

STAFF REPORT TO THE PLANNING COMMISSION

APPLICATION NO.: 02-0315

APN: 025-033-30

APPLICANT: Cliff Bixler

OWNERS: Cliff Bixler

PROJECT DESCRIPTION: Proposal to create three single-family residential parcels and a remainder parcel where one single-family dwelling currently exists. Requires a Minor Land Division, a Soils Report Review, Preliminary Grading Approval and Approval of a less than 40-foot right of way.

LOCATION: Property located in Live *Oak* on the west side of Mission Drive and the east side of Houts Drive between Franky Ct and Patterson Ln, at 3445 Mission Drive.

PERMITS REQUIRED: Minor Land Division, Residential Development Permit

ENVIRONMENTAL DETERMINATION: Exempt per CEQA Section 15315.

COASTAL ZONE: ____ yes **X** no

PARCEL INFORMATION

PARCEL SIZE: 30,753 +- square feet (EMIS Est.)

EXISTING LAND USE:

PARCEL: Residential

SURROUNDING: Residential

PROJECT ACCESS: Houts Drive

PLANNING AREA: Live *Oak*

LAND USE DESIGNATION: Urban High Density Residential (R-UH)

ZONING DISTRICT: R-1-3.5

SUPERVISORIAL DISTRICT: First District

ENVIRONMENTAL INFORMATION

<u>Item</u>	<u>Comments</u>
a. Geologic Hazards	a. No mapped hazards.
b. Soils	b. USDA Soil Type 179, Watsonville loam, 2-15% slopes. A soils report has been submitted and accepted.
c. Fire Hazard	c. Not a mapped hazard
d. Slopes	d. All slopes are less than 15%.
e. Env. Sen. Habitat	e. None
f. Grading	f. Grading Permit required
g. Tree Removal	g. Several small (<6") trees are proposed to be removed.
h. Scenic	h. Not visible from a designated scenic corridor.
i. Drainage	i. Within Zone 5 Drainage District.
j. Traffic	j. Traffic on Houts 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.

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| k. Roads | k. No new roads 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 the new lots. |
| n. Water Availability | n. Municipal water is available from City of Santa Cruz Water district, for both domestic use and fire protection. Water will be extended to serve the new lots. |
| o. Archeology | o. Not within a mapped Archeological Resource Area. |

SERVICES INFORMATION

W/in Urban Services Line: X yes ___no

Water Supply: City of Santa Cruz Water District

Sewage Disposal: Santa Cruz County Sanitation District

Fire District: Central Fire Protection District

Drainage District: Zone 5 Drainage District

ANALYSIS & DISCUSSION

Background

On June 19, 2002, the County Planning Department accepted this application for a Minor Land Division. In accordance with the California Environmental Quality Act (CEQA) and the County Environmental Review Guidelines, the project was determined to be categorically exempt from the provisions of CEQA, per Section 15315 of the California Code of Regulations. A Notice of Exemption was prepared for the proposed project (See Exhibit "G").

The applicant requests approval to create three single-family lots and a remainder lot where one lot currently exists. The existing single-family dwelling will be located on the remainder lot, and three new homes will be constructed on the new parcels created.

The Department of Public Works has not requested the dedication of additional right of way or roadside improvements, therefore no exception is being processed with this application.

Project Setting & Surroundings

The parcel is approximately 30,753 +- square feet (EMIS est.) in area and is in the Live Oak Planning Area. The subject parcel fronts Mission Drive and Houts Drive, both of which are County maintained roads. The parcel is relatively flat, with slopes less than 15%.

The current use of the subject parcel is residential (one unit on 30,753 square feet). Surrounding development consists predominately of residential uses, developed to a similar density as that requested by this proposal. Significant electrical infrastructure exists to the west of the site across Houts Drive. Commercial uses are located south of the site on Soquel Drive, including the Dominican Hospital campus.

Zoning in the immediate area is R- 3.5 and RM-3 with R-1-6 and R- 10 zoning to the north and northeast. Commercial zoning (C-1, C-2, C-4, PF and PA) is found along Soquel Drive, which is about 1,200 feet to the south of the proposed project. Highway 1 is located **approximately 2,500** feet south of the site.

Project Description

The applicant proposes to create three new single-family residential parcels of 4,620 net developable square feet (Lot 1), 3,960 net developable square feet (Lot 2) and 4,992 net developable square feet (Lot 3). All three new lots will obtain access from Houts Drive with Lots 2 and 3 sharing a **24-foot** driveway access and Lot 1 having a separate driveway. The existing dwelling will be located on a remainder lot of 8,268 net developable square feet, and will maintain its existing access from Mission Drive. Three detached two-story homes are proposed for the three new lots.

General Plan & Zoning Consistency

The project site **has** a General Plan land use designation of “R-UH (Urban High Density Residential). This designation allows a density range of 10.9 to 17.4 units per net developable acre, which corresponds to lot size requirements of 2,500 square feet to 4,000 square feet of net developable parcel area. The objective of this land use designation is to provide for higher density residential development in areas within the Urban *Services* Line that have a full range of urban services.

The project is in the R-1-3.5 Zone District (Single Family residential; 3,500 square feet of net developable land area per dwelling unit). The proposed division of land complies with the zoning ordinance as the property is intended for residential use, the lot sizes meet the minimum dimensional standard for the R-1-3.5 Zone District, and the setbacks on the new lots created will be consistent with the minimum zoning ordinance requirements. Both the proposed new dwellings and the existing dwelling meet development standards for the R-1-3.5 zone district. Each home will meet the required setbacks of fifteen feet from the front parcel boundary/edge of any right of way, 15 feet from the rear parcel boundary, and five feet from the side parcel boundaries. Each proposed dwelling covers less than 40 percent of the total lot area, and the proposed floor area ratio is less than 50 percent. The proposed building footprints are shown on the architectural plans included as Exhibit “A”, as are the lot coverage and floor area ratio calculations. The existing home on the remainder lot (8,268 net developable area) is about 2,194 square feet (per the Assessor’s Records) in size, which results in lot coverage and floor area ratio that is well within the zoning limitations.

Density

The site is proposed to be developed within the General Plan density range given the design limitations placed upon the site by the zone district site standards. If three lots were to be developed to the rear of the home facing Houts Drive, the front lot would need to be eliminated in order to provide an access road meeting minimum County Standards, A maximum **of** three lots is all that may be achieved on this site (See Exhibit J).

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 13.11; 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. Architectural drawings and floor plans for the proposed new homes are included as part of Exhibit "A."

The new homes are proposed to be two stories with a design that incorporates some of the elements found on the existing homes in the area. Proposed exterior finish materials include cement plaster and trim, vinyl sash windows, and composition shingles. Walls are proposed to be painted in beige and gray tones, with the trim to be a corresponding tone. Roofing material is proposed to be dark colored composition shingles.

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 "A". 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.

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. A preliminary landscape plan has been submitted and is contained in Exhibit A. The project has been conditioned to require a final landscape plan. The final plan shall indicate a minimum of three 24-inch box street trees to be planted adjacent to Houts Drive between the two new driveways.

Affordable Housing

The project is subject to the most recent affordable housing regulations as adopted by the Board of Supervisors. According to County Code Section 17.10.031, the owner/applicant is responsible for the payment of inclusionary housing in-lieu fees for small residential projects. A condition has been added to require the owner/applicant to enter into the appropriate affordable housing agreement.

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 is 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.

RECOMMENDATION

Staff recommends that the Commission take the following actions:

1. **Approve** the determination that the project is Categorically Exempt from the California Environmental Quality Act, and
2. **Approve** Application No. **02-0315**, based on the project Plans (Exhibit “A”), the attached findings, (Exhibit “ B) and subject to the attached conditions (Exhibit “C”).

EXHIBITS

- A. Tentative Map prepared by Dewitt Engineers, dated September 5, 2003; Architectural and floor plans prepared by prepared by Warren Pool, dated March 2003; Preliminary landscape plan prepared by New West Design, dated March 30, 2003.
- B. Subdivision Findings and Development Findings
- C. Conditions of Approval
- D. Assessor's Parcel Map
- E. General Plan Map
- F. Zoning Map
- G. Notice of Exemption from CEQA
- H. Copy of Comments from David Sims, DPW Drainage, dated November 21, 2003
- I. Comments from Central Fire Protection District
- J. Memo from Mark Deming, Assistant Planning Director
- K. Comments from Department of Public Works, Road Engineering and Drainage
- L. Soils report review letter, dated July 9, 2002
- M. Santa Cruz Water Department-New Water Service Information Form
- N. Letter from Santa Cruz County Sanitation District, dated December 10, 2003
- O. Perspective Axonometric Drawing
- P. Memo from the Urban Designer dated May 22, 2003

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: John Schlagheck
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Report reviewed by: 
Cathy Graves
Principal Planner, Development Review

Report prepared by: 
John Schlagheck
Development Review Planner

SUBDIVISION FINDINGS:

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

The proposed division of land meets all requirements and conditions of the County Subdivision Ordinance and the State Map Act in that the project meets all of the technical requirements of the Subdivision Ordinance and is consistent with the County General Plan and the Zoning Ordinance as set forth in the findings below.

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

The proposed division of land, its design, and its improvements, are consistent with the General Plan. The project creates three single family lots and is located in the Residential, Urban High Density General Plan designation which allows a density of one dwelling for each 2,500 to 4,000 square feet 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 parcel created, including municipal water and sewer service. The land division is on an existing street, and no improvements are needed to provide satisfactory access to the project, with the exception of a new driveway for Lots 2 and 3. The proposed land division is similar to the pattern and density of surrounding development, is near commercial shopping facilities and recreational opportunities, and will have adequate and safe vehicular access.

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 home is consistent with the character of the surrounding neighborhood. The land division is not in a hazardous or environmentally sensitive area and protects natural 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 the concurrent approval of a less than 40-foot right of way the proposed division of land complies with the zoning ordinance provisions as to uses of land, lot sizes and dimensions and other applicable regulations in that the use of the property will be residential in nature, lot sizes meet the minimum dimensional standards for the R-1-3.5 Zone District where the project is located, and all setbacks will be consistent with the zoning standards. The existing dwelling and proposed new

dwellings will both comply with the development standards in the zoning ordinance **as** they relate to setbacks, maximum parcel coverage, minimum site width, floor area ratio and minimum site frontage

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

The site of the proposed land division is physically suitable for the type and density of development in that no challenging topography *affects* the site, ~~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.

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 sensitive habitats or threatened species impede development of the site as proposed. The project was determined to be exempt from CEQA, pursuant to the California Environmental Quality Act and the County Environmental Review Guidelines (Exhibit "G").

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 the proposed parcels, and these services will be extended to serve the new parcels created.

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.

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

9. 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-1-3.5 zone district, and all development standards for the zone district will be met. The new homes are proposed to be two-stories with a design that incorporates some of the architectural details found on other homes in the area. Siding for the new homes is proposed to be cement plaster wall and trim. Walls are proposed to be painted in beige and gray tones. Roofing material is proposed to be composition shingles.

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 Exhibit "A". 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.

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.

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 development of three new homes and the use of the less than 40 foot right of way and the conditions under which all 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, 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 adequate and safe access will be provided.

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.

The project site is located in the R-1-3.5 zone district. The development of three new homes and the proposed less than 40 foot right of way and the conditions under which all would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-3.5 zone district in that the primary use of the property will be residential with only two lots being served by the right of way. All three new homes meet all site standard of the zone district. No commercial use is proposed.

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 High Residential land use designation. The development of three new homes and proposed use of a less than 40 foot right of way is consistent with all elements of the General Plan in that safe and adequate access is being provided as outlined in Section **6.5** of the General Plan. Specifically, the proposed access road serving two lots will be 12 feet or greater at all points.

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 development of three new homes and use of the less than 40 foot right **of** way serving two residential lots will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity. The proposed density of the development **is** within the density range required by the General Plan.

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 development of three new homes and proposed use of the less than 40 foot right of way will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects of the area.

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.

Because the project **is** a land division located inside the Urban Services Line, it is subject to the provisions of County Code Chapter 13.11; 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. Architectural drawings and floor plans for the proposed new homes are included as part **of** Exhibit "A."

The new homes are proposed to be two stories with a design that incorporates some of the elements found on the existing homes in the area. Proposed exterior finish materials include cement plaster and trim, vinyl sash windows, and composition shingles. Walls are proposed **to be** painted in beige and gray tones, with the trim to be a corresponding tone. Roofing material is proposed to be dark colored composition shingles.

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 "A". 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.

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. A preliminary landscape plan has been submitted and is contained in Exhibit **A**. The project has been conditioned to require a final landscape plan that indicates a minimum of three 24-inch **box** street trees **are required** adjacent to Houts Drive between the two new driveways.

CONDITIONS OF APPROVAL

Minor Land Division Permit No.: 02-0315

Applicant: Cliff Bixler

Property Owners: Cliff and Lise Bixler

Assessor's Parcel No.: 025-033-30

Property Location and Address: Property located in Live *Oak* on the west side of Mission Drive and the east side of Houts Drive between Franky Ct and Patterson Ln, at 3445 Mission Drive.

Planning Area: Live *Oak*

Exhibits:

- A. Tentative Map and Improvement plans prepared by Dewitt & Associates, Inc, dated September 5, 2003; Architectural and floor plans prepared by Warren Pool dated March 2003; Preliminary landscape plan prepared by New West Design dated March 30, 2003
-

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

- I. Prior to exercising any rights granted by this Approval, the owner shall :
- A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof, and
- B. Submit a copy of the approved Tentative Map on vellum to the County Surveyor.
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:
- A. The Parcel Map shall be in general conformance with the approved tentative map and shall conform with the conditions contained herein. All other State and County laws relating to improvement **of** the property, or affecting public health and safety shall remain fully applicable.

- B. This land division shall result in no more than three (3) single-family residential lots and a remainder parcel.
- C. The minimum lot size shall be 2,500 square feet, net developable land.
- D. The following items shall be shown on the Parcel Map:
1. Development envelopes and/or building setback lines located according to the approved Tentative Map. The development envelopes shall be designed so that all required building setbacks are met, including the required 15-foot setback from the existing house on the remainder lot to the new property line between the remainder lot and lot 3.
 2. Show 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 improvements shown on the tentative map.
 - b. **An** easement over the flag portion of Lot 3 for access to Lot 2.
 - c. **An** emergency vehicle egress easement over the remainder lot to Mission Drive.
- E. The following requirements shall be noted on the Parcel 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 city of Santa Cruz Water District.
 2. Lots shall be connected to Santa Cruz County Sanitation District for service.
 3. All **future** construction on the lots shall conform to the Architectural Floor Plans and Elevations, and the Perspective Drawing as stated or depicted in Exhibits "A" 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 cement plaster siding and trim.
 - c. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the R-1-3.5 zone district. No residence shall exceed a ~~40%~~ lot coverage, or a 50% floor area ratio, or other standard as may be established for the zone district. No fencing shall exceed three feet in height within the required front setback. A color board shall be submitted for each lot.

4. A final Landscape Plan for the entire site specifying the species, their size, and irrigation plans and meet the following criteria, and shall be approved by the City of Santa Cruz Water Conservation District:
- 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, overspray, 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 sprinklerheads, 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". The following additional landscaperequirements apply:
 - 1. Three, minimum 24" box size street trees of a species selected from the County Urban Forestry Master Plan shall be planted and a drip irrigation system shall be installed adjacent to Houts Drive. The trees shall be spaced evenly from the driveway of lot 1 to the shared driveway for lots 2 and 3.
 - 2. Street trees shall be installed according to provisions of the County Design Criteria.
 - 3. Notes shall be added to the building permit plans indicating that the plan must comply with water conservation regulations of the City of Santa Cruz Water Conservation District.
- 4. All future development on the lots shall comply with the requirements of the geotechnical report prepared by Haro, Kasunich and Assoc, dated 2/28/02.
- 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 requirementslawfully imposed by the school district in which the project is located.
- 6. Prior to any building permit issuance or ground disturbanceon **Lots 1, 2, or 3**, a detailed erosion control plan shall be reviewed and approved by Environmental Planning staff. The erosion control plans shall include the following:
 - a. **An** effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.
 - b. Spoils management that prevents loose material from clearing, excavation, and other activities from entering any drainage channel.
- 7. Any changes between the approved Tentative Map, including but not limited

to the attached exhibits for 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.

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

- A. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- B. Meet all requirements of the Santa Cruz County Sanitation District **as** stated in the District's letter dated December 10, 2003 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.
- C. Engineered improvement plans are required for **this** land division, and a subdivision agreement backed by financial securities is necessary. Improvements shall occur with the issuance of building permits for the new parcels and shall comply with the following:
 - 1. All improvements shall meet the requirements of the County of Santa Cruz Design Criteria except **as** modified in these conditions of approval.
 - 2. An erosion control plan for any improvements shall be submitted for Planning Department review and approval prior to submittal to the Department of Public Works.
 - 3. Plans shall comply with all requirements of the geotechnical report. Plan review letters shall be submitted from the geotechnical engineer indicating that the plans have been reviewed and found to be in compliance with the recommendations of the geotechnical report.
 - 4. Engineered drainage plans shall be reviewed and approved by the Department of Public Works. The Department of Public Works shall review and approve the drainage calculations. The plan shall address comments of the Department of Public Works Drainage Section **as** listed in review comments from David Sims dated November 21, 2003 (Exhibit H).
 - 5. Engineered plans including the shared driveway and emergency fire access shall be reviewed and approved by the Department of Public Works. The shared drive shall be a minimum of 18 feet in width and shall be consistent with Exhibit A. The emergency vehicle egress shall meet all requirements of

the Central Fire District. The Central Fire District shall approve the final location and installation of the emergency vehicle egress bollards.

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. All improvements shall comply with applicable provisions of the **Americans With Disabilities Act** and/or Title 24 of the State Building Regulations.
 8. The driveways and parking areas shall be improved with an all weather surface as specified in County Code Section 13.10.554(d).
- D. Engineered improvement plans for all water line extensions required by City of Santa Cruz shall be submitted for the review and approval of the water agency.
- E. A private maintenance agreement shall be submitted and recorded with the Final Map, for the permanent maintenance of the following:
1. All frontage landscaping (three street trees) adjacent to Houts Drive.
 2. All fencing within the land division shall remain graffiti-free at all times.
- F. All requirements of the Central Fire District shall be met as *set* forth in the District's letter dated December 10, 2002.
- G. Park dedication in-lieu fees shall be paid for three (3) single-family dwelling units. These fees are \$10,000 for the units (which assumes 10 bedrooms at \$1,000 per bedroom), but are subject to change.
- H. Transportation improvement fees shall be paid for three (3) singlefamily dwelling units. These fees are \$2,000 per unit or \$6,000, but are subject to change.
- I. Roadside improvement fees shall be paid for three (3) dwelling units. These fees are \$2,000 per unit or \$6,000 but are subject to change.
- J. Child Care Development fees shall be paid for three (3) single-family dwelling unit. These fees are \$1,090 per unit (which assumes ten bedrooms at \$109 per bedroom), but are subject to change.
- K. Submit one reproducible copy of the Parcel Map to the County Surveyor for distribution and assignment of temporary parcel numbers and situs addresses.

- L. Enter into a Certification and Participation Agreement with the County of Santa Cruz to meet the Affordable Housing Requirements specified by Chapter 17.10 of the County Code. The developer must pay in-lieu fees in accordance with the regulations as specified by Section 17.10.031 of the County Code.
- M. Pay an Environmental Exemption filing fee of \$25.00 to the Clerk of the Board of the County of Santa Cruz.

IV. All future construction within the subdivision shall meet the following conditions:

- A. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road.
- B. No land clearing, grading or excavating shall take place between October 15 and April 15 unless a separate winter erosion-control plan is approved by the Planning Director.
- C. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out other work specifically required by another of these conditions).
- D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- E. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work
 - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation; and
 - 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.

3. Saw cuts within the traveled roadway that cause temporary depressions in the surfacing prior to repair, shall be leveled with temporary measures and signage shall be posted noting such.
- F. Construction of improvements shall comply with the requirements of the geotechnical report (Bauldry Engineering dated July, 2001). The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report.
- G. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots.
- V. All future development on lots created by this subdivision shall comply with the requirements *set* forth in Condition ILE, above, and; prior to the sale of the remainder lot shown on the Tentative Map, the owner shall obtain a Certificate of Compliance from the Planning Department.
- 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.
- 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 which incorporates the provisions of this condition, or this development approval shall become null and void.

**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 submitted 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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Cathy Graves
Principal Planner

John Schlagheck
Project Planner

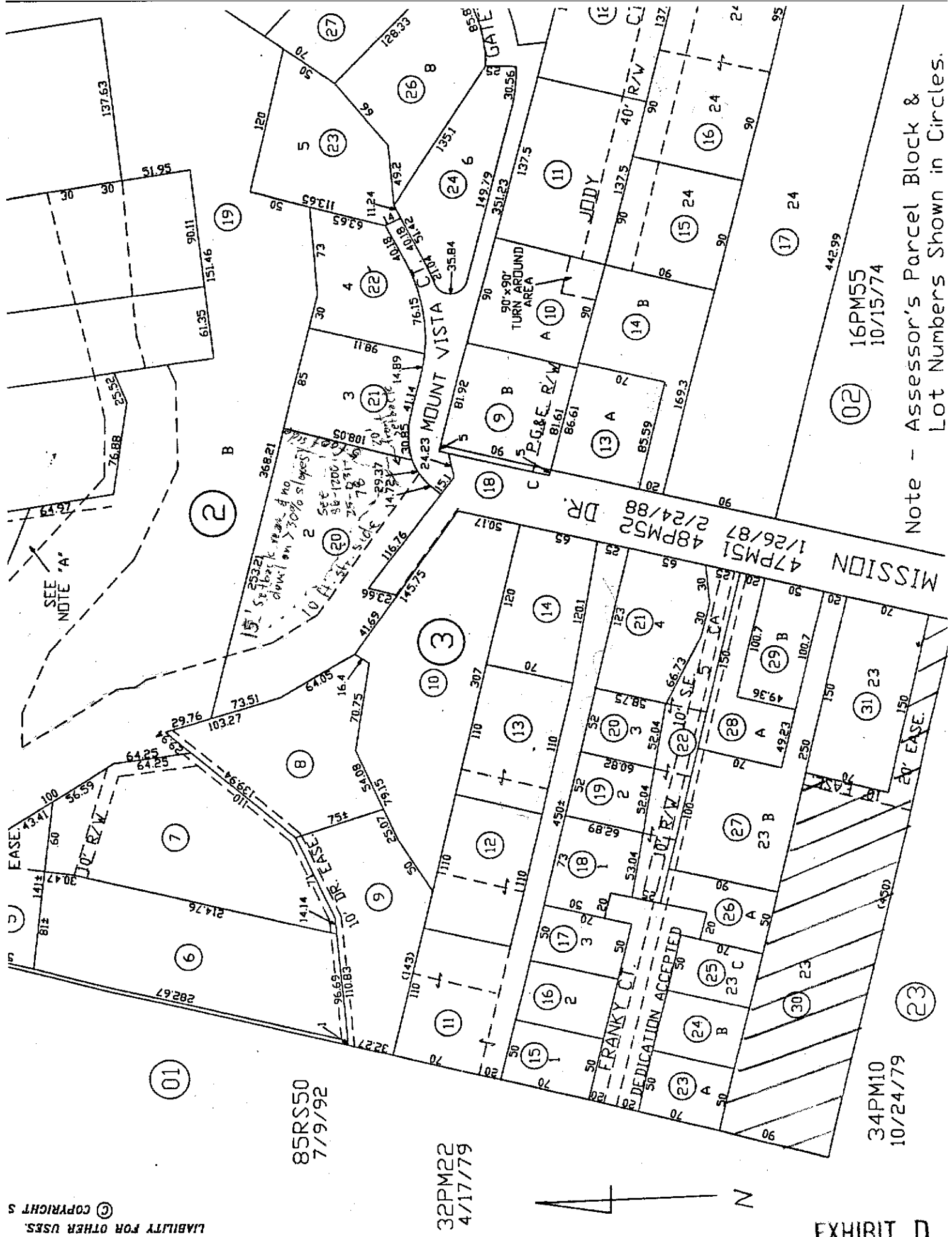
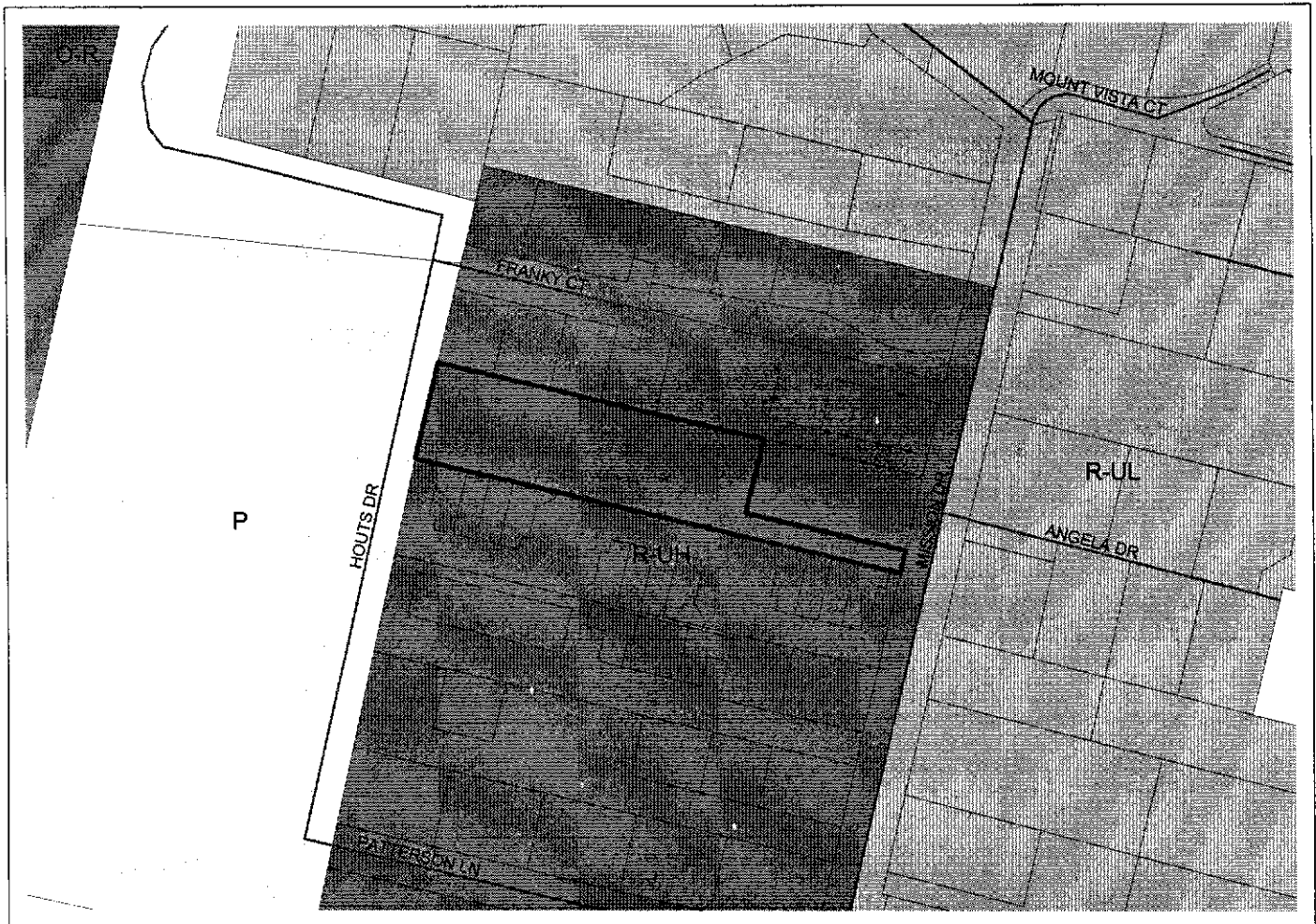


EXHIBIT D

General Plan Map



500 0 500 Feet

Legend

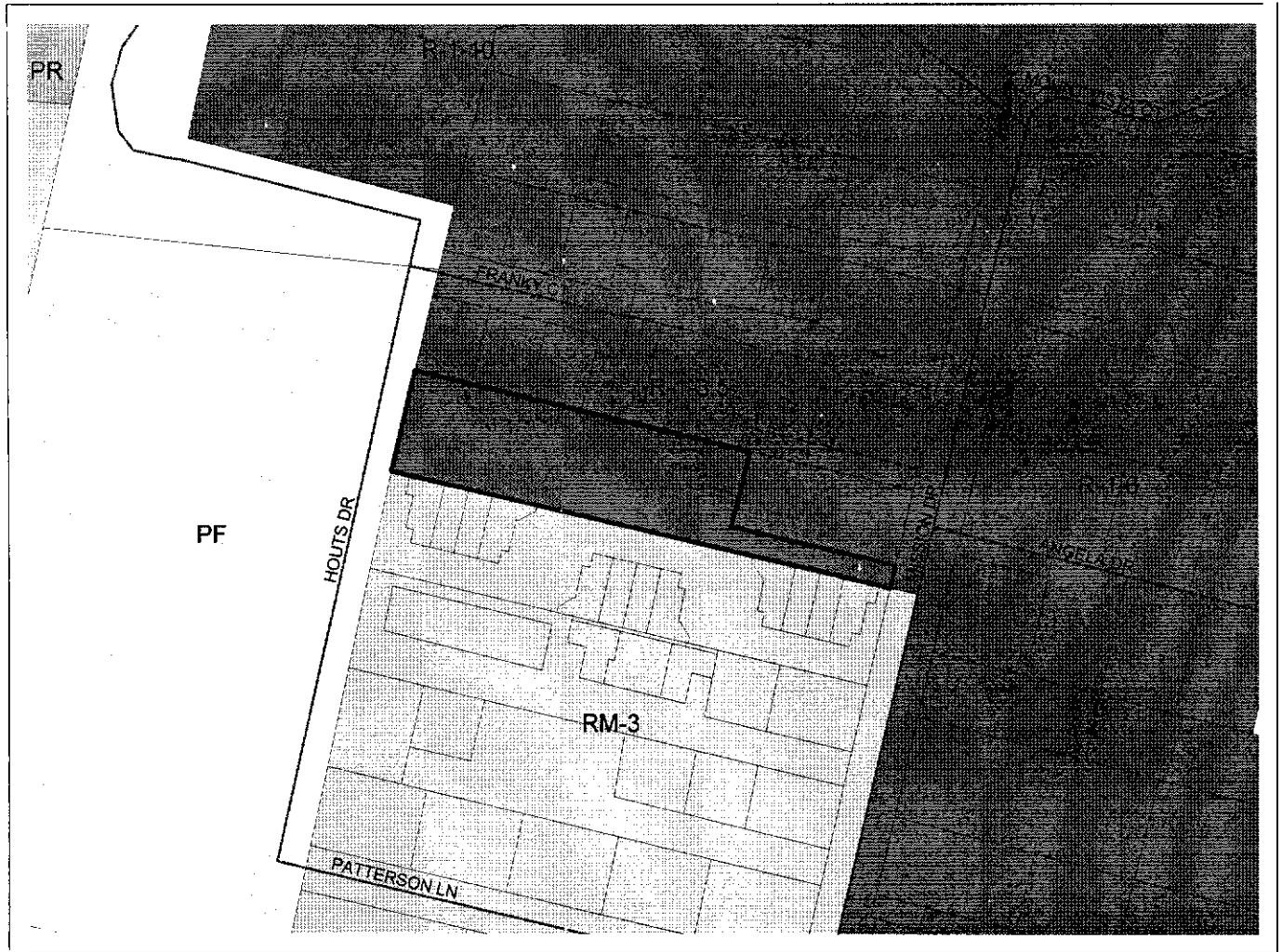
	APN 025-033-30
	Parcel boundaries
	Streets
	Parks and Recreation
	Residential - Urban High Density
	Residential - Urban Low Density
	Public Facilities



Map created by Santa Cruz County
Planning Department:
December 2003

EXHIBIT E

Zoning Map



500 0 500 Feet

Legend

	APN 025-033-30
	Parcel boundaries
	Streets
	R-1-X
	RM
	PR
	PF



Map created by Santa Cruz County
Planning Department
December 2003

EXHIBIT F

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 02-0315

Assessor Parcel Number: 025-033-30

Project Location: 3445 Mission Drive

Project Description: Minor Land Division

Person or Agency Proposing Project: Clifford Bixler

Contact Phone Number: (831) 475-0315

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060(c).
C. ☐ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment.
D. ☐ Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

E. ☒ Categorical Exemption

Specify type: Minor Land Divisions (15315)

F. Reasons why the project is exempt:

Three new lots with remainder and consistent zoning and General Plan designations. All urban services available.

In addition, none of the conditions described in Section 15300.2 apply to this project.

John Schlagheck, Project Planner

Date: _____

Discretionary Comments - Continued

Project Planner: John Schlagheck
Application No.: 02-0315
APN: 025-033-30

Date: December 2, 2003
Time: 07:58:28
Page: 5

BY DAVID W SIMS ===== UPDATED ON NOVEMBER 21, 2003
6th Routing:

This review was made for plans submitted in the 5th routing, and an offsite investigation and calculation package submitted as a 6th routing.

Prior to Public Hearing Provide:

- 1) Resubmit the entire offsite calculation package stamped, signed, and dated.

Prior to Recording Final Map and Improvement Plans:

- 1) Provide specifically noted (not designed) onsite mitigation measures that fully meet General Plan policies 7.23.1 New Development and 7.23.2 Minimizing Impervious Surfaces. **It** is recommended that all downspouts be dispersed into vegetated yard areas and this runoff allowed to route as retarded overland flow to the perimeter area drains already proposed. Also recommended is for a substantial percentage of the proposed pavements to be constructed of pervious materials with appropriate sub grade, particularly any pavements that route to Houts Drive and are not directed into the detention system. **If** these recommendations are not taken, please provide other measures that will achieve these policies.
- 2) The release of runoff to Houts Drive is to be kept at a bare minimum for the post development condition due to flooding experienced on properties below.
- 3) The design criteria for the detention system has not changed, and remains at a 5-year storm, 15 minute allowable release, with 10-year storm storage volume, as presently shown in the calculations. However, as warranted, please update the detention calculations to reflect any changes resulting from other required onsite mitigation measures, per item ~~##~~ 1.
- 4) Submit an onsite drainage area map that accurately and clearly depicts the land areas that will route into the detention structure, and those areas that will not. This map should accurately relate to the detention calculations and assigned C-values in the calculations.
- 5) Submit hydraulic calculations for the detention outlet control structure. As applicable, these calculations are to use actual dimensions and elevations, with fully specified materials. Nominal dimensions ~~may~~ not ~~be~~ used. Dimensions, elevations, and material specifications are to be fully shown on the plans for this structure.
- 6) Record CDC form, Fig. SD-17, for silt & grease trap(s) and detention system maintenance. Provide a completed copy to Public Works.
- 7) Specifically, note an easement boundary, labeled as a drainage easement for the purposes of the proposed drainage facilities.
- 8) Note #3 of the Drainage Watershed Notes (P5 of 5) needs revision.
- 9) P5 of 5 notes two S&G trap structures, one at each end of the detention pipe. Only one is required. However this trap needs to capture runoff from the lot ~~53~~

Discretionary Comments - Continued

Project Planner: John Schlagheck
Application No.: 02-0315
APN: 025-033-30

Date: December 2, 2003
Time: 07:58:28
Page: 6

development, including the driveway. The separate lot #1 driveway either needs a S&G trap or runoff broadly dispersed into vegetation for filtration.

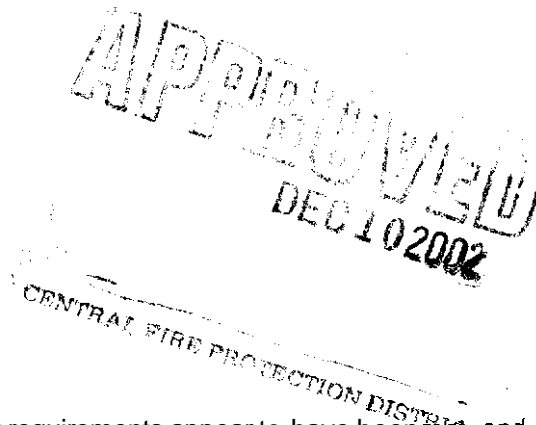
Additional requirements may be made as a result of review of future building applications.



**CENTRAL
FIRE PROTECTION DISTRICT**
of Santa Cruz County
Fire Prevention Division

930 17" Avenue, Santa Cruz, CA 95062
phone (831) 479-6843 fax (831) 479-6847

Date: 10 December 2002
To: Cliff Bixler
Applicant: Same
From: Eric Sitzenstatter
Subject: 02-0315 (Second Review)
Address: 3445 Mission Drive, Santa Cruz
APN: 025-033-30
OCC: 2503330
Permit: 020343



Based upon a review of the plans submitted, District requirements appear to have been met, and PLANS ARE APPROVED FOR MINOR LAND DIVISION.

THE FOLLOWING ARE DISTRICT REQUIREMENTS:

The plans shall comply with California Building and Fire Codes (1998) and District Amendment.

The FIRE FLOW requirement for the subject property is 1000 gallons

A public fire hydrant within 250 feet of any portion of the building meeting the minimum required fire flow for the building is required.

New/upgraded hydrants, wafer storage tanks, and/or upgraded roadways shall be installed *PRIOR to* and during time of construction (CFC 901.3).

Compliance with the District Access Requirements outlined on the enclosed handout is required. Access road width, grade, road surface shall comply.

The building(s) shall be protected by an approved automatic sprinkler system complying with the LATEST edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code.

When plans are submitted for multiple lots in a tract, and several standard Floor Plans are depicted, include Fire District Notes on the small scale Site Plan. For each lot, submit only sheets with the following information; Site Plan (small scale, highlight lot, with District notes), Floor Plan, Elevation (roof covering and spark arrestor notes), Electrical Plan (if smoke detectors are shown on the Architectural Floor Plan this sheet is not required). Again, we must receive, VIA the COUNTY, SEPARATE submittals (appropriate site plans and sheets) FOR EACH APN!!

PLEASE HAVE THE DESIGNER ADD APPROPRIATE NOTES AND DETAILS SHOWING THE INFORMATION LISTED BELOW TO PLANS THAT WILL BE SUBMITTED FOR PERMIT

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (1998) and District Amendment.

The FIRE FLOW requirement for the subject property is 1000 gallons. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a public fire hydrant, meeting the minimum required fire flow for the building, within 250 feet of any portion of the building.

NOTE ON PLANS: New/upgraded hydrants, water storage tanks, and/or upgraded roadways shall be installed PRIOR to and during time of construction (CFC 901.3).

SHOW on the plans DETAILS of compliance with the District Access Requirements outlined on the enclosed handout.

NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Sprinkler System to this agency for approval. Installations shall follow our guide sheet.

Show on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement:

- One detector adjacent to each sleeping area (hall, foyer, balcony, etc.).
- One detector in each sleeping room.
- One at the top of each stairway of 2 4 rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

NOTE on the plans where address numbers will be posted and maintained. Numbers shall be a minimum of FOUR (4) inches in height and of a color contrasting to their background.

NOTE on the plans the installation of an approved spark arrestor on the top of the chimney. Wire mesh not to exceed 1/2 inch.

NOTE on the plans that the roof coverings to be no less than Class "C" rated roof

NOTE on the plans that a 30-foot clearance will be maintained with non-combustible vegetation around all structures.

Submit a check in the amount of \$100.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 Late Fee may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions or comments please call me at (415) 699-3634, page me at (408) 547-1647, or e-mail me at edsfe@sitz.net.

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.

Any order of the Fire Chief shall be appealable to the Fire Code Board of Appeals as established by any party

beneficially interested, except for order affecting acts or conditions which, in the opinion of the Fire Chief, pose an immediate threat to life, property, or the environment as a result of panic, fire, explosion or release.

Any beneficially interested party has the right to appeal the order served by the Fire Chief by filing a written "NOTICE OF APPEAL" with the ~~de~~ of the Fire Chief within ten days after service of such written order. The notice shall state the order appealed from, the identity and mailing address of the appellant, and the specific grounds upon which the appeal is taken.

2503330—40

COUNTY OF SANTA CRUZ

Planning Department

INTER-OFFICE CORRESPONDENCE

DATE: July 22,2002

TO: John Schlagheck

FROM: Mark Deming (MD)

SUBJECT: Application no. 02-0315; APN 025-033-30

I have reviewed application 02-0315, submitted on APN 025-033-30. The gross area of the subdivision (excluding the remainder parcel) is 17,724 square feet (after correcting the size of the remainder to meet site development standards). Although this could support four units at the lowest end of the High Density Residential designation (3,000 – 4,000 square feet/unit), the designation of easements to provide access to these units would reduce the developable land below 16,000 square feet, thereby resulting in only three units, as proposed in the project. Further more, the increase in the size of the remainder to meet site development standards makes this lot capable of supporting an additional unit under the General Plan designation.

EXHIBIT J

12:06:44 Thu Jan 22, 2004

01/22/04 DS9

12:05:58

COUNTY OF SANTA CRUZ - 3.1

BROWSE DISCRETIONARY APPLICATION COMMENTS

I-ALPDR385

ALSDR385

APPL.NO: 02-0315

REVIEW AGENCY: DPW ROAD ENGINEERING

SENT TO PLNR: 5/28/03

REVIEWER: GJM

ROUTING NO: 1

VERSION NO: 4

COMPLETENESS COMMENT:

===== UPDATED ON MAY 7, 2003 BY GREG J MARTIN =====

Please see miscellaneous comments.

===== UPDATED ON MAY 28, 2003 BY GREG J MARTIN =====

===== UPDATED ON MAY 28, 2003 BY GREG J MARTIN =====

MISCELLANEOUS COMMENT:

===== REVIEW ON AUGUST 30, 2002 BY GREG J MARTIN =====

1. The access road crossing the three lots should be part of the remainder parcel creating a flag lot. The new access road should be at right angles to Houts Drive and the driveway improvements should not encroach upon the neighboring frontage. Easements will be required for parcels number 1 and 2 and an emergency access easement shall be required for the remainder.

2. The access road is allowed to be 18 ft wide to the 2nd driveway and 12 feet wide to the final driveway.

3. The development is subject to Live Oak Transportation Improvement Area (TIA) fees at a rate of \$4,000 per additional lot created. The total TIA fee of \$12,000 is to be split evenly between transportation improvement fees and roadside improvement fees.

EXHIBIT K



County of Santa Cruz

PLANNING DEPARTMENT

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

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

ALVIN D. JAMES, DIRECTOR

July 9, 2002

Mr. Clifford L. & Lise Bixler
700 River Street, Suite 1
Santa Cruz, CA 95060

SUBJECT: Review of Geotechnical Investigation by Haro, Kasunich & Associates, Inc.,
Dated February 28, 2002, Project No: **SC7765**, APN: **025-033-30**; Application
No: **02-0315**

Dear Mr. & Mrs. Bixler:

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. Engineered foundation plans conforming to recommendations in the report shall be required.
3. Final plans shall show the drainage system as detailed in the soils engineering report including outlet locations and appropriate energy dissipation devices.
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 submit a brief building, grading and drainage plan review letter to Environmental Planning stating that the plans and foundation design are in general compliance with the report recommendations. If, upon plan review, the engineer requires revisions or additions, the applicant shall submit to Environmental Planning two copies of revised plans and a final plan review letter stating that the plans, as revised, conform to the report recommendations.
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.

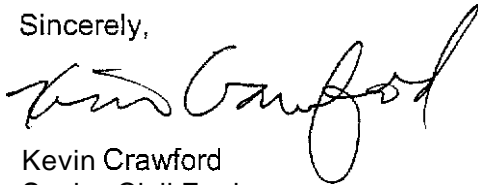
7. For all projects, the soil engineer must submit a final letter report to Environmental Planning and your building inspector regarding compliance with all technical recommendations of the soil report prior to final inspection. For all projects with engineered fills, the soil engineer must submit a final grading report (reference August 1997 County Guidelines for Soils/Geotechnical Reports) to Environmental Planning and your building inspector 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, 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 454-3210 if **we** can be of any assistance.

Sincerely,



Kevin Crawford
Senior Civil Engineer

Cc: Dan Monroe, Resource Planner

FINAL SOILS -GRADING REPORTS

Prior to final inspection clearance a final soils report must be prepared and submitted for review for all projects with engineered fills. These reports, at a minimum, must include:

1. Climate Conditions

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

2. Variations of Soil Conditions and/or Recommendations

Indicate the accomplished ground preparation including removal of inappropriate soils or organic materials, blending of unsuitable materials with suitable soils, and 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** locations must be shown on same topographic map as **the** grading plan and the test values must be tabulated with indications of depth of test from the surface **of** final grade, moisture content of **test**, relative compaction, failure of tests (i.e. those less than 90% of relative compaction), and re-testing of failed tests.

6. Adequacy of the Site for the Intended Use

The soils engineer must re-confirm her/his determination that the site is safe for the intended **use**.

Telephone (831) 420-5210

Project Address 3445 Mission Dr

Applicant: **Cliff Bixler**
 Phone: (831) 427-0315 Fax: _____
 Mail Street: 700 River St. Ste 1
 City/State/Zip: Santa Cruz CA 95060-

Subdivide flag lot, leave (e) home and create 3 new SFD.

SECTION 2 EXISTING MAIN AND SERVICES Main Size/Type: 10" CI on Mission Dr. Elevation zone: N

Sizes	Account #'s	Old SIO #'s	Status	Date Closed	Type
1"	069-1600	8080	Active		sfd

No connection fee credit(s) for services unused over 24 months

SECTION 3 FIREFLOWS

Hyd # 668 Size/Type: 6" dbi Static 46 Res 44 Flow 582 Flow w/20# Res. 2324 FF Date 10/94

Location: 3501 Mission Dr.

Hyd # 1470 Size/Type: 6" dbi Static 40 Res 30 Flow 823 Flow w/20# Res. 1196 FF Date 10/94

Location: Frankv Ct. @ Houts Dr.

SECTION 4 WATER SERVICE REQUIREMENTS AND FEES

Res. Sire	3/4"	Res Water Conn. Fee (per unit)	\$3,356.00
Irrigation Size		Irr. Water Conn. Fee (plans required)	
Bus. Size		Bur. Water Conn. Fee	
Fire Service Size	2"	Large Meter	
Zone Capacity Fee		Service Install Fee (if city installed)	
Front Foot Fee		Contractor Installation Pmt. Fee (ea.)	\$46.00
Land/Irr Plan Review		Backflow Permit Fee (ea.)	
Eng. Plan Review	\$105.00	Res. Sewer Conn. Fee (per unit)	
Hydrant Req.	tbd	Bus. Sewer Conn. Fee	

BACKFLOW DEVICE RES. SERV. IRRIG. SRV. BUS. SRV. FIRE SRV.

ADDITIONAL COMMENTS The elevation of this lot nears the top of the gravity feed zone. Available tire flows are given above in Section 3. The nearest water main is on Mission Dr. A non-revocable recorded grant of utility easement through the remainder parcel is required for water service laterals. Water service laterals must be 5' from sewer Service laterals. Fire Department approval of common or separate fire service taps required. Fire Department to determine hydrant requirement. Lawn size may not exceed 25% of landscaped areas.

SECTION 5 QUALIFICATIONS

1. Service will be furnished upon:

- (1) payment of the required fees duat the time service is requested (a building permit is required); and
- (2) installation of the adequately sized water Services, rater mains and fire hydrants as required for the project under the rules and regulations of the Santa Cruz Water Department and the appropriate Fire District and any restrictions that may be in effect at the time application for service is made.

2 Fees and charges noted above are accurate as of the date hereof, and are subject to change at any time without notice to applicant.

BP# 02-0315 PLAN APP # REVIEWED BY A. Hogan

NOTICE: This form does not in any way obligate the City. It is provided only as an estimate to assist you in your planning and as a record for the Water Department. The requirements set forth on this form may be changed or corrected at any time without prior notice.

EXHIBIT 11

SANTA CRUZ COUNTY SANITATION DISTRICT
INTER-OFFICE CORRESPONDENCE

DATE: **December** 10, 2003

TO: Planning Department, ATTENTION JOHN SCHLAGHECK

FROM: Santa Cmz County Sanitation District

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE
FOLLOWING PROPOSED DEVELOPMENT

APN: 025-033-30 APPLICATION NO.: 02-0315

PARCEL ADDRESS: 3445 MISSION DRIVE

PROJECT DESCRIPTION: THREE LOT MINOR LAND DIVISION PLUS REMAINDER PARCEL

Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

Existing lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit for disconnection work must be obtained from the District.

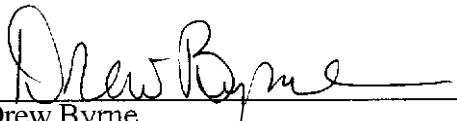
Department of Public Works and District approval shall be obtained for an engineered sewer improvement plan, showing on-site and off-site sewers needed to provide service to each lot or unit proposed, before sewer connection permits can be issued. The improvement plan shall conform to the County's "Design Criteria" and shall also show any roads and easements. Existing and proposed easements shall be shown on any required Final Map. If a Final Map is not required, proof of recordation of existing or proposed easement is required.

EXHIBIT N

JOHN SCHLAGHECK

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The plan shall show all existing and proposed plumbing fixtures on floor plans of building application. Completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.

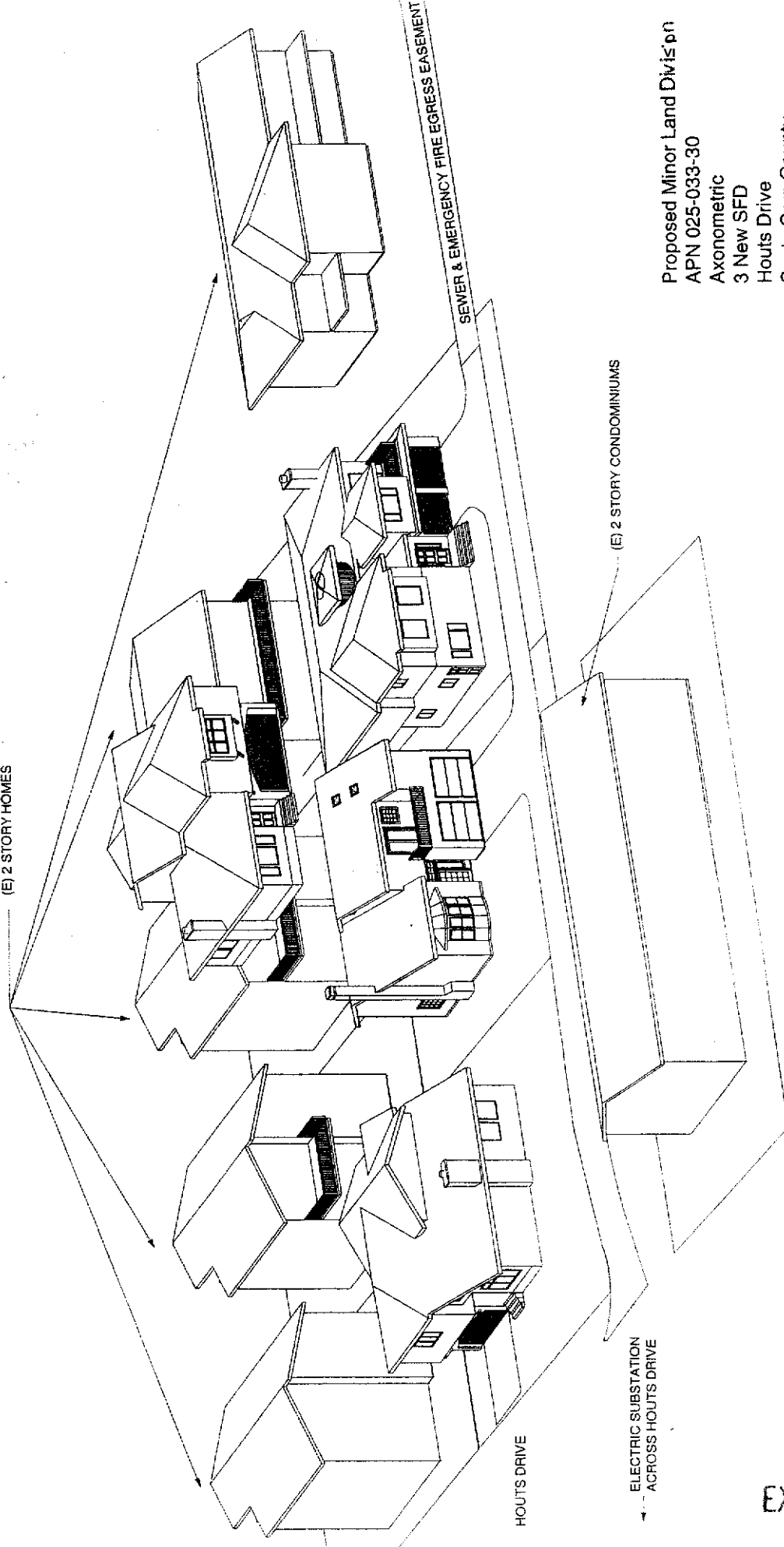

Drew Byrne
Sanitation Engineering

DB abc/203

c: Survey
Applicant/Property Owner: Clifford & Lisa Bixler
P.O. Box 94
Santa Cruz CA 95063

(Rev. 3-96)

(E) 2 STORY HOMES



Proposed Minor Land Division
APN 025-033-30
Axonometric
3 New SFD
Houts Drive
Santa Cruz County
Owner: Cliff Bixler
Axon: ArchiGraphics
Revised: March 28, 2003

EXHIBIT 0

INTEROFFICE MEMO

APPLICATION NO: 024315 (4th ROUTING)

Date: May 22, 2003

To: John Schlagheck, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a three lot subdivision and three new residences at Houts Drive, Santa Cruz
(Bixler, owner / applicant)**GENERAL PLAN / ZONING CODE ISSUES****Design Review Authority**

13.11.040 Projects requiring design review.

(d) All minor land divisions, as defined in Chapter 14.01, occurring within the Urban Services Line or Rural Services Line, as defined in Chapter 17.02; all minor land divisions located outside of the Urban Services Line and the Rural Services Line, which affect sensitive sites; and, all land divisions of 5 parcels (lots) or more.

Design Review Standards

13.11.072 Site design.

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping		✓	<i>See comments below</i>
Streetscape relationship	✓		
Street design and transit facilities	✓		
Relationship to existing structures	✓		

Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Protection of public viewshed			NIA
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles	✓		
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
Buildings silhouette	✓		
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color		✓	<i>See comments below</i>

Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting		✓	<i>See comments below</i>
Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties	▼		
Building walls and major window areas are oriented for passive solar and natural lighting	✓		

OTHER URBAN DESIGNER SUGGESTIONS
(could be conditions if project is approved)

SITE DESIGN COMMENTS:

- *Floor Area Ratio calculations should be submitted on the standard County form*

ARCHITECTURAL DESIGN COMMENTS:

- *A color board for each lot must be submitted*
- *The designer should vary the siding on each design*
- *Garage door designs should match available or custom designs*

Lot 3 :

- a) *The circular element on the roof is out of character with the rest of the development*

LANDSCAPE DESIGN COMMENTS:

- *The height of the fences should be indicated.*
- *Some areas in the front of the residences are very sparsely planted.*