



SOQUEL CREEK
WATER DISTRICT

5180 SOQUEL DR.
PO. BOX 158
SOQUEL, CA 95073-0158
TEL 831-475-8500 / 831-688-2288
FAX 831-475-4291

ATTACHMENT 7
COPY

0501

December 11, 2000

DIRECTORS

DANIE, F. KRIEGE
President

JAMES M. BARGETTO

JOHN V. BEEBE

KRISTEN COZAD

GARY I. HAZELTON

LAURA D. BROWN
General Manager

Ms. Susan Griffin
9705 Monroe Avenue
Aptos, CA 95003

Subject: Development Proposal for 220 Jaunell Road, Aptos
– APN 41-233-50

Dear Ms. Griffin:

The copy of the letter you wrote to the County Planning Commission was presented to the Board of Directors of Soquel Creek Water District at their December 5, 2000 Meeting. Although you and I had spoken at length over the telephone, there apparently was some confusion about the water service impacts of the proposed project on Jaunell Road. I wish to set the record straight in that regard.

First of all, the groundwater source that would serve this project would be the Aromas Red Sands Aquifer, not the Purisima. Second, the static water levels for all four wells serving Jaunell Road have consistently been above mean sea level. Likewise, the water levels along that portion of the coast are above sea level. Third, while the District is concerned that annual pumping from the Purisima aquifer (which is a separate water source) appears to have exceeded the long-term sustainable yield, none of the District's production wells in either the Purisima or Aromas Red Sands Aquifers has ever experienced seawater intrusion. The District's stated need to develop a supplemental water supply is to stabilize positive groundwater levels in the Purisima Aquifer and to meet projected future demand based upon the build out of the current County General Plan for our service area.

The number of units being proposed is not currently part of the District's criteria for determining if water service would be provided. At this time, the District is issuing "Conditional Will Serve letters" to applicants who can physically be served by the District's system. The proposed development on Jaunell Road met the District's existing criteria and a Conditional Will Serve letter was administratively issued.

The Conditional Will Serve letter enables the applicant to proceed through the County's land use approval process; however, it makes no guarantee of water service. If, prior to when the building permits are issued, all fees are paid, and the

Ms. Susan Griffin
December 11, 2000
Page 2

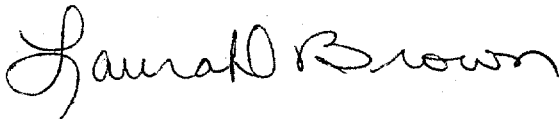
0502

water meters are actually installed, the District were to declare a moratorium on new services, then water service would be withheld to the project until the moratorium is lifted. The District has a legal responsibility to supply water to current and future customers, and a moratorium could only be a temporary measure while adequate water supplies are developed.

I hope this clarifies for you the status of the water supply serving your neighborhood.

Sincerely,

SOQUEL CREEK WATER DISTRICT

A handwritten signature in cursive script that reads "Laura D. Brown".

Laura D. Brown
General Manager

LDB:jjy
cc: County Planning Commission

↓ ABOVE SEA LEVEL

Well Name	Well Elevation (ft, MSL)	Static Water Level (ft, MSL)	Chloride ₃ mg/l
Country Club	197.13	1.5	29
San Andreas	164.50	8.1	18
Seascape	176.54	5.2	22
Bonita	231.17	15.4	24

Chloride data obtained 10/9/2000

December 3, 2000 0504

Planning Commission
Attn: Kathy Graves
701 Ocean Street
Santa Cruz, CA 95060

Dear Ms. Graves:

I recently received notification of a public hearing regarding the rezoning of APN 041-233-50 at 220 Januella Road in Aptos. The proposal suggests a rezoning (re-designation from R-1-1 Acre to R-1-10). I have been a resident at 9704 Monroe Avenue (APN 041-233-53) since 1980. The bottom of my property fronts Januella, directly across from the proposed rezoning.

As a longtime resident, I hope you will consider my opinion and statement of facts as a valuable input relative to the upcoming public hearing.

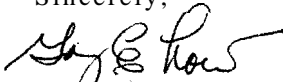
My concern is not one of disallowing a property owner from expanding or cultivating his or her property investment. It is more a concern of "is the proposed change in line with what is reasonably going to enhance the surrounding area"? In this case, an area the planners designated by law as R-1-1. I was attracted to this area because of the peace and tranquility it currently offers. The sheer joy of seeing families of deer, quail, fox, opossum and other wildlife in their natural habitat is a benefit of rural Aptos that is irreplaceable. Not to mention the Heritage Oak which naturally graces the area's landscape.

More importantly, I am very surprised that a rezoning could even be considered in light of the current and future water concerns as acknowledged by the Soquel Creek Water District. It is very obvious to me that without ample water supply, the rest of the features of this wonderful area won't matter. In this year approaching 2001, we are constantly reminded (and encouraged by consumption penalties) just how fragile our local water supply is. Saltwater intrusion, wells that are not recharged naturally, test wells that have already demonstrated a serious degradation . . . are warning all of us of an extremely critical resource issue.

I hope my concerns have been clearly stated to you and that you and those in city government who are making these decisions have really done their homework. This isn't a complaint to pick at what most certainly will encourage more noise, traffic, and all of those simply obvious new development issues. . . It looks beyond simply enjoying the increase in property value which will most likely occur as a result of the rezoning. It is about the depletion of our most important resources. In this case once gone. . . forever lost.

Thank you in advance for your time and consideration in responsibly addressing the subject proposal.

Sincerely,



Gary E. Low

December 3, 2000

0505

Planning Commission
County Government Center
701 Ocean Street
Santa Cruz, CA 95060

Dear Planning Commission;

Last Tuesday, November 28, I received a Notice of Public Hearing announcement by mail from the County. The notice states the proposal to rezone property from the "R-r-1" zone district to the "R-1-10" zone district at 220 Jaunell Road (APN: 041-233-50), to create four single family residential parcels, and to construct four single family dwellings. I live at 9705 Monroe Ave., in the same neighborhood as the proposed development.

The current zoning restriction in my neighborhood is one acre minimum parcel size for housing development. This restriction was imposed by the County many years ago.

I am writing to express my opposition to the current proposal which increases the housing density on the property at 220 Jaunell Road.

I have spoken to a representative from the County as well as two representatives from the Soquel Creek Water District. I have learned the following information:

1. Water production wells which serve my neighborhood are now below sea level.
2. The Purisima wells have a 650 acre feet per year overdraft (23 million gallons per year).
3. At least one well in the La Selva Beach area has shown signs of increased Chlorides and Total Dissolved Solids.
4. A well in the La Selva Beach area currently has nitrates at unsafe levels for human consumption, prompting San Andreas Mutual Water to request to be annexed to the Soquel Creek Water District in order to shut down the contaminated production well in La Selva Beach.
5. Soquel Creek Water District states that they are unable to meet the water needs of our community in the future using current groundwater supplies.
6. Soquel Creek Water District is currently in the process of having Environmental Impact Reports prepared as to the feasibility of constructing a desalination plant and/or diverting the water from Soquel Creek.
7. Soquel Creek Water District states that they must have a supplementary water source in place within the next five years in order to meet the demand.
8. Pumping is currently being diverted and this is recognized as a short-term solution.

9. Wells in the Pajaro **Basin**, south of my neighborhood have been intruded by salt water.

As a resident in this neighborhood I am ver y concerned about the problems facing our Water District in terms of supplying our neighborhood and my own household with water in the future. I am concerned about the property values in my neighborhood being negatively impacted by water rationing. Water conservation by residents is part of the Water District's solution plan.

It does not seem to be responsible management to approve of a project that proposes to increase the housing density, create new water connections, add new users and tap into an **already** publicly recognized diminishing resource.

I also support a balance of development and it's environmental impact. We still have quail, some wildlife and heritage oak trees in our neighborhood. They are living things with unheard voices. We will fair better as humans if we strive to maintain a balance with nature.

I would suggest that a "conditional well **serve**" letter from Soquel Creek Water District could redefine the word conditional during this critical time. The District could issue a "well serve letter" approving one house per acre (supporting the County's previous restriction) in the future on the condition that a supplementary source of water be approved and in place before adding new connections and adding new users.

I was unaware of the severity of the problem. I appreciate that the representatives from both the County and Soquel Creek Water District were as professional and candid with their information as they were.

If the Soquel Creek Water District expects residents to conserve water now and in the future, the County must take the lead, provide the model and support a conservative approach to housing development during this critical time.

We seem to be running out of water. We all need to work together to solve the problem.

Sincerely,



Susan Griffin

9705 Monroe Ave., Aptos

cc: Soquel Creek Water District Board

Bonnie and Lee Tinder
450 Bowen Avenue
Aptos, | CA 95003-4210

0507

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Dear Members of the Commission:

We have been notified that you will consider the rezoning of a 2-acre parcel at 220 Jaunell Road (APN: 041-233-50) from one acre to quarter acre, thus allowing the construction of four houses on the property, waive right-of-way, make a planting strip and include sidewalk refinements.

WE OPPOSE this proposal for the following reasons:

1. proposal doubles the current housing density restrictions. The current 1-acre minimum parcel size might not allow the property owner/builder to get rich subdividing and building high-end homes, but it preserves an environmental quality in Aptos long ago forfeited by areas such as Live Oak, and parts of Soquel and Santa Cruz.
2. Water production wells serving our neighborhood are now **BELOW** sea level. More water is being pumped out of the Purisima well than is recharged naturally. This information has been acknowledged by Soquel Creek Water District since 1995. (If the Water District disputes this information, we would be concerned that misinformation or deception has been fostered publicly for political and/or economic purposes)
3. Some of the well in the Water District are showing signs of salt water intrusion. We don't want the same fate as has beset Castroville and the Pajaro Dunes vicinity.
4. Recently, San Andreas Mutual Water has petitioned to annex to Soquel Creek Water District. Nitrate levels in their water exceed safe levels. Their annexation would further tax our supply and burden an already diminishing supply.
5. The Soquel Creek Water District has stated that they will be **UNABLE** to meet our water needs in the future with their current groundwater sources. Why would they further burden the system only to gratify property sellers and builders?
6. The housing proposed on this property (if you are so short-sighted enough to approve it) would most likely be "up-scale," 3000 sq. ft+ units, usually occupied by 2 high income people, with little knowledge or no regard for water conservation as they get their landscaping developed and irrigated (automatically) while they head "over the hill" to work. It's sad, but true.

Planning Commission, page 2.

0508

7. The taxes and local revenue to the County from this proposed subdivision and construction are not worth the blight and impact on the environment in terms of traffic, loss of wildlife habitat, and drain on natural resources.
8. We suggest that the Planning Commission has a vested responsibility to strongly consider all proposed subdivisions, construction, and modifications in terms of present and future impact on our shared environment and its renewable and finite natural and artificial resources. We would also hope that the Planning Commission would reject the two properties along Monroe Avenue in permit planning stages at the County.

We have worked long and hard to be able to afford to live here and to maintain our neighborhood in the way that makes this area desirable. Existing homes are for sale – let's recycle rather than create density blight.

Thank you for considering our feelings and points on these matters,


Lee and Bonnie Tinder
residents here for 15 years

Planning Commission
Santa Cruz County Government Building
701 Ocean Street
Santa Cruz, CA 95060

Subject: 2 acre parcel at 220 Jaunell Road
Aptos, CA 95003
Parcel # APN 041-233-50

Dear Sirs:

We recently signed a document submitted by the owners , Frank and Grace Verduzco, approving the proposal to rezone the above parcel from the R-1-1 acre zone district to the R-1-10 zone district to create four family residential parcels.

With this letter we are rescinding our recent approval and now are opposed to the above rezoning.

We live at 243 Jaunell Road Aptos, CA 95003, directly opposite the above parcel and will be affected the most by the increased traffic, density, and noise. We live in a rural area and not an urban environment. Over the years, we have provided feeding stations for the quail and other wildlife. The increase in housing density will change the habitat and discourage the presence of the quail, song birds and deer.

Excessive water runoff during the rainy season already impacts the front of our property. Additional homesites, with roads and rooftops will exacerbate this condition.

We strongly oppose this rezoning change, and feel that it will profoundly alter the neighborhood.

Sincerely,

Frank G. Heidenfelder *December 5, 2000*
Antoinette Heidenfelder *December 5, 2000*

Frank G. and Antoinette Heidenfelder
243 Jaunell
Aptos, CA 95003

December 6, 2000

0510

Planning Commission
Santa Cruz County Government Center
701 Ocean Street, Room 400
Santa Cruz, CA 95060

Re: Proposed rezoning of property located at:
220 Jaunell Road, Aptos, CA 95003
APN: 041-233-50

Dear Members of the Planning Commission:

My wife and I are writing this letter as concerned homeowners who live in the Jaunell/Monroe Ave. neighborhood of Aptos. We have recently learned of a proposal to rezone parcel number 041-233-50 along Jaunell Road from R-1- one acre to R-1-10 zoning. There currently exists one single-family residence on this parcel. The owners, however, intend to construct four single-family dwellings. If rezoning were to be allowed the net result would be a 400% increase in the density of this property. This should not be allowed to occur.

As you are well aware, the County already has major problems with infrastructure insufficient to support our current population. Traffic congestion along Highway 1 is a continuing and rapidly escalating problem. Our feeder roads are likewise congested. More housing means more traffic contributing to slow downs of emergency response personnel including police and fire protection.

We homeowners in this area also have water concerns. The Soquel Creek Water District is already over-burdened. The Water District and property owners within the district have dire concerns about over-drafting our aquifers. 5480-acre feet of water per year are currently drawn from the District wells. Of this amount 610-acre feet per year (212 million gallons) are not being recharged. Managers of the Soquel Creek Water District and independent hydrologists have stated publicly that numerous problems exist which threaten the District's ability to meet the water needs of our community. Some of our wells are below sea level. Some already have salt-water intrusion. In addition there are current demands from the La Selva Beach area and San Andreas Mutual Water District for annexation to the Soquel Creek Water District.

Certainly property owners should be allowed to develop their land for its highest and best use, but only within the limits allowed by the current zoning. We, the residents of this community, are deeply concerned that rezoning in this area will adversely change the very character of our neighborhood. We believe such a fundamental change is not appropriate for, or in the best interest of, our neighborhood, and will in fact have a negative effect on the wider community at this time.

The mere fact that the Sanitation District has extended the sewer along Soquel Drive should not constitute an excuse or reason to allow the selective rezoning of parcels. Such rezoning has the specific intention of selectively increasing housing density. We submit that this is not in the best interest of our community.

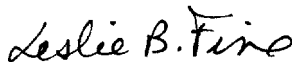
We, along with our neighbors, are very concerned about the many attendant consequences of rezoning. In addition to the infrastructure, public services, and water concerns, we also have wildlife preservation, environmental, and quality-of-life concerns. These are very much a part of the well being of our community. Higher density of development is not the quality of life we sought when we purchased property in this area.

In conclusion, we hope we have been able to impress upon you the scope of our concerns and the degree of our opposition. We respectfully request that you deny the applicant's request for rezoning of parcel number 041-233-50 at Jaunell Road, Aptos.

Sincerely,



Parker R. Santiago



Leslie B. Fine
9770 Monroe Ave.
Aptos, CA 95003

cc: Soquel Creek Water District
Walt Symons, Supervisor 2nd District

Enc.

December 3, 2000

0512

Planning Commission
Attn: Kathy Graves
701 Ocean Street
Santa Cruz, CA 95060

Dear Ms. Graves:

I recently received notification of a public hearing regarding the rezoning of APN 041-233-50 at 220 Januella Road in Aptos. The proposal suggests a rezoning (re-designation from R-1-1 Acre to R-1-10). I have been a resident at 9704 Monroe Avenue (APN 041-233-53) since 1980. The bottom of my property fronts Januella, directly across from the proposed rezoning.

As a longtime resident, I hope you will consider my opinion and statement of facts as a valuable input relative to the upcoming public hearing.

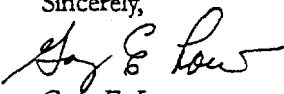
My concern is not one of disallowing a property owner from expanding or cultivating his or her property investment. It is more a concern of "is the proposed change in line with what is reasonably going to enhance the surrounding area"? In this case, an area the planners designated by law as R-1-i. I was attracted to this area because of the peace and tranquility it currently offers. The sheer joy of seeing families of deer, quail, fox, opossum and other wildlife in their natural habitat is a benefit of rural Aptos that is irreplaceable. Not to mention the Heritage Oak which naturally graces the area's landscape.

More importantly, I am very surprised that a rezoning could even be considered in light of the current and future water concerns as acknowledged by the Soquel Creek Water District. It is very obvious to me that without ample water supply, the rest of the features of this wonderful area won't matter. In this year approaching 2001, we are constantly reminded (and encouraged by consumption penalties) just how fragile our local water supply is. Saltwater intrusion, wells that are not recharged naturally, test wells that have already demonstrated a serious degradation . . . are warning all of us of an extremely critical resource issue.

I hope my concerns have been clearly stated to you and that you and those in city government who are making these decisions have really done their homework. This isn't a complaint to pick at what most certainly will encourage more noise, traffic, and all of those simply obvious new development issues. . . It looks beyond simply enjoying the increase in property value which will most likely occur as a result of the rezoning. It is about the depletion of our most important resources. In this case once gone.. forever lost.

Thank you in advance for your time and consideration in responsibly addressing the subject proposal.

Sincerely,



Gary E. Low

444 Bowen Avenue
Aptos, CA 95003
(831) 688-7126

0513

December 8, 2000

Planning Commission
Santa Cruz County Government Building
701 ocean street
Santa Cruz, CA 95060

Re: Rezoning of Parcel APN: 041-233-50, 220 Jaunell Road

Members of the Planning Commission:

We are homeowners in the vicinity of the above-mentioned parcel and would like the opportunity to provide input regarding the proposal to rezone the 2-acre parcel from one acre to 1/4 acre.

Our neighborhood is a wonderful place to live. A variety of songbirds and raptors soar overhead. Quail scurry into the brush and scratch around our bird feeder. At night, the stars are so clear and bright they seem almost within reach. Highway 1 rumbles at a distance and we feel released from the hubbub of traffic and stress that are such a part of the modern society that we live.

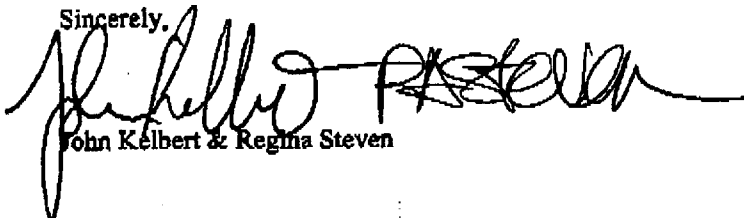
The physical environment is the primary reason that we choose to live in this particular neighborhood. This zoning proposal wishes to generate high density housing in a neighborhood designed for one-acre parcels for single-family homes. Currently, this arrangement of one-acre lots is based on the fact that this area does not have city sewage lines. More homes, along with their requisite septic tanks, would promote higher levels of water pollutants, such as nitrates, into our ground water.

Also troubling is the clean drinking water needs that higher-density housing would require. Salt-water intrusion is no laughing matter and is already a threat to those utilizing the Purisima well, which supplies our neighborhood. The increase in water hookups arising from new homes means further depletion of an already finite resource that is *already* under stress.

There seems to be *many* reasons not to allow such a re-zoning. This request begs the question of what benefit does such a zoning change bring to the community? Clearly this particular property owner and the developer of this parcel are the direct and sole beneficiaries. Meanwhile, the residents of the community are left to deal with the added burden to our water supply, additional septic tank leach fields and the additional loss of open space.

There are a number of large parcels in our area; many land owners are closely watching and waiting for the precedence to be set for higher density housing – if this re-zoning is approved there will be many more to come. We oppose this troublesome request and strongly urge you to deny this rezoning proposal.

Sincerely,



John Kelbert & Regina Steven

58

H-2

0514

ATTACHMENT 7

Sunday Dec 3, 2000

Dear Neighbors,

We're sure by now, that you received the notice of the planning Commission meeting on Dec. 13th.

Frank + I would like to share more information about our 2 acre project @ 220 Jannell Rd. so that you will be fully informed. We bought this property in 1973 and were the only house on Jannell Rd for several years. We merged 2 families and put nine children through Aptos schools. At that time the general plan allowed 2-8 units per acre on our property. Therefore ^(not ours) we have 14 units below us on the corner of Soquel Dr + Jannell Rd. In the last few years the general plan changed & we were zoned 1 house per 1 acre because of the sewer/septic system in our area. However with sewer installation, the general plan will allow for a 10,000 sq. ft. designation. 14 units below us, 6,000 sq. ft. (gross) across the street, and up around the corner the lots gross 14,000 (+ or -) or 1/3 acre. Our 4 parcels average 22,000 sq. ft. (gross) or 1/2 acre. Because of county guidelines such as, right of ways, easements, 30% slope, set backs, oak trees, etc. we have only a 10,000 sq. ft area left, out of each 1/2 acre on which to build a house. So although we are asking for a 10,000 sq. ft designation in reality we still have an average of 1/2 acre per lot, one of which is our existing home. Therefore we are only asking for 3 additional parcels. The two most important factors in developing this property were sewer feasibility and water. In 1998 we were annexed into the sewer district. By bringing sewer up Jannell Rd we will be eliminating septic

Drainage into the ground keeping our ^{ATTACHMENT 7} water and the ocean from added pollution. Also in 1998 we received a "will serve" ⁰⁵¹⁵ letter from the water district that was good for 2 years. And in September of 2000 that letter was reviewed by the water district and renewed for another 2 years. Our property is studded and ringed with oaks, firs, pines, maples, cedars, & more which we planted over the past 27 years. Public works wanted us to cut down those trees in order to have a 56ft right of way with a 36ft road + a 4ft. planting strip + a 4ft walkway. We are asking for an exception in order to preserve the trees. We are proposing to keep the existing 40' right of way and the existing 20 ft road. (wide) That road will be widened to 30' in areas where there are no trees to allow for more street parking. This was examined and approved by both the Public works dept and the fire Marshal. Our property has a rural feel and we don't want to lose that feel. We have over a hundred trees and more coming. The 3 houses would be on flat & sunny locations with all the natural beauty surrounding them. We are on a dead-end street and the only parcel left undeveloped. This is our retirement & our home. We feel it is a conservative use of the land, and only want to live in harmony with its surroundings. There will be growth in our community why not make it conservative smart growth such as this project. We have been in this process for almost 3 years, and can answer any questions for you. Please call us at 688-9551 or our planner Kathy Casey 688-7104. Frank & Grace Ann Verdun Co ⁵⁸

Frank & Grace Ann Verdugo
220 Junell Rd
Aptos, Ca. 95003
appl # 98-0857 M.L.D.
parcel # 041-233-50

ATTACHMENT 7

Dear Planning Commission:

Dear Board of Supervisors:

This minor land division is a major event in our lives! Frank & I bought this 2 acre property in 1973. At that time we had just merged two families with 9 children between us, all of whom attended Aptos schools and went on to college. We are happy to say that four of them have returned and are now living and employed here in the county. We knew at that time that this property would be our only retirement. We have been self employed since 1973 and have worked hard as professional landscapers to preserve the natural beauty in the many micro climates, solving drainage problems, and creating garden havens. In order to retire we must now share our own haven! Because of our professional background we have given this project much

Consideration and did not want to spoil the integrity of the land. County guidelines have required us to ask for a 10,000 sq. ft. designation. In reality however, the parcels gross almost half acre in size. Over the years, we have planted many different beautiful trees and shrubs on this relatively flat and sunny property, creating a lush environment for our neighborhood, therefore making this a perfect home for 3 more families. On the sewer, on the bus line, within walking distance to schools & shopping, and with easy access to the freeway - this project is just what the county wants for its community! Therefore we are asking for your consideration and approval on this project!

Thank you
 Grace and Verdugo
 Mark Verdugo

November 29, 2000
 831-688-9551 **58**

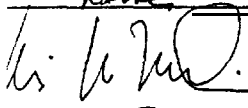

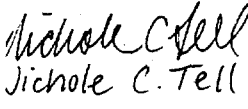

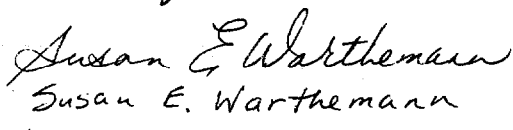
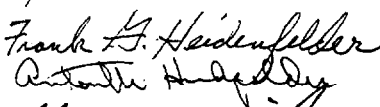
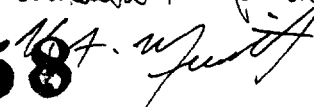
Dear Neighbors,

As you know Frank & I have been in the process of dividing our 2 acre property at 220 Jaunell Rd into a conservative density of four (+ or -) half acre parcels.

After three years of thorough investigation by 7-20 different departments in our County Government, the planning department is recommending us for approval to the planning commission on December 13, 2000.

Your signature below lends support to our project. Thank you, Frank & Grace Ann Verdugo

220 Jaunell Rd
 Aptos, Ca. 95003
 831-688-9551

name	address	date
 Kris Tamaki	201 JAUNELL RD. APTOS, CA. 95003	11/26/00
 M. SINGLE	285 JAUNELL AVE APTOS CA. 95003	11/24/00
 Nichole C. Tell	285 JAUNELL AVE. APTOS, CA. 95003	11/26/00
JEAN TABATABAI	290 JAUNELL RD APTOS, CA 95003	11/26/00
Ann LeRay	324 JAUNELL	11/26/00
 Frank T. Warthemann	286 JAUNELL AVE. APTOS CA 95003	11/26/00
 Susan E. Warthemann	286 Jaunell Ave Aptos, CA 95003	11/26/00
 Frank G. Heidenfelder	243 JAUNELL AVE APTOS, CA 95003	11/26/00
 M.A. W. just	271 Jaunell Rd. Aptos, Ca. 95003	11-28-00

CASEY CONSULTING
Land Use Planning . Building Design
1677 Wilshire Drive. Aptos, CA 95003
phone/fax: 831/688-7104

ATTACHMENT 7

0519

TRANSMITTAL

Date: February 9, 2001

To: Cathy Graves, Project Planner

From: Kathleen Allen Casey *KAC*

Re: Application #98-0857

Please find the following:

1. Two letters of support for the minor land division at 220 Jaunell, Aptos

Delivery via: By Hand

Comments: Please call me if you have any questions.

Andrea Berrin
2930 Monroe Avenue
Aptos, CA 95008
(831) 688-7887

ATTACHMENT 7

0520

January 13, 2001

To: Board of Supervisors

I have lived in Santa Cruz County and owned my home on Monroe Avenue for almost 25 years. I have known Grace Ann and Frank Verduzco for 23 of those years, both as neighbors and professionally.

I would like to acknowledge the integrity and the quality that they bring to all phases of their lives.

In my experience, their workmanship has always reflected aesthetic beauty with the greatest respect for the land itself.

This same respect for the land is evident in this project. I have seen the plans, and I am struck

by the considerable attention given to maintaining the land, the cohesiveness of the neighborhood, and sensitivity to their neighbors' concerns.

In this letter there is no need for me to go into the technical aspects of the project. From all I have seen and read, the County Planning Department has carefully considered all details.

My letter primarily is to emphasize the level of integrity and thoughtfulness brought to this project and to point out that the Verduccos have lived on and cared for the land for almost 30 years, raised their children there, lived a very simple life, and plan to continue living there.

Thank you for taking the time to read my letter. If I can be of further assistance, please call me.

Respectfully Yours, 58
Andi Berrin

Warthemann
286 Jaunell Ave.
Aptos, CA 95003

0522

December 11, 2000

Board of Supervisors
Santa Cruz County Government Building
701 Ocean St.
Santa Cruz, CA 95060

Re: APN: 041-233-50 (Frank & Grace Ann Verduzco)

Dear Sir or Madam:

This letter is written in support of the re-zoning of APN 041-233-50 into 4 parcels. As owners of APN 041-233-71 since December 1992, we share a property line with the Verduzco's.

We find the proposed rezoning of the current two acres into 4 single-family dwelling units to be a conservative and responsible use of the property. This development would greatly improve our neighborhood while providing much needed housing for families wishing to reside in the Aptos area. The project also addresses many needed improvements for Jaunell Avenue, such as a storm drain, sewer lines, sidewalks, landscaping, and widening/repaving of the existing road.

Growth in Santa Cruz County is inevitable. Careful planning to deal with housing needs in the future is absolutely necessary. We have followed this project since the Verduzcos considered re-zoning over two years ago. They have carefully considered all of their options, and we congratulate them on NOT requesting re-zoning for up to 8 units. This type of development would not only decrease neighborhood property values, but it would greatly compromise the semi-rural look and feel of Jaunell Avenue.

We, therefore, urge you to approve this re-zoning request. If you have any questions, please do not hesitate to contact us at (831) 689-0286—home; (831) 722-5000—work.

Respectfully yours,


Frank T. Warthemann


Susan E. Warthemann

Mark and Patricia Nelson
215 Jaunell Ave.
Aptos, CA. 95003
(831) 685-9514

January 29, 2001

Supervisor Ellen Pirie
701 Ocean St. #500
Santa Cruz, CA. 95060
(831) 454-2200

RE: Application 98-0857 (APN 041-233-50) Garceann and Frank Verduzco

Supervisor Pirie,

This letter is in support of the proposed land subdivision proposed by the applicants, Graceann and Frank Verduzco. My wife and I live directly across the street from this proposed project and, consequently, will be most directly effected by the changes proposed. Having reviewed all of the presented material, both prior to and at the Planning Commission hearing, we feel that the Verduzco's proposal has managed to safeguard the existing environment in the neighborhood by maintaining the existing mature trees on the land. The proposed development is consistent with the neighborhood and is actually very conservative when other, more aggressive alternatives could have been chosen. Additionally, the proposed improvements to the street (drainage, off-road parking, etc.) will be extremely welcome.

We consider this proposal to be an excellent addition to the existing neighborhood. Please give this application your consideration for support and feel free to contact us if you have any questions concerning this proposal.

Sincerely,



Mark A. Nelson

-CASEY CONSULTING
Land Use Planning • Building Design
1677 Wilshire Drive • Aptos, CA 95003
phone/fax: 831/688-7104

Copy To Each Supervisor

0524

TRANSMITTAL

Date: February 9, 2001

To: Santa Cruz County Board of Supervisors

From: Allen Casey *KAC*

Re: Application #98-0857, Scheduled for February 27, 2001

Please find the following:

1. Two letters of support for the Rezoning and Minor Land Division at 220 Jaunell, Aptos.

Delivery via: By Hand

Comments: Please call me if you have any questions.

Warthemann
286 Jaunell Ave.
Aptos, CA 95003

0525

December 11, 2000

Board of Supervisors
Santa Cruz County Government Building
701 Ocean St.
Santa Cruz, CA 95060

Re: APN: 041-233-50 (Frank & Grace Ann Verduzco)

Dear Sir or Madam:

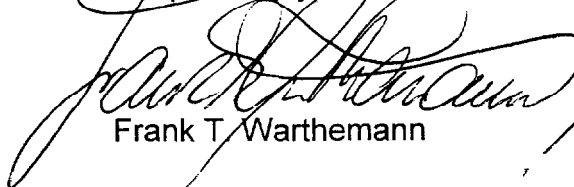
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We, therefore, urge you to approve this re-zoning request. If you have any questions, please do not hesitate to contact us at (831) 689-0286—home; (831) 722-5000—work.

Respectfully yours,


Frank T. Warthemann


Susan E. Warthemann

Andrea Berrin
9930 Monroe Avenue
Aptos, CA 95008
(831) 688-7887

0526

January 13, 2001

To: Board of Supervisors

I have lived in Santa Cruz County and owned my home on Monroe Avenue for almost 25 years. I have known Grace Ann and Frank Verdugo for 23 of those years, both as neighbors and professionally.

I would like to acknowledge the integrity and the quality that they bring to all phases of their lives.

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Andi Berrin