



Staff Report to the Planning Commission

Application Number: **03-0482**

Applicant: Hamilton-Swift Land Use
Planning

Agenda Date: 1/12/05

Owner: Stanley Rushworth, etal
APN: 049-171-63

Agenda Item #: 8
Time: After 9:00 a.m.

Project Description: Proposal to divide a 10.98 acre parcel into two parcels of approximately 5.92 acres and 5.06 acres.

Location: Property located at the end of Scarlet Court, (230 Scarlet Court), about 1500 feet south from Koenig Road in Watsonville.

Supervisory District: Second District (District Supervisor: Ellen Pirie)

Permits **Required:** Minor Land Division

Staff Recommendation:

- Approval of Application 03-0482, based on the attached **findings** and conditions.
- Certification of the Negative Declaration per the requirements of the California Environmental Quality Act.

Exhibits

- | | | | |
|----|--|----|----------------------------------|
| A. | Project plans | E. | Rural Residential Density Matrix |
| B. | Findings | F. | Comments & Correspondence |
| C. | Conditions | | |
| D. | Negative Declaration
(CEQA Determination) with the
following attached documents: | | |
- (Attachment 2): Assessor's parcel map
(Attachment 3): Zoning map
(Attachment 4): General Plan map

Parcel Information

Parcel Size: 10.98 acres
Existing Land Use - Parcel: Single family dwelling
Existing Land Use - Surrounding: Rural residential neighborhood - **some agricultural uses**
Project Access: Private drive (off Scarlet Court / Koenig Road)
Planning Area: Aptos Hills
Land Use Designation: AG (Agriculture)
Zone District: A (Agriculture)
Coastal Zone: Inside Outside

Environmental Information

An Initial Study has been prepared (Exhibit D) that addresses the environmental concerns associated with this applicahon.

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: Private well
Sewage Disposal: Septic
Fire District: California Department of Forestry/County Fire
Drainage District: Zone 7 Flood Control District

History

The subject property was created through two Minor Land Divisions (87-0706 & **94-0642**) and was divided off the remaining larger parcel in each division to result in the current 10.98 acre configuration. Minor Land Division 87-0706 divided **an** approximately 35 acre parcel into three 5 acre parcels and one large remaining parcel. A component of Minor Land Division 87-0706 included a determination of non-viability for commercial agricultural uses for the entire property which allows land divisions at Rural Residential (R-R) General Plan densities. Minor Land Division 94-0642 further divided the remaining parcel to create the subject property. Each newly created parcel has complied with the requirements of the rural residential density matrix and has included a minimum of 5 acres of net developable land.

Project **Setting**

The project site is located at the end of a private driveway off of Scarlet Court in a community of rural residential home sites with some agricultural uses. There is an existing single family dwelling located on the subject property within the building envelope of the proposed Lot 2.

The topography of the project site is relatively level at the upper (eastern) portion of the subject property and slopes down to a natural drainage at the west side of the parcel.

Zoning & General Plan Consistency

The subject property is a 10.98 acre parcel, located in the A (Agriculture) zone district, a designation which allows agricultural and residential uses. The division of land on parcels with an Agriculture (AG) General Plan designation that are not viable for commercial agricultural uses is allowed at Rural Residential (R-R) General Plan densities as determined by the Rural Residential Density Matrix.

Minor Land Division

The applicant proposes to divide the subject property into two separate parcels for the purposes of constructing single family residences. A large building envelope on the subject property was created through Minor Land Division 94-0642, and both the proposed new building site and the existing residential development are located within the area of the previously approved building envelope. The existing and proposed building envelopes are located above and to the east of the natural drainage course, well away from areas of riparian vegetation.

The existing and proposed development is served by an existing private driveway from Scarlet Court. The proposed structure will be located in an area off of steep slopes and will be able to use a stepped foundation to avoid unnecessary grading on the project site. The septic system is proposed to be located at the upper portion of the subject property which is most suitable for septic waste disposal and has received preliminary approval from the County department of Environmental Health Services.

Rural Residential Density matrix

The proposed Minor Land Division is subject to the Rural Residential Density Matrix in order to determine the appropriate density of development within the allowed General Plan density range. The subject property is located within the Agriculture (AG) General Plan land use designation, but has been determined to be non-viable for commercial agricultural purposes. This allows the parcel to be divided at Rural Residential (R-R) General Plan densities. The previous land divisions that created the subject property allowed parcels that were a minimum of 5 net developable acres in area. A revised matrix has been prepared (Exhibit E) which included a review of previous matrices and current requirements. The allowed maximum density, per the revised matrix, continues to be 5 acres of net developable land area per parcel. The proposed Minor Land Division complies with this requirement, in that the parcels to be created will be 5.03 acres of net developable land area and 5.06 acres of net developable land area.

Road Improvements

plans.

Environmental Review

Environmental review has been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on 11/15/04. A preliminary determination to issue a Negative Declaration (Exhibit D) was made on 1/17/04. The mandatory public comment period expired on 12/13/04, with no comments received.

The environmental review process focused on the potential impacts of the project in the areas of geologic and biotic issues. The environmental review process determined that no mitigation measures were necessary to reduce potential impacts from the proposed development due to the configuration of the proposed building envelope within an existing approved location.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

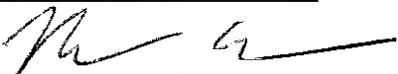
Staff Recommendation

- APPROVAL of Application Number **03-0482**, based on the attached findings and conditions.
- Certification of the Negative Declaration per the requirements of the **California** Environmental Quality Act.

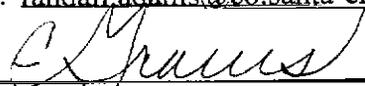
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: _____


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Santa Cruz County Planning Department
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Santa Cruz CA 95060
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Report Reviewed By: _____


Cathy Graves
Principal Planner
Development Review

Subdivision Findings

1. That the proposed subdivision meets all requirements or conditions of the Subdivision Ordinance and the State Subdivision Map Act.

This finding can be made, 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.

This finding can be made, in that this project which creates two parcels no smaller ~~than~~ **5** net developable acres in area is located in the Agriculture (AG) General Plan land use designation and is not viable for commercial agricultural purposes. The division of land on parcels with an Agriculture (AG) General Plan designation that are not viable for commercial agricultural uses is allowed at Rural Residential (R-R) General Plan densities as determined by the Rural Residential Density Matrix. This proposal complies with the requirements of the Rural Residential Density Matrix, which authorizes a density of development of one dwelling unit per 5 acres of net developable land area, in that the parcels to be created will be 5.03 acres of net developable land area and 5.06 acres of net developable land area.

The project is consistent with the General Plan in that the necessary infrastructure is available to the site including private water, septic waste treatment, and nearby recreational opportunities. The land division is located off of a private street that provides satisfactory access. The proposed land division is similar to the pattern and density of the surrounding rural residential development in the project vicinity.

The proposed land division is not located in a hazardous or environmentally sensitive area and protects natural resources by expanding in an area designated for residential development at the proposed density.

3. That the proposed subdivision complies with Zoning Ordinance provisions as to uses of land, lot sizes and dimensions and any other applicable regulations.

This finding can be made, in that the use of the property will be residential in nature which is ~~an~~ allowed use in the A (Agriculture) zone district where the project is located, the proposed parcel configuration meets the minimum dimensional standards and setbacks for the zone district.

4. That the site of the proposed subdivision is physically suitable for the type and density of development.

This finding can be made, in that no challenging topography affects the building site, prior geological and geotechnical reports prepared for the property conclude that the site is suitable for residential development, and the proposed parcels are properly configured to allow development in compliance with the required site standards. No ~~environmental~~ constraints exist which would

be adversely impacted by the proposed development.

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.

This finding can be made, in that no mapped or observed sensitive habitats or threatened species impede development of the site and the project has received a Negative Declaration pursuant to the California Environmental Quality Act and the County Environmental Review Guidelines.

6. That the proposed subdivision or type of improvements will not cause serious public health problems.

This finding can be made, in that in that a private well and on site septic are available to serve the proposed development.

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.

This finding can be made, in that no easements are known to encumber the property and improvements to the access roadway will provide a benefit to public safety.

8. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

This finding can be made, in that the resulting parcels are oriented to the fullest extent possible in a manner to take advantage of solar opportunities.

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.

This finding can be made, in that the proposed minor land division is not subject to the design review ordinance.

Conditions of Approval

Land Division 03-0482

Applicant: Hamilton-Swift Land Use Planning

Property Owner(s): Stanley Rushworth, etal.

Assessor's Parcel No.: 049-171-63

Property Location and Address: End of Scarlet Court (230 Scarlet Court) in Watsonville

Planning Area: Aptos Hills

Exhibits:

- A. Project Plans including Tentative Map & Preliminary Improvement Plans by Bridgette Land Surveying, revised 9/1/04.
-

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 proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder). The conditions shall also be recorded on the Parcel Map and are applicable to all resulting parcels.
 - C. Pay a Negative Declaration De Minimis fee of \$25 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.
- 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 to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.

- B. This land division shall result in no more than two (2) residential parcels total. A statement shall be added to clearly state that all structures must be located within the designated building envelopes.
- C. The minimum amount of parcel area per dwelling unit shall be 5 acres of net developable land.
- D. The following items shall be shown on the Parcel Map:
 - 1. Building envelopes located according to the approved Tentative Map. The building envelopes for the perimeter of the project shall meet the minimum setbacks for the A (Agriculture) zone district of 20 for the front yard, 20 feet for the side yards, and 20 feet for the rear yard.
 - 2. Show the net developable land area of each lot to nearest square foot and to the nearest hundredth of an acre.
 - 3. A statement shall be added to clearly state that all structures must be located within the designated building envelopes.
- 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. The existing private well, and any new proposed wells, shall be reviewed by the County Department of Environmental Health Services.
 - 2. The proposed septic system, serving the new parcel, shall be reviewed by the County Department of Environmental Health Services.
 - 3. Submit 3 copies of a plan review letter prepared and stamped by a licensed geotechnical engineer.
 - 4. 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.
 - 5. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from

Environmental Planning that may or may not be granted. The erosion control plans shall identify the type of erosion control practices to be used and 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.
6. Any changes between the approved Tentative Map must be submitted for review and approval by the Planning Department.

III. Prior to recordation of the Parcel 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 Department of Public Works, Drainage section.
- C. All requirements of the California Department of Forestry/County Fire shall be met. The access road shall be an all-weather surface a minimum of 12 feet in width with turnouts spaced no greater than 500 feet apart.
- D. Park dedication in-lieu fees shall be paid for the total number of bedrooms in the proposed dwelling unit. These fees are currently \$578 per bedroom, but are subject to change.
- E. Child Care Development fees shall be paid for the total number of bedrooms in the proposed dwelling unit. These fees are currently \$109 per bedroom, but are subject to change.
- F. Submit and secure approval of engineered improvement plans from the Department of Public Works and the Planning Department 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, 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 be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria unless otherwise indicated on the approved improvement plans.

2. Complete drainage details including existing and proposed contours, plan views and centerline profiles of all driveway improvements, complete drainage calculations and all volumes of excavated and fill soils shall be provided.

IV. All future construction within the property shall 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.
- 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. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria unless otherwise indicated on the approved improvement plans.
- 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 that may or may not be granted.
- 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 work 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. Construction of improvements shall comply with the requirements of the geotechnical report. The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report.
- G. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on a new parcel.

- V. 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.
- VI. 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 Parcel Map for this division, including improvement plans if required, should be submitted to the County Surveyor for checking **at least 90 days** prior to the expiration date and in no event later than **3 weeks** prior to the expiration date.

cc: County Surveyor

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Cathy Graves
Principal Planner

Randall Adams
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by **any** act or determination of the Planning Commission, may appeal the act or determination **to** the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

1. - Application Number: 03-0482

Hamilton-Swift Land Use, for Stanley Rushworth, etal

Proposal to divide a 10.98 acre parcel into two parcels of 5.92 acres and 5.06 acres each. The project site is located at the end of a private driveway off of Scarlet Court in a community of small residential home sites with some agricultural uses. The exact address is 230 Scarlet Court, Watsonville, California.

APN: 049-171-63

Randall Adams, Staff Planner

Zone District: (A) Agriculture

ACTION: Negative Declaration

REVIEW PERIOD ENDS: December 13, 2004

This project will be considered at a public hearing by the Planning Commission. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.

Findings:

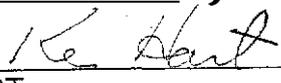
This project, if conditioned to comply with required mitigation measures or conditions shown below, will not have significant effect on the environment. The expected environmental impacts of the project are documented in the Initial Study on this project attached to the original of this notice on file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

Required Mitigation Measures or Conditions:

- None
- Are Attached

Review Period Ends December 13, 2004

Date Approved By Environmental Coordinator December 17, 2004



 KEN HART
 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

CALIFORNIA DEPARTMENT OF FISH AND GAME

CERTIFICATE OF FEE EXEMPTION

De minimis Impact Finding

Project Title/Location (Santa Cruz County):

1. - Application Number: 03-0482 Hamilton-Swift Land Use, for Stanley Rushworth: etal

Proposal to divide a 10.98 acre parcel into two parcels of 5.92 acres and 5.06 acres each. The project site is located at the end of a private driveway off of Scarlet Court in a community of rural residential home sites with some agricultural uses. The exact address is 230 Scarlet Court, Watsonville, California.

APN: 049-171-63

Randall Adams, Staff Planner

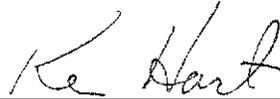
Zone District: (A) Agriculture

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.



KEN HART
Environmental Coordinator for
Tom Burns, Planning Director
County of Santa Cruz

Date: 12/17/04

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT

Date: November 15, 2004
Staff Planner: Randall Adams

ENVIRONMENTAL REVIEW
INITIAL STUDY

APPLICANT: Hamilton-Swift Land Use APN: 049-171-63
SUPERVISORAL DISTRICT: Second District
OWNER: Stanley Rushworth, etal
APPLICATION NO: 03-0482
LOCATION: 230 Scarlet Court, Watsonville

EXISTING SITE CONDITIONS

Parcel Size: 10.98 acres
Existing Land Use: Single family dwelling
Vegetation: Sloped grassland, Eucalyptus, and Riparian vegetation.
Slope, Under 15% at project site
Nearby Watercourse: Harkins Slough
Distance To: Approximately 2000 feet
Rock/Soil Type: 125 - Danville loam, 2-9 percent slopes
 174 - Tierra-Watsonville complex, 15-30 percent slopes
 175 - Tierra-Watsonville complex, 30-50 percent slopes

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: None Mapped	Liquefaction: Negligit Potential
Water Supply Watershed: None Mapped	Fault Zone: None Mapped
Groundwater Recharge: None Mapped	Scenic Corridor: None Mapped
Timber or Mineral: None Mapped	Historic: None Mapped
Agricultural Resource: None Mapped	Archaeology: Mapped Resource
Biologically Sensitive Habitat: None Mapped	Noise Constraint: None Mapped
Fire Hazard: None Mapped	Electric Power Lines: None
Floodplain: None Mapped	Solar Access: Adequate
Erosion: Negligible Potential	Solar Orientation: West
Landslide: Mapped Potential Landslide	Hazardous Materials: None

SERVICES

Fire Protection: Pajaro Fire District	Drainage District: Zone 7 Flood Control
School District: Pajaro Valley Unified School District	Project Access: Private drive (off Scarlet Court / Koenig Road)
Sewage Disposal: Septic	Water Supply: Shared Private Well

PLANNING POLICIES

Zone District: (A)Agriculture	Special Designation: No
General Plan: (AG) Agriculture	
Urban Services Line: <u> </u> Inside	<u> X </u> Outside
Coastal Zone: <u> </u> Inside	<u> X </u> Outside

PROJECT SUMMARY DESCRIPTION:

Proposal to divide a 10.98 acre parcel into two parcels of 5.92 acres and 5.06 acres each.

PROJECT SETTING AND BACKGROUND:

The project site is located at the end of a private driveway *off* Scarlet Court in a community of rural residential home sites with some agricultural uses. There is an existing single family dwelling located on the subject property within the building envelope of the proposed Lot 2.

The topography of the project site is relatively level at the upper (eastern) portion of the subject property and slopes down to a natural drainage at the west side of the parcel. The vegetation on the project site is characterized by grassy areas on the level and sloped areas, with dense eucalyptus at the top of the slope and riparian vegetation on the lower portion of the subject property along the natural drainage.

DETAILED PROJECT DESCRIPTION:

The applicant proposes to divide the subject property into two separate parcels for the purposes of constructing single family residences. A large building envelope on the subject property was created through Minor Land Division 94-0642, and both the proposed new building site and the existing residential development are located within the area of the previously approved building envelope. Both of the two proposed building sites are located above and to the east of the natural drainage course.

The existing and proposed development is served by an existing private driveway from Scarlet Court. The proposed structure will be located in an area off of steep slopes and will be able to use a stepped foundation to avoid unnecessary grading on the project site. The septic system is proposed to be located at the upper portion of the subject property which is most suitable for septic waste disposal.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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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?

_____ X _____

All of Santa Cruz County is subject to some hazard from earthquakes. The proposed building envelope and residential development will occur within the building envelope previously approved through Minor Land Division 94-0642 (Attachment 9). A prior Geotechnical Investigation determined that the project site is adequate for residential development. In order to ensure that foundation design is adequate for the proposed new residence, it is recommended that a plan review letter prepared by the project geotechnical engineer be required prior to the issuance of a Building Permit for the proposed residence. Geotechnical review, combined with compliance with the Uniform Building Code, will reduce potential impacts to a less than significant level.

- B. Seismic ground shaking?

_____ X _____

See comment A-I-a.

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

_____ X _____

See comment A-I-a.

- D. Landslides?

_____ X _____

See comment A-I-a. No evidence of a landslide was detected on the subject property per prior Geologic Hazards Assessment 94-0642 (Attachment 7).

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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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?

_____	_____	X	_____
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See comment A-I-a.

3. Develop land with a slope exceeding 30%?

_____	_____	_____	X
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The proposed development will not be located in areas exceeding 30% slope.

4. Result in soil erosion or the substantial loss of topsoil?

_____	_____	X	_____
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An erosion control plan will be required which will reduce potential impacts to a less than significant level.

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

_____	_____	_____	X
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There is no indication of the presence of expansive soil in the project area.

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?

_____	_____	_____	X
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The location of the proposed septic system has been reviewed and approved by the County department of Environmental Health Services as being appropriate for septic waste disposal

7. Result in coastal cliff erosion?

_____	_____	_____	X
-------	-------	-------	---

Project site is not located adjacent to, or otherwise near, a coastal cliff.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
---	---	------------------------------------	-----------

B. Hydrology, Water Supply and Water Quality

Does the project have the potential to:

1. Place development within a 100-year flood hazard area? _____ X

Project site is not located within a floodway or floodplain.

2. Place development within the floodway resulting in impedance or redirection of flood flows? _____ X

See comment B-1.

3. Be inundated by a seiche or tsunami? _____ X

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? _____ X

The subject property is not in a mapped ground-water resource area. The proposed development will rely on a shared private well, and construction will comply with the Uniform Building Code and local ordinances regarding the conservation and use of water.

5. Degrade a public or private water supply³ (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion). _____ X

See comment B-4. Runoff from this project may contain small amounts of chemicals and other household contaminants. No commercial or industrial activities are proposed that would generate a significant amount of contaminants to a public or private water supply.

Significant Or Potentially significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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6. Degrade septic system functioning? X

See comment **A-6**. The proposed project will include the installation of one additional septic system at the proposed building site. This is an insignificant additional amount of wastewater that is not anticipated to degrade the proper function of any existing septic system.

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? X

The existing drainage pattern will not be significantly altered by the proposed project. All runoff will be collected and discharged into the same drainage area that the project site has drained to prior to the proposed development. The Department of Public Works Drainage section has reviewed and accepted the proposed drainage plan.

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

See comment B-7.

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

See comment B-7.

10. Otherwise substantially degrade water supply or quality? X

Significant Or Potentially significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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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?

_____ X

No special status biotic resources are known to exist on the subject property. There is no indication that the Santa Cruz Long Toed Salamander, a protected species, would radiate far enough from the nearest known breeding areas to reach this location.

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

_____ X

The proposed development is located away from the riparian vegetation and natural drainage. No other sensitive biotic resources are known to exist on the subject property.

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?

_____ X

The project does not propose any activity that will otherwise restrict or interfere with movement of migratory fish or wildlife species.

4. Produce nighttime lighting that will illuminate animal habitats?

_____ X

Exterior lighting on the proposed project will not result in a significant impact to any animal habitat.

5. Make a significant contribution to the reduction of the number of species of plants or animals?

_____ X

As discussed above (see comments C-1 & C-2), the project **would** not be likely to

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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adversely affect or cause a reduction in any species of wildlife.

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)? X

See comments C-1 & C-2. Additionally, no trees are proposed to be removed as a part of this project.

7. Conflict with the provisions of an adopted Habitat Conservation Plan, Biotic Conservation Easement, or other approved local, regional, or state habitat conservation plan? X

There are no conservation plans or biotic conservation easements in effect or planned in the project vicinity.

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? X

The project site does not contain any designated timber resources.

2. Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use? X

The project site does not contain any designated agricultural resources. A determination of non-viability for commercial agricultural use was made as a component of the review for a prior Minor Land Division (87-0706). At that time, the larger subject property was determined not to be viable for commercial agricultural use. The property has since been divided, further reducing the potential for economically viable commercial agricultural uses.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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3. Encourage activities that result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner? _____ X

The project will not involve the use of large amounts of fuel, water, and energy, or the use of these resources 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)? _____ X

The project will not include or require the substantial extraction or consumption of minerals, energy resources, or other natural 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? _____ X

There is no mapped scenic road or public view that will be obstructed or otherwise adversely impacted by the proposed project.

2. Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings? _____ X

See comment E-1.

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 ridge line? _____ X

The proposed development will not create a substantial change in topography or otherwise alter any significant natural features.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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4. Create a new source of light or glare which would adversely affect day or nighttime views in the area?

X

The amount of light associated with the development will not significantly degrade nighttime views.

5. Destroy, cover, or modify any unique geologic or physical feature?

X

There are no unique geological features on or adjacent to the site that would be destroyed, modified or covered by the project.

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?

X

No designated historical resources are present on the project site.

2. Cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 15064.5?

X

The subject property is located within a mapped archaeological resource area. No additional Archaeological Site Review was required for this proposed development by the Environmental Planning staff. A prior Archaeological Site Review 87-0923 (Attachment 8) determined that archaeological resources are not visibly evident on the subject property.

3. Disturb any human remains, including those interred outside of formal cemeteries?

X

The presence of human remains has not been identified on the project site.

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

X

No paleontological resources have been identified on the project site.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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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? | _____ | _____ | _____ | _____ <u>X</u> _____ |
|--|-------|-------|-------|----------------------|

The proposed project will not involve handling or storage of hazardous materials.

- | | | | | |
|--|-------|-------|-------|----------------------|
| 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? | _____ | _____ | _____ | _____ <u>X</u> _____ |
|--|-------|-------|-------|----------------------|

The project site is not listed as a known hazardous materials site.

- | | | | | |
|---|-------|-------|----------------------|-------|
| 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? | _____ | _____ | _____ <u>X</u> _____ | _____ |
|---|-------|-------|----------------------|-------|

The parcel and the project are not located within the Airport Clear Zones and safety hazards for people residing in the project area are low.

- | | | | | |
|--|-------|-------|-------|----------------------|
| 4. Expose people to electro-magnetic fields associated with electrical transmission lines? | _____ | _____ | _____ | _____ <u>X</u> _____ |
|--|-------|-------|-------|----------------------|

There are no high-voltage transmission lines on the project site.

- | | | | | |
|------------------------------------|-------|-------|-------|----------------------|
| 5. Create a potential fire hazard? | _____ | _____ | _____ | _____ <u>X</u> _____ |
|------------------------------------|-------|-------|-------|----------------------|

The project design will incorporate all applicable fire safety code requirements and will include fire protection devices as required by the local fire agency.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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6. Release bio-engineered organisms or chemicals into the air outside of project buildings? X
-

The project will not involve processes which could result in the release of bio-engineered organisms or chemical agents.

H. Transportation/Traffic

Does the project have the potential to:

1. Cause an increase in traffic that 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)? X
-

Traffic from the proposed project (1 additional peak period trip per day) will not substantially effect the existing traffic load and capacity of streets and intersections in the project vicinity.

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

Adequate parking exists on the project site for the proposed project.

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

The proposed project will comply with current road requirements to prevent potential hazards to motorists, bicyclists, and/or Pedestrians.

4. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the county congestion management agency for designated intersections, roads or highways? X
-

The proposed project will generate 1 additional peak period trip per day (1 peak trip per dwelling unit), which is not anticipated to adversely effect intersections, roads, or highways in the project area.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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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?

_____ X _____

The proposed project will contribute the incremental noise associated with a single family dwelling. This is a less than significant impact.

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

_____ X _____

Noise associated with the proposed project is not anticipated to exceed established standards.

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

_____ X _____

Noise generated during construction for the proposed project will increase the ambient noise levels for adjoining areas. Given the limited duration of this construction related impact, it is considered to be less than significant.

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).

1. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

_____ X _____

The proposed project does not include activities that could violate air quality standards, and no known air quality violations are known to exist in the project area.

Significant Or Potentially Significant Impact	Less than significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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2. Conflict with or obstruct implementation of an adopted air quality plan?

X

The proposed project does not include activities that could conflict with or obstruct any adopted air quality plan.

3. Expose sensitive receptors to substantial pollutant concentrations?

X

The proposed project does not include activities that could generate a substantial concentration of pollutants.

4. Create objectionable odors affecting a substantial number of people?

X

The proposed project does not include activities that could emit potentially objectionable odors.

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:

1. Fire protection?

X

While the project represents an incremental contribution to the need for services, this project meets the standards and requirements of the local fire agency. The project will include all fire safety features required by the local fire agency.

2. Police protection?

X

While the project represents an incremental contribution to the need for services, the project will not create a significant demand for new services, nor will it require additional personnel.

significant. Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
--	---	------------------------------------	-----------

3. Schools?

X

While the project represents an incremental contribution to the need for school services, the proposed development will be subject to the payment of school impact fees to help offset the impacts of the increase in services.

4. Parks or other recreational activities?

X

While the project represents an incremental contribution to the need for services, the project will not create a significant demand for new services. Additionally, parks capital improvement fees for the proposed development help offset the impacts of the incremental increase in public parks usage and needs generated by the project.

5. Other public facilities; including the maintenance of roads?

X

While the project represents an incremental contribution to the need for services, the project will not create a significant demand for new services. Additionally, capital improvement fees for the proposed development help offset the impacts of the incremental increase in public facilities usage and needs generated by the project.

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?

X

The project will drain to existing drainage facilities, which are adequate to accommodate the volume of runoff generated by the proposed development.

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?

X

The project will connect to an existing shared private well and contain septic on-site, which are adequate to accommodate the relatively light demands of this project. The project will not necessitate expansion of wastewater facilities.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
---	---	------------------------------------	-----------

4. Cause a violation of wastewater treatment standards of the Regional Water Quality Control Board? _____ X

The project's wastewater flows will be very light and will not cause a violation of wastewater treatment standards.

5. Create a situation in which water supplies are inadequate to serve the project or provide fire protection? _____ X

The water service will be adequate for fire suppression at the site. Additionally, the local fire agency has reviewed and approved the plans, assuring conformity with fire protection standards.

6. Result in inadequate access for fire protection? _____ X

The project access meets County standards and has been approved by the local fire agency (Attachment 8). The project site will be accessed by a private driveway 12 feet in width with turn-outs every 500 feet.

7. Make a significant contribution to a cumulative reduction of landfill capacity or ability to properly dispose of refuse? _____ X

The small volume of waste generated by the proposed development will not significantly reduce landfill capacity.

8. Result in a breach of federal, state, and local statutes and regulations related to solid waste management? _____ X

The project will not include any activity that would result in a breach of statutes or 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? _____ X

The proposed project does not conflict with any policies adopted for the purpose of

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
---	---	------------------------------------	-----------

avoiding or mitigating an environmental effect.

2. Conflict with any County Code regulation adopted for the purpose of avoiding or mitigating an environmental effect?

_____ X _____

The proposed project does not conflict with any regulations adopted for the purpose of avoiding or mitigating an environmental effect.

3. Physically divide an established community?

_____ X _____

The project will not include any element that will physically divide an established community.

4. Have a potentially significant growth inducing effect, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

_____ X _____

The proposed project is designed at the density and intensity of the development indicated by the General Plan and Zoning designations of the parcel. The applicant has not requested an increase in density that would allow more units than are currently designated for the site.

The proposed project does not involve extensions of utilities such as water, sewer, or new road systems into areas not designated for such services and is consistent with the County General Plan. The project will not include any substantial growth that is not consistent with County planning goals.

5. Displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere?

_____ X _____

The proposed project will entail a gain in housing units and will not involve demolition of any existing housing units.

M. Non-Local Approvals

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

Yes _____ No **X**

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 **X**

2. Does the project have the potential to achieve short term, to the disadvantage of long term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts endure well into the future)

Yes _____ No **X**

3. 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 **X**

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

Yes _____ No **X**

TECHNICAL REVIEW CHECKLIST

	<u>REQUIRED</u>	<u>COMPLETED*</u>	<u>N/A</u>
Agricultural Policy Advisory Commission (APAC) Review			X
Archaeological Review		1118/95	
Biotic Report/Assessment			X
Geologic Hazards Assessment (GHA)		1114187	
Geologic Report			X
Geotechnical (Soils) Report		11/4/03	
Riparian Pre-Site			X
Other:			

*Attach summary and recommendation from completed reviews

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

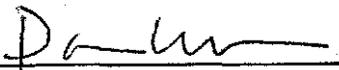
- Geotechnical Investigation update letter prepared by Haro, Kasunich & Associates, dated 9/18/03.

ENVIRONMENTAL REVIEW ACTION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described below have been added to the project. A 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.

11-15-04
Date


Signature

For: Ken Hart
Environmental Coordinator

Attachments:

1. Vicinity Map
2. Assessor's Parcel Map
3. Map of Zoning Districts
4. Map of General Plan Designations
5. Tentative Map & Preliminary Improvement Plans prepared by Bridgette Land Surveying, dated 9/10/04.
6. Geotechnical Investigation update letter prepared by Haro, Kasunich & Associates, dated 9/18/03.
7. Geologic Hazards Assessment - 94-0642.
8. Archaeological Site Review - 87-0923.
9. Building Envelope location, Minor Land Division 94-0642.

Location Map



0.5 0 0.5 1 Miles

Environmental Review Initial Study
ATTACHMENT 1
APPLICATION 03-0482

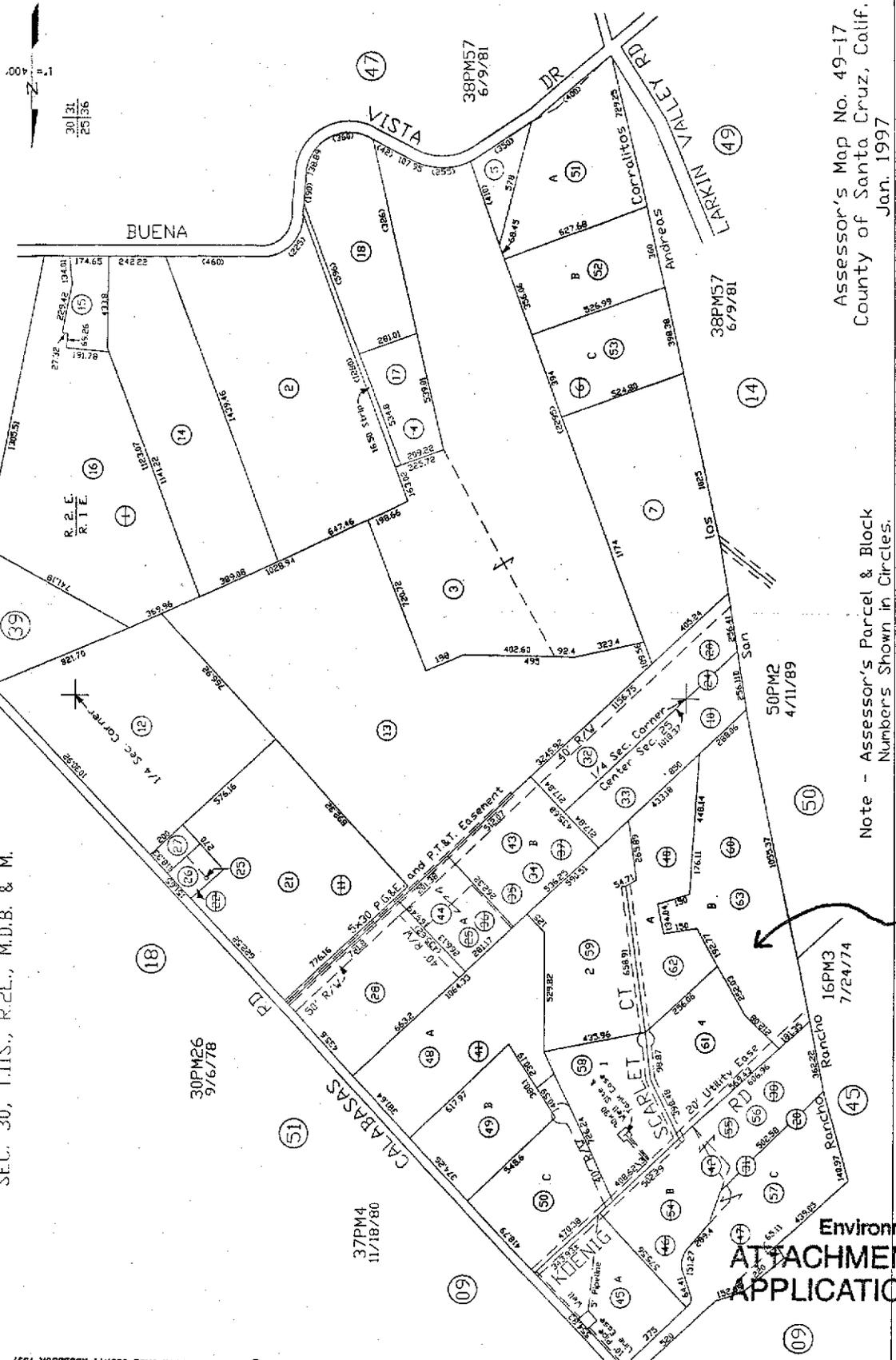
Map created by Santa Cruz County
Planning Department:
November 2003



49-17

Tax Area Code
69-262

POR. RANCHO DE LOS CORRALITOS
SEC. 25, T.11S., R.1E., &
SEC. 30, T.11S., R.2E., M.D.B. & M.



Assessor's Map No. 49-17
County of Santa Cruz, Calif.
Jan. 1997

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

SUBJECT PROPERTY

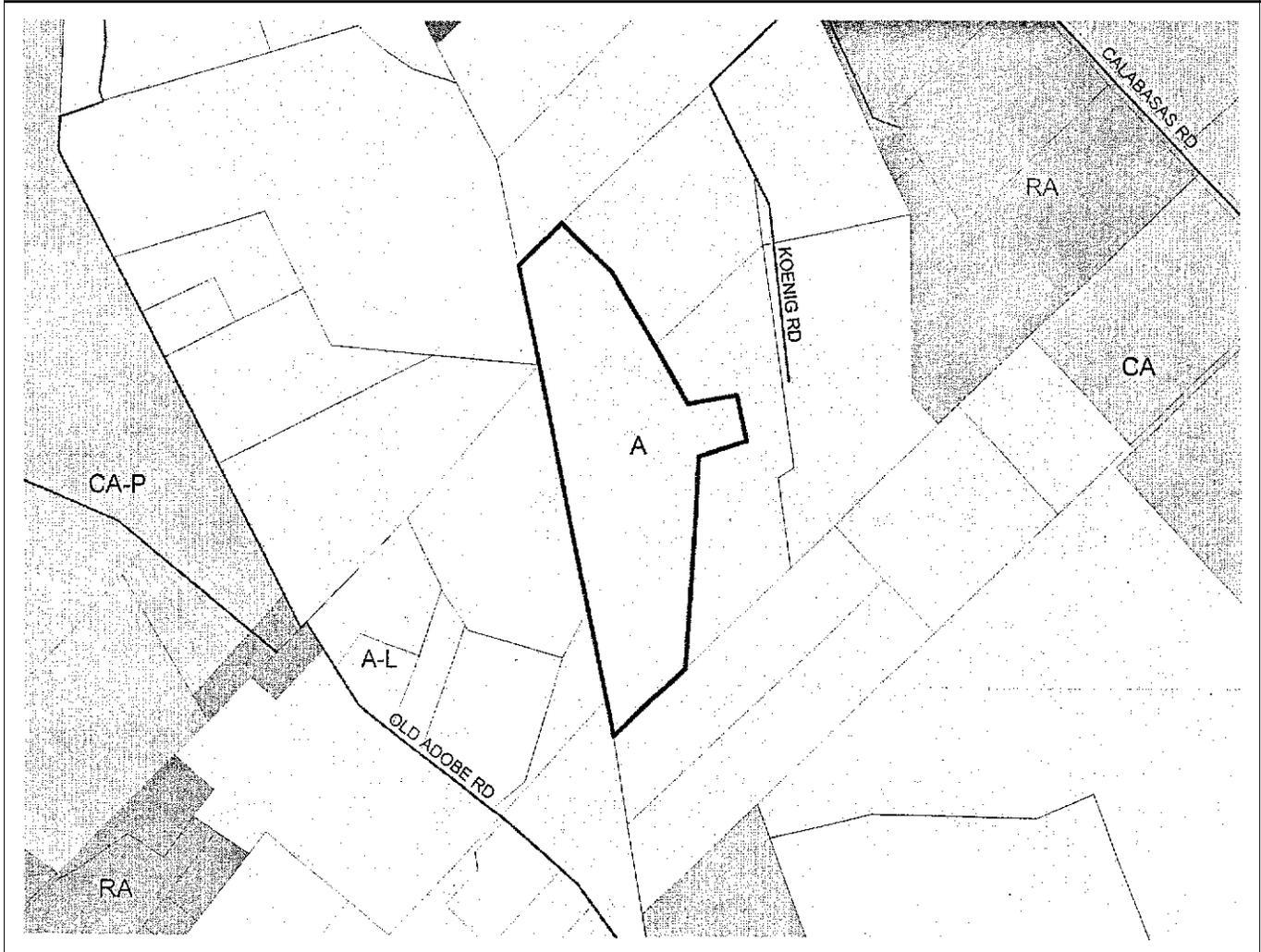
FOR TAX PURPOSES ONLY
THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
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96

Environmental Review Initial Study
ATTACHMENT 2
APPLICATION 03-048

EXHIBIT D

Zoning Map



Legend

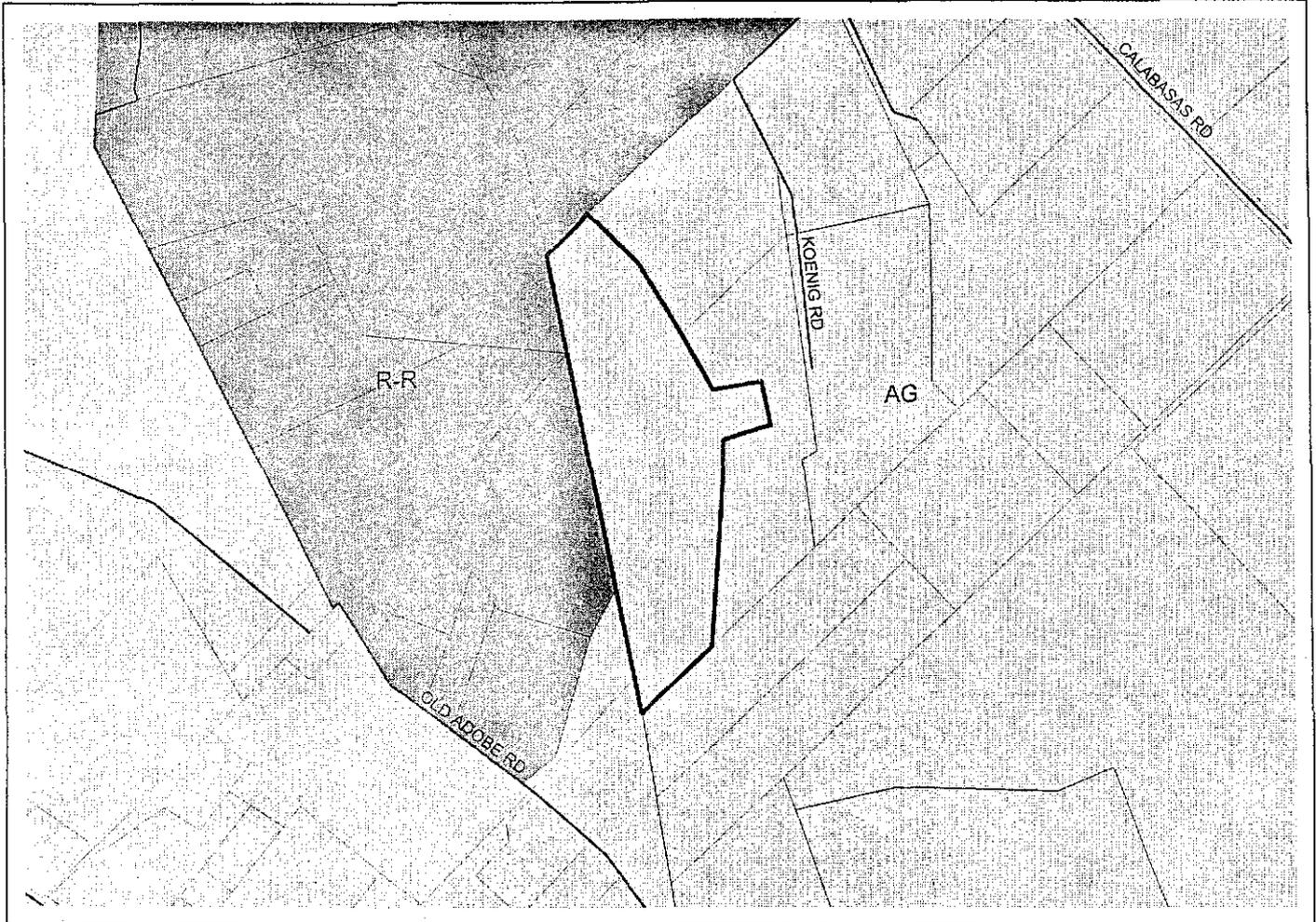
- APN 049-171-63
- Parcel boundaries
- Streets
- A
- CA
- RA

N

Environmental Review Initial Study
 ATTACHMENT 3
 APPLICATION 03-04831

Map created by Santa Cruz County
 Planning Department:
 November 2003

General Plan Map



Legend

-  APN 049-171-63
-  Parcel boundaries
-  Streets
-  Agriculture
-  Rural Residential

Environmental Review Initial Study
ATTACHMENT 4
APPLICATION 03-0422

Map created by Santa Cruz County
Planning Department
November 2003

OWNERS
 APN 49-171-61
 STANLEY E. RUSHWORTH AND HEIDI HOFFMAN
 (711) 726-4872
 230 SCARLETT COURT, WATSONVILLE, CA 95076

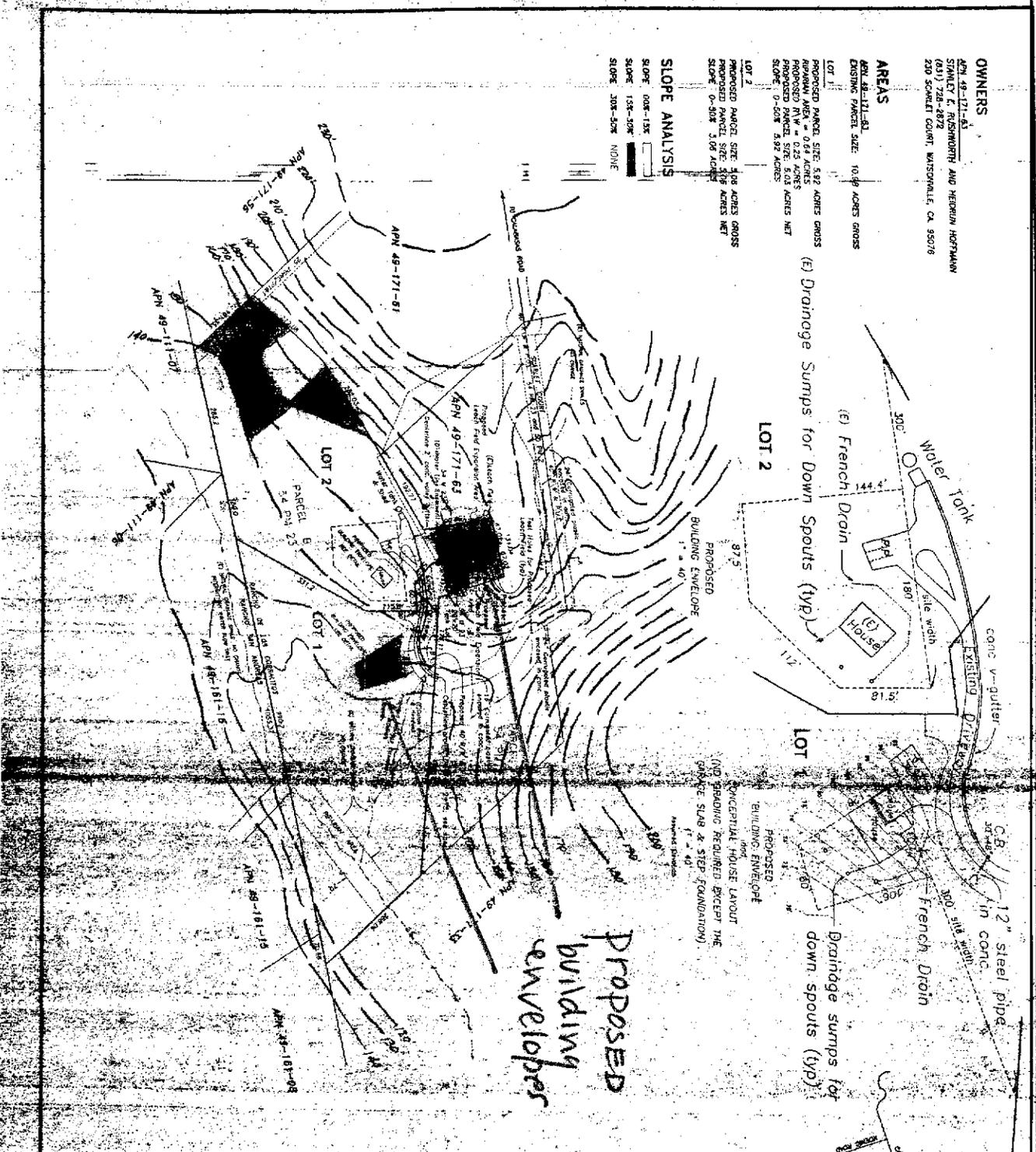
AREAS
 APR 49-171-61
 EXISTING PARCEL SIZE: 10.49 ACRES GROSS

LOT 1
 PROPOSED PARCEL SIZE: 5.82 ACRES GROSS
 PROPOSED PARCEL SIZE: 0.84 ACRES
 PROPOSED R/W: 0.23 ACRES
 PROPOSED PARCEL SIZE: 5.03 ACRES NET
 SLOPE: 0-60% 5.82 ACRES

LOT 2
 PROPOSED PARCEL SIZE: 5.08 ACRES GROSS
 PROPOSED PARCEL SIZE: 5.08 ACRES NET
 SLOPE: 0-60% 5.08 ACRES

SLOPE ANALYSIS

SLOPE 00%-15%
 SLOPE 15%-30%
 SLOPE 30%-50%
 SLOPE NONE



Proposed building envelopes

Drainage sumps for down spouts (typ)

12" Steel pipe in conc.

LEGEND

PLU - PUBLIC UTILTY EXPOSURE
 R/W - RIGHT OF WAY
 P.S. - PROPOSED PARCEL
 E.S. - EXISTING

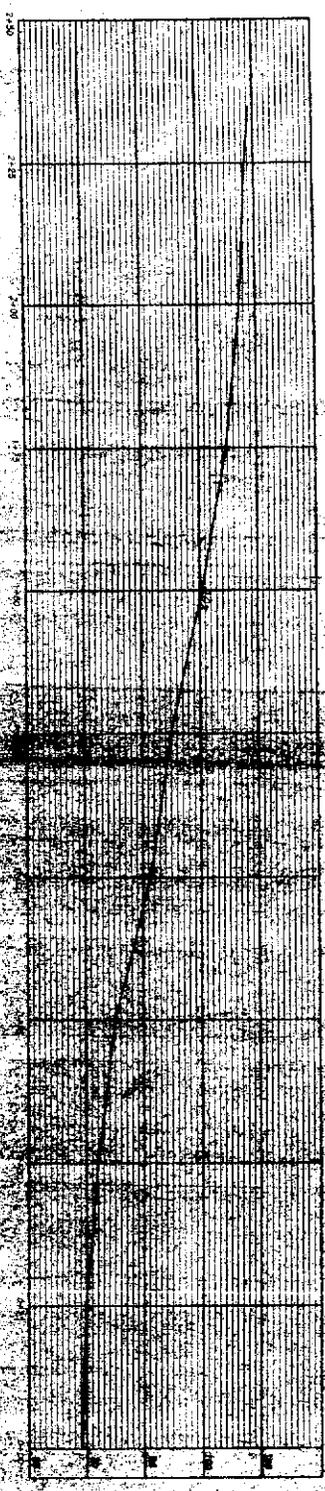
NOTES

CONTAINS COURTESY FROM U.S.G. WATSONVILLE
 WEST CALIFORNIA MAPS & SURVEYING
 MAP FOR PARCELS A, K & B, APPLICATION NO. 03-04-003
 EXISTING USE - RESIDENTIAL
 WATER SOURCE - PRIVATE WELL
 SEWER SYSTEM - SEPTIC TANKS
 NO CHANGE IN ZONING
 NO CHANGES PROPOSED
 NO PROPOSED UNUSUAL FEATURES

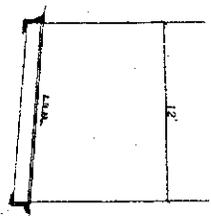
Environmental Review Initial Study
ATTACHMENT APPLICATION
 03-04-003

REVISIONS: 9-01-04	Tentative Map for Minor Land Division 230 Scarlett Court Watsonville, CA 95076	Prepared at the request of: Mr. Stanley Rushworth 230 Scarlett Court, Watsonville, CA	PROPERTY LAND SURVEYING PROFESSIONAL LAND SURVEYORS 64 PEARL LANE SUITE 8 WATSONVILLE, CA 95076 / (711) 722-5483 / FAX 711-722-5484
SCALE 1" = 100'	DATE: 01-27-02	REVISIONS: 5-21-03	REVISIONS: 11-17-04

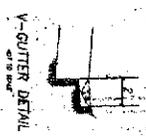
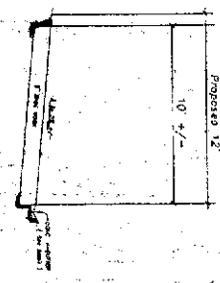
EXHIBIT D



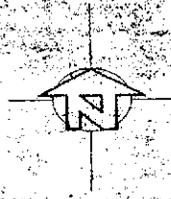
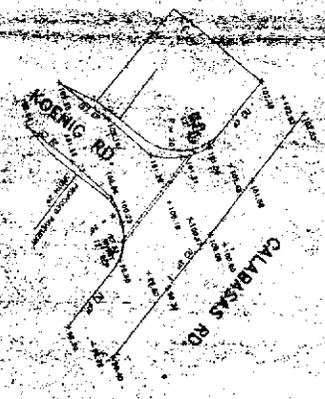
SCARLET COURT
EXISTING ROAD SECTION A-A
at 1/8" = 1'-0" (1/8" = 1'-0")



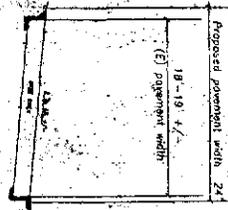
EXISTING DRIVEWAY SECTION B-B
at 1/8" = 1'-0" (1/8" = 1'-0")



PROPOSED EMPLOYMENTS
at 1/8" = 1'-0" (1/8" = 1'-0")



KOENIG RD. SECTION
at 1/8" = 1'-0" (1/8" = 1'-0")



Environmental Review Initial Study
ATTACHMENT 5. 22P2
APPLICATION 03-0482

As Shown	As Proposed

Tentative Map for Minor Land Division
The Scarlets Court
Map No. 2007-001

Prepared at the request of:
Mr. Stanley Rosenbly
2170 Santa Monica Boulevard

ROBERT L. LAMM SURVEYING
PROFESSIONAL LAND SURVEYORS
64 PENNY LANE, SUITE B, WATSONVILLE, CA
95076 / 831.722.5800 / FAX: 831.722.5801



Project No. SC4932
18 September 2003

MR. STAN RUSHWORTH
230 Scarlett Court
Watsonville, California 95076

Subject: Update to Geotechnical Investigation

Reference: Proposed Minor Land Division
APN 049-171-60
230 Scarlett Court
Watsonville, California

Dear Mr. Rushworth:

As requested, this letter presents our second update to our Geotechnical Investigation for the referenced parcel.

A Geotechnical Investigation for the Koenig Road minor land division (APN 49-171-47), dated October 1988, was prepared by Steven Raas and Associates. The referenced parcel is Parcel B of a 2-lot minor land division of Parcel 3 of the Koenig Road minor land division. Our Geotechnical Investigation for a new single family dwelling on the parcel was dated 22 September 1995. Our *first* update letter for the proposed Sherman-Rushworth residence was dated 1 April 1999.

We understand you wish to apply for a 2 lot minor land division of APN 049-171-60. The new east-west lot line will create a north and south parcel of roughly equal size. The existing 1200 square foot residence will be situated on the north parcel. A new dwelling is proposed for the south parcel, within the original building envelope indicated on plans for the Sherman-Rushworth residence, dated 17 January 1999, prepared by Jim Beebe.

We were on site on an intermittent basis during construction of the existing residence to observe geotechnical aspects of the project, which also included: construction of a subdrain around three sides of the residence; construction of a v-ditch on the inboard side of the access driveway; and installation of a drain box and culvert to convey upslope runoff under the access driveway to a rock filled pit on the opposite side of the road. Our letter dated 7 December 1999 presented our final geotechnical observations.

We returned to the site on 16 September 2003 to observe site conditions and evaluate if the conclusions and recommendations presented in the Geotechnical Investigations are still valid. The proposed new dwelling will be constructed on gentle slopes on the south side of the building envelope. The proposed site of the new dwelling was vegetated with

Environmental Review Initial Study

ATTACHMENT 6 of 2
APPLICATION 03-0482

EXHIBIT D

Mr. Stan Rushworth
Project No. SC4932
230 Scarlett Court Watsonville
18 September 2003
Page 2

grass and weeds at the time of our visit. You informed us the building will be constructed on existing grades with minimal or no grading. The building site was unchanged from conditions observed at the time of our original investigation and our first update letter. Site drainage conditions appear to have improved as a result of the construction of the v-ditch and installation on the drain box and culvert upslope of the building site.

The 1997 Uniform Building Code provides updated guidelines for seismic design of structures. Based on those guidelines and review of the subsurface data in the reports, we provide the following updated site soil type, near source factors, and seismic coefficients selecting the Zayante Fault (located 3.1 km from the site) as the critical seismic source fault:

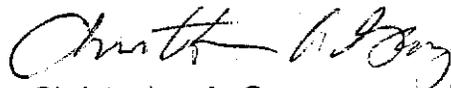
- A. Soil Profile Type = S_D
- B. Near Source Factor (N_s) = 1.2
- C. Seismic Coefficient (C_s) = 0.53
- D. Near Source Factor (N_s) = 1.5
- E. Seismic Coefficient (C_s) = 0.96

Based on our review of site conditions, the conclusions and recommendations presented in the Geotechnical Investigations for the Koenig Road minor land division and APN 049-171-60 are still valid and may also be used for the proposed second unit on the parcel provided it is constructed within the building envelope delineated on the Beebe plans. The above seismic design criteria should also be used.

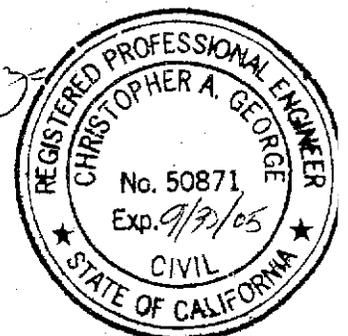
If you have any questions concerning this letter, please contact our office.

Very truly yours,

HARO, KASUNICH & ASSOCIATES, INC.



Christopher A. George
C.E. 50871



CAG/sq

Copies: 4 to Addressee

Environmental Review Initial Study
ATTACHMENT 6-202
APPLICATION 03-0482

PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

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

Date: January 18, 1995

Name: Jack Wallace
Address: 436 Snyder Ave., Aromas, CA 95004

Subject: GEOLOGIC HAZARDS ASSESSMENT, APN: 049-171-60
LOCATION: Scarlet Way, off Calabastas Rd.
APPLICATION NUMBER: MLD 94-0642
OWNER: John & Gloria Krom

Dear Mr. Wallace:

I performed site reconnaissance of the parcel referenced above on December 28, 1994 and January 17, 1995, where a minor land division is proposed. The lot to be split was created by a land division in 1989. The parcel was evaluated for possible geologic hazards due to its location on moderate slopes within a mapped, "possible" landslide. This letter briefly discusses my site observations, outlines permit conditions and any requirements for further technical investigation, and completes the hazard assessment for this property.

Completion of this hazards assessment included a site reconnaissance, a review of maps and other pertinent documents on file with the Planning Department, and an evaluation of aerial photographs. The scope of this assessment is not intended to be as detailed as a full geologic or geo-technical report completed by a state-registered consultant.

SEISMIC HAZARDS

This property is located in a seismically active region of northern California, as the October 17, 1989 earthquake amply demonstrated. The subject parcel is located approximately 1.9 miles southwest of the San Andreas fault zone, and 3500 feet southwest of the Zayante Fault.

Although the subject property is situated outside of any mapped fault zones, very strong ground shaking is likely to occur on the parcel during the anticipated lifetime of the proposed dwelling and, therefore, proper structural and foundation design is imperative. In addition to the San

Environmental Review Initial Study
ATTACHMENT 7-1 of 11
APPLICATION 03-0492

Andreas and Zayante faults, other nearby fault systems capable of producing intense seismic shaking on this property include the San Gregorio, Sargent, Hayward, Butano, and Calaveras faults, and the Monterey and Corralitos fault complexes. In addition to intense ground shaking hazard, development on this parcel could be subject to the effects of ridge and/or lateral spreading, lurch cracking, or seismically-induced landsliding during a large magnitude earthquake occurring along one of the above-mentioned faults.

SLOPE STABILITY HAZARDS

Landslides are activated by a number of interrelated factors. These factors can include heavy precipitation, over-steepened slopes due to natural or artificial causes, local structural geology and seismicity. Earthquakes, especially, can be the causal factor if one or more of the related factors are present. Long-term stability of hillsides is difficult to predict or quantify. Slopes can be destabilized by the loss of support at the bottom of the slope by stream erosion or a reduction in soil strength by an increase in ground water content from excessive precipitation. Artificial processes caused by man include improper grading activities, the introduction of excessive water through irrigation, leachfields or poorly-controlled water runoff or an increase in ground water pore-pressure due to excessive loading.

A "Preliminary Map of Landslide Deposits in Santa Cruz County" was prepared in 1975 as part of the County's General Plan. This interpretive map was prepared from aerial photographs and was designed only for "regional land use evaluations." The map indicates areas where questionable, probable, or definite past instability is suspected. While not a susceptibility map indicating potential site-specific stability problems, when utilized in conjunction with other published data and documents, the map is a useful planning resource. A portion of the map is attached which shows a "questioned" landslide on the west facing slope on parcel A of the proposed two new parcels.

A survey of aerial photographs and observations noted during my site visit do not confirm the existence of this landslide. In general, the slope is uniform. Scarps or depositional areas associated with landsliding could not be discerned.

It is possible for shallow failures to occur on shallow-moderate slopes (30%-40% and lower) in the unconsolidated and heterogeneous geologic materials on the site. These failures can be difficult to detect once the flow material is deposited and revegetated, particularly if the flow was fluid and sandy. However, the slope in question was analyzed by the project geotechnical engineer in 1989 (Rass & Associates, Geotechnical Report for Koenig Road M.L.D., October 1988 and Slope Stability Addenda, February 2, 1989 Cross Section A-AI). The analysis found that the slope would tend to be stable (factor of safety exceeding 2.7) under both static and dynamic conditions.

Environmental Review Initial Study
ATTACHMENT 7, 2 of 11
APPLICATION 03-0482

EXHIBIT D

Given the lack of evidence of recent failure, together with the quantitative analysis, no land need be deducted from the net developable total for being involved in landsliding. Ordinary precautions regarding foundation design, drainage control, grading, setbacks from slopes exceeding 30%, and maintenance, as set forth by the geotechnical engineer, must be followed.

The approximate average gradient of the proposed homesite on parcel A is less than 10% impinging on a 20% slope on the west side. The slope gradient on Parcel B is less than 10%. The maximum gradient adjacent to either homesite is 38%, measured on the west facing slope between the two building envelopes. This is the slope that was analyzed by the soils engineer.

REPORT REQUIREMENTS:

The Geologic Hazards Ordinance requires that "all development activities shall be located away from potentially unstable areas.. ." The geotechnical report already completed for this land division is sufficient to address slope stability and seismic concerns. A site specific supplement to the geotechnical report will be required for each structure, at the building permit application stage, to address specific foundation design and drainage.

Two copies of the supplemental soil reports must **be** submitted at the Zoning Counter for a soil report review, anytime prior to building permit application. The fee for this review is \$495.00.

NOTE ON ACCESS ROAD:

My measurements of slope gradient along the alignment of the access road conflict with the information shown on the tentative map (Mid-Coast engineers, dated 9-29-94). The slope along the road reaches 20%, where the map shows only 10%. Please confirm with your planner, Sheila McDaniel, that the 20% gradient is acceptable.

Also, drainage was flowing across and along the road alignment on the day of my visit. Clearly, a more detailed drainage plan than the single culvert shown on the tentative map will be necessary.

The resource planner for the project, Dave Johnston, has requested a road profile. This will accurately document the road gradient. Also, please submit a detailed, engineered drainage plan, as the current proposed drainage shown on the map is inadequate. These materials can be given directly to Sheila McDaniel.

PERMIT CONDITIONS

Permit conditions will be developed for your proposal after the technical reports have been reviewed. At a minimum, however, you can expect to **be** required to follow all the recommendations contained in the reports in addition to the following items:

1. Grading activities must **be** kept to **a** minimum; if grading exceeds 100 cubic yards, fill exceeds two feet or cut slopes exceed five feet, a grading permit must be secured.

2. Drainage from impermeable surfaces (such as the proposed driveways, cul de sacs and roofs) must **be** collected and properly disposed of. Runoff must not be allowed to sheet off these areas in an uncontrolled manner. Slope stability is in part dependant upon careful drainage control.
3. Development and development-related activities must not pose any increased slope stability, runoff/drainage or erosion hazard to adjacent properties.
4. Follow all recommendations of geotechnical reports. Site specific geotechnical supplement will be required for each structure prior to building permit application.

Final building plans submitted to the Planning Department will be checked to verify that the project is consistent with the conditions outlined above prior to issuance of a building permit. It should be noted that issues not specifically related to geological and/or geotechnical concerns may modify your proposal. If you have any questions concerning these conditions, the hazards assessment, or geologic issues in general, please contact me at 454-3178.

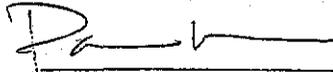
Sincerely,



JOE HANNA
County Engineering Geologist
CEG 1313

Date

1/19/95

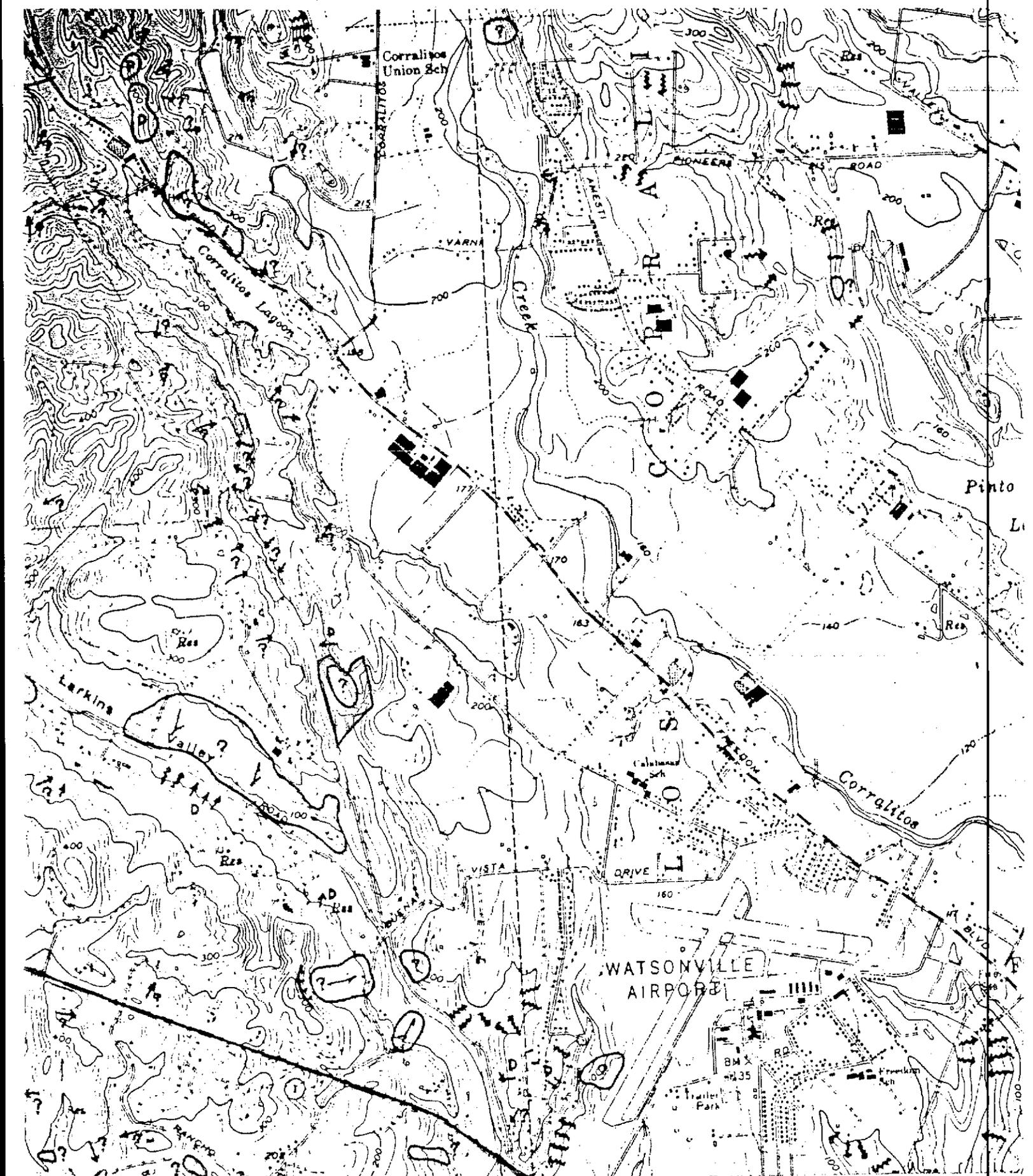


PAIA LEVINE
Geologist
Environmental Planning

cc: Sheila McDaniel, Planner
Correspondence File
GHA File
John & Gloria Krom, 965 Hillcrest Dr., Felton, CA 95018
David Johnston, Resource Planner

jwgeo/056

Environmental Review Initial Study
ATTACHMENT 7.4 of 11
APPLICATION 03-0482

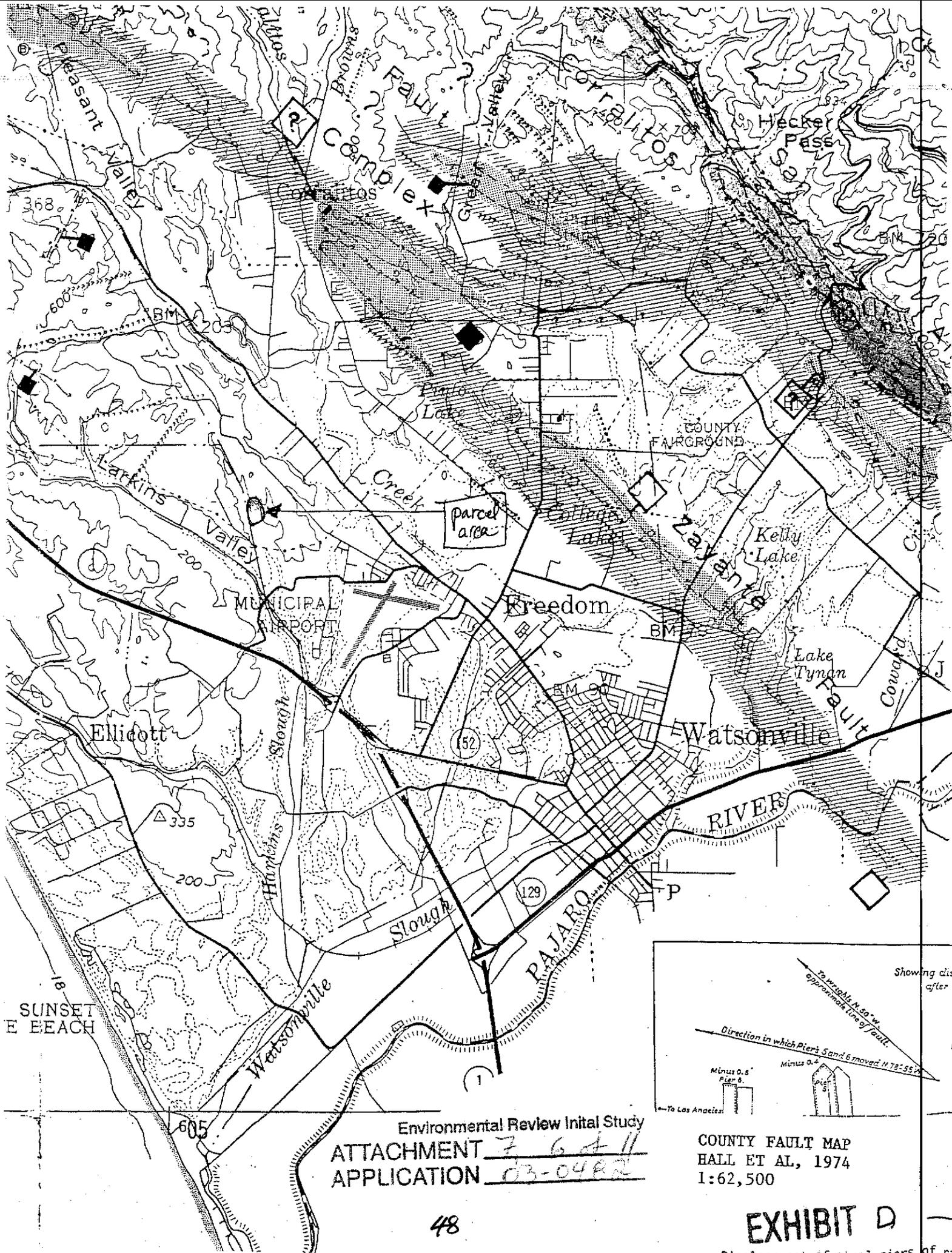


Environmental Review Initial Study
 ATTACHMENT
 APPLICATION

COUNTY LANDSLIDE MAP
 COOPER-CLARK ASSOCIATES, 1974
 1:24,000

EXHIBIT D

p47

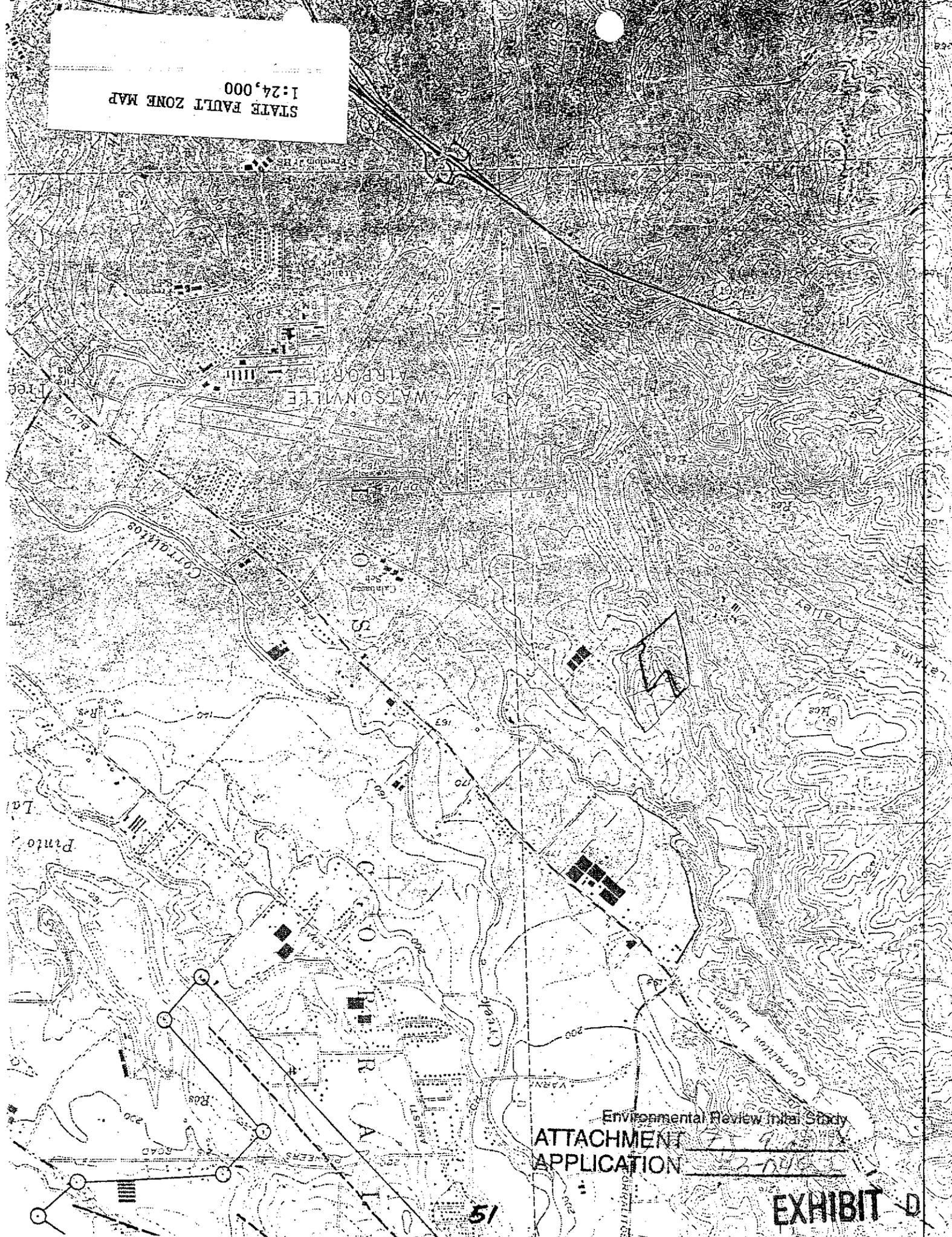


Environmental Review Initial Study
 ATTACHMENT 7 6 of 11
 APPLICATION 03-0482

COUNTY FAULT MAP
 HALL ET AL, 1974
 1:62,500

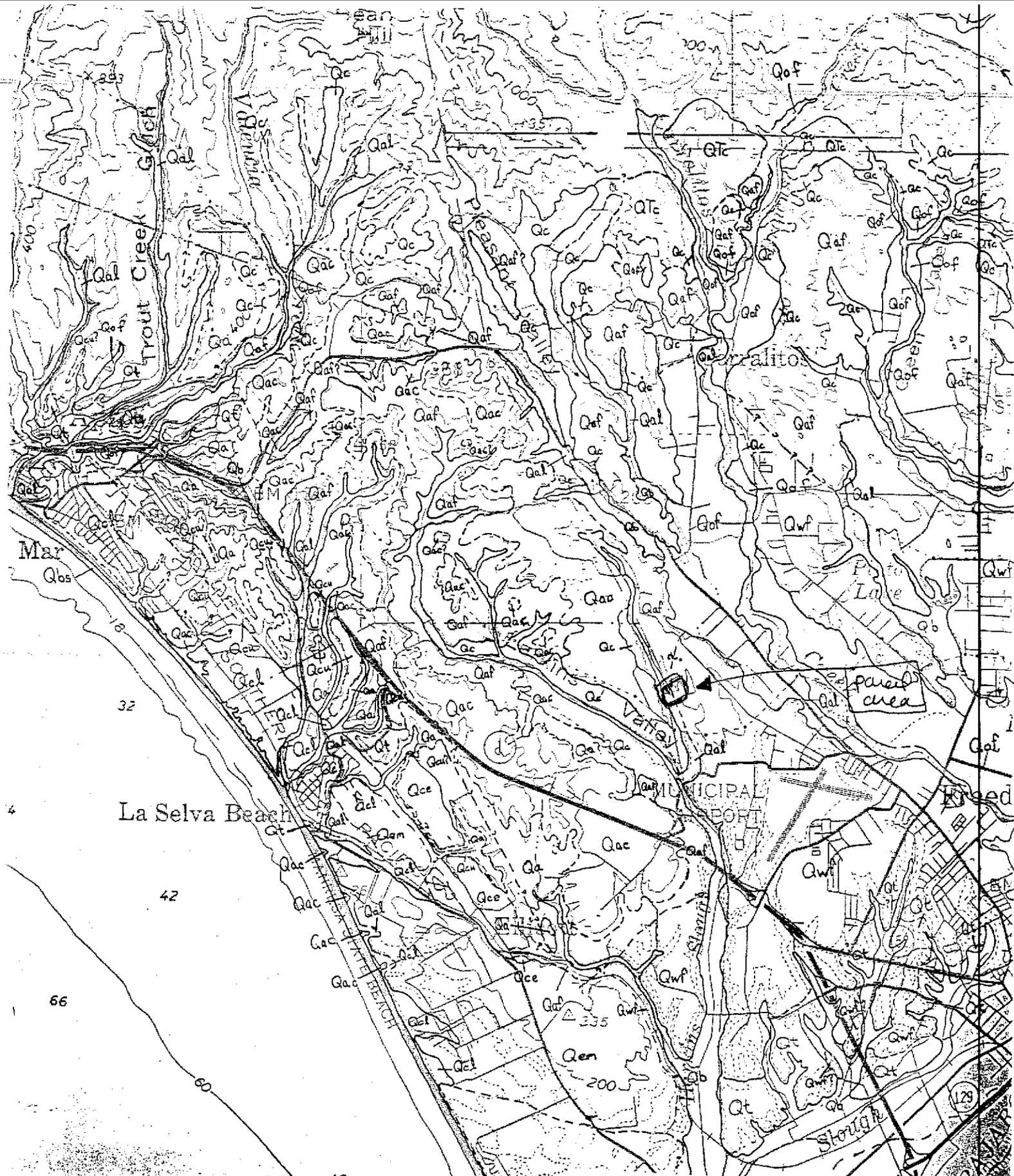
EXHIBIT D

STATE FAULT ZONE MAP
1:24,000



Environmental Review Initial Study
ATTACHMENT
APPLICATION

EXHIBIT D



Environmental Review Initial Study
 ATTACHMENT 7 of 11
 APPLICATION 03-0472

QUATERNARY DEPOSITS AND
 LIQUEFACTION POTENTIAL
 DUPRE, 1975
 1:62,500

EXHIBIT D

PLANNING DEPARTMENT



COUNTY OF SANTA CRUZ

GOVERNMENTAL CENTER
(408) 125-2835

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060

November 4, 1987

Mr. Stan Kuchne
1235 Camino Ramon
San Jose, CA 95125

SUBJECT: ARCHAEOLOGICAL REVIEW ON APN 049-171-40
APPLICATION NO. 87-0923

Dear Kuchne:

The County's archaeological survey team has completed their review of your property. As the enclosed survey form indicates, no evidence of prehistoric cultural resources was found. Therefore, no further archaeological review will be required for development on this parcel.

Please call me at 425-2853 if you have any questions.

Sincerely,

PETE PARKINSON
Associate Planner

For: SUSAN WILLIAMSON
Environmental Permits Program Manager

cc: Don Bussey, staff planner

enclosure

archneg/kuchne

Environmental Review Initial Study
ATTACHMENT 87-1042
APPLICATION 03-0482

SCAS PRELIMINARY RECONNAISSANCE

PREPARED FOR SANTA CRUZ COUNTY PLANNING DEPARTMENT

Site data are not for public distribution. No part of this form may be abstracted for an environmental impact report.

Applicant's Name STAN KUC HNE Phone _____

Tenant's Name _____ Phone _____

Parcel AP# 0149-171-40 Date Request Rec'd 10-1-87

Planning Permit # 87-0023-EAS Date Mailed to Co. 10-15-87

USGS Quad WAT WEST UTMG _____ Parcel size 35 AC

Description of Proposed Project: LAND DIVISION

Previously Recorded Sites Nearby: 60240-40515-0052-40577-0055-20574-60505
W 1 mile N E S 40576

PREHISTORIC CULTURAL RESOURCES EVIDENCE: No Yes _____ Comment _____

HISTORIC CULTURAL RESOURCES EVIDENCE: No Yes _____ Comment _____

Survey Method: 1) covered entire site meter crossings

2) hit likely spots only if so, % of total parcel covered 40%

3) complete, intensive, intuitive survey _____ by vehicle + foot

Number of people surveying 1 Time spent on site 2 HR

Description of terrain: Level Gentle slope Steep

Wooded Open _____ Other _____

Soil Visibility: 1) Good _____ Recently plowed Gopher activity

Sparse vegetation _____ Other PLANTED AREAS

2) Average _____ 3) Poor _____ Thick grass Brush _____

Closest fresh water source CONCRETE CREEK

Distance from Parcel 1/2 mile Type: Spring _____ Lake _____

Stream _____ Seasonal Year-round _____

Site Survey Form filled out: Yes _____ No

Artifacts collected: No Yes _____ Deposited where _____

Additional fieldnotes taken by (Names) _____ Environmental Review Initial Study _____

COMMENTS SURVEY AREA HATCHED ON MAP ATTACHMENT 8-2-87

APPLICATION 03-0482

Your Name Joseph C. Apple Phone 681-1730

Field Crew _____

Date of Field Reconnaissance 10-13-87 p. 55 - EXHIBIT D

NON - TITLE INFORMATION SHEET

MINOR LAND DIVISION APPLICATION NO 94-0642

PARCEL MAP

OF

PARCEL 3

AS SHOWN ON VOLUME 60 OF

PARCEL MAPS AT PAGE 2,

SANTA CRUZ COUNTY RECORDS.

SITUATE IN

RANCHO DE LOS CORRALITOS

SANTA CRUZ COUNTY, CALIFORNIA

SCALE: 1" = 80'

PREPARED BY

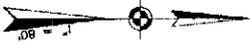
BRIDGETTE LAND SURVEYING

PROFESSIONAL LAND SURVEYORS

1205 LINCOLN STREET

WATSONVILLE, CA 95076

9536 SHEET # OF 4 APR 049-171-80



ENVELOPE PARCEL A

Course	Bearing	Distance
1	S 80°19'57" W	51.92
2	N 29°02'58" W	107.41
3	N 17°18'13" W	108.78
4	N 65°31'45" E	180.12
5	S 0°32'08" E	84.50
6	S 27°49'49" E	168.28
7	S 80°18'52" W	90.00
8	S 4°39'40" E	88.12

ENVELOPE PARCEL B

1	S 2°59'03" W	173.28
2	S 3°48'17" W	54.23
3	N 88°10'43" W	210.00
4	N 4°04'08" W	171.94
5	N 84°34'35" E	200.00
6	S 28°07'58" E	33.58
7	S 12°18'41" E	150.29

PARCEL B

PARCEL A



BUILDING ENVELOPE

BUILDING ENVELOPE

- NOTES
1. Parcels shall obtain approval from the Environmental Health Agency for water.
 2. Parcels shall obtain approval from the Environmental Health Agency for septic systems.
 3. Deed of conveyance shall include a statement of common ownership of water system.
 4. All future development on the parcels shall comply with the requirements on the Geotechnical Report, which shall be submitted for review and approval prior to issuance of a building permit.
 5. All future development on the parcels shall comply with the requirements of the Geologic Hazard Assessment (dated January 18, 1995, Exhibit E, Attachments).

Environmental Review Initial Study
 ATTACHMENT 94-03-0082
 APPLICATION

Rural Residential Density Matrix

APN: 049-171-63

General Plan: Non commercially viable Agriculture (AG)
(Rural Residential (R-R) densities)

Developable Land

10.98 gross acres - .25 acres (right-of-way) - .64 acres (Riparian area) = **10.09** acres Net Developable

		<u>Point Score</u>
1.	Location: Private road 12 feet wide with turnouts Within ½ mile of through road	7
2.	Groundwater Quality: Adequate quantity, good quality Shared well, approved water/septic	8
3.	Water Resource Protection: Septic outside groundwater recharge and water supply watershed	6
4.	Timber Resources: None	10
5.	Biotic Resource: None	10
6.	Erosion: Aromas bedrock (0-30% slopes) (.8 (0-15% slope) x 6) + (.2 (16-30% slope) x 3)	5.4
7.	Seismic Activity: No mapped faults, no liquefaction	10
8.	Landslide: Aromas bedrock (0-30% slopes) (.8 (0-15% slope) x 6) + (.2 (16-30% slope) x 3)	5.4
9.	Fire Hazard: Less than 20 minute response time Outside mapped critical fire areas 12 foot wide road with turnouts	8
TOTAL		69.8
Minimum Average Developable Parcel Size*: (from Rural Residential Table minus Cumulative Constraint Points as determined by the point score)		5 acres
Number of Potential Building Sites* (developable acreage divided by minimum average parcel size)		2 sites

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Randal1 Adams
Application No.: 03-0482
APN: 049-171-63

Date: November 30, 2004
Time: 12:03:40
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON NOVEMBER 4, 2003 BY KEVIN D CRAWFORD =====

NO COMMENT

===== UPDATED ON NOVEMBER 26, 2003 BY ROBERT S LOVELAND =====

1. Please identify driveway access and building footprint within the proposed building envelope. Include earthwork calculations for both the new driveway and building footprint. ===== UPDATED ON MAY 26, 2004 BY ROBERT S LOVELAND =====

Another field visit completed with the project planner (Randall Adams) on 5/25/04. Spoke with Stanley Rushworth at the site and received clarification of the driveway and parking improvements planned. It appears that a grading permit would not be required for the driveway and parking improvements. We also spoke with Mr. Rushworth regarding reducing the size of the building envelope on "Lot 1" to further minimize potential impact to the riparian area. He said a reduction in the size of the building envelope was acceptable to him. Please show the revised building envelope. NOTE: A grading permit may be required for development within the building envelope depending on foundation design, etc. ===== UPDATED ON SEPTEMBER 23, 2004 BY ROBERT S LOVELAND =====

The current parcel configuration was approved under MD 94-0642 (APN 049-171-60). Two parcels were created upon approval of MD 94-0642: 049-171-62 and 049-171-63. The current MD proposes to create two parcels on APN 049-171-63.

Parcel 049-171-63 is mapped with the following environmental concerns: Archeological Resource and Cooper Clark Landslide. An archeological site review is not required for this proposed MD since an Archaeological Site Review was completed on a previous MD (87-0706 APN 049-171-40). No further archeological review was the final recommendation. No geotechnical data is being requested as part of this MD since prior geotechnical work has been completed and approved by the County: Geological Hazards Assessment (GHA) completed 1/18/95 (APN 049-171-60) App.95-0631. Results: "A survey of aerial photographs and observations noted during my site visit do not confirm the existence of this landslide. In general, the slope is uniform. Scarps or depositional areas associated with landsliding could not be discerned" (pg.2); There have been two soils reports completed (Steven Raas & Associates, dated 10/26/88 and Haro. Kasunich & Associates, dated 9/22/95) and submitted to the County for review. Both reports were approved under App.95-0631 (APN 049-171-60). An update letter, dated 9/18/03. from Haro, Kasunich & Associates has also been received and accepted by the County. The letter states that the site conditions, the conclusions and recommendations presented in their soils report are still valid for this parcel.

Environmental Planning Miscellaneous Comments

===== REVIEW ON NOVEMBER 4, 2003 BY KEVIN D CRAWFORD =====

11-04-03 - I reviewed proposed MD plan and Soils Ltr by Haro Kasunich dated 9/18/03. I conclude that the prior Soils Report (referenced in the letter) and the letter itself provide adequate guidelines for the map and future construction of the SFD. I will return plans and letter to Randall Adams. ===== UPDATED ON NOVEMBER 26, 2003 BY ROBERT S LOVELAND =====

EXHIBIT F

Project Planner: Randall Adams
Application No.: 03-0482
APN: 049-171-63

Date: November 30, 2004
Time: 12:03:40
Page: 2

Conditions of Approval :

1. Obtain a grading permit should one be required.
2. Submit an erosion control plan. Please identify what type of erosion control practice(s) will be used on site (e.g. silt fencing, straw rolls, etc.), show where they will be installed and provide construction details for each practice selected.
3. A "Plan Review" letter from the project geotechnical engineer will be required prior to building permit issuance.

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON NOVEMBER 21, 2003 BY CARISA REGALADO =====

No drainage information has been shown to consider acceptance of this application To be approved by this division at the discretionary application stage, proposed projects must conclusively demonstrate that (see drainage guidelines):

- The site is being adequately drained
- Site runoff will be conveyed to the existing downstream drainage conveyance system or other safe point(s) of release.
- The project will not adversely impact roads and adjacent or downslope properties

Please address the following concerns:

- 1) What is the existing drainage pattern (topography)?
- 2) What is the proposed drainage pattern?
- 3) How will roof and impervious pavement runoff be handled? If any, please show on-site drainage system plus direction of flow and conveyance to existing off-site drainage system.
- 4) Will runoff from future development flow towards adjacent structures or parcels?

Further drainage plan guidance may be obtained from the County of Santa Cruz Planning website: <http://sccounty01.co.santa-cruz.ca.us/planning/drain.htm>

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions. ===== UPDATED ON SEPTEMBER 20, 2004 BY CARISA REGALADO =====

Revised plans dated 8/18/04 received. Plans accepted as submitted and discretionary stage application review is complete for this division.

Dpw Drainage Miscellaneous Comments

EXHIBIT

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No. : 03-0482
APN: 049-171-63

Date: November 30, 2004
Time: 12:03:40
Page: 3

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON NOVEMBER 21, 2003 BY CARISA REGALADO =====
No comment. ===== UPDATED ON SEPTEMBER 20, 2004 BY CARISA REGALADO =====
No comment.

Dpw Road Engineering Completeness Comments

----- REVIEW ON NOVEMBER 24, 2003 BY GREG J MARTIN =====
Please provide typical sections for Koenig Road and Scarlet Court. Also show these roads to scale in plan view and annotate with the width, construction material, and condition. A single line may represent the roads in plan view for the drawing that shows this information.

On Sheet 1, the easements should reference the deed or record number by which it was created and new easements should be clearly depicted. A profile of the access road on Lot 1 and Lot 2 should be shown. The access road should be drawn in plan view at a scale that the width can be easily measured.

A profile and plan view of the existing or proposed driveway for Lot 1 and Lot 2 should be shown. The proposed driveway plan and profile for Lot 1 shall represent one possible alternative. At the time of the building permit, another alternative may be

presented for review.

If you have any questions please contact Greg Martin at 831-454-2811. ===== UP-DATED ON MAY 6, 2004 BY GREG J MARTIN =====
Previous comments were not fully addressed. It is recommended that the intersection of Koenig Road with Calabasas Road be constructed to County Standards. This requires 30 foot radius returns at the intersection and Koenig Road to be paved 24 feet wide for 75 feet from the travel lane on Calabasas Road. A detailed plan view, profile, and cross section should be provided.

On Sheet 1, the easements should reference the deed or record number by which it was created and new easements should be clearly depicted. A profile of the access road on Lot 1 and Lot 2 should be shown. The access road should be drawn in plan view at a scale that the width can be easily measured.

A profile, plan view, and typical sections of the existing or proposed driveway for Lot 1 and Lot 2 should be shown. The proposed driveway plan and profile for Lot 1 shall represent one possible alternative. At the time of the building permit, another alternative may be presented for review.

If you have any questions please contact Greg Martin at 831-454-2811. ===== UP-DATED ON SEPTEMBER 20, 2004 BY GREG J MARTIN =====
===== UPDATED ON SEPTEMBER 20, 2004 BY GREG J MARTIN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

EXHIBIT

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 03-0482
APN: 049-171-63

Date: November 30, 2004
Time: 12:03:40
Page: 4

===== REVIEW ON NOVEMBER 24, 2003 BY GREG J MARTIN =====
===== UPDATED ON MAY 6, 2004 BY GREG J MARTIN =====
===== UPDATED ON SEPTEMBER 20, 2004 BY GREG J MARTIN =====

Environmental Health Completeness Comments

===== REVIEW ON NOVEMBER 18, 2003 BY JIM G SAFRANEK =====
Applicant must obtain an adequate Preliminary Lot Inspection Report to demonstrate that lot 1 is suitable for onsite sewage disposal. Contact Ruben Sanchez at 454-2751. Note: Previous testing appears to have been completed for past last divisions, but with the current proposed lot configuration, **it** is not clear where septic testing was conducted and which results in EHS files correspond to test locations. Applicant should contact septic consultant. In addition to a site evaluation fee, a revised MD site plan will be required which shows existing septic system and future septic envelope.
===== UPDATED ON NOVEMBER 18, 2003 BY JIM G SAFRANEK =====
===== UPDATED ON JUNE 4, 2004 BY JIM G SAFRANEK ===== Will need a revised site plan showing ACTUAL areas that were tested and witnessed by EHS inspector. Contact Ruben Sanchez at 454-2751.
===== UPDATED ON JUNE 9, 2004 BY JIM G SAFRANEK ===== The areas tested for sewage disposal on the undeveloped lot are accurately shown on the initial proposal. No revised plan will be required. EHS reqs are now satisfied for this discr. permit.
===== UPDATED ON JUNE 9, 2004 BY JIM G SAFRANEK =====

Environmental Health Miscellaneous Comments

===== REVIEW ON NOVEMBER 18, 2003 BY JIM G SAFRANEK =====
NO COMMENT
===== UPDATED ON NOVEMBER 18, 2003 BY JIM G SAFRANEK =====
NO COMMENT
===== UPDATED ON JUNE 4, 2004 BY JIM G SAFRANEK =====
NO COMMENT

Pajaro Valley Fire District Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

----- REVIEW ON NOVEMBER 12, 2003 BY COLLEEN L BAXTER ----- DEPARTMENT NAME: PAJARO VALLEY FIRE A11 Fire Department building requirements and fees will be addressed in the Building Permit phase. Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction. 72 hour minimum notice is required prior to any inspection and/or test. Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the 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, and, to hold harmless and without prejudice, the reviewing agency.

Pajaro Valley Fire District Miscellaneous Comments

EXHIBIT

Discretionary Comments - Continued

Project Planner: Randal Adams
Application No.: 03-0482
APN: 049-171-63

Date: November 30, 2004
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LATEST COMMENTS HAVE **NOT** YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON NOVEMBER 12, 2003 BY COLLEEN L BAXTER =====
===== UPDATED ON NOVEMBER 12, 2003 BY COLLEEN L BAXTER =====

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EXHIBIT F