Obtained	Minimum Average Parcel Size Allowed Allowed for Development
0 - 20	40 acres
21 - 30	35 acres
31 - 40	30 acres
41 - 55	25 acres
56 - 70	20 acres
71 - 80	15 acres
81 - 100	10 acres

(Ord. 3026, 12/23/80; 3072, 5/12/81; 3330, 11/23/82; 3434, 8/23/83; 3594, 11/6/84; 4346, 12/13/94)

13.14.070 OVERRIDING MINIMUM ACREAGE MAXIMUM DENSITY POLICIES

In order to calculate allowable average parcel size and density under overriding policies, the total acreage must be compared against the following applicable sections of the General Plan and Local Coastal Program Land Use

Plan and County Code. (See General Plan and Local Coastal Program Land Use Plan Figure 2.2 for Special Land Division and Density Requirements.)

0617

GENERAL PLAN AND LOCAL COASTAL
PROGRAM LAND USE DESIGNATION,
RESOURCE OR CONSTRAINT

GENERAL PLAN AND LOCAL
COASTAL PROGRAM SECTION
OR POLICY REFERENCE

Land Use Designation

Agriculture	
— Commercial	5.13.14 and 5.13.19
Non-commercial	5.13.18 and 5.14.12
Suburban Residential	2.6.1 and 2.6.2
Rural Residential	2.5.1 and 2.5.2
Mountain Residential	2.4.1
Resource Conservation	5.11.6 and 2.4.1
Parks, Recreation and Open Space	7.1.3

Resource

Agricultural Lands	5.13.14 and 5.13.19
Special Forests	5.1.5
Grasslands	5.1.5
Mineral Lands	5.16.5
Timber Lands	5.12.4

Watersheds

— Water Supply Watersheds	5.5.6
— Least Disturbed Watersheds	5.5.7
— Reservoir Protection Areas	5.5.14
Groundwater Recharge Lands	5.8.2

GENERAL
PLAN POLICIES
ENCLOSED
F.Y.I.

Constraint

Coastal Hazard Areas	6.2.15, 6.2.17 and 6.2.18
Critical Fire Hazard Areas and Access Standards	6.5.4 and 6.5.5
Flood Hazard Areas (100 year floodplain)	6.4.5 and 6.4.6
Seismic Review Zones (fault zones)	6.1.12

(Ord. 3026, 12/23/80; 3072, 5/12/81; 3330, 11/23/82; 3434, 8/23/83; 4346, 12/13/94)

Environmental Review Initial Study

ATTACHMENT
APPLICATION

8
99-0079

APPLICATION NO. 46-0664Completed by VAN DER HOEVEN
Planner*-----*
RURAL DENSITY MATRIX WORKSHEET
-----☒ In House Data☐ Field InspectionDate NOV 26, 96

APPLICANT: PLEASE COMPLETE THIS PAGE

ASSESSOR'S PARCEL NO. 049-441-05NAME OF APPLICANT Clifford LowMAILING ADDRESS 471 Airport BlvdCITY, STATE, ZIP Watsonville, CA, 95076PHONE () 722-7606

ACCESS ROAD: NAME OF ROAD _____

☐ PUBLIC, COUNTY MAINTAINED☐ PUBLIC, NOT COUNTY MAINTAINED☒ PRIVATE☐ DEAD END ROAD AND GREATER THAN 1/2☐ MILE FROM A THRU ROAD☐ NOT PAVED☒ PAVEMENT WIDTH: 12'-16', NO TURNOUTS☐ PAVEMENT WIDTH: 12'-16' WITH TURNOUTS☐ PAVEMENT WIDTH: 16' OR GREATER☐ OTHER _____WATER SOURCE: ☐ COUNTY OR MUNICIPAL WATER DISTRICT _____ (NAME)
☒ PRIVATE OR MUTUAL WELL
☐ SPRINGSEWAGE DISPOSAL: ☐ PUBLIC OR PRIVATE SANITATION DISTRICT
☐ PACKAGE TREATMENT PLAN OR SEPTIC MAINTENANCE
DISTRICT
☒ SEPTIC SYSTEMTOTAL ACREAGE 15.02NUMBER OF EXISTING HOUSES, DWELLINGS, OR HABITABLE STRUCTURES
ON PARCEL: 1PURPOSE OF THIS APPLICATION: ☒ TO DETERMINE MINIMUM ACREAGE
PER BUILDING SITE
☐ TO DETERMINE MINIMUM ACREAGE
IN ORDER TO MEET AFFORDABLE
SECONDARY DWELLING UNIT
REQUIREMENTS
☐ OTHER _____

Environmental Review Initial Study

ATTACHMENT 8
APPLICATION 99-0079* Please perform matrix 2 ways.
1. With Groundwater Recharge Designation
2. Without Groundwater Recharge Designation

staff site is mapped
recharge - please do matrix
anyway, hydrology rpt. will be done

FOR STAFF USE ONLY

ACREAGE PER AVERAGE SLOPE CATEGORY

402 602 15 Acres
 $\frac{6}{0-15\%}$ $\frac{9}{16-30\%}$ $\frac{0}{31-50\%}$ $\frac{0}{51\%+}$ 0619

PORTIONS OF PROPERTY EXCLUDED AS UNDEVELOPABLE:

A. SLOPES IN EXCESS OF 50% 0B. RIPARIAN CORRIDORS, WOODED ARROYOS, CANYONS, STREAM BANKS, AREAS OF RIPARIAN VEGETATION. 0

____ FOOT WIDE RIPARIAN CORRIDOR X ____ FOOT LENGTH
 ____ FOOT WIDE RIPARIAN CORRIDOR X ____ FOOT LENGTH

C. LAKES, STREAMS, MARSHES, SLOUGHS, WETLAND WATER AREAS, BEACHES AND AREAS WITHIN THE 100 YEAR FLOOD PLAIN. 0D. AREAS OF RECENT OR ACTIVE LANDSLIDES 0E. LAND WITHIN 50 FEET OF AN ACTIVE OR POTENTIALLY ACTIVE FAULT TRACE 0F. TYPE 1 & 2 AGRICULTURAL LAND & MINOR RESOURCE AREAS, EXCEPT TYPE 1B & 2C LAND IN UTILITY ASSESSMENT DISTRICTS. 0G. TOTAL EXCLUDED ACREAGE (TOTAL A THRU F EXCEPT WHERE EXCLUDED ACREAGE OVERLAPS) 0H. TOTAL DEVELOPABLE ACREAGE (SUBTRACT "G" FROM TOTAL ACREAGE) 15 ACRESSTAFF DATA:AREA: APTOS HILLSGENERAL PLAN DESIGNATION: R-R RURAL RESIDENTIALZONING: SU - SPECIAL USE DISTRICT

ENVIRONMENTAL CONSTRAINTS ON COUNTER MAPS: _____

AGRICULTURE: _____

TIMBER OR MINERAL RESOURCE (COUNTER RESOURCE MAP): _____

ACCESS: PRIVATE ROAD OFF CALABASASFIRE RESPONSE TIME: 4 MINUTE S

Environmental Review Initial Study

ATTACHMENT 8
APPLICATION 99-0079

GENERAL PLAN AREA & LAND USE DESIGNATION: R-R SW

RESOURCES AND CONSTRAINTS, OVERRIDING MINIMUM ACREAGE POLICIES**, 0620
AND BASIS FOR CONDITIONAL POINTS (LISTED ON PAGE 4).

**OVERRIDING MINIMUM PARCEL SIZE RESTRICTIONS IF APPLICABLE,
TAKE PRECEDENCE OVER THE PRELIMINARY ALLOWED AVERAGE DENSITY
IN THE EVENT OF A CONFLICT.

PLEASE REFER TO GENERAL PLAN POLICIES
ATTACHED RELATING TO MINIMUM 10- ACRE
PARCEL SIZE IN EXISTING WATER SUPPLY WATERSHEDS
AND GROUNDWATER RECHARGE AREAS.

— 5.8.2 — /

— 5.5.6 —

0621

CONDITIONAL
POINT
SCORE
(SEE NOTES
NEXT PAGE)

MATRIX

BASIS FOR ANALYSIS

CURRENT
POINT
SCORE

1. LOCATION	<u>RURAL RESIDENTIAL -</u> <u>PRIVATE ROAD 16' WIDTH</u>	<u>8</u>	<u>8</u> (10 - IF ACCESSED BY COUNTY ROAD)
2. GROUNDWATER SUPPLY AND SOURCE	<u>TV - ADEQUATE QUANTITY /</u> <u>GOOD QUALITY, PRIVATE WELL</u>	<u>8</u>	<u>8</u> (10 - IF COUN OR MUNICIPAL WATER SYSTEM)
3. WATER RESOURCE PROTECTION & SEPTIC	<u>WITHIN WATER SUPPLY /</u> <u>WATERSHED & GROUNDWATER SUPPLY -</u> <u>NO KNOWN SEPTIC PROBLEMS</u>	<u>3</u>	<u>6</u> - IF OUTSIDE GW & NSW
4. MINERALS TIMBER	<u>NONE MAPPED</u>	<u>10</u>	<u>10</u>
5. BIOTIC	<u>OUTSIDE DESIGNATED</u> <u>SENSITIVE HABITATS</u>	<u>10</u>	<u>10</u>
6. GEOLOGY	<u>QA - AROMAS RED SAND</u>	<u>4</u>	<u>4</u>
7. LIQUEFACTION FAULTS	<u>LOW POTENTIAL</u> <u>NOT IN MAPPED FAULT ZONE</u>	<u>10</u>	<u>10</u>
8. LANDSLIDE	<u>AROMAS - SLIDES MAPPED</u> <u>ON EASTERN PERIMETER</u>	<u>4</u>	<u>4</u>
9. FIRE	<u>10 MINUTE RESPONSE - DEAD</u> <u>END STREET WITH SECONDARY ACCESS</u>	<u>13</u>	<u>13</u>
10. ARCHEOLOGY	<u>WEST PORTION SHOWN AS</u> <u>MAPPED RESOURCE</u>		
SUBTOTAL		<u>70</u>	<u>73</u>
DEDUCT CUMULATIVE CONSTRAINT POINTS		<u>N.A.</u>	
FINAL TOTAL		<u>70</u>	<u>73</u>

MINIMUM AVERAGE DEVELOPABLE PARCEL SIZE** (FROM
TABLE (II) PAGE (68) DETERMINED BY POINT SCORE 5.0 ACRES
(RURAL RES) BUT 10 ACRES MIN
WITH GROUNDWATER
RECHARGE DESIGNATION

NUMBER OF BUILDING SITES POSSIBLE** (DEVELOPABLE ACREAGE
(ITEM H) DIVIDED BY MINIMUM AVERAGE PARCEL SIZE). ONE
(5 ACRES MINIMUM OR 3 PARCELS WITH NO GROUNDWATER RECHARGE DESIGNATION)

**OVERRIDING MINIMUM PARCEL SIZE RESTRICTIONS IF APPLICABLE,
TAKE PRECEDENCE OVER THE PRELIMINARY ALLOWED AVERAGE DENSITY
IN THE EVENT OF A CONFLICT.

Environmental Review Initial Study

ATTACHMENT 2

ATTACHMENT 8
APPLICATION 99-0079

EXHIBIT D 8

0136

0622

1/25/00

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



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

RECEIPT # 43669

DATE 1/25/00

INITIAL M James, Cashier

Planning Dept
Co of Santa Cruz

623 Calabasas Rd

Home 7244907

work 7245953

Objective 6.5 Fire Hazards

0623

To protect the public from the hazards of fire through citizen awareness, mitigating the risks of fire, responsible fire protection planning and built-in systems for fire detection and suppression,

Policies**6 5 . 1 Access Standards**

Require all new structures, including additions of more than 500 square feet, to single-family dwellings on existing parcels of record, to provide an adequate road for fire protection in conformance with the following standards:

- (a) Access roads shall be a minimum of 18 feet wide for all access roads or driveways serving more than **two** habitable structures, and 12 feet for an access road or driveway serving two or fewer habitable structures. Where it is environmentally inadvisable to meet these criteria (due to excessive grading, **tree** removal or other environmental impacts), a **12-foot** wide all-weather surface access road with 12-foot wide by **35-foot** long turnouts located approximately every **500** feet may be provided with the approval of the Fire Chief. Exceptions: Title 19 of the California Administrative Code, requires that access roads **from** every state governed building to a public street shall be all-weather hard-surface (suitable for use by **fire apparatus**) roadway not less than 20 feet in width. Such roadway shall be unobstructed and maintained only as access to the public street.
- (b) Obstruction of the road width, as required above, including the parking of vehicles, shall be prohibited, as required in the Uniform Fire Code.
- (c) The access road surface shall be "all weather", which means a minimum of six inches of compacted aggregate base rock, Class 2 or equivalent, certified by a licensed engineer to 95 percent compaction and shall be maintained. Where the grade of the access road exceeds **15** percent, the base rock shall be overlain by 2 inches of asphaltic concrete, Type B or equivalent, and shall be maintained.
- (d) The maximum grade of the access road shall not exceed 20 percent, with grades greater than 15 percent not permitted for distances of more than 200 feet at a time.
- (e) The access road shall have a vertical clearance of 14 feet for its entire width and length, including turnouts.
- (f) Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet vertical clearance.
- (g) An access road or driveway shall not end farther than 150 feet **from** any portion of a structure.
- (h) A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length.
- (i) No roadway shall have an inside turning radius of less than 50 feet. Roadways with a radius curvature of 50 to 100 feet shall require an additional 4 feet of road width. Roadways with radius curvatures of 100 to 200 feet shall require an additional 2 feet of road width.
- (j) Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures.
- (k) Bridges shall be as wide as the road being serviced, meet a minimum load bearing capacity of 25 tons, and have guard rails. Guard rails shall not reduce the required minimum road width. Width requirements may be modified only with written approval from the Fire Chief. Bridge capacity shall be posted and **shall** be certified every five years by a licensed engineer. For bridges served by 12 foot access roads, approved turnouts shall be provided at each bridge approach.
- (l) All private access roads, driveways, turn **arounds** and bridges are the responsibility of the owner(s) of **record** and shall be maintained to ensure the fire department safe and expedient passage at all times.

Chapter 6: Public Safety and Noise

0044

- (m) To ensure maintenance of private access roads, driveways, turnarounds and bridges, the **owner(s)** of parcels where **new** development is proposed **shall** participate in an existing road maintenance group. For those without existing maintenance agreements, the formation of such an agreement shall be required.
- (n) All access road and bridge improvements required under this section shall be made prior to permit approval, or as a condition of permit approval.
- (o) Access for any new dwelling unit or other structure used for human **occupancy**, including a single-family dwelling **on an** existing **parcel** of record, shall be in the duly recorded form of a deeded access or an **access recognized by court** order.

Diagrammatic **representations** of access standards **are** available at the Santa **Cruz** County Planning Department and local fire agencies.

6.53 Exceptions to Access Road Standards

Exceptions to these standards may be granted at the discretion of the Fire Chief for single-family dwellings on existing parcels of record as follows:

- (a) When the existing access road is acceptable to the Fire Department having jurisdiction.
- (b) In addition, any of the following mitigation methods may be required:
 - (1) Participation in an existing or formation of a new road maintenance **group** or association.
 - (2) Completion of certain road improvements such as **fill** pot holes, resurface access road, provide turnouts, cut back brush, **etc.** **are** made, as determined by the fire **officials**, and provided that the **fire** department determines that adequate fire protection can still be provided.
 - (3) Provision of approved fire protection systems as determined by the **Fire** Chief.
- (c) The level of road improvement required shall bear a reasonable relationship to the magnitude of development proposed.

65.3 Conditions for Project Approval

Condition approval of **all new** structures and additions larger than 500 square feet, and to single family dwellings on existing parcels of record to meet the following fire protection standards:

- (a) Address numbers shall be posted on the property so as to be clearly visible from the access road. **Where** visibility cannot be provided, a post or sign bearing the numbers shall be set adjacent to the driveway **or** access road to the property and shall have a contrasting background. Numbers shall be posted when construction begins.
- (b) Provide adequate water availability. This may be provided **from** an approved water system within 500 feet of a structure, or by an individual water storage facility (water tank, swimming pool, etc.) on the property itself. The **fire** department shall determine the adequacy and location of individual water storage to **be** provided. Built-in fire protection features (i.e., sprinkler systems) may allow for some exemptions of other fire protection standards when incorporated into the project.
- (c) Maintain around all structures a clearance of not less than 30 feet or to the property line (whichever is a shorter distance) of all flammable vegetation or other combustible materials; or for a greater distance as may be prescribed by the fire department.
- (d) Provide and maintain one-half inch wire mesh screens on all chimneys.
- (e) Automatic smoke detection devices shall be installed and maintained in accordance with the California Building Code and **local Fire Department regulations**. **Sprinkler** and fire alarm systems, when installed, shall **meet** the requirements of the local Fire Department.
- (f) Provide adequate disposal of refuse. All development outside refuse collection boundaries shall be required to include a suitable plan for the disposal of flammable refuse. Refuse disposal shall be in accordance with state, County or local plans **or** ordinances. Where practical, refuse disposal should be by methods other than open burning.
- (g) Require fire retardant roofs on **all** projects, as specified in the County **Fire** Code and the Uniform Fire Code. Exterior walls constructed of fire resistant materials are recommended, but are not necessarily required.

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65.4 Fire Protection Standards for Land Divisions Outside the Urban Services Line

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Require all new minor land divisions and subdivisions outside the Urban Services Line to meet the following fire protection standards:

- (a) If a proposed building site is located on a dead-end access road and is **more** than one-half mile **from** the nearest intersection with a through road, then secondary access must be provided. [See section 6.5.5, **Standards** for Dead End Roads] If building site is located within a 5 minute response time from the fire department and within 500 feet of a county maintained road, then secondary access will not be required. **Secondary access** is defined as a 12 foot wide all-weather surface roadway with a recorded right of access and maintenance **agreement**. The secondary access may be provided with a gate **or** other barrier **on the** approval of the Fire Chief. If these conditions cannot be **met**, development may take place only at the lowest density **allowed** for the area by the General Plan and LCP Land Use Plan.
- (b) All primary and secondary roads shall meet the requirements of this section and **shall be** maintained through a County Service Area or a joint toad maintenance agreement with all property owners of record.
- (c) Location within the response time of 20 minutes from the fire station which is responsible for-serving the parcel. Response time is defined as the length of time between the dispatch of ground fire vehicles from the fire station to their arrival at the locationof the proposed structure(s). In areas exceeding **20minutes** response time, development may take place only at the lowest density allowed by the General Plan and LCP Land **use Plan**.
- (d) Locate the building site outside any designated Critical Fire Hazard Area. If building sites **cannot** be located outside a Critical Fire Hazard Area, the following criteria shall be met:
 - (1) If the building site is served by a through access road or by secondary access, development may be approved only at the lowest density allowed by the General Plan and LCP Land use Plan.
 - (2) If the **parcel** is on a dead-end access road and cannot develop secondary access, development may consist of only one single-family residence on the existing parcel of record; all land divisions must be denied.
- (e) The project can meet the vegetation modification requirements called for by the Fire Chief, based upon an on-site inspection, including appropriate erosion control facilities. The homeowner must maintain this vegetation modification in order to assure long-term protection Land clearing or vegetation modification which exceeds one acre, whether planned to take place prior to or after development approval, must submit an erosion control plan for the review and approval of the County Watershed Management Section. Vegetation modification plans shall not be allowed which introduce non-native invasive plant species, and wherever possible should utilize native fire-resistant vegetation,
- (f) The project can meet the standards established by the **Fire** Chief for water supply and/or water storage for fire-fighting purposes.
- (g) Mitigable Critical Fire Hazard Areas. If the project lies in a Critical Fire Hazard Area and within the area bordered by the following access roads: From Day Valley Road to Freedom Blvd., to Hames Road, to Browns Valley Road to Hazel Dell Road, to Gaffey Road, down Highway 152 to **Carlton** road, **Carlton** Road to Highway 129 and ending at Murphy road,* and the project can meet the water storage standards, then the development may proceed at a density as determined by the Rural Density Matrix. Mitigation was based upon the following criteria:
 - (1) extent of the critical fire hazard vegetation;
 - (2) distance to adjacent fire hazard areas;
 - (3) accessibility for fire-fighting equipment;
 - (4) air moisture content;
 - (5) historic record of **wildland** fires;
 - (6) slope and terrain.

***This** area has been mapped to denote areas where the fire hazard is of lesser concern if mitigated by vegetation modification and water supply/storage supplementation. These maps are available at Santa Cruz County Planning Department, or at the California Department of Forestry and Fire Protection headquarters for review.

6.5.5 Standards for New Dead End Roads

Prohibit newly constructed dead-end roads **without secondary access serving more than one parcel in new minor** land divisions or subdivisions which exceed the following distances from an adequate through road unless approved by the applicable **fire** protection agency, the Department of Public Works, and **by the** Planning Commission; in no case shall a new dead-end road exceed **1/2** mile in length.

Urban & Suburban General Plan and LCP Land Use Plan designation	500'
Rural General Plan and LCP Land Use Plan designation	1000'
--Mountain General Plan and LCP Land Use Plan designation	1500'

The standard for new **subdivisions** of 5 **or more** lots shall not exceed **500'** unless recommended by the applicable fire protection agencies and the Department of Public Works, and approved by the Planning Commission.

6.5.6 Maintenance for Private Roads

Require the creation or expansion of County Service Areas (to provide road maintenance), to add **maintenance** agreements or associations (deemed adequate to provide **appropriate** road maintenance) for **all new** private roads, and for land divisions in rural areas served by private roads.

6.5.7 Certification of Adequate Fire Protection Prior to Permit Approval

(LCP) Require all land divisions, multi-unit residential complexes, commercial and industrial complexes, public facilities and critical utilities to obtain certification from the appropriate fire protection agency that adequate fire protection is available, prior to permit approval.

6.5.8 Public Facilities Within Critical Fire Hazard Areas

(LCP) Discourage location of public facilities and critical utilities in Critical Fire Hazard Areas. When unavoidable, special precautions shall be taken to ensure the safety and **uninterrupted** operation of these facilities,

6.5.9 Consistency With Adopted Codes Required for New Development

(LCP) Require all new development to **be** consistent with the Uniform Fire Code, California Building Code, and other adopted County and local fire agency ordinance.

6.5.10 Land Divisions Access Requirements

- (LCP)**
- (a) Require all private roads used for either primary or secondary access to be maintained through road **maintenance** agreements and/or associations or through a County Service Area.
 - (b) Prohibit land divisions where any new building site is located more than **1/2** mile from a through road unless secondary access is provided.
 - (c) In the North Coast and **Bonny Doon** planning areas, prohibit new land divisions where any new building site is located more than **1/2** mile from a publicly maintained road even where secondary access is provided.

6.5.11 Fire Protection Standards for Land Divisions Inside the Urban Services Line

Require all new land divisions within the Urban Services Line to be consistent with the California Fire Code, California Building Code, and other adopted County and local **fire** agency ordinances.