



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 310, SANTA CRUZ, CA 95060
 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
 ALVIN JAMES, DIRECTOR

January 8, 2002

Agenda Date: January 29, 2002

BOARD OF SUPERVISORS

County of Santa Cruz
 701 Ocean Street
 Santa Cruz CA 95060

SUBJECT: Public hearing to consider Application No. 99-0801, a proposal to rezone APN 039-061-07 from the "R-1-1 acre" Single-family Residential one-acre minimum parcel size to the "R-1-10" Single-family Residential 10,000 square feet minimum parcel size, create 11 single-family residential parcels where one single-family dwelling currently exists, and construct 10 new single-family homes, as recommended by the Planning Director. Requires a Rezoning, a Subdivision, a Roadway/Roadside Exception, a Residential Development Permit to exceed the maximum 3-foot high fence in a yard abutting a street, and Preliminary Grading Approval. Property located on the northwest corner of the intersection of Soquel Drive and Hass Drive at 6797 Soquel Drive, Aptos.

Members of the Board:

Background

On December 6 1999, the County Planning Department accepted this application for a Rezoning, a Subdivision, a Roadway/Roadside Exception, a Residential Development Permit to exceed the maximum three-foot high fence in a yard abutting a street, and Preliminary Grading Approval to cut and fill approximately 5,500 cubic yards of earth. 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 July 30 and October 3, 2001. No comments were received on the initial study during the comment period. A Negative Declaration with Mitigations was issued on October 31, 2001 (Attachment 5, Exhibit F).

On November 28, 2001, the Planning Commission heard this proposed project at a noticed public hearing. The Planning Commission adopted Resolution No. 19-01 (Attachment 3) recommending approval of the proposed project to your Board. The staff report to the Planning Commission is included as Attachment 5, and includes a complete analysis of the proposed project. The minutes of the November 28, 2001 meeting are included as Attachment 6.

Project Setting

The project site is located on the north side of Soquel Drive, at the northwest corner of the intersection with Haas Drive. The subject parcel is 5.84 acres in area and most of the parcel is gently sloping, with steeper slopes in the riparian area on the western parcel boundary. The remainder of the parcel contains slopes of approximately 10% to 15%, and all of the proposed building sites are all located on slopes less than 30%. The riparian corridor is not considered to be developable land, and the total developable area on the subject parcel is 238,421 square feet. The rezoning proposed as part of the application would result in a requirement of 10,000 square feet of net developable land per parcel. All proposed parcels exceed that requirement, and the average developable parcel size would be approximately 17,700 square feet.

Surrounding land uses are a mix of public facilities, commercial development, and single family residential development. Parcels to the east are part of the Cabrillo College complex, parcels to the north are zoned R-1-1 acre, and to the west are zoned R-1-10, RM-6 and RM-5. Parcels along the south side of Soquel Drive are zoned commercial (C-1), office (PA) and R-1-10.

General Plan and Zoning Consistency

The project site has a General Plan land use designation of R - WL (Urban Very Low Density Residential). This designation allows a density range of 1.0 to 4.38 units per net developable acre, which corresponds to lot size requirements of 10,000 square feet to one acre of net developable parcel area. The objective of this land use designation is to provide for development in areas with significant environmental constraints or as a transition to adjacent rural density development.

The project is currently located in the R-1-1 acre zone district. This property, and other surrounding parcels were zoned R-1-1 acre following the adoption of the County's 1994 General Plan and enactment of the General Plan designation of R-UVL. The zoning designation reflected the fact that parcels in this area are served by septic systems, and County Code Section 7.38.045 requires a minimum parcel size of one acre for individual septic systems. The R-1-1 acre zone district applicable to this parcel was not intended to reflect individual site constraints other than sewer availability. This area is now within the County Sanitation District and the applicant has requested a rezoning to R-1-10, which would allow a minimum lot size of 10,000 square feet of net developable area.

The R-1-10 zoning requested appears appropriate for the subject parcel, based on the character of surrounding development. Directly south of the subject property are parcels developed with commercial and office uses and residential parcels zoned R-1-10. To the west is Cabrillo College and associated facilities associated with that use. Parcels to the north and east are zoned R-1-1 acre and are developed with single-family homes. Parcels further east are zoned R-1-10, RM-6, RM-5 and R-1-8, and the site area generally reflects the zoning. The proposed R-1-10 zoning would provide a transition between higher density housing to the east, large lot development to the north, commercial development to the south and institutional uses to the west.

Conclusion


All required findings can be made to approve this proposal. The project is consistent with the General Plan in that the project constitutes a residential use, and the proposed density is compatible with the existing density and intensity of land use in the surrounding area. The project, as conditioned, will not have a significant effect on the environment.

RECOMMENDATION


It is therefore, RECOMMENDED that your Board, based on the attached Findings (Attachment 1) and subject to the attached Conditions (Attachment 2), take the following actions:

1. Certify the Mitigated Negative Declaration as complying with the requirements of the California Environmental Quality Act (Exhibit "F" to Attachment 5); and
2. Approve Rezoning, Subdivision, Roadway/Roadside Exception, Residential Development Permit and Preliminary Grading Approval No. 99-0801 and adopt the attached Ordinance amending Chapter 13.10 of the Santa Cruz County Code that Conditionally Rezones Assessor's Parcel Number 039-061-07 from the R-1-1 acre zone district to the R-1-10 zone district.

Sincerely,


ALVIN D. JAMES
Planning Director

RECOMMENDED:


SUSAN A. MAURIELLO
County Administrative Officer

Attachments:

1. Findings
2. Conditions of Approval
3. Planning Commission Resolution No. 19-01
4. Ordinance Amending Chapter 13.10 of the County Code
5. Staff Report to the Planning Commission of November 28, 2001
6. Minutes of the Planning Commission Hearing of 11/28/01
7. Project Plans including Tentative Map dated 6-19-00, Preliminary Improvement Plans dated 11-09-00, Street Profiles & Cross Sections dated 9-22-00, Grading Cross Sections dated 4-16-00, and Existing Road Conditions dated 11-09-00 by Ifland Engineers (on file with the Clerk of the Board)
8. Architectural Plans including Site Plan dated 4-26-00 and individual house floor plans and elevations dated 4-24-00, by Robert Palmer A.I.A.; Landscape Plans including irrigation plan and wall elevations dated 4-24-00, and Landscape Plan dated 11-6-01 by Gregory Lewis, Landscape Architect (on file with the Clerk of the Board)

cc: John Swift, Hamilton Swift LUDC, 1509 Seabright Ave., Ste. A-1, Santa Cruz, CA 95062
Bob Ridino, Mar Sereno Estates LLC, 8070 Soquel Drive, Aptos, CA 95003

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REZONING FINDINGS

1. THE PROPOSED ZONE DISTRICT WILL ALLOW A DENSITY OF DEVELOPMENT AND TYPES OF USES WHICH ARE CONSISTENT WITH THE OBJECTIVES AND LAND-USE DESIGNATIONS OF THE ADOPTED GENERAL PLAN.

The project site has a General Plan land use designation of R-UVL or Urban Very Low Density Residential. This designation allows a density range of 1.0 to 4.3 units per net developable acre, which corresponds to lot size requirements of 10,000 square feet to one acre of net developable parcel area. The objective of this land use designation is to provide for areas of residential development on large lots at very low densities, inside the Urban Services Line, which have a full range of urban services. This designation is appropriate for sites such as the subject parcel, with environmental constraints, and as a transition to adjacent rural density development. All of the new lots proposed are larger than 10,000 square feet, net developable area. The proposed R-1-10 zoning is consistent with the specified General Plan density.

2. THE PROPOSED ZONE DISTRICT IS APPROPRIATE OF THE LEVEL OF UTILITIES AND COMMUNITY SERVICE AVAILABLE TO THE LAND.

The project is currently located in the R-1-1 acre zone district. This property, and other surrounding parcels were zoned R-1-1 acre following the adoption of the County's 1994 General Plan and enactment of the General Plan designation of R-UVL. The zoning designation reflected the fact that parcels in this area are served by septic systems, and County Code Section 7.38.045 requires a minimum parcel size of one acre for individual septic systems. The R-1-1 acre zone district applicable to this parcel was not intended to reflect individual site constraints other than sewer availability. The R-1-1 acre zone district applicable to this parcel was not intended to reflect individual site constraints other than sewer availability. The applicant has requested a rezoning to R-1-10, which would allow a minimum lot size of 10,000 square feet of net developable area.

The R-1-10 zoning requested appears appropriate for the subject parcel, based on the character of surrounding development. Directly south of the subject property are parcels developed with commercial and office uses and residential parcels zoned R-1-10 (see Attachment 3 to Exhibit F). To the west is Cabrillo College and associated facilities associated with that use. Parcels to the north and east are zoned R-1-1 acre and are developed with single-family homes. Parcels further east are zoned R-1-10, RM-6, RM-5 and R-1-8, and the site area generally reflects the zoning. The proposed R-1-10 zoning would provide a transition between higher density housing to the east, large lot development to the north, commercial development to the south and institutional uses to the west.

The subject parcel is within the Santa Cruz County Sanitation District and sewer service

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is available to serve the existing dwelling, which is currently served by a septic system, and to serve the ten new lots that would be created. The Soquel Creek Water District has indicated, in their letter dated April 5, 2000, that they are able to serve the proposed new lots that would be created. The applicant is proposing improvements to Soquel Drive and Haas Drive, as well as a new access street and cul-de-sac, that would provide adequate vehicular access and fire access, would provide on-street parking, and would include sidewalks to serve the new development. The proposed improvements are consistent with the rural feel and large lots to the north as well as with more dense surrounding development. The proposed realignment of Haas Drive would alleviate an awkward circulation issue.

3. THE CHARACTER OF DEVELOPMENT IN THE AREA WHERE THE LAND IS LOCATED HAS CHANGED OR IS CHANGING TO SUCH A DEGREE THAT THE PUBLIC INTEREST WILL BE BETTER SERVED BY A DIFFERENT ZONE DISTRICT.

This property, and other surrounding parcels were zoned R-1-1 acre following the adoption of the County's 1994 General Plan and enactment of the General Plan designation of R-UVL. The zoning designation reflected the fact that parcels in this area are served by septic systems, and County Code Section 7.38.045 requires a minimum parcel size of one acre for individual septic systems. The R-1-1 acre zone district applicable to this parcel was not intended to reflect individual site constraints other than sewer availability. The subject parcel is now located within the Santa Cruz County Sanitation District and sewer service is available to serve the ten parcels that would be created, as well as the existing single-family home.

Because County General Plan policies encourage new development to locate within urban areas (Objective 2.1), the public will be better served by a density of development that can be accommodated by existing public services.

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.

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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 eleven, single-family residential lots and is located in the Residential, Urban Very Low Density General Plan designation which allows a density of one dwelling for each 10,000 square feet to one acre of net developable parcel area.

The project is consistent with the General Plan in that the full range of urban services is available and will be extended to the new parcels created, including municipal water and sewer service. The land division would improve existing streets, which will then provide satisfactory access to the project. The proposed land division is similar to the pattern and density of surrounding development, is near commercial shopping facilities and recreational opportunities, and, with proposed road improvements, will have adequate and safe vehicular access. The requested Roadway/Roadside exception for Soquel Drive and Haas Drive will not compromise adequate and safe vehicle access, as adequate road width will be provided for travel lanes.

The land division, as conditioned, will be consistent with the General Plan regarding infill development in that the proposed single-family development will be consistent with the pattern of the surrounding development, and the design of the proposed homes is consistent with the character of the surrounding neighborhood. The land division is not in a hazardous area and has been designed to protect environmental resources by providing residential development in an area designated for this type and density of development.

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

With approval of the associated rezoning request, the proposed division of land will comply 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, lot sizes meet the minimum dimensional standards for the proposed R-1-10 Zone District where the project is located, and all setbacks will be consistent with the zoning standards. The proposed new dwellings 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, and will also comply with applicable riparian setbacks.

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

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The site of the proposed land division is physically suitable for the type and density of development in that no challenging topography affects the building envelopes, the existing property is commonly 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 variances or site standard exceptions. No environmental constraints exist which would necessitate the area remain undeveloped, and the subdivision has been designed to protect existing natural resources.

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. No mapped or observed threatened species impede development of the site as proposed. The project received a mitigated Negative Declaration on October 31, 2001, pursuant to the California Environmental Quality Act and the County Environmental Review Guidelines (Exhibit F), and is conditioned to comply with all mitigation measures.

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

The proposed division of land or its improvements will not cause serious public health problems in that municipal water and sewer are available to serve all proposed parcels, and these services will be extended as part of the improvement plan for the land division.

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. Access to all lots will be from existing public roads and from the proposed construction of a new access road and cul-de-sac.

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 use passive and natural heating and cooling in that the resulting parcels are

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oriented in a manner to take advantage of solar opportunities. All 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. There is adequate separation between proposed homes that each home will have adequate southern exposure.

1. THE PROPOSED DEVELOPMENT PROJECT IS CONSISTENT WITH THE DESIGN STANDARDS AND GUIDELINES (SECTIONS 13.11.070 THROUGH 13.11.076) AND ANY OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed lot sizes meet the minimum dimensional standards for the R-1-10 zone district, and all site standards for the zone district will be met. The size of the proposed homes ranges from approximately 2,500 and 3,800 square feet on parcels of 10,000 to 26,000 square feet in area. All plans include design features such as porches, balconies, architectural detailing and varied rooflines for additional visual interest. Special design details have been included in the elevations facing Haas Drive and Soquel Drive. Additional design information can be found in the information provided by the developer, included as Exhibit E. Because of the distance separating the proposed new residences from existing development, there are no exterior windows that would affect privacy of existing homes..

The proposed project has been designed to complement and harmonize with the existing and proposed land uses in the vicinity. It will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood. Home designs are consistent with the existing development on Soquel Drive as well as the design of other surrounding homes in the vicinity.

Extensive landscaping is proposed for the frontages of Soquel Drive and Haas Drive, as well as for the landscape strips associated with the new roads. In addition, landscaping is proposed along the eastern frontage of the new Haas Drive realignment, where existing street improvements are proposed to be removed. The applicant has proposed a total of 45 new trees to be planted along road frontages, but these trees are shown as 15-gallon in size. A condition of approval has been included to require that a minimum of 24-inch box trees be utilized instead of the smaller 15-gallon size. Minimal removal of existing trees is proposed to construct homes. Two trees on Lot 5 are proposed to be relocated adjacent to the riparian corridor and two trees are proposed to be removed on Lot 8. Four replacement trees are required to mitigate the loss of these mature trees. Removal of the existing driveway serving the home and extensive restoration of the riparian corridor is also proposed. Additional information relating to the restoration plan is included as Attachment 12 to Exhibit F and an arborist's report describing the health and location of existing trees is included as Attachment 13 to Exhibit F. The proposed project has been designed to complement and harmonize with the existing and proposed land uses in the vicinity. It will be compatible with the

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physical design aspects, land use intensities, and dwelling unit densities of the neighborhood. Home designs are consistent with the existing development on Soquel Drive as well as the design of other surrounding homes in the vicinity.

ROADWAY/ROADSIDE EXCEPTION FINDINGS

1. THE IMPROVEMENTS ARE NOT APPROPRIATE DUE TO THE CHARACTER OF DEVELOPMENT IN THE AREA AND THE LACK OF SUCH IMPROVEMENTS ON SURROUNDING DEVELOPED PROPERTY.

Improvement plans for the proposed project include roadway and roadside improvements to Soquel Drive and Haas Drive (Exhibit A). The applicant proposes new streets "Mar Sereno Drive" and "Via Del Robles," which are consistent with County Design Criteria. The improvements would include a 56-foot right of way with two, 18-foot travel and parking lanes, curb and gutter, a four-foot planting strip and a four-foot sidewalk. Improvements are also proposed to Haas Drive and to Soquel Drive. The improvements to Soquel Drive would include curb, gutter and sidewalk along the project frontage, west to the entrance to Cabrillo College, and east to Vienna Drive. The improvements are consistent with those recently constructed at Cabrillo College, as well as those constructed east of the project site for the recently approved Calabria Heights subdivision. Although a four-foot planting strip is usually required for an arterial street such as Soquel Drive, topographic constraints on the north side of the street justify the requested Roadside Exception.

The applicant has also proposed a Roadway/Roadside Exception for Haas Drive, to eliminate improvements along the project frontage north of the access road, to eliminate the four-foot planting strip along the project frontage where improvements are proposed, and to eliminate parking on a portion of Haas Drive. These exceptions are also justified given topographic constraints on the west side of Haas Drive, the potential traffic hazard if parking were to be allowed near the intersection of Haas Drive and Soquel Drive, and the lack of improvements on streets to the north of the project site.

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RESIDENTIAL DEVELOPMENT PERMIT FINDINGS

1. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OR THE GENERAL PUBLIC, AND WILL NOT RESULT IN INEFFICIENT OR WASTEFUL USE OF ENERGY, AND WILL NOT BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of six-foot masonry fence, located within a required yard abutting a street, and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity in that the project is located in an area designated for residential use and is not encumbered by physical constraints to development. The fence will be located with a sufficient setback from the intersection of Haas Drive and Soquel Drive so that line-of-sight will not be obstructed. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

With approval of the requested rezoning, the project site will be located in the R-1-10 zone district. The proposed location of the six-foot masonry wall and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-10 zone district in that the primary use of the property will be residential, and the proposed fence is accessory and subordinate to the residential use.

3. THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.

The project is located in the Urban Very Low Residential Density (R-UVL) land use designation. The proposed six-foot masonry fence is consistent with all elements of the General Plan in that the fence is an accessory use to the principal residential use of the project. The project is consistent with the General Plan in that the full range of urban services is available to the site including municipal water, sewer service, and nearby recreational opportunities and the use is not located in a hazardous or environmentally sensitive area and the proposal protects natural resources by expanding in an area

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designated for this type of development. A specific plan has not been adopted for this portion of the County.

4. THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.

The use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity in that a six-foot masonry fence would not represent an intensification of use or an increase in density for the proposed project.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

The proposed six-foot masonry fence will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood. The sound wall will be constructed a sufficient distance from the sidewalk along Soquel Drive to allow a planting area for trees and shrubs that will partially obscure the wall. The wall has been designed to complement the overall landscape plan and subdivision improvements. It will be set back a sufficient distance from the sidewalk to allow adequate area for circulation.

6. THE PROPOSED DEVELOPMENT PROJECT IS CONSISTENT WITH THE DESIGN STANDARDS AND GUIDELINES (SECTIONS 13.11.070 THROUGH 13.11.076), AND ANY OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the solid six-foot wall will be constructed of masonry and will be modulated and landscaped to provide visual relief from a continuous wall surface, as required by Section 13.11.075 (a)(4). In addition, the wall will not be located where it will block drivers sight lines when entering or exiting the site, as required by Section 13.11.074(a)(1)(iv). The wall has been designed to be compatible with the design of the homes and has been integrated into the overall landscape plan for the site.

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Conditions of Approval

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CONDITIONS OF APPROVAL

Rezoning, Subdivision, Roadway/Roadside Exception, Residential Development Permit, and Preliminary Grading Approval, No. 99-0801, Tract No. 1419

Applicant: John Swift for Hamilton Swift LUDC

Property Owners: Mar Sereno Estates, LLC

Assessor's Parcel No.: 039-061-07

Property Location and Address: Property located at 6797 Soquel Drive, on the northwest corner of the intersection of Haas Drive and Soquel Drive, Aptos.

Planning Area: Aptos

Exhibits:

- A. Project Plans including Tentative Map dated 6-19-00, Preliminary Improvement Plans dated 11-09-00, Street Profiles & Cross Sections dated 9-22-00, Grading Cross Sections dated 4-16-00, and Existing Road Conditions dated 11-09-00 by Ifland Engineers
- D. Architectural Plans including Site Plan dated 4-26-00 and individual house floor plans and elevations dated 4-24-00, by Robert Palmer A.I.A.; Landscape Plans including irrigation plan and wall elevations dated 4-24-00, and Landscape Plan dated 11-6-01 by Gregory Lewis, Landscape Architect
- E. Project description provided by Applicant

All correspondence and maps relating to this land division shall carry the land division number and Tract 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 Final map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Final map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Final map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Final map shall meet the following requirements:
 - A. The Final 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 eleven (11) new single-family residential lots.

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- C. The minimum lot size shall be 10,000 square feet, net developable land.
- D. The following items shall be shown on the Final map:
 - 1. Building envelopes and/or building setback lines located according to the approved Tentative Map.
 - 2. The net area of each lot to nearest square foot.
 - 3. The owner's certificate shall include:
 - a. An irrevocable offer of dedication to the County of Santa Cruz for the right-of-way and improvements shown on the tentative map. When this offer of dedication is accepted by the County, this road is to be County maintained. Soquel Drive shall be a minimum width of 72-feet, curb to curb; Haas Drive shall have a minimum 50-foot right of way and a minimum pavement width of 36-feet from Soquel Drive to the intersection with "Via Del Robles" and 24-feet along the remainder of the project frontage; and the proposed streets within the project ("Via Del Robles" and "Mar Sereno Drive") shall have a minimum right of way width of 56-feet and minimum paved width of 36-feet.
 - b. An easement for public use of the access roads ("Via Del Robles" and "Mar Sereno Drive") shown on the tentative map, to expire when the offer of dedication is accepted by the County.
- E. The following requirements shall be noted on the Final map as items to be completed prior to obtaining a building permit on lots created by this land division:
 - 1. Lots shall be connected for water service to Soquel Creek Water District.
 - 2. Lots shall be connected for sewer service to Santa Cruz County Sanitation District.
 - 3. All future construction of the lots shall conform to the Design Guidelines and the Architectural Floor Plans and Elevations as stated or depicted in Exhibits D and E and shall also meet the following additional conditions:
 - a. No changes in the placement of windows that face directly towards existing residential development as shown on the architectural plans, shall be permitted without review and approval by the Planning Commission.

- b. Exterior finishes shall incorporate stucco, wood and cast stone trim. T-1-11 type siding is not allowed. Exterior color combinations shall be interspersed throughout the development.
 - c. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the R-1-10 zone district. No residence shall exceed 30% lot coverage, or 50% floor area ratio, or other standard as may be established for the zone district.
 - 4. A final Landscape Plan for the entire site specifying the species, their size, and irrigation plans and meeting the following criteria:
 - a. Turf Limitation. Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
 - b. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.
 - c. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
 - d. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, over spray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures. The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing

and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.

Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.

Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.

Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.

- e. All planting shall conform to the landscape plan shown as part of Exhibit A, as revised. The following specific landscape requirements apply:
 - i. Forty-five, minimum 24-inch box size street trees of a species selected from the County Urban Forestry Master Plan shall be planted along Soquel Drive, Haas Drive and within the required landscape strips for "Via Del Robles" and "Mar Sereno Drive." The species, quantities and placement shall conform to Exhibit D, Street Tree Plan, Gregory Lewis Landscape Architect, dated November 6, 2001, as revised by these conditions of approval.
 - ii. The two coast live oak (*Quercus Agrifolia*) trees on Lot 5 shall be relocated within the riparian corridor according to the oak tree relocation plan prepared by James P. Allen for this project, dated September 21, 2000. This relocation shall be completed prior to final subdivision inspection and release of the first amount of financial security deposited to guarantee installation of subdivision improvements.
 - iii. The owner/applicant shall plant four, 15-gallon coast live oak (*Quercus agrifolia*) trees on private yards in differing lots throughout the subdivision prior to final subdivision inspection and release of the first amount of financial security deposited to guarantee installation of subdivision improvements. The landscape plan prepared by Greg Lewis for this project, dated April 24, 2000 shall be revised to show the planting locations of these four trees and shall be approved by County Planning prior to recordation of the

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subdivision map.

- iv. Street trees shall be installed according to provisions of the County Design Criteria.
- v. All future development on the lots shall comply with the requirements of the geotechnical report prepared by Steven Raas and Associates, dated October 6, 1998.
- 5. Submit a written statement 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.
- 6. Submit a lighting plan as part of the building permit application that shows how exterior lighting will be designed and shielded to avoid any significant illumination of the riparian habitat. The lighting plan shall be reviewed and approved prior to issuance of the building permit.
- F. Any changes between the approved Tentative Map, including but not limited to the attached exhibits for preliminary grading, drainage, erosion control, preliminary improvement plans, architectural and landscaping 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 for review.
- G. Provide Environmental Planning staff with receipts that document the amount of fill that was brought to the County Landfill, if applicable.
- III. Prior to recordation of the 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. Meet all requirements of the Santa Cruz County Sanitation District as stated in the District's letter dated November 24, 1999, including, without limitation, the following standard conditions:

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1. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel.
 2. Pay all necessary bonding, deposits, and connection fees.
- D. Submit and secure approval of engineered improvement plans from the Department of Public Works for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of engineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements:
1. **All** improvements shall meet the requirements of the County of Santa Cruz Department of Public Works Design Criteria Manual except as modified in these conditions of approval.
 - a. Soquel Drive shall be a minimum width of 72-feet, curb to curb; with a six-foot sidewalk and a planting strip located between the sidewalk and the subject parcel. A Roadway/Roadside Exception is approved to vary from Design Criteria Standards.
 - b. Haas Drive shall have a minimum 50-foot right of way and a minimum pavement width of 36-feet from Soquel Drive to the intersection with "Via Del Robles" and 24-feet along the remainder of the project frontage. A Roadway/Roadside Exception is approved to vary from Design Criteria Standards.
 - c. Improvements to remove existing road improvements on Haas Drive and realign Haas Drive with Borregas Road are the responsibility of the owner/developer, including all landscaping shown in Exhibit D. Engineered plans shall be submitted that show the appropriate conform from the existing improvements on Haas Drive to the proposed realignment.
 2. A final, detailed erosion and sediment control plan for the subdivision shall be integrated with the improvement plans and shall be submitted to the Planning Department, Environmental Planning Section, for review and approval prior to submittal to the Department of Public Works and approval of the final map. The plan shall include a clearing and grading schedule, clearly marked disturbance envelope, revegetation specifications, temporary road surfacing and construction entry stabilization, details of temporary drainage control including lined swales, erosion protection at the outlets of pipes, sediment barriers around drain inlets, etc.

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3. A landscape plan for areas designated on the tentative map shall be submitted for Planning Department review and approval prior to submittal to the Department of Public Works. Wherever irrigation for landscaping is required, stub outs for water service shall be shown on the improvement plans. The landscape plan shall be compared to the utility plan to prevent placement conflicts. No change in the landscape plan shall be granted without County review.
4. Plans shall comply with the requirements of the geotechnical report prepared by Steven Raas and Associates, dated October 6, 19989. A plan review letter from the geotechnical engineer shall be submitted with the plans, stating that the plans have been reviewed and found to be in compliance with the recommendations of the geotechnical report.
5. Engineered drainage plans shall be reviewed and approved by the Zone 5 drainage district. Appropriate fees for new impervious surface shall be paid.
6. 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.
7. Acquire all rights of way and easements and make all dedications thereof as needed for construction of required improvements. Any and all costs incurred by the County of Santa Cruz to obtain title to any property in the event that condemnation proceedings are necessary to implement this condition, shall be paid in full by the applicant/subdivider prior to the recording of the Final Map.
8. All improvements shall comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Regulations.
9. To prevent drainage discharges from carrying silt, grease, and other contaminants into the storm drain system, silt and grease traps shall be installed, in a location to be approved by the Department of Public Works, such that all controlled drainage leaving the site is treated. The traps shall be maintained according to the following monitoring and maintenance schedule:
 - a. The trap shall be inspected to determine if it needs cleaning or repair prior to October 15 of each year, at a minimum interval of once each year; and

- b. A brief annual report shall be prepared by the trap inspector at the conclusion of the October inspection and submitted to the Drainage Section of the Department of Public Works within five days of inspection. The report shall specify any repairs that have been done or that are needed for the trap to function adequately.
- 10. The following details shall be included on the final improvement plans:
 - a. Street lighting design and placement. The plan shall demonstrate exterior lighting associated with subdivision improvements will not produce glare into the riparian habitat on site.
 - b. A Roadway/Roadside Exception shall be permitted to for improvements on Soquel Drive and Haas Drive.
- 11. Prepare an easement document that places an easement over the six-foot masonry sound wall to benefit all homeowners in the subdivision. In addition, the owner/applicant shall prepare a homeowner maintenance agreement that specifies the equitable rights and responsibilities of all homeowners to keep this wall in good condition in perpetuity. A copy of both documents shall be submitted to County Planning for review and approval and shall be recorded prior to of simultaneously with the final subdivision map.
- E. Engineered improvement plans for all water line extensions required by the Soquel Creek Water District shall be submitted for the review and approval of the water agency.
- F. A Homeowners Association shall be formed, and the Conditions, Covenants and Restrictions (CC&R's) shall be submitted to the Planning Department for review and approval, prior to filing the final map. The CC&R's shall include, at a minimum, provisions for the permanent maintenance of the following:
 - 1. All frontage landscaping and the associated irrigation along Soquel Drive and Haas Drive and in the separated sidewalk planter strip in "Via Del Robles" and "Mar Sereno Drive.", and all trees required by these conditions of approval.
 - 2. All fencing within the subdivision, that is visible from public streets, which shall remain graffiti-free at all times.
 - 3. The silt and grease trap associated with the storm drain system. Reference condition of approval III(D)(9).

- G. All requirements of the Aptos/La Selva Fire Protection district shall be met as set forth in the District's letter dated July 19, 2000.
- H. Park dedication in-lieu fees shall be paid for ten (10) single-family dwelling units. On November 28, 2001 these fees were \$3,000 per unit (which assumes three bedroomshnit at \$1,000 per bedroom), but are subject to change.
- I. Transportation improvement fees shall be paid for ten (10) single-family dwelling units. On November 28, 2001, these fees were \$2,000 per unit, but are subject to change.
- J. Roadside improvement fees shall be paid for ten (10) dwelling units. On November 28, 2001, these fees were \$2,000 per unit, but are subject to change.
- K. Child Care Development fees shall be paid for ten (10) single-family dwelling units. On November 28, 20011 these fees were \$327 per unit (which assumes three bedroomshnit at \$109 per bedroom), but are subject to change.
- L. Submit one reproducible copy of the Final Map to the County Surveyor for distribution and assignment of temporary Assessor's parcel numbers and situs address.
- M. The ownerlapplicant shall prepare a biotic mitigation plan that conforms to the following performance standards. The plan shall be submitted to County Planning and the staff of the City Parks and Recreation Department prior to recordation of the final map.
 - 1. The plan shall be prepared by a qualified botanistthevegetation specialist and shall provide quantifiable success criteria to be achieved over a maintenance and monitoring period of not less than 5 years. If the success criteria is not achieved at the end of year 5, the maintenance and monitoring period shall be increased in one-year increments until monitoring demonstrates that the success criteria is achieved.
 - 2. The plan shall provide for biannual monitoring reports during years 1-2 and annual monitoring reports thereafter, at minimum. Monitoring reports shall be submitted to County Planning, the City of Santa Cruz Parks and Recreation Department and the applicant for review.
 - 3. The mitigation site shall cover a minimum area of at least 1 acre on the Moore Creek Preserve, open space land owned and managed by the City of Santa Cruz.

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4. The mitigation site shall be prairie habitat that will benefit from enhancement activities. Site selection shall be mutually agreed upon by the City, the applicant and a qualified botanist.
 5. The project owner/applicant shall submit a financial performance security with County Planning in the amount of \$31,118.00 to guarantee complete fulfillment of the biotic mitigation plan. This financial security shall be returned to the applicant when all success criteria specified in the plan have been met as determined by the project botanist, the City of Santa Cruz and County Planning.
- IV. All subdivision improvements shall be constructed in accordance with the approved improvement plans and in conformance with the requirements of the subdivision agreement recorded pursuant to condition III.D. The construction of subdivision improvements shall also meet the following conditions:
- A. Prior to any disturbance, the owner/applicant shall organize a pre-construction meeting on the site. The applicant, grading contractor, Department of Public Works Inspector and Environmental Planning staff shall participate. Temporary fencing marking the disturbance envelope and silt fencing at the edge of the riparian corridor shall be in place and inspected at that time.
 - B. 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.
 - C. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan.
 - D. 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).
 - E. 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

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16.40.040 and 16.42.100, shall be observed.

- F. The owner/applicant shall follow all recommendations of the geotechnical report prepared by Steven Raas and Associates for this project, dated October 1 1998 and its addendum dated September 27, 2001 in the grading work and construction of drainage improvements and dwellings of the subdivision. **All** recommendations pertaining to subdivision improvements shall be fulfilled prior to final subdivision inspection and release of the financial security to guarantee completion of the improvements. **All** recommendations pertaining to dwellings shall be completed prior to final building inspection and occupancy of dwellings..
- G. To minimize noise, dust, and nuisance impacts on 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 **A.M.** and 5:00 P.M. weekdays, unless a temporary exemption to this time restriction is approved in advance by the Planning Department to address an emergency situation. The owner/developer shall designate a disturbance coordinator to respond to citizen complaints and inquiries from area residents during construction. A 24-hour contact number shall be conspicuously posted on the job site, on a sign that shall be a minimum of two feet high and four feet wide. This shall be separate from any other signs on site, and shall include the language "for construction noise and dust problems call the 24-hour contact number." The name, phone number, and nature of the disturbance shall be recorded by the disturbance coordinator. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. Unresolved complaints received by County staff from area residents may result in the inclusion of additional Operational Conditions
 - 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site. Street sweeping on adjacent or nearby streets may be required to control the export of excess dust and dirt.
 - 3. Saw cuts within the traveled roadway, which cause temporary depressions in the surfacing prior to repair, shall be leveled with temporary measures and signage shall be posted noting such.
- H. All required subdivision improvements shall be installed and inspected prior to final inspection clearance for any new structure on the subdivision lots.
- I. The project engineer who prepares the grading plans must certify that the

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grading was completed in conformance with the approved tentative map and/or the engineered improvement plans.

- J. The owner/applicant shall implement the engineered drainage plan prepared by Iland Engineers for this project dated April 6, 2001. All approved drainage improvements shall be completed prior to final subdivision inspection and release of financial security to guarantee completion of the improvements.
- K. The owner/applicant shall implement the riparian habitat restoration plan prepared by Patti Kreiberg for this project, dated June 10, 2000 and revised September 10, 2000. All planting and erosion control measures specified in this plan shall be completed prior to final subdivision inspection and release of the financial security to guarantee completion of subdivision improvements. The project owner/applicant shall deposit a financial performance security with County Planning in the amount of \$5,000.00 to guarantee complete fulfillment of maintenance and monitoring activities of the riparian restoration plan. This financial security shall be returned to the applicant when all success criteria specified in the plan have been met as determined by the project botanist and County Planning.
- L. The owner/applicant shall construct a six-foot high solid masonry wall as shown on the proposed project plans and as detailed in the acoustical study prepared by Shelly Environmental Consulting for this project, dated March 7, 2000. The wall shall be completed according to approved specifications prior to final inspection of subdivision improvements and release of the financial security.
- M. Siltation barriers erected to protect the riparian corridor shall be installed and maintained in good working order during the entire length of project construction. All winterization activities shall be installed and inspected by County Planning prior to October 15. Any remedial erosion control activities shall be completed within **48** hours of County Planning staff requests for additional erosion control measures.
- V. All future development on lots created by this minor land division shall comply with the requirements set forth in Condition II.E, above.
- 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

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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.

- A. 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.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. 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.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
- E. 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 that 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

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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.

A. Mitigation Measure: Soil Stability [Condition IV(F)]

Monitoring Program: **All** recommendations of the soils report must be fulfilled prior to final subdivision inspection. Financial securities shall not be released until completion of improvements.

B. Mitigation Measure: Water Quality [Condition IV(J)]

Monitoring Program: The engineered drainage plan must be implemented. Financial securities shall not be released until completion of improvements.

C. Mitigation Measure: Erosion [Condition III(D)(2) and IV(M)]

Monitoring Program: The erosion control plan must be implemented. Correction notices will be issued in the event of non-compliance.

D. Mitigation Measure: Riparian Habitat [Condition IV(K)]

Monitoring Program: The habitat restoration plan must be implemented. Financial securities shall not be released until success criteria have been met.

E. Mitigation Measure: Tree Retention [Condition II(E)(4)(e)(ii)]

Monitoring Program: Oak trees on Lot 5 shall be relocated per the arborists plan. Financial securities shall not be released until completion of relocations.

F. Mitigation Measure: Significant Trees [Condition II(E)(4)(e)(iii)]

Monitoring Program: Replacement trees shall be planted. Financial securities shall not be released until installation of required trees.

G. Mitigation Measure: Rare Habitat [Condition III(M)]

Monitoring Program: A biotic mitigation plans shall be prepared and implemented. Financial securities shall not be released until success criteria have been met.

H. Mitigation Measure: Light Pollution [Condition III(D)(10) and II(E)(6)]

Monitoring Program: A lighting plan is required. Financial securities shall not be released until implementation of the plan for the subdivision, and building

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

41-3
ATTACHMENT 3-0
1.3

RESOLUTION NO. 19-01

0428

On the motion of Commissioner Hancock
duly seconded by Commissioner Shepherd
the following Resolution is adopted:

PLANNING COMMISSION RESOLUTION
SENDING RECOMMENDATION TO THE BOARD OF SUPERVISORS
ON PROPOSED AMENDMENT TO THE ZONING ORDINANCE

WHEREAS, the Planning Commission has held a public hearing on Application No 99-0801, involving property located at 6797 Soquel Drive, Aptos, and the Planning Commission has considered the proposed rezoning, all testimony and evidence received at the public hearing, and the attached staff report.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the attached ordinance amending the Zoning Ordinance by changing property from the "R-1-1 acre" single-family residential zone district to the "R-1-10" single-family residential zone district.

BE IT FURTHER RESOLVED, that the Planning Commission makes findings on the proposed rezoning as contained in the Report to the Planning Commission.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 28th day of November, 2001, by the following vote:

AYES: COMMISSIONERS Shepherd, Holbert, Bremner, Hancock

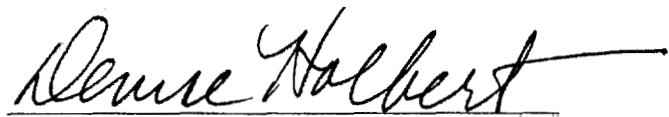
NOES: COMMISSIONERS

ABSENT: COMMISSIONERS Osmer

ABSTAIN: COMMISSIONERS

ATTEST: 

CATHY GRAVES, Secretary


DENISE HOLBERT, Chairperson

APPROVED AS TO FORM:


COUNTY COUNSEL

ORDINANCE NO. _____

0429

**ORDINANCE AMENDING CHAPTER 13
OF THE SANTA CRUZ COUNTY CODE
CHANGING FROM ONE ZONE DISTRICT TO ANOTHER**

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

The Board of Supervisors finds that the public convenience, necessity and general welfare require the amendment of the County Zoning Regulations to implement the policies of the County General Plan and Local Coastal Program Land Use Plan regarding the property located on the northwest corner of the intersection of Haas Drive and Soquel Drive, Aptos, at 6797 Soquel Drive; finds that the zoning established herein is consistent with all elements of the Santa Cruz County General Plan; and finds and certifies that all environmental regulations specified in the California Environmental Quality Act, the State and County Environmental Guidelines, and Chapter 16.0 of the County Code have been complied with by the preparation and approval of a Mitigated Negative Declaration for the project.

SECTION II

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the Zoning Plan Amendment as described in Section III, and adopts their findings in support thereof without modification as set forth below:

1. The proposed zone district will allow a density of development and types of uses which are consistent with the objectives and land use designations of the adopted General Plan; and
2. The proposed zone district is appropriate for the level of utilities and community services available to the land; and
3. The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district.

SECTION III

Chapter 13.10, Zoning Regulations of the Santa Cruz County Code is hereby amended by amending the County Zoning Plan to change the following properties from the existing zone district to the new zone district as follows:

<u>Assessor's Parcel Number</u>	<u>Existing Zone District</u>	<u>New Zone District</u>
039-161-07	R-1-1 acre	R-1-10

SECTION IV

0430

This ordinance shall take effect on the 31st day after the date of final passage.

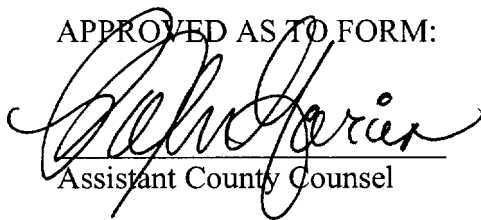
PASSED **AND** ADOPTED THIS _____, by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS
ABSTAIN: SUPERVISORS

Jan Beautz
Chairperson of the Board of Supervisors

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM:



Assistant County Counsel

DISTRIBUTION: County Counsel
Planning-Cathy Graves
Planning-Bernice Romero
Assessor

STAFF REPORT TO THE PLANNING COMMISSION

0431

APPLICATION NO.: 99-0801, Tract No. 1419

APN: 039-061-07

APPLICANT: John Swift, for Hamilton Swift Land Use & Development

OWNER: Mar Sereno Estates, LLC

PROJECT DESCRIPTION: Proposal to rezone property from the "R-1-1 acre" single family residential, one acre minimum parcel size zone district to the "R-1-10" single family residential, 10,000 square foot minimum parcel size zone, to create eleven single-family residential parcels where one parcel currently exists, and to construct ten new single-family homes. The existing single family dwelling on the parcel would be retained. Requires a Rezoning, a Subdivision, a Roadway/Roadside Exception, a Residential Development Permit to exceed the maximum three-foot high fence in a yard abutting a street, and Preliminary Grading Approval to cut and fill approximately 5,500 cubic yards of earth.

LOCATION: Property located on the northwest corner of the intersection of Haas Drive and Soquel Drive, Aptos.

FINAL ACTION DATE: 90 days after Certification of the Negative Declaration (per the Permit Streamlining Act)

PERMITS REQUIRED: Rezoning, Subdivision, Roadway/Roadside Exception, Residential Development Permit to exceed the maximum three-foot high fence in a yard abutting a street, and Preliminary Grading Approval.

ENVIRONMENTAL DETERMINATION: Negative Declaration with Mitigations.

COASTALZONE: ☒ No

PARCEL INFORMATION

PARCEL SIZE: 254,351 square feet (5.84 acres)

EXISTING LAND USE:

PARCEL: Residential and vacant land

SURROUNDING: Residential, commercial and public facility (Cabrillo College)

PROJECT ACCESS: Haas Drive and new access street ("Via Del Robles") and cul-de-sac ("Mar Sereno Drive")

PLANNING AREA: Aptos

LAND USE DESIGNATION:

EXISTING: R-UVL

PROPOSED: R-UVL

ZONING DISTRICT

EXISTING: R-1-1 acre

PROPOSED: R-1-10

SUPERVISORIAL DISTRICT: Second District

Applicant: John Swift for Hamilton Swift LUDC
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ENVIRONMENTAL INFORMATION

0432

<u>Item</u>	<u>Comments</u>
a. Geologic Hazards	a. Steep slopes in riparian corridor
b. Soils	b. USDA Soil Type 133, Elkhorn sandy loam, 2 - 9% slopes USDA Soil Type 143, Lompico-Felton complex, 30 - 50% slopes USDA Soil Type 146, Los Osos loam, 5 - 15% slopes USDA Soil Type 174, Tierra-Watsonville complex, 15 - 30% slopes USDA Soil Type 179, Watsonville loam, thick surface, 2 - 15% slopes A soils report has been submitted and accepted..
c. Fire Hazard	c. Low
d. Sensitive Habitat	d. Riparian corridor, Coastal terrace prairie
f. Grading	f. Approximately 5,000 cubic yards to construct road and level building pads, balanced on site.
g. Tree Removal	g. Two mature oak trees proposed to be removed, two proposed to be relocated.
h. Scenic	h. Not visible from a designated scenic corridor.
i. Drainage	i. Within Zone 6 Drainage District.
j. Traffic	j. Traffic on Soquel Drive operates at an acceptable level of service; any increase from the proposed project will not result in a reduction of the level of service.
k. Roads	k. Access road and cul-de-sac to be constructed
l. Parks	l. Park fees are required.
m. Sewer Availability	m. Sewer service is available for the existing and proposed development. Sewer will be extended to serve all lots.
n. Water Availability	n. Municipal water is available from Soquel Creek Water district, for both domestic use and fire protection. Water will be extended to serve all lots.
o. Archeology	o. Within a mapped Archeological Resource Area, Archeological Review conducted

SERVICES INFORMATION

W/in Urban Services Line: ☒ yes —no

Water Supply: Soquel Creek Water District

Sewage Disposal: Santa Cruz County Sanitation District

Fire District: Aptos/La Selva Fire Protection District

Drainage District: Zone 6 Drainage District

ANALYSIS & DISCUSSION

Background

On December 6 1999, the County Planning Department accepted this application for a

Applicant: John Swift for Hamilton Swift LUDC
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a Rezoning, a Subdivision, a Roadway/Roadside Exception, a Residential Development Permit to exceed the maximum three-foot high fence in a yard abutting a street, and Preliminary Grading Approval to cut and fill approximately 5,500 cubic yards of earth. 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 July 30 and October 3, 2001. No comments were received on the initial study during the comment period. A Negative Declaration with Mitigations was issued on October 31, 2001 (Exhibit F).

The applicant requests approval to rezone property from the "R-1-1 acre" single family residential, one acre minimum parcel size zone district to the "R-1-10" single family residential, 10,000 square foot minimum parcel size zone, to create eleven single-family residential parcels where one parcel currently exists, and to construct ten new single-family homes. The existing single family dwelling on the parcel would be retained

Project Setting & Surroundings

The project site is located on the north side of Soquel Drive, at the northwest corner of the intersection with Haas Drive (see Attachment 2 to Exhibit F). The subject parcel is 5.84 acres in area and most of the parcel is gently sloping, with steeper slopes in the riparian area on the western parcel boundary. The remainder of the parcel contains slopes of approximately 10 % to 15%, and all of the proposed building sites are all located on slopes less than 30%. The riparian corridor is not considered to be developable land, and the total developable area on the subject parcel is 238,421 square feet. The rezoning proposed as part of the application would result in a requirement of 10,000 square feet of net developable land per parcel. All proposed parcels exceed that requirement, and the average developable parcel size would be approximately 17,700 square feet.

Surrounding land uses are a mix of public facilities, commercial development, and single family residential development. Parcels to the east are part of the Cabrillo College complex, parcels to the north are zoned R-1-1 acre, and to the west are zoned R-1-10, RM-6 and RM-5. Parcels along the south side of Soquel Drive are zoned commercial (C-1), office (PA) and R-1-10 (Attachment 3 to Exhibit F).

Project Description

The applicant has proposed to divide an existing lot, fronting on Soquel Drive and Hass Drive, into a total of eleven parcels. The existing dwelling is proposed to be retained. All of the new parcels created would be accessed from "Mar Sereno Drive" and "Via Del Robles," a new access street and cul-de-sac intersecting with Haas Drive. An existing driveway from Soquel Drive is located partially within the riparian corridor for Borregas Creek, an intermittent stream. This driveway is proposed to be abandoned, and the riparian corridor restored. The applicant has submitted a restoration plan for this work (see Attachment 12 to Exhibit F).

The applicant proposes improvements to the new streets "Mar Sereno Drive" and "Via

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Del Robles,” which are consistent with County Design Criteria (Exhibit A). The improvements would include a 56-foot right of way with two, 18-foot travel and parking lanes, curb and gutter, a four-foot planting strip and a four-foot sidewalk. Improvements are also proposed to Haas Drive and to Soquel Drive. The improvements to Soquel Drive would include curb, gutter and sidewalk along the project frontage, west to the entrance to Cabrillo College, and east to Vienna Drive. The improvements are consistent with those recently constructed at Cabrillo College, as well as those constructed east of the project site for the recently approved Calabria Heights subdivision. Although a four-foot planting strip is usually required for an arterial street such as Soquel Drive, topographic constraints on the north side of the street justify the requested Roadside Exception. The applicant has also proposed a Roadway/Roadside Exception for Haas Drive, to eliminate improvements along the project frontage north of the access road, to eliminate the four-foot planting strip along the project frontage where improvements are proposed, and to eliminate parking on a portion of Haas Drive. These exceptions are also justified given topographic constraints on the west side of Haas Drive and the potential traffic hazard if parking were to be allowed near the intersection of Haas Drive and Soquel Drive.

Also proposed is the construction of ten new single-family dwellings. The proposed homes would be consistent with the development standards for the R-1-10 zone district. Grading is proposed to level the building sites, to construct the new access roads, and to construct improvements to Haas Drive and Soquel Drive. Approximately 5,500 cubic yards of grading is proposed, which would be equally balanced on site (Exhibit A).

General Plan & Zoning Consistency

The project site has a General Plan land use designation of R-UVL (Urban Very Low Density Residential). This designation allows a density range of 1.0 to 4.38 units per net developable acre, which corresponds to lot size requirements of 10,000 square feet to one acre of net developable parcel area. The objective of this land use designation is to provide for development in areas with significant environmental constraints or as a transition to adjacent rural density development.

The project is currently located in the R-1-1 acre zone district. A map of area zoning designations is included as Attachment 3 to Exhibit F. This property, and other surrounding parcels were zoned R-1-1 acre following the adoption of the County’s 1994 General Plan and enactment of the General Plan designation of R-UVL. The zoning designation reflected the fact that parcels in this area are served by septic systems, and County Code Section 7.38.045 requires a minimum parcel size of one acre for individual septic systems. The R-1-1 acre zone district applicable to this parcel was not intended to reflect individual site constraints other than sewer availability. The applicant has requested a rezoning to R-1-10, which would allow a minimum lot size of 10,000 square feet of net developable area.

The R-1-10 zoning requested appears appropriate for the subject parcel, based on the character of surrounding development. Directly south of the subject property are parcels developed with commercial and office uses and residential parcels zoned R-1-

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10 (see Attachment 3 to Exhibit F). To the west is Cabrillo College and associated facilities associated with that use. Parcels to the north and east are zoned R-1-1 acre and are developed with single-family homes. Parcels further east are zoned R-1-10, RM-6, RM-5 and R-1-8, and the site area generally reflects the zoning. The proposed R-1-10 zoning would provide a transition between higher density housing to the east, large lot development to the north, commercial development to the south and institutional uses to the west.

All of the proposed new dwellings meets or exceeds development standards for the R-1-10 zone district. Each home meets the required setbacks of twenty feet from the front parcel boundary, 15 feet from the rear parcel boundary, and ten feet from the side parcel boundaries. Each proposed dwelling covers less than 30% of the total lot area, and the proposed floor area ratio is less than 50%. The proposed building footprints and floor plans and elevations for the proposed homes are included in Exhibit D, as is the proposed landscape plan for the development.

Design Review Issues

Because the project is a land division located inside the Urban Services Line, it is subject to the provisions of County Code Chapter 13.1 ■ Site, Architectural and Landscape Design Review. A primary purpose of the Design Review ordinance, as defined by General Plan Objective 8.1, is to achieve functional high quality development through design review policies that recognize the diverse characteristics of the area, maintain design creativity, and preserve and enhance the visual fabric of the community. Because the proposed project is an urban infill development, the applicant has submitted a detailed site plan, a perspective representation of the proposed project and architectural floor plans and elevations.

The applicant proposes to construct homes on each of the new lots created. Homes are proposed to be one, one and one-half and two stories with exterior treatments of stucco, wood and cast stone trim. The size of the proposed homes ranges from approximately 2,500 and 3,800 square feet on parcels of 10,000 to 26,000 square feet in area. All plans include design features such as porches, balconies, architectural detailing and varied rooflines for additional visual interest. Special design details have been included in the elevations facing Haas Drive and Soquel Drive. Additional design information can be found in the information provided by the developer, included as Exhibit E. Because of the distance separating the proposed new residences from existing development, there are no exterior windows that would affect privacy of existing homes.

To assure that the final construction is in conformance with the information submitted, a condition of approval has been included that requires all construction to be as presented in Exhibits D. An additional condition of approval has been incorporated that prohibits changes in the placement of windows that face directly towards existing residential development without review and approval by the Planning Commission. Conditions of approval require the use of siding materials as presented, and require that color combinations be interspersed throughout the development.

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The proposed project has been designed to complement and harmonize with the existing and proposed land uses in the vicinity. It will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood. Home designs are consistent with the existing development on Soquel Drive as well as the design of other surrounding homes in the vicinity.

Extensive landscaping is proposed for the frontages of Soquel Drive and Haas Drive, as well as for the landscape strips associated with the new roads. In addition, landscaping is proposed along the eastern frontage of the new Haas Drive realignment, where existing street improvements are proposed to be removed. The applicant has proposed a total of 45 new trees to be planted along road frontages, but these trees are shown as 15-gallon in size. A condition of approval has been included to require that a minimum of 24-inch box trees be utilized instead of the smaller 15-gallon size. Minimal removal of existing trees is proposed to construct homes. Two trees on Lot 5 are proposed to be relocated adjacent to the riparian corridor and two trees are proposed to be removed on Lot 8. Four replacement trees are required to mitigate the loss of these mature trees. Removal of the existing driveway serving the home and extensive restoration of the riparian corridor is also proposed. Additional information relating to the restoration plan is included as Attachment 12 to Exhibit F and an arborist's report describing the health and location of existing trees is included as Attachment 13 to Exhibit F.

Roadway/Roadside Improvement Issues

Improvement plans for the proposed project include roadway and roadside improvements to Soquel Drive and Haas Drive (Exhibit A). The applicant proposes new streets "Mar Sereno Drive" and "Via Del Robles," which are consistent with County Design Criteria. The improvements would include a 56-foot right of way with two, 18-foot travel and parking lanes, curb and gutter, a four-foot planting strip and a four-foot sidewalk. Improvements are also proposed to Haas Drive and to Soquel Drive. The improvements to Soquel Drive would include curb, gutter and sidewalk along the project frontage, west to the entrance to Cabrillo College, and east to Vienna Drive. The improvements are consistent with those recently constructed at Cabrillo College, as well as those constructed east of the project site for the recently approved Calabria Heights subdivision. Although a four-foot planting strip is usually required for an arterial street such as Soquel Drive, topographic constraints on the north side of the street justify the requested Roadside Exception. The applicant has also proposed a Roadway/Roadside Exception for Haas Drive, to eliminate improvements along the project frontage north of the access road, to eliminate the four-foot planting strip along the project frontage where improvements are proposed, and to eliminate parking on a portion of Haas Drive. These exceptions are also justified given topographic constraints on the west side of Haas Drive and the potential traffic hazard if parking were to be allowed near the intersection of Haas Drive and Soquel Drive.

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Traffic and Circulation Issues

The proposed eleven lots would result in construction of ten new homes (there is one existing home). These new homes would result in approximately 100 new vehicle trips per day and approximately 10 new trips during the PM peak. All road segments and intersections in the vicinity of the proposed projects operate at an acceptable Level of Service (LOS) of "C" or better. The additional trips produced would not be sufficient to cause a deterioration in the LOS. With construction of road improvements to Soquel Drive and Haas Drive, consistent with the proposed improvement plans, the capacity of the street system will actually be improved.

Drainage Issues

A Grading, Drainage and Improvement Plan has been submitted (Exhibit A) that describes drainage and includes the construction of storm drains to transport runoff to existing drainage facilities. At the request of the Department of Public Works, a drainage study dated January 2000 was prepared by Ifland Engineers (Attachment 15 to Exhibit F). The purpose of this drainage study was to determine if off-site improvements were adequate for the amount of runoff that would be generated by the new development and to quantify the amount of runoff currently coming from the site and the ultimate destination of the runoff.

It was determined that the site now drains into two separate drainage basins, Borregas Creek and an unnamed gulch west of Vienna Drive. In order to minimize the impact on Borregas Creek, it is proposed to collect most of the post development runoff, convey it to the east by means of a pipeline and connect to the existing 42" culvert under Soquel Drive. The site drainage plan has, however, been designed to maintain the pre-development flow into Borregas Creek, to avoid impacts that could result from diminished streamflows through the riparian corridor. Because the pre and post-development flow rate to Borregas Creek will remain essentially unchanged, the proposed development will not impact the creek nor contribute to downstream erosion problems.

Noise Issues

Because the proposed project is adjacent to Soquel Drive, which has been identified in environmental review for prior projects as a significant noise corridor, a noise study was conducted by H. Stanton Shelly of Environmental Consulting Services on March 7, 2000 (Attachment 14 to Exhibit F). Noise modeling indicated that the ground-level maximum noise levels for home sites 2 and 3 adjacent to Soquel Drive would be 65dBA Ldn. The Design Noise level, which accounts for higher noise levels on the upper floors of residences, would be 67dBA Ldn. This exceeds the standard found in General Plan Policy 6.9.1 of 60 dBA Ldn. Recommendations found in the noise study have been incorporated into the project plans and include the construction of a six-foot masonry or stucco wall along the project frontage and construction practices and materials to reduce noise impacts. Elevations of the proposed wall are included on Page L3 of Exhibit D.

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Environmental Review Issues

There is an identified sensitive biotic community, a riparian corridor, on site. All homes have been designed to maintain an appropriate buffer from the riparian corridor and from the oak trees adjacent to the corridor. In addition, the applicant proposes to restore the riparian corridor where the existing driveway serving the single family dwelling is located. A restoration plan for the abandoned driveway and riparian buffer was prepared by Patti Kreiberg on June 10, 2000 and revised on September 19, 2000 (Attachment 12 to Exhibit F). This restoration plan includes instructions for the removal of the driveway paving, removal of invasive vegetation and replanting with native plants. The project will actually improve the quality of the riparian corridor if the recommendations and monitoring activities recommended in the restoration plan are implemented.

The botanical reconnaissance described in Item 1, above, also included a plant survey to ascertain if the native Coastal Terrace Prairie plant community exists on site (Attachment 9 to Exhibit F). The plant survey determined that non-native grassland is the predominant plant community on site, but also located small to moderate sized patches of native grassland within the non-native grasses. These patches were found principally on the southeast portion of the site in the area of proposed Lots 1 through 3 and the easterly edge of Lot 4. Native species are interspersed with non-native grasses. Site inspection by the County's biotic advisor indicates that the southeast portion of the site contains sufficient numbers of coastal terrace prairie indicator plants such that the area would be considered a biotic resource. Grading and other subdivision improvements will substantially alter this habitat. The owner/applicant has agreed to prepare and implement a biotic mitigation plan to compensate for the loss of this biotic resource on the project site. The City of Santa Cruz has agreed to the plan being implemented on property it owns, the Moore Creek Preserve, where prairie habitat enhancement can be beneficial.

The project was considered by the County Environmental Coordinator on July 30 and October 3, 2001. No comments were received on the initial study during the comment period. A Negative Declaration with Mitigations was issued on October 31, 2001 (Exhibit F) and required mitigation measures have been included as conditions of approval.

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, with the requested rezoning, will be consistent with the zoning designation of the subject parcel. The project, as conditioned, will not have a significant effect on the environment.

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

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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 F); and
2. Adopt the attached Resolution (Exhibit G), sending a recommendation to the Board of Supervisors for approval of Application No. 99-0801 based on the attached Findings (Exhibit B) and subject to the attached Conditions (Exhibit C).

EXHIBITS

- A. Project Plans including Tentative Map dated 6-19-00, Preliminary Improvement Plans dated 11-09-00, Street Profiles & Cross Sections dated 9-22-00, Grading Cross Sections dated 4-16-00, and Existing Road Conditions dated 11-09-00 by Ifland Engineers
- B. Subdivision Findings
- C. Conditions of Approval
- D. Architectural Plans including Site Plan dated 4-26-00 and individual house floor plans and elevations dated 4-24-00, by Robert Palmer A.I.A; Landscape Plans including irrigation plan and wall elevations dated 4-24-00, and Landscape Plan dated 11-6-01 by Gregory Lewis, Landscape Architect
- E. Project description provided by Applicant
- F. Mitigated Negative Declaration and Environmental Review Initial Study Attachments:
 1. Project Plans including Tentative Map dated 6-19-00, Preliminary Improvement Plans dated 9-22-00, Street Profiles & Cross Sections dated 9-22-00, Grading Cross Sections dated 4-16-00, and Existing Road Conditions dated 9-22-00 by Ifland Engineers; and Landscape, Irrigation and Sound Wall plans by Gregory Lewis, dated 04-24-00 (originals on file with the Planning Department).
 2. Location Map
 3. Map of Zoning Designations
 4. Map of General Plan Designations
 5. Map of Archaeologically Sensitive Areas
 6. Map of Streams
 7. Assessor's Parcel Map
 8. Archaeologic Reconnaissance dated 12-22-99
 9. Botanical Reconnaissance dated 5-10-99
 10. Recommendations and Conclusions from Geotechnical Investigation by Steven Raas and Associates, Inc. dated 10-6-88
 11. Soils report review letter from Joe Hanna, County Geologist, dated 10-30-98.
 12. Riparian Restoration Plan by Patti Kreiberg, Sunset Coast Nursery, dated 9-19-00
 13. Arborists report by James P. Allen and Associates, dated 9-21-00
 14. Noise Assessment by Environmental Consulting Services, dated March 7, 2000
 15. Drainage Study by Ifland Engineers, Inc., dated January 2000
 16. Drainage Basin Analysis by Ifland Engineers, dated 9-12-00
 17. Plan Review Letters from Steven Raas, Principal Engineer, dated 5-22-00 and 9-27-00


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18. Comments from reviewing agencies
 19. Sewer availability letter from Santa Cruz County Sanitation District, dated 11-24-99
 20. Water availability letter from Soquel Creek Water District, dated April 5, 2000
 21. Plan review letter from Aptos/La Selva Fire Protection District, dated 7-19-00
 22. Memo from Glenn Goepfert, Department of Public Works, dated 6-27-00
 23. Letter from David Konno, Santa Cruz Metropolitan Transit District, dated 4-14-00
 24. Memo from Beth Dyer, Resource Planner, dated 11-6-00
- G. Planning Commission Resolution re: Amendment to the Zoning Ordinance

**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, Principal Planner
 Santa Cruz County Planning Department
 701 Ocean Street, 4th Floor
 Santa Cruz CA 95060
 Phone Number: (831) 454-314

Storm Drainage Calculations

The project area drains into two different watersheds, each of which have approximately one-half of the total area of the subject property (54.4 acres).

PRE-DEVELOPMENT RUNOFF

10 year storm = 10.4817182
 100 year storm = 10.481539281
 100 year storm = 10.481539281

POST-DEVELOPMENT RUNOFF

10 year storm = 10.4817182
 100 year storm = 10.481539281
 100 year storm = 10.481539281

The majority of the subject property drains to San Marcos Creek. The existing sewer of the subject property drains to an unnamed ditch located west of Camino Drive.

General Notes

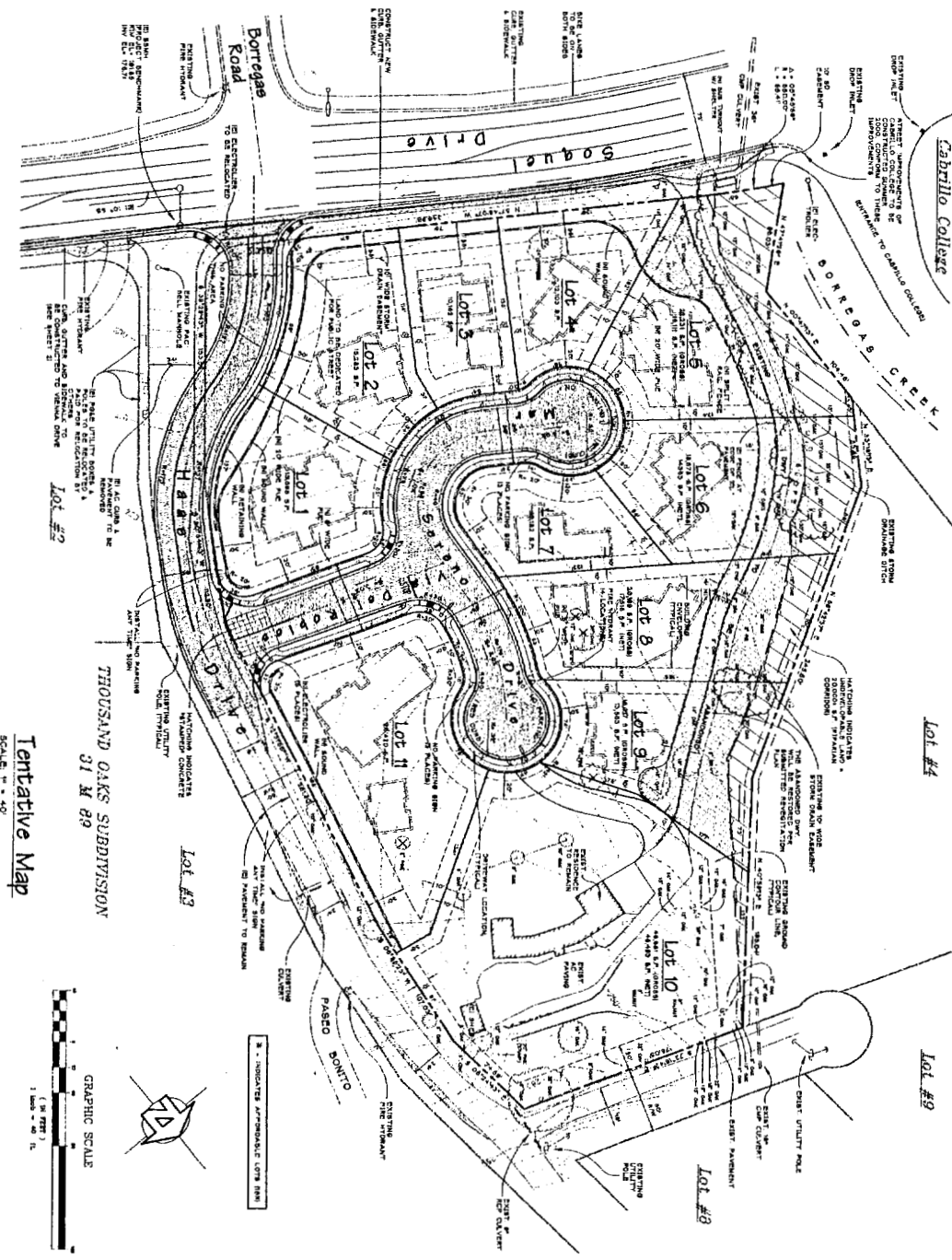
1. Proposed project area is designed to meet the proposed improvements with water quality standards and will be maintained for public use.
2. Proposed improvements along Camino Drive are to conform to the approved County Plan Line for said street.
3. There are no existing structures within 100 feet of the boundary of the subdivision.

Project Benchmark

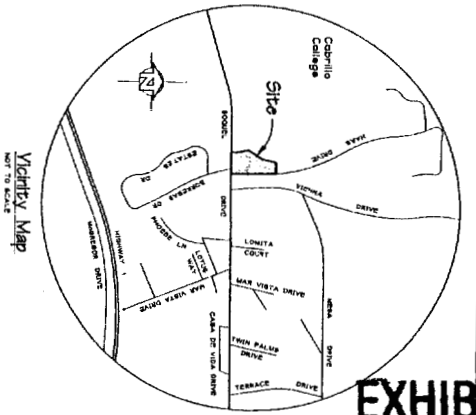
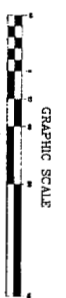
Corner of existing existing sewer manhole located at the intersection of Camino Drive and Hilda Drive as shown on map. Elevation = 382.0.

Legend

- 1. DITCHES TO REMAIN EXISTING
- 2. DITCHES TO BE REMOVED AND REPLACED WITH



Tentative Map
SCALE: 1" = 40'



Project Data

Owner & Subdivider

Robert Riosco
 S/R Development, L.L.C.
 P.O. Box 4508
 Santa Cruz, California 95063-4508
 Phone (831) 420-1414 Fax (831) 420-1401

Project Planner

William Shaw Long & Associates
 1000 North Main Street
 Santa Cruz, California 95060
 Phone (831) 420-8882 Fax (831) 420-8888

Project Area

Lot #1 of the "Thousand Oaks" Subdivision (see "W" of the "Thousand Oaks" Subdivision) (see "W" of the "Thousand Oaks" Subdivision) (see "W" of the "Thousand Oaks" Subdivision)

Existing Use

One Single-Family Dwelling - Vacant Lot

Proposed Use

One Single-Family Lot

Existing Zoning

R-1 - 10 Acres

Proposed Zoning

R-1-10

General Plan Designation

Rural - (Urban Very Low-Density Residential)

Water Supply

San Jose Water District

Sewage Disposal

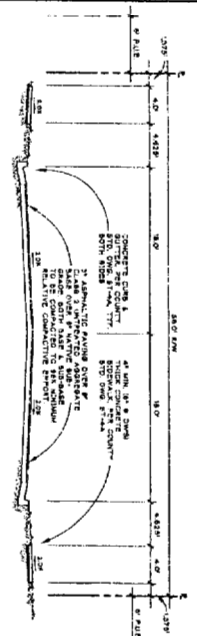
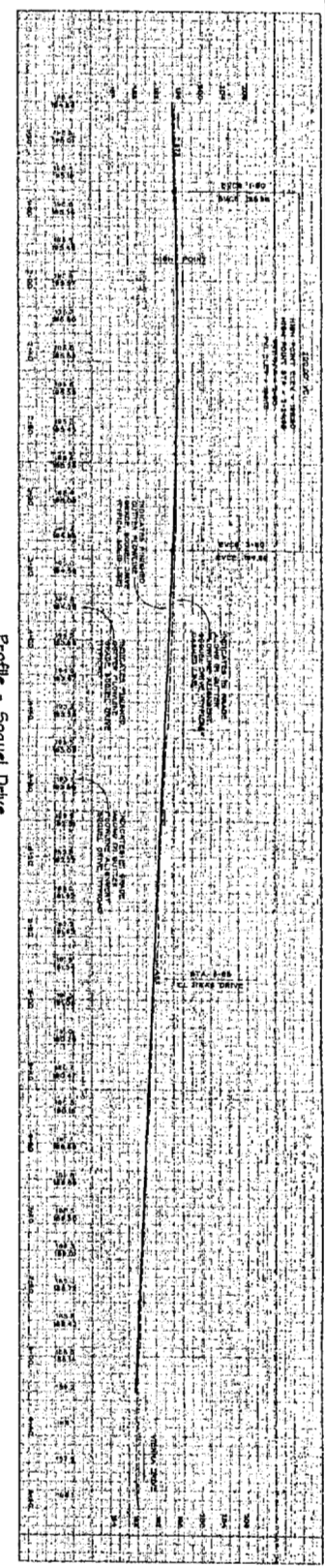
San Jose Water District

Gas & Electric

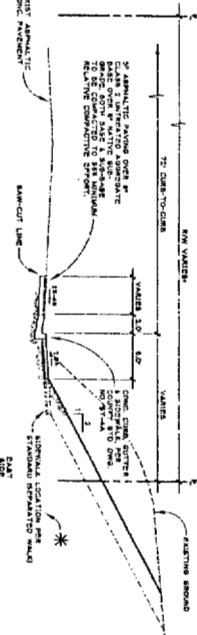
Pacific Gas & Electric Company

Telephone Service

Pacific Bell

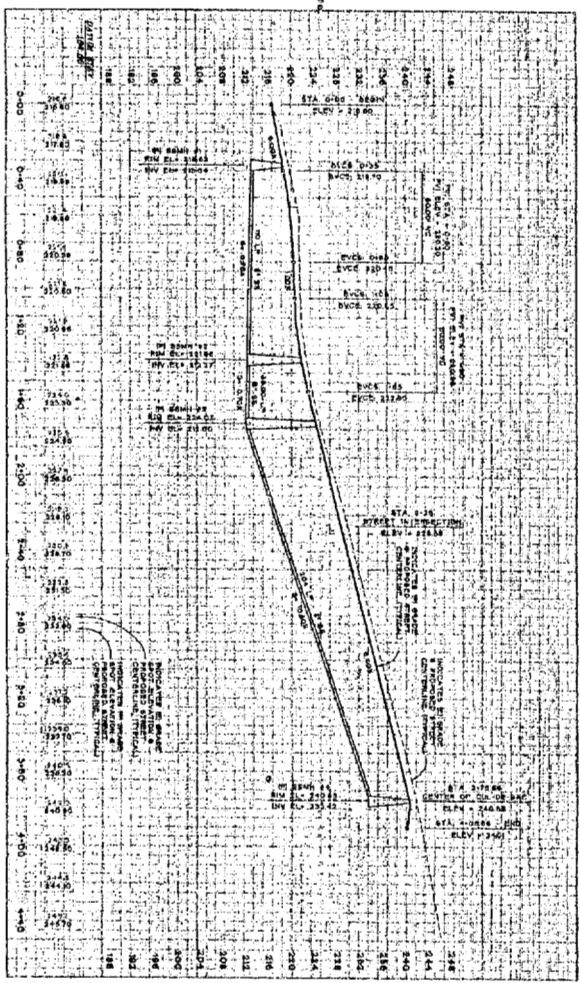


Typical Section - Streets w/in Subdivision



Typical Section - Soquel Drive

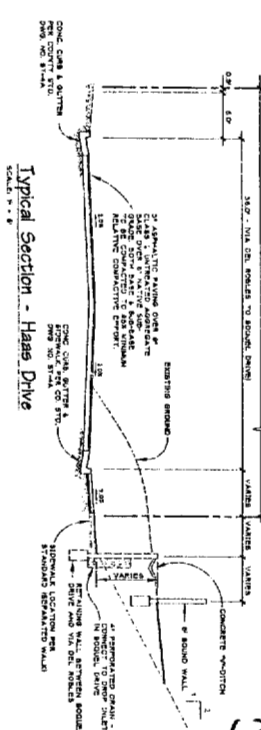
Note:
THE SANTA CRUZ COUNTY PUBLIC WORKS STANDARDS CALL FOR THE SEPARATED SIDEWALKS TO BE LOCATED ON THE NORTH SIDE OF THE ROAD. THE EXISTING SIDEWALKS ON THE SOUTH SIDE OF THE ROAD ARE NOT SEPARATED AND THEREFORE TO MATCH IT IS PROPOSED TO NOT SEPARATE THE SIDEWALKS ON THE SOUTH SIDE OF THE ROAD. EXCESSIVE GRADING OF THE EXISTING DRAINAGE ALONG THE NORTH SIDE OF SOQUEL DRIVE AND THE WEST SIDE OF HAAS DRIVE WOULD HAVE TO BE DONE TO PROVIDE FOR THE SEPARATED SIDEWALK.



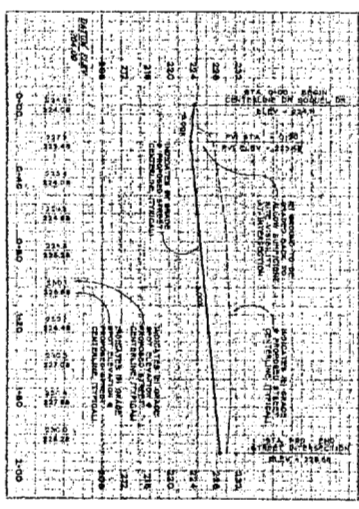
GRAPHIC SCALE
(1" = 10')

Profile - Mar Sereno Drive

Street Profiles - Tunnel Street, Casa Santana



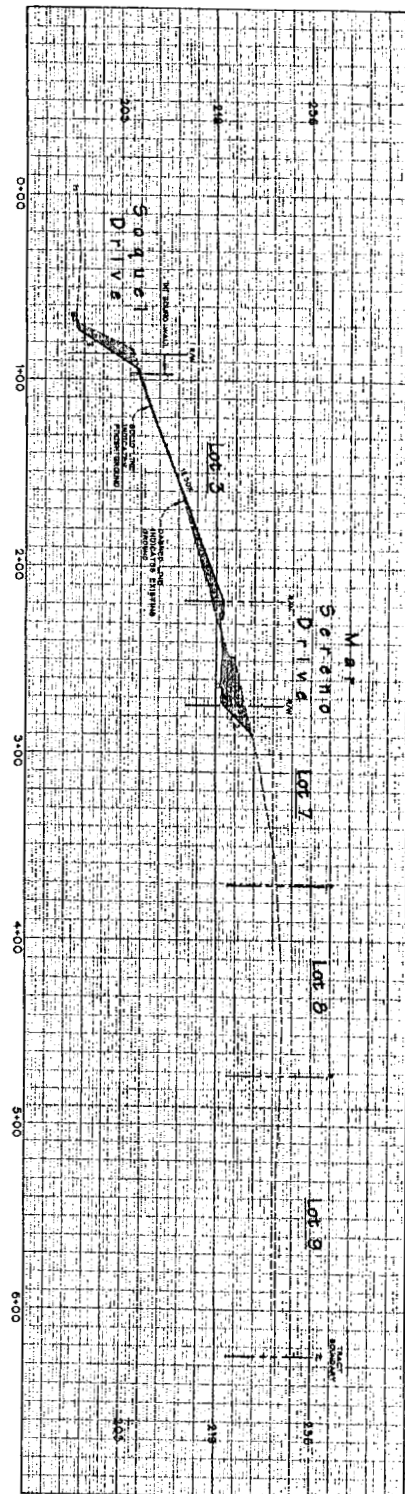
Typical Section - Haas Drive



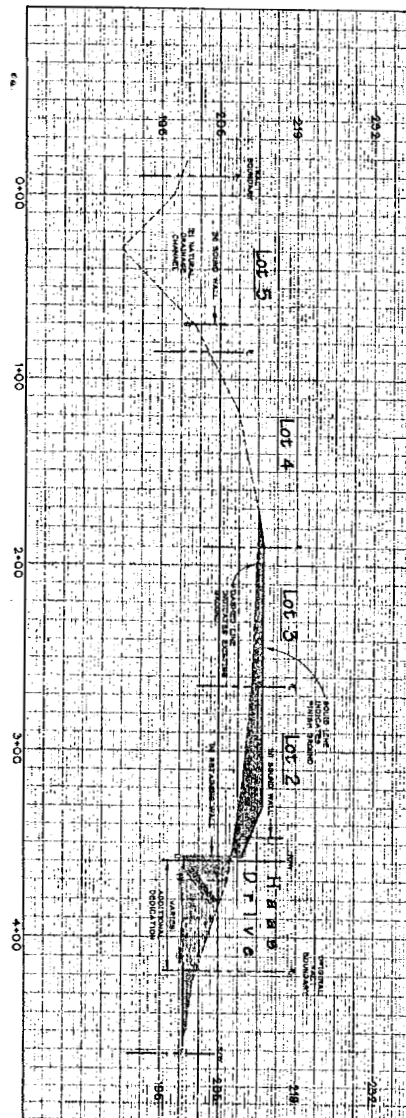
Profile - Via Del Robles

0444

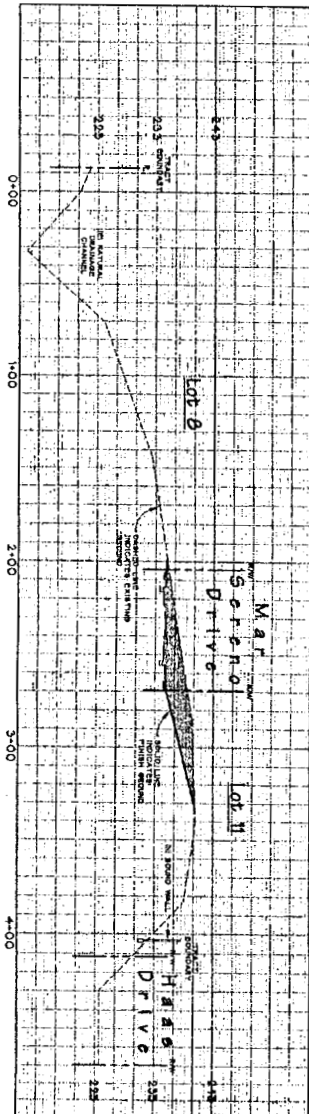
Section A-A
SCALE 1" = 30' HORIZONTAL 1" = 10' VERTICAL



Section B-B
SCALE 1" = 30' HORIZONTAL 1" = 10' VERTICAL



Section C-C
SCALE 1" = 30' HORIZONTAL 1" = 10' VERTICAL



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Assessor's Parcel Number 038-061-07	Cross Sections - Site Grading
DATE 10/21/98 DESIGNED BY [Signature]	Mar Sereno Estates
SCALE AS SHOWN DRAWN BY [Signature]	6797 Boquel Drive, Aptos, California

Island
ENGINEERS, INC.
CIVIL ENGINEERING • LAND SURVEYING • STRUCTURAL DESIGN

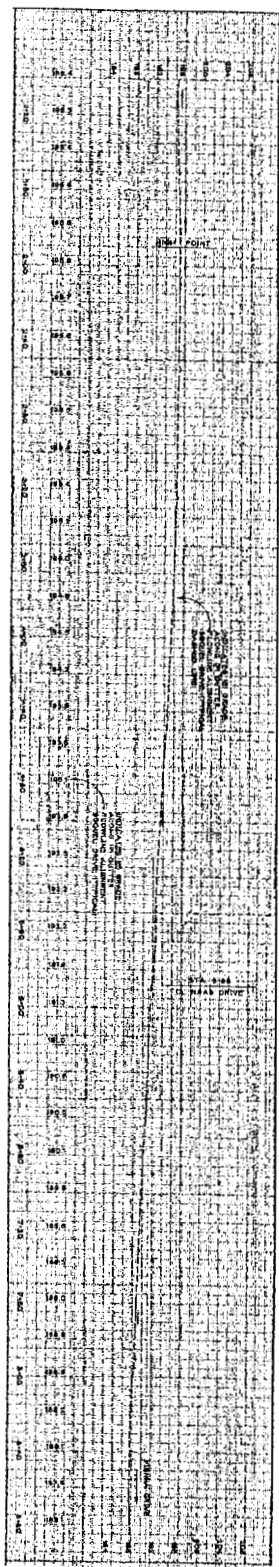
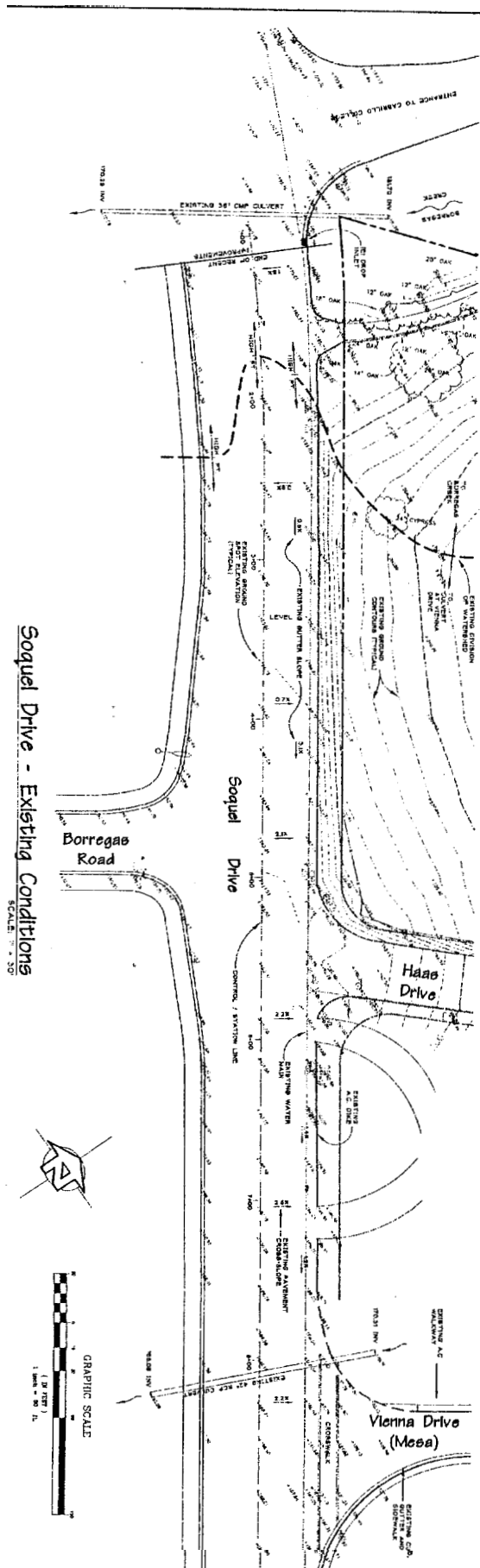
1100 WATER STREET
SANTA CRUZ, CA 95062
TEL (831) 426-5313
FAX (831) 426-1783

REVISIONS
4/8/00 PER COUNTY COMMENTS
APPROVED: [Signature]

EXHIBIT A



0445



SHEET 5	Assessor's Parcel Number 039-061-07		Sequel Drive - Existing Conditions	
	ONE 8/15/00		Mar Sereno Estates	
	DATE 8/15/00		6787 Sequel Drive, Aptos, California	
	SCALE 1" = 20'			

15



1100 WATER STREET
SANTA CRUZ, CA 95062
TEL (831) 426-5313
FAX (831) 426-1763

CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN

EXHIBIT A
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REZONING FINDINGS

1. THE PROPOSED ZONE DISTRICT WILL ALLOW A DENSITY OF DEVELOPMENT AND TYPES OF USES WHICH ARE CONSISTENT WITH THE OBJECTIVES AND LAND-USE DESIGNATIONS OF THE ADOPTED GENERAL PLAN.

The project site has a General Plan land use designation of R-UVL or Urban Very Low Density Residential. This designation allows a density range of 1.0 to 4.3 units per net developable acre, which corresponds to lot size requirements of 10,000 square feet to one acre of net developable parcel area. The objective of this land use designation is to provide for areas of residential development on large lots at very low densities, inside the Urban Services Line, which have a full range of urban services. This designation is appropriate for sites such as the subject parcel, with environmental constraints, and as a transition to adjacent rural density development. All of the new lots proposed are larger than 10,000 square feet, net developable area. The proposed R-1-10 zoning is consistent with the specified General Plan density.

2. THE PROPOSED ZONE DISTRICT IS APPROPRIATE OF THE LEVEL OF UTILITIES AND COMMUNITY SERVICE AVAILABLE TO THE LAND.

The project is currently located in the R-1-1 acre zone district. This property, and other surrounding parcels were zoned R-1-1 acre following the adoption of the County's 1994 General Plan and enactment of the General Plan designation of R-UVL. The zoning designation reflected the fact that parcels in this area are served by septic systems, and County Code Section 7.38.045 requires a minimum parcel size of one acre for individual septic systems. The R-1-1 acre zone district applicable to this parcel was not intended to reflect individual site constraints other than sewer availability. The R-1-1 acre zone district applicable to this parcel was not intended to reflect individual site constraints other than sewer availability. The applicant has requested a rezoning to R-1-10, which would allow a minimum lot size of 10,000 square feet of net developable area.

The R-1-10 zoning requested appears appropriate for the subject parcel, based on the character of surrounding development. Directly south of the subject property are parcels developed with commercial and office uses and residential parcels zoned R-1-10 (see Attachment 3 to Exhibit F). To the west is Cabrillo College and associated facilities associated with that use. Parcels to the north and east are zoned R-1-1 acre and are developed with single-family homes. Parcels further east are zoned R-1-10, RM-6, RM-5 and R-1-8, and the site area generally reflects the zoning. The proposed R-1-10 zoning would provide a transition between higher density housing to the east, large lot development to the north, commercial development to the south and institutional uses to the west.

The subject parcel is within the Santa Cruz County Sanitation District and sewer service

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is available to serve the existing dwelling, which is currently served by a septic system, and to serve the ten new lots that would be created. The Soquel Creek Water District has indicated, in their letter dated April 5, 2000, that they are able to serve the proposed new lots that would be created. The applicant is proposing improvements to Soquel Drive and Haas Drive, as well as a new access street and cul-de-sac, that would provide adequate vehicular access and fire access, would provide on-street parking, and would include sidewalks to serve the new development. The proposed improvements are consistent with the rural feel and large lots to the north as well as with more dense surrounding development. The proposed realignment of Haas Drive would alleviate an awkward circulation issue.

3. THE CHARACTER OF DEVELOPMENT IN THE AREA WHERE THE LAND IS LOCATED HAS CHANGED OR IS CHANGING TO SUCH A DEGREE THAT THE PUBLIC INTEREST WILL BE BETTER SERVED BY A DIFFERENT ZONE DISTRICT.

This property, and other surrounding parcels were zoned R-1-1 acre following the adoption of the County's 1994 General Plan and enactment of the General Plan designation of R-UVL. The zoning designation reflected the fact that parcels in this area are served by septic systems, and County Code Section 7.38.045 requires a minimum parcel size of one acre for individual septic systems. The R-1-1 acre zone district applicable to this parcel was not intended to reflect individual site constraints other than sewer availability. The subject parcel is now located within the Santa Cruz County Sanitation District and sewer service is available to serve the ten parcels that would be created, as well as the existing single-family home.

Because County General Plan policies encourage new development to locate within urban areas (Objective 2.1), the public will be better served by a density of development that can be accommodated by existing public services.

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.

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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 eleven, single-family residential lots and is located in the Residential, Urban Very Low Density General Plan designation which allows a density of one dwelling for each 10,000 square feet to one acre of net developable parcel area.

The project is consistent with the General Plan in that the full range of urban services is available and will be extended to the new parcels created, including municipal water and sewer service. The land division would improve existing streets, which will then provide satisfactory access to the project. The proposed land division is similar to the pattern and density of surrounding development, is near commercial shopping facilities and recreational opportunities, and, with proposed road improvements, will have adequate and safe vehicular access. The requested Roadway/Roadside exception for Soquel Drive and Haas Drive will not compromise adequate and safe vehicle access, as adequate road width will be provided for travel lanes.

The land division, as conditioned, will be consistent with the General Plan regarding infill development in that the proposed single-family development will be consistent with the pattern of the surrounding development, and the design of the proposed homes is consistent with the character of the surrounding neighborhood. The land division is not in a hazardous area and has been designed to protect environmental resources by providing residential development in an area designated for this type and density of development.

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

With approval of the associated rezoning request, the proposed division of land will comply 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, lot sizes meet the minimum dimensional standards for the proposed R-1-10 Zone District where the project is located, and all setbacks will be consistent with the zoning standards. The proposed new dwellings 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, and will also comply with applicable riparian setbacks.

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

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The site of the proposed land division is physically suitable for the type and density of development in that no challenging topography affects the building envelopes, the existing property is commonly 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 variances or site standard exceptions. No environmental constraints exist which would necessitate the area remain undeveloped, and the subdivision has been designed to protect existing natural resources.

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. No mapped or observed threatened species impede development of the site as proposed. The project received a mitigated Negative Declaration on October 31, 2001, pursuant to the California Environmental Quality Act and the County Environmental Review Guidelines (Exhibit F), and is conditioned to comply with all mitigation measures.

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

The proposed division of land or its improvements will not cause serious public health problems in that municipal water and sewer are available to serve all proposed parcels, and these services will be extended as part of the improvement plan for the land division.

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. Access to all lots will be from existing public roads and from the proposed construction of a new access road and cul-de-sac.

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 use passive and natural heating and cooling in that the resulting parcels are

oriented in a manner to take advantage of solar opportunities. All 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. There is adequate separation between proposed homes that each home will have adequate southern exposure.

1. THE PROPOSED DEVELOPMENT PROJECT ~~IS~~ CONSISTENT WITH THE DESIGN STANDARDS AND GUIDELINES (SECTIONS 13.11.070 THROUGH 13.11.076) AND ANY OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed lot sizes meet the minimum dimensional standards for the R-1-10 zone district, and all site standards for the zone district will be met. The size of the proposed homes ranges from approximately 2,500 and 3,800 square feet on parcels of 10,000 to 26,000 square feet in area. All plans include design features such as porches, balconies, architectural detailing and varied rooflines for additional visual interest. Special design details have been included in the elevations facing Haas Drive and Soquel Drive. Additional design information can be found in the information provided by the developer, included as Exhibit E. Because of the distance separating the proposed new residences from existing development, there are no exterior windows that would affect privacy of existing homes..

The proposed project has been designed to complement and harmonize with the existing and proposed land uses in the vicinity. It will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood. Home designs are consistent with the existing development on Soquel Drive as well as the design of other surrounding homes in the vicinity.

Extensive landscaping is proposed for the frontages of Soquel Drive and Haas Drive, as well as for the landscape strips associated with the new roads. In addition, landscaping is proposed along the eastern frontage of the new Haas Drive realignment, where existing street improvements are proposed to be removed. The applicant has proposed a total of 45 new trees to be planted along road frontages, but these trees are shown as 15-gallon in size. A condition of approval has been included to require that a minimum of 24-inch box trees be utilized instead of the smaller 15-gallon size. Minimal removal of existing trees is proposed to construct homes. Two trees on Lot 5 are proposed to be relocated adjacent to the riparian corridor and two trees are proposed to be removed on Lot 8. Four replacement trees are required to mitigate the loss of these mature trees. Removal of the existing driveway serving the home and extensive restoration of the riparian corridor is also proposed. Additional information relating to the restoration plan is included as Attachment 12 to Exhibit F and an arborist's report describing the health and location of existing trees is included as Attachment 13 to Exhibit F. The proposed project has been designed to complement and harmonize with the existing and proposed land uses in the vicinity. It will be compatible with the

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physical design aspects, land use intensities, and dwelling unit densities of the neighborhood. Home designs are consistent with the existing development on Soquel Drive as well as the design of other surrounding homes in the vicinity.

ROADWAY/ROADSIDE EXCEPTION FINDINGS

1. THE IMPROVEMENTS ARE NOT APPROPRIATE DUE TO THE CHARACTER OF DEVELOPMENT IN THE AREA AND THE LACK OF SUCH IMPROVEMENTS ON SURROUNDING DEVELOPED PROPERTY.

Improvement plans for the proposed project include roadway and roadside improvements to Soquel Drive and Haas Drive (Exhibit A). The applicant proposes new streets "Mar Sereno Drive" and "Via Del Robles," which are consistent with County Design Criteria. The improvements would include a 56-foot right of way with two, 18-foot travel and parking lanes, curb and gutter, a four-foot planting strip and a four-foot sidewalk. Improvements are also proposed to Haas Drive and to Soquel Drive. The improvements to Soquel Drive would include curb, gutter and sidewalk along the project frontage, west to the entrance to Cabrillo College, and east to Vienna Drive. The improvements are consistent with those recently constructed at Cabrillo College, as well as those constructed east of the project site for the recently approved Calabria Heights subdivision. Although a four-foot planting strip is usually required for an arterial street such as Soquel Drive, topographic constraints on the north side of the street justify the requested Roadside Exception.

The applicant has also proposed a Roadway/Roadside Exception for Haas Drive, to eliminate improvements along the project frontage north of the access road, to eliminate the four-foot planting strip along the project frontage where improvements are proposed, and to eliminate parking on a portion of Haas Drive. These exceptions are also justified given topographic constraints on the west side of Haas Drive, the potential traffic hazard if parking were to be allowed near the intersection of Haas Drive and Soquel Drive, and the lack of improvements on streets to the north of the project site.

RESIDENTIAL DEVELOPMENT PERMIT FINDINGS

1. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OR THE GENERAL PUBLIC, AND WILL NOT RESULT IN INEFFICIENT OR WASTEFUL USE OF ENERGY, AND WILL NOT BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of six-foot masonry fence, located within a required yard abutting a street, and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity in that the project is located in an area designated for residential use and is not encumbered by physical constraints to development. The fence will be located with a sufficient setback from the intersection of Haas Drive and Soquel Drive so that line-of-sight will not be obstructed. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

With approval of the requested rezoning, the project site will be located in the R-1-10 zone district. The proposed location of the six-foot masonry wall and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-10 zone district in that the primary use of the property will be residential, and the proposed fence is accessory and subordinate to the residential use.

3. THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.

The project is located in the Urban Very Low Residential Density (R-UVL) land use designation. The proposed six-foot masonry fence is consistent with all elements of the General Plan in that the fence is an accessory use to the principal residential use of the project. The project is consistent with the General Plan in that the full range of urban services is available to the site including municipal water, sewer service, and nearby recreational opportunities and the use is not located in a hazardous or environmentally sensitive area and the proposal protects natural resources by expanding in an area

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designated for this type of development. A specific plan has not been adopted for this portion of the County.

4. THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.

The use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity in that a six-foot masonry fence would not represent an intensification of use or an increase in density for the proposed project.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

The proposed six-foot masonry fence will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood. The sound wall will be constructed a sufficient distance from the sidewalk along Soquel Drive to allow a planting area for trees and shrubs that will partially obscure the wall. The wall has been designed to complement the overall landscape plan and subdivision improvements. It will be set back a sufficient distance from the sidewalk to allow adequate area for circulation.

6. THE PROPOSED DEVELOPMENT PROJECT IS CONSISTENT WITH THE DESIGN STANDARDS AND GUIDELINES (SECTIONS 13.11.070 THROUGH 13.11.076), AND ANY OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the solid six-foot wall will be constructed of masonry and will be modulated and landscaped to provide visual relief from a continuous wall surface, as required by Section 13.11.075 (a)(4). In addition, the wall will not be located where it will block drivers sight lines when entering or exiting the site, as required by Section 13.11.074(a)(1)(iv). The wall has been designed to be compatible with the design of the homes and has been integrated into the overall landscape plan for the site

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CONDITIONS OF APPROVAL

Rezoning, Subdivision, Roadway/Roadside Exception, Residential Development Permit, and Preliminary Grading Approval, No. 99-0801, Tract No. 1419

Applicant: John Swift for Hamilton Swift LUDC

Property Owners: Mar Sereno Estates, LLC

Assessor's Parcel No.: 039-061-07

Property Location and Address: Property located at 6797 Soquel Drive, on the northwest corner of the intersection of Haas Drive and Soquel Drive, Aptos.

Planning Area: Aptos

Exhibits:

- A. Project Plans including Tentative Map dated 6-19-00, Preliminary Improvement Plans dated 11-09-00, Street Profiles & Cross Sections dated 9-22-00, Grading Cross Sections dated 4-16-00, and Existing Road Conditions dated 11-09-00 by Ifland Engineers
- D. Architectural Plans including Site Plan dated 4-26-00 and individual house floor plans and elevations dated 4-24-00, by Robert Palmer A.I.A.; Landscape Plans including irrigation plan and wall elevations dated 4-24-00, and Landscape Plan dated 11-6-01 by Gregory Lewis, Landscape Architect
- E. Project description provided by Applicant

All correspondence and maps relating to this land division shall carry the land division number and Tract 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 Final map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Final map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Final map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Final map shall meet the following requirements:
 - A. The Final 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.

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- B. This land division shall result in no more than eleven (11) new single-family residential lots.
- C. The minimum lot size shall be 10,000 square feet, net developable land.
- D. The following items shall be shown on the Final map:
 - 1. Building envelopes and/or building setback lines located according to the approved Tentative Map.
 - 2. The net area of each lot to nearest square foot.
 - 3. The owner's certificate shall include:
 - a. An irrevocable offer of dedication to the County of Santa Cruz for the right-of-way and improvements shown on the tentative map. When this offer of dedication is accepted by the County, this road is to be County maintained. Soquel Drive shall be a minimum width of 72-feet, curb to curb; Haas Drive shall have a minimum 50-foot right of way and a minimum pavement width of 36-feet from Soquel Drive to the intersection with "Via Del Robles" and 24-feet along the remainder of the project frontage; and the proposed streets within the project ("Via Del Robles" and "Mar Sereno Drive") shall have a minimum right of way width of 56-feet and minimum paved width of 36-feet.
 - b. An easement for public use of the access roads ("Via Del Robles" and "Mar Sereno Drive") shown on the tentative map, to expire when the offer of dedication is accepted by the County.
- E. The following requirements shall be noted on the Final map as items to be completed prior to obtaining a building permit on lots created by this land division:
 - 1. Lots shall be connected for water service to Soquel Creek Water District.
 - 2. Lots shall be connected for sewer service to Santa Cruz County Sanitation District.
 - 3. All future construction of the lots shall conform to the Design Guidelines and the Architectural Floor Plans and Elevations as stated or depicted in Exhibits D and E and shall also meet the following additional conditions:
 - a. No changes in the placement of windows that face directly towards existing residential development as shown on the

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architectural plans, shall be permitted without review and approval by the Planning Commission.

- b. Exterior finishes shall incorporate stucco, wood and cast stone trim. T-1-11 type siding is not allowed. Exterior color combinations shall be interspersed throughout the development.
 - c. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the R-1-10 zone district. No residence shall exceed 30% lot coverage, or 50% floor area ratio, or other standard as may be established for the zone district.
4. A final Landscape Plan for the entire site specifying the species, their size, and irrigation plans and meeting the following criteria:
- a. Turf Limitation. Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
 - b. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.
 - c. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
 - d. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, over spray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures. The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit

applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.

Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.

Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.

Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.

- e. All planting shall conform to the landscape plan shown as part of Exhibit A, as revised. The following specific landscape requirements apply:
 - i. Forty-five, minimum 24-inch box size street trees of a species selected from the County Urban Forestry Master Plan shall be planted along Soquel Drive, Haas Drive and within the required landscape strips for "Via Del Robles" and "Mar Sereno Drive." The species, quantities and placement shall conform to Exhibit D, Street Tree Plan, Gregory Lewis Landscape Architect, dated November 6, 2001, as revised by these conditions of approval.
 - ii. The two coast live oak (*Quercus Agrifolia*) trees on Lot 5 shall be relocated within the riparian corridor according to the oak tree relocation plan prepared by James P. Allen for this project, dated September 21, 2000. This relocation shall be completed prior to final subdivision inspection and release of the first amount of financial security deposited to guarantee installation of subdivision improvements.
 - iii. The owner/applicant shall plant four, 15-gallon coast live oak (*Quercus agrifolia*) trees on private yards in differing lots throughout the subdivision prior to final subdivision inspection and release of the first amount of financial

security deposited to guarantee installation of subdivision improvements. The landscape plan prepared by Greg Lewis for this project, dated April 24, 2000 shall be revised to show the planting locations of these four trees and shall be approved by County Planning prior to recordation of the subdivision map.

- iv. Street trees shall be installed according to provisions of the County Design Criteria.
 - v. All future development on the lots shall comply with the requirements of the geotechnical report prepared by Steven Raas and Associates, dated October 6, 1998.
5. Submit a written statement 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.
6. Submit a lighting plan as part of the building permit application that shows how exterior lighting will be designed and shielded to avoid any significant illumination of the riparian habitat. The lighting plan shall be reviewed and approved prior to issuance of the building permit.
- F. Any changes between the approved Tentative Map, including but not limited to the attached exhibits for preliminary grading, drainage, erosion control, preliminary improvement plans, architectural and landscaping 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 for review.
- G. Provide Environmental Planning staff with receipts that document the amount of fill that was brought to the County Landfill, if applicable.
- III. Prior to recordation of the 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.

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- B. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- C. Meet all requirements of the Santa Cruz County Sanitation District as stated in the District's letter dated November 24, 1999, including, without limitation, the following standard conditions:
 1. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel.
 2. Pay all necessary bonding, deposits, and connection fees.
- D. Submit and secure approval of engineered improvement plans from the Department of Public Works for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of engineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements:
 1. All improvements shall meet the requirements of the County of Santa Cruz Department of Public Works Design Criteria Manual except as modified in these conditions of approval.
 - a. Soquel Drive shall be a minimum width of 72-feet, curb to curb; with a six-foot sidewalk and a planting strip located between the sidewalk and the subject parcel. A Roadway/Roadside Exception is approved to vary from Design Criteria Standards.
 - b. Haas Drive shall have a minimum 50-foot right of way and a minimum pavement width of 36-feet from Soquel Drive to the intersection with "Via Del Robles" and 24-feet along the remainder of the project frontage. A Roadway/Roadside Exception is approved to vary from Design Criteria Standards.
 - c. Improvements to remove existing road improvements on Haas Drive and realign Haas Drive with Borregas Road are the responsibility of the owner/developer, including all landscaping shown in Exhibit D. Engineered plans shall be submitted that show the appropriate conform from the existing improvements on Haas Drive to the proposed realignment.
 2. A final, detailed erosion and sediment control plan for the subdivision shall be integrated with the improvement plans and

shall be submitted to the Planning Department, Environmental Planning Section, for review and approval prior to submittal to the Department of Public Works and approval of the final map. The plan shall include a clearing and grading schedule, clearly marked disturbance envelope, revegetation specifications, temporary road surfacing and construction entry stabilization, details of temporary drainage control including lined swales, erosion protection at the outlets of pipes, sediment barriers around drain inlets, etc.

3. A landscape plan for areas designated on the tentative map shall be submitted for Planning Department review and approval prior to submittal to the Department of Public Works. Wherever irrigation for landscaping is required, stub outs for water service shall be shown on the improvement plans. The landscape plan shall be compared to the utility plan to prevent placement conflicts. No change in the landscape plan shall be granted without County review.
4. Plans shall comply with the requirements of the geotechnical report prepared by Steven Raas and Associates, dated October 6, 19989. A plan review ,letter from the geotechnical engineer shall be submitted with the plans, stating that the plans have been reviewed and found to be in compliance with the recommendations of the geotechnical report.
5. Engineered drainage plans shall be reviewed and approved by the Zone 5 drainage district. Appropriate fees for new impervious surface shall be paid.
6. 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.
7. Acquire all rights of way and easements and make all dedications thereof as needed for construction of required improvements. Any and all costs incurred by the County of Santa Cruz to obtain title to any property in the event that condemnation proceedings are necessary to implement this condition, shall be paid in full by the applicant/subdivider prior to the recording of the Final Map.
8. All improvements shall comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Regulations.

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9. To prevent drainage discharges from carrying silt, grease, and other contaminants into the storm drain system, silt and grease traps shall be installed, in a location to be approved by the Department of Public Works, such that all controlled drainage leaving the site is treated. The traps shall be maintained according to the following monitoring and maintenance schedule:
 - a. The trap shall be inspected to determine if it needs cleaning or repair prior to October 15 of each year, at a minimum interval of once each year; and
 - b. A brief annual report shall be prepared by the trap inspector at the conclusion of the October inspection and submitted to the Drainage Section of the Department of Public Works within five days of inspection. The report shall specify any repairs that have been done or that are needed for the trap to function adequately.
10. The following details shall be included on the final improvement plans:
 - a. Street lighting design and placement. The plan shall demonstrate exterior lighting associated with subdivision improvements will not produce glare into the riparian habitat on site.
 - b. A Roadway/Roadside Exception shall be permitted to for improvements on Soquel Drive and Haas Drive.
11. Prepare an easement document that places an easement over the six-foot masonry sound wall to benefit all homeowners in the subdivision. In addition, the owner/applicant shall prepare a homeowner maintenance agreement that specifies the equitable rights and responsibilities of all homeowners to keep this wall in good condition in perpetuity. A copy of both documents shall be submitted to County Planning for review and approval and shall be recorded prior to or simultaneously with the final subdivision map.
- E. Engineered improvement plans for all water line extensions required by the Soquel Creek Water District shall be submitted for the review and approval of the water agency.
- F. A Homeowners Association shall be formed, and the Conditions, Covenants and Restrictions (CC&R's) shall be submitted to the Planning Department for review and approval, prior to filing the final map. The CC&R's shall include, at a minimum, provisions for the permanent maintenance of the following:

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1. All frontage landscaping and the associated irrigation along Soquel Drive and Haas Drive and in the separated sidewalk planter strip in "Via Del Robles" and "Mar Sereno Drive.", and all trees required by these conditions of approval.
 2. All fencing within the subdivision, that is visible from public streets, which shall remain graffiti-free at all times.
 3. The silt and grease trap associated with the storm drain system. Reference condition of approval III(D)(9).
- G. All requirements of the Aptos/La Selva Fire Protection district shall be met as set forth in the District's letter dated July 19, 2000.
- H. Park dedication in-lieu fees shall be paid for ten (10) single-family dwelling units. On November 28, 2001 these fees were \$3,000 per unit (which assumes three bedrooms/unit at \$1,000 per bedroom), but are subject to change.
- I. Transportation improvement fees shall be paid for ten (10) single-family dwelling units. On November 28, 2001, these fees were \$2,000 per unit, but are subject to change.
- J. Roadside improvement fees shall be paid for ten (10) dwelling units. On November 28, 2001, these fees were \$2,000 per unit, but are subject to change.
- K. Child Care Development fees shall be paid for ten (10) single-family dwelling units. On November 28, 2001 these fees were \$327 per unit (which assumes three bedrooms/unit at \$109 per bedroom), but are subject to change.
- L. Submit one reproducible copy of the Final Map to the County Surveyor for distribution and assignment of temporary Assessor's parcel numbers and situs address.
- M. The owner/applicant shall prepare a biotic mitigation plan that conforms to the following performance standards. The plan shall be submitted to County Planning and the staff of the City Parks and Recreation Department prior to recordation of the final map.
1. The plan shall be prepared by a qualified botanist/vegetation specialist and shall provide quantifiable success criteria to be achieved over a maintenance and monitoring period of not less than 5 years. If the success criteria is not achieved at the end of year 5, the maintenance and monitoring period shall be increased

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in one-year increments until monitoring demonstrates that the success criteria is achieved.

2. The plan shall provide for biannual monitoring reports during years 1-2 and annual monitoring reports thereafter, at minimum. Monitoring reports shall be submitted to County Planning, the City of Santa Cruz Parks and Recreation Department and the applicant for review.
 3. The mitigation site shall cover a minimum area of at least 1 acre on the Moore Creek Preserve, open space land owned and managed by the City of Santa Cruz.
 4. The mitigation site shall be prairie habitat that will benefit from enhancement activities. Site selection shall be mutually agreed upon by the City, the applicant and a qualified botanist.
 5. The project owner/applicant shall submit a financial performance security with County Planning in the amount of \$31,118.00 to guarantee complete fulfillment of the biotic mitigation plan. This financial security shall be returned to the applicant when all success criteria specified in the plan have been met as determined by the project botanist, the City of Santa Cruz and County Planning.
- IV. All subdivision improvements shall be constructed in accordance with the approved improvement plans and in conformance with the requirements of the subdivision agreement recorded pursuant to condition III.D. The construction of subdivision improvements shall also meet the following conditions:
- A. Prior to any disturbance, the owner/applicant shall organize a pre-construction meeting on the site. The applicant, grading contractor, Department of Public Works Inspector and Environmental Planning staff shall participate. Temporary fencing marking the disturbance envelope and silt fencing at the edge of the riparian corridor shall be in place and inspected at that time.
 - B. 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.
 - C. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan.

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- D. 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).
- E. 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.
- F. The owner/applicant shall follow all recommendations of the geotechnical report prepared by Steven Raas and Associates for this project, dated October 1 1998 and its addendum dated September 27, 2001 in the grading work and construction of drainage improvements and dwellings of the subdivision. All recommendations pertaining to subdivision improvements shall be fulfilled prior to final subdivision inspection and release of the financial security to guarantee completion of the improvements. All recommendations pertaining to dwellings shall be completed prior to final building inspection and occupancy of dwellings..
- G. To minimize noise, dust, and nuisance impacts on 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 A.M. and 5:00 P.M. weekdays, unless a temporary exemption to this time restriction is approved in advance by the Planning Department to address an emergency situation. The owner/developer shall designate a disturbance coordinator to respond to citizen complaints and inquiries from area residents during construction. A 24-hour contact number shall be conspicuously posted on the job site, on a sign that shall be a minimum of two feet high and four feet wide. This shall be separate from any other signs on site, and shall include the language "for construction noise and dust problems call the 24-hour contact number." The name, phone number, and nature of the disturbance shall be recorded by the disturbance coordinator. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. Unresolved complaints received by County staff from area residents may result in the inclusion of additional Operational Conditions

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2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site. Street sweeping on adjacent or nearby streets may be required to control the export of excess dust and dirt.
 3. Saw cuts within the traveled roadway, which cause temporary depressions in the surfacing prior to repair, shall be leveled with temporary measures and signage shall be posted noting such.
- H. All required subdivision improvements shall be installed and inspected prior to final inspection clearance for any new structure on the subdivision lots.
- I. The project engineer who prepares the grading plans must certify that the grading was completed in conformance with the approved tentative map and/or the engineered improvement plans.
- J. The owner/applicant shall implement the engineered drainage plan prepared by Ifland Engineers for this project dated April 6, 2001. All approved drainage improvements shall be completed prior to final subdivision inspection and release of financial security to guarantee completion of the improvements.
- K. The owner/applicant shall implement the riparian habitat restoration plan prepared by Patti Kreiberg for this project, dated June 10, 2000 and revised September 10, 2000. All planting and erosion control measures specified in this plan shall be completed prior to final subdivision inspection and release of the financial security to guarantee completion of subdivision improvements. The project owner/applicant shall deposit a financial performance security with County Planning in the amount of \$5,000.00 to guarantee complete fulfillment of maintenance and monitoring activities of the riparian restoration plan. This financial security shall be returned to the applicant when all success criteria specified in the plan have been met as determined by the project botanist and County Planning.
- L. The owner/applicant shall construct a six-foot high solid masonry wall as shown on the proposed project plans and as detailed in the acoustical study prepared by Shelly Environmental Consulting for this project, dated March 7, 2000. The wall shall be completed according to approved specifications prior to final inspection of subdivision improvements and release of the financial security.
- M. Siltation barriers erected to protect the riparian corridor shall be installed and maintained in good working order during the entire length of project construction. All winterization activities shall be installed and inspected by

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County Planning prior to October 15. Any remedial erosion control activities shall be completed within 48 hours of County Planning staff requests for additional erosion control measures.

- V. All future development on lots created by this minor land division shall comply with the requirements set forth in Condition II.E, above.
- 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.
 - A. 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.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
 - C. 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.

Applicant: John Swift for Hamilton Swift LUDC
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- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.
- E. 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 that 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.

A. Mitigation Measure: Soil Stability [Condition IV(F)]

Monitoring Program: All recommendations of the soils report must be fulfilled prior to final subdivision inspection. Financial securities shall not be released until completion of improvements.

B. Mitigation Measure: Water Quality [Condition IV(J)]

Monitoring Program: The engineered drainage plan must be implemented. Financial securities shall not be released until completion of improvements.

C. Mitigation Measure: Erosion [Condition III(D)(2) and IV(M)]

Monitoring Program: The erosion control plan must be implemented. Correction notices will be issued in the event of non-compliance.

D. Mitigation Measure: Riparian Habitat [Condition IV(K)]

Monitoring Program: The habitat restoration plan must be implemented. Financial securities shall not be released until success criteria have been met.

E. Mitigation Measure: Tree Retention [Condition II(E)(4)(e)(ii)]

Applicant: John Swift for Hamilton Swift LUDC
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Monitoring Program: Oak trees on Lot 5 shall be relocated per the arborists plan. Financial securities shall not be released until completion of relocations.

F. Mitigation Measure: Significant Trees [Condition II(E)(4)(e)(iii)]

Monitoring Program: Replacement trees shall be planted. Financial securities shall not be released until installation of required trees.

G. Mitigation Measure: Rare Habitat [Condition III(M)]

Monitoring Program: A biotic mitigation plans shall be prepared and implemented. Financial securities shall not be released until success criteria have been met.

H. Mitigation Measure: Light Pollution [Condition III(D)(10) and II(E)(6)]

Monitoring Program: A lighting plan is required. Financial securities shall not be released until implementation of the plan for the subdivision, and building permits shall not be approved without an acceptable plan for each dwelling.

I. Mitigation Measure: Noise [Condition IV(L) and III(D)(11)]

Monitoring Program: Installation of a sound protection wall is required. Financial securities shall not be released until completion of construction.

J. Mitigation Measure: Construction Impacts [Condition IV(G)]

Monitoring Program: Construction times shall be limited and a disturbance coordinator appointed. Correction notices will be issued in the event of non-compliance.

**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 Final map for this division, including improvement plans if required, should be submit*ed to the County Surveyor for checking **at least 90 days** prior to the expiration date and in no event later than 3 weeks prior to the expiration date.

cc: County Surveyor

Applicant: John Swift for Hamilton Swift LUDC
APN: 039-061-07
Application No, 99-0801

Conditions of Approval

0469

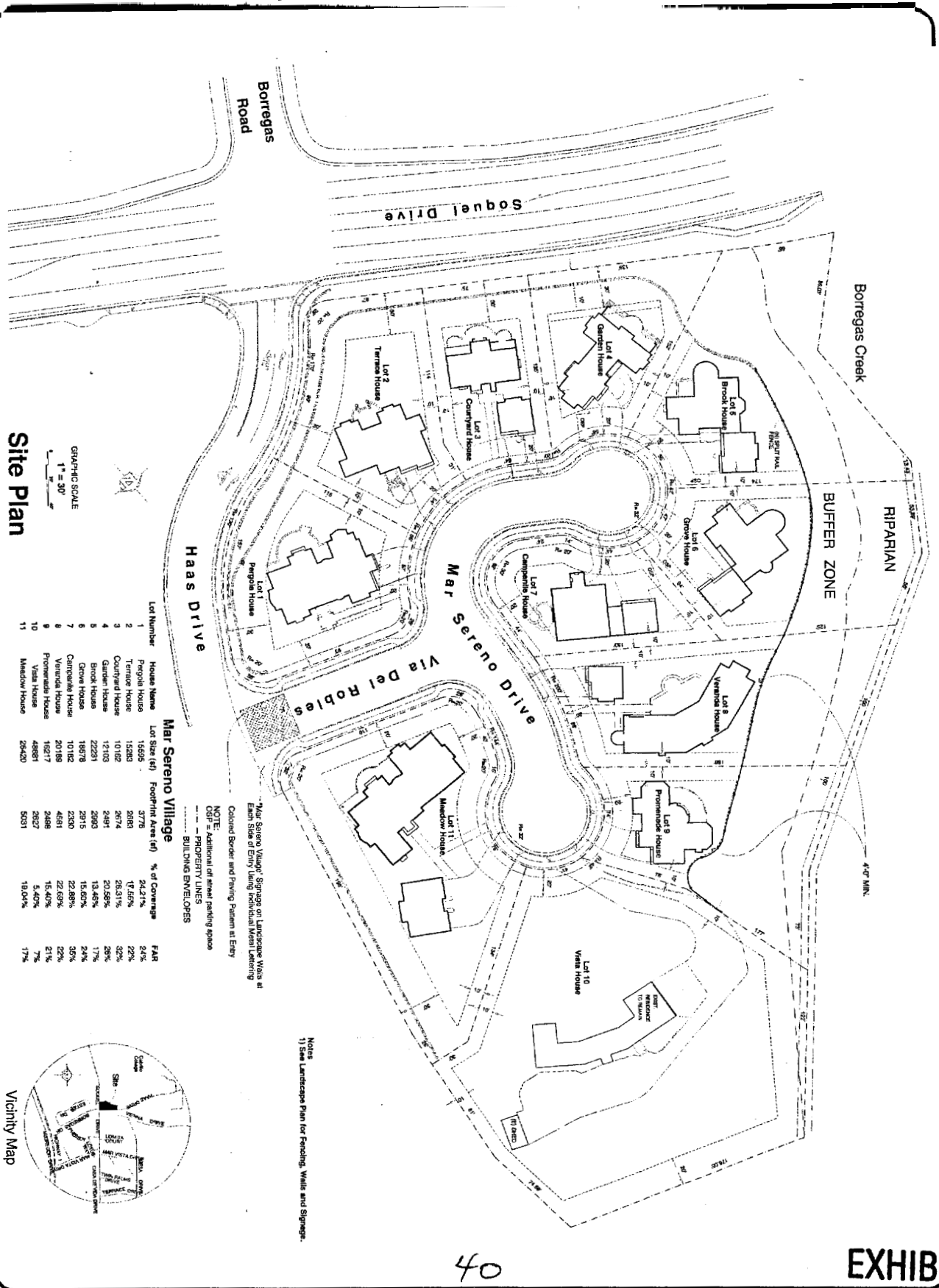
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Effective Date: _____

Expiration Date: _____

Cathy Graves
Principal Planner

0470



0471



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EXHIBIT D

A-01

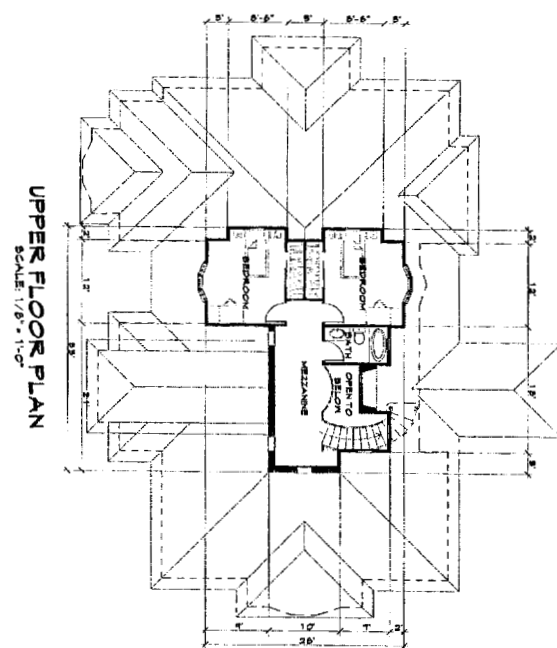
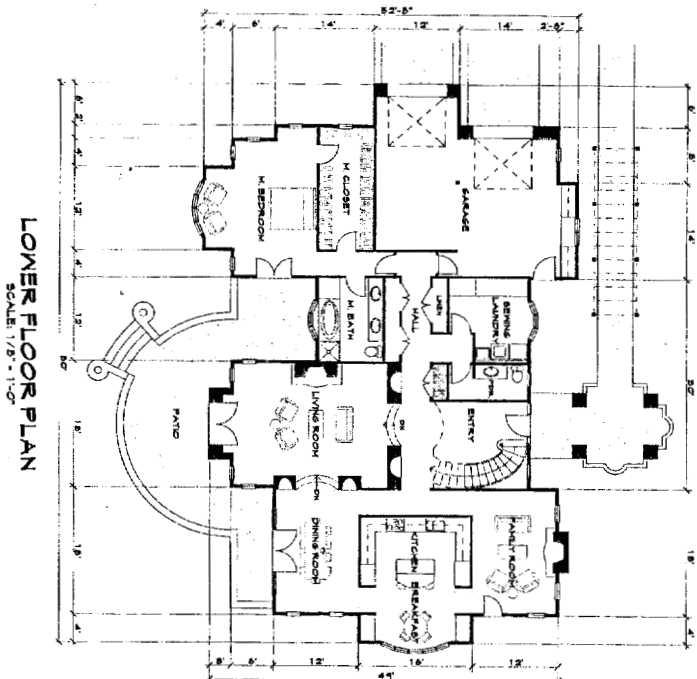
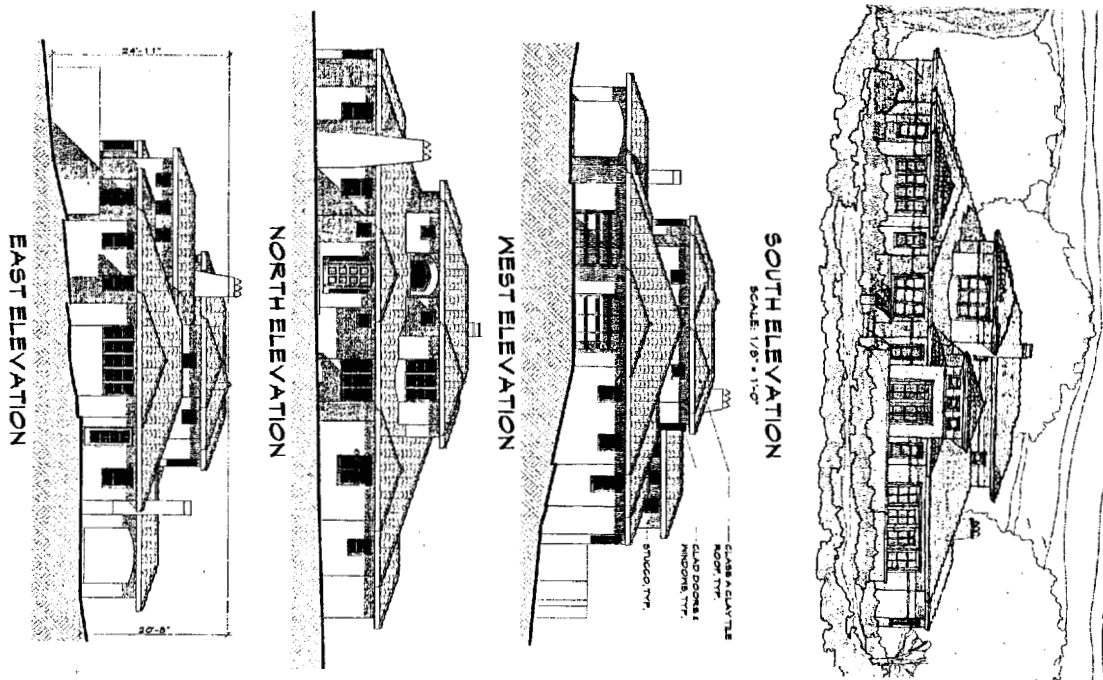
Proposed Map

1/22/2006

Mar Serena Village
Aptos, CA 95003

ROBERT PALMER A.J.A.
ARCHITECTURE & PLANNING
201 MONTEREY AVENUE SUITE F - CAPITOLA, CA 95010
(408) 475-7411

73



LOT 1
PERGOLA HOUSE
LOT INFORMATION
LOT AREA: 19,998 SQ. FT.
FOOTPRINT AREA: 2,451 SQ. FT.
% OF COVER: 12.25%
FLOOR AREAS
LOWER FLOOR AREA: 2,805 SQ. FT.
UPPER FLOOR AREA: 1,223 SQ. FT.
TOTAL FLOOR AREA: 4,028 SQ. FT.
GARAGE: 483 SQ. FT.

42

EXHIBIT D

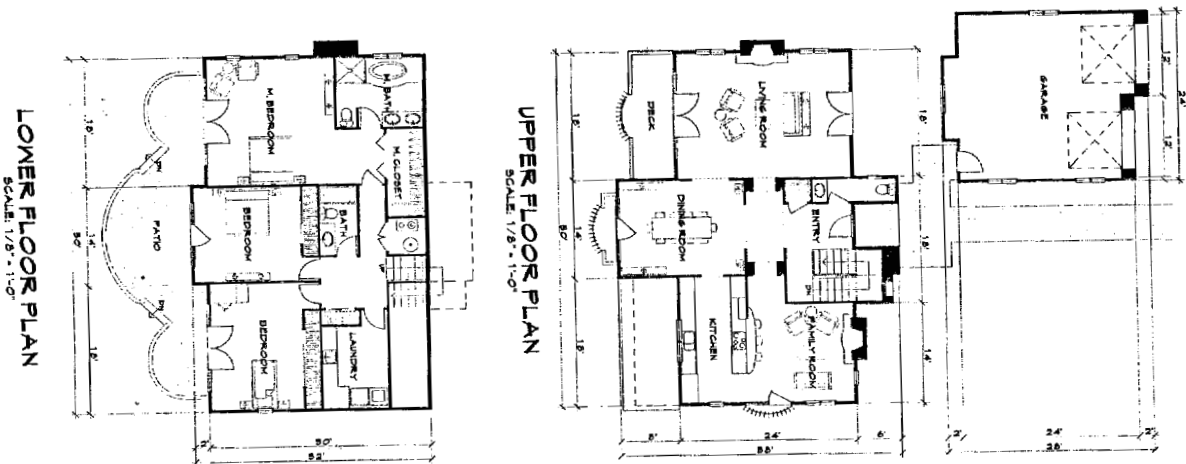
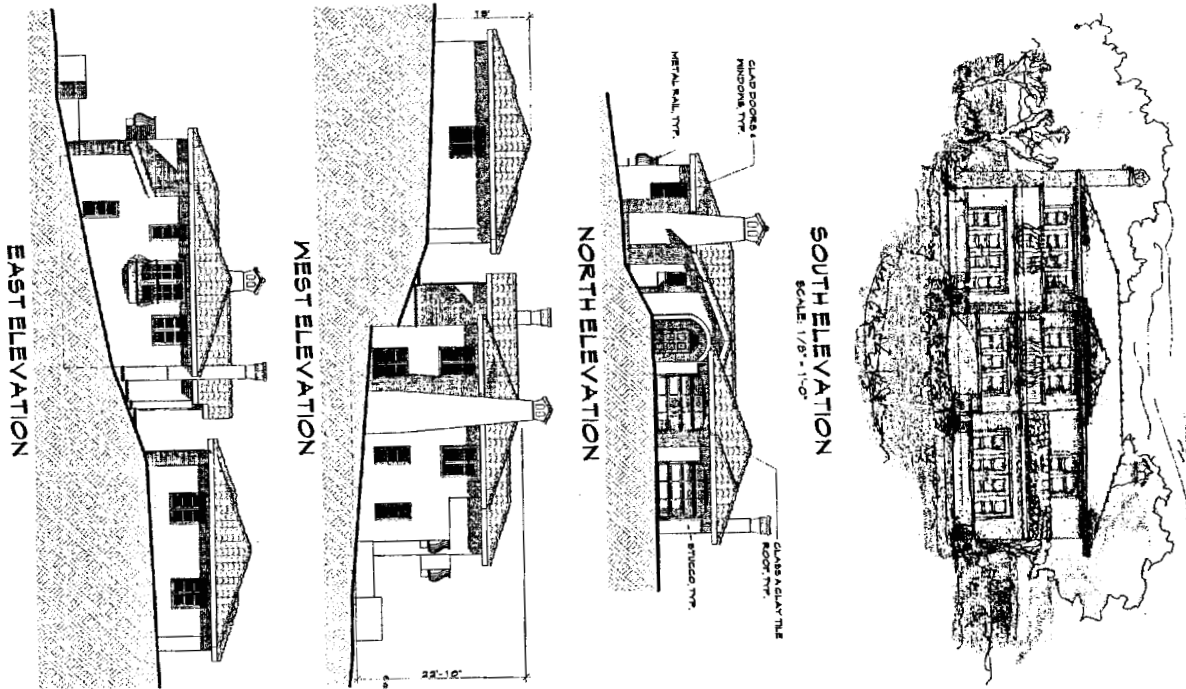
73

A-1

LOT #1
MONTEREY AVENUE
DRAINAGE

Mar Serena Village
Soquel Drive, Aptos, CA 95003

ROBERT PALMER A.I.A.
ARCHITECTURE & PLANNING
201 MONTEREY AVENUE SUITE F - CAPITOLA, CA 95010
(408) 475-7441



**LOT 3
COURTYARD HOUSE**

LOT INFORMATION

LOT SIZE: 10,162 SQ. FT.
FOOT PRINT AREA: 3,974 SQ. FT.
% OF COVERABLE: 39.1 %

FLOOR AREAS

LOWER FLOOR AREA: 1,431 SQ. FT.
UPPER FLOOR AREA: 1,402 SQ. FT.
TOTAL LIVING AREA: 2,833 SQ. FT.
GARAGE: 631 SQ. FT.

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EXHIBIT D

A-3

LOT #3

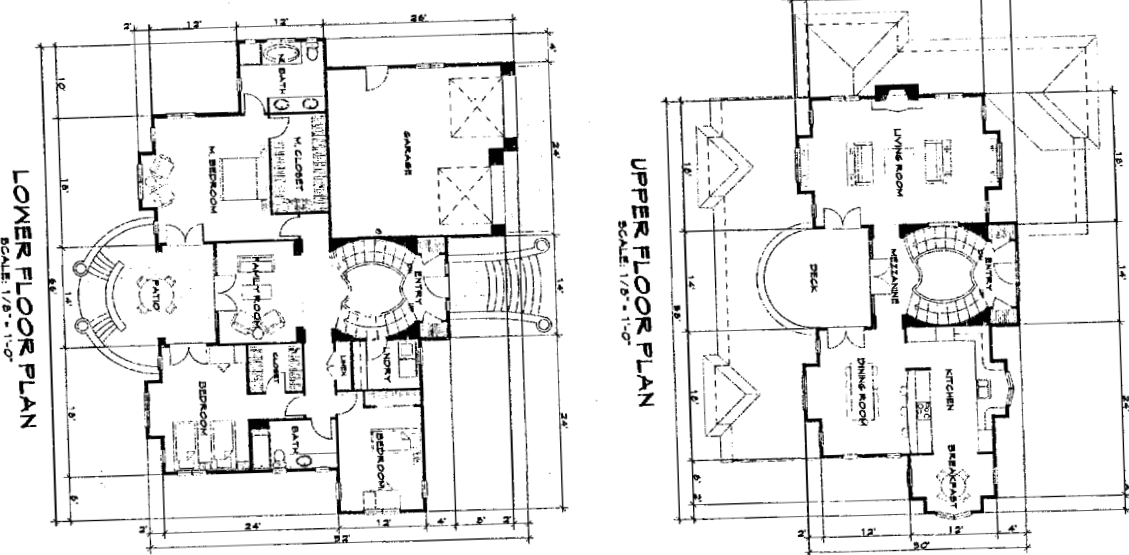
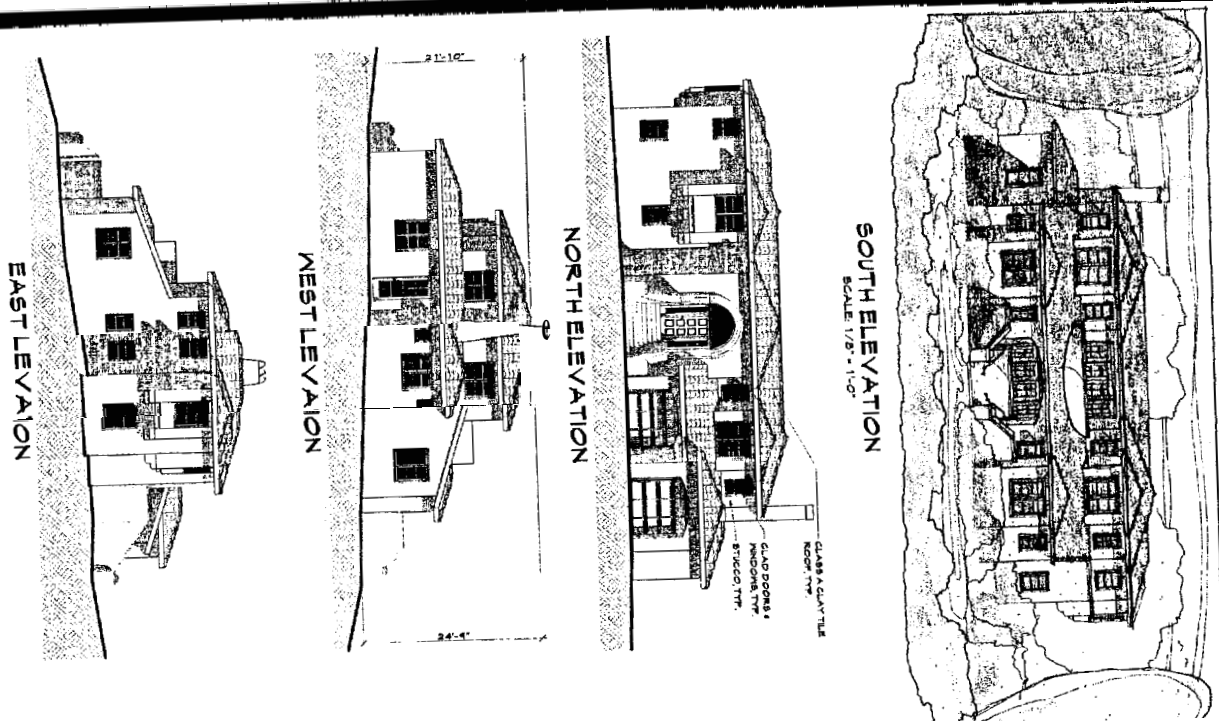
MONTEREY PARK

Mar Serena Village
Soquel Drive, Aptos, CA 95003

ROBERT PALMER A.I.A.
ARCHITECTURE & PLANNING
201 MONTEREY AVENUE SUITE F - CAPITOLA, CA 95010
(408) 475-7441

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0474



LOT 2
TERRACE HOUSE
LOT INFORMATION
LOT AREA: 12,500 SQ. FT.
TOTAL LOT AREA: 2,500 SQ. FT.
% OF COVERAGE: 17.5 %
FLOOR AREAS
LOWER FLOOR AREA: 1,125 SQ. FT.
UPPER FLOOR AREA: 1,125 SQ. FT.
TOTAL FLOOR AREA: 2,250 SQ. FT.
GARAGE: 601 SQ. FT.

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EXHIBIT D

23

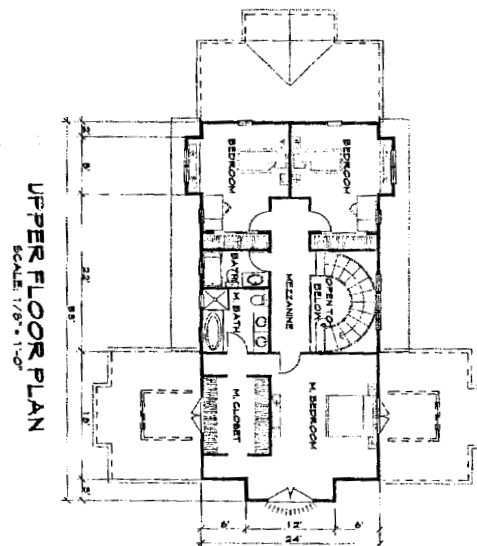
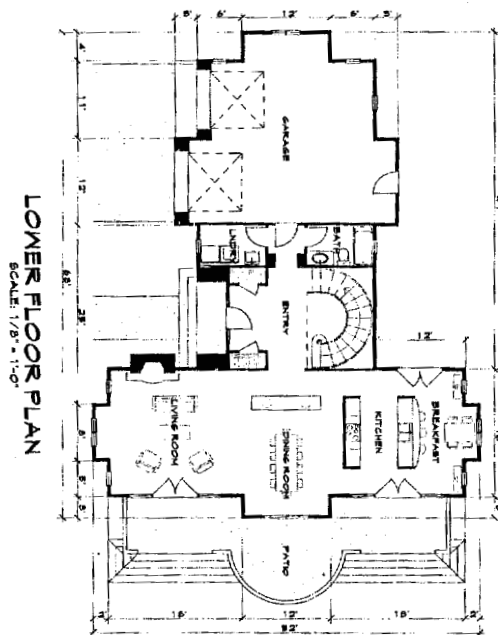
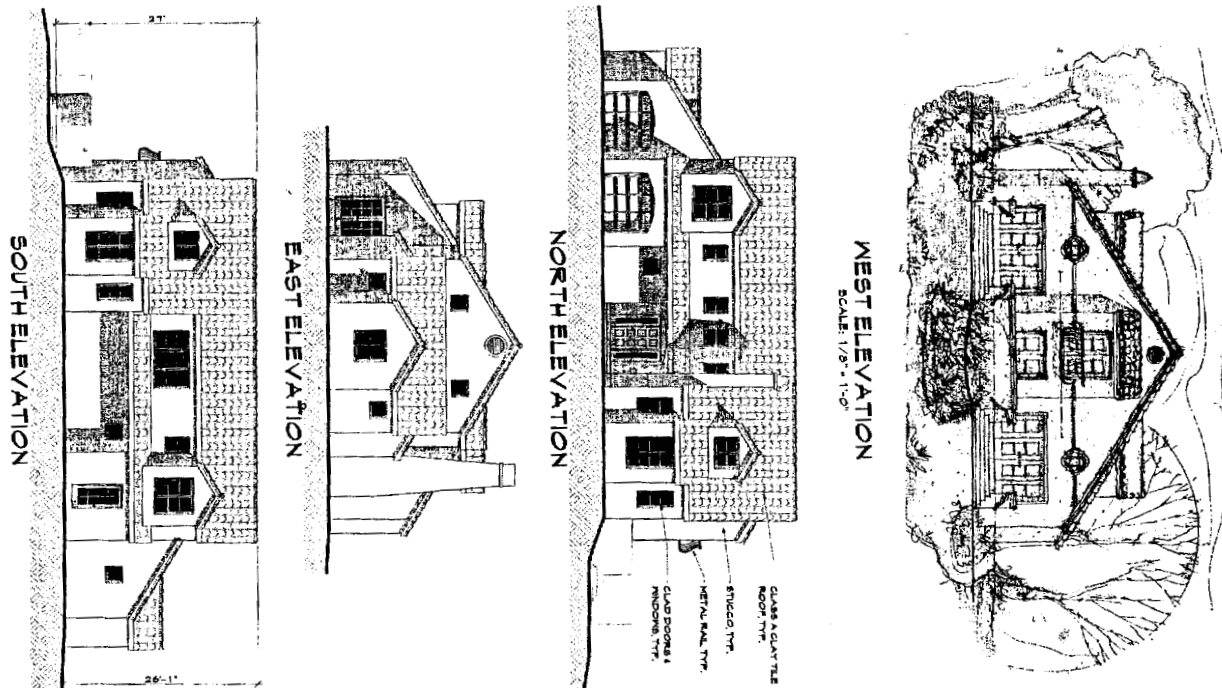
A-2

LOT #2

MONTEREY AVENUE

Mar Serena Village
Soquel Drive, Aptos, CA 95003

ROBERT PALMER A.I.A.
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201 MONTEREY AVENUE SUITE F - CAPITOLA, CA 95010
(408) 475-7141



**LOT 4
GARDEN HOUSE**

LOT INFORMATION

LOT SIZE: 13,109 SQ. FT.
FOOTPRINT AREA: 3,441 SQ. FT.
% OF COVERAGE: 20.85 %

FLOOR AREAS

LOWER FLOOR AREA: 1,938 SQ. FT.
UPPER FLOOR AREA: 1,503 SQ. FT.
TOTAL LIVING AREA: 3,441 SQ. FT.
GARAGE: 822 SQ. FT.

45

EXHIBIT

D

A-4

LOT #4

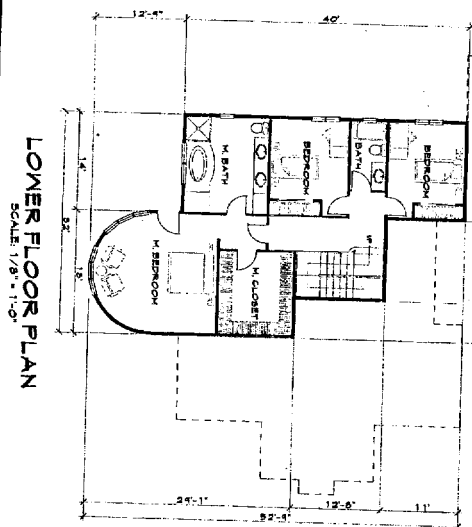
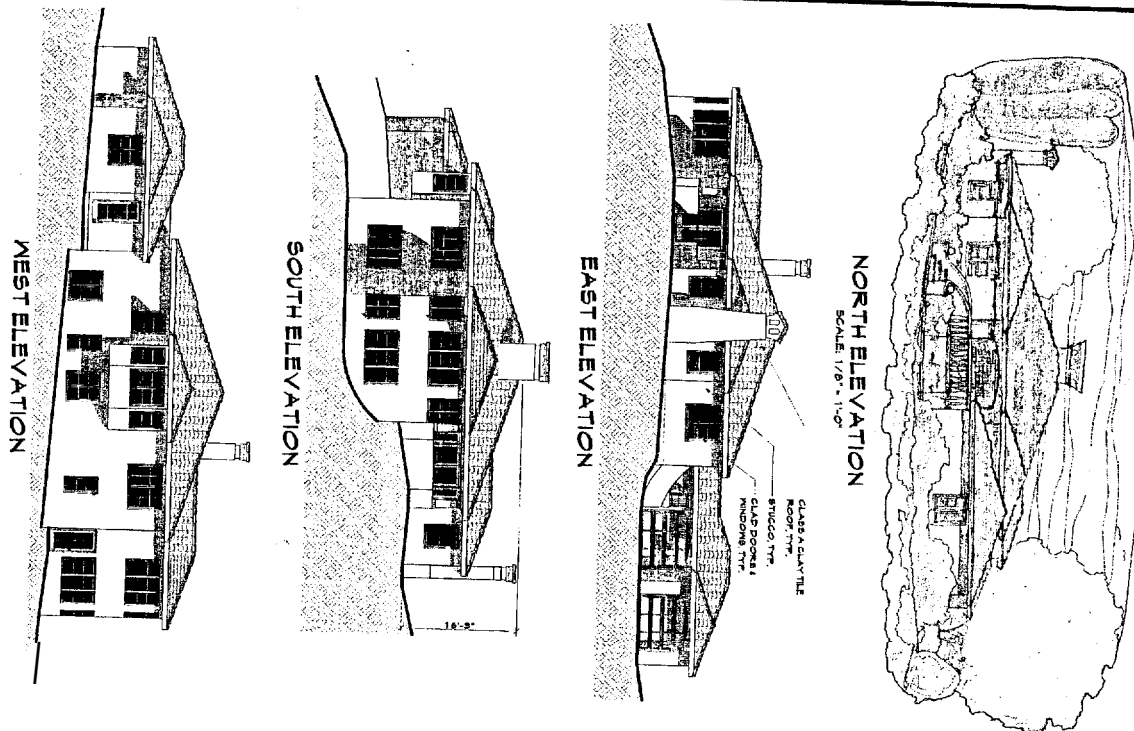
NOT TO SCALE

Mar Serena Village
Sage Drive, Aptos, CA 95003

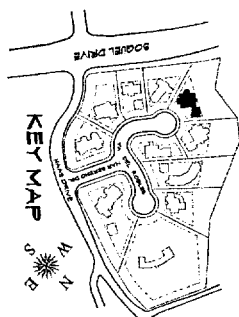
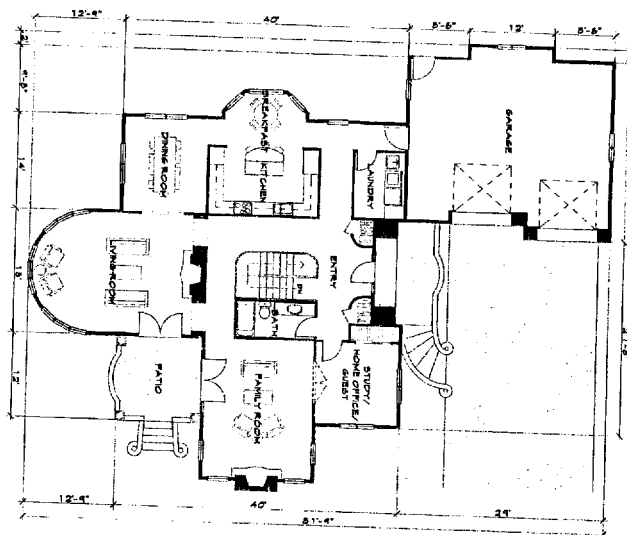
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ARCHITECTURE & PLANNING

201 MONTEREY AVENUE SUITE F - CAPITOLA, CA 95010
(408) 475-7441

73



UPPER FLOOR PLAN
SCALE 1/8"=1'-0"



**LOT 5
BROOK HOUSE**
LOT INFORMATION
LOT SIZE: 22,231 SQ. FT.
FOOTPRINT AREA: 2,419 SQ. FT.
% OF COVERAGE: 10.88 %
FLOOR AREAS
LOWER FLOOR AREA: 1,143 SQ. FT.
UPPER FLOOR AREA: 1,276 SQ. FT.
TOTAL LIVING AREA: 2,419 SQ. FT.
GARAGE: 713 SQ. FT.

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EXHIBIT

D

A-5

LOT #5

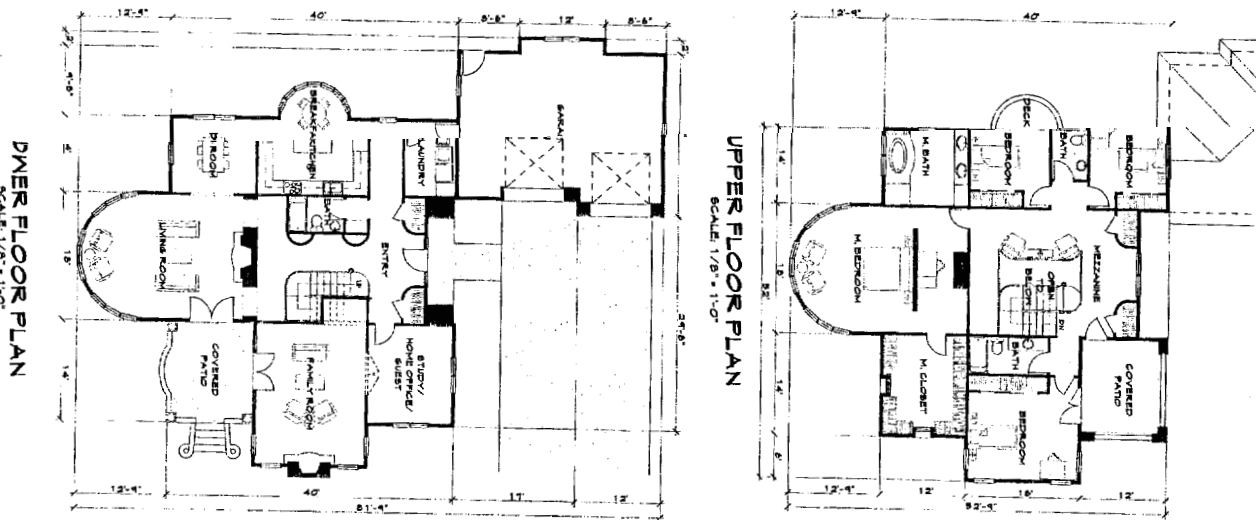
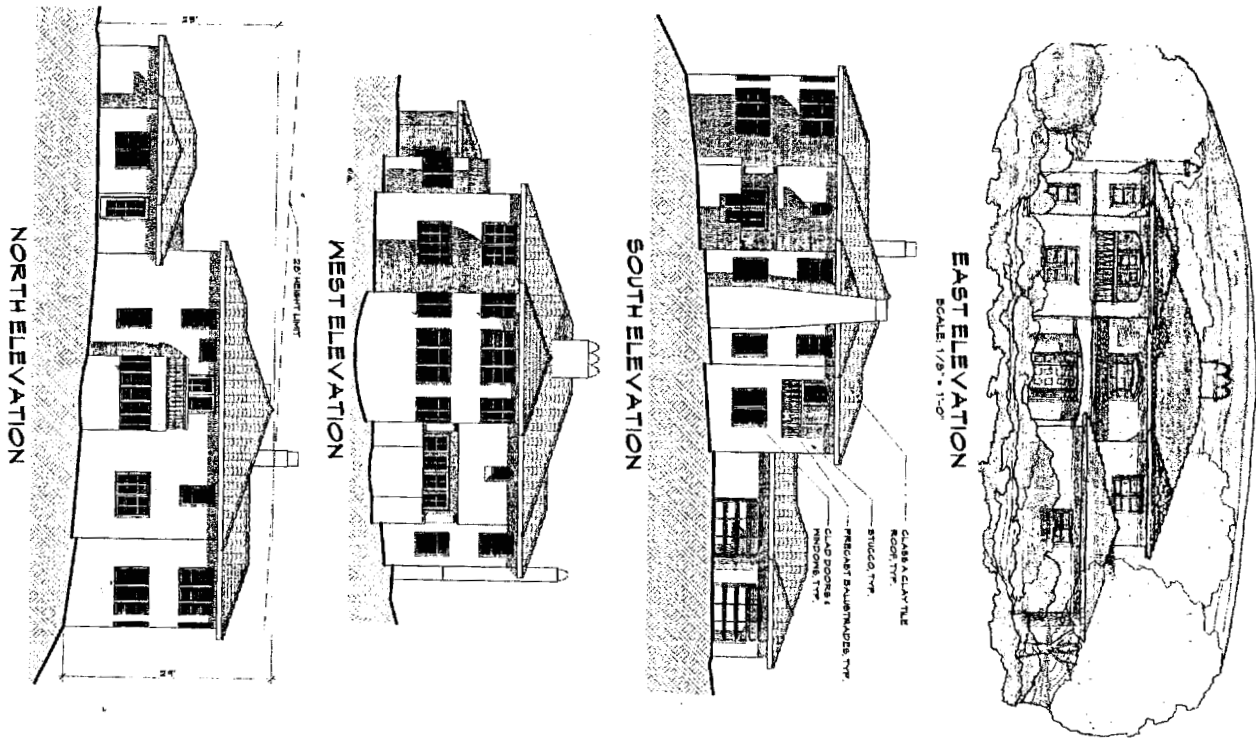
NORTHWESTERN

MARK

Mar Serena Village
Soquel Drive, Aptos, CA 95003

**ROBERT PALMER A.I.A.
ARCHITECTURE & PLANNING**
201 MONTEREY AVENUE SUITE F • CAPITOLA, CA 95010
(408) 475-7441

0477



LOT 6 GROVE HOUSE
 LOT INFORMATION
 LOT SIZE: 16,072 SQ. FT.
 LOT AREA: 24,180 SQ. FT.
 % OF COVERABLE: 18.00 %
 FLOOR AREAS
 LOWER FLOOR AREA: 1,400 SQ. FT.
 UPPER FLOOR AREA: 1,724 SQ. FT.
 TOTAL FLOOR AREA: 3,124 SQ. FT.
 GARAGE: 102 SQ. FT.

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EXHIBIT D

L-6

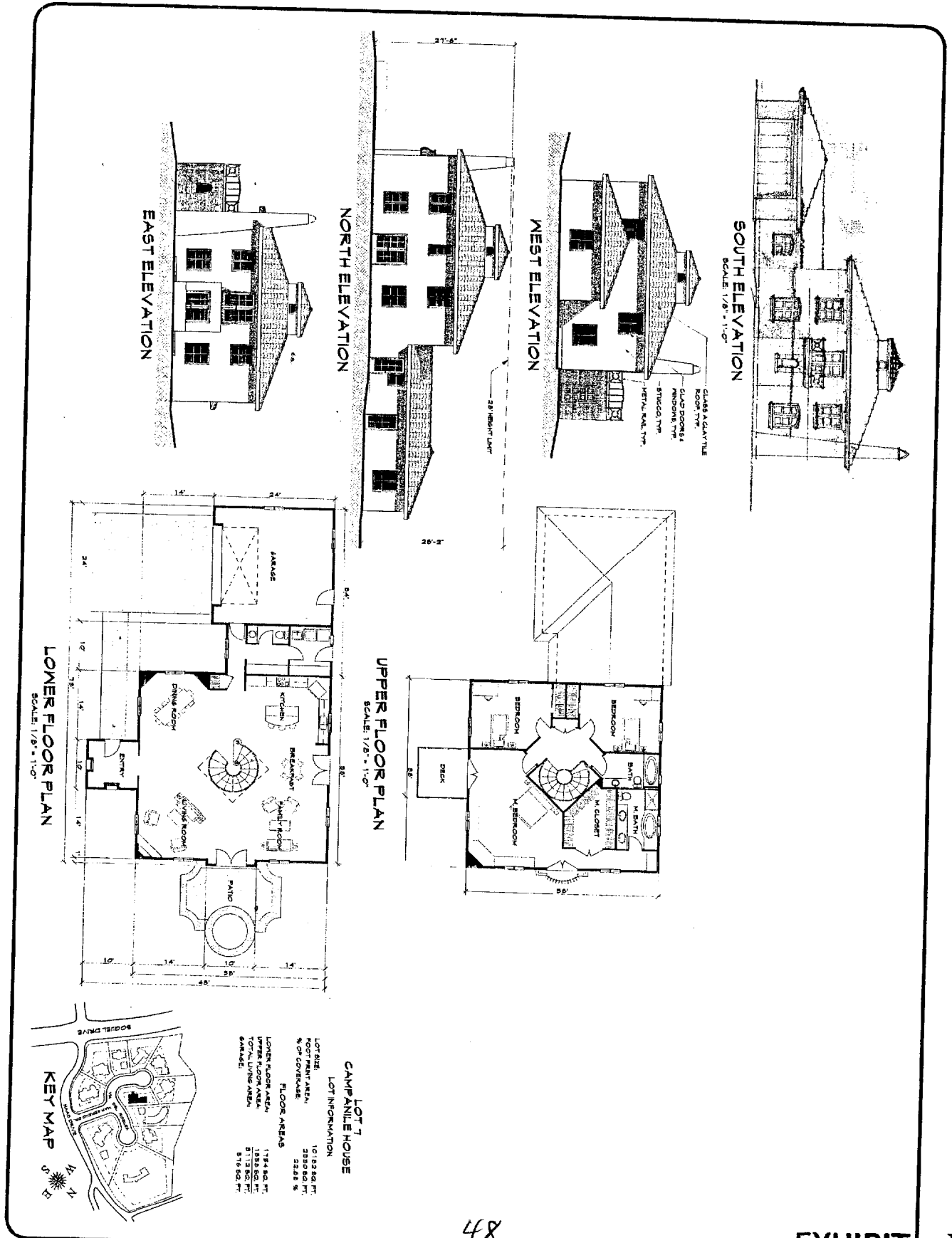
OT #6
 THOMAS
 04/00

in wine village
 Sequel Drive, Aptos, CA 95003

ROBERT PALMER A.I.A.
ARCHITECTURE & PLANNING
 201 MONTEREY AVENUE SUITE F - CAPITOLA, CA 95010
 (408) 475-7441

73

0478



48

EXHIBIT

D

Mar Serena Village
Soquel Drive, Aptos, CA 95003

ROBERT PALMER A.I.A.
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201 MONTEREY AVENUE SUITE F • CAPITOLA, CA 95010
(408) 475-7141

A-7

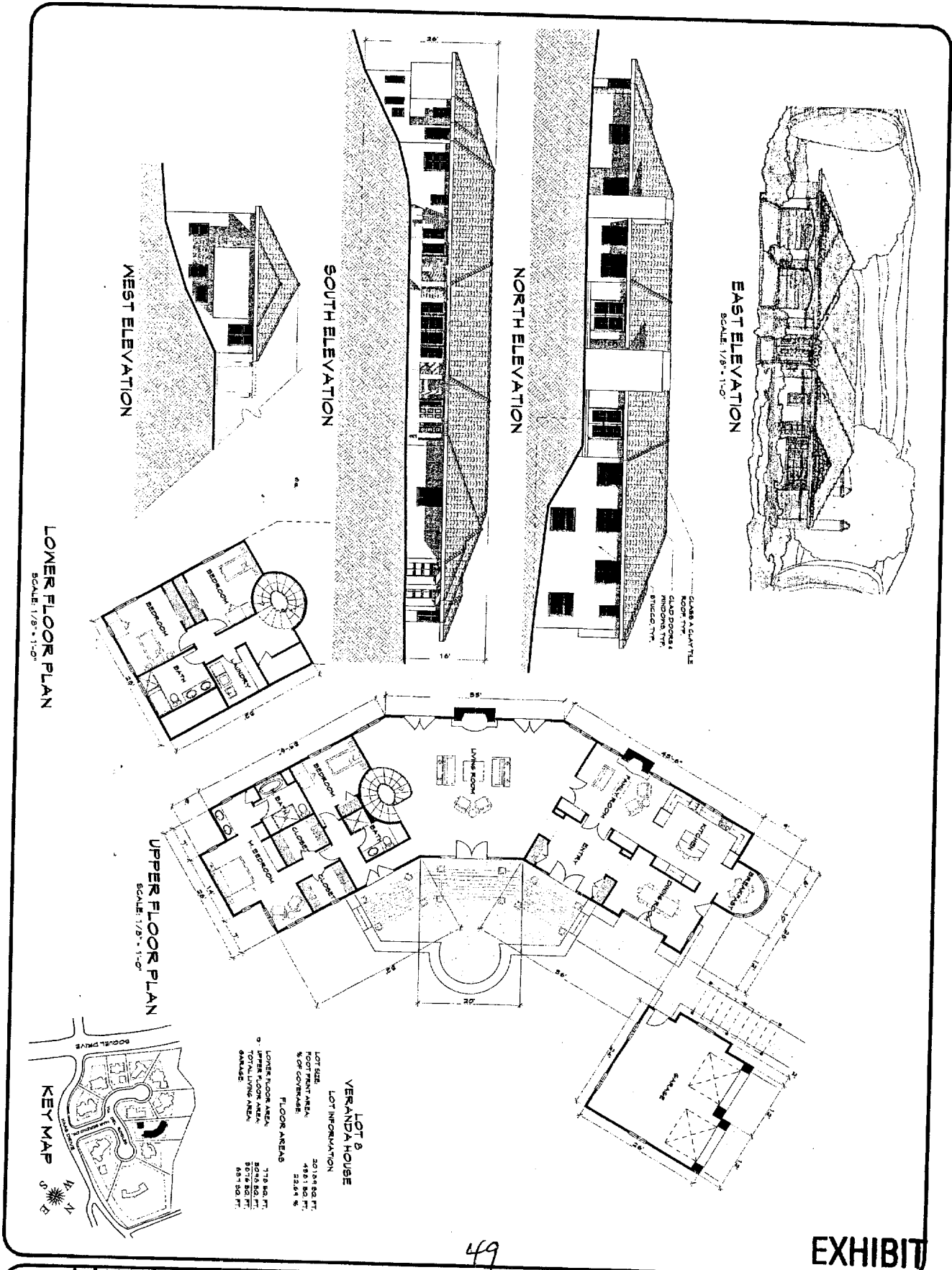
LOT #7

NORTHWESTERLY

DRAWN

73

0479



49

EXHIBIT

D

73

A-8

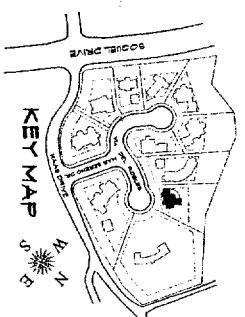
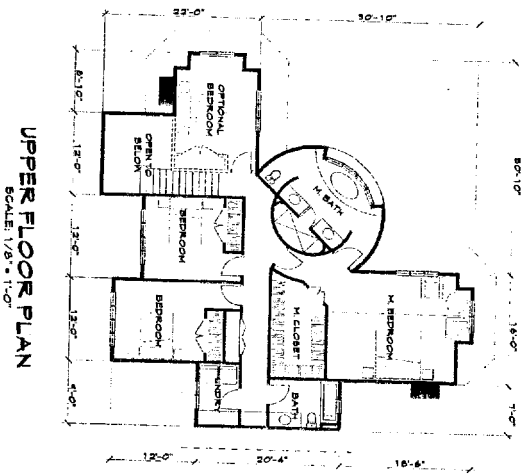
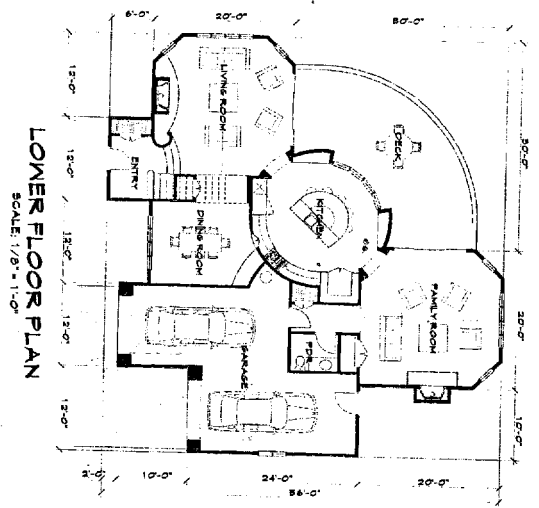
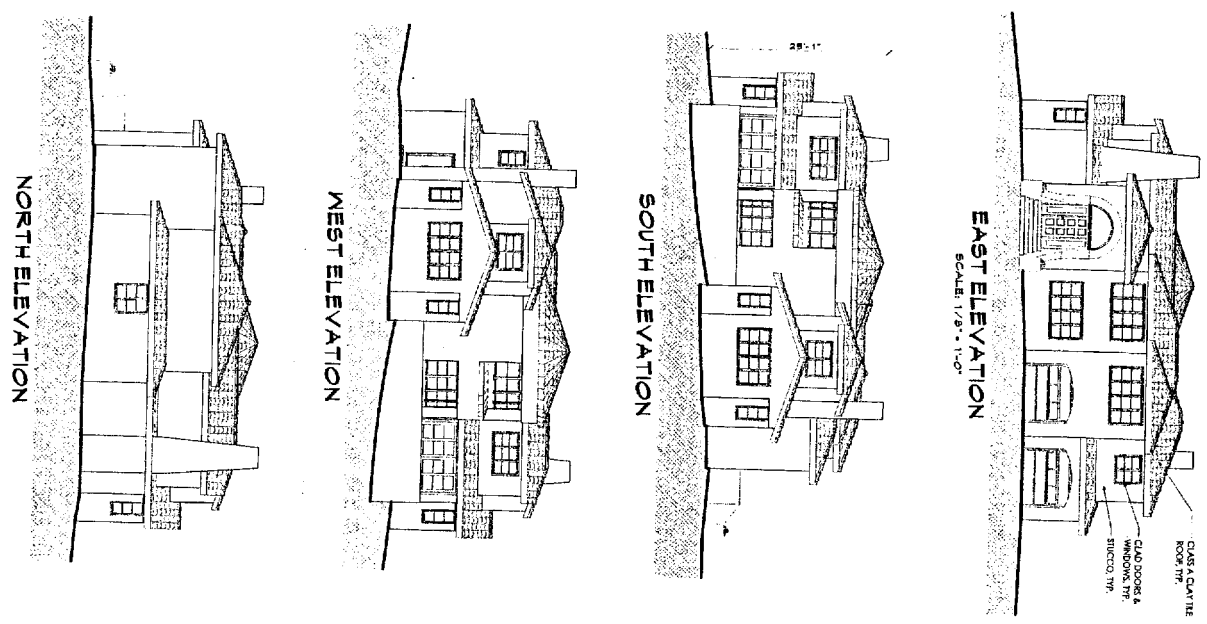
LOT #8

MONTEREY VILLAGE

Mar Sereno Village
Soquel Drive, Aptos, CA 95003

ROBERT PALMER A.I.A.
ARCHITECTURE & PLANNING
201 MONTEREY AVENUE SUITE F - CAPITOLA, CA 95016
(408) 475-7411

0480



**LOT 4
PROMENADE HOUSE**

LOT INFORMATION

LOT AREA: 15,217 SQ. FT.
 FOOTPRINT AREA: 2,850 SQ. FT.
 % OF COVERABLE: 18.40 %

FLOOR AREAS

UPPER FLOOR AREA: 1,920 SQ. FT.
 LOWER FLOOR AREA: 1,930 SQ. FT.
 TOTAL LIVING AREA: 3,850 SQ. FT.
 GARAGE: 540 SQ. FT.

50

EXHIBIT

D

Mar Serena Village
 Soquel Drive, Aptos, CA 95003

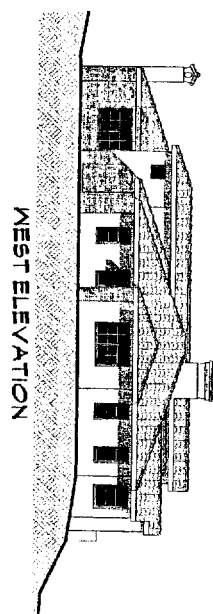
ROBERT PALMER A.I.A.
ARCHITECTURE & PLANNING
 201 MONTEREY AVENUE SUITE F - CAPITOLA, CA 95010
 (408) 475-7441

A-9

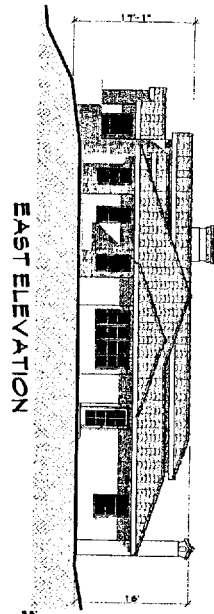
REVISIONS	DATE

23

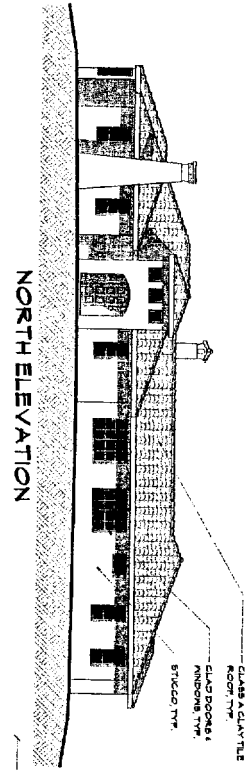
0481



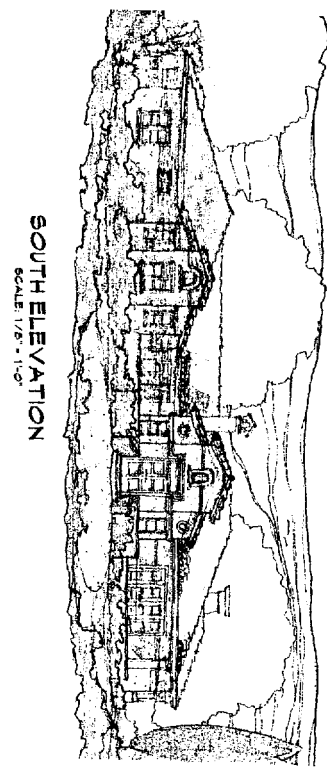
WEST ELEVATION



EAST ELEVATION

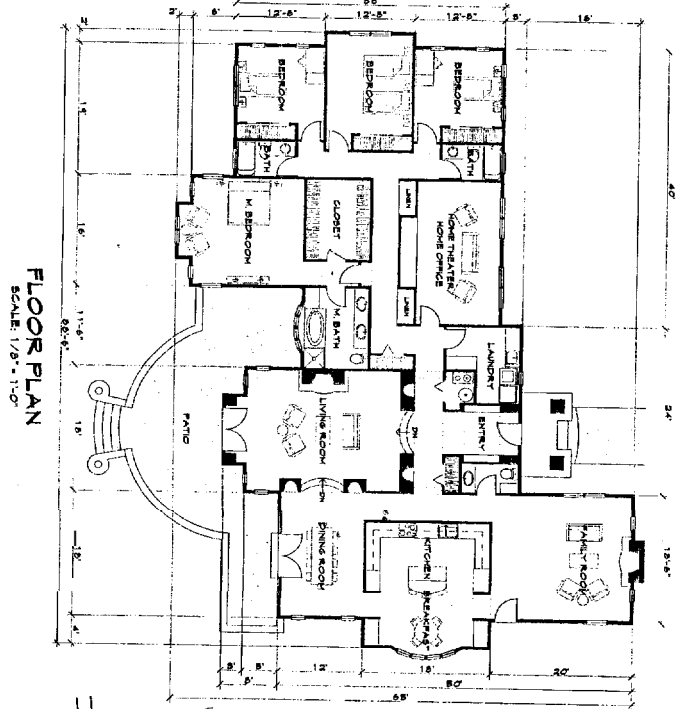


NORTH ELEVATION



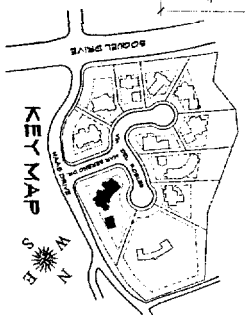
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



FLOOR PLAN

SCALE 1/8" = 1'-0"



KEY MAP

LOT 11
MEADOW HOUSE
LOT INFORMATION
LOT SIZE: 34,435 SQ. FT.
FOOTPRINT AREA: 8,005 SQ. FT.
% OF COVERAGE: 23.24 %
FLOOR AREAS
TOTAL LIVING AREA: 38,417 SQ. FT.
GARAGE: 4,777 SQ. FT.

51

EXHIBIT

D

73

A-11

LOT #11

Mar Serena Village
Soquel Drive, Aptos, CA 95003

ROBERT PALMER A.I.A.
ARCHITECTURE & PLANNING
201 MONTEREY AVENUE SUITE F - CAPITOLA, CA 95010
(408) 475-7441

KEY	SIZE	BOTANICAL NAME
-----	------	----------------

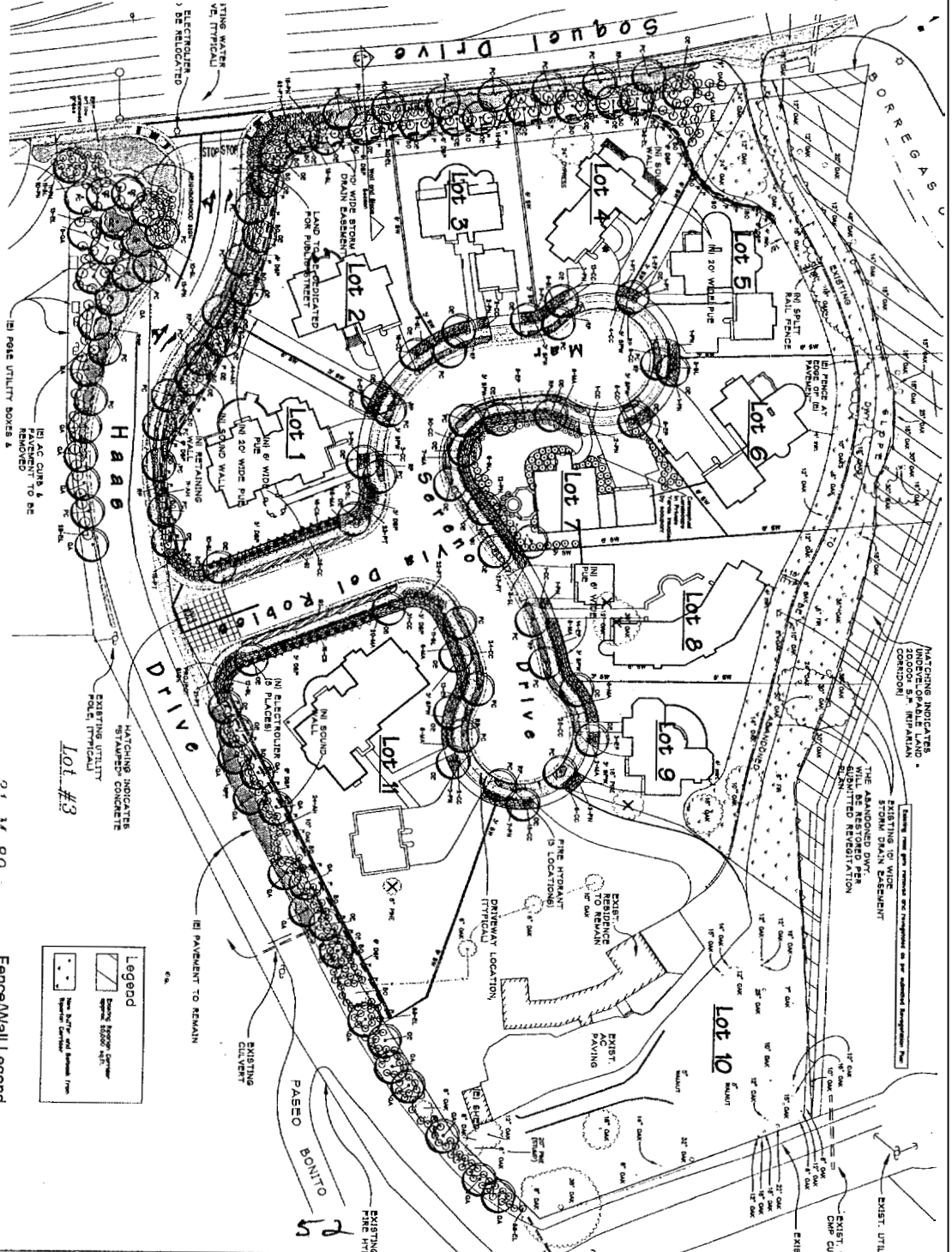
TCEES			
PC	56	<i>Pisonia oblativa</i>	Chinese Flaxtree
OC	18	<i>Carex neopinea</i> (Pursh.)	Prostrate Care
GA	15	<i>Quercus agrifolia</i>	Coast Live Oak
CS	Transplant	<i>Carex lasiocarpa</i> (Pursh.)	Italian Cypress
TALL shrubs	—		
RT	8	<i>Thuja plicata</i>	Sitka Spruce
PL	8	<i>Phytolacca fraxinea</i>	New Zealand Flax

It's not working drawing.

[illegible]

Trees: A mixture of deciduous and evergreen trees was planted. Trees, vines, and shrubs were used along the streets. Trees:

Spivak and Goodenough²². The learnability is more to reinforce the understanding theme of the curriculum, and the learning is done by working with the actual planning on the algorithmic level. The students are asked to make it possible to understand the data structures and algorithms. Finding is also shown between the data structures and algorithms. The journey is in a way, not seen as learning the ability to learn. The journey is in a way, not seen as learning the ability to learn.



1"=30'-0"



All frames/walls are majority of wood (not painted aluminum). Same frame considered r/a

Sheet L3

OPTIONAL \oplus 1/2 DAY 1/2 day student will participate with the 7th and 8th grade students during copy

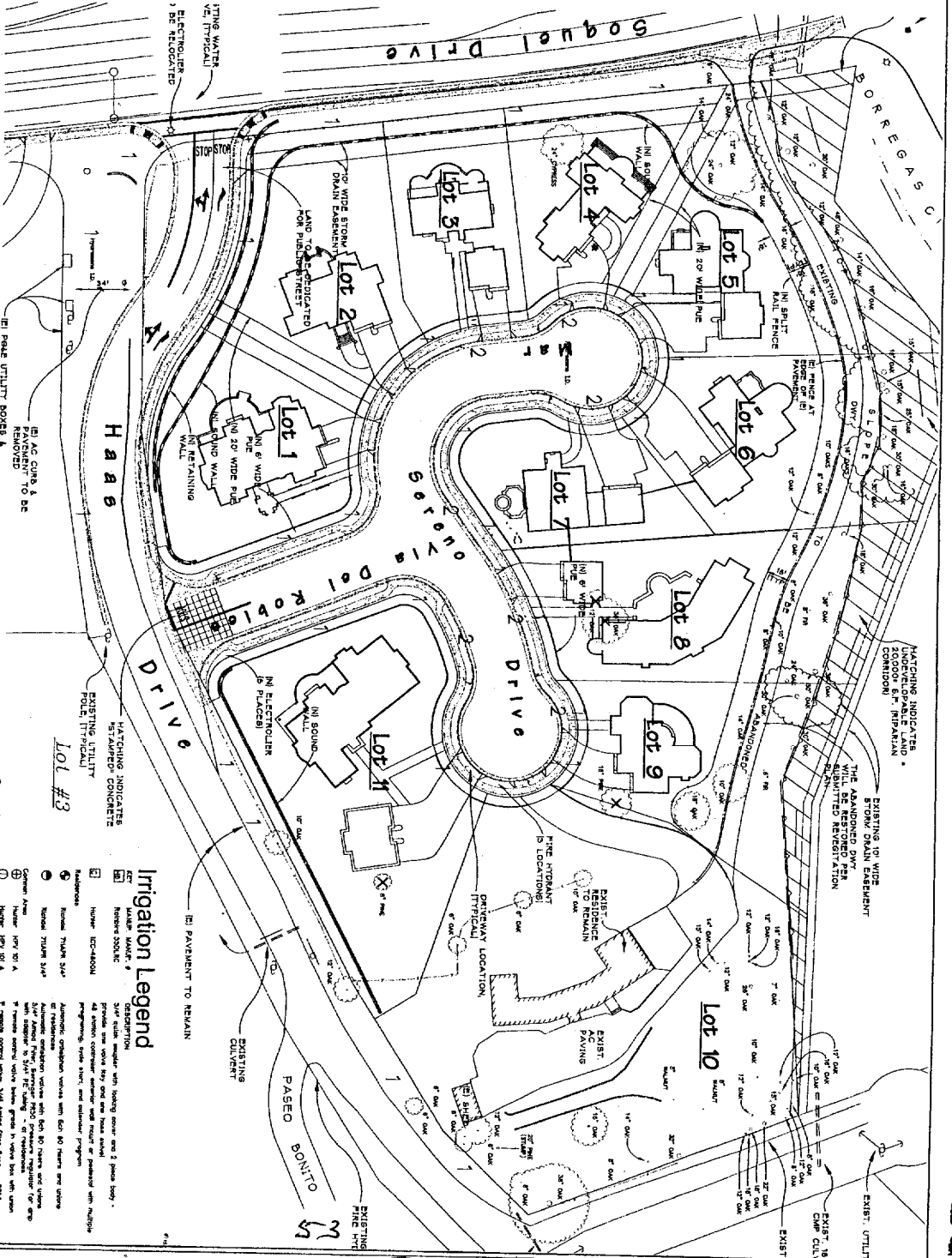
OPTIONAL \oplus 2/2 DAY 2/2 day student will be given jobs with students at elementary and very young. They will discuss at steps of utility economics and then make a list of their of these jobs on project with one class optional.

OPTIONAL \oplus 2/2 DAY 2/2 day student will be given 1st property lines steps from 1/2 day of first year student list.

41

New Buffer and Network from Reporter Carrier

EXHIBIT



MAR SERENO VILLAGE ESTATES

AT THOUSAND OAKS
APTOS, CALIFORNIA



A development of fine custom homes by:

Mar Sereno Estates, LLC

c/o S/R Development, LLC

P.O. Box 350

Aptos, California 95001-0350

(831) 685-9300 (831) 685-9311 facsimile

e-mail: bob@sarenterprises.net

MAR SERENO VILLAGE ESTATES

at

THOUSAND OAKS
Aptos, California

0486

ATTACHMENT

5

MAR SERENO VILLAGE ESTATES will be an exclusive enclave of 11 custom homes located on an elevated five acre knoll at the intersection of Soquel and Haas Drives in the sought after Santa Cruz County community of Aptos. The property is the site of the original home of the Haas family, who created the peaceful rural subdivision of *Thousand Oaks* in the early 1950's. The original Haas personal residence has been saved and tastefully renovated into an elegant new home with a Mediterranean theme. It will remain at its original site, located on the upper 1-1/4 acre portion of the property. Over the past 25 years, Soquel Drive, which fronts the planned subdivision, has evolved into an active arterial road that includes a variety of commercial and mid-density residential uses. The *Mar Sereno* parcel is directly adjacent to the southerly perimeter of Cabrillo College, which has been the catalyst for the transition of the area from rural residential to the active mixed use of today. Recent new development along Soquel Drive in this area includes the Aegis Elderly Care Facility and Heather Terrace residential subdivision of 60 new homes. Infill parcels along Soquel Drive, from Seacliff to Park Avenue, and the immediate general area have added approximately 30 additional homes on lots ranging from 5000 to 8000 square feet during the past five years. Currently, Cabrillo College is embarking on a major campus expansion and renovation, which will bring enrollment up to 12,000 students. The transition of the area, from its primarily rural residential past to the now more active suburban mixed use, has been taken into consideration in the layout of the *Mar Sereno* subdivision map. The original Haas residence, remaining on over a one acre level site, serves as a transition from the existing Upper Haas Drive residences, which sit on parcels between one and five acres. The new lots within the mid interior and along Haas Drive range from 1/4 to 1/2 acre in size. The lots fronting the higher density Soquel Drive are sized down to a 10,000 square foot minimum, to be more compatible with existing Soquel Drive uses.

Architect Robert Palmer, AIA of Capitola has created 10 new custom homes, specifically designed for each new lot at *Mar Sereno*. No two lots are the same within the subdivision, with each sized and oriented to take advantage of distant views of the Monterey Bay and the lovely panorama of oaks west and north of the site. An attractive stucco tile capped wall will surround the subdivision with extensive landscaping on the perimeter bank along Haas and Soquel Drives. All common areas will be permanently maintained through a newly created homeowners association. The homes range in size between approximately 2500 and 3800 square feet on new lots ranging between 10,000 and 26,000 square feet in size. The renovated Haas residence (renamed *The Vista House*) will sit on a one plus acre parcel. Every home is situated on its individual lot to maximize views and open space. Homes on lots that border both Haas and Soquel Drives have been given special exterior design treatment to the rear elevations in order to be visually pleasing to the existing neighborhood. Most homes in the subdivision are one and one-half story floor plans. The architectural theme of *Mar Sereno* will have a Mediterranean flavor, with authentic cap and pan tile roofs and a mix of stucco, wood, and cast stone trimmed exterior walls. Although each home is truly individual, there is definitely a *unifying theme* that gives *Mar Sereno* its own unique identity.

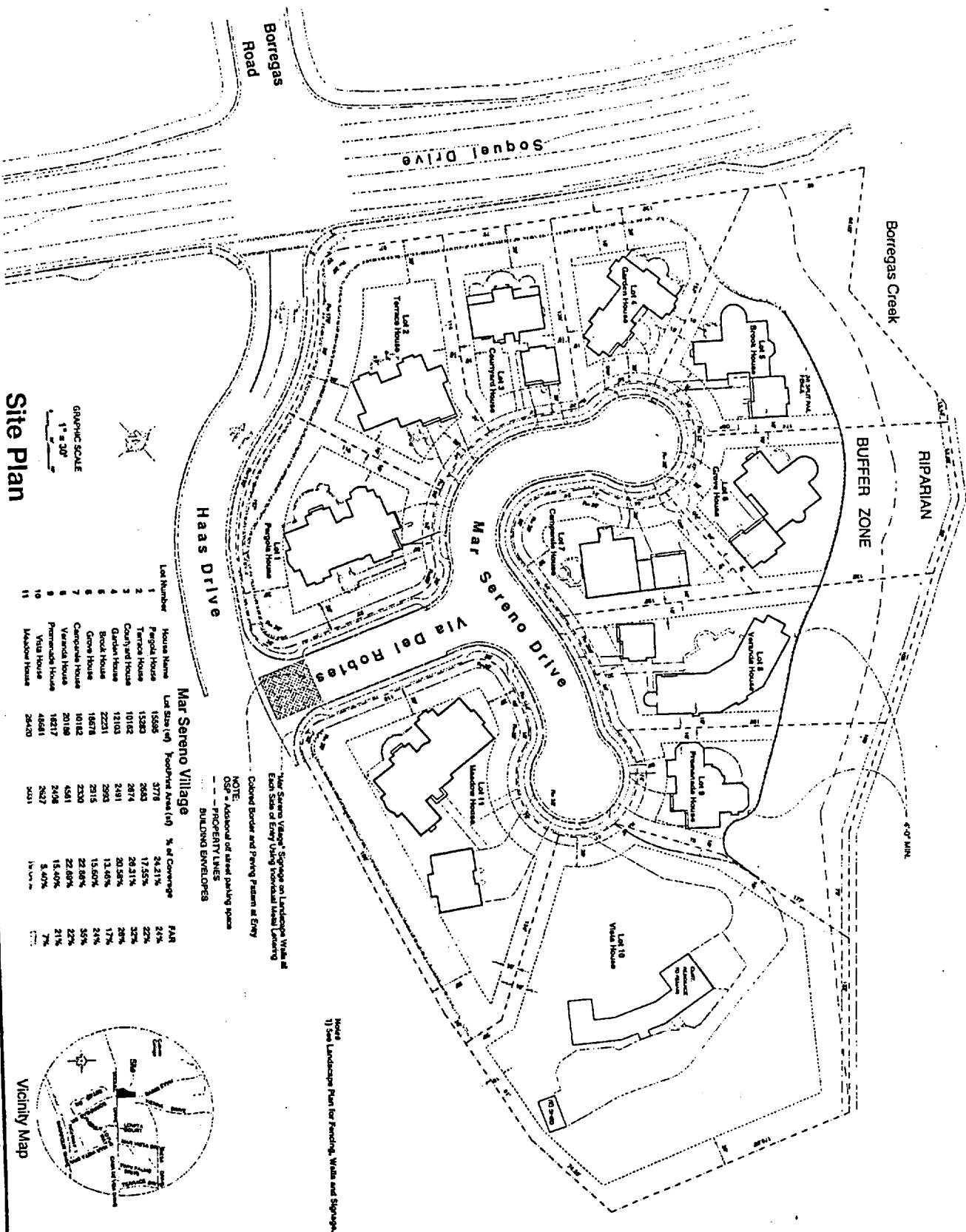
56x

A tremendous amount of thought has been expended to develop *Mar Sereno* into a quality addition to the Thousand Oaks neighborhood of Aptos. As an in-fill parcel, surrounded by a diverse mix of commercial, suburban, and rural residential properties, it is the developer's goal to compliment the existing neighboring properties, so that the development of *Mar Sereno Village* may be considered a positive addition to the neighborhood. We have met extensively with the neighbors at Thousand Oaks and have incorporated substantial modifications to our original subdivision plan to address most of the concerns raised. These changes include the following:

- Reducing the proposed subdivision density from 14 to 11 lots.
- Increasing the size of lots bordering Haas Drive to create a better transition from the larger existing parcels on upper Haas Drive.
- Lowering of height profiles of the proposed homes along Haas Drive.
- Redesigning the subdivision perimeter fence to a high quality stucco wall.
- Creation of a common area association to insure permanent upkeep and maintenance to the subdivision perimeter landscaped bank.
- Increasing rear lot setback lines on all lots along both Haas and Soquel Drives.
- Realigning the Haas Drive/Soquel Drive intersection to improve the present condition that results in unsafe left turns onto both Haas and Borregas Drives.

GENERAL HOME DESIGN CRITERIA

- Stucco, Stucco/Wood, Stucco/Cast Stone exteriors (no plywood siding)
- Mediterranean cap and pan clay or concrete tile roofs
- Wood or Clad windows
- Ornamental chimney cap or shroud
- Use of cast stone trim
- Entry wall treatment
- Sectional garage doors
- Stamped colored or aggregate concrete flatwork



Mar Sereno Village
Aptos, California

58

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 201 MONTEREY AVENUE SUITE F - CAPITOLA, CA 95010
 (831) 475-7441

0489

THE HOMES OF MAR SERENO VILLAGE

<u>THE HOME</u>	<u>LOT #</u>	<u>LOT SIZE (SQ.FT.)</u>	<u>HOME SIZE *</u>
<i>Pergola House</i>	<i>1</i>	<i>15,595</i>	<i>3130 sq.ft.</i>
<i>Terrace House</i>	<i>2</i>	<i>15,283</i>	<i>2914 sq.ft.</i>
<i>Courtyard House</i>	<i>3</i>	<i>10,162</i>	<i>2823 sq.ft.</i>
<i>Garden House</i>	<i>4</i>	<i>12,103</i>	<i>2476 sq.ft.</i>
<i>Brook House</i>	5	<i>22,231</i>	<i>3116 sq.ft.</i>
<i>Grove House</i>	<i>6</i>	<i>18,678</i>	<i>3724 sq.ft.</i>
<i>Campanile House</i>	<i>7</i>	<i>10,182</i>	<i>3112 sq.ft.</i>
<i>Veranda House</i>	<i>8</i>	<i>20,189</i>	<i>3876 sq.ft.</i>
<i>Promenade House</i>	<i>9</i>	<i>16,217</i>	<i>3099 sq.ft.</i>
<i>Vista House</i>	<i>10</i>	<i>48,681</i>	<i>2950 sq.ft.</i>
<i>Meadow House</i>	<i>11</i>	<i>26,120</i>	<i>3517 sq.ft.</i>

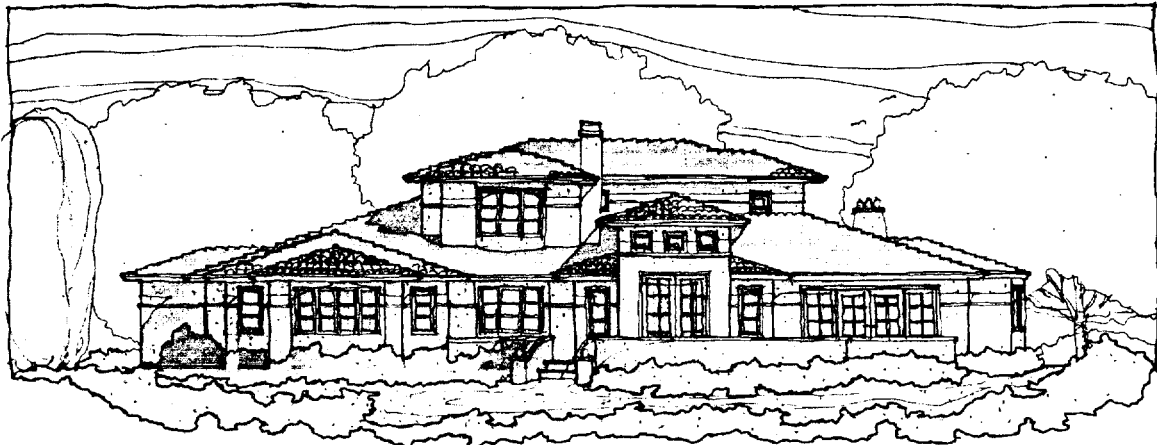
An approximate ½ acre Riparian Corridor running the entire length of the westerly property line is designated as undevelopable and will be left undisturbed as a beautiful back drop to the rear of Lots 5, 6, 8, & 9.

** Home sizes are preliminary estimates only and subject to final drawings*

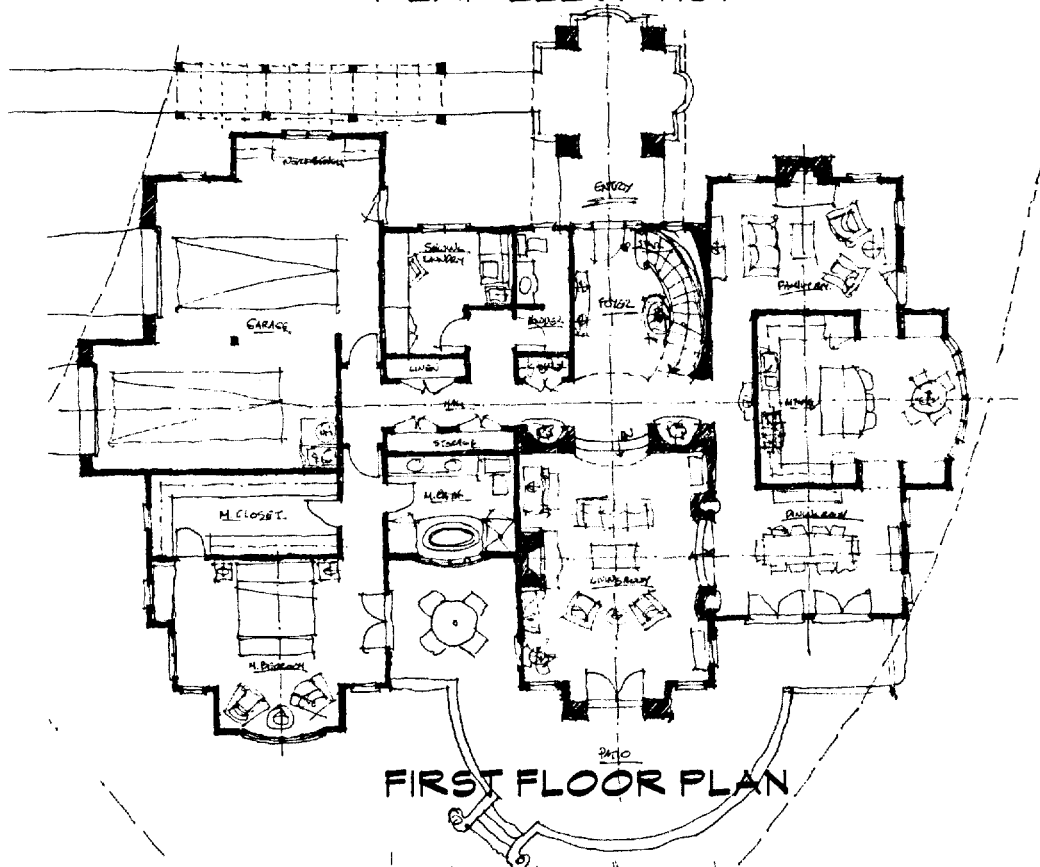
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73

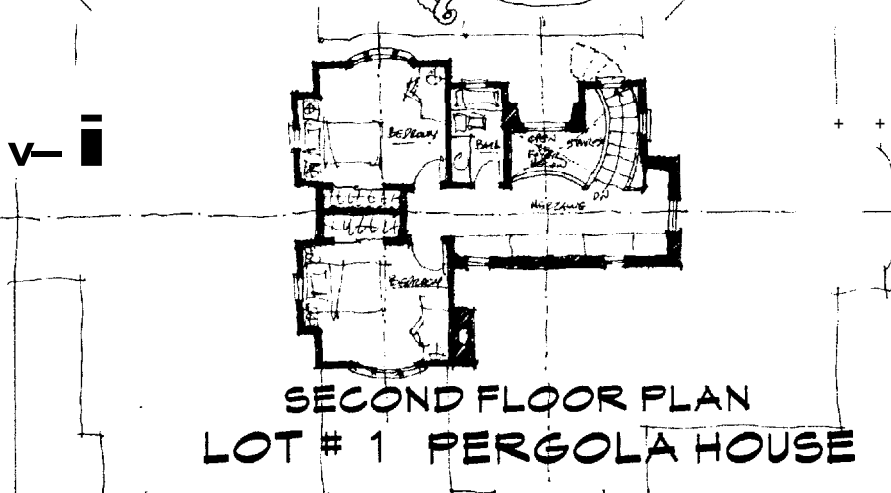
0490



REAR ELEVATION



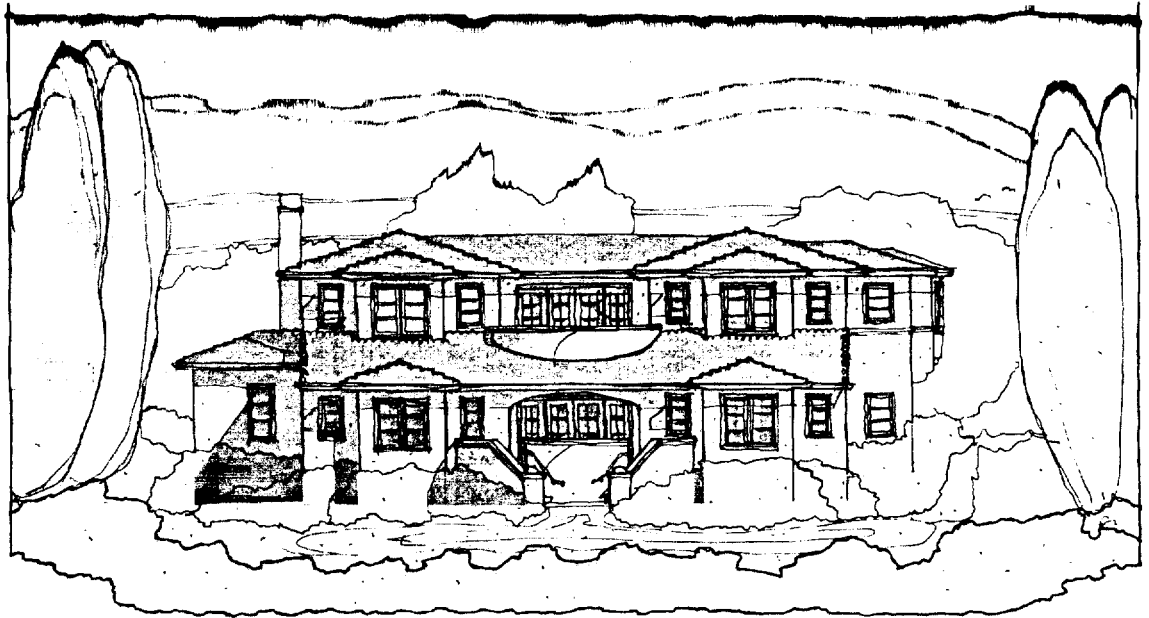
FIRST FLOOR PLAN



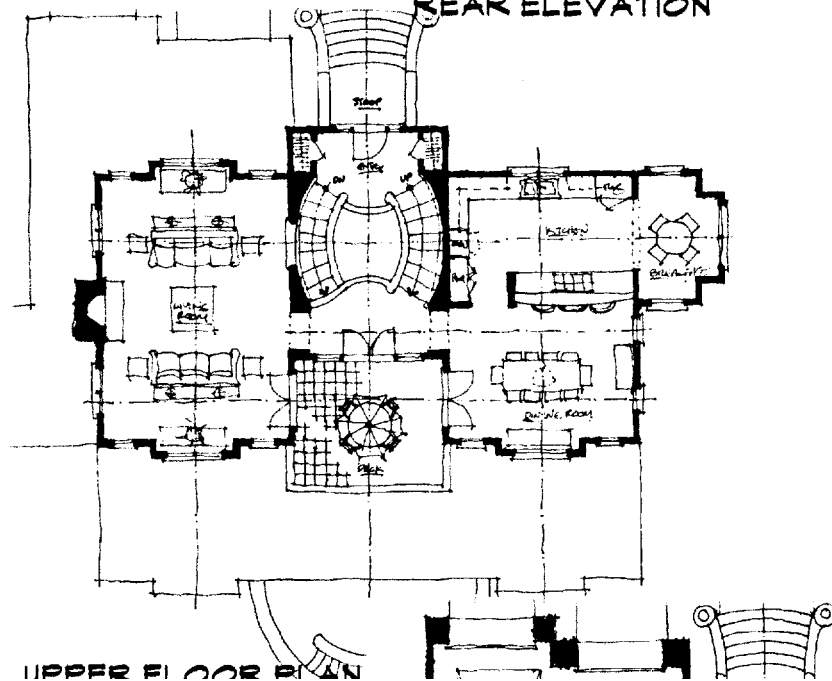
SECOND FLOOR PLAN
LOT # 1 PERGOLA HOUSE

0491

ATTACHMENT 5



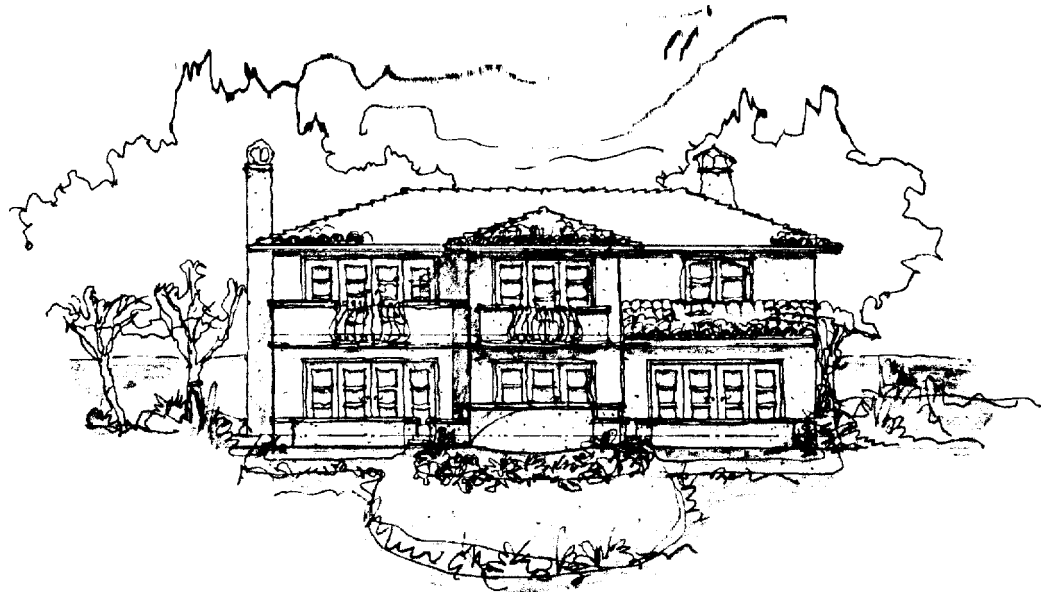
REAR ELEVATION



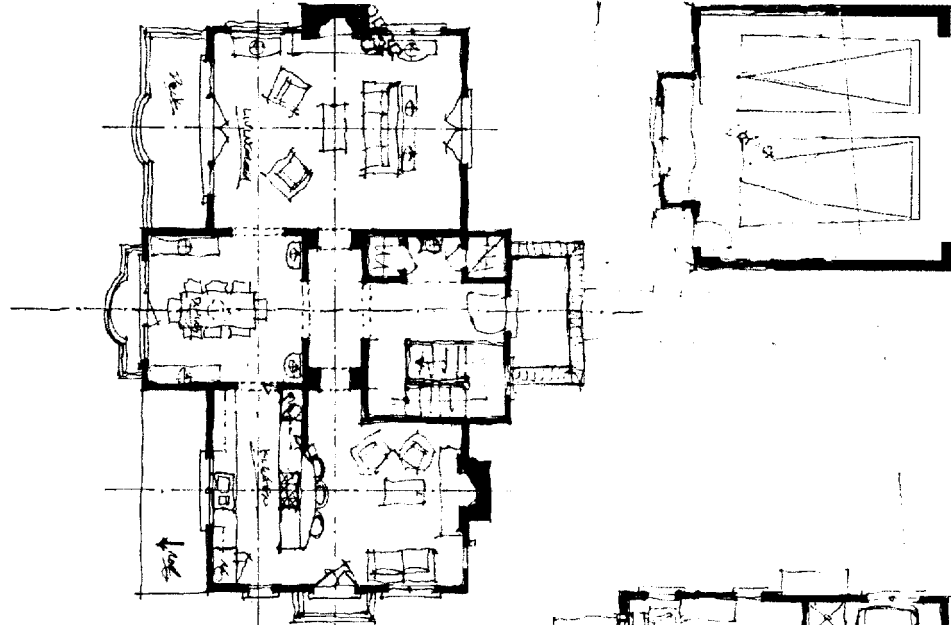
UPPER FLOOR PLAN

ATTACHMENT 5

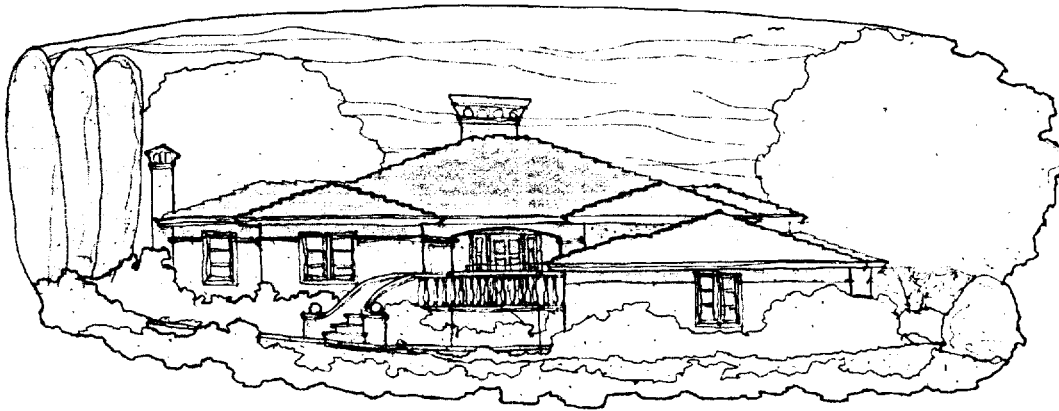
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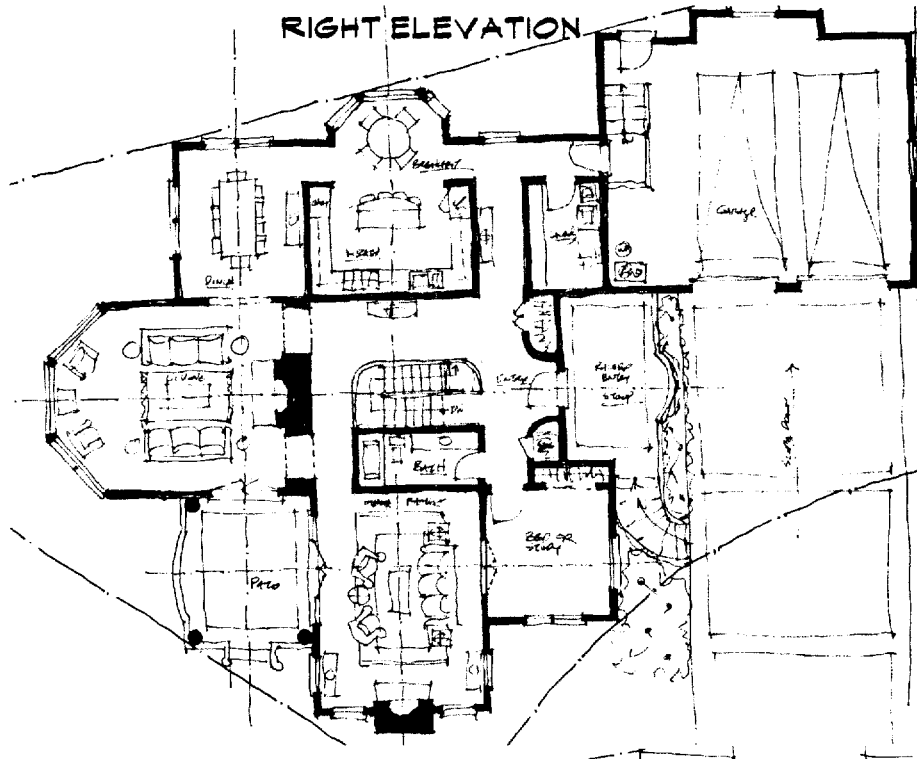
LOT # 3 - REAR ELEVATION



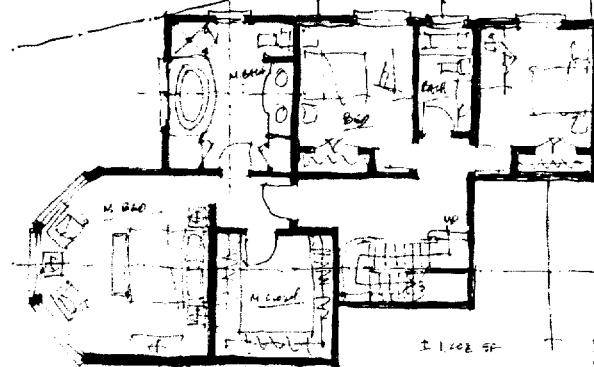
UPPER FLOOR PLAN



RIGHT ELEVATION



GROUND FLOOR PLAN



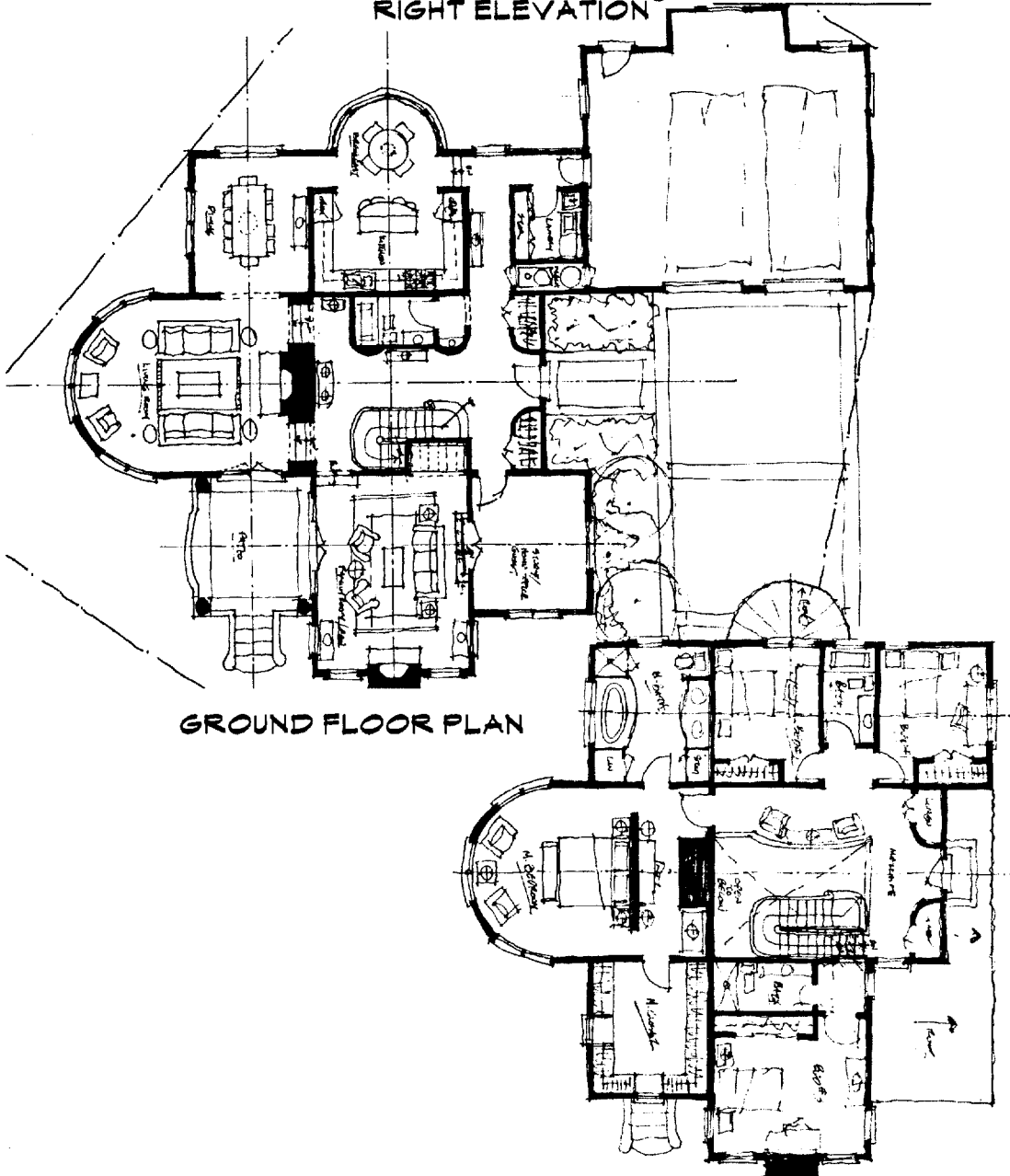
LOWER FLOOR PLAN

LOT 5 - BROOKHOUSE

64



RIGHT ELEVATION



GROUND FLOOR PLAN

UPPER FLOOR PLAN

LOT 6 GROVE HOUSE

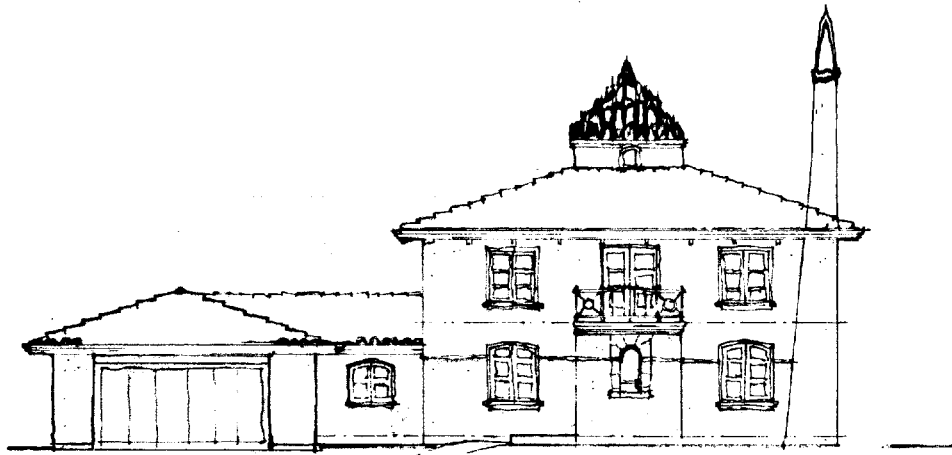
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73

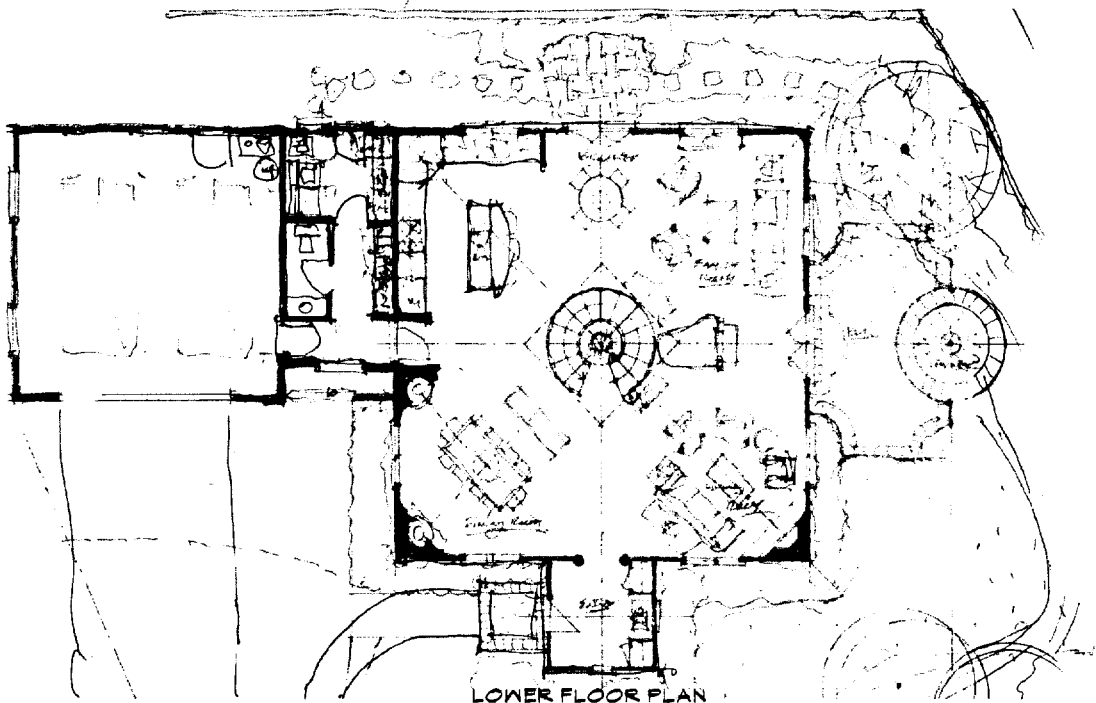
EXHIBIT E

0496

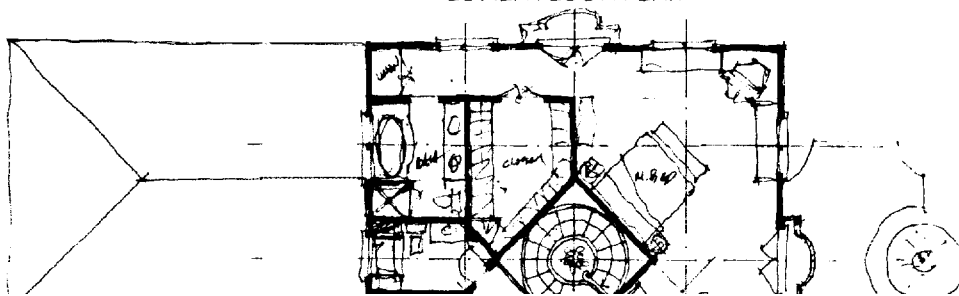
ATTACHMENT 5

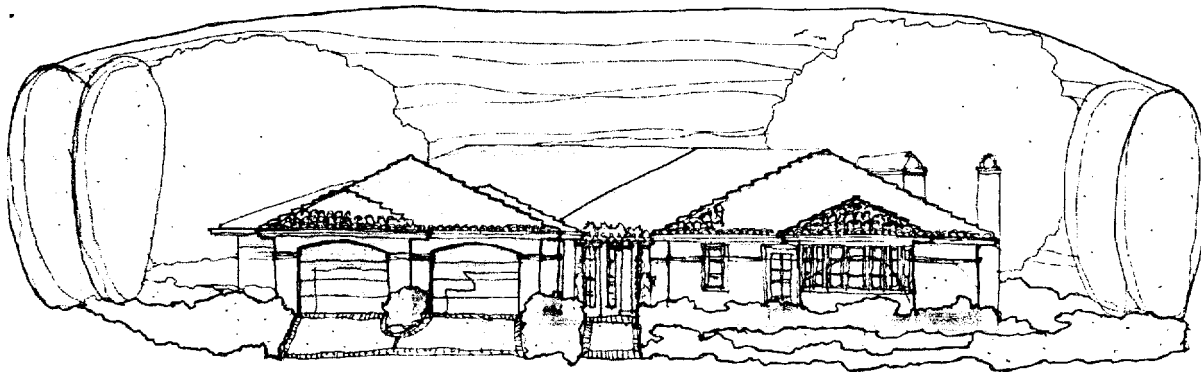


LOT 7 - CAMPANILE HOUSE
SIDE ELEVATION

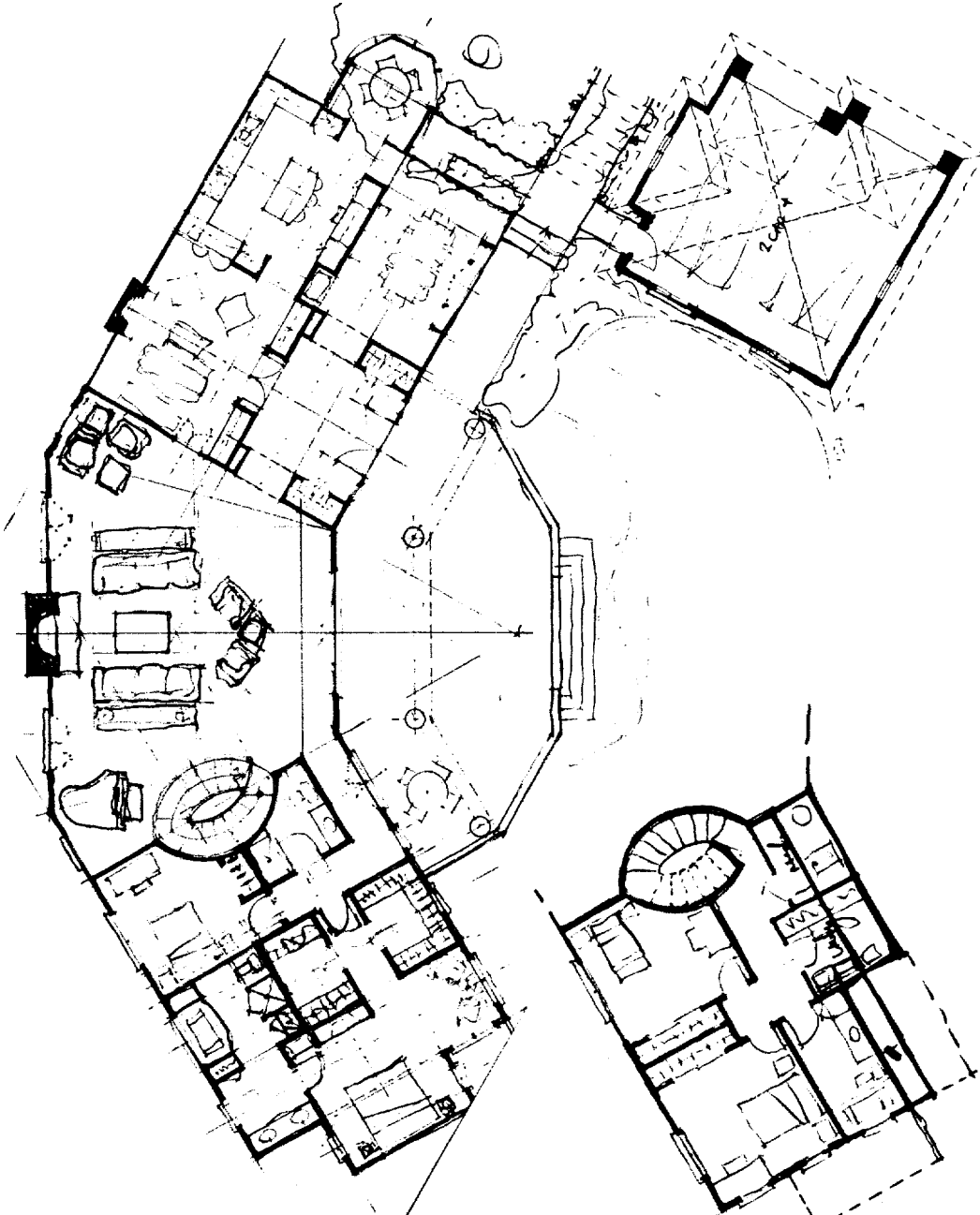


LOWER FLOOR PLAN





Front Elevation



GROUND FLOOR PLAN

LOWER FLOOR PLAN

Lot 8 VEKANDA HOUSE

67

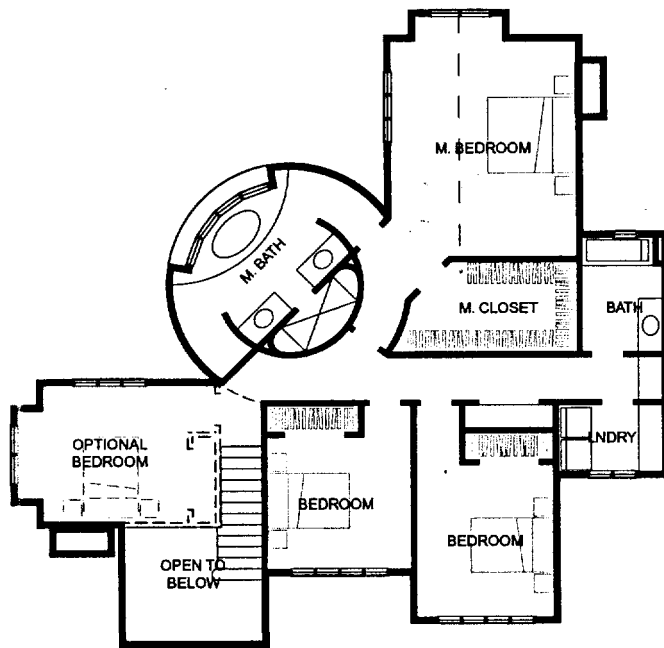
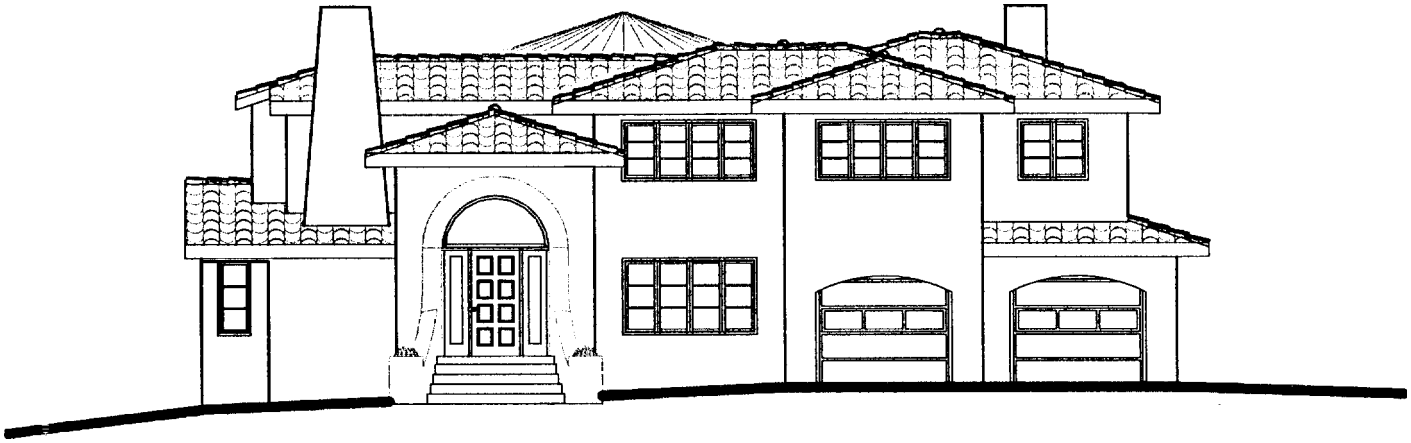
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EXHIBIT

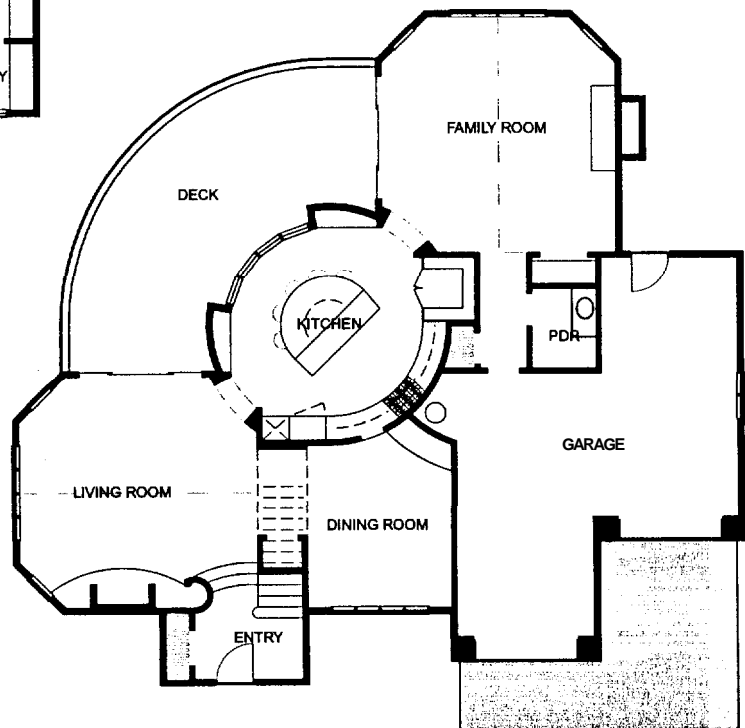
LOT 9 PROMENADE HOUSE

ATTACHMENT 5

0498



UPPER FLOOR PLAN



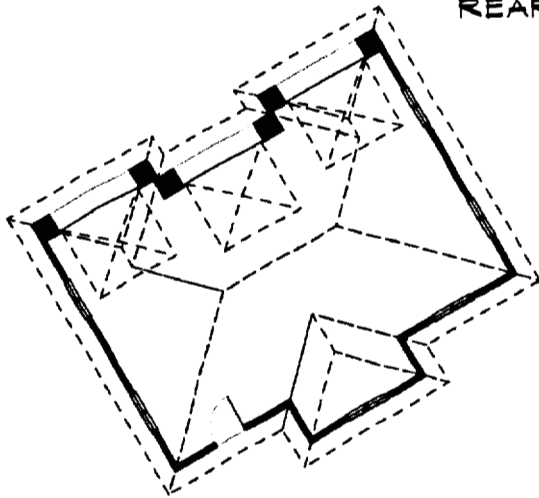
LOWER FLOOR PLAN

68

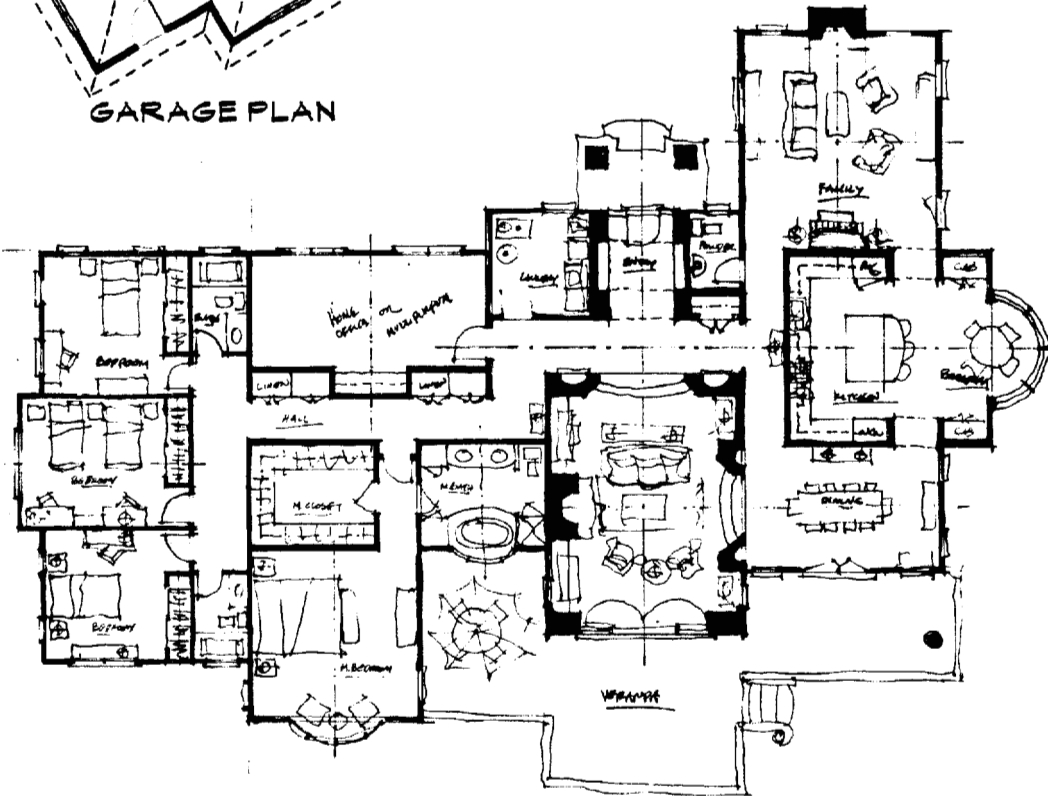
0499



REAR ELEVATION



GARAGE PLAN



FLOOR PLAN

LOT 11 MEADOW HOUSE

69

73

EXHIBIT E

0500

Storm Drainage Calculations

The project area drains into the adjacent watersheds, each of which take approximately one-half of the total area of the subject property (164 acres).

PRE-DEVELOPMENT RUNOFF

10 year storm = 10.44 IN/24 HRS
100 year storm = 15.84 IN/24 HRS

POST-DEVELOPMENT RUNOFF

10 year storm = 10.44 IN/24 HRS
100 year storm = 15.84 IN/24 HRS

The majority of runoff from the subject property drains to Borrajas Creek. The westerly one-half of the subject property drains to an adjacent gulch located west of Borrajas Creek.

General Notes

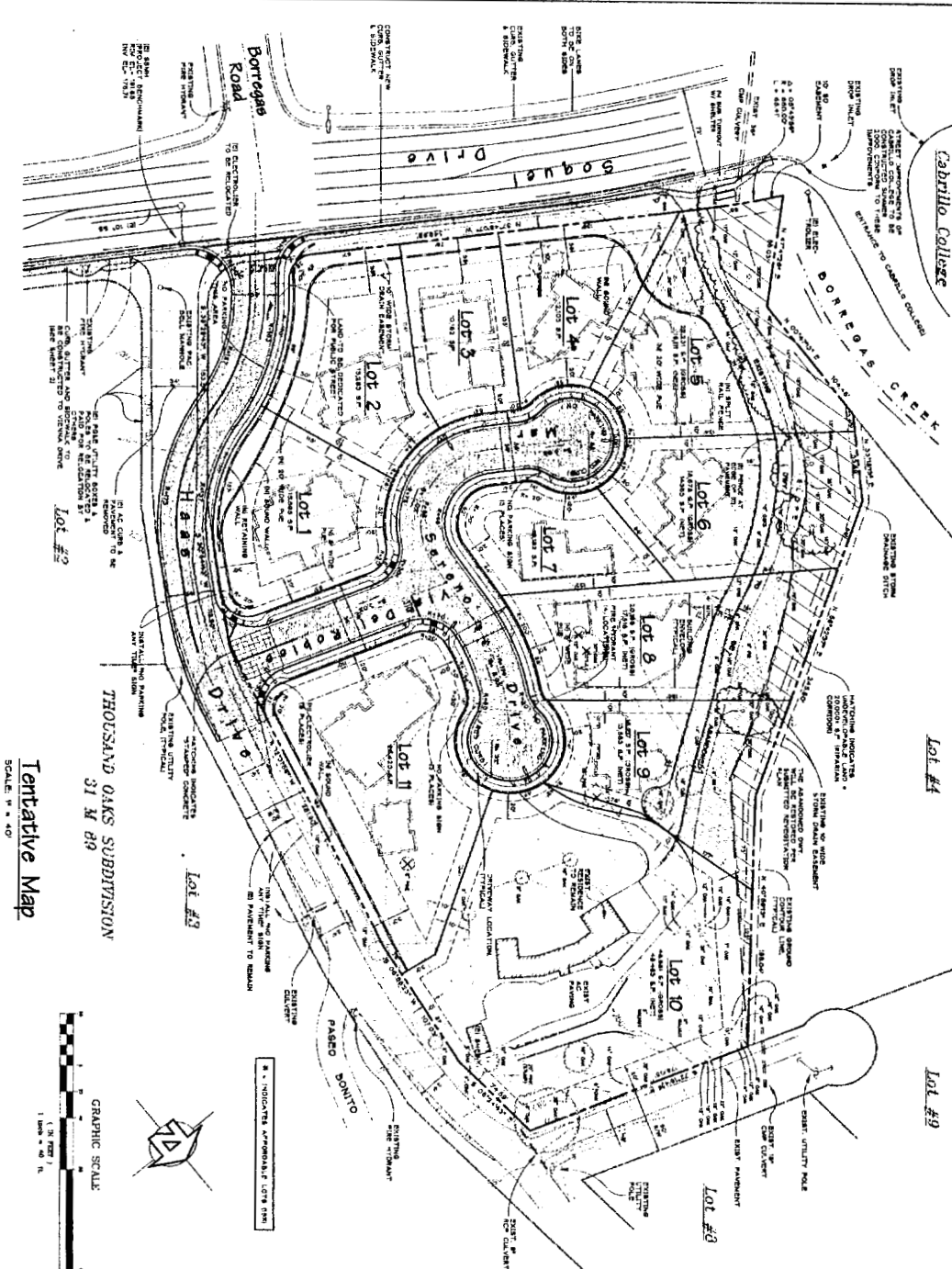
1. Proposed streets are to be cataloged such that the proposed improvements will meet County Standards and will be approved for Public Use.
2. Proposed improvements along Sequoia Drive are to conform to the approved County Plan Line for said street.
3. There are no existing structures within 100 feet of the boundary of this subdivision.

Project Benchmark

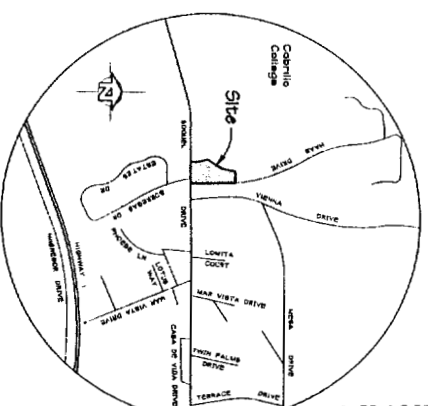
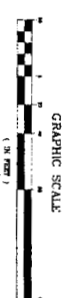
Center of existing survey corner located at the intersection of Sequoia Drive and Hissa Drive as shown on map, Enclosure - B.

Legend

- EXISTING SEPARATE COMMON
- EXISTING SURF AND RETAIN AREA



Tentative Map
SCALE 1" = 40'



Project Data

Owner & Subdivider

Robert Shide
S&B Development, LLC
P.O. Box 4309
Santa Cruz, California 95063-4309
Phone: (831) 420-1414 Fax: (831) 420-1401

Project Planner

Henderson-Shaft Land Use & Development Consultants
1111 North Main Street, Suite 401
Santa Cruz, California 95062
Phone: (831) 439-8882 Fax: (831) 439-8888

Project Area

Lot #1 of the "Thousand Oaks" Subdivision (see 19) W/ing of Sequoia Drive
Site Area = 254,535 Sq. Ft. or 5.84 AC.

Existing Use

One Single-Family Dwelling - Vacant Lot

Proposed Use

11 Single-Family Lots

Existing Zoning

R-1 - 11 Acre

Proposed Zoning

R-1-10

General Plan Designation

R-1-10 - (Urban Very Low-Density Residential)

Water Supply

Sequoia Creek Water District

Sewage Disposal

Santa Cruz County Sanitation District

Gas & Electric

Pacific Gas & Electric Company

Telephone Service

Pacific Bell

Assessor's Parcel Number 039-061-07		Tentative Map - Tract No. 1418	
DATE 10/21/98		Mar Sereno Estates	
SCALE 1" = 40'		6787 Sequoia Drive, Aptos, California	
DESIGN	PLAN	DRWN	BY

Willand ENGINEERS, INC.
CIVIL ENGINEERING • LAND SURVEYING • STRUCTURAL DESIGN

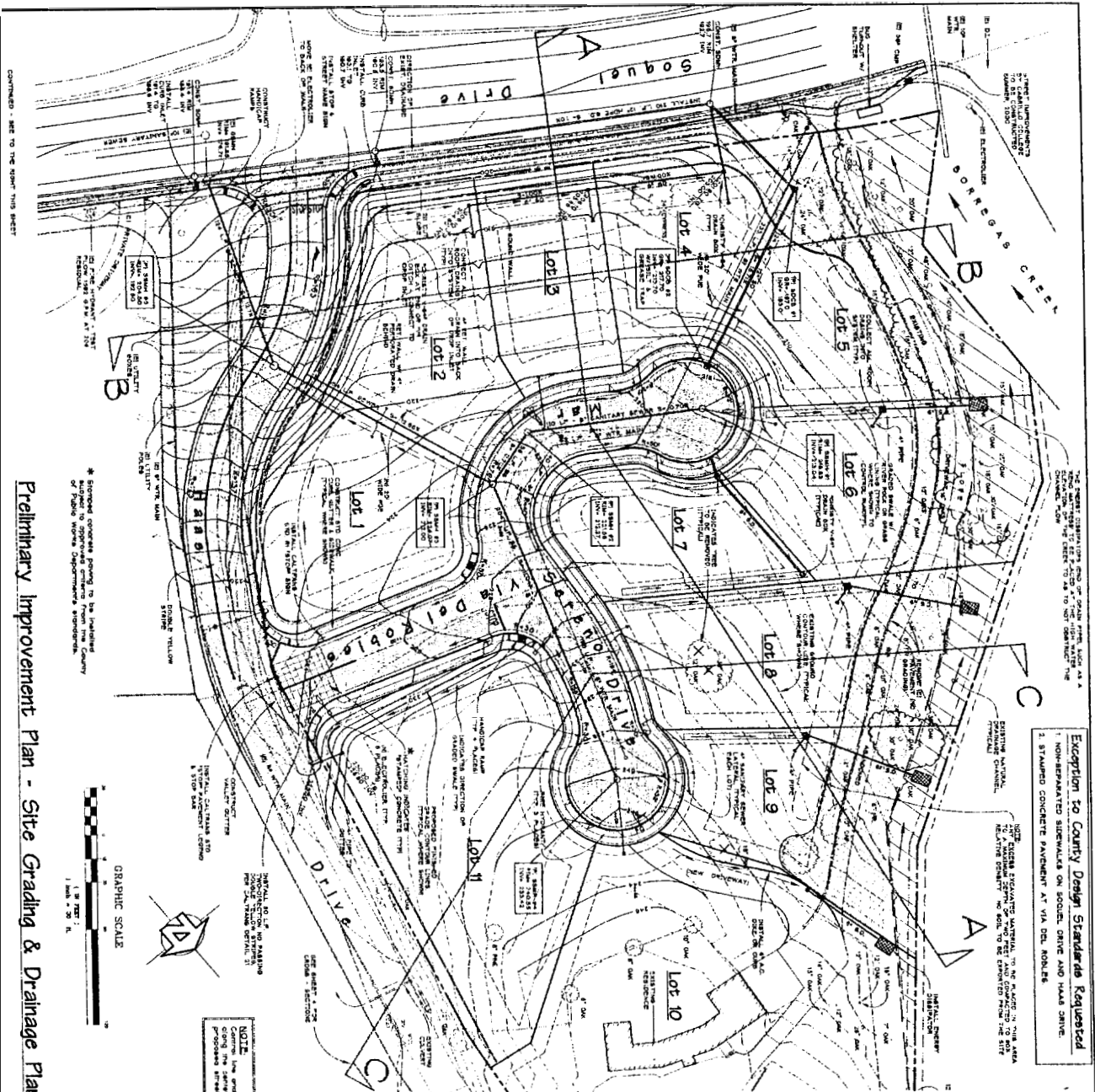
1100 WATER STREET
SANTA CRUZ, CA 95062
TEL (831) 428-5313
FAX (831) 428-1785

REVISIONS:
4/10/00 PER COUNTY COMMENTS
8/10/00 PER COUNTY COMMENTS

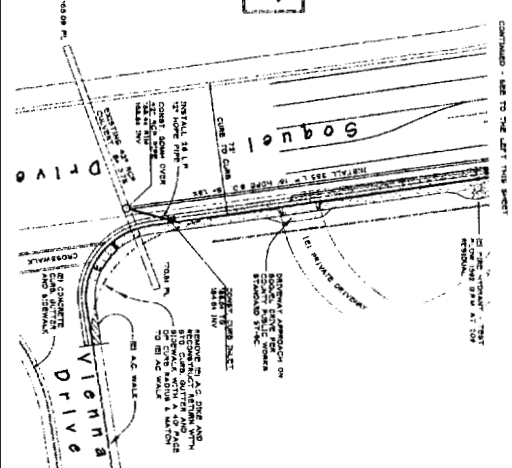
APPROVED: [Signature]
RECORDED PER COUNTY 11/1/02



0501



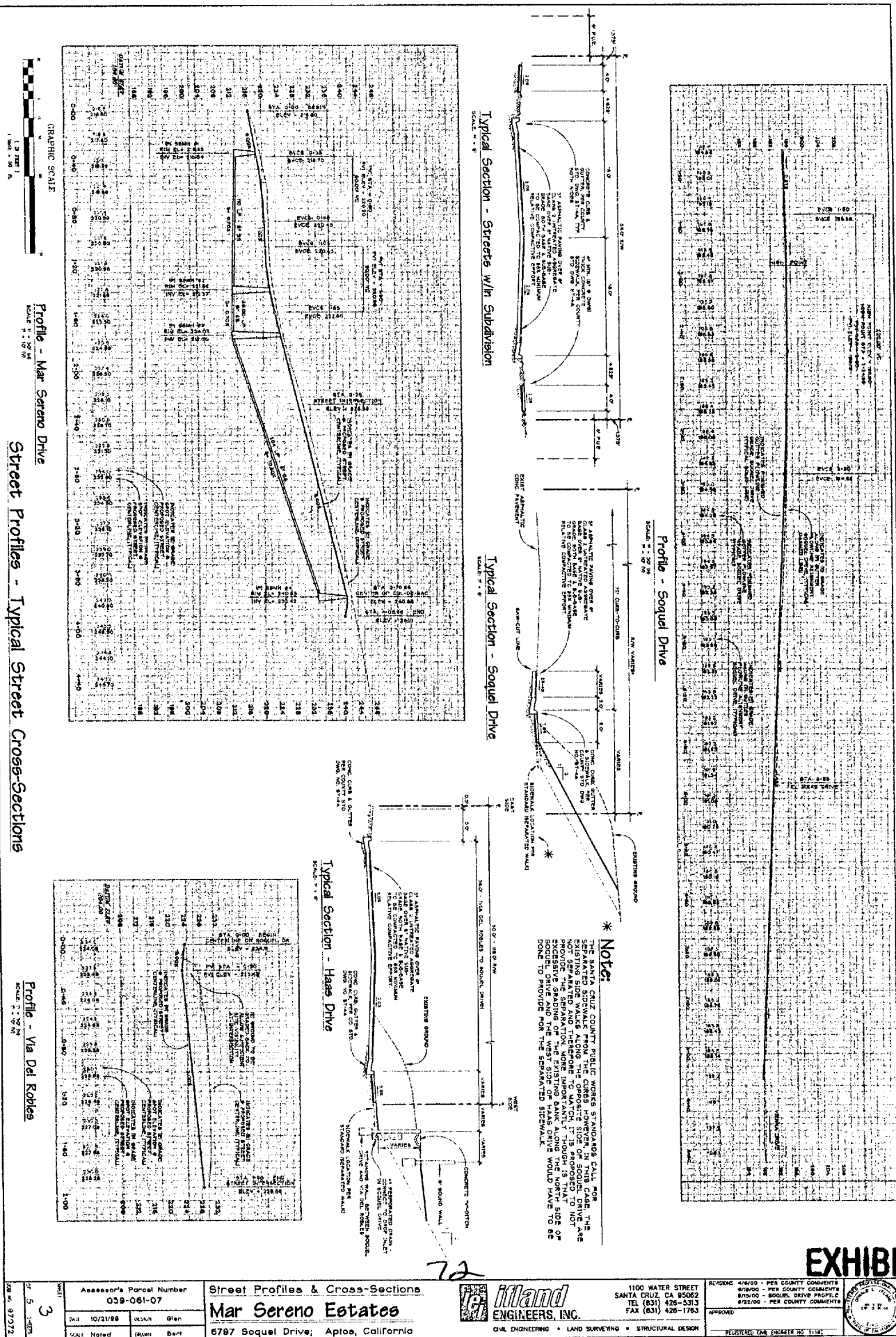
Preliminary Improvement Plan - Site Grading & Drainage Plan



Preliminary Earthwork Quantities

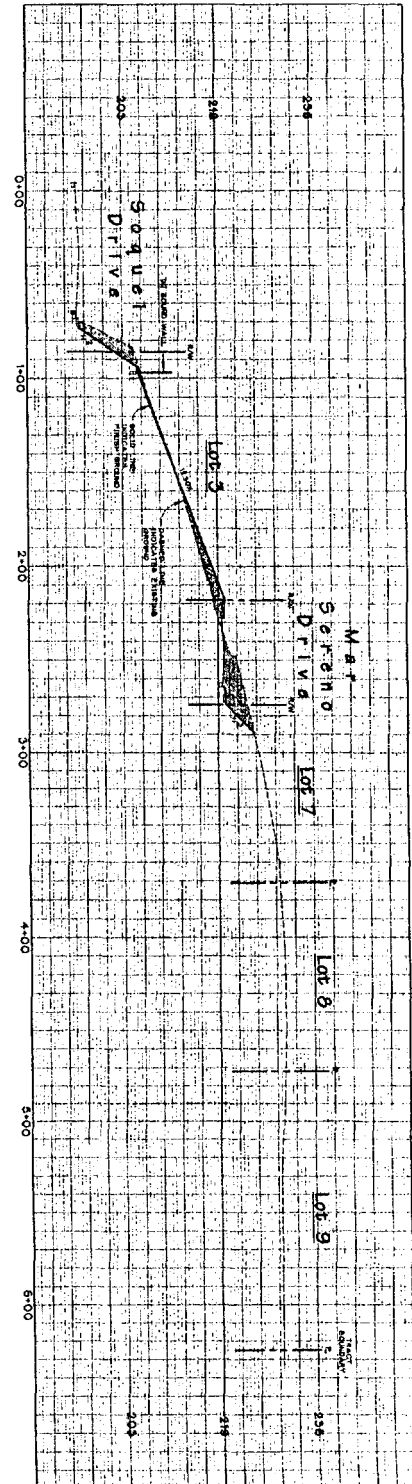
ITEM	QUANTITY
1. 3,500 CUBIC YARDS EXCAVATION	3,500 CUBIC YARDS
2. 3,500 CUBIC YARDS - BALANCE OF SITE	3,500 CUBIC YARDS
3. 3,500 CUBIC YARDS - BALANCE OF SITE	3,500 CUBIC YARDS

- Erosion Control Notes:**
- Between October 15 and April 15, erosion control shall be provided from erosion of all exposed soil surfaces. Erosion control shall be provided from erosion of all exposed soil surfaces.
 - All erosion control shall be provided from erosion of all exposed soil surfaces. Erosion control shall be provided from erosion of all exposed soil surfaces.
 - During construction, erosion control shall be provided from erosion of all exposed soil surfaces. Erosion control shall be provided from erosion of all exposed soil surfaces.
 - During construction, erosion control shall be provided from erosion of all exposed soil surfaces. Erosion control shall be provided from erosion of all exposed soil surfaces.
 - During construction, erosion control shall be provided from erosion of all exposed soil surfaces. Erosion control shall be provided from erosion of all exposed soil surfaces.
- Grading Notes:**
- All recommendations and forms in the Grading and Drainage Manual shall be followed.
 - Grading shall be completed prior to the start of construction.
 - Grading shall be completed prior to the start of construction.
 - Grading shall be completed prior to the start of construction.
 - Grading shall be completed prior to the start of construction.
- Note Required per Aptos / La Selva Fire District:**
- A fire department representative shall be present during construction to monitor fire safety. A fire department representative shall be present during construction to monitor fire safety.

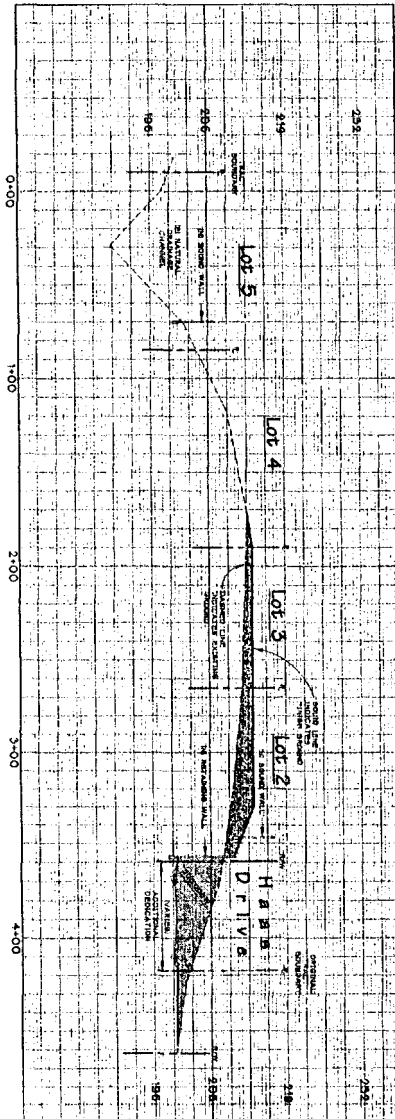


0503

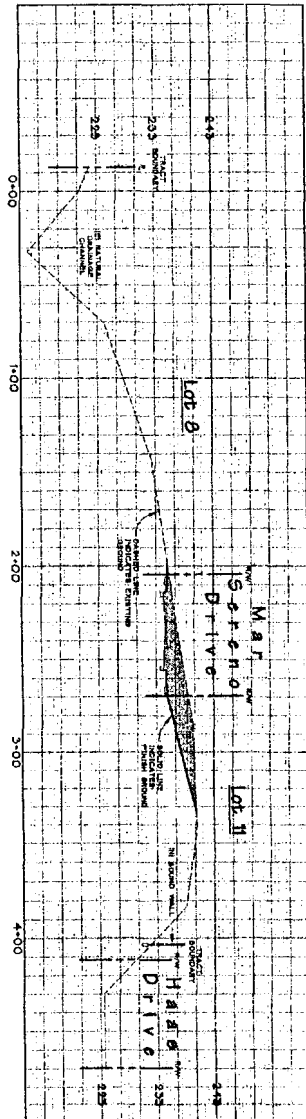
Section A-A
SCALE: 1" = 20' HORIZONTAL, 1" = 10' VERTICAL



Section B-B
SCALE: 1" = 20' HORIZONTAL, 1" = 10' VERTICAL



Section C-C
SCALE: 1" = 20' HORIZONTAL, 1" = 10' VERTICAL



73

73

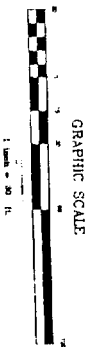
EXHIBIT E

Assessor's Parcel Number 039-061-07		Cross Section - Site Grading Mar Sereno Estates 6797 Soquel Drive, Aptos, California		 1100 WATER STREET SANTA CRUZ, CA 95062 TEL (831) 428-5313 FAX (831) 428-1783 CIVIL ENGINEERING • LAND SURVEYING • STRUCTURAL DESIGN		REVISIONS 4/8/00 PER COUNTY COMMENTS APPROVED: REGISTERED CIVIL ENGINEER (C.E.)	
DATE	10/21/88	BY	SKN	CHK	SKN	DATE	10/21/88
SCALE	AS SHOWN	DRAWN	SKN	DATE	10/21/88	BY	SKN

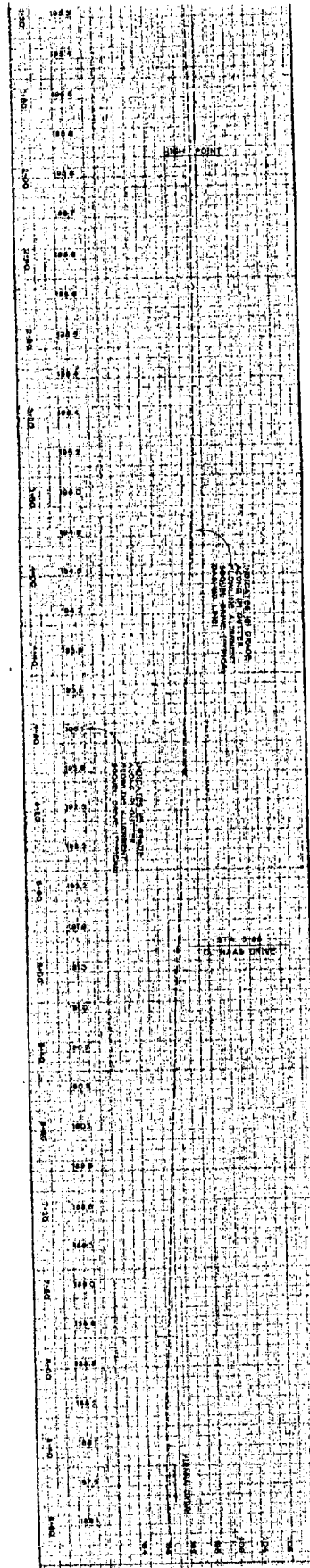
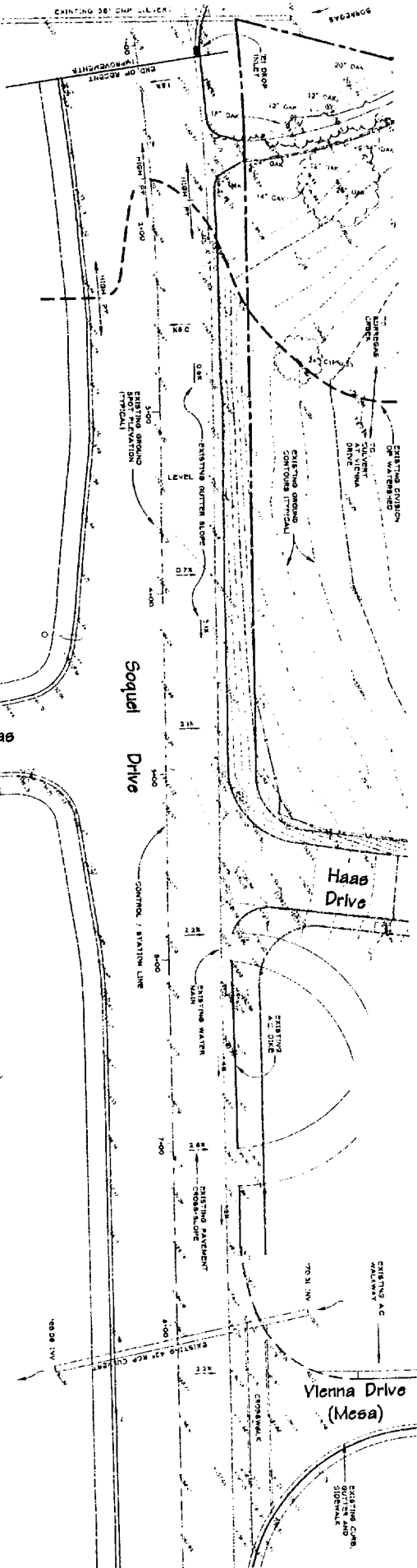
0504

Soquel Drive - Existing Conditions

SCALE 1" = 10'



GRAPHIC SCALE



73

74

EXHIBIT E

Assessor's Parcel Number 039-061-07		Soquel Drive - Existing Conditions	
JAIL 8/15/00 6:51 AM Glen		Mar Sereno Estates	
TIME 1" = 30' DTHN Jan		6787 Soquel Drive, Aptos, California	

Willand
ENGINEERS, INC.

CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN

1100 WATER STREET
SANTA CRUZ, CA 95062
TEL (831) 428-5313
FAX (831) 428-1763

REVISIONS 8/13/00 - ADD TO TENTATIVE MAP

APPROVED

REGISTERED CIVIL ENGINEER NO. 11197





County of Santa Cruz 0505

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 400, SANTA CRUZ, CA 950604073

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

ALVIN D. JAMES, DIRECTOR

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: HAMILTON-SWIFT FOR S.A.R ENTERPRISES

APPLICATION NO.: 99-0801

APN: 039-061-07

The Environmental Coordinator has reviewed the Initial Study for your application and made the following preliminary determination:

 Negative Declaration
(Your project will not have a significant impact on the environment.)

 X Mitigations will be attached to the Negative Declaration.

 No mitigations will be attached.

 Environmental Impact Report
(Your project may have a significant effect on the environment. An EIR must be prepared to address the potential impacts.)

Please contact Ken Hart, Environmental Coordinator at (831) 454-3127, if you wish to comment on the preliminary determination. Comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: OCTOBER 31, 2001

CATHY GRAVES

Staff Planner

Phone: 831-454-3141

Date: OCTOBER 09, 2001

75

73

EXHIBIT F



County of Santa Cruz 0506

ATTACHMENT 5

PLANNING DEPARTMENT

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

ALVIN D. JAMES, DIRECTOR

Dear Project Applicant:

The enclosed document is your copy of the Negative Declaration issued by the Environmental Coordinator for your project. Any conditions attached to the Negative Declaration will be incorporated into any Development Permit approved for your project. The primary purpose of this letter, however, is to notify you about a state law (California Code of Regulations, Title 14, Section 753.5) which requires applicants to pay a Negative Declaration filing fee to the Clerk of the Board of Supervisors prior to commencement of an approved project,

This law requires project applicants to pay \$1,250.00 fee at the time the Environmental Notice of Determination is filed with the Clerk of the Board of Supervisors (directly after project approval) when the project may affect wildlife resources. If your project will have no impact on wildlife resources, then a "Certificate of Fee Exemption" is attached to this letter and no Fish and Game fee is required. However, a \$25.00 document filing fee is still required, as discussed below.

According to the State law, projects are not vested, final or operative until the appropriate fee is paid. In addition, the Clerk of the Board is required to report the posting of ALL Environmental Notices of Determination to the California Department of Fish and Game and to notify them if the required fee has been paid. It is the applicant's responsibility to pay the fee to the Clerk of the Board who then forwards the fee to the State. These fees are used by the State to fund state wildlife habitat management and restoration programs. The law also allows Counties to charge a \$25.00 filing and processing fee for all Notices of Determination, regardless of whether the Fish and Game fee is required.

Your filing fee is \$25.00/\$1275.00 (circle one) and should be paid **AFTER PROJECT APPROVAL** at the Clerk of the Board of Supervisors in Room 500 of the County Governmental Center, 701 Ocean Street, Santa Cruz, CA 95060. Checks should be made payable to the County of Santa Cruz. **PAYMENT PRIOR TO PROJECT APPROVAL CANNOT BE ACCEPTED BY THE CLERK OF THE BOARD. IN ADDITION, IF YOUR FILING FEE IS \$25.00 PAYMENT CANNOT BE ACCEPTED UNLESS IT IS ACCOMPANIED BY THE CERTIFICATE OF FEE EXCEPTION [ATTACHED TO THIS LETTER].** If you have any questions about the payment of this required fee, please contact the Clerk of the Board at (831) 454-2323.

Sincerely yours,

KEN HART
Environmental Coordinator

CERTIFICATE OF FEE EXEMPTION

0507

De minimis Impact Finding

Project Title/Location (Santa Cruz County):

99-0301

HAMILTON-SWIFT FOR S.A.R. ENTERPRISES

Project Description:


Proposal to rezone property from the "R-1-1 acre" single family residential, one acre minimum parcel size zone district to the "R-1-10" single family residential, 10,000 square foot minimum parcel size zone district. Also proposed is the creation of eleven single-family residential parcels where one parcel currently exists and construction of ten new single-family homes. The existing single family dwelling on the parcel would be retained. This proposal requires a Rezoning, a Subdivision, a Roadway/Roadside Exception, a Residential Development Permit to exceed the maximum three-foot high fence in a yard abutting a street, and Preliminary Grading Approval to cut and fill approximately 5,500 cubic yards of earth.

Findings of Exemption (attach as necessary):

An Initial Study has been prepared for this project by the County Planning Department according to the provisions of CEQA. This analysis shows that the project will not create any potential for adverse environmental effects on wildlife resources.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

for 
KEN HART
Environmental Coordinator
for Alvin D. James, Planning Director
County of Santa Cruz

Date: 10/31/01



County of Santa Cruz

ATTACHMENT 5

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060-4000

0508

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

ALVIN D. JAMES, DIRECTOR

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

99-0801 HAMILTON-SWIFT FOR S.A.R. ENTERPRISES

Proposal to rezone property from the "R-1-1 acre" single family residential, one acre minimum parcel size zone district to the "R-1-10" single family residential, 10,000 square foot minimum parcel size zone district. Also proposed is the creation of eleven single-family residential parcels where one parcel currently exists and construction of ten new single-family homes. The existing single family dwelling on the parcel would be retained. This proposal requires a Rezoning, a Subdivision, a Roadway/Roadside Exception, a Residential Development Permit to exceed the maximum three-foot high fence in a yard abutting a street, and Preliminary Grading Approval to cut and fill approximately 5,500 cubic yards of earth.

APN: 039-061-07

CATHY GRAVES, PROJECT PLANNER

ZONE DISTRICT: R-1-1

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

XX Are Attached

Review Period Ends October 31, 2001.

Date Approved By Environmental Coordinator October 31, 2001.

for: Ken Hart Paul Levine
Environmental Coordinator
(831) 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: _____

NEGATIVE DECLARATION MIGITATIONS

1. To avoid soil instability and foundation instability problems related to project construction, the owner/applicant shall follow all recommendations of the geotechnical report prepared by Raas and Associates for this project dated October 1998 and its Addendum dated September 27, 2001 in the grading work and construction of drainage improvements and dwellings of the subdivision. All recommendations pertaining to subdivision improvements shall be fulfilled prior to final subdivision inspection and release of the financial security to guarantee completion of the improvements. All recommendations pertaining to dwellings shall be completed prior to final building inspection and occupancy of dwellings.
2. To maintain the current amount of storm runoff flowing into Borregas Creek and to provide adequate drainage control from new impervious surfaces resulting from the project, the owner/applicant shall implement the engineered drainage plan prepared by Ifland Engineers for this project dated April 6, 2001. All approved drainage improvements shall be completed prior to final subdivision inspection and release of financial security to guarantee completion of the improvements.
3. To reduce the potential for erosion to insignificant levels, the owner/applicant shall submit a final erosion control plan with the engineered improvement plans to County Planning for review and approval prior to recordation of the final subdivision map. The owner/applicant shall have all specifications of the approved erosion control plan implemented during project construction activities. Siltation barriers erected to protect the riparian corridor shall be installed and maintained in good working order during the entire length of project construction. All winterization activities shall be installed and inspected by County Planning staff prior to October 15. Any remedial erosion control activities shall be completed within 48 hours of County Planning staff requests for additional erosion control measures.
4. To compensate for effects to the riparian corridor on the site, the owner/applicant shall implement the riparian habitat restoration plan prepared by Patti Krieborg for this project dated June 10, 200 and revised September 10, 2000. All planting and erosion control measures specified in this plan shall be completed prior to final subdivision inspection and release of the financial security to guarantee completion of subdivision improvements. The project owner/applicant shall deposit a financial performance security with County Planning in the amount of \$5,000.00 to guarantee complete fulfillment of maintenance and monitoring activities of the riparian restoration plan. This financial security shall be returned to the applicant when all success criteria Specified in the plan have been met as determined by the project botanist and County Planning.

5. To preserve the two mature coast live oak (*Quercus agrifolia*) trees that would otherwise be lost on proposed lot 5, these trees shall be relocated within the riparian corridor according to the oak tree relocation plan prepared by James P. Allen for this project dated September 21, 2000. This relocation shall be completed prior to final subdivision inspection and release of the first amount of financial security deposited to guarantee installation of subdivision improvements.
6. To compensate for the removal of the 12 inch and 30 inch trunk diameter coast live oak (*Quercus agrifolia*) trees on proposed lot 8, the owner/applicant shall plant four 15 gallon coast live oak trees on private yards in differing lots throughout the subdivision prior to final subdivision inspection and release of the financial security deposited to guarantee installation of subdivision improvements. The landscape plan prepared by Greg Lewis for this project dated April 24, 2000 shall be revised to show the planting locations of these four trees and shall be approved by County Planning prior to recordation of the subdivision map.
7. To compensate for the loss of coastal terrace prairie habitat on the project site, the owner/applicant shall prepare a biotic mitigation plan that conforms to the following performance standards:
 - a. The plan shall be prepared by a qualified botanist/vegetation specialist and shall provide quantifiable success criteria to be achieved over a maintenance and monitoring period of not less than 5 years. If the success criteria is not achieved at the end of year 5, the maintenance and monitoring period shall be increased in one year increments until monitoring demonstrates that the success criteria is achieved.
 - b. The plan shall provide for biannual monitoring reports during years 1-2 and annual monitoring reports thereafter, at minimum. Monitoring reports shall be submitted to County Planning, the City of Santa Cruz Parks and Recreation Department and the applicant for review.
 - c. The mitigation site shall cover a minimum area of at least 1 acre on the Moore Creek Preserve, open space land owned and managed by the City of Santa Cruz.
 - d. The mitigation site shall be prairie habitat that will benefit from enhancement activities. Site selection shall be mutually agreed by the City, the applicant and a qualified botanist.

- e. The project owner/applicant shall submit a financial performance security with County Planning in the amount of \$31,0188.00 to guarantee complete fulfillment of the biotic mitigation plan. This financial security shall be returned to the applicant when all success criteria specified in the plan have been met as determined by the project botanist, the City of Santa Cruz and County and County Planning.

The plan shall be submitted to County Planning staff and the staff of the City Parks and Recreation Department for review and approval prior to the recordation of the subdivision map for this project.

8. To minimize the effects of night lighting on resident wildlife of in the riparian corridor, the owner/applicant shall submit a lighting plan to County Planning for review and approval prior to recordation of the final subdivision map that demonstrates exterior lighting associated with subdivision improvements will not produce glares into the riparian habitat on the site. In addition, each application for a residential Building Permit associated with the subdivision shall include a lighting plan that shows how exterior lighting will be designed and shielded to avoid any significant illumination of the riparian habitat. The lighting plan for each dwelling shall be reviewed and approved prior to the issuance of the Building Permit for that dwelling.
9. To reduce the effects of traffic noise on the future inhabitants of the subdivision homes, the owner/applicant shall:
- a. Construct a 6 foot high solid masonry wall as shown on the proposed project plans and as detailed in the acoustical study prepared by Shelly Environmental Consulting for this project dated March 7, 2000. The wall shall be completed according to approved specifications prior to final inspection of subdivision improvements and release of the financial security deposited to guarantee their installation.
- Prepare an easement document that places an easement over the wall to benefit all homeowners in the subdivision. In addition, the owner/applicant shall prepare a homeowner maintenance agreement that specifies the equitable rights and responsibilities of all homeowners to keep this wall in good condition in perpetuity. A copy of both documents shall be submitted to County Planning for review and approval prior to public hearing. The approved language shall be recorded prior to or simultaneously with the final subdivision map.
10. To minimize construction noise and dust to nearby residents, the owner/applicant shall provide that the following measures are implemented:

- a. The project contractor shall limit construction activities to 8:00 a.m. to 5:00 p.m. weekdays;
- b. The project contractor shall water all exposed earthen surfaces each day there is no precipitation in a frequency that retains all significant amounts of dust on the site;
- c. The owner/applicant shall post a sign that is clearly visible to people using the sidewalk on Soquel Drive that provides the phone number of the person (disturbance coordinator) to call to register complaints or concerns about construction noise and dust. The disturbance coordinator shall investigate all complaints and remedy all verified problems within 24 hours of receiving the complaint. The disturbance copdinator shall also keep a log of each complaint and a description of how the problem was resolved.

**ENVIRONMENTAL REVIEW
INITIAL STUDY**

Applicant: John Swift for Hamilton Swift LUDC
Owner: S.A.R. Enterprises
APN: 039-061-07
Application No: 99-0801
Supervisory District: Second District
Site Address: 6797 Soguel Drive, Aptos
Location: On the northwest corner of the intersection of Haas Drive and
Soquel Drive, Aptos

EXISTING SITE CONDITIONS

Parcel Size: 5.84 acres or 254,351 square feet
Existing Land Use: Residential and vacant land
Vegetation: Wild grasses, shrubs, domestic landscaping, riparian corridor
Slope: Less than 30% at building sites, up to 50% at riparian corridor
Nearby Watercourse: Borregas Creek (intermittent stream)
Distance To: 30 feet from parcel boundary, 100 feet from nearest building site
Rock/Soil Type: USDA Soil Type 133, Elkhorn sandy loam, 2 - 9% slopes
USDA Soil Type 143, Lompico-Felton complex, 30 - 50% slopes
USDA Soil Type 146, Los Osos loam, 5 - 15% slopes
USDA Soil Type 174, Tierra-Watsonville complex, 15 - 30% slopes
USDA Soil Type 179, Watsonville loam, thick surface, 2 - 15% slopes
A soils report has been submitted and accepted.

ENVIRONMENTAL CONCERNS

Ground Water Supply:	None mapped	Liquefaction:	Low potential
Water Supply Watershed:	None mapped	Fault Zone:	None
Ground water recharge:	None mapped	Floodplain:	Outside floodplain
Timber and Mineral:	None mapped	Riparian Corridor:	Yes
Biotic Resources:	None mapped	Solar Access:	Adequate
Fire Hazard:	Low-urban area	Scenic Corridor:	None
Electric Power Lines:	None	Landslide:	No
Archaeology:	Within mapped area	Agricultural Resource:	None mapped
Noise Constraint:	Soquel Drive	Erosion:	Moderately erodible soils

SERVICES

Fire Protection: Aptos/La Selva Fire Protection
Drainage District: Zone 6
Project Access: Haas Drive
School District: Soquel Elementary District, Santa Cruz High School District
Water Supply: Soquel Creek Water
Sewage Disposal: Santa Cruz County Sanitation District (proposed)

PLANNING POLICIES

Zone District: R-1-1 acre (Attachment 3)
Within USL: Yes
General Plan: Urban Very Low Density Residential (R-UVL)
Urban Open Space (O-U) (Attachment 4)
Special Designation: None
Coastal Zone: No

PROJECT SUMMARY DESCRIPTION

0514

Application No. 99-0801 is a proposal to rezone property from the "R-1-1 acre" single family residential, one acre minimum parcel size zone district to the "R-1-10" single family residential, 10,000 square foot minimum parcel size zone district. Also proposed is the creation of eleven single-family residential parcels where one parcel currently exists and construction of ten new single-family homes. The existing single family dwelling on the parcel would be retained. This proposal requires a Rezoning, a Subdivision, a Roadway/Roadside Exception, a Residential Development Permit to exceed the maximum three-foot high fence in a yard abutting a street, and Preliminary Grading Approval to cut and fill approximately 5,500 cubic yards of earth.

DETAILED PROJECT DESCRIPTION

The applicant has proposed to divide an existing lot, fronting on Soquel Drive and Haas Drive, into a total of eleven parcels. The existing dwelling is proposed to be retained. All of the new parcels created would be accessed from "Mar Sereno Drive" and "Via Del Robles," a new access street and cul-de-sac intersecting with Haas Drive. An existing driveway from Soquel Drive is located partially within the riparian corridor for Borregas Creek, an intermittent stream. This driveway is proposed to be abandoned, and the riparian corridor restored. The applicant has submitted a restoration plan for this work (Attachment 12).

The applicant proposes improvements to the new streets "Mar Sereno Drive" and "Via Del Robles," which are consistent with County Design Criteria (Attachment 1). The improvements would include a 56-foot right of way with two, 18-foot travel and parking lanes, curb and gutter, a four-foot planting strip and a four-foot sidewalk. Improvements are also proposed to Haas Drive and to Soquel Drive. The improvements to Soquel Drive would include curb, gutter and sidewalk along the project frontage, west to the entrance to Cabrillo College, and east to Vienna Drive. The improvements are consistent with those recently constructed at Cabrillo College, as well as those constructed east of the project site for the recently approved Calabria Heights subdivision. Although a four-foot planting strip is usually required for an arterial street such as Soquel Drive, topographic constraints on the north side of the street justify the requested Roadside Exception. The applicant has also proposed a Roadway/Roadside Exception for Haas Drive, to eliminate improvements along the project frontage north of the access road, to eliminate the four-foot planting strip along the project frontage where improvements are proposed, and to eliminate parking on a portion of Haas Drive. These exceptions are also justified given topographic constraints on the west side of Haas Drive and the potential traffic hazard if parking were to be allowed near the intersection of Haas Drive and Soquel Drive.

Also proposed is the construction of ten new single-family dwellings. The proposed homes would be consistent with the development standards for the R-1-10 zone district. Grading is proposed to level the building sites, to construct the new access roads, and to construct improvements to Haas Drive and Soquel Drive. Approximately 5,500 cubic yards of grading is proposed, which would be equally balanced on site (Attachment 1).

PROJECT SETTING

The project site is located on the north side of Soquel Drive, at the northwest corner of the intersection with Haas Drive (Attachment 2). The subject parcel is 5.84 acres in area and most of the parcel is gently sloping, with steeper slopes in the riparian area on the western parcel boundary. The remainder of the parcel contains slopes of approximately 10 % to 15%, and all of the proposed building sites are all located on slopes less than 30%. The riparian corridor is not considered to be developable land, and the total developable area on the subject parcel is 238,421 square feet. The rezoning proposed as part of the application would result in a requirement of 10,000 square feet of net developable land per parcel. All proposed parcels exceed that requirement, and the average developable parcel size would be approximately 17,700 square feet.

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	0515 Less Than Significant Impact	No Impact
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Surrounding land uses are a mix of public facilities, commercial development, and single family residential development. Parcels to the east are part of the Cabrillo College complex, parcels to the north are zoned R-1-1 acre, and to the west are zoned R-1-10, RM-6 and RM-5. Parcels along the south side of Soquel Drive are zoned commercial (C-1), office (PA) and R-1-10 (Attachment 3).

ENVIRONMENTAL REVIEW CHECKLIST

A. Geology and Soils

Does the project have the potential to:

1. Expose people or structures to potential adverse effects, including the risk of material loss, injury, or death involving:

- A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or as identified by other substantial evidence?

— — —✓— —

All portions of Santa Cruz County are subject to some hazard from earthquakes. This parcel is not in a mapped fault zone where elevated hazard levels would be expected. Structures built in accordance with the Uniform Building Code for this seismic area are not expected to sustain major damage. The nearest known active or potentially active fault is located four miles from the site, so the potential for surface ground rupture at this site is low.

- B. Seismic ground shaking?

— — —✓— —

See "A" Above

- C. Seismic-related ground failure, including liquefaction?

— — —✓— —

A geotechnical investigation was conducted by Steven Raas and Associates on October 6, 1998. Their analysis of the site; including the nature of the subsurface soil, the location of the ground water table and the estimated ground accelerations; concluded that the liquefaction potential is low.

- D. Landslides?

— — — —✓—

Based on the gently sloping topography and the dense silty sands underlying the site, the project geotechnical engineer concluded that the potential for seismically induced landsliding on the site is low.

2. Subject people or improvements to damage from soil instability as a result of on- or off-site landslide, lateral spreading, to subsidence, liquefaction, or structural collapse?

— — —✓— —

See item I-C, above.

Significant
Or
Potentially
Significant
Impact

Less Than
Significant
With
Mitigation
Incorporation

0516

Less Than
Significant
Impact

ATTACHMENT
No
Impact

5

- | | | | | | |
|----|--|---|---|---|-----|
| 3. | Develop land with a slope exceeding 30%? | — | — | — | —✓— |
|----|--|---|---|---|-----|

Slopes within the designated building envelopes are relatively flat, with no slopes in excess of 30%.

- | | | | | | |
|----|--|---|-----|---|---|
| 4. | Result in soil erosion or the substantial loss of topsoil? | — | —✓— | — | — |
|----|--|---|-----|---|---|

To minimize the potential for soil saturation and erosion, the geotechnical engineer (Attachment 10) recommended that all roof eaves be guttered, with the outlets from the downspouts provided with adequate capacity to carry the storm water away from the structure. In addition, the engineer recommended that the connection should be in a closed conduit that discharges at an approved location away from the structures and the graded area. The grading and drainage plan submitted (Attachment 1) has been reviewed by Steven Raas, Geotechnical Engineer, (Attachment 17).

- | | | | | | |
|----|--|---|-----|---|---|
| 5. | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code(1994), creating substantial risks to property? | — | —✓— | — | — |
|----|--|---|-----|---|---|

The geotechnical report by Steven Raas and Associates (Attachment 10) indicated that near surface soils possess a range of expansive properties from moderately low to moderately high. Recommendations in the report address appropriate foundation design for the soil characteristics on site. If these recommendations are followed, the potential for substantial risks to the homes would be reduced.

- | | | | | | |
|----|--|---|---|---|-----|
| 6. | Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems? | — | — | — | —✓— |
|----|--|---|---|---|-----|

The proposed development would be served by sanitary sewers.

- | | | | | | |
|----|----------------------------------|---|---|---|-----|
| 7. | Result in Coastal cliff erosion? | — | — | — | —d— |
|----|----------------------------------|---|---|---|-----|

B. Hydrology, Water Supply and Water Quality

Does the project have the potential to:

- | | | | | | |
|----|---|---|---|---|-----|
| 1. | Place development within a 100-year flood hazard area? | — | — | — | —✓— |
| 2. | Place development within the floodway resulting in impedance or redirection of flood flows? | — | — | — | —✓— |
| 3. | Be inundated by a seiche or tsunami? | — | — | — | —✓— |
| 4. | Deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit, or a significant contribution to an existing net deficit in available supply, or a significant lowering of the local groundwater table? | — | — | — | —✓— |

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation incorporation	Less Than Significant Impact	No Impact
---	---	------------------------------------	--------------

The proposed project is not located within a mapped groundwater recharge area.

0517

5. Degrade a public or private water supply?
(Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion)?

— — — —✓—

6. Degrade septic system functioning?

— — — —/—

There is an existing septic system on site, that serves the single family dwelling. This system will be required to be removed, and the existing dwelling connected to sewer, as part of the improvement plans for the subdivision. Installation of a sanitary sewer lateral to Lot 10, with the existing residence is shown on the improvement plans (Attachment "1").

7. Alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which could result in flooding, erosion, or siltation on or off-site?

— —✓— — —

A Grading: Drainage and Improvement Plan has been submitted (Attachment 1) that describes drainage and includes the construction of storm drains to transport runoff to existing drainage facilities. At the request of the Department of Public Works, a drainage study dated January 2000 was prepared by Ifland Engineers (Attachment 15). The purpose of this drainage study was to determine if off-site improvements were adequate for the amount of runoff that would be generated by the new development and to quantify the amount of runoff currently coming from the site and the ultimate destination of the runoff

It was determined that the site now drains into two separate drainage basins, Borregas Creek and an unnamed gulch west of Vienna Drive. In order to minimize the impact on Borregas Creek, it is proposed to collect most of the post development runoff; convey it to the east by means of a pipeline and connect to the existing 42" culvert under Soquel Drive. The site drainage plan has, however, been designed to maintain the pre-development flow into Borregas Creek, to avoid impacts that could result from diminished streamflows through the riparian corridor. Because the pre and post-development flow rate to Borregas Creek will remain essentially unchanged, the proposed development will not impact the creek nor contribute to downstream erosion problems.

8. Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems, or create additional source(s) of polluted runoff?

— —✓— — —

See item 7 above. The drainage basin analysis prepared (Attachment 16) determined that the entire watershed of Borregas Creek is approximately 70 acres, and the calculated runoff from this area is 74.31 cubic feet per second (c.f.s.). The existing culvert under Soquel Drive, to which this watershed drains, has a capacity of 99.2 c.f.s. As the watershed continues to Highway 1, the flow increases to 136 c.f.s. The culvert under Highway 1 has a capacity of 208 c.f.s.

The watershed of the unnamed gulch near Vienna Drive is approximately 90 acres with calculated runoff of 111.25 c.f.s. The culvert under Soquel Drive, to which this watershed drains, has a flow capacity of 112.84 c.f.s. The flow between Soquel Drive and Highway 1 increases to 173.2 c.f.s.,

and the culvert under Highway 1 has a flow capacity of 237 c.f.s. There is sufficient capacity in both drainage systems for existing development and the proposed project.

9. Contribute to flood levels or erosion in natural water courses by discharges of newly collected runoff?

— — — —✓—

See Items 7 and 8 above.

10. Otherwise substantially degrade water supply or quality?

— — — —✓—

C. Biological Resources

Does the project have the potential to:

1. Have an adverse effect on any species identified as a candidate, sensitive, or special status species, in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service?

— — —✓— —

A botanical reconnaissance was conducted on March 24, 1999 and April 29, 1999 to determine if any sensitive or special status plants existed on site, as well as to determine the presence of any sensitive biotic communities (Attachment 9). The site was specifically searched for the presence of Santa Cruz tarplant (*Holocarpa macradenia*) which is a state listed endangered and federal candidate species. No evidence of tarplant was found on the site.

2. Have an adverse effect on a sensitive biotic community (riparian corridor), wetland, native grassland, special forests, intertidal zone, etc.)?

— —✓— — —

There is an identified sensitive biotic community, a riparian corridor, on site. All homes have been designed to maintain an appropriate buffer from the riparian corridor and from the oak trees adjacent to the corridor. In addition, the applicant proposes to restore the riparian corridor where the existing driveway serving the single family dwelling is located. A restoration plan for the abandoned driveway and riparian buffer was prepared by Patti Kreiberg on June 10, 2000 and revised on September 19, 2000 (Attachment 12). This restoration plan includes instructions for the removal of the driveway paving, removal of invasive vegetation and replanting with native plants. The project will actually improve the quality of the riparian corridor if the recommendations and monitoring activities recommended in the restoration plan are implemented.

The botanical reconnaissance described in Item 1, above, also included a plant survey to ascertain if the native Coastal Terrace Prairie plant community exists on site (Attachment 9). The plant survey determined that non-native grassland is the predominant plant community on site, but also located small to moderate sized patches of native grassland within the non-native grasses. These patches were found principally on the southeast portion of the site in the area of proposed Lots 1 through 3 and the easterly edge of Lot 4. Native species are interspersed with non-native grasses. Site inspection by the County's biotic advisor indicates that the southeast portion of the site contains sufficient numbers of coastal terrace prairie indicator plants such that the area would be considered a biotic resource. Grading and other subdivision improvements will substantially alter this habitat. The owner/applicant has agreed to prepare and implement a biotic mitigation

Significant or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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plan to compensate for the loss of this biotic resource on the project site. The City of Santa Cruz has agreed to the plan being implemented on property it owns, the Moore Creek Preserve, where prairie habitat enhancement can be beneficial.

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- | | | | | | |
|----|---|---|-----|---|-----|
| 3. | Interfere with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites? | — | — | — | —✓— |
| 4. | Produce night time lighting that will illuminate animal habitats? | — | —/— | — | — |

Because of the proximity to Borregas Creek and its associated riparian corridor (Attachments 1 & 6), the potential exists for night lighting to illuminate this important habitat. To mitigate potential impacts that may occur if outdoor lighting restricts wildlife use of open spaces adjacent to the project during nighttime, the owner/applicant should be required to submit an outdoor lighting plan to County Planning staff for review and approval. This plan, which should be submitted as part of the construction drawings submitted for a building permit, should show the minimum number of outdoor lights necessary for security purposes, and demonstrate that the design of the outdoor lighting, for both the subdivision and the home, will not create significant illumination of the stream or riparian corridor. The final improvement plans should include methods to screen streetlights.

- | | | | | | |
|----|--|---|-----|---|-----|
| 5. | Make a significant contribution to the reduction of the number of species of plants or animals? | — | — | — | —✓— |
| 6. | Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, Sensitive Habitat Ordinance, provisions of the Design Review ordinance protecting trees with trunk sizes of 6 inch diameters or greater)? | — | —✓— | — | — |

There are three trees on site, a 12" oak, a 30" oak, and a 8" pine, which are proposed to be removed for construction of homes on Lot 8 and Lot 11 (Attachment 1). In addition, there are two trees, a 6" oak and an 8" oak located on Lot 5 which are proposed to be moved to the riparian buffer on Lot 5 (Attachment 13). The extensive revegetation of the riparian buffer proposed as part of the improvement plans should offset the minimal tree removal proposed.

- | | | | | | |
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| 7. | Conflict with the provisions of an adopted Habitat Conservation Plan, Biotic Conservation Easement, or other approved local, regional, or state habitat conservation plan? | — | — | — | —✓— |
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D. Energy and Natural Resources

Does the project have the potential to:

- | | | | | | |
|----|---|---|---|---|-----|
| 1. | Affect or be affected by land designated as "Timber Resources" by the General Plan? | — | — | — | —✓— |
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ATTACHMENT

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2.	Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use?	—	—	—	0520 —✓—
3.	Encourage activities which result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner?	—	—	—	—✓—
4.	Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?	—	—	—	—✓—

E. Visual Resources and Aesthetics

Does the project have the potential to: .

1.	Have an adverse effect on a scenic resource, including visual obstruction of that resource?	—	—	—	—/—
2.	Substantially damage scenic resources, within a designated scenic corridor or public viewshed area including, but not limited to, trees, rock outcroppings, and historic buildings?	—	—	—	—✓—
3.	Degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridgeline?	—	—	—	—✓—
4.	Create a new source of light or glare which would adversely affect day or nighttime views in the area?	—	—	—	—✓—
5.	Destroy, cover, or modify any unique geologic or physical feature?	—	—	—	—✓—

F. Cultural Resources

Does the project have the potential to:

1.	Cause an adverse change in the significance of a historical resource as defined in CEQA Guidelines 15064.5?	—	—	—	—✓—
2.	Cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 15064.5?	—	—	—✓—	—

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The project site is located within a mapped archaeologically sensitive site (Attachment 5). An archaeological survey was conducted on December 22, 1999 (Attachment 8) and no evidence of prehistoric cultural resources were found. 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 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. Disturb any human remains, including those interred outside of formal cemeteries?

— — — —✓—

See Item 2, above.

4. Directly or indirectly destroy a unique paleontological resource or site?

— — — —✓—

G. Hazards and Hazardous Materials

Does the project have the potential to:

1. Create a significant hazard to the public or the environment as a result of the routine transport, storage, use, or disposal of hazardous materials, not including gasoline or other motor fuels?

— — — —✓—

2. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

— — — —✓—

3. Create a safety hazard for people residing or working in the project area as a result of dangers from aircraft using a public or private airport located within two miles of the project site?

— — — —✓—

4. Expose people to electro-magnetic fields associated with electrical transmission lines?

— — — —✓—

5. Create a potential fire hazard?

— — — —✓—

6. Release bioengineered organisms or chemicals into the air outside of project buildings?

— — — —✓—

H. Transportation/Traffic

Does the project have the potential to:

1. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

— — —✓—

Improvement plans for the proposed project include roadway and roadside improvements to Soquel Drive and Haas Drive (Attachment 1). The applicant proposes new streets "Mar Sereno Drive" and "Via Del Robles," which are consistent with County Design Criteria. The improvements would include a 56-foot right of way with two, 18-foot travel and parking lanes, curb and gutter, a four-foot planting strip and a four-foot sidewalk. Improvements are also proposed to Haas Drive and to Soquel Drive. The improvement to Soquel Drive would include curb, gutter and sidewalk along the project frontage, west to the entrance to Cabrillo College, and east to Vienna Drive. The improvements are consistent with those recently constructed at Cabrillo College, as well as those constructed east of the project site for the recently approved Calabria Heights subdivision. Although a four-foot planting strip is usually required for an arterial street such as Soquel Drive, topographic constraints on the north side of the street justify the requested Roadside Exception. The applicant has also proposed a Roadway/Roadside Exception for Haas Drive, to eliminate improvements along the project frontage north of the access road, to eliminate the four-foot planting strip along the project frontage where improvements are proposed, and to eliminate parking on a portion of Haas Drive. These exceptions are also justified given topographic constraints on the west side of Haas Drive and the potential traffic hazard if parking were to be allowed near the intersection of Haas Drive and Soquel Drive.

The proposed eleven lots would result in construction of ten new homes (there is one existing homes). These new homes would result in approximately 100 new vehicle trips per day and approximately 10 new trips during the PM peak. All road segments and intersections in the vicinity of the proposed projects operate at an acceptable Level of Service (LOS) of "C" or better. The additional trips produced would not be sufficient to cause a deterioration in the LOS. With construction of road improvements to Soquel Drive and Haas Drive, consistent with the proposed improvement plans, the capacity of the street system will actually be improved.

2. Cause an increase in parking demand which cannot be accommodated by existing parking facilities?

— — — —✓—

Required parking will be provided on site. The proposed "Mar Sereno Drive" and "Via Del Robles," will be consistent with County standards and will include limited on-street parking for overflow or guest parking.

3. Increase hazards to motorists, bicyclists, or pedestrians?

— — —✓—

Sidewalks are proposed along the project frontage. Construction of improvements from the project frontage west to Cabrillo College and east to Vienna Drive will actually decrease hazards to bicyclists and pedestrians in this area.

4. Exceed, either individually (the project alone) or cumulatively (the project

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combined with other development), a level of service standard established by the county congestion management agency for designated intersections, roads or highways?

— — — — ✓ —

See H-1 above.

I. Noise

Does the project have the potential to:

1. Generate a permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

— — ✓ — — —

Noise generated during road construction for "Mar Sereno Drive" and "Via Del Robles," to install roadside improvements along Soquel Drive and Haas Drive, and to construct the ten single-family homes will temporarily increase the ambient noise levels for adjoining areas. 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 5:00 P.M., weekdays, to reduce the noise impact on nearby residential development. The proposed residential development would increase ambient noise levels to surrounding properties, but not to a significant level.

2. Expose people to noise levels in excess of standards established in the General Plan, or applicable standards of other agencies?

— — ✓ — — —

Because the proposed project is adjacent to Soquel Drive, which has been identified in environmental review for prior projects as a significant noise corridor, a noise study was conducted by H. Stanton Shelly of Environmental Consulting Services on March 7, 2000 (Attachment 14). Noise modeling indicated that the ground-level maximum noise levels for home sites 2 and 3 adjacent to Soquel Drive would be 65dBA Ldn. The Design Noise level, which accounts for higher noise levels on the upper floors of residences, would be 67dBA Ldn. This exceeds the standard found in General Plan Policy 6.9.1 of 60 dBA Ldn. If recommendations found in the noise study are followed, however, that include the construction of a six-foot masonry or stucco wall along the project frontage and construction practices and materials to reduce noise impacts, sound levels on the interior and exterior of the homes would meet General Plan standards.

3. Generate a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

— ✓ — — —

See item I-1 Above.

J. Air Quality

Does the project have the potential to:
(Where available, the significance criteria established by the MBUAPCD may be relied upon to make the following determinations).

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1.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	—	—	—	—✓—
2.	Conflict with or obstruct implementation of an adopted air quality plan?	—	—	—	—✓—
3.	Expose sensitive receptors to substantial pollutant concentrations?	—	—✓—	—	—

Dust generation may occur during project construction activities. Final grading and erosion control plans should include methods to adequately control dust, and should be submitted to the Department of Public Works and Environmental Planning for review prior to issuance of a building permit. Additionally, the owner/developer will be required to designate a disturbance coordinator to respond to complaints during construction, including excessive dust generation.

4.	Create objectionable odors affecting a substantial number of people?	—	—	—	—✓—
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K. Public Services and Utilities

Does the project have the potential to:

1.	Result in the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
A.	Fire protection?	—	—	—✓—	—
B.	Police protection?	—	—	—✓—	—
C.	Schools?	—	—	—✓—	—
D.	Parks or other recreational facilities?	—	—	—✓—	—
E.	Other public facilities; including the maintenance of roads?	—	—	—✓—	—
2.	Result in the need for construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	—	—	—	—✓—

See Section "B," Items 7 & 8.

3.	Result in the need for construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	—	—	—	—✓—
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See Attachments 19 & 20.

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4.	Cause a violation of wastewater treatment standards of the Regional Water Quality Control Board?	—	—	—	_✓_
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5.	Create a situation in which water supplies are inadequate to serve the project or provide fire protection?	—	—	—	_✓_
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6.	Result in inadequate access for fire protection?	—	—	—	_✓_
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See Attachment 21

7.	Make a significant contribution to a cumulative reduction of landfill capacity or ability to properly dispose of refuse?	—	—	—	_✓_
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8.	Result in a breach of federal, state, and local statutes and regulations related to solid waste management?	—	—	—	_✓_
----	---	---	---	---	-----

L. Land Use, Population, and Housing

Does the project have the potential to:

1.	Conflict with any policy of the County adopted for the purpose of avoiding or mitigating an environmental effect?	—	—	—	_✓_
----	---	---	---	---	-----

Although the proposal includes a rezoning, which would allow a greater number of homes to be constructed than current zoning would allow, the project is consistent with the General Plan designation of Urban Very Low Residential (R-UVL) (Attachment 4). The project is consistent with General Plan Objective 2.1 "To preserve a distinction between urban and rural areas of the County, to encourage new development to locate within urban areas and discourage division of land in rural areas, . ." in that it would allow low-density urban development in an area with existing public services, while maintaining environmental quality.

2.	Conflict with any County Code regulation adopted for the purpose of avoiding or mitigating an environmental effect?	—	—	—	-d-
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See Item 1, above.

3.	Physically divide an established community?	—	—	—	_✓_
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4.	Displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere?	—	—	—	_✓_
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M. Non-Local Approvals

ATTACHMENT

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

Yes —

No ☒ _

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Which agencies?

N. Mandatory Findings of Significance

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, animal, or natural community, or eliminate important examples of the major periods of California history or prehistory?

Yes —

No ☒ _

2. Does the project have impacts that are individually limited, but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, and the effects of reasonably foreseeable future projects which have entered the Environmental Review stage)?

Yes —

No ☒ _

3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Yes —

No ☒ _

TECHNICAL REVIEW CHECKLIST**ATTACHMENT 5**

	<u>REQUIRED</u>	<u>COMPLETED*</u>	<u>N/A</u>
APAC REVIEW	<u> </u>	<u> </u>	<u>✓</u> 0527
ARCHAEOLOGIC REVIEW	<u>✓</u>	<u>12/22/99</u>	<u> </u>
BIOTIC ASSESSMENT	<u> </u>	<u>5/10/99</u>	<u> </u>
GEOLOGIC HAZARD ASSESSMENT	<u> </u>	<u> </u>	<u>✓</u>
GEOLOGIC REPORT	<u> </u>	<u> </u>	<u>✓</u>
RIPARIAN PRE-SITE	<u> </u>	<u> </u>	<u>✓</u>
SEPTIC LOT CHECK	<u> </u>	<u> </u>	<u>✓</u>
SOILS REPORT	<u>✓</u>	<u>10/06/98</u>	<u> </u>
OTHER:			
<u>Riparian Restoration Plan</u>	<u>✓</u>	<u>09/19/00</u>	<u> </u>
<u>Arborist's Report</u>	<u>✓</u>	<u>09/21/00</u>	<u> </u>
<u>Noise Assessment</u>	<u>✓</u>	<u>03/07/00</u>	<u> </u>
<u>Drainage Study</u>	<u>✓</u>	<u>01/00</u>	<u> </u>
<u>Drainage Basin Analysis</u>	<u>✓</u>	<u>09/12/00</u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

*Attach summary and recommendation from completed reviews

List any other technical reports or information sources used in preparation of this initial study:

ENVIRONMENTAL REVIEW ACTION

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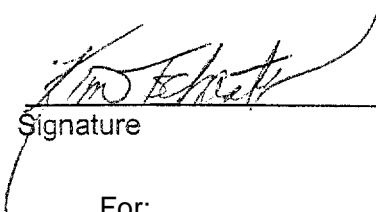
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On the basis of this initial evaluation:

- ☐ 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 MITIGATED 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.

October 10, 2001


Signature

For:
Environmental Coordinator

Attachments:

1. Project Plans including Tentative Map dated 6-19-00, Preliminary improvement Plans dated 9-22-00, Street Profiles & Cross Sections dated 9-22-00, Grading Cross Sections dated 4-16-00, and Existing Road Conditions dated 9-22-00 by Ifland Engineers; and Landscape, Irrigation and Sound Wall plans by Gregory Lewis, dated 04-24-00 (originals on file with the Planning Department).
2. Location Map
3. Map of Zoning Designations
4. Map of General Plan Designations
5. Map of Archaeologically Sensitive Areas
6. Map of Streams
7. Assessor's Parcel Map
8. Archaeologic Reconnaissance dated 12-22-99
9. Botanical Reconnaissance dated 5-10-99
10. Recommendations and Conclusions from Geotechnical Investigation by Steven Raas and Associates, Inc. dated 10-6-88
11. Soils report review letter from Joe Hanna, County Geologist, dated 10-30-98.
12. Riparian Restoration Plan by Patti Kreiberg, Sunset Coast Nursery, dated 9-19-00
13. Arborists report by James P. Allen and Associates, dated 9-21-00
14. Noise Assessment by Environmental Consulting Services, dated March 7, 2000
15. Drainage Study by Ifland Engineers, Inc., dated January 2000
16. Drainage Basin Analysis by Ifland Engineers, dated 9-12-00
17. Plan Review Letters from Steven Raas, Principal Engineer, dated 5-22-00 and 9-27-00
18. Comments from reviewing agencies
19. Sewer availability letter from Santa Cruz County Sanitation District, dated 11-24-99
20. Water availability letter from Soquel Creek Water District, dated April 5, 2000
21. Plan review letter from Aptos/La Selva Fire Protection District, dated 7-19-00
22. Memo from Glenn Goepfert, Department of Public Works, dated 6-27-00
23. Letter from David Konno, Santa Cruz Metropolitan Transit District, dated 4-14-00
24. Memo from Beth Dyer, Resource Planner, dated 11-6-00

0529

Storm Drainage Calculations

The project site is located in the San Juan watershed, south of which flows approximately one-half of the total flow of the subject property 1544 acre feet.

ENCLOSUREMENT RUN-OFF
 10 year storm = 10,000/72.22
 100 year storm = 10,432/238.23

ENCLOSUREMENT RUN-OFF
 10 year storm = 10,432/238.23
 100 year storm = 10,432/238.23

The western quarter of the subject property is located in the Borrego Creek watershed. The western quarter of the subject property is in an unincorporated area of San Diego County.

General Notes

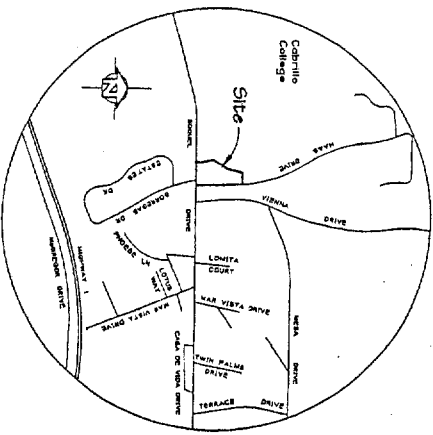
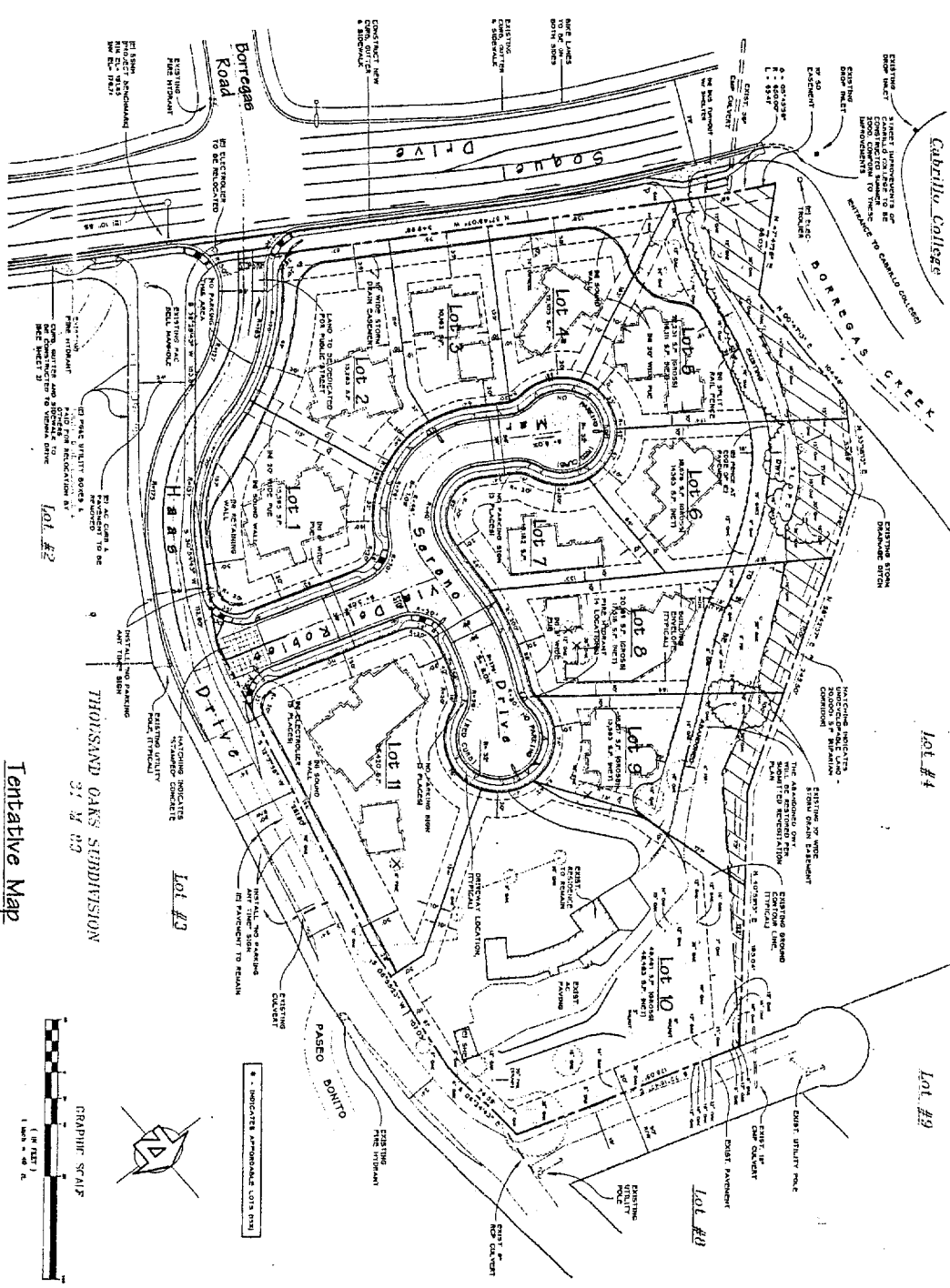
1. Proposed storm water to be designed such that the proposed improvements will meet County Standards and will be dedicated for public use.
2. Proposed improvements along Sequel Drive are to conform to the approved County Plan for said area.
3. There are no existing structures within 100 feet of the boundary of the subdivision.

Project Benchmark

Center of existing survey corner located at the intersection of Sequel Drive and Housa Drive on above shown section. Elevation = 1182.5.

Legend

- Lot #4
- Lot #9
- Lot #10
- Lot #11
- Lot #12
- Lot #13
- Lot #14
- Lot #15
- Lot #16
- Lot #17
- Lot #18
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- Lot #99
- Lot #100



Project Data

Owner & Subdivider

Robert R. Rios
 P/N Development, LLC
 1505 S. Bascom Avenue, Suite 201
 San Jose, CA 95128
 Phone: (408) 432-1414 Fax: (408) 432-1401

Project Planner

Harrison-Swift Land Use & Development Consultants
 1505 S. Bascom Avenue, Suite 201
 San Jose, CA 95128
 Phone: (408) 432-1414 Fax: (408) 432-1401

Project Area

Lot #1 of the Thousand Oaks Subdivision (see 15)
 Site Area: 2.5423 sq. ft. or 5.64 Acs.

Existing Use

One Single-Family Dwelling - Vacant Lot

Proposed Use

11 Single-Family Lots

Existing Zoning

R-1 - 11 Acres

Proposed Zoning

R-110

General Plan Designation

R-110 - Urban, Very Low-Density Residential

Water Supply

San Jose Water District

Sewage Disposal

San Jose Sanitation District

Gas & Electric

Pacific Gas & Electric Company

Telephone Service

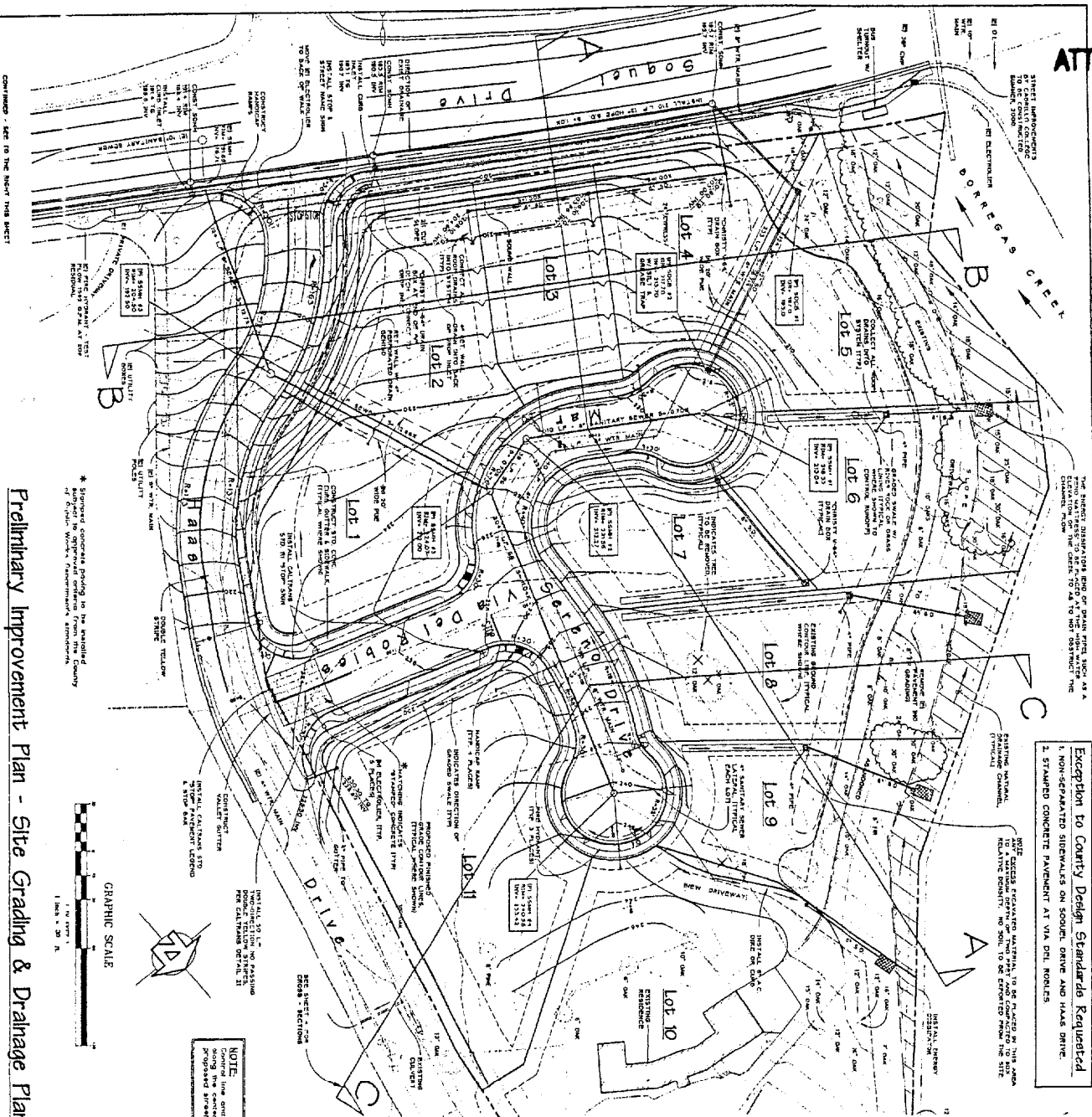
Pacific Bell

Midland
 ENGINEERS, INC.

1100 WATER STREET
 SANTA CRUZ, CA 95062
 TEL: (408) 426-1783
 FAX: (408) 426-1783

CIVIL ENGINEERING • LAND SURVEYING • STRUCTURAL DESIGN





Preliminary Improvement Plan - Site Grading & Drainage Plan

Exception to County Design Standards Requested

1. NON-SEPARATED SIDEWALKS ON SQUEL DRIVE AND HAAS DRIVE.
2. STAMPED CONCRETE PAVEMENT AT VIA DEL ROBLES.

Erosion Control Notes:

1. Between October 15, and April 15, exposed soil shall be protected from erosion of all items, toy boxes, filter barrels, or other means shall be employed to prevent turbid runoff to adjoining properties.
2. All erosion on and off site, exposed during construction, if not permanently landscaped per plan, shall be protected by mulching and/or planting of the following SCS approved erosion control mix, at a rate of 25 pounds per acre:

3. Unnecessary grading

4. Any excess material should be disposed of off-site or stockpiled in a manner so could be removed and recycled or repurposed.
5. Upon completion of construction of remaining required areas shall be permanently revegetated per native plant species.
6. Any material stockpiled during construction shall be covered with plastic.
7. During construction no trucks shall enter and be permitted to enter the arterial or state street system. Use of off road vehicles (traps, laser trimmers, or any tools) may be used to prevent such disturbances.
8. Contractor shall notify County of Snow Care Division Grant/Ordinance 1847-21841 at which time they believe any snowmelt is begun.

Grading Notes

1. All recommendations set forth in the Grassroots Investigative Report prepared for the National Commission on the Causes and Prevention of Violence shall be implemented by the following dates:
- a. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1970.
- b. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1971.
- c. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1972.
- d. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1973.
- e. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1974.
- f. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1975.
- g. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1976.
- h. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1977.
- i. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1978.
- j. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1979.
- k. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1980.
- l. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1981.
- m. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1982.
- n. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1983.
- o. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1984.
- p. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1985.
- q. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1986.
- r. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1987.
- s. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1988.
- t. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1989.
- u. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1990.
- v. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1991.
- w. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1992.
- x. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1993.
- y. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1994.
- z. The report shall be incorporated into the new anti-graffiti policy as well as standard graffiti-painting procedures by April 15, 1995.

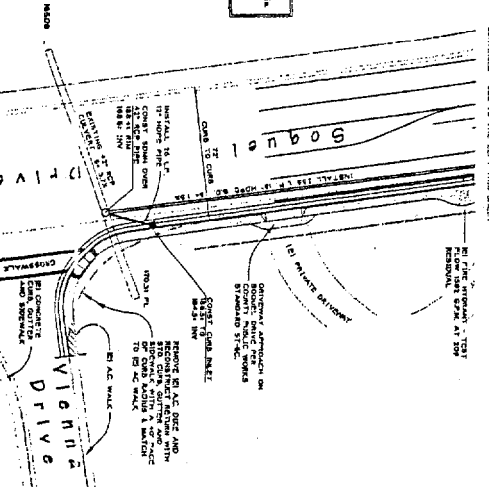
Note Required per Aptos / La Selva Fire District

These plots are typical comply with applicable specifications, Standards, Codes and Ordinances. In addition, specifying that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to warrant to and defend and without prejudice, the contractor and retaining agency, against all reasonable claims for damages, including reasonable attorneys' fees, arising out of or from the design of the project.

Preliminary Earthwork Quantities

3500 CUBIC YARDS EXCAVATION
3500 CUBIC YARDS EMBANKMENT
0 CLINIC YARDS - BALANCE OF SITE
ESTIMATE DOES NOT INCLUDE TRUCK VOLUME OR ANY
DETERECAVATION IF REQUIRED BY SITE CONDITIONS
BATCHING QUANTITIES ARE PRELIMINARY ESTIMATES ONLY.
DURING PLANNING AND CONSTRUCTION PHASES, THE
PAVED SURFACES, AND SITE STAIRING VOLUMES WILL BE
OBTAINED

1. 100% 2. 90% 3. 80% 4. 70% 5. 60% 6. 50% 7. 40% 8. 30% 9. 20% 10. 10% 11. 0%



2
or 5 sets

Environmental Review Initial Study
ATTACHMENT 1 2618
APPLICATION 98-0801

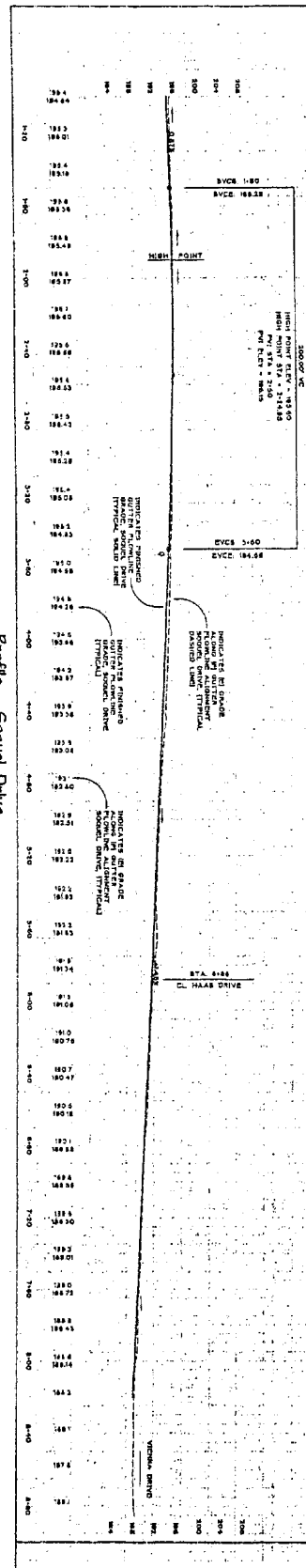
EXHIBIT

F

0531

Environmental Review Initial Study
 ATTACHMENT 1
 APPLICATION 98-0801

EXHIBIT F

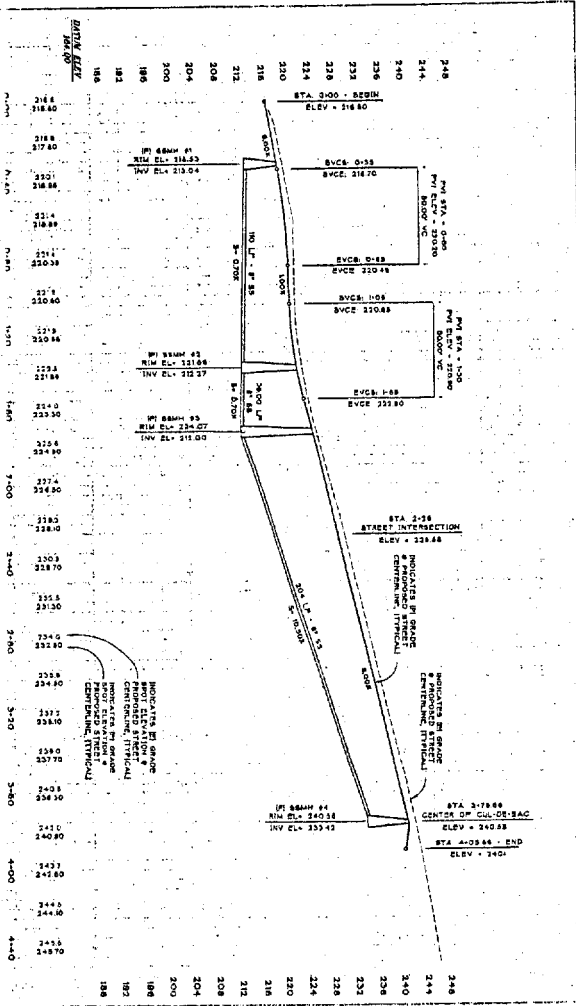


Typical Section - Streets w/in Subdivision

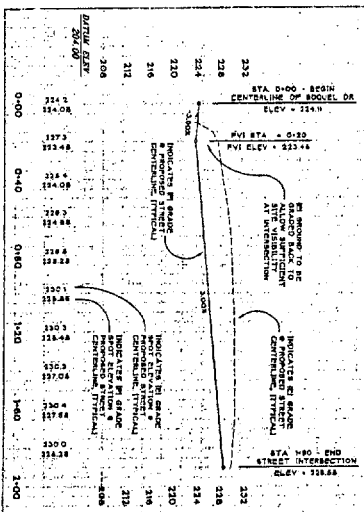
Typical Section - Soquel Drive

Typical Section - Haas Drive

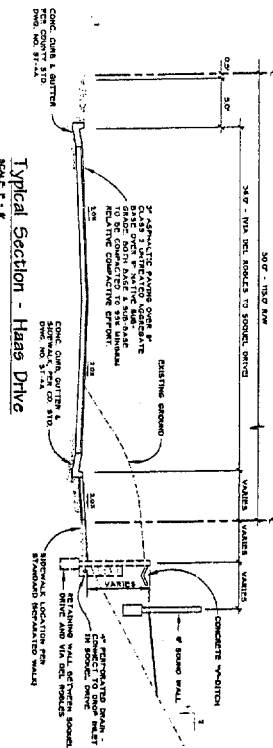
* Note:
 THE COUNTY ENGINEER'S STATIONER SHALL FOR
 SEPARATED SIDEWALKS FROM THE CURB, MONUMENTS SHALL BE
 EXISTING SIDE WALKS ALONG THE OPPOSITE SIDE OF SOQUEL DRIVE ARE
 PROPOSED TO BE REMOVED TO MATCH IT IS PROPOSED TO NOT
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Profile - Via Del Robles



Typical Section - Haas Drive



Profile - Mar Sereno Drive

Street Profiles - Typical Street Cross-Sections

Profile - Via Del Robles

Accession's Parcel Number 039-061-07	Street Profiles & Cross-Sections Mar Sereno Estates 6787 Soquel Drive; Aptos, California
DATE 10/21/88 SCA Notes	DESIGN Blain DRAW Blain

Midland
 ENGINEERS, INC.
 CIVIL ENGINEERING • LAND SURVEYING • STRUCTURAL DESIGN

1100 WATER STREET
 SANTA CRUZ, CA 95062
 TEL (831) 426-5311
 FAX (831) 426-1763

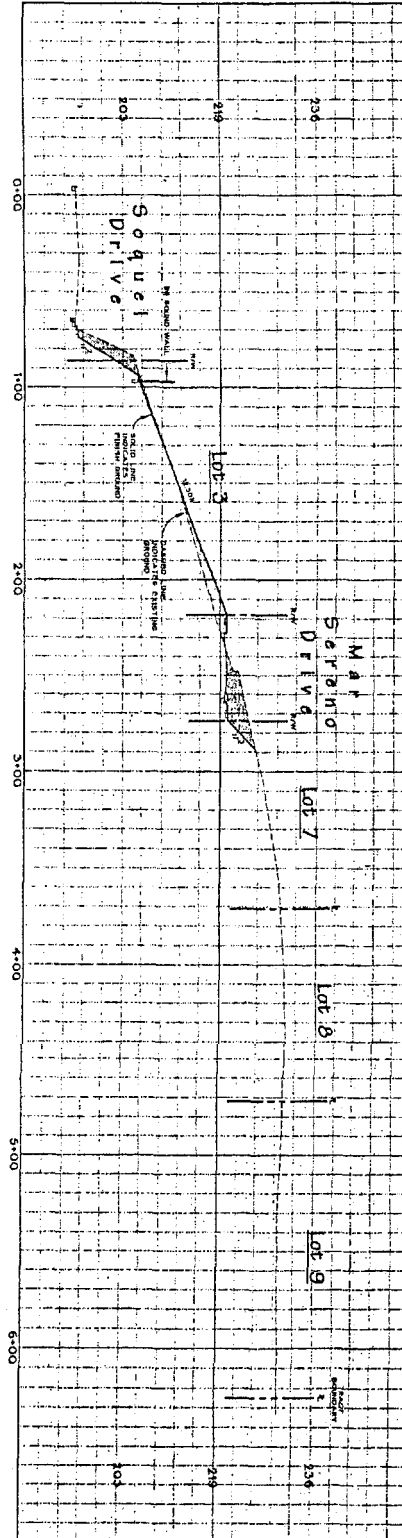
REVISIONS 4/18/90 - PER COUNTY COMMENTS
 8/18/90 - PER COUNTY COMMENTS
 8/18/90 - SOQUEL DRIVE PROFILE
 8/18/90 - PER COUNTY COMMENTS

APPROVED
 REGISTERED CIVIL ENGINEER NO. 11127

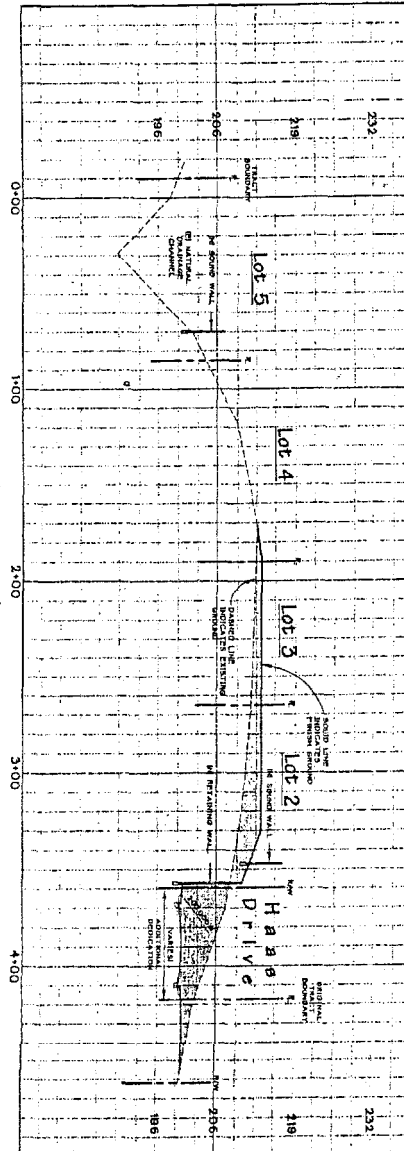
0532

Environmental Review Initial Study
ATTACHMENT 1 4048
APPLICATION 08-0801

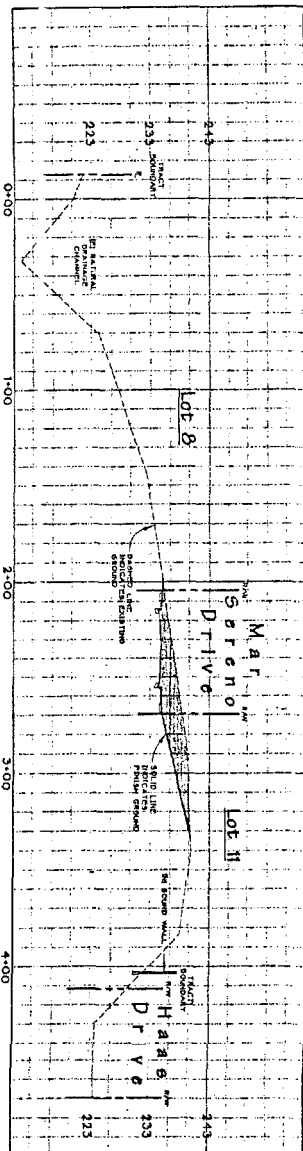
Section A - A
SCALE: 1" = 20' HORIZONTAL, 1" = 10' VERTICAL



Section B - B
SCALE: 1" = 20' HORIZONTAL, 1" = 10' VERTICAL



Section C - C
SCALE: 1" = 20' HORIZONTAL, 1" = 10' VERTICAL

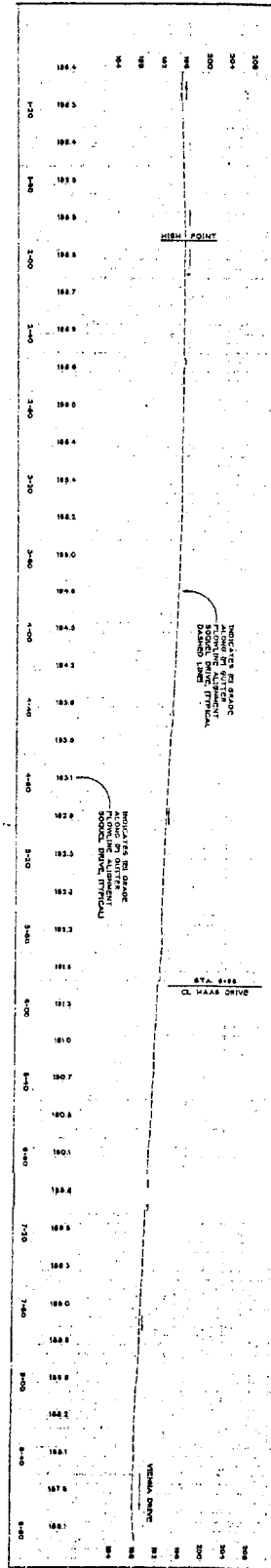
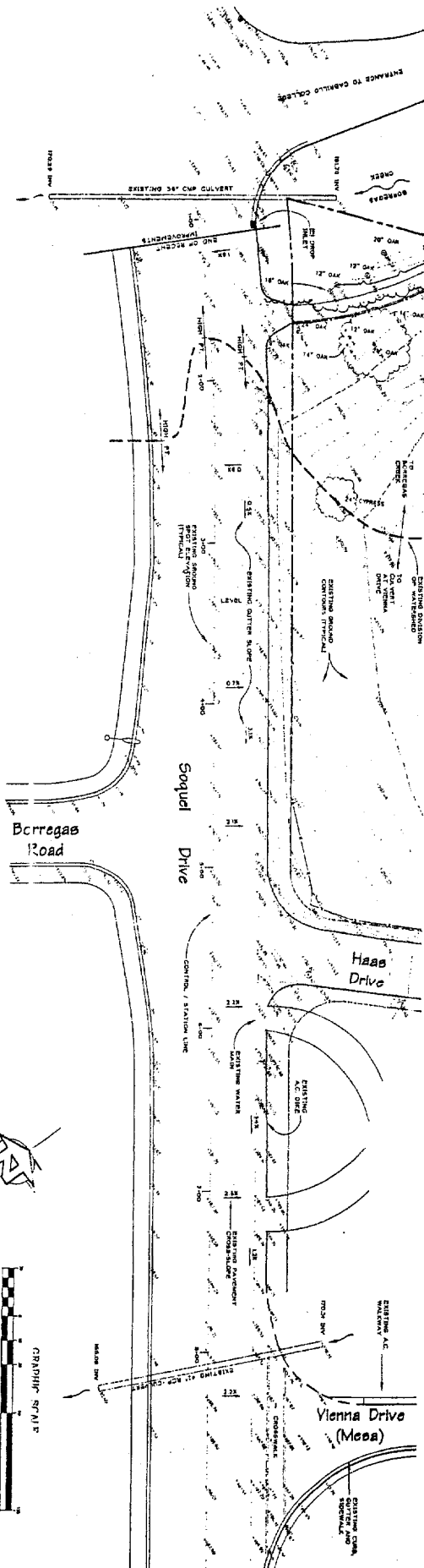


73

Assessor's Parcel Number 059-061-07		Cross Section - Site Grading Mar Sereno Estates 6797 Soquel Drive, Aptos, California		 Mland ENGINEERS, INC. CIVIL ENGINEERING • LAND SURVEYING • STRUCTURAL DESIGN	1100 WATER STREET SANTA CRUZ, CA 95062 TEL. (831) 426-3313 FAX (831) 426-1783	REVISIONS APPROVED: <i>[Signature]</i> REVIEWED: <i>[Signature]</i>	
DATE 10/11/98	DESIGN Glan	DRAWN Bart	SHEET 4 OF 5 SHEETS		APPROVED PER COUNTY COMMENTS APPROVED: <i>[Signature]</i>		

0533

Soquel Drive - Existing Conditions
SCALE 1" = 30'



83

Environmental Review Initial Study
ATTACHMENT 1
5048
APPLICATION 98-06801

73

SHEET 5	Assessor's Parcel Number 039-061-07		Soquel Drive - Existing Conditions	
	DATE 9/8/00		DESIGN Glen	
	SCALE 1" = 30'		DRAWN Jan	
	6797 Soquel Drive, Aptos, California			



CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN

1100 WATER STREET
SANTA CRUZ, CA 95062
TEL (831) 428-6313
FAX (831) 428-1793

REVISIONS 8/22/00 - ADD TO TENTATIVE MAP
APPROVED



EXHIBIT F

Plant Legend

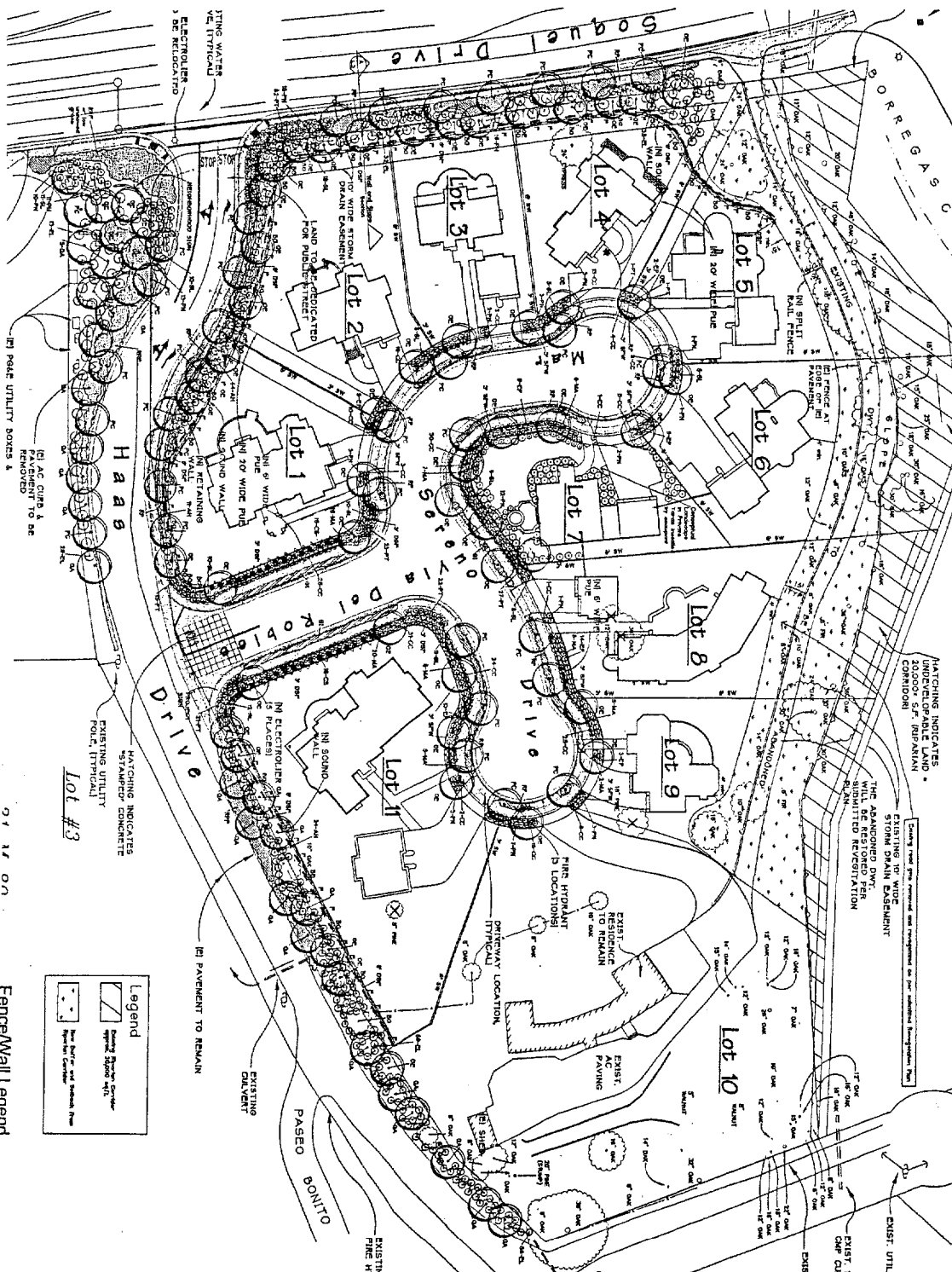
[illegible]

Plant Notes

[illegible]

Landscape Plan Narrative

Three: A mixture of doublets and inverted pairs was used during the above. Finally, some doublets were used along with doublets and doublets.



Preliminary Landscape Plan

NO 16 16

Fence/Wall Legend

All 7 mm x 1/8" with one finery or wood frame and covered with printed fabric. Some have goldened the rim and columns. See sheet 13

of Mich. Assoc. and in conference with the Hon. and learned a judge.

exp. 1990-1991

3/ Night stupor was at first periodic with intervals of 2-3 days and

Shrubs and trees in front of these walls on private lots are classed as "enclosed."

SECRET

27 high at 1700 feet subject line

Environmental Review Initial Study
ATTACHMENT 1 604-8
APPLICATION 98-0801

EXHIBIT F

73

Mar Sereno Village

6797 Soquel Drive, Aptos, CA APN: 039-061-07



GREGORY LEWIS LANDSCAPE ARCHITECT #217
738 Park Way Santa Cruz, CA 95066 (831) 425-4747 FAX 425-1107

4/14/00	
4/22/00	

Irrigation Notes

[illegible]

Hydrozone Summary

ED8 HYDROZINE:
1 Spray, hot water, sun
2 Dfqs, hot water, sun

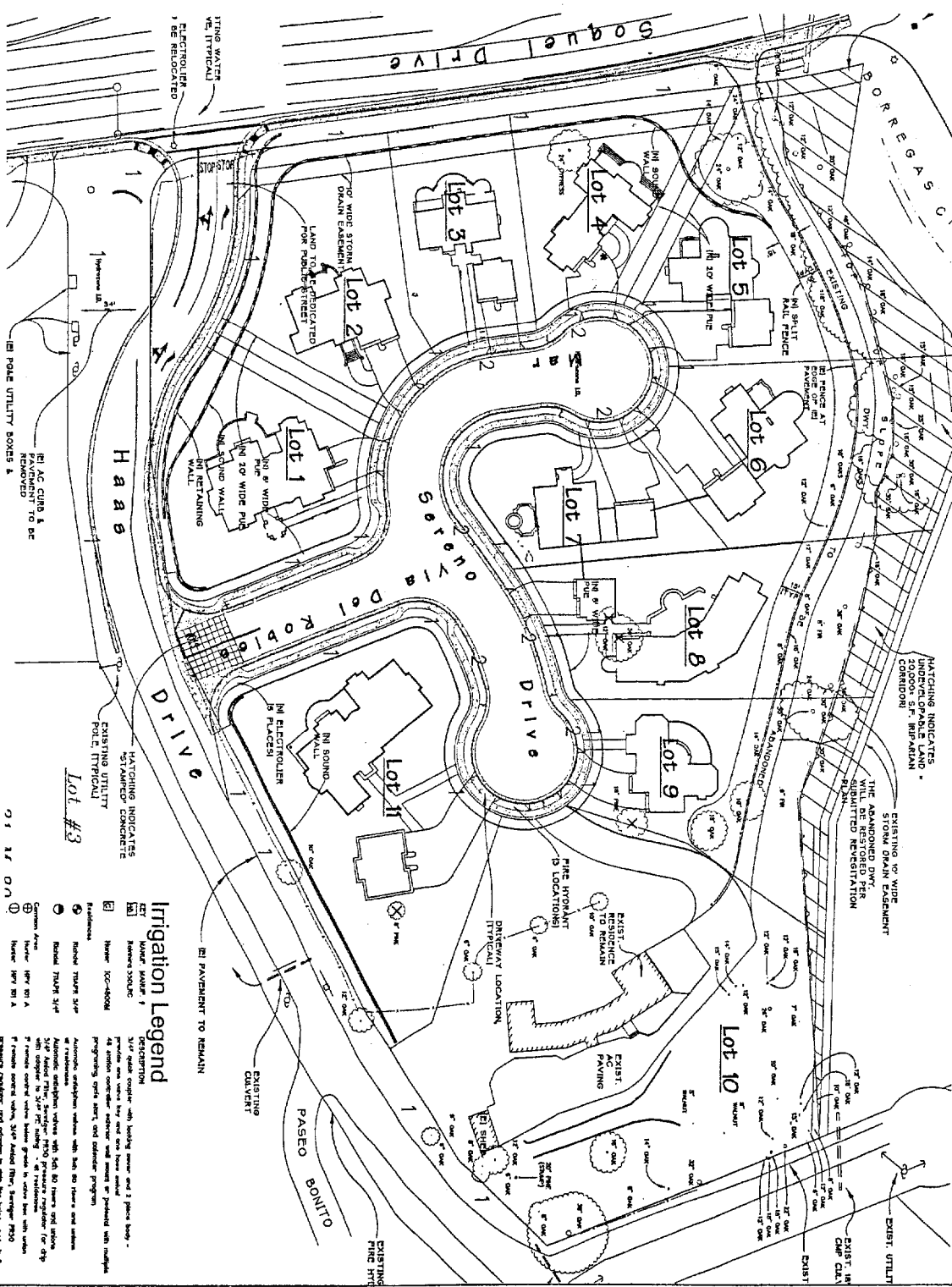
Project Description

the spray gun is triggered by the nozzle plunger being brought to the nozzle. The plunger is pulled back by the operator, compressing the air in the cylinder. When the plunger is released, the air pressure causes the compressed air to expand, forcing the paint out of the nozzle. The paint is then applied to the surface being painted. The spray gun is triggered by the nozzle plunger being brought to the nozzle. The plunger is pulled back by the operator, compressing the air in the cylinder. When the plunger is released, the air pressure causes the compressed air to expand, forcing the paint out of the nozzle. The paint is then applied to the surface being painted.

Irrigation Legend

Use 80 pop-ups in lawn and 120 pop-ups in shrub and ground cover areas. It is OK to use shrub bands on these. 120 above ground is worth not doing where they won't be hit by cars or people. But the plan with all pop-ups and provide an optional credit amount for ecology from banding some shrub bands on these.

Irrigation Concept

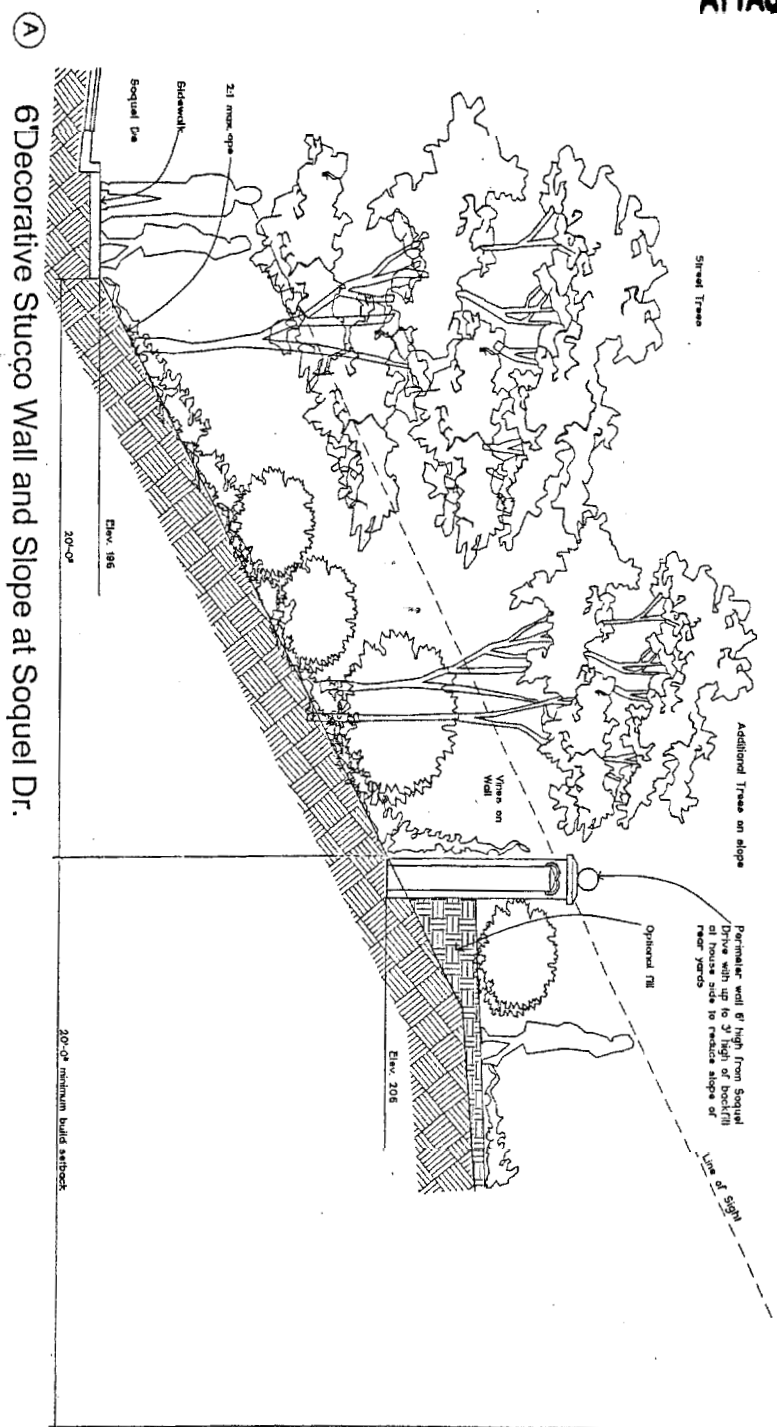


Irrigation Legend

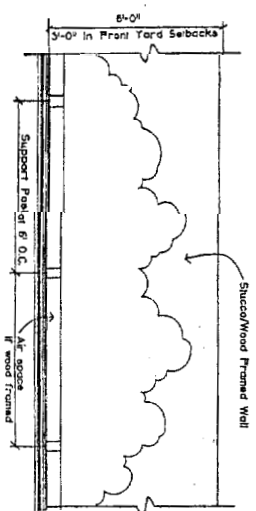
- [illegible]

0536

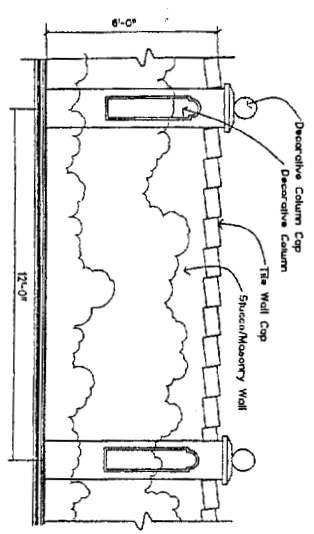
Environmental Review Initial Study
 ATTACHMENT 1
 APPLICATION 98-0801



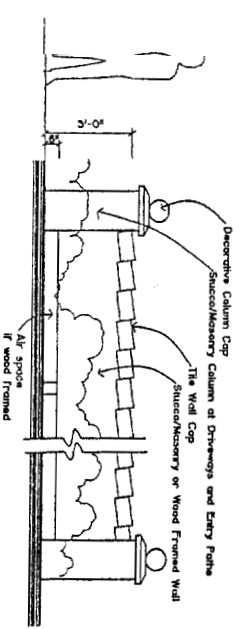
A 6' Decorative Stucco Wall and Slope at Soquel Dr.



B 6 and 3' Stucco Wall Between lots (Optional)



C 6' Decorative Stucco Wall at Perimeter



D 3' Decorative Stucco Wall at Front Yards (Optional)

Wall Elevations

1/2"=1'-0"

Mar Sereno Village

6797 Soquel Drive, Aptos, CA APN: 039-061-07

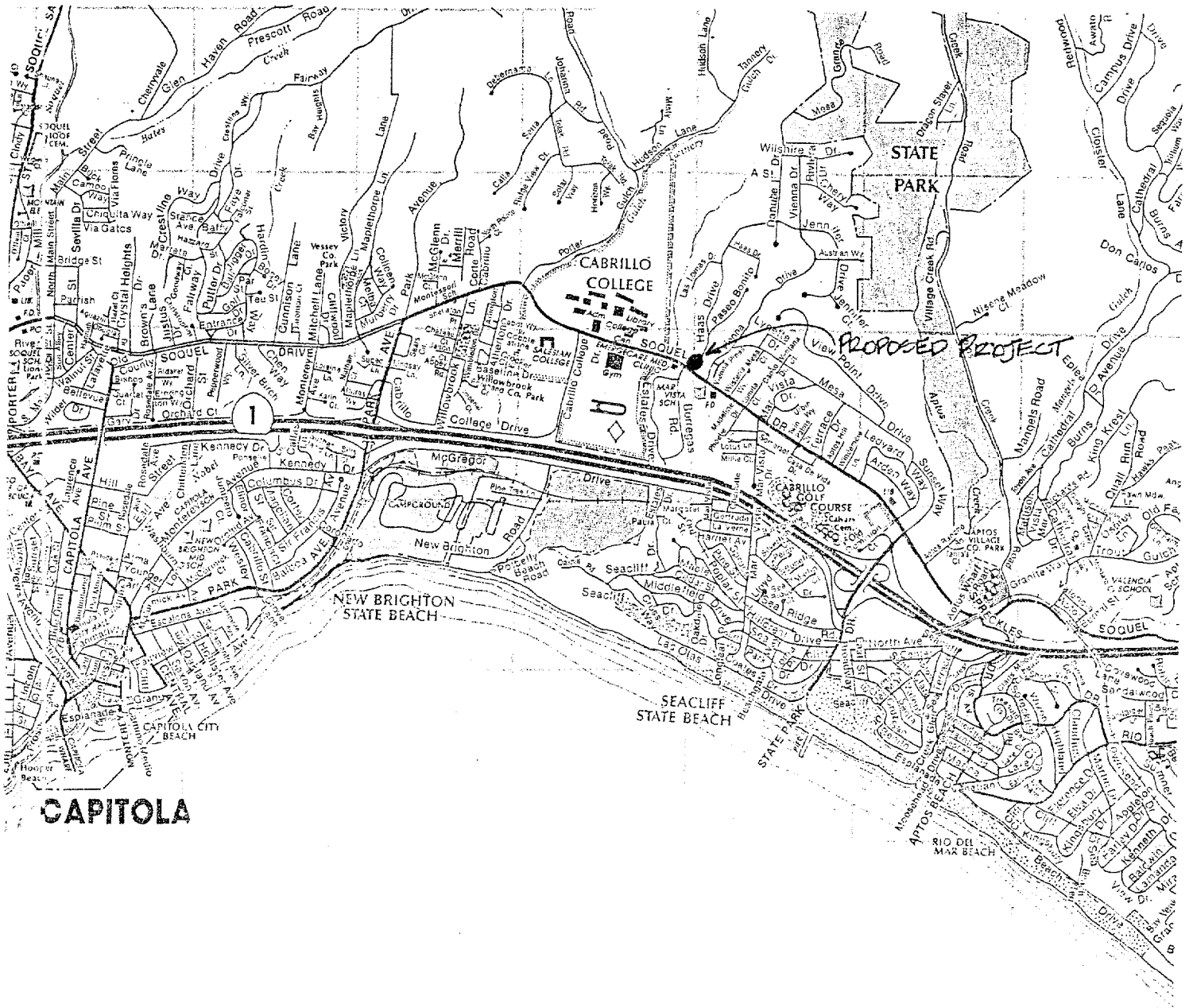


GREGORY LEWIS LANDSCAPE ARCHITECT #2176
 736 Park Way Santa Cruz, CA 95068 (317) 426-4747 FAX 426-1107

Revision	By
1/2/00	

0537

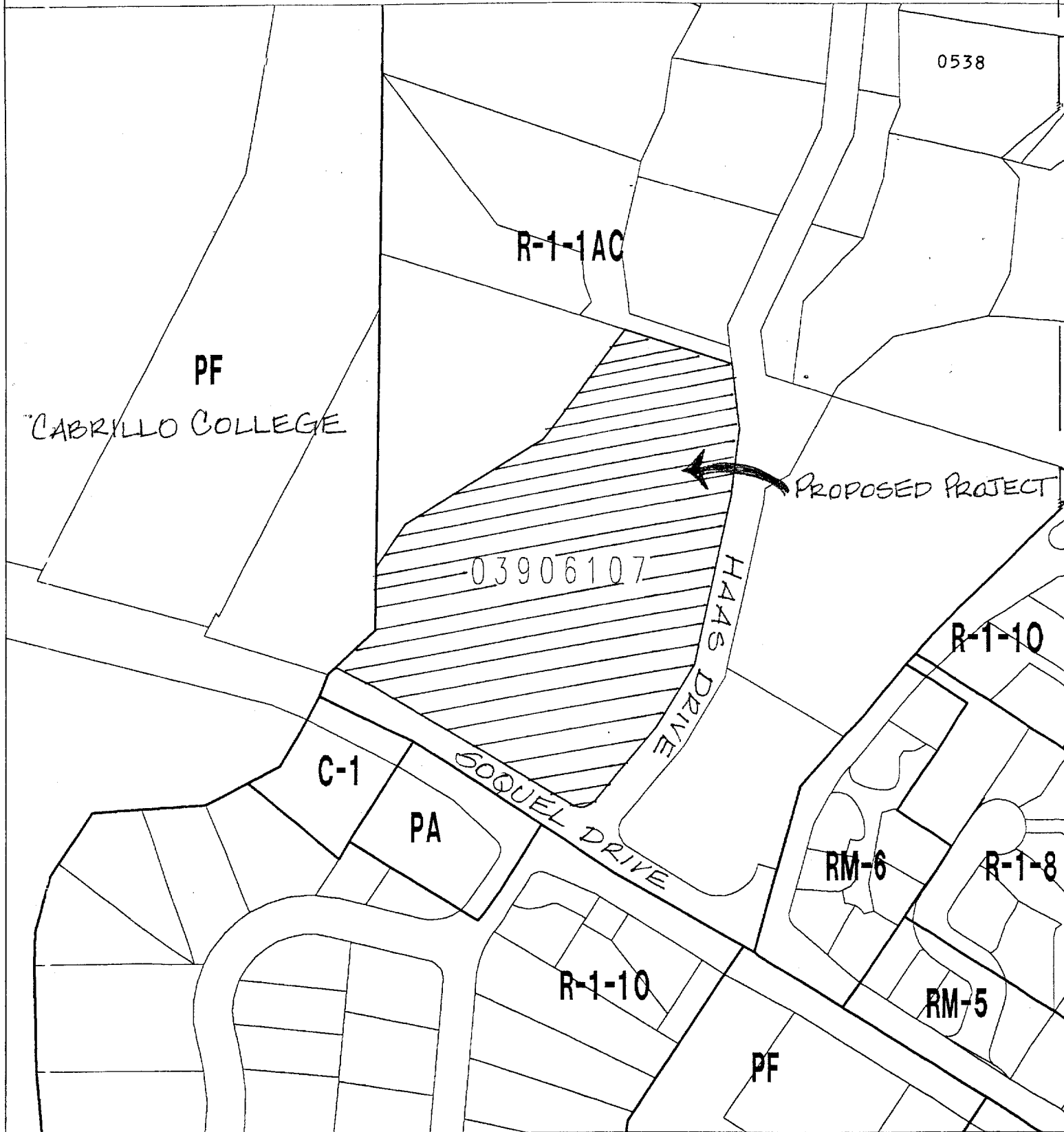
LOCATIONAL MAP



ZONING DESIGNATIONS ATTACHMENT 5

SCALE (FT/INCH) = 200
WIDTH IN FEET = 1,615.51
DEPTH IN FEET = 1,732.64

REQUEST ID: 99-0801



N83 ASSESSOR PARCELS
N83 PLANNING ZONES

N ↑

Environmental Review Initial Study

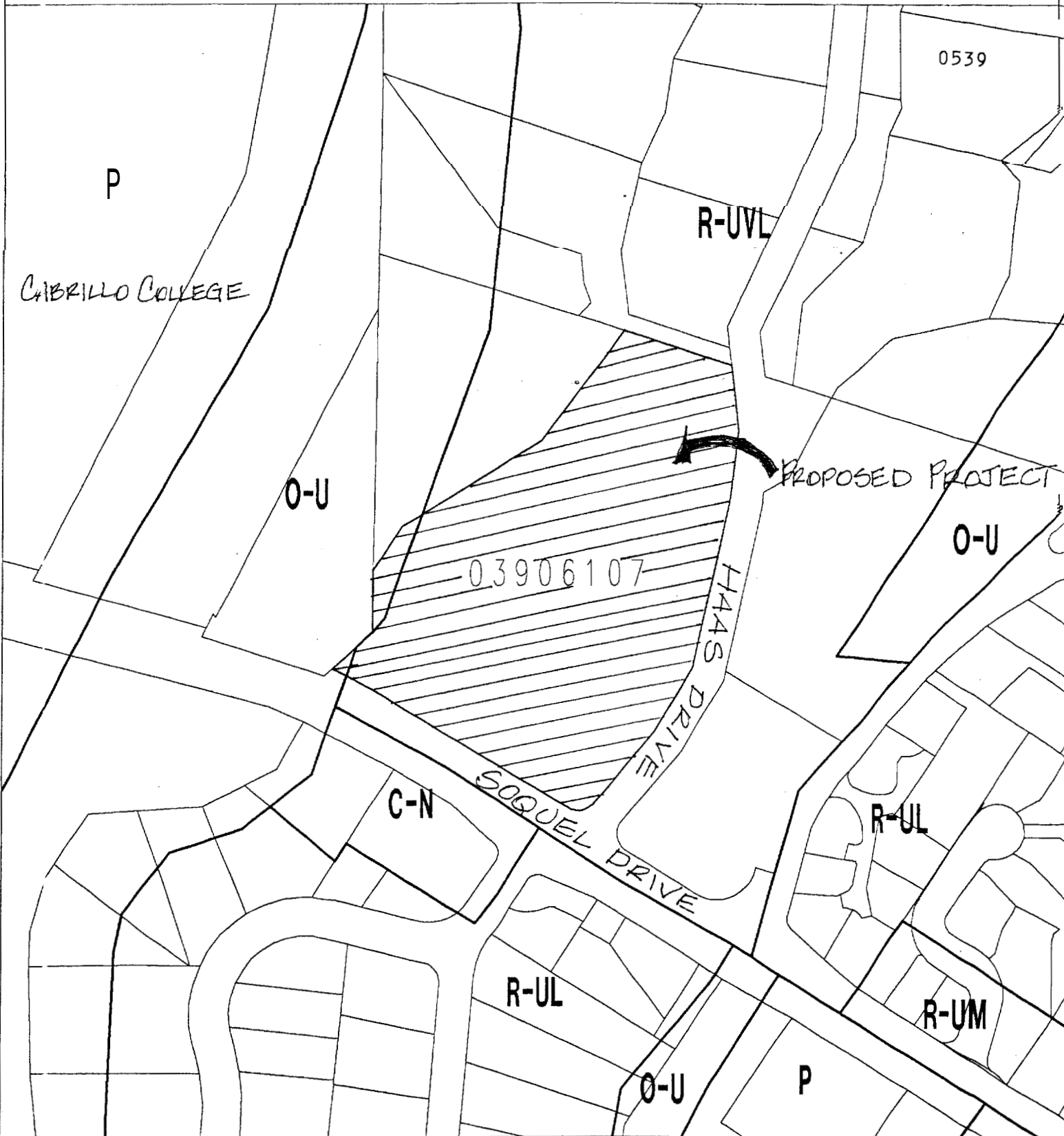
ATTACHMENT 3 to F1
APPLICATION 98-0801

EXHIBIT F

GENERAL PLAN DESIGNATIONS ATTACHMENT 5

SCALE (FT/INCH) = 200
WIDTH IN FEET = 1,615.51
DEPTH IN FEET = 1,732.64

REQUEST ID: 99-0801



NB3 ASSESSOR PARCELS
NB3 G P BASE LAYER

Environmental Review Initial Study

ATTACHMENT 4 of 1
APPLICATION 98-0801

N ↑

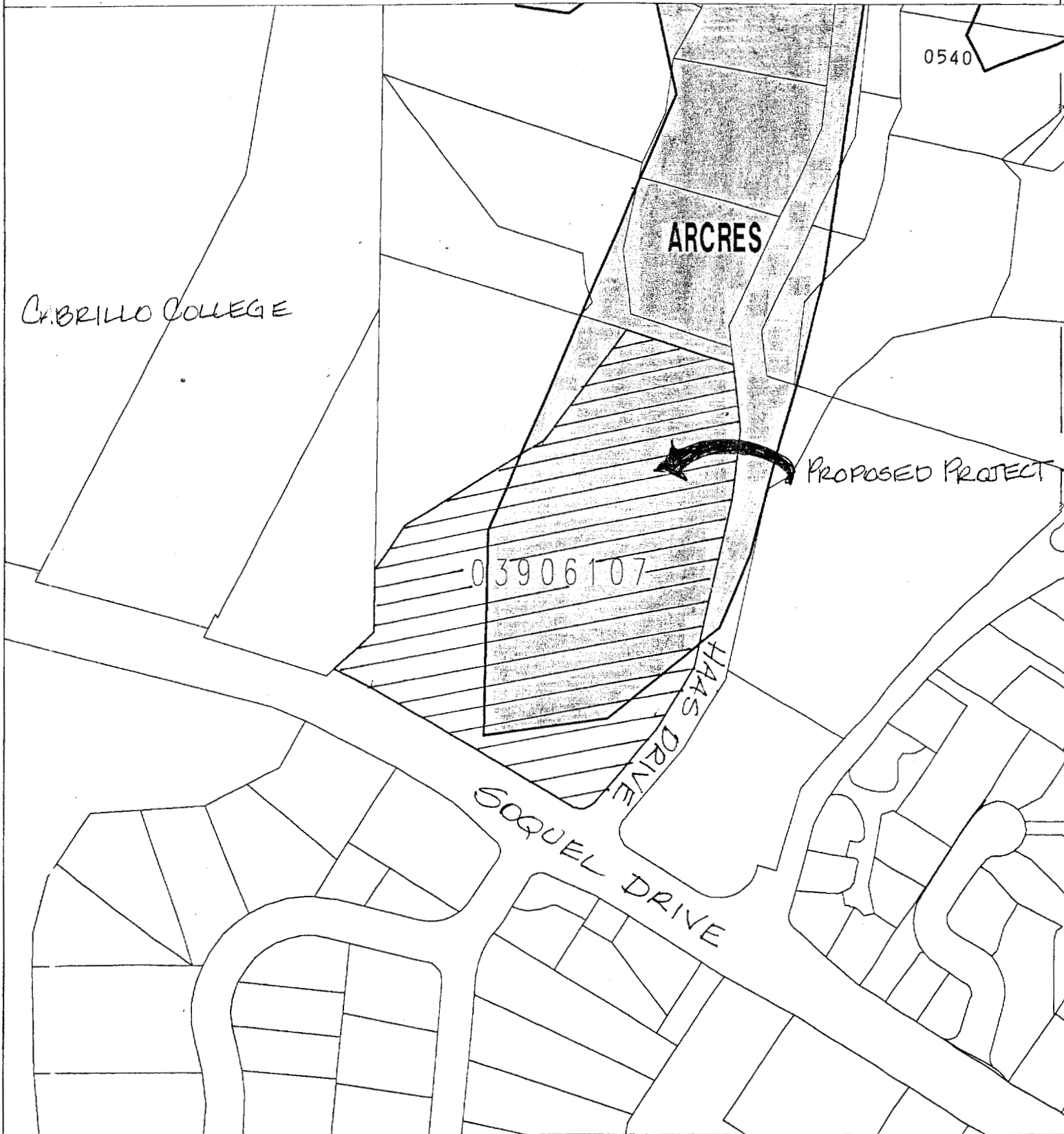
92

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EXHIBIT F

ARCHAEOLOGICALLY SENSITIVE AREAS ATTACHMENT 5

SCALE (FT/INCH) = 200
 IDTH IN FEET = 1,615.51
 EPTH IN FEET = 1,732.64

REQUEST ID: 99-0801



N83 ASSESSOR PARCELS
 N83 R&C ARCHEOLOGICA



Environmental Review Initial Study

ATTACHMENT 5
 APPLICATION 98-0801

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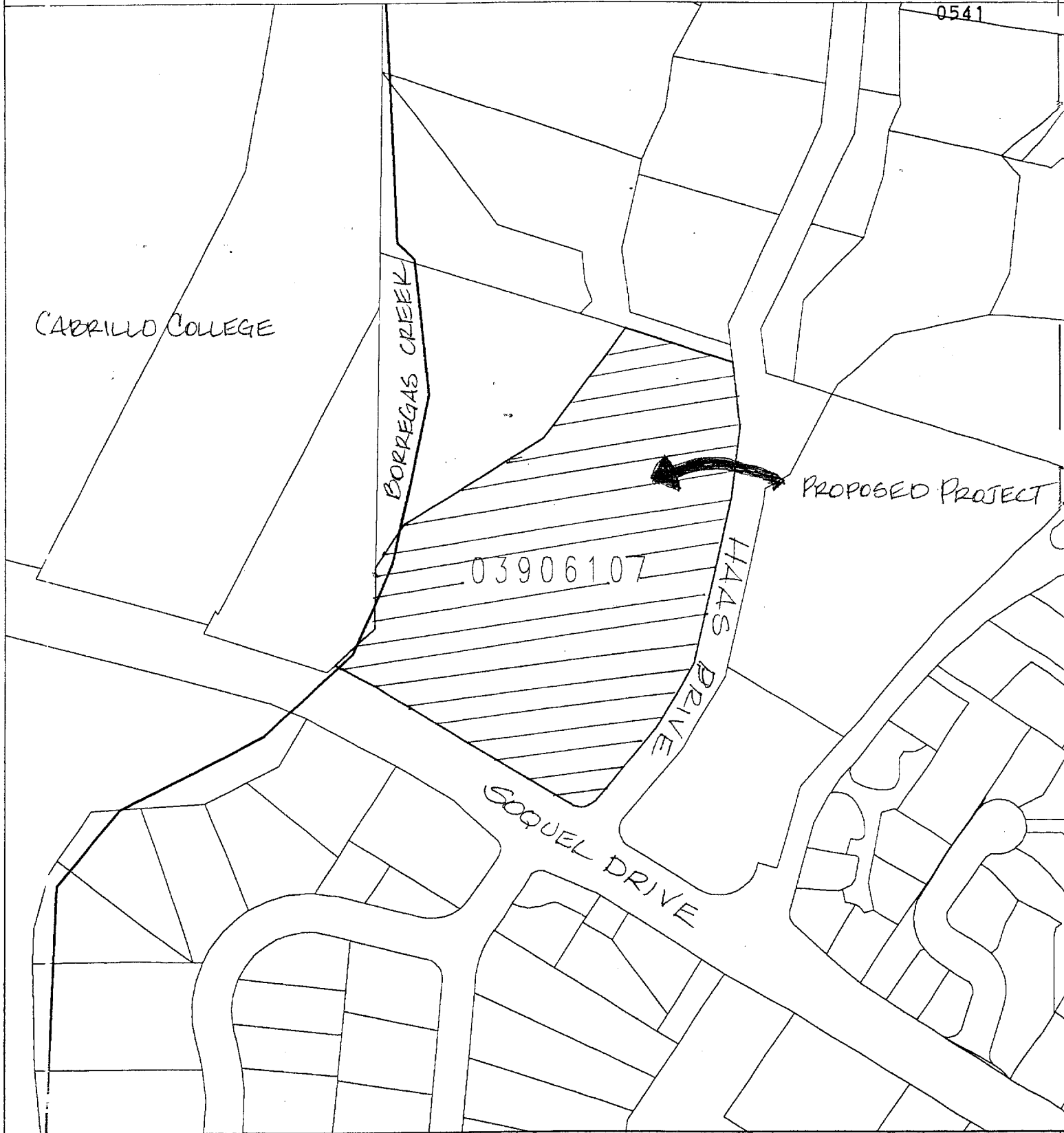
EXHIBIT F

STREAM MAP

ATTACHMENT 5

SCALE (FT/INCH) = 200
WIDTH IN FEET = 1,615.51
DEPTH IN FEET = 1,732.64

REQUEST ID: 99-0801



NB3 ASSESSOR PARCELS
NB3 R&C STREAMS

N ↑

Environmental Review Initial Study

ATTACHMENT 6
APPLICATION 99-0801

90-63

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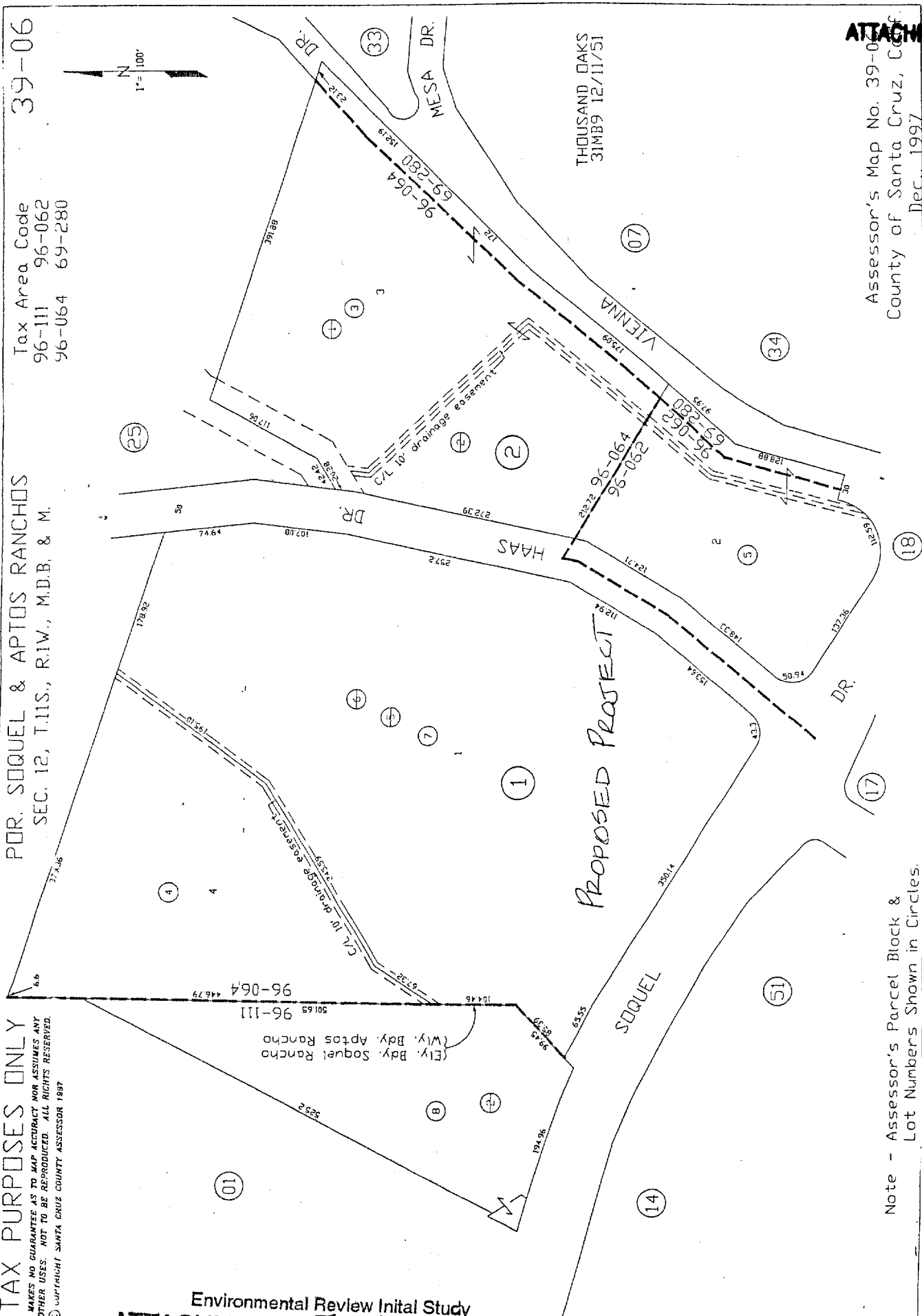
Note - Assessor's Parcel Block & Lot Numbers Shown in Circles.

5

0542

ASSESSOR'S PARCEL MAP

Assessor's Map No. 39-02
County of Santa Cruz, California
Dec. 1997



PLANNING DEPARTMENT



COUNTY OF SANTA CRUZ

GOVERNMENTAL CENTER

January 26, 2000

701 OCEAN STREET, ROOM 400, SANTA CRUZ, CALIFORNIA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

Hamilton Swift Land Use Consultants
1509 Seabright Ave, Suite A-1
Santa Cruz, CA 95062

SUBJECT: ARCHAEOLOGICAL RECONNAISSANCE SURVEY, APPLICATION NO. 99-0801
APN 039-061-07

Dear Applicant:

The County's archaeological survey team has completed the archaeological reconnaissance for the property listed above. The research has shown that prehistorical cultural resources were not evident at that site. A copy of the review documentation is attached for your information. No further archaeological review will be required for the proposed development.

Please call me at 454-3162 if you have any questions.

Sincerely,

Suzanne Smith
Resource Planner

enclosure

Environmental Review Initial Study
ATTACHMENT 8 of 2
APPLICATION 98-0801

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73
EXHIBIT F

0544

EXHIBIT B

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

Preliminary Prehistoric Cultural Resource
Reconnaissance Report

Parcel APN: 039-061-07SCAS Project #: SE - 99- 766Planning Permit #: 99-0801Parcel Size: 1-4.9 acresApplicant: Hamilton-Swift Land Use ConsultantNearest Recorded Prehistoric Site: CA-SCR-168 1/2 mile SE of Parcel

On 12-22-99 (2) members of the Santa Cruz Archaeological Society spent a total of (3/4) 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, (831) 479-6294, or email redwards@Cabrillo.cc.ca.us.

Page 4 of 7

Environmental Review Initial Study
ATTACHMENT 8 of 2
APPLICATION 98-0801

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EXHIBIT F

0545

May 10, 1999

Mr. John Swift
 Hamilton-Swift Land Use
 & Development Consultants
 1509 Seabright Avenue
 Santa Cruz, CA 95062

**RE: Botanical Reconnaissance—
 Ridino Soquel Drive Property**

Dear John:

On March 24, 1999, Bob Ridino, you and I met on his Soquel Drive property, located between Borregas Creek and Haas Drive, to ascertain whether rare plants or plant associations occur on the property. A specific concern was presence of the native Coastal Terrace Prairie plant community. Subsequently, on April 29, I revisited the property and conducted a more thorough site survey. The results of these two surveys are as follows:

Plant Survey Results

The property contains two major habitat types as well as landscaped grounds around the existing house. The unnamed tributary to Borregas Creek, lying along the easterly property boundary, contains an oak-riparian plant community with coast live oak (*Quercus agrifolia*) as the dominant species. Coast live oak extends beyond the top of bank to the dirt access road leading to the house. Common understory species in the riparian corridor include California blackberry (*Rubus ursinus*), English ivy (*Hedera helix*), ocean spray (*Holodiscus discolor*), poison oak (*Toxicodendron diversilobum*), cotoneaster (*Cotoneaster* sp.), bracken fern (*Pteridium aquilinum*) and rhododendron (*Rhododendron* sp.). The riparian corridor is in relatively good condition with high density and diversity of native species, and except for ivy, absence of aggressive non-natives.

The higher elevation terrace, where the development is proposed, is largely comprised of non-native grassland with some patches of native grassland. The southwesterly portion of the terrace was bare at the time of the April 29 survey, due to removal of Monterey cypress on this portion of the site. Non-native grassland extended throughout remaining portions of the undeveloped site. Typical species included ripgut grass (*Bromus diandrus*), wild oat (*Avena fatua*), slender wild oat (*Avena barbata*), velvet grass (*Holcus lanatus*), rattlesnake grass (*Briza maxima*), perennial ryegrass (*Lolium perenne*), plantain (*Plantago lanceolata*), thistle (*Cirsium vulgare*) and scarlet pimpernel (*Anagallis arvensis*). Small to moderate sized patches of native grassland were present within the non-native grasses, principally in the southeast portion of the site in the area of proposed

Lots 1-3 and the easterly edge of Lot 4. Native species were interspersed with non-native grasses with the percent composition approximately 10 to 25 % natives. The largest concentration of native grassland was found near the south property line. Native species included California oat grass (*Danthonia californica*), purple needle grass (*Nassella pulchra*) and rush (*Juncus patens*).

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Non-native landscape species and coast live oak surround the existing house on proposed lot 11.

The site was specifically searched for presence of Santa Cruz tarplant (*Holocarpa macradenia*), a state listed endangered and *federal candidate species. Although the survey was conducted prior to the blooming season, no evidence of tarplant was found on the site.

Conclusion

Although native Coastal Terrace Prairie species are found on the property, they are present in low concentrations within scattered areas and interspersed with non-native grass species. A viable native prairie community probably does not exist.

I hope this assists in your site planning and permitting efforts. Please don't hesitate to call if you have any questions.

Sincerely,


John Gilchrist

RECEIVED OCT 08 1998

0547

GEOTECHNICAL INVESTIGATION
FOR
HAAS DRIVE SUBDIVISION
HAAS DRIVE/SOQUEL DRIVE SITE
SOQUEL, CALIFORNIA

FOR
S/R DEVELOPMENT L.L.C.
SANTA CRUZ, CALIFORNIA

BY
STEVEN RAAS & ASSOCIATES, N.C.
CONSULTING GEOTECHNICAL ENGINEERS
98132-SZ61-163
OCTOBER 1998

Environmental Review Initial Study

ATTACHMENT 10 10711
APPLICATION 99-0801

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EXHIBIT F

DISCUSSIONS, CONCLUSIONS AND RECOMMENDATIONS

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GENERAL

1. The results of our investigation indicate that from a geotechnical engineering standpoint the property may be developed as proposed provided these recommendations are included in the design and construction.
2. All structures and site improvements should be set back behind a line extending up at a 2:1 (horizontal to vertical) gradient from the base of the cut slopes along Soquel and Haas Drives. Alternatively, a retaining wall may be constructed to retain the cut slopes.
3. Our laboratory testing indicates that the near surface soils possess a range of expansive properties from moderately low to moderately high (sample number 3-1 contained 59% fines with a plasticity index of 32).
4. Grading and foundation plans should be reviewed by the Geotechnical Engineer during their preparation and prior to contract bidding.
5. The Geotechnical Engineer should be notified at least four (4) working days prior to any site clearing and grading operations on the property in order to observe the stripping and disposal of unsuitable materials, and to coordinate this work with the grading contractor. During this period, a pre-construction conference should be held on the site, with at least the owner's representative, the contractor, and one of our engineers present. At this time, the project specifications and the testing and inspection responsibilities will be outlined and discussed.
6. Field observation and testing must be provided by a representative of Steven Raas & Associates, Inc. to enable them to form an opinion regarding the adequacy of the site preparation, the acceptability of fill materials, and the extent to which the foundation and

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earthwork construction, including the degree of compaction, comply with the specification requirements. Any work related to foundation construction, drainage construction, or grading performed without the full knowledge of, and not under the direct observation of Steven Raas & Associates, Inc., the Geotechnical Engineer, will render the recommendations of this report invalid.

SITE PREPARATION

7. The initial preparation of the site will consist of the removal of trees as required and the debris. Septic tanks and leaching lines, if found, must be completely removed. The extent of this soil removal will be designated by the Geotechnical Engineer in the field. This material must be removed from the site.

8. Any wells encountered shall be capped in accordance with the requirements of the County Health Department. The strength of the cap shall be equal to the adjacent soil and shall not be located within 5 feet of a structural footing.

9. Any voids created by tree removal, septic tank, and leach line removal must be backfilled with properly compacted native soils that are free of organic and other deleterious materials or with approved import fill.

10. Surface vegetation and organically contaminated topsoil should then be removed from the area to be graded. These soils may be stockpiled for future landscaping. The required depth of stripping will vary with the time of year and must be based upon visual observations of the Geotechnical Engineer. It is anticipated that the depth of stripping may be 2 to 4 inches.

11. Following the stripping, the area should be excavated to the design grades. Any loose soils encountered should be removed and replaced as engineered fill. If expansive soils are encountered in the building areas during construction, they should be removed to a minimum

depth of 36 inches below all foundation elements. Non-expansive soil may then be placed in the excavation and compacted in thin lifts. If the excavated soils are to be placed back in the excavation, the base of the excavation should be scarified and the soil moisture conditioned and compacted. Excavation and recompaction sections for expansive soils should extend 5 feet beyond all building areas. The exposed soils in the paving areas should be scarified, moisture conditioned, and compacted as an engineered fill except for any contaminated material noted by the Geotechnical Engineer in the field. The moisture conditioning procedure will depend upon the time of year that the work is done, but it must result in the soils being 1 to 3 percent over their optimum moisture contents at the time of compaction.

Note: If this work is done during or soon after the rainy season, the on-site soils may be too wet in their existing condition to be used as engineered fill. The on-site soils may require a diligent and active drying and/or mixing operation to reduce the moisture content to the levels required to obtain adequate compaction as an engineered fill. If the soils are dry water may need to be added.

12. With the exception of the upper 8 inches of subgrade in paved areas and driveways, the soil on the project should be compacted to a minimum of 90% of its maximum dry density. The upper 8 inches of subgrade in the pavement areas and all aggregate subbase and aggregate base should be compacted to a minimum of 95% of its maximum dry density.

13. The maximum dry density will be obtained from a laboratory compaction curve run in accordance with ASTM Procedure #D1557-91. This test will also establish the optimum moisture content of the material. Field density testing will be in accordance with ASTM Test #D2922.

14. Should the use of imported fill be necessary on this project, the fill material should be:

1. free of organics, debris, and other deleterious materials

2. granular in nature, well graded, and contain sufficient binder to allow utility trenches to stand open.
3. free of rocks in excess of 2 inches in size
4. have a Plasticity Index between 4 and 12
5. have a minimum Sand Equivalent of 20, and
6. have a minimum Resistance "R" Value of 30, and be non-expansive

15. Samples of any proposed imported fill planned for use on this project should be submitted to the Geotechnical Engineer for appropriate testing and approval not less than 4 working days before the anticipated jobsite delivery.

CUT AND FILL SLOPES

16. All fill slopes should be constructed with engineered fill meeting the minimum density requirements of this report and have a gradient no steeper than 2:1 (horizontal to vertical). Fill slopes should not exceed 10 feet in vertical height unless specifically reviewed by the Geotechnical Engineer.

17. Fill slopes should be keyed into the native slopes by providing a 10 foot wide base keyway sloped negatively at least 2% into the bank. The depth of the keyways will vary, depending on the materials encountered. It is anticipated that the depth of the keyways may be 3 to 6 feet, but at all locations shall be at least 2 feet into firm material.

Subsequent keys may be required as the fill section progress upslope. Keys will be designated in the field by the Geotechnical Engineer. See Figure No. 12 for general details.

18. Cut slopes shall not exceed a 2:1 (horizontal to vertical) gradient and a 15 foot vertical height unless specifically reviewed by the Geotechnical Engineer. Where the vertical height

exceeds 15 feet, intermediate benches must be provided. These benches should be at least 6 feet wide and sloped to control surface drainage. A lined ditch should be used on the bench,

19. The above slope gradients are based on the strength characteristics of the materials under conditions of normal moisture content that would result from rainfall falling directly on the slope, and do not take into account the additional activating forces applied by seepage from spring areas. Therefore, in order to maintain stable slopes at the recommended gradients, it is important that any seepage forces and accompanying hydrostatic pressure encountered be relieved by adequate drainage. Drainage facilities may include subdrains, gravel blankets, rockfill surface trenches or horizontally drilled drains. Configurations and type of drainage will be determined by the Geotechnical Engineer during the grading operations.

20. The surfaces of all cut and fill slopes should be prepared and maintained to reduce erosion. This work, as a minimum, should include track rolling of the slope and effective planting. The protection of the slopes should be installed as soon as practicable so that a sufficient growth will be established prior to inclement weather conditions. It is vital that no slope be left standing through a winter season without the erosion control measures having been provided.

21. The above recommended gradients do not preclude periodic maintenance of the slopes, as minor sloughing and erosion may take place.

22. If a fill slope is to be placed above a cut slope, the toe of the fill slope should be set back at least 8 feet horizontally from the top of the cut slope. A lateral surface drain should be placed in the area between the cut and fill slopes.

FOUNDATIONS - SPREAD FOOTINGS

23. At the time we prepared this report, the grading plans had not been completed and the structure location and foundation details had not been finalized. We request an opportunity

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to review these items during the design stages to determine if supplemental recommendations will be required.

24. Considering the soil characteristics and site preparation recommendations, it is our opinion that an appropriate foundation system to support the proposed structures will consist of reinforced concrete spread footings bedded into firm native soil or engineered fills of the on-site soils. This system could consist of continuous exterior footings, in conjunction with interior isolated spread footings or additional continuous footings or concrete slabs.

25. Footing widths should be based on the allowable bearing value but not less than 12 inches for 1 story and 15 inches for 2 story structures. Footings should be embedded below the lowest adjacent grade not less than 12 inches for 1 story structures and 18 inches for 2 story structures. Footing excavations must be observed by the Geotechnical Engineer before steel is placed and concrete is poured to insure bedding into proper material. The footing excavations should be thoroughly saturated prior to placing concrete,

26. Footings constructed to the given criteria may be designed for the following allowable bearing capacities:

1. 2,000 psf for Dead plus Live Load
2. a 1/3rd increase for Seismic or Wind Load

In computing the pressures transmitted to the soil by the footings, the embedded weight of the footing may be neglected.

27. No footing should be placed closer than 8 feet to the top of a fill slope nor 6 feet from the base of a cut slope.

28. The footings should contain steel reinforcement as determined by the Project Structural Engineer in accordance with applicable UBC or ACI Standards.

SLAB-ON-GRADE CONSTRUCTION

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29. Concrete slab-on-grade floors may be used for ground level construction on non-expansive native soil or engineered fill.

30. Slabs may be structurally integrated with the footings. If the slabs are constructed as "free floating" slabs, they should be provided with a minimum ¼ inch felt separation between the slab and footing. The slabs should be separated into approximately 15' x 15' square sections with dummy joints or similar type crack control devices.

31. All concrete slabs-on-grade should be underlain by a minimum 4 inch thick capillary break of ¾ inch clean crushed rock. It is recommended that neither Class II baserock nor sand be employed as the capillary break material.

32. Where floor coverings are anticipated or vapor transmission may be a problem, a waterproof membrane should be placed between the granular layer and the floor slab in order to reduce moisture condensation under the floor coverings. A 2 inch layer of moist sand on top of the membrane will help protect the membrane and will assist in equalizing the curing rate of the concrete.

33. Requirements for pre-wetting of the subgrade soils prior to the pouring of the slabs will depend on the specific soils and seasonal moisture conditions and will be determined by the Geotechnical Engineer at the time of construction. It is important that the subgrade soils be thoroughly saturated at the time the concrete is poured.

34. Slab thickness, reinforcement, and doweling should be determined by the Project Structural Engineer.

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UTILITY TRENCHES

35. Utility trenches that are parallel to the sides of the building should be placed so that they do not extend below a line sloping down and away at a 2:1 (horizontal to vertical) slope from the bottom outside edge of all footings.

36. Trenches may be backfilled with the native materials or approved import granular material with the soil compacted in thin lifts to a minimum of 95% of its maximum dry density in paved areas and 90% in other areas.

37. Jetting of the trench backfill should be carefully considered as it may result in an unsatisfactory degree of compaction.

38. Trenches must be shored as required by the local agency and the State of California Division of Industrial Safety construction safety orders.

LATERAL PRESSURES

39. Retaining walls with full drainage should be designed using the following criteria:

1. When walls are free to yield an amount sufficient to develop the active earth pressure condition (about $\frac{1}{2}$ of height), design for the following active earth pressures:

<u>Slope of Backfill</u>	<u>Active Earth Pressure</u>
horizontal	40 psf/ft of depth
2:1 (H:V)	60 psf/ft of depth

2. When walls are restrained at the top design for the following at-rest pressures:

<u>Slope of Backfill</u>	<u>At-Rest Earth Pressure</u>
horizontal	65 psf/ft of depth
2:1 (H:V)	85 psf/ft of depth

3. For resisting passive earth pressure use 300 psf/ft of depth,

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4. A "coefficient of friction" between base of foundation and soil of 0.35.
5. Any live or dead loads which will transmit a force to the wall. Refer to Figure No. 13.
6. The resultant seismic force (lbs.) on the wall is $14H^2$ and acts at a point $0.6H$ up from the base of the wall. H is the height of the retained soil in feet. Lateral seismic forces are based on the Mononobe-Okabe method of analysis.

Should the slope behind the retaining walls be other than those outlined above, the active earth or at-rest pressures for the particular slope angle may be obtained by interpolation.

40. The above criteria are based on fully drained conditions. Therefore, we recommend that permeable material meeting the State of California Standard Specification Section 68-1.025, Class 1, Type A, be placed behind the wall, with a minimum width of 12 inches and extending for the full height of the wall to within 1 foot of the ground surface. The permeable material should be covered with Mirafi 140 filter fabric or equivalent and then compacted native soil placed to the ground surface. A 4 inch diameter perforated rigid plastic or metal drain pipe should be installed within 3 inches of the bottom of the granular backfill and be discharged to a suitable, approved location.

41. The area behind the wall and permeable material should be compacted with approved soil to a minimum relative dry density of 90%.

SURFACE DRAINAGE

42. Surface water must not be allowed to pond or be trapped adjacent to the building foundations nor on the building pad nor in the parking areas.

43. All roof eaves should be guttered, with the outlets from the downspouts provided with adequate capacity to carry the storm water from the structures to reduce the possibility of soil

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saturation and erosion. The connection should be in a closed conduit which discharges at an approved location away from the structures and the graded area.

44. Final grades should be provided with a positive gradient away from all foundations in order to provide for rapid removal of the surface water from the foundations to an adequate discharge point. Concentrations of surface water runoff should be handled by providing necessary structures, such as paved ditches, catch basins, etc.

45. Cut and fill slopes shall be constructed so that surface water will not be allowed to drain over the top of the slope face. This may require berms along the top of fill slopes and surface drainage ditches above cut slopes.

46. Irrigation activities at the site should not be done in an uncontrolled or unreasonable manner.

47. The building and surface drainage facilities must not be altered nor any filling or excavation work performed in the area without first consulting the Geotechnical Engineer.

PLAN REVIEW

48. We respectfully request an opportunity to review the plans during preparation and before bidding to insure that the recommendations of this report have been included and to provide additional recommendations, if needed.

PLANNING DEPARTMENT

GOVERNMENTAL CENTER



RECEIVED NOV - 6 1998
ATTACHMENT 5
COUNTY OF SANTA CRUZ

701 OCEAN STREET
FAX (408) 454-2131

SANTA CRUZ, CALIFORNIA 95060
(408) 454-2580

0558

October 30, 1998

S/R Development LLC
P.O. Box 2139
Aptos, CA 95003

SUBJECT: Review of soil report by Steven Raas & Associates
dated October, 1998, PROJECT NUMBER: 98132-SZ61-163
APN: 039-061-07, APPLICATION NUMBER: 98-0767

Dear Applicant:

Thank you for submitting the soil report for the parcel referenced above. The report was reviewed for conformance with County Guidelines for Soils/Geotechnical Reports and also for completeness regarding site specific hazards and accompanying technical reports (e.g. geologic, hydrologic, etc.). The purpose of this letter is to inform you that the Planning Department has accepted the report and the following recommendations become permit conditions:

1. All report recommendations must be followed.
2. A foundation review letter is required with each building permit.
3. Final plans shall show the drainage system that directs or controls drainage so that drainage outlets away from the top of the bluff.
4. Final plans shall reference the approved soils engineering report and state that all development shall conform to the report recommendations.
5. Prior to building permit issuance, the soil engineer must coordinate with the contractor to produce a staging and construction disturbance plan. This plan must indicate the areas of disturbance and the post grading clean-up needed to restore the project site. No material except the rip-rap may be introduced into the wave attack area.

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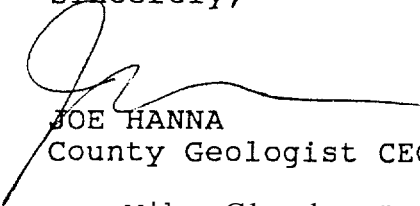
6. The soil engineer must inspect all foundation excavations and a letter of inspection must be submitted to Environmental Planning and your building inspector prior to pour **of** concrete.
7. For all projects, the soil engineer **must** submit a final letter report **to** Environmental Planning regarding the compliance with all technical recommendations **of** the soil report prior **to** final inspection.

The soil report acceptance is only limited **to** the technical adequacy of the report. Other issues, like planning, building design, septic or sewer approval, etc, may still require resolution.

The Planning Department will check final development plans to verify project consistency with report recommendations and permit conditions prior to building permit issuance. **If** not already done, please submit **two** copies **of** the approved soil report at the time of building permit application for attachment to your building plans. "

Please call **454-3164** if we can **be** of any assistance.

Sincerely,



JOE HANNA
County Geologist CEG 1313

cc: Mike Cloud **R.G.**, Environmental Planning
Soils engineering firm
Building plan check

98-0767s.wpd

FINAL SOILS-GRADING REPORTS

Prior to final inspection clearance a final soils report must be prepared and submitted for review for all projects with

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engineered fills These reports, at a minimum, must include:

1. Climatic Conditions

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Indicate the climatic conditions during the grading processes and indicate any weather related delays to the operations.

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2. Variations of Soil Conditions and/or Recommendations

Indicate the accomplished ground preparation including removal of inappropriate soils or organic materials, blending or unsuitable materials with suitable soils, and the keying and benching of the site in preparation for the fills.

3. Ground Preparation

The extent of ground preparation and the removal of inappropriate materials, blending of soils, and keying and benching of fills.

4. Optimum Moisture/Maximum Density Curves

Indicate in a table the optimum moisture maximum density curves. Append the actual curves at the end of the report.

5. Compaction Test Data

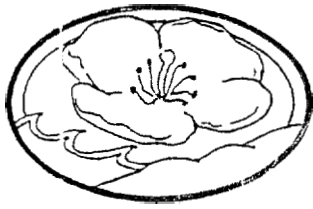
The compaction test location topographic map as the grade be tabulated with indication surface of final grade, moisture compaction, failure of tests relative compaction), and re-

part
line

on same
test values must
test from the
test, relative
is than 90% of
ed tests.

6. Adequacy of the Site for the

The soils engineer must re-consider his determination that the site is safe for the intended use.



Sunset Coast Nursery
Specializing in native coastal plants

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September 19,2000

Robert Ridino
S/R Development LLC
P.O. Box 4209
Santa Cruz, CA 95063-4209

Dear Bob,

I have made revisions to the "Restoration Plan for the Abandoned Driveway...." in response to Beth Dyer's-memo of July'10,2000. The revisions in the plan are distinguished by [bracketed text in a slightly different font, as shown here.]

Ms. Dyer and I exchanged messages several times before we were able to speak on the telephone. In that conversation, she asked for more specific quantitative standards for monitoring. I have entered a new two paragraph section for third year and fifth year monitoring.

Without belaboring each and every point in Ms. Dyer's memo, I believe we have addressed all of her concerns. However, the extremely healthy and ubiquitous stands of poison oak among the ivy will make removal of the ivy by hand a difficult and potentially dangerous situation. I know of cases where crew supervisors will refuse to do hand work where poison oak is present. The pervasive poison oak on this site makes hand removal a health and safety issue. Even the suggestion of using gloves and tyvek suits is not adequate protection for hand laborers who may be susceptible to allergic reactions to poison oak. For these reasons, I have not changed my recommendations to use herbicide on ivy near poison oak. However, we have modified the product from Round-up®, to Rodeo®, to alleviate worries about contamination of the waterway. Qualified personnel only should be using these materials to eradicate the target species.

If you have any questions regarding the use of herbicide, spraying of the ivy, or the safety issues regarding poison oak, please call me.

Thank you,

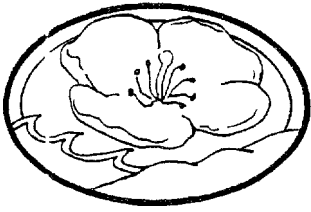
Patti Kreiberg

Patti Kreiberg

Tel and FAX (831) 726-1672
2745 Tierra Way, Aromas, CA 95004

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Sunset Coast *Nursery*
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Restoration Plan
for Abandoned Driveway
and Buffer
to Riparian Corridor
6797 Soquel Drive

Mar Sereno Estates
Haas Drive, Santa Cruz County
Application # 99-0801
APN: 039-061-07

June 10,2000

Prepared for:
Robert Ridino
S/R Development LLC
P.O. Box 4209
Santa Cruz, CA 95063-4209

[Revisions 8/00]

Prepared by:
Patti Kreiberg
Sunset Coast Nursery
2745 Tierra Way
Aromas, CA 95004

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Patti Kreiberg
Tel and FAX (831)726-1672
2745 Tierra Way, Aromas, CA 95004

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broom *
 English ivy * / needlepoint ivy *
 red-hot poker
 forget me not
 myoporum
 black locust *
 calla lily

Cytistrs * or *Genisfa* *
Hedera *
Kniphofia uvaria
Myosotis
Myoporum
Robinia psuedo-acacia *
Zantedeschia

The non-native plants listed above will be removed by hand digging and / or spraying with herbicide. [Whenever possible, use of herbicide will be avoided in this area. Hand removal methods are sufficient in much of the restoration effort. The prolific growth of poison oak alongside ivy may make it hazardous to personnel to use manual labor for the removal of all the ivy. When hand removal is not practical, the preferred herbicide for use is Rodeo®, with the appropriate surfactant, (such as "Pro-Activator Spreader"). Rodeo is approved for use in and near waterways.]

Spraying of herbicides must be done by qualified personnel familiar with the desirable native plants to avoid collateral damage from over-spray. Spraying by qualified personnel may be done under the direction of a qualified biologist or botanist, so only target species receive the herbicide treatment.

English ivy and needlepoint ivy are sometimes difficult to eradicate because their tough waxy leaves do not absorb all the herbicide. Rodeo® with appropriate surfactant, should be effective in this case. Also, the root of the plant is sometimes too large to kill from a single treatment. In both instances, repeated spray treatments may be necessary to completely eradicate ivy.

Scotch and French broom can be effectively removed with a tool known as "The Weed Wrench". This tool grasps the base of the trunk and a positive lever action manually wrenches the root of the plant straight out of the ground. Broom plants should be removed from the site and discarded immediately. Do not allow seed to drop off the plant. [Much of the broom may be removed without hazard of dropping seed by conducting removal activities during the months from January to early May, when the plant is in bloom and before seed matures.] However, the act of disturbing broom plants may bring seed to the soil surface and allow them to germinate. Any broom plants seen during the monitoring period may be removed by hand or sprayed with Rodeo® while small.

The spring bulbs should be removed before they go dormant and become difficult to locate. The non-native bulbs can most easily be removed by digging up and discarding the bulbs. This is easiest if the bulbs are actively growing, or if the location of the bulbs is marked and bulbs are dug when they

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are dormant. Spraying the bulbs when foliage is apparent may kill the leaves but may not deplete all the energy of the bulb. Such bulbs may re-grow the following season and require additional spray treatment. Digging is the more complete, one-time method for effective removal. Late spring and summer are a good time to start the removal or eradication of the nsn-native plants, especially bulbs.

The large black locust tree should be cut down and removed. The fresh cut stump may be treated with Rodeo® to prevent re-growth. Any small locust trees may be removed by cutting and stump spraying or by pulling.

In the additional buffer area up-slope from the driveway the simple act of disturbing the ground for construction creates an opportunity for new weeds to invade the site. Weeds typical of newly disturbed areas are mustard, wild radish, thistle and poison hemlock, as well as others. Any "new weeds" seen during the five year monitoring period should be addressed with the proper eradication techniques as soon as practical following their discovery.

Salvage and Propagation of Existing Natives

There are many, diverse California native plants present on site. As the fence along the up-slope edge of the driveway is removed, great care will be taken to preserve the existing natives. These established native plants give the restoration a head start in providing structure **and** differing age classes of perennials. There are some particularly lovely aggregations of appropriate native plants along both sides of the driveway. Cuttings or divisions from these plants should be obtained to provide additional plants for the restoration.

All the natives listed in Table 2 are found on site and should be used in the restoration of the driveway and buffer EXCEPT poison oak, Poison oak will undoubtedly colonize the new area without help.

[illegible]

mugwort	<i>Artemisia douglasiana</i>
sedge	<i>Carex</i> sp.
woodland strawberry	<i>Fragaria vesca</i>
gray rush	<i>Juncus patens</i>
honeysuckle	<i>Lonicera hispidula</i>
bracken fern	<i>Pteridium aquilinum</i>
coast live oak	<i>Quercus agrifolia</i>

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common name	botanical name
coffeeberry	<i>Rhamnus californica</i>
bee plant	<i>Scrophularia californica</i>
hedge nettle	<i>Stachys bullata</i>
poison oak	<i>Toxicodendron diversiloba</i>

Any native plants growing in or through the cracks in the driveway; (rushes, bracken fern, strawberry,) should be salvaged before removal of the driveway begins. Likewise, any native plants close to the edge of the driveway that might be affected by asphalt removal can be salvaged and propagated to provide restoration material. A qualified horticulturist should be engaged to salvage appropriate material, collect seed, cuttings and divisions to provide sufficient numbers of plants for the restoration.

Advance planning and timing of different activities before the removal of the driveway can be coordinated to make the restoration go smoothly and proceed in harmony with the seasons. It is possible and appropriate to begin collecting seed of some of the desired native plants in summer and fall.

Restoration of Additional Buffer

Behind Lots # 5, 6, 8 and 9, there is a gentle slope which leads down toward the driveway at the edge of the riparian corridor. It is advisable and desirable to restore a buffer zone in this area. The addition of an area approximately 15' x 450' adjacent to the driveway makes a valuable corridor for the riparian edge and wildlife as well as an aesthetic green barrier for the new homes. The approximate extent of the restoration and buffer areas are shown on the copy of the "3/8/00 -Tree Legend" attached to this document.

The driplines of some mature oak trees extend into the buffer area. Two small oak trees in the construction area are to be moved into the buffer area according to recommendations made by James P. Allen and Associates, Consulting Arborists. [The details for tree re-location are incorporated in "Recommendations for Oak Tree Relocation & Tree Preservation Guidelines" 9/21/00, by James P. Allen & Associates Consulting Arborists.] Tree relocation activities should cause as little disturbance as possible to existing natives. There is native vegetation in the buffer area particularly along the old wire fence. Careful removal and cutting away the old wire fence will preserve these native plants and add to the restoration of the buffer without much effort.

During construction, a fence should be erected to prevent equipment, materials, and personnel from using or impacting the buffer area. This temporary fence (may be anything) [shall be a six foot chain link type as specified in

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the initial Arborist's report and reiterated in "Recommendations for Oak Tree Relocation & Tree Preservation Guidelines" 9/21/00] which [will] protect the buffer **and** driveway area, as well as protecting the construction site. Permanent fencing after construction is complete, [shall] be a split rail fence that **will** allow for passage of wildlife. [The fence will be a 3' high split rail with uprights 8' on center, a horizontal top and lower rail. Alignment of the fence is shown on sheets 1 and 2 of the Tentative Map and Improvement Plan prepared by Ifland Engineers, Inc.; dated 10/21/99, Job #97072. The split rail fence shall be marked with signs to advise visitors of the restoration area.]

A properly restored buffer area, including oaks and honeysuckle, will provide a vegetative screen for privacy and a noise barrier.

The restoration of the buffer may proceed as soon as practical. The same list of plants to be used for the driveway restoration will be used for the buffer restoration. The same weed control measures and monitoring schedule will apply as both areas become one.

Removal of the Existing Driveway

Specifications for removal of the driveway are straightforward and simple, intended to be effective and not detrimental to surrounding native vegetation.

The asphalt of the driveway is to be removed by a small piece of equipment, such as a bobcat, with its wheels placed on the surface of the driveway only. As chunks of asphalt are lifted and broken, they should be carried (by hand if necessary,) and placed into a truck and hauled off-site for recycling or disposal. The trucks used for disposal are to keep their wheels on the surface of the driveway only. At no time should any wheeled or tracked vehicle maneuver, park or otherwise disturb the ground adjacent to, or off the driveway asphalt. [In addition, during removal of the asphalt along the existing driveway, 4' orange construction fencing shall be erected along both sides of the road in order to prevent incidental damage to areas bordering the existing driveway as the asphalt is removed. This fencing is to remain in place during the removal of the asphalt only; it may be removed after this activity is completed.] The intention ~~of~~ this careful asphalt removal process is to preserve as many native plants as possible, to prevent disturbance or damage to the ground surface and avoid exposure to erosion.

Planting of newly exposed ground

The driveway area and the buffer area together are approximately 30' x 450', or 13,500 square feet. Planting in the newly exposed ground ~~will~~ vary slightly depending on the season of driveway removal. If the driveway is removed at the end of the summer, (late August to September) erosion control measures

Restoration Plan 6/10/00: Application # 99-081, APN# 039-061-07 page 6

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will be needed to prevent loss of soil into the riparian corridor during the first winter season. If the driveway removal takes place in mid to late spring, erosion control may not be necessary based on availability and size of plants to be used for the restoration. If plants are small, erosion control measures may be advisable, at least in sections deemed to be vulnerable to erosion, (large areas of bare ground).

All areas of the restoration should be weed free. All bare ground areas should be raked and dressed before installation of seeds or plants. Because many existing natives will remain after the removal of the driveway and along the old fence line, the restoration areas will not be a continuous strip of completely bare ground.

Erosion control for this project consist of the following:

- 1) common cereal barley at (200 lb. per acre), 60 lb. per 13,500 square feet
- 2) crimson clover at (140 lb. per acre), 42 lb. per 13,500 square feet
- 3) 17-6-12 fertilizer at a rate of 5 lb. per 1000 square feet, 65 lb. per 13,500 square feet
- 4) native seeds if left over from propagation.

Both crimson clover and cereal barley provide fast and complete coverage of bare soils. Both plants germinate easily and do not re-seed well. Neither will become long term problematic weeds. They allow native plants to establish and take over soil stabilizing functions in the long term. Erosion control blanket will not be necessary on this project as there are no long, steep slopes.

Restoration to native habitat begins with the installation of native plants. Plants are to be grown from seeds, cuttings or divisions collected on site. Plants should be installed when soil moisture has reached a depth equal to the container plant root length, 6 to 8", using 17-6-12 fertilizer as appropriate for the size of the plant being installed. [Irrigation is not anticipated to be necessary, except in the cause of drought following planting. Plantings are to be made at a time when soil moisture has reached sufficient levels to support plants as they become established with winter rainfall. If a drought ensues, irrigation of planted plants may occur by hand or by use of a temporary drip irrigation system. Routine landscape irrigation should not be used because of the detriment to mature oaks and the increased competitive edge given to weeds.]

Native seeds not required for restoration propagation may be broadcast at the same time as the barley and clover seed. Acorns should be collected when ready in September or October. To plant the best acorns possible, they should be picked over; selecting for whole, plump nuts, golden mahogany in color, with no splits or holes. Presoaking acorns in water 24 hr. before planting may be advisable, depending on timing of acorn collection and planting.

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[Collar and screen browse protection is minimally necessary on this project, as sufficient numbers of small **plants** are to **be** installed to allow for natural attrition as well **as** animal use. Collars and screens will inhibit the development of the spreading perennials. To ensure the success criteria are met, collars and screens may **be** placed on these **plants**: 10 of the oaks (acorns), 15 each of **the** coffeeberry and honeysuckle.]

For restoration of approximate 13,500 square feet, native plants as enumerated in Table 3 should be used.

Table 3: Numbers of native plants desired for Restoration of 13,500 sq. ft.

#'s	common name	botanical name	minimum size	spacing o.c.
150	mugwort	<i>A. douglasiana</i>	stubbies	2' o.c.
300	sedge	<i>Carex</i> sp.	stubbies	18" o.c.
220	strawberry	<i>Fragaria vesca</i>	stubbies	18" o.c.
300	gray rush	<i>Juncus patens</i>	stubbies	18" o.c.
120	honeysuckle	<i>Lonicera hispidula</i>	rose pots	4' o.c.
30	bracken fern	<i>Pteridium aquilinum</i>	4" sections	3' o.c.
270	coast live oak	<i>Quercus agrifolia</i>	acorns	7' o.c.
110	coffeeberry	<i>Rhamnus californica</i>	super cells	6' o.c.
120	bee plant	<i>S. californica</i>	stubbies	4' o.c.
160	hedge nettle	<i>Stachys bullata</i>	stubbies	4' o.c.

Spacing is not intended to be a rigid grid but plants should be distributed singly (6' to 7' o.c.), or in groups (18" o.c.), to give the appearance of natural associations. [The schematic planting plan shows a general placement for plants.] A qualified botanist or biologist should be on hand to give assistance in placement for a natural appearing distribution of plants. Photographs showing plant groupings (establish photo points) will help to follow the development of the restoration as it matures.

With attention to timing and other details, the chances of erosion are diminished, the availability of site appropriate plants is assured and the installation of the restoration plantings should go smoothly.

Relocation of Living Oak Trees

Relocation specifications and handling for two small **oak** trees are made by James P. Allen & Associates, [Consulting **Arborists**, in the report "Recommendations for Oak Tree Relocation & Tree Preservation Guidelines 9/21/00."] The locations of these trees are shown on the copy of the "3/8/00 -Tree Legend" attached to this document.

Monitoring

The restoration site should be periodically monitored by a qualified biologist or botanist to evaluate conditions and to assure the natural development of plants. Photos taken at the time of plant installation should establish regular photo points and give comparative documentation of the restoration over time. A five year monitoring program is suggested. Monitoring in the first years of a restoration are critical to avoid influx of aggressive weeds which may require intensive management. Good initial weed control, timely monitoring and follow-up maintenance prevents weeds from taking over a restoration site. [More frequent monitoring may be justified in the first season if the **influx** of weeds appears to be excessive at the first, or "as-built", monitoring report. More frequent monitoring will allow the immediate attention to weeds before they become problematic. Monitoring shall also ensure the continuing integrity of the split rail fence. Collars and screens shall be monitored to ensure good condition and opening or removal of collars and screens when appropriate].

Tentative monitoring schedule is: quarterly for the first year and into the second year (six quarterly inspections). Thereafter, semi-annual inspections in late September (before start of rainy season) and March (end of rainy season) for 2 years, then annually until five years are completed. Monitoring would begin with an "as built" inspection, documenting the numbers, spacing, and condition of seeds and plants installed. A monitoring report [shall] be submitted to the county and the property owner after every March inspection. [The annual monitoring report shall summarize the dates and results of the intermediate monitoring and maintenance activities.] A sample monitoring schedule is suggested in Table 4.

Table 4: Sample monitoring schedule

First "season" monitoring	"as built":	Sept./Oct. '00	
	six "quarterly":	January '01	June '01
		September '01	March '02
semi-annual monitoring	September '02	March '03	
	September '03		
annual monitoring	March '04		
	March '05		

Monitoring is qualitative **and** simple quantitative. Qualitative monitoring evaluates the growth, vigor, reproductive success of plants, apparent wildlife use, habitat value (by inference), human or human related impacts and

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weeds. Simple quantitative monitoring counts the number of sprouted acorns and follows the growth (by measuring) and development of the young oak trees. [Simple quantitative monitoring also measures the increasing extent of spreading or rhizomatous plants; e.g., "*Artemisia douglasiana* plants have grown from the initial diameter of 1.5" to 8 inches diameter by the 15 month after installation."]

The first monitoring visits focus on presence of weeds, survivorship and growth of installed plants and any [negative] impacts from people.

Weeds will undoubtedly appear in the first year after planting.

- Weeds should be identified to genus, stage of growth noted, and degree of infestation; e.g., "...mustard seedlings are found in large numbers, heavy infestation is anticipated unless weeding occurs soon..."
- Appropriate weed control should be suggested.
- Barley and crimson clover should not be considered weeds and should "phase-out" naturally within three years.

Plants should develop normally without showing signs of disease, stress or death.

- Plants should be evaluated [by species] on growth, vigor and reproductive status: e.g., "...coffeeberry plants are at least 10" tall with dark green, full foliage, no snail or insect damage is seen. There are a few flowers on the larger plants, indicating potential seed production before the next monitoring visit..." or "...several strawberry plants have shriveled and died, possibly due to too much exposure to sun..."
- Problems should be addressed with potential solutions e.g.; "...it is not necessary to replant strawberry in this area, as the nearby gray rush is extremely vigorous and expanding in this direction..."
- Small oak trees from planted acorns should be apparent in the first years of monitoring. Numbers should be counted and growth and development documented either by measurement or photographs.

Management responses

Every monitoring visit [shall] be followed by some type of management or maintenance response. Maintenance and intervention is recommended to address conditions found by monitoring and can range from radical weed control programs, to doing nothing. Weeds present should be attended to appropriately, See the discussion on exotics for some control methods. Other methods may be employed, depending on the weeds found and their stage of growth. It is important to recognize and deal **with** weeds as soon as practical.

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Success Criteria

Interim success criteria are observations of growing and expanding native plants from the installed natives, as well as natural seedlings **and** volunteers:

- vegetative expansion of mugwort, sedge, strawberry, gray rush, bracken fern, bee plant and hedge nettle, [measure diameter and spread of these plants as compared to 1.5" diameter at installation.]
- growth of small oaks from the planted acorns, [oak trees may grow as little as 2" per year, or as much as 12" per year, depending on local conditions such as precipitation and temperature.]
- flowering and seed production of all native plants,
- volunteer seedlings of all the native plants, especially coffeeberry, honeysuckle and some coast live oak, [i.e.; more numbers than were originally planted, or obviously young plants, new since the restoration planting]
- the development **of** a deep natural litter layer under the oak trees,
- the lack of invasive exotic plants (weeds).

[Quantitative evaluation of the restoration area in the third season will determine whether remedial plantings need to occur. By the **THIRD** season, the following list of criteria should be met.

- At least 10 oak trees (in collars and screens) should be at least 15 inches tall.
- **At** least 15 coffeeberry and 15 honeysuckle shall be at least 15 inches tall.
- There should be at least 10% native plant cover.

If the restoration effort does not meet these minimum quantitative criteria at the third season, remedial actions may be proposed.

At the end of the FIVE year monitoring period, a young oak woodland community should be developing. The success criteria for the end of the monitoring period should include the following:

- The 10 oak trees (in collars and screens) should be at least three feet tall. Collars and screens should be removed at this time if not already removed.
- The 15 coffeeberry **and** 15 honeysuckle (in collars and screens) should be at least three feet tall and of healthy condition to allow removal of collars and screens at this time, if not before.
- At least 30% of the planted material should be evident. The planted herbaceous materials (e.g. rushes and strawberries) should expand to at least 10 inches in diameter.
- The restoration area should have no more than 6% cover by weeds.
- The restoration area should have at least 35% cover by native vegetation.]

Long term success for the project is the development of a stable natural buffer between the houses and the riparian corridor. Typical characteristics of such a buffer would be oak shaded ground, a deep litter layer with rich duff supporting native shade tolerant ground cover and understory species. Of

Restoration Plan 6/10/00: Application # 99-081, APN# 039-061-07 page 11

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ATTACHMENT 12 OF 14
APPLICATION 99-0801

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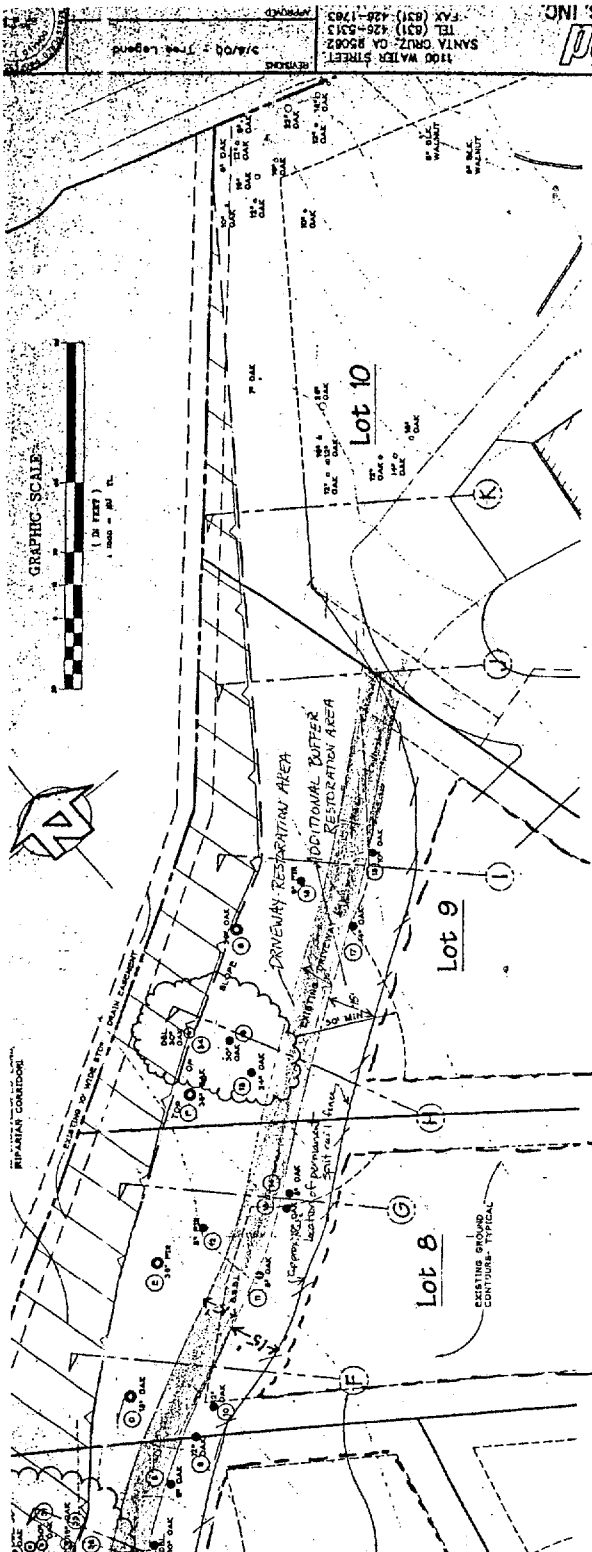
0573

270 acorns perhaps 135 will germinate, 60 to 70 may grow for the first three years, only 15 to 20 *oak* trees should be expected to reach maturity. The maturing *oak* community will support many birds such as: owls, jays, hummingbirds, Chickadees, bush tits, tit- mouse, finches and acorn woodpeckers. This type of stable diversity may be easily achieved because of the biologically rich strips of vegetation present on either side of the existing driveway.

Success criteria for the long term are to continue to observe the maturing native riparian-oak community after the monitoring period is over, looking for those characteristics mentioned above. Only minor (if any) human input should be required once monitoring is over. The greatest future risks to the project may be due to trespass from humans and litter from Soquel Drive.

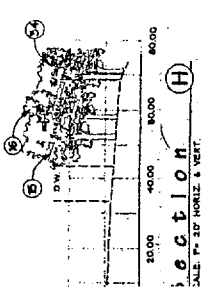
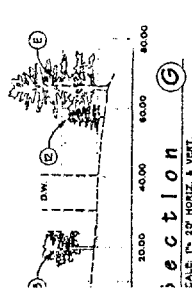
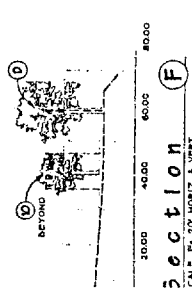
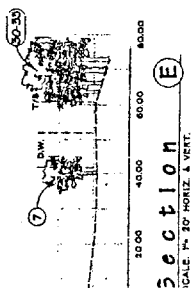
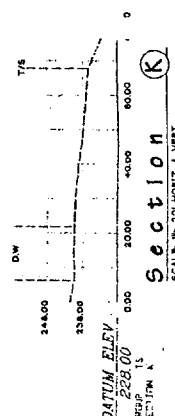
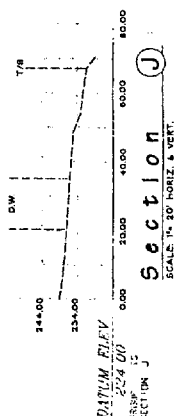
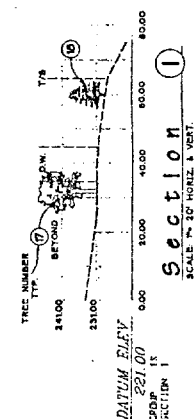
Conclusion

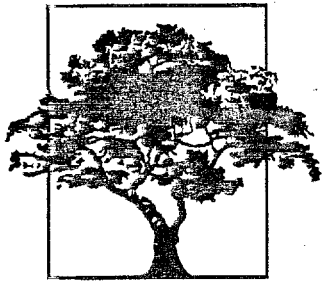
This site exhibits tremendous potential for restoration because of what is already present; a mature oak overstory and diverse native and ground cover. The disadvantages are the aggressive exotic weeds to be eliminated. The maturing of the planted natives in a dedicated buffer area and the restored driveway will provide a beautiful and rich corridor for native plants, animals and the enjoyment of people.



Tree Legend	
Type	Quantity
● OUTSIDE ARNOYO	19
⊙ INSIDE ARNOYO	15
⦿ TO BE DETERMINED IF IN OR OUT	7
Total	41

Restoration Area" initiated by
P. Neiberg
Sunset Cedar Nursery
6/18/80





James P. Allen
& Associates

Dedicated to the Preservation of Trees

ATTACHMENT 5

0575

RECOMMENDATIONS FOR
OAK TREE RELOCATION
AND
TREE PRESERVATION GUIDELINES

Prepared for
Robert Ridino
S/R Development
P.O. Box 4209
Santa Cruz, CA 95063

Consulting Arborists

303 Potrero Street
Suite 53
Santa Cruz, CA 95060

831.426.6603 office
800.464.9114 toll free
831.460.1464 fax
jpalen2@ix.netcom.com

09/21/00

Environmental Review Initial Study
ATTACHMENT 13 1049
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September 21, 2000
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ASSIGNMENT/SCOPE OF SERVICES

Robert Ridino, S/R Development, has proposed a residential development within Santa Cruz County. Mr. Ridino has retained our firm to work in conjunction with Patti Kreiberg, Restoration Specialist, to create an effective restoration plan for a riparian corridor area on his development site. Our role as arborists was to inspect existing trees within the riparian corridor, evaluate tree/revegetation plan conflicts and create tree preservation specifications.

Mr. Ridino also requested we evaluate several small coast live oak trees growing outside the riparian corridor. These trees were inside the development envelope, and unable to be retained. His goal was to attempt to enhance the revegetation plan by relocating these trees within the corridor.

Enclosed within this report is an overview of the health and structure of tree! in the corridor, and recommendations for moving two small coast live oaks from the rear of lot 5 into the revegetation corridor. In addition, guidelines for preserving trees during construction are included as an attachment within this report.

A site map detailing the revegetation plan created by Patti Kreiberg, and the locations of trees selected for relocation is attached.

SUMMARY

A housing development, Mar Sereno Estates, (APN 039-061-07) is proposed for an undeveloped parcel on Soquel Drive and Haas Drive. The western property boundary is currently an asphalt driveway. This area and adjacent surroundings (rear of lots 5,6,8 and 9) have been determined to be a riparian corridor. The driveway is scheduled to be abandoned and a revegetation plan implemented (" Restoration Plan for Abandoned Driveway and Buffer to Riparian Corridor" 8/00 by Patti Kreiberg). Several young coast live oak trees are growing outside the boundaries of the revegetation area. Two of the trees meet criteria for relocation, and incorporation, into the revegetation corridor.

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ATTACHMENT 13 2069
APPLICATION 99-0801

James P. Allen & Associates

EXHIBIT

F

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DISCUSSION

The existing oak trees in the riparian corridor are in good to fair condition. The trees have developed as a group or system. They have been provided little or no proper maintenance during their lifetimes. Many trees have cavities and areas of decay in their supporting members. Two trees near the edge of the creek bank have failed as a result of uprooting. Trees in this condition are common for forest or unimproved settings.

The removal of the driveway and implementation of a revegetation plan will improve the growing conditions for trees. Although the asphalt on the driveway is degraded and cracked, the exposure of the trees entire root zone will improve and increase root functions. Moisture and air will become more readily available. Additionally, the removal of exotic invasive species (ivy, poison oak and red-hot poker) from under the canopies and from the trunks will reduce competition for water and nutrients needed by the trees.

Four immature coast live oaks are growing outside the riparian corridor. They stand approximately 15 feet up slope from the revegetation corridor (rear of lots 5 and 6). These trees are not a functioning part of the riparian system. They were likely the result of acorns transported by small animals or birds.

Two of the trees are poorly structured. One has a large decayed area on the lower trunk, the other has a poorly structured upper canopy, with codominant attachments. Trees with defects such as this are not appropriate candidates for relocation.

Trees appropriate for relocation must have well balanced canopies and good branching structure, with appropriate attachments. In order to survive the transplanting procedure, trees must be in good health, with no signs of stress or low vigor.

Two trees at the rear of lot 5 meet this criteria. One tree is 5 inches in trunk diameter, the other 11 inches in trunk diameter. Metal tags marked with "relocate" have been affixed to their trunks for purposes of identification. Open, sunny areas within the revegetation corridor have been selected to accept the trees. These areas are noted on the enclosed site map.

It is recommended that the trees be moved and replanted by a professional tree mover. It is recommended that the trees be hand dug, moved with appropriate equipment, and immediately planted in the new location. A "tree spade" is not recommended for this site. The existing overhead tree canopy limits the type and size of equipment that can be utilized.

Mar Sereno Estates
September 21, 2000
Page 3

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This procedure should take place in the fall, as soil temperatures begin to cool with shorter days. Additionally, the winter rains will reduce the necessity for supplemental irrigation. Soaker hoses should be used to water the newly planted trees during times of dry weather. Ideally, irrigation of this type should be cycled at intervals once a week, for a period of 1 hour. This will be required for the two dry/warm seasons following planting.

It is recommended that the trees be monitored by a professional for a period of two years to assess changes in condition.

Any questions regarding this report can be directed to our office.

Respectfully submitted,
JAMES P. ALLEN & ASSOCIATES

Environmental Review Initial Study
ATTACHMENT 13 4049
APPLICATION 99-0801

James P. Allen & Associates.

EXHIBIT F

**TREE PRESERVATION GUIDELINES
MAR SERENO ESTATES**

0579

These guidelines should be printed on all pages of the development plans. Contractors and sub contractors should be aware of tree and habitat protection guidelines and restrictions. Contracts should incorporate tree and habitat protection language that includes "damage to trees or other protected habitat will be appraised using the Guide to Plant Appraisal 9th Edition and monetary fines assessed".

Establishment of a tree preservation/Sensitive habitat protection zone

Chain link fencing, with stakes embedded in the ground, no less than 48 inches in height, shall be installed at areas outlined on the attached map. This installation will be done prior to any construction activities.

Restrictions within the fenced areas

No storage of construction materials, debris, or excess soil will be allowed.

Parking of vehicles or construction equipment in this area is prohibited. Solvents or liquids of any type should be disposed of properly, never within this protected area.

Alteration of grade

Maintain the natural grade around trees. No additional fill or excavation will be permitted within areas of tree root development. If trees roots are unearthed during the construction process the consulting arborist will be notified immediately. Exposed roots will be covered with moistened burlap until a determination is made by the project arborist.

Trenching requirements

Any areas of proposed trenching will be evaluated with the consulting arborist and the contractor prior to construction. All trenching on this site will be approved by the project arborist.

Trenching within a tree's dripline will be performed by hand. Tree roots encountered will be avoided or properly pruned under the guidance of the consulting arborist.

Tree canopy alterations

Unauthorized pruning of any tree on this site will not be allowed. If any tree canopy encroaches on the building site, the required pruning will be done on the authority of the consulting arborist and to ISA pruning guidelines and ANSI A-300 pruning standards.

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Revegetation Corridor

Environmental Review Initial Study
ATTACHMENT 13 6049
APPLICATION 99-0801

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EXHIBIT F

0581



Coast Live Oak to be relocated in revegetation area

0582



Coast Live Oak to be relocated in revegetation area

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. _____

0583

On the motion of Commissioner
duly seconded by Commissioner
the following Resolution is adopted:

PLANNING COMMISSION RESOLUTION
SENDING RECOMMENDATION TO THE BOARD OF SUPERVISORS
ON PROPOSED AMENDMENT TO THE ZONING ORDINANCE

WHEREAS, the Planning Commission has held a public hearing on Application No 99-0801, involving property located at 6797 Soquel Drive, Aptos, and the Planning Commission has considered the proposed rezoning, all testimony and evidence received at the public hearing, and the attached staff report.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the attached ordinance amending the Zoning Ordinance by changing property from the "R-1-1 acre" single-family residential zone district to the "R-1-10" single-family residential zone district.

BE IT FURTHER RESOLVED, that the Planning Commission makes findings on the proposed rezoning as contained in the Report to the Planning Commission.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 28th day of November, 2001, by the following vote:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

DENISE HOLBERT, Chairperson

ATTEST: _____
CATHY GRAVES, Secretary

APPROVED AS TO FORM:

COUNTY COUNSEL

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ORDINANCE NO. _____

**ORDINANCE AMENDING CHAPTER 13
OF THE SANTA CRUZ COUNTY CODE
CHANGING FROM ONE ZONE DISTRICT TO ANOTHER**

0584

The Board of Supervisors of the County of Santa Cruz ordains as Follows:

SECTION I

The Board of Supervisors finds that the public convenience, necessity and general welfare require the amendment of the County Zoning Regulations to implement the policies of the County General Plan and Local Coastal Program Land Use Plan regarding the property located on the northwest corner of the intersection of Haas Drive and Soquel Drive, Aptos, at 6797 Soquel Drive; finds that the zoning established herein is consistent with all elements of the Santa Cruz County General Plan; and finds and certifies that all environmental regulations specified in the California Environmental Quality Act, the State and County Environmental Guidelines, and Chapter 16.0 of the County Code have been complied with by the preparation and approval of a Mitigated Negative Declaration for the project.

SECTION II

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the Zoning Plan Amendment as described in Section III, and adopts their findings in support thereof without modification as set forth below:

1. The proposed zone district will allow a density of development and types of uses which are consistent with the objectives and land use designations of the adopted General Plan; and
2. The proposed zone district is appropriate for the level of utilities and community services available to the land; and
3. The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district.

SECTION III

Chapter 13.10, Zoning Regulations of the Santa Cruz County Code is hereby amended by amending the County Zoning Plan to change the following properties from the existing zone district to the new zone district as follows:

<u>Assessor's Parcel Number</u>	<u>Existing Zone District</u>	<u>New Zone District</u>
039-161-07	R-1-1 acre	R-1-10

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SECTION IV

0585

This ordinance shall take effect on the 31st day after the date of final passage.

PASSED AND ADOPTED THIS _____, by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS
ABSTAIN: SUPERVISORS

TONY CAMPOS
Chairperson of the Board of Supervisors

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM:

Assistant County Counsel

DISTRIBUTION: County Counsel
Planning-Cathy Graves
Planning-Bernice Romero
Assessor

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PLANNING COMMISSION MINUTES- 11/28/01

Proceedings of the
Santa Cruz County
Planning Commission

0586

Volume 2001, Number 6
November 28, 2001

LOCATION: Board of Supervisors, County Government Center,
701 Ocean Street, Room 525, Santa Cruz, CA 95060

ACTION SUMMARY MINUTES

VOTING KEY

Commissioners: Osmer, Shepherd, Chair: Holbert, Bremner, Durkee

Alternate Commissioners: Hancock, Hummel, Messer, Clark, DeAlba

F. CONSENT AGENDA

There were no consent items heard at this hearing.

G. CONTINUED AGENDA

There were no continued items on *this* agenda.

H. SCHEDULED AGENDA**H-1. 00-0319 (2) 5209 HWY 1 SANTA CRUZ APN(S): 059-033-08**

Proposal to construct a wireless communication facility to include a 65 ft high artificial tree pole with two panel antenna and one global position service antenna, a 200 sq. foot equipment storage building, and landscaping. Requires a Commercial development Permit, Coastal Zone Permit, Archaeologic and Biotic Pre-site Reviews. Project located on the south side of Highway One (5209 Highway One) about 1/4 mile northwest of the intersection of Highway One and Scaroni Road in Santa Cruz.
OWNER: NELLANY JOHN W & MARY P WW CP
APPLICANT: FRANKLIN OROZCO
SUPERVISORIAL DIST: 3
PROJECT PLANNER: JOAN VAN DER HOEVEN, 454-5174

Project denied & staff directed to return with findings for denial.

Holbert made motion and Shepherd seconded.

Voice Vote, carried 4-0, with *ayes* from Bremner, Hancock, Holbert, and Shepherd. Osmer was absent.

H-2. 99-0658 (2) 530 17TH AVE. SANTA CRUZ APN(S): 028-062-04

Proposal to create four single-family residential parcels and a remainder lot, and to relocate the existing dwelling to within the building envelope. Requires a Minor Land Division, a Coastal Development Permit, a Roadway/Roadside Exception to allow for a landscape center median on the access street in lieu of a separated planting strip and a Significant Tree Removal Permit to remove one 28-inch cedar tree. Property is located on the southeast corner of Matthew Lane at its intersection with 17th Avenue, about 200 feet north from Portola Drive, at 530-17th Avenue, Live Oak.

OWNER: DODDS ROBERT M/M SS

APPLICANT: TOM CONERLY DESIGN ASSOCIATES

SUPERVISORIAL DIST: 1

PROJECT PLANNER: CATHY GRAVES, 454-3141

Continued to January 23, 2002 with direction to applicant/staff to provide the following:

- 1) Additional information relating to the cypress tree on the property line of Lot 4

- Redesign foundation if necessary to retain tree.
- 2) Information regarding ownership of landscape strip
 - 3) **An** arborist's report on the landscape strip trees. Can some be saved? 0587
 - 4) Maintenance of landscaping – information on homeowners agreement and how it would work with Home Owners Association.
 - 5) Updated landscape plan.
 - 6) Move pole behind sidewalk or get information from DPW supporting pole in new location.
 - 7) New conditions regarding maintenance requirements.

Bremner made motion and Hancock seconded.

Voice Vote, carried 4-0, with *ayes* from Bremner, Hancock, Holbert, and Shepherd. Osmer was absent.

R-3. 99-0801 6797 SOQUELDR APTOS APN(S): 039-061-07

Proposal to rezone property from the "R-1-1 acre" Single-family Residential one-acre minimum parcel size to the "R-1-10" Single-family Residential 10,000 square feet minimum parcel size, create 11 single-family residential parcels where one single-family dwelling currently exists, and construct 10 new single-family homes. Requires a Rezoning, a Subdivision, a Roadway/Roadside Exception, a Residential Development Permit to exceed the maximum 3-foot high fence in a yard abutting a street, and Preliminary Grading Approval. Property located on the northwest corner of the intersection of Soquel Drive and Hass Drive at 6797 Soquel Drive.

OWNER: MAR SERENO ESTATES LLC

APPLICANT: HAMILTON-SWIFT LAND USE CONSULTANTS

SUPERVISORIAL DIST: 2

PROJECT PLANNER: CATHY GRAVES, 454-3141

Certify the negative declaration and adopt a resolution recommending the Board approve application # 99-0801.

Hancock made motion and Shepherd seconded.

Voice Vote, carried 4-0, with *ayes* from commissioners Bremner, Hancock, Holbert, and Shepherd. Osmer was absent.