



Staff Report to the Planning Commission

Application Number: **04-0092**

Applicant: Dee Murray
Owner: David & Kathleen Manning
APN: 037-191-15, 29

Agenda Date: 4/27/05
Agenda Item #: 7
Time: After 9:00 a.m.

Project Description: Proposal to create seven new residential parcels, to construct seven new single family dwellings, and to rezone the rear portion of APNs 037-191-15 and 037-191-29 from the R-1-9 zone district to the R-1-6 zone district.

Location: Property located at the southwest corner of Monterey Avenue and Soquel Drive. (5650 Soquel Drive)

Supervisory District: 1st District (District Supervisor: Janet Beautz)

Permits Required: Rezoning, Subdivision, Residential Development Permit,
Roadway/Roadside Exception, Riparian Exception

Staff Recommendation:

- Adopt the attached resolution (Exhibit F), sending a recommendation to the Board of Supervisors for Approval of Application Number **04-0092**, based on the attached findings and conditions, and recommend certification of the Mitigated Negative Declaration per the requirements of the California Environmental Quality Act.

Exhibits

- | | |
|---|-----------------------------------|
| A. Project plans | E. Rezoning Map |
| B. Findings | F. Planning Commission Resolution |
| C. Conditions | G. Axonometric Drawing |
| D. Mitigated Negative Declaration
(CEQA Determination) with the
following attached documents: | H. Reduced Architectural Plans |
| (Attachment 2): Assessor's Final Map | I. Comments & Correspondence |
| (Attachment 3): Zoning map | |
| (Attachment 4): General Plan map | |

Parcel Information

Parcel Size: 2.5 acres
(APN 037-191-15 - .75 acres & APN 037-191-29 - 1.77 acres)
Existing Land Use - Parcel: Vacant
Existing Land Use - Surrounding: Single family residential neighborhood
Project Access: Monterey Avenue (off Soquel Drive)
Planning Area: Soquel
Land Use Designation: R-UL (Urban Low Density Residential) & O-U (Urban Open Space)
Zone District: R-1-6 (Single Family Residential - 6,000 square foot minimum) & R-1-9 (Single Family Residential - 9,000 square foot minimum)
Coastal Zone: ☐ Inside ☒ Outside

Environmental Information

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

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5 Flood Control District

Project Setting

The project is proposed on a vacant parcel in the Soquel Planning Area. The subject property is located on the west side of Monterey Avenue near the intersection with Soquel Drive, with a portion of the property fronting on Soquel Drive. The project site is characterized by mostly level terrain, with some steep slopes down to Noble Gulch, which is an intermittent stream that runs along the west boundary of the project area. Riparian vegetation associated with Noble Gulch is located on the western edge of the subject property.

Land uses surrounding the project site include single-family residential development to the east, south, and west of the site, and a mixture of single and multi-family development to the north. A church facility is located west of the site across Noble Gulch.

Rezoning

The area of the proposed rezoning (as indicated on Exhibit E), includes the southern portions of APNs 037-191-15 & 037-191-29. This area is currently zoned R-1-9 (Single family residential - 9,000 square foot minimum). The rezoning of this area to R-1-6 (Single Family Residential -

6,000 square foot minimum) will be consistent with the current zoning of the northern portion of these two parcels and will be necessary to facilitate the proposed development. If the rezoning were not included as a component of this development the split zoning of the southern portion would result in an unusual configuration of residential development with varying parcel sizes in a small area. The rezoning of the southern portion of APN 037-191-15 has been included to avoid the isolated island of R-1-9 zoning that would result if APN 037-191-29 was the only parcel to be rezoned. The proposed rezoning of both parcels is considered **as** appropriate due to the character and pattern of surrounding residential development and will be within the allowed density range of the Urban Low Density Residential (R-UL) General Plan land use designation of the subject property

Subdivision

The proposed land division will create seven new single family residential parcels. The area of Cypress View Court will be dedicated to the County after road improvements have been installed by the developer.

The seven new residential parcels will range in size from 6,023 square feet to 11,692 square feet, all of which meet the minimum required size for the R-1-6 (Single Family Residential – 6,000 square feet minimum) zone district.

The subject property is designated as Urban Low Density Residential (R-UL) in the General Plan. The Urban Low Density Residential (R-UL) General Plan designation requires new development to be within a density range of 6,000 to 10,000 square feet. The proposed land division complies with the density range required by the General Plan.

Grading, Drainage & Utilities

The proposed road and associated improvements for the land division will require site grading and preparation. A total of approximately 1,200 cubic yards of earth will be cut from the project site and a total of approximately 600 cubic yards of earth will be placed as fill to allow for these improvements. These grading volumes are considered as reasonable and appropriate due to the nature and scale of the required improvements. Protection measures will be installed to preserve the existing trees and vegetation along the riparian comdor during construction. All trees proposed to be removed will be adequately mitigated through the planting of replacement trees within the proposed development.

Additional improvements include a complete drainage and detention system for the entire project site, the installation of a curb and gutter on the west side of Monterey Avenue, the relocation of the existing driveway serving the comer lot from Monterey Avenue to Cypress Lane, and the construction of a 6-foot fence along the frontage of Soquel Drive. A Riparian Exception will be required for the installation of a drainage outlet within Noble Gulch.

Roadside Exception

The proposed development includes two access roadways, a new cul-de-sac (Cypress View Court) and an existing roadway which provides access to the church property to the west of the

project site. The new proposed cul-de-sac (Cypress View Court) will comply with the County Design Criteria and will be offered for dedication once constructed. The design of the existing access road along the southern portion of the subject property varies from the County Design Criteria in terms of width and improvements. Two new residential parcels will be accessed off of the existing access road (Rochelle Lane). The street will be located within an existing 40-foot right-of-way and is planned as a 24-foot road section and a 4-foot sidewalk on the north side fronting the proposed new homes. A Roadway/Roadside Exception is required for this proposed configuration in that it does not provide a 56 foot right of way with parking and sidewalks on both sides of the cul-de-sac. This a Roadway/Roadside Exception is considered as appropriate due to the lack of residences on the opposite side of the access roadway and an adequate amount of parking within the driveways of the proposed parcels.

Building Design

Seven new single-family dwellings are proposed to be constructed on the new parcels. The new homes will be two stories in height and range in size from approximately 1,900 to 2,700 square feet. The homes will include two car garages and front porches. Proposed building materials include shingle and stucco siding, white vinyl windows, composition shingle roofs and a variety of wood and rock trim around windows, doors and on the front facade of the homes.

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 2/14/05. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit D) was made on 2/17/05. The mandatory public comment period ended on 3/23/05, without any comments affecting the Negative Declaration.

The environmental review process focused on the potential impacts of the project in the areas of drainage and existing trees. The environmental review process evaluated potential impacts and generated mitigation measures (including plan revisions which have been made prior to the public hearing for this item) that will reduce potential impacts from the proposed development and adequately address the above listed issues.

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.

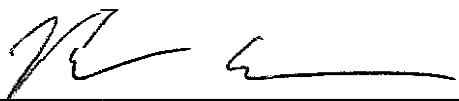
Staff Recommendation

- Adopt the attached resolution (Exhibit F), sending a recommendation to the Board of Supervisors for Approval of Application Number **04-0092**, based on the attached findings and conditions, **and** recommend certification of the Mitigated 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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Report Reviewed By: _____


Cathy Graves
Principal Planner
Development Review

Rezoning Findings

1. The proposed zone district will allow a density of development and types of uses which are consistent with the objectives and land-use designations of the adopted General Plan; and,

This finding can be made, in that the project site has an Urban Medium Density Residential (R-UL) General Plan land use designation. The proposed R-1-6 (Single Family Residential - 6,000 square foot minimum) zone district will be appropriate to achieve consistency with the surrounding pattern of residential development.

2. The proposed zone district is appropriate of the level of utilities and community service available to the land; and,

This finding can be made, in that the project site is within the Urban Services Line (USL) and is presently served by all public utilities. Adequate capacity exists for each utility to serve the existing and proposed residential development.

3. The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better *served* by a different zone district.

This finding can be made, in that the surrounding parcels are all residentially zoned and the public interest would be better served through rezoning this split-zoned parcel to one zone district to allow an internally consistent residential development on the subject property. The proposed R-1-6 (Single Family Residential - 6,000 square foot minimum) zone district will be consistent with the existing pattern of residential development.

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 the proposed division of land, its design, and its improvements, will be consistent with the General Plan. The project creates seven single family residential parcels and is located in the Urban Low Density Residential (R-UL) General Plan designation which allows a density of one unit for each 6,000 to 10,000 square feet of net developable parcel area. The proposed project is consistent with the General Plan, in that the development will average a total of 7,677 square feet of net developable parcel area per residential parcel.

The project is consistent with the General Plan in that the full range of urban services is available, including public water and sewer service. All parcels will be accessed by two access roadways to Monterey Avenue. The cul-de-sac (Cypress View Court) is proposed to be built to County standards, and the existing access road (Rochelle Lane) will require an exception due to the lack of parking on both sides and a sidewalk only on one side of the street. These roadways provide satisfactory access to the project. The proposed subdivision is similar to the pattern and density of surrounding development, is near commercial shopping facilities and recreational opportunities, and will have adequate and safe vehicular and pedestrian access.

The subdivision, as conditioned, will be consistent with the General Plan regarding infill development, in that the proposed residential development will be consistent with the pattern of the surrounding development, and the design of the proposed structures are consistent with the character of similar developments in the surrounding neighborhood.

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, with the rezoning of the subject property, in that the use of the property will be residential in nature, lot sizes meet the minimum dimensional standards for the R-1-6 (Single Family Residential - 6,000 square foot minimum) zone district where the project is located.

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, technical reports prepared for the property conclude that the site is suitable for residential development,

and the proposed parcels are configured to allow development in compliance with the required site standards. No environmental resources 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 the riparian resource on the west side of the project site will be adequately protected through development setbacks and tree protection measures. No other rare or observed rare or threatened species will be adversely impacted by the development of the site.

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

This finding can be made, in that municipal water and sewer are available to serve all proposed parcels.

7. That the design of the proposed subdivision or type of improvements will not conflict with easements, acquired by the public at any time, for access to or use of property within the proposed subdivision.

This finding can be made, in that there are no known easements encumbering the property, other than the 40 foot wide right of way (Rochelle Lane) which will be retained and the easement is a part of this subdivision.

8. The design of the proposed subdivision provides to the extent feasible for future passive or active recreation or cooling purposes.

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 purposes.

9. The proposed development project is consistent with the Design Standards (13.11.070 through 13.11.076) and any other applicable requirements of this title.

This finding can be made, in that the structures are sited and designed to be visually compatible in scale, form, and integrated with the character of the surrounding neighborhood. The surrounding neighborhood contains single family and multi-family residential development, with a mix of single family detached and attached in the same area. The proposed subdivision is compatible with the architecture in the neighborhood and the surrounding pattern of development.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the use of the property will be residential in nature and lot sizes meet the minimum dimensional standards for the R-1-6 (Single Family Residential - 6,000 square foot minimum) zone district where the project is located.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed division of land, its design, and its improvements, are consistent with the General Plan. The project creates seven single family residential parcels and is located in the Urban Low Density Residential (R-UL) General Plan designation which allows a density of one unit for each 6,000 to 10,000 square feet of net developable parcel area. The proposed project is consistent with the General Plan, in that the development will average a total of 7,677 square feet of net developable parcel area per residential parcel.

The project is consistent with the General Plan in that the full range of urban services is available, including public water and sewer service. All parcels will be accessed by two access roadways to Monterey Avenue. *The* cul-de-sac (Cypress View Court) is proposed to be built to County standards, and the existing access road (Rochelle Lane) will require an exception due to the lack of parking on both sides and a sidewalk only on one side of the street. These roadways provide satisfactory access to the project. The proposed subdivision is similar to the pattern and density of surrounding development, is near commercial shopping facilities and recreational opportunities, and will have adequate and safe vehicular and pedestrian access.

The subdivision, as conditioned, will be consistent with the General Plan regarding infill development, in that the proposed residential development will be consistent with the pattern of the surrounding development, and the design of the proposed structures are consistent with the character of similar developments in the surrounding neighborhood.

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

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the expected level of additional traffic generated by the proposed project is anticipated to be only 7 peak trips per day (1 peak trip per new dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the project site is located in a mixed neighborhood containing a variety of architectural styles, and the proposed residential development is consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The surrounding neighborhood contains single family and multi-family residential development, with a predominance of single family residential developments in the immediate area. The proposed residential development is compatible with the architecture in the neighborhood and the surrounding pattern of development.

Roadway/Roadside Exception Findings

1. The improvements are not appropriate due to the character of development in the area and the lack of such improvements on surrounding developed property.

This finding can be made, in that the character of the existing and proposed development does not require full improvements to be installed on the existing access road along the southern portion of the subject property (Rochelle Lane). The design of this roadway varies from the County Design Criteria in terms of width and improvements. Two new residential parcels will be accessed off of the existing access road (Rochelle Lane). The street will be located within ~~an~~ existing 40-foot right-of-way and is planned as a 24-foot road section and a 4-foot sidewalk on the north side fronting the proposed new homes. This a Roadway/Roadside Exception is considered as appropriate due to the lack of residences on the opposite side of the access roadway and an adequate amount of parking within the driveways of the proposed parcels. This access road requires an exception to County Local Street Standards. The County standard width for local roads within the Urban *Service* Line is 56 feet including parking, sidewalks, and landscaping.

County Code Section 15.10.050(f)(1) allows for exceptions to roadside improvements when those improvements would not be appropriate due to the character of existing development.

Riparian Exception Findings

1. That there are special circumstances or conditions affecting the property.

This finding can be made, in that the only location for a properly functioning drainage outlet is within the riparian corridor down-slope ~~from~~ the proposed development.

2. That the exception is necessary for the proper design and function of some permitted or existing activity on the property.

This finding can be made, in that a Riparian Exception is necessary to allow a properly functioning drainage outlet on the subject property.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property downstream or in the area in which the project is located.

This finding can be made, in that proper erosion control methods will prevent impacts to water quality downstream or on the project site.

4. That the granting of the exception, in the coastal zone, will not reduce or adversely impact the riparian corridor, and there is no feasible less environmentally damaging alternative.

Not applicable. The project is not located in the Coastal Zone.

5. That the granting of the exception is in accordance with the purpose of this chapter, and with the objectives of the General Plan and elements thereof, and the Local Coastal Program land use plan.

This finding can be made, in that the proposed project will provide residential housing, and will provide protection of the riparian habitat through site-sensitive design, erosion control and revegetation.

Conditions of Approval

Land Division 04-0092

Tract No. : 1482

Applicant: Dee Murray

Property ~~Owner~~: David & Kathleen Manning

Assessor's Parcel Number(s): 037-191-29

Property Address and Location: Southwest corner of Monterey Avenue & Soquel Drive

Planning Area: Live Oak

Exhibits:

- A. Tentative Map prepared by Ifland Engineers, dated 7/29/04; Landscape plans prepared by Gregory Lewis, dated 2/25/04 with revisions through 8/3/04; Architectural and floor plans, dated 10/03.

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

division). The Final Map shall meet the following requirements:

- A. The Final Map shall be in general conformance with the approved Tentative Map and shall conform 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 seven (7) single-family residential parcels.
- C. The minimum aggregate lot size shall be 6,000 square feet net developable land per unit.
- D. The following items shall be shown on the Final Map:
 - 1. Building envelopes, common area and/or building setback lines located according to the approved Tentative Map. The building envelopes for the perimeter of the project shall meet the minimum setbacks for the R-1-6 zone district of 20 for the front yard, 5 and 8 feet for the side yards, and 15 feet for the rear yard. Street side yards shall be a minimum of 20 feet unless otherwise reduced by a street dedication per County Code.
 - 2. Show the net area of each lot to nearest square foot.
 - 3. The owner's certificate shall include:
 - a. An offer of dedication for the road improvements (Cypress View Court). The area dedicated shall be a 56 foot wide right of way with sidewalk on both sides and a cul-de-sac terminus as shown on the approved Tentative Map.
 - 4. A clearly delineated riparian comdor and buffer area must be shown on the Final Map, with notes indicating that any development within, or use of, the riparian comdor and/or buffer area is subject to the provisions of the County Code (section 16.30) related to riparian resource protection.
- E. The following requirements shall be noted on the Final Map as items to be completed prior to obtaining a building permit on lots created by this land division:
 - 1. Lots shall be connected for water *service* to city of Soquel Creek Water District.
 - 2. Lots shall be connected for sewer *service* to Santa Cruz County Sanitation District. All regulations and conditions of the Sanitation District shall be met.

3. All future construction on the lots shall conform to the Architectural Floor Plans and Elevations, and the Perspective Drawing as stated or depicted in the approved Exhibit "A" and shall also meet the following additional conditions:
 - a. No changes in the placement of windows that face directly towards existing residential development as shown on the architectural plans, shall be permitted without review and approval by the Planning Commission.
 - b. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the R-1-6 zone district. Development on each parcel shall not exceed a 30% lot coverage, or a 50% floor area ratio, or other standard as may be established for the zone district. No fencing shall exceed three feet in height within the required front setback.
 - c. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.
4. A final Landscape Plan for the entire site specifying the species, their size, and irrigation plans and meet the following criteria and must conform to all water conservation requirement of the City of Santa Cruz water conservation regulations:
 - a. Turf Limitation. Turf area shall not exceed **25** percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
 - b. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.

- C Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
- d. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, over-spray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
 - i. The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.
 - ii. Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinklerheads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.
 - iii. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
 - iv. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.
- e. All planting shall conform to the landscape plan shown as part of the approved Exhibit "A".
 - 1. Tree Protection: Revise the grading plan to show the tree protection fencing, fencing demarcating the riparian

setback, and accurately located and numbered trees # 3,4,7,9-13,18 and # 16,19,21,24,25 as designated in the arborist report (E. Cooper, 2003 updated 2004). As specified by the project arborist, the plans shall indicate the fifteen foot setback between the trees and any disturbance for the former group and a twenty foot setback for the latter group. The plans shall indicate no grading within the dripline of a native tree greater than six inches.

- ii. Tree Protection: Revise the landscape plan to reflect the setbacks given above and to remove irrigation from within the driplines of Coast Live *oak* trees unless the irrigation is specifically approved by the project arborist.
 - iii. Tree Protection: The arborist shall review the revised grading plan and submit a letter to the project planner indicating that all the recommendations have been incorporated into the plan. A final letter from the arborist indicating that tree protection measures, including root treatment, pruning, and mulching were properly carried out will be required prior to final inspection.
 - iv. Trees planted in the County right of way shall be approved by the Department of Public Works and shall be installed according to provisions of the County Design Criteria.
5. All future development on the lots shall comply with the requirements of the geotechnical report prepared by Bauldry Engineering, dated 1/2003.
6. 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. In the case of Live *Oak* School District, the applicant/developer is advised that the development may be subject to inclusion in a Mello-Roos Community Facilities District.
7. 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. Water Quality: Silt and grease traps shall be installed according to

the approved improvement plans.

- b. **An** effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.
 - c. Spoils management that prevents loose material from clearing, excavation, and other activities from entering any drainage channel.
8. Any changes between the approved Tentative Map, including but not limited to the attached exhibits for architectural and landscaping plans, must be submitted for review and approval by the decision-making body. Such proposed changes will be included in a report to the decision making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code.
9. Prior to any Building Permit issuance on the parcels adjacent to the riparian corridor (Lots 2, 3 & 7 as shown on the Tentative Map), the owner/applicant shall record a Statement of Acknowledgement regarding the presence of the riparian comdor and buffer area on these parcels. These recordable documents shall be prepared by the Planning Department and shall include statements that any development within, or use of, the riparian comdor and/or buffer area is subject to the provisions of the County Code (section 16.30) related to riparian resource protection.

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

- A. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- B. Meet all requirements of the Santa Cruz County Sanitation District as stated in the District's letter dated 9/17/04 including, without limitation, the following standard conditions:
 - 1. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel.
 - 2. Pay all necessary bonding, deposits, and connections fees, and furnish a copy of the CC&R's to the district.
- C. A Homeowners Association shall be formed for maintenance of all area under common ownership including sidewalks, driveways, all landscaping, drainage structures, water lines, sewer laterals, fences, silt and grease traps and buildings. CC&R's shall be sent furnished to the Planning Department and shall include the following, which are permit conditions:

1. All landscaping within the public right of way of Cypress View Court and Rochelle Lane shall be permanently maintained by the Homeowners Association.
 2. All drainage structures, including silt and grease traps and detention facilities, shall be permanently maintained by the Homeowners Association.
 3. Water Quality: Annual inspection of the silt and grease traps shall be performed and reports sent to the Drainage section of the Department of Public Works on an annual basis. Inspections shall be performed prior to October 15 each year. The expense for inspections and report preparation shall be the responsibility of the Homeowners Association.
- D. Engineered improvement plans for all water line extensions required by Soquel Creek Water District shall be submitted for the review and approval of the water agency.
- E. All new utilities shall be underground. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries.
- F. All requirements of the Central Fire Protection District shall be met
- G. Park dedication in-lieu fees shall be paid for six (6) dwelling units. These fees are currently \$800 per bedroom, but are subject to change.
- H. Child Care Development fees shall be paid for seven (7) dwelling units. These fees are currently \$109 per bedroom, but are subject to change.
- I. Transportation improvement fees shall be paid for seven (7) dwelling units. These fees are currently \$2,000 per unit, but are subject to change.
- J. Roadside improvement fees shall be paid for seven (7) dwelling units. These fees are currently \$2,000 per unit, but are subject to change.
- K. Enter into a Certification and Participation Agreement with the County of Santa Cruz to meet the Affordable Housing Requirements specified by Chapter 17.10 of the County Code. This agreement must include the following statements:

1. The developer shall provide one designated affordable unit for sale to moderate income households. The current sales price for a 3 bedroom unit (under the above described guidelines for a moderate income family) is \$259,918. This sales price assumes a family of four at 80 percent of median income, with \$150 per month Homeowners Association dues, and is subject to change.
 2. The developer shall pay in-lieu fees for the fractional equivalent of .05 Unit in accordance with the regulations and formulas as specified by Chapter 17.10 of the County Code. These fees are calculated as .05 of the average purchase price of the market rate homes.
- L. 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 (equal to 150% of engineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements:
1. All improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria. Plans shall also comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Code.
 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.
 3. Water Quality: Details for the installation of required silt and grease traps to filter runoff from the parking area. Submit a silt and grease trap maintenance agreement to the Department of Public Works.
 4. The proposed curb area along Monterey Avenue fronting on the subject property shall be painted red to indicate that parking is not allowed.
- M. The project geotechnical engineer shall prepare a soil treatment plan that includes a description of the technique used for the mixing and spreading operations, site map indicating soils storage areas and the boundaries of the area to be over-excavated and treated, barriers at the perimeter of the work area and soils poles adequate to contain any material that contains lime or other treatment, and a schedule indicating the number of work days required to complete the treatment phase of the project.. The plan shall be submitted for review and approval by the Planning Department.

IV. Prior to any site disturbance or physical construction on the subject property the following condition shall be met:

- A. Pre-Construction Meeting: In order to ensure that the mitigation measures are communicated to the various parties responsible for constructing the project, prior to any disturbance on the property the applicant shall convene a pre-construction meeting on the site. The following parties shall attend: applicant, grading contractor supervisor, project arborist, and Santa Cruz County Environmental Planning staff. The temporary construction fencing demarcating the edge of the riparian corridor setback and the tree protection fencing will be inspected at that time.

V. All future construction within the property shall meet the following conditions:

- A. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. 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 specifically excepted by these conditions of approval.
- B. 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.
- C. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
- D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at anytime during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- E. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work

1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation; and
 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
 3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within **24** hours of receipt of the complaint or inquiry.
- F.** Construction of improvements shall comply with the requirements of the geotechnical report (Bauldry Engineering, dated 1/2003). The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report.
- G.** All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots.
- VI.** In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.
- VII.** As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul *this* development approval of *the* COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A.** COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

B. Mitigation Measure: Water Quality (Conditions II.E.7.a, III.C.3, III.L.4)

1. Monitoring Program: To protect ground and surface water from degradation due to silt, grease, and other contaminants from paved surfaces, prior to approval of the improvement plans the applicant/owner shall modify the drainage plan to include a silt and grease trap to protect Noble Gulch. The traps shall be maintained according to the following monitoring and maintenance procedures:
 - a. The traps shall be inspected to determine if they need cleaning or repair prior to October 15 each year, at a minimum interval of once per year.
 - b. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage section of the Department of Public Works within 5 days of the inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.

C. Mitigation Measure: Tree Protection (Condition II.E.4.e.i - iii)

1. Monitoring Program: In order to ensure that the trees designated as remaining will be preserved in good health, prior to public hearing the following shall occur:
 - a. Revise the grading plan to show the tree protection fencing, fencing demarcating the riparian setback, and accurately located and numbered trees # 3,4,7,9-13,18 and # 16,19,21,24,25 as designated in the arborist report (E. Cooper, 2003 updated 2004). As specified by the project arborist, the plans shall indicate the fifteen foot setback between the trees and any disturbance for the former group and a twenty foot setback for the latter group. The plans shall indicate no grading within the dripline of a native tree greater than **six** inches.
 - b. Revise the landscape plan to reflect the setbacks given above and to remove irrigation from within the driplines of Coast Live *oak* trees unless the irrigation is specifically approved by the project arborist.
 - c. The arborist shall review the revised grading plan and submit a letter to the project planner indicating that all the recommendations have been incorporated into the plan. A final letter from the arborist indicating that tree protection measures, including root treatment, pruning, and mulching were properly carried out will be

required prior to final inspection.

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

This Tentative Map is approved subject to the above conditions and the attached map, and expires 24 months after the 14-day appeal period. The Final Map for this division, including improvement plans if required, should be submitted to the County Surveyor for checking at least 90 days prior to the expiration date and in no event later than 3 weeks prior to the expiration date.

cc: County Surveyor

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Cathy Graves
principal Planner

Randall Adams
Project Planner

Appeals: **Any** properly 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

Application Number: 04-0092

Dee Murray, for Larry & Margaret Sanders

Proposal to rezone the southern portions of Assessor's Parcel Numbers 037-191-15 and 037-191-29 from the R-1-9 (Single family residential - 9,000 square foot minimum per unit) zone district to the R-1-6 (Single family residential - 6,000 square foot minimum per unit) zone district, to divide parcel 037-191-29 into seven new residential parcels, to construct seven new single-family dwellings and a 150 foot long cul-de-sac, and to modify an existing 260 foot long private road. The project location is in the Soquel Planning Area on the southwest corner of Monterey Avenue & Soquel Drive, adjacent to 5650 Soquel Drive, Soquel, California.

APN: 037-191-15 & 037-191-29

Randall Adams, Staff Planner

Zone District: R-1-6 & R-1-9

ACTION: Negative Declaration with Mitigations

REVIEW PERIOD ENDS: March 23, 2005

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 March 23, 2005

Date Approved By Environmental Coordinator March 29, 2005


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 Crur County):

Application Number: 04-0092

Dee Murray, for Larry & Margaret Sanders

Proposal to rezone the southern portions of Assessor's Parcel Numbers 037-191-15 and 037-191-29 from the R-1-9 (Single family residential – 9,000 square foot minimum per unit) zone district to the R-1-6 (Single family residential – 6,000 square foot minimum per unit) zone district, to divide parcel 037-191-29 into seven new residential parcels, to construct seven new single-family dwellings and a 150 foot long cul-de-sac, and to modify an existing 260 foot long private road. The project location is in the Soquel Planning Area on the southwest corner of Monterey Avenue & Soquel Drive, adjacent to 5650 Soquel Drive, Soquel, California.

APN: 037-191-15 & 037-191-29

Randall Adams, Staff Planner

Zone District: R-1-6 & R-1-9

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: 3/29/05

NAME: Larry and Margaret Sanders
APPLICATION: 04-0092
A.P.N: 037-191-15,29

NEGATIVE DECLARATION MITIGATIONS

1. In order to ensure that the mitigation measures 2-3 (below) are communicated to the various parties responsible for constructing the project, prior to any disturbance on the property the applicant shall convene a pre-construction meeting on the site. The following parties shall attend: applicant, grading contractor supervisor, project arborist, and Santa Cruz County Resource Planning staff. The temporary construction fencing demarcating the edge of the riparian corridor setback and the tree protection fencing will be inspected at that time
2. To protect ground and surface water from degradation due to silt, grease, and other contaminants from paved surfaces, prior to approval of the improvement plans the applicant/owner shall modify the drainage plan to include a silt and grease trap to protect Noble Gulch. The traps shall be maintained according to the following monitoring and maintenance procedures:
 - A. The traps shall be inspected to determine if they need cleaning or repair prior to October 15 each year at a minimum.
 - B. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage Section of the Department of Public Works within 5 days of inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.
3. In order to ensure that the trees designating as remaining will be preserved in good health, prior to public hearing the following shall occur:
 - A. Revise the grading plan to show the tree protection fencing, fencing demarcating the riparian setback, and accurately located and numbered trees # 3,4,7,9-13,18 and # 16,19,21,24,25 as designated in the arborist report (E. Cooper, 2003 updated 2004). As specified by the project arborist, the plans shall indicate the fifteen foot setback between the trees and any disturbance for the former group and a twenty foot setback for the latter group. The plans shall indicate no grading within the dripline of a native tree greater than six inches.
 - B. Revise the landscape plan to reflect the setbacks given above and to remove irrigation from within the driplines of Coast Live oak trees unless the irrigation is specifically approved by the project arborist.
 - C. The arborist shall review the revised grading plan and submit a letter to the project planner indicating that all the recommendations have been incorporated into the plan. A final letter from the arborist indicating that tree protection measures, including root treatment, pruning, and mulching were properly carried out will be required prior to final inspection.



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

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: Dee Murray, for Larry & Margaret Sanders

APPLICATION NO.: 04-0092

APN: 037-191-15 & 037-191-29

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

XX Negative Declaration

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

XX Mitigations will be attached to the Negative Declaration.

_____ No mitigations will be attached.

_____ Environmental Impact Report

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

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. Please contact Claudia Slater, Environmental Coordinator at (831) 454-5175, if you wish to comment on the preliminary determination. Written comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: March **23, 2005**

Randall Adams
Staff Planner

Phone: 454-3218

Date: February 17, 2005

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT

Date: February 14, 2005
Staff Planner: Randall Adams

ENVIRONMENTAL REVIEW
INITIAL STUDY

APPLICANT: Dee Murray

APN: 037-191-15, 29

SUPERVISORAL DISTRICT: 1st

OWNER: Larry and Margaret Sanders

APPLICATION NO: 04-0092

LOCATION: Located in the Soquel Planning Area on the southwest corner of Monterey Avenue and Soquel Drive adjacent to 5650 Soquel Drive.

EXISTING SITE CONDITIONS

Parcel **Size:** 2.5 acres (APN 037-191-15 - .75 acres & APN 037-191-29 - 1.77 acres)

Existing Land Use: Vacant

Vegetation: Grasses and shrubs with some riparian vegetation on the west side of the parcel

Slope: 2-5 percent - steeper slopes within riparian area

Nearby Watercourse: Noble Gulch

Distance To: on western property line

Rock/Soil Type: 178, 179 (Watsonville Loam)

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: None Mapped

Water Supply Watershed: None Mapped

Groundwater Recharge: None Mapped

Timber or Mineral: None Mapped

Agricultural Resource: None Mapped

Biologically Sensitive Habitat: Riparian

Fire Hazard: None Mapped

Floodplain: None Mapped

Erosion: Negligible Potential

Landslide: None Mapped

Liquefaction: Negligible Potential

Fault Zone: None Mapped

Scenic Corridor: None Mapped

Historic: None Mapped

Archaeology: None Mapped

Noise Constraint: None Mapped

Electric Power Lines: None

Solar Access: Adequate

Solar Orientation: Level

Hazardous Materials: None

SERVICES

Fire Protection: Central Fire District

School District: Soquel Elementary

Sewage Disposal: Santa Cruz County

Sanitation District

Drainage District: Zone 5

Project Access: Monterey Avenue

Water Supply: Soquel Creek Water District

PLANNING POLICIES

Zone District: R-1-6 & R-1-9

General Plan: R-UL & U - 0

Urban Services Line:

 X Inside

 Outside

Coastal Zone:

 Inside

 X Outside

Special Designation: No

PROJECT SUMMARY DESCRIPTION:

Proposal to rezone the southern portions of Assessor's Parcel Numbers 037-191-15 and 037-191-29 from the R-1-9 (Single family residential – 9,000 square foot minimum per unit) zone district to the R-1-6 (Single family residential – 6,000 square foot minimum per unit) zone district, to divide parcel 037-191-29 into seven new residential parcels, to construct seven new single-family dwellings and a 150 foot long cul-de-sac, and to modify an existing 260 foot long private road. A Riparian Exception will be required for the installation of a drainage outlet within Noble Gulch. Project includes about 1200 cubic yards of grading.

PROJECT SETTING AND BACKGROUND:

The project is proposed on a vacant parcel located in the Soquel Planning Area within the unincorporated portion of Santa Cruz County. The property is located on the west side of Monterey Avenue near the intersection with Soquel Drive, with a portion of the property fronting on Soquel Drive. The project site is level terrain, with some steep slopes down to Noble Gulch, an intermittent stream that runs along the west boundary of the project area and is partially enclosed within a culvert at the northern portion of the property. Some organic debris and earth piles are located along Noble Gulch and at the north end of the subject property. Adjacent to Noble Gulch is a small amount of riparian vegetation associated with the stream and steeper slopes. Vegetation away from the stream consists of several large trees of various species and shrubs and grasses.

Land uses surrounding the project site include single-family residential development to the east, south, and west of the site, and a mixture of single and multi-family development to the north. A church facility is located west of the site across Noble Gulch.

DETAILED PROJECT DESCRIPTION:

To facilitate the proposed subdivision, the southern portion of Assessor's Parcel Numbers 037-191-15 and 037-191-29 are proposed to be rezoned from the R-1-9 (Single family residential – 9,000 square foot minimum per unit) zone district to the R-1-6 (Single family residential – 6,000 square foot minimum per unit) zone district. The rezoning of the rear portion of parcel -29 will allow for the development of the entire parcel to R-1-6 standards. The rezoning of the rear portion of parcel -15 has been included to achieve a consistency of zoning within the area and will avoid the creation of an isolated area of R-1-9 zoning that would be created if parcel -15 were not included in this application.

The applicant proposes to divide the vacant property (APN 037-191-29) into seven single-family residential parcels with two common area right of way parcels for access and utilities. The areas of the seven proposed residential parcels are as follows: 8,811 square feet, 11,692 square feet, 8,431 square feet, 6,027 square feet, 7,009 square feet, 6,023, and 8,415 square feet. The larger of the two rights of way (Cypress Court) will contain a 150 foot long road terminating in a cul-de-sac that will provide access to four of the new lots. This roadway will be built to County standards with a 56 foot wide right of way and a 36 foot wide curb to curb road surface with landscaping and sidewalks on both sides. The second right of way (Rochelle Lane) will provide access to two lots on an existing 40 foot wide right of way (which crosses the south side of the subject property) with an existing 24 foot wide road surface with sidewalk proposed on the north side of the road fronting the new lots. The existing center median will be removed and this road will be about 260 feet in length. A Roadway/Roadside Exception will be required for the installation of a roadway (Rochelle Lane) which is less than 30 feet paved width, serving three or less dwellings.

The project includes the construction of seven new single-family dwellings. To prepare the site for construction of the homes and the roads, an estimated 600 cubic yards of excavation and 600 cubic yards of embankment will be graded on site. An additional estimated 600 cubic yards of loose fill and organic material are proposed to be stripped from the project site. The new homes will be wood frame construction and range in size from about 1,900 to 2,700 square feet.

Additional improvements include a complete drainage and detention system for the entire project site, the installation of a curb and gutter on the west side of Monterey Avenue, the relocation of the existing driveway serving the corner lot from Monterey Avenue to Cypress Lane, and the construction of a 6-foot fence along the frontage of Soquel Drive. A Riparian Exception will be required for the installation of a drainage outlet within Noble Gulch.

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. A Geotechnical Investigation was prepared by Bauldry Engineering, dated January 2003 (Attachment 7). *This report has been reviewed and accepted by the County Planning Department (Attachment 6).* The report concluded that fault rupture would not be a potential threat to the proposed development, and that seismic shaking could be managed by removing loose fill on the project site and replacing it with engineered fill material, by constructing with conventional spread footings for the proposed residences, by following the recommendations in the Geotechnical report, and by following the recommendations of the review letter. The proposed improvement plans call for the removal and replacement of the loose fill material in the area of the proposed improvements and the structures will utilize foundations as recommended by the Geotechnical Investigation.

- B. Seismic ground shaking?

_____ X

See comment A-I-a.

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

_____ X

Not described as a potential hazard in the Geotechnical Investigation (referred to in comment A-I-a).

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

D. Landslides?

X

Creek bank failure was considered as a potential hazard in the Geotechnical Investigation (referred to in comment A-I-a) which could be adequately addressed through requiring a minimum setback for new structures from the creek bank. The minimum setback recommended is 20 feet from the top of the creek bank, or at a 2:1 (horizontal to vertical) gradient, whichever is the greater distance. The current building envelopes for all structures are proposed to be located at a minimum of 30 feet back from the creek bank, except in the area where the creek has been enclosed within a culvert at the north end of the property. This will adequately mitigate the potential for creek bank failure to the proposed structures. Other forms of landslides were not described as a potential hazard in the Geotechnical Investigation.

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

Not described as a potential hazard in the Geotechnical Investigation (referred to in comment A-I-a).

3. Develop land with a slope exceeding 30%?

X

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

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

X

Any ground disturbance has the potential to create erosion. The location of the proposed building site, the recommendations of the Geotechnical Investigation (referred to in comment A-I-a), and the erosion control plan (Sheet EC01 of Attachment 5), will adequately control erosion in the proposed development

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

Not described as a potential hazard in the Geotechnical Investigation (referred to in comment A-1-a).

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

The project does not include the use of septic waster disposal systems

- | | | |
|----|----------------------------------|---|
| 7. | Result in coastal cliff erosion? | X |
|----|----------------------------------|---|

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

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 comply with the Uniform Building Code and local ordinances regarding the conservation and use of water.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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5. Degrade a public or private water supply? (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. Potential siltation from the proposed project and erosion control mitigation measures are discussed in comment A-4.

6. Degrade septic system functioning?

X

See comment A-6

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 Noble Gulch, whereas some drainage may presently drain to Monterey Street. However, that drainage eventually enters Noble Gulch. Increased runoff volumes will be detained on the project site and released at the pre-development rate. The Department of Public Works Drainage section has reviewed and accepted the proposed drainage plan. No off-site drainage improvements are required.

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

The plans show drainage exiting the detention system at a single outlet. This outlet is proposed to be protected by wing walls and other dissipation. The disturbance in the riparian area and the loss of mature native tree(s) that would be associated with this

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

outlet can be eliminated by conveying the drainage directly into the existing culvert immediately downstream of the detention system. The project engineer has endorsed this revision (personal communication, Ifland Engineers). A condition will be added to the project to implement this change. See also B-7.

- | | |
|--|---|
| 10. Otherwise substantially degrade water supply or quality? | X |
|--|---|

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.

- | | |
|--|---|
| 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 adjacent to an intermittent stream (Noble Gulch) with associated riparian vegetation. Environmental Planning staff have provided recommendations for the restoration of portions of the riparian corridor and requirements for building setbacks from the riparian corridor. The plans have been revised to include these recommendations, which will adequately prevent adverse effects to biotic resources on the project site and surrounding areas.

- | | |
|--|---|
| 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

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

movement of migratory fish or wildlife species.

4. Produce nighttime lighting that will illuminate animal habitats?

X

As long as exterior lighting is directed away from the riparian area the proposed project will not result in a significant impact to any animal habitat. A permit condition that exterior lights be directed away from Noble Gulch and/or shielded will be added to the project. The condition will require this to be included in the Homeowners Association specifications for units 2,3,7 and the cul de sac, or within the relevant maintenance agreement if there is no Homeowners Association established.

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 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

The trees on the property have been evaluated and inventoried by the project arborist (letter of E. Cooper, dated December 8, 2003 updated February 2004). The plans indicate the removal of two to three Coast Live Oaks. However, with the change in the drainage outlet (Section B) two of these oaks (322 and #23) can remain, as can tree #17 on Lot 3. Grading plans will be revised to indicate that the arborist recommendations for setbacks will be met. Therefore, no mature trees are expected to be removed by the 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.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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D. Energy and Natural Resources

Does the project have the potential to:

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

- | | | |
|----|---|---|
| 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 | X |
|----|--|---|

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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outcroppings, and historic buildings?

See comment E-I.

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.

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

No archaeological resources have been identified on the project site.

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

X

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

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.

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? _____ X

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? _____ X

The project site is not listed as a known hazardous materials site on the Santa Cruz County Site Mitigation List, updated 10/2/02.

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? _____ X

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.

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

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

X

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

5. Create a potential fire hazard?

X

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

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 will not substantially affect the existing traffic load and capacity of streets and intersections in the project vicinity. Each new home will generate only 1 peak P.M. trip, for a total of 7 peak P.M. trips, and such an increase is not considered significant.

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. The project complies with parking requirements.

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

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

X

The proposed new cul-de-sac street (Cypress View Court) will comply with current road design requirements to prevent potential hazards to motorists, bicyclists, and/or pedestrians. This roadway will be built to County standards with a 56 foot wide right of way and a 36 foot wide curb to curb road surface with landscaping and separated sidewalks on both sides.

The proposed project will require a Roadway/Roadside Exception, as the second access roadway (Rochelle Lane) will not meet minimum County standards for urban streets serving three or fewer lots, which require a 40 foot wide right of way and 30 feet of curb to curb road surface (for parking on one side) and a sidewalk on one side of the street. Rochelle Lane is an existing divided street located within an existing 40 foot wide right of way (which crosses the south side of the subject property) with an existing 24 foot wide road surface. The existing center median is proposed to be removed and a sidewalk is proposed on the north side of the street fronting the proposed new homes. Because there will be adequate parking for residents and guests on the two parcels which are accessed by this roadway, the lack of parking on Rochelle Lane will not create 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

Traffic from the proposed project will not substantially affect the existing traffic load and capacity of streets and intersections in the project vicinity. Each new home will generate only 1 peak P.M. trip, for a total of 7 peak P.M. trips, and such an increase is not considered significant.

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 addition of the noise associated with the proposed project will create a minimal permanent increase in the project vicinity.

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

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

X

Noise levels at the project site are not anticipated to exceed established standards. The proposed homes will include dual paned windows and the yards facing Soquel Drive will be enclosed by 6 foot high wood fences which will reduce traffic noise from Soquel Drive to an acceptable level.

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, except for the additional traffic associated with the project which is a less than significant impact to air quality.

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

X

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

substantial pollutant concentrations? _____

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:

- a. 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.

- b. 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.

- c. 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.

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

- d. 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.

- e. 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 existing water service and sanitary sewer, which are adequate to accommodate the relatively light demands of this project. The project will not necessitate expansion of existing water or wastewater facilities.

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

X

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

project or provide fire protection? _____

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 has been approved by the local fire agency.

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 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

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

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 Urban Medium Density Residential (R-UM) General Plan land use designation of the parcel. Although the project includes a proposal to rezone approximately 1.25 acres from the R-1-9 zone district to the R-1-6 zone district, the project continues to be within the density range allowed by the current R-UM General Plan land use designation. The applicant has not requested an increase in density that would allow more units than are currently designated for the site by the County General Plan.

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	_____		X
Biotic Report/Assessment	_____		X
Geologic Hazards Assessment (GHA)	_____		X
Geologic Report	_____		X
Geotechnical (Soils) Report	_____	X	_____
Riparian Pre-Site	_____	X	_____
Septic Lot Check	_____		X
Other:	_____		

*Attach summary and recommendation from completed reviews

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

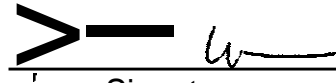
- Geotechnical Investigation, prepared by Bauldry Engineering, dated 1/03
- Arborist's Report, prepared by Ellen Cooper, dated 12/8/03 & revised 2/18/04

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.

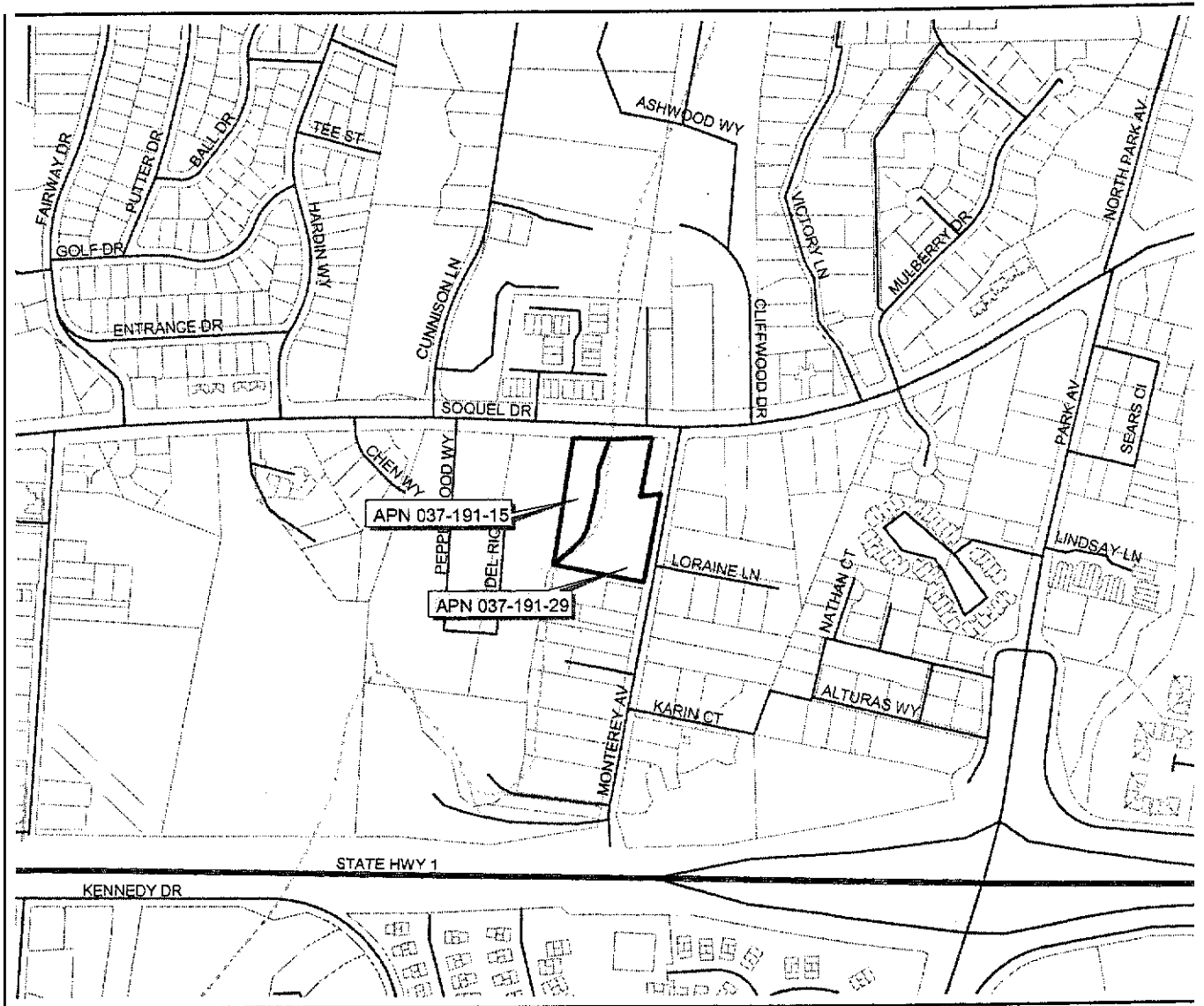
2-21-05
Date


Signature
Para Levine
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 Ifland Engineers, dated 7/29/04.
Landscape Plan prepared by Gregory Lewis, dated 2/25/04 with revisions through 8/3/04.
6. Geotechnical Report Review Letter prepared by Joe Hanna, County Geologist, dated 12/15/04.
7. Geotechnical Investigation (Conclusions & Recommendations) prepared by Bauldry Engineering, dated 1/03.
8. Letter from Soquel Creek Water District, dated 5/2/03.
9. Memo from Department of Public Works, Sanitation, dated 9/17/04.
10. Riparian Pre-Site, prepared by Robin Bolster, dated 5/7/03.
11. *Comments Received during review period.*

Location Map



1000 0 1000 2000 Feet

Environmental Review Initial Study
 ATTACHMENT 1
 APPLICATION 14-0092

Map created by Santa Cruz County
 Planning Department:
 March 2004



11

47MB48
7/8/74

10

Electronically Redacted B6/B7C

7ENQDS

DE

MONTEREY

(21) POR. SOQUEL RANCHO
SEC. 11, T.11S., R.1W., M.D.B. & M.

Tax Area Code
96-101

37-19

Environmental Review Initial Study

ATTACHMENT APPLICATION

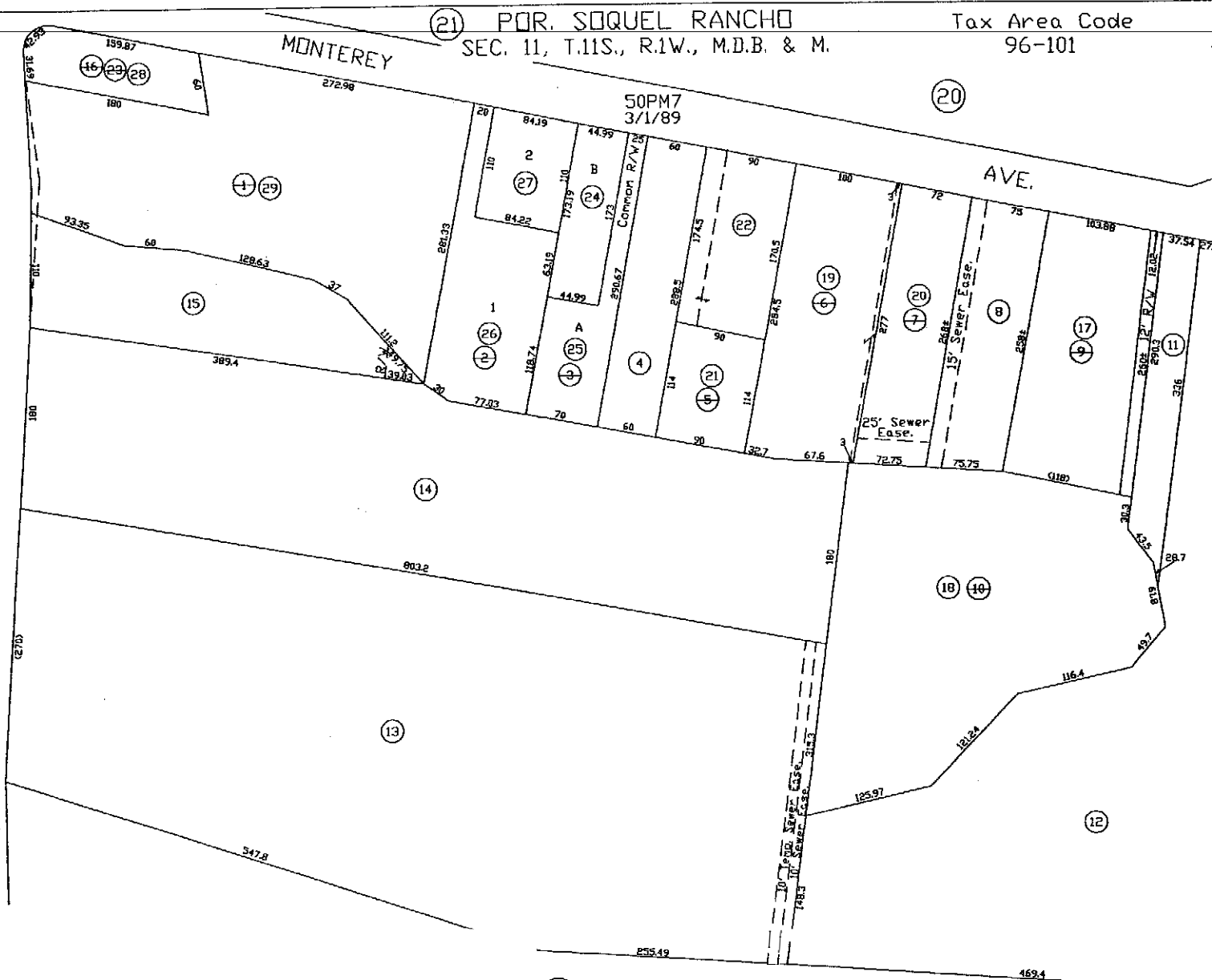
$$2600 = 140$$

EXHIBIT D

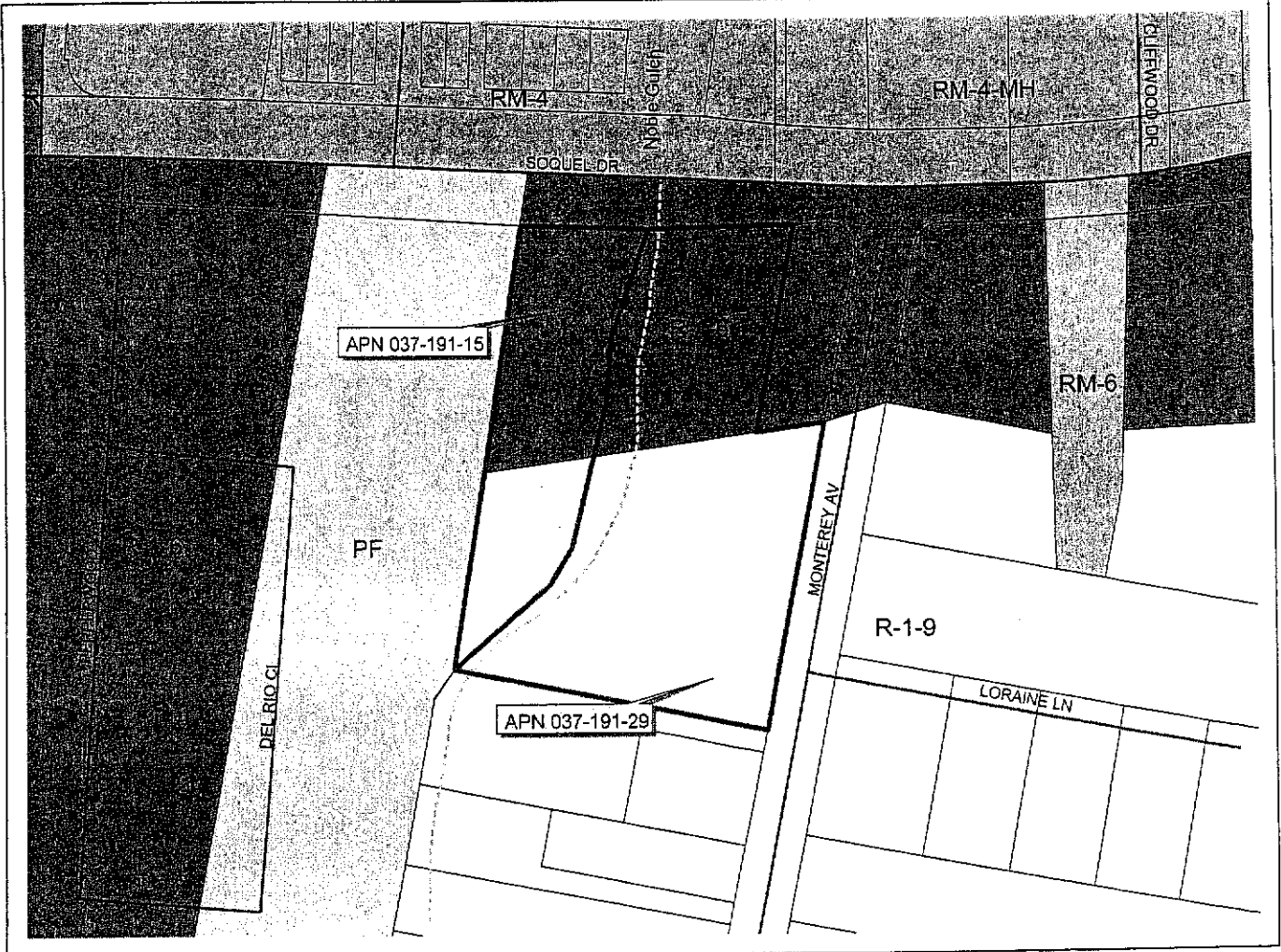
25

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

Assessor's Map No. 37-19
County of Santa Cruz, Calif.
May, 1998



Zoning Map



200 0 200 400 600 Feet

Legend

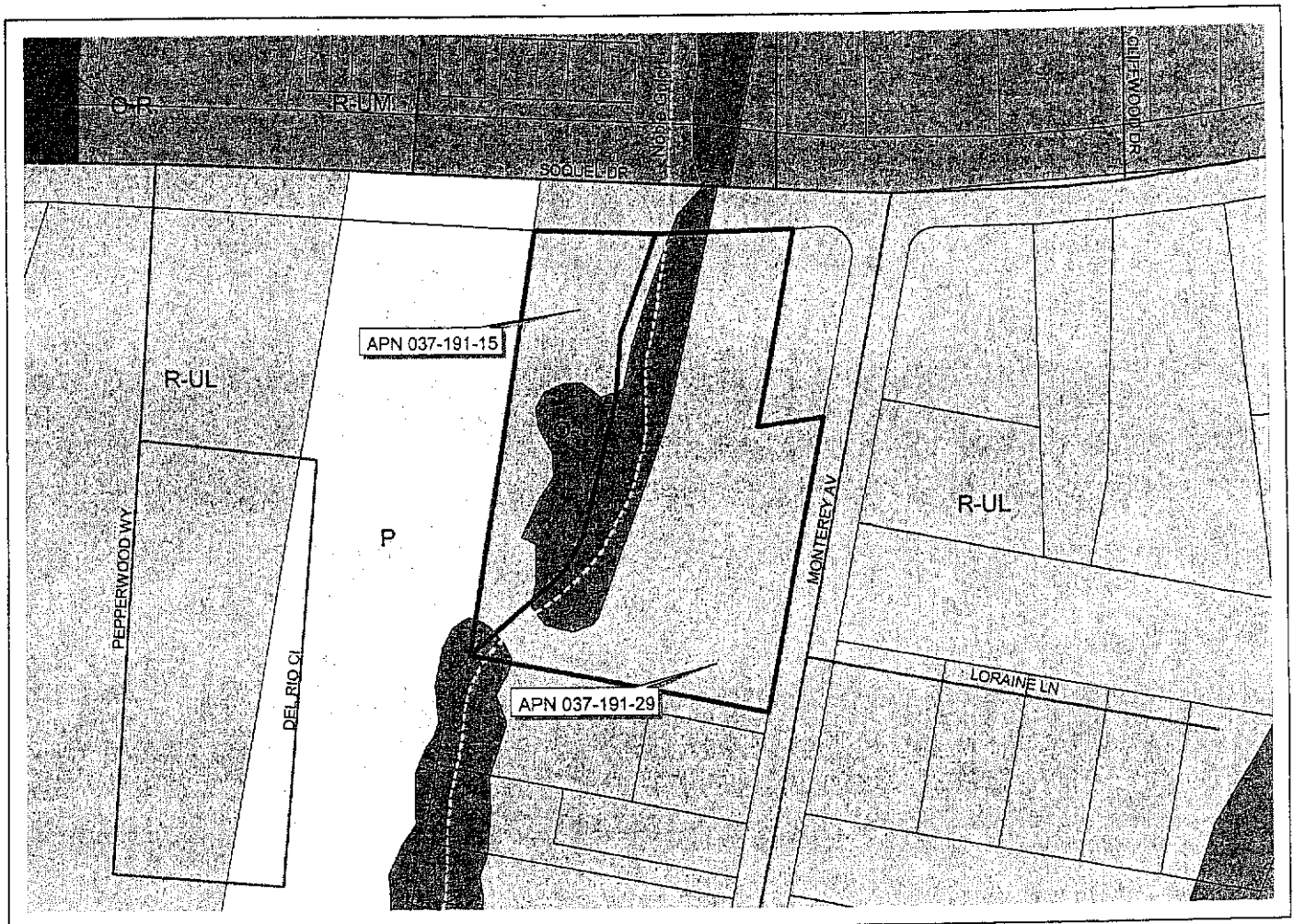
	APN 037-191-15,29
	Streets
	Intermittent Stream
	R-1-6
	PR
	RM
	PF
	R-1-9

Environmental Review Initial Study
ATTACHMENT 3
APPLICATION 04-0092



Map created by Santa Cruz County
 Planning Department:
 March 2004

General Plan Map



200 0 200 400 600 Feet

Environmental Review Initial Study

ATTACHMENT 4
APPLICATION 04-0092

Legend

	APN 037-191-15,29
	Streets
	Intermittent Stream
	Parks and Recreation
	Urban Open Space
	Public Facilities
	Residential- Urban Low Density
	Residential- Urban Medium Density

N



Map created by Santa Cruz County
Planning Department:
March 2004

Project Data

Owner & Subdivider
 4700 MARINE AVENUE, SUITE 200
 SANTA MONICA, CALIFORNIA 90405

Existing Zoning
 R-14 AND R-15

Existing Use
 RESIDENTIAL

Proposed Use
 RESIDENTIAL, HIGH-DENSITY

Water Supply
 SOUTHERN CALIFORNIA GAS COMPANY

Sewer Disposal
 SOUTHERN CALIFORNIA GAS COMPANY

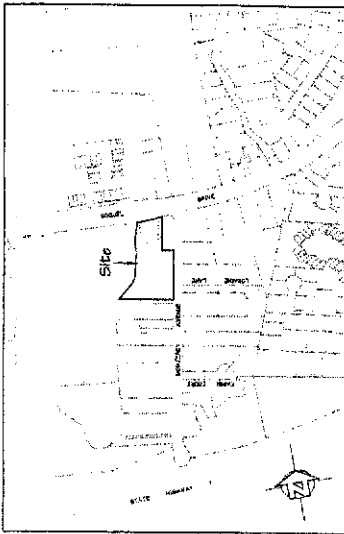
Gas & Electric
 PACIFIC GAS AND ELECTRIC

Area Subject to Inundation
 FROM TOP OF DRAIN DRAINAGE TO THE PRESENT BOUNDARY

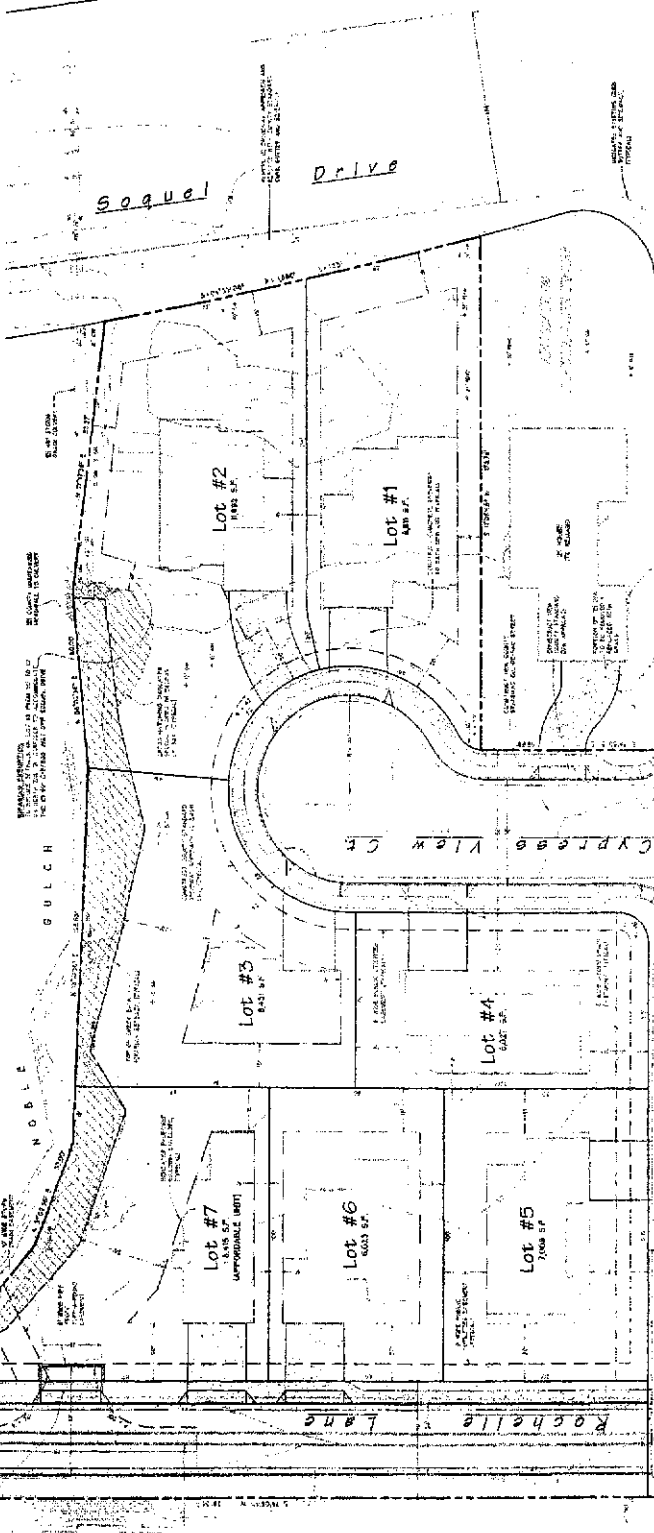
Total Area of Site
 7.522 SQUARE FEET / 17 ACRES

Benchmark
 SANTA MONICA COUNTY BENCHMARK, A BRASS 2x4
 SET IN CONCRETE, LOCATED AT THE CORNER OF
 MARINE AVENUE AND 47TH STREET, SANTA MONICA,
 CALIFORNIA. THE BENCHMARK IS THE POINT OF
 BEGINNING FOR THE SURVEY. THE BENCHMARK IS
 10.00 FEET FROM THE CORNER OF MARINE AVENUE
 AND 47TH STREET, SANTA MONICA, CALIFORNIA.

Sheet Index
 SHEET # DESCRIPTION
 1000 EXISTING MAP - SITE PLAN
 1001 EXISTING MAP - EXISTING ZONING PLAN
 1002 EXISTING MAP - EXISTING ZONING PLAN
 1003 EXISTING MAP - EXISTING ZONING PLAN
 1004 EXISTING MAP - EXISTING ZONING PLAN
 1005 EXISTING MAP - EXISTING ZONING PLAN
 1006 EXISTING MAP - EXISTING ZONING PLAN
 1007 EXISTING MAP - EXISTING ZONING PLAN
 1008 EXISTING MAP - EXISTING ZONING PLAN
 1009 EXISTING MAP - EXISTING ZONING PLAN
 1010 EXISTING MAP - EXISTING ZONING PLAN



Vicinity Map
 SCALE: 1" = 100'



NOTE
 THE ENGINEER HAS MADE A SITE
 VISIT TO THE PROJECT AND HAS
 FOUND THE DATA TO BE
 ACCURATE, COMPLETE AND SUFFICIENT OF
 THE BOUNDARY AND/OR TOPOGRAPHIC DATA

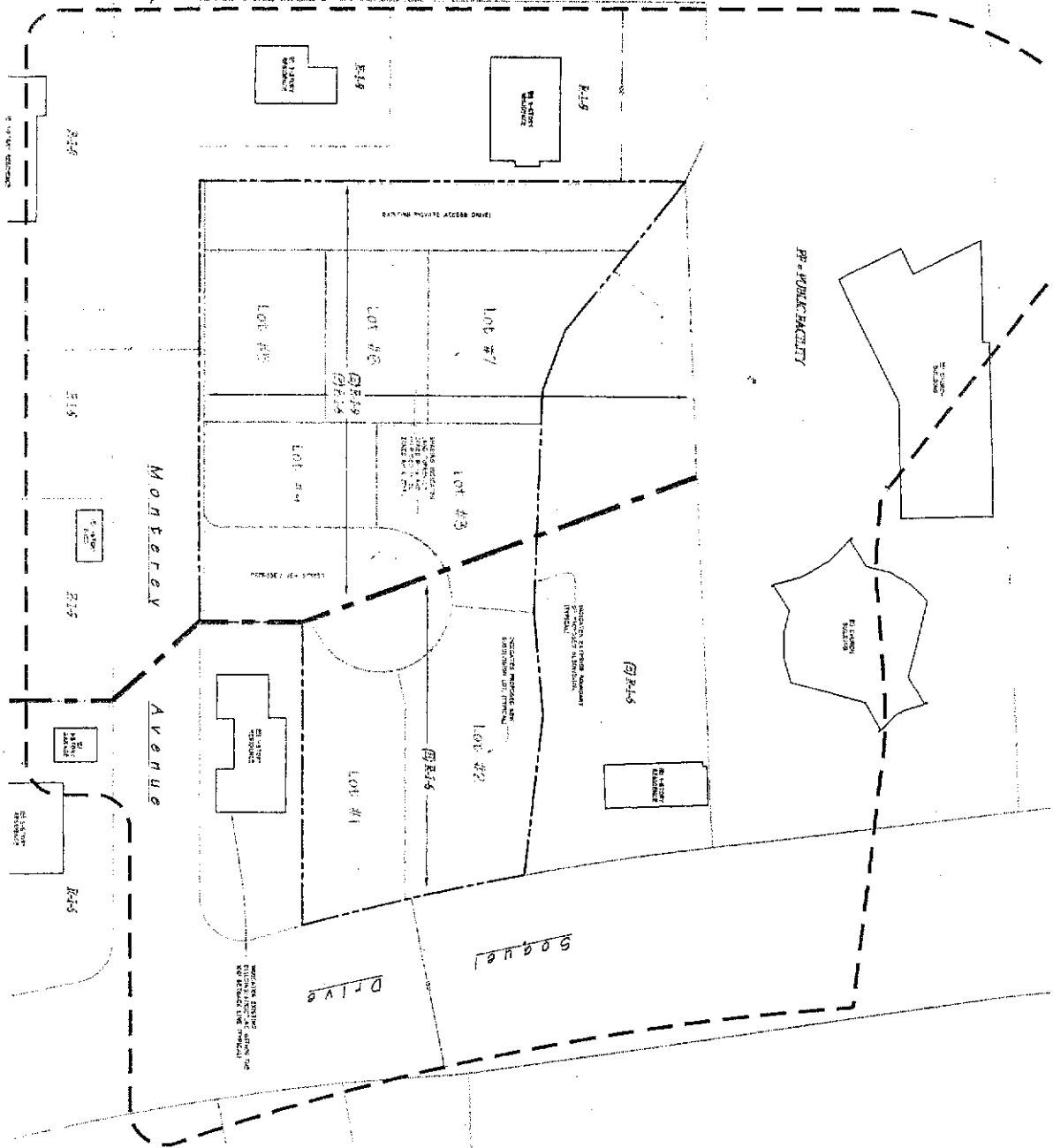
Tentative Map - Site Plan
 SCALE: 1" = 100'

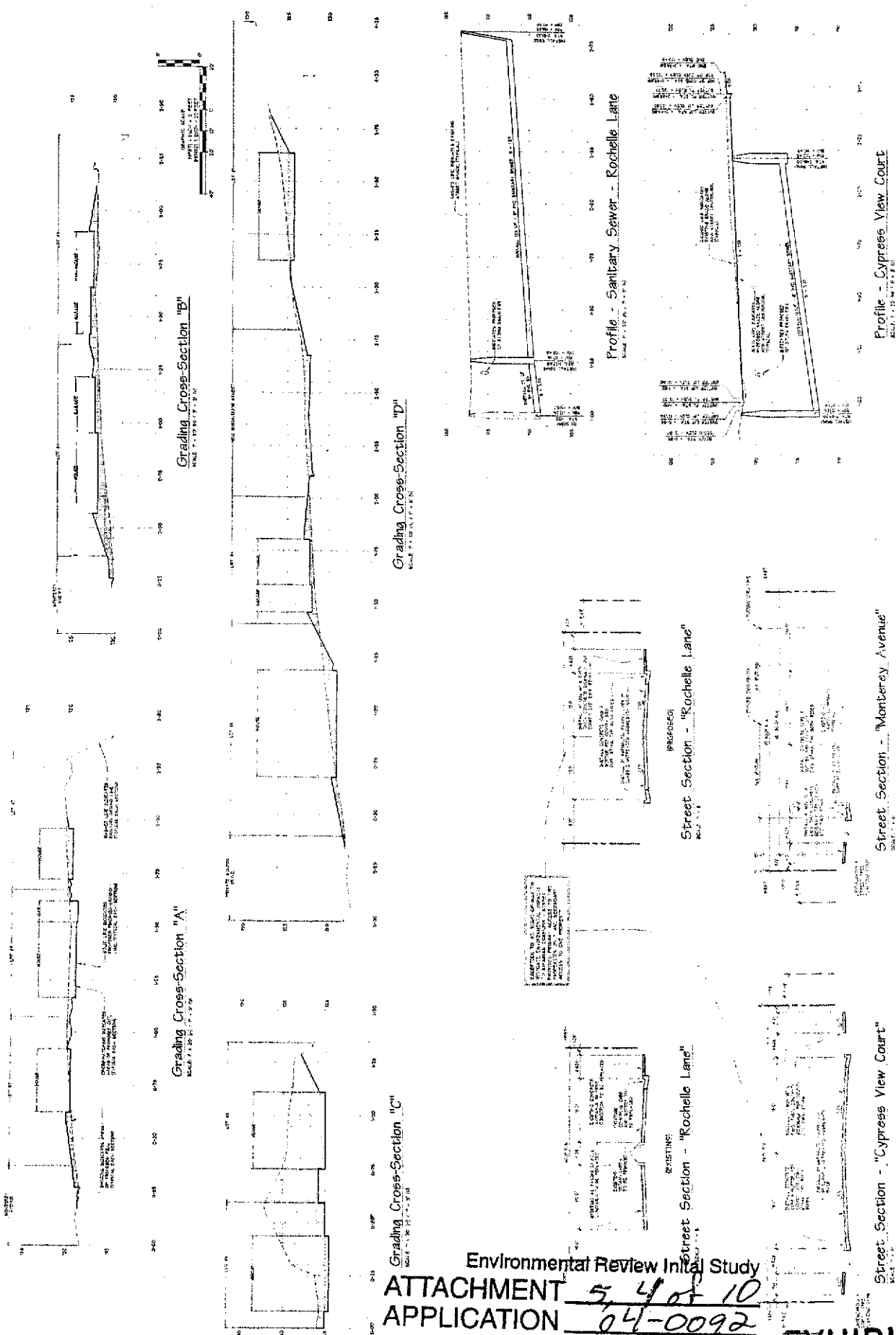
Environmental Review Initial Study
 ATTACHMENT 5, 1 of 10
 APPLICATION 05-00922

Environmental Review Initial Study
 ATTACHMENT 5, 2 of 10
 APPLICATION 04-0092



Surrounding Areas and Existing Zoning Plan





Environmental Review Initial Study
ATTACHMENT 5, 4 of 10
APPLICATION 04-0092

Erosion Control Notes

1. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL SURFACE AND TO MAINTAIN THE STABILITY OF THE SOIL SURFACE.
2. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL SURFACE AND TO MAINTAIN THE STABILITY OF THE SOIL SURFACE.
3. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL SURFACE AND TO MAINTAIN THE STABILITY OF THE SOIL SURFACE.
4. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL SURFACE AND TO MAINTAIN THE STABILITY OF THE SOIL SURFACE.
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10. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL SURFACE AND TO MAINTAIN THE STABILITY OF THE SOIL SURFACE.

The site plan shows a residential subdivision with 10 lots. Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 are shown with their respective boundaries. Erosion control measures are indicated by dashed lines and labels. Grading limits are shown with solid lines and labels. A north arrow is located in the upper left corner of the plan. A scale bar is located in the upper right corner of the plan.

Filter Fabric Drop Inlet Sediment Barrier

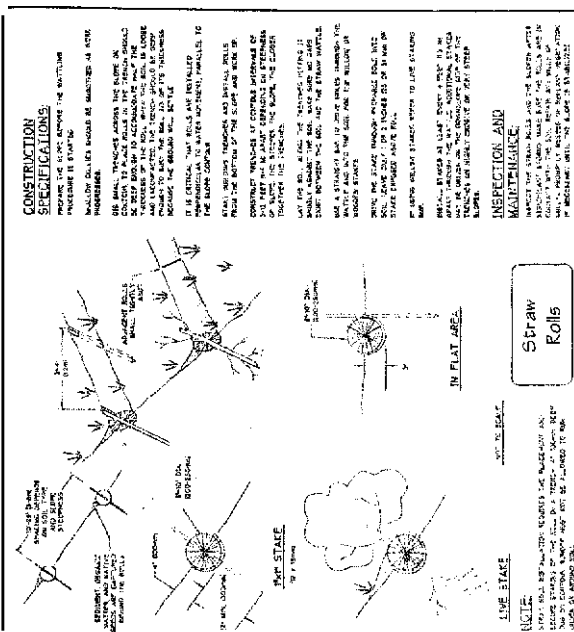
The diagram shows a cross-section of a filter fabric drop inlet sediment barrier. It consists of a concrete wall with a filter fabric curtain attached to it. The barrier is designed to catch sediment and debris before it enters the drop inlet. The diagram is labeled with dimensions and materials.

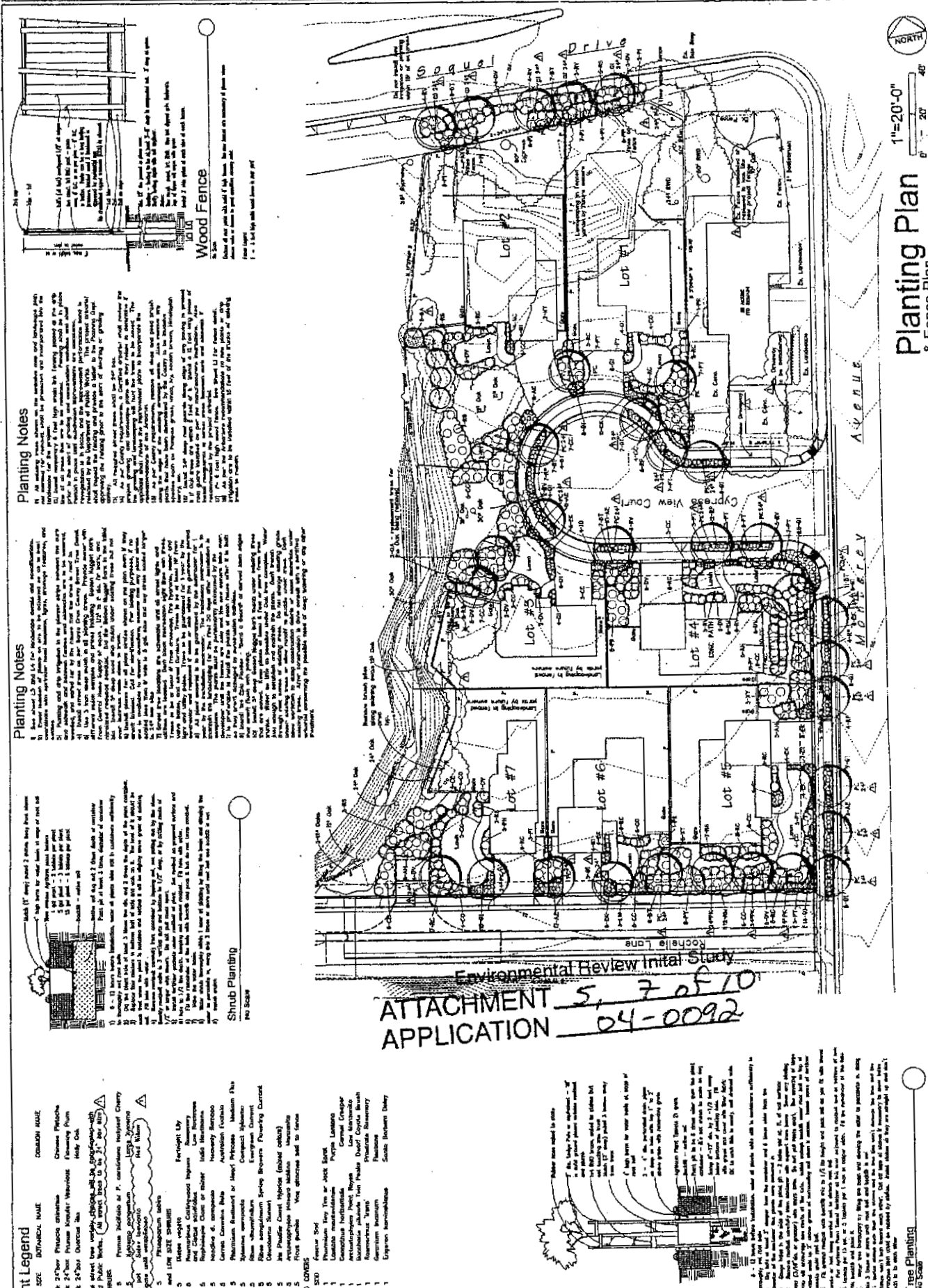
Site Erosion Control Plan

Environmental Review Initial Study
ATTACHMENT 5, 5 of 10
APPLICATION 04-0092

59

EXHIBIT





KEY	SIZE	DATE/NAME	COMMENTS
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Drip Irrigation Notes

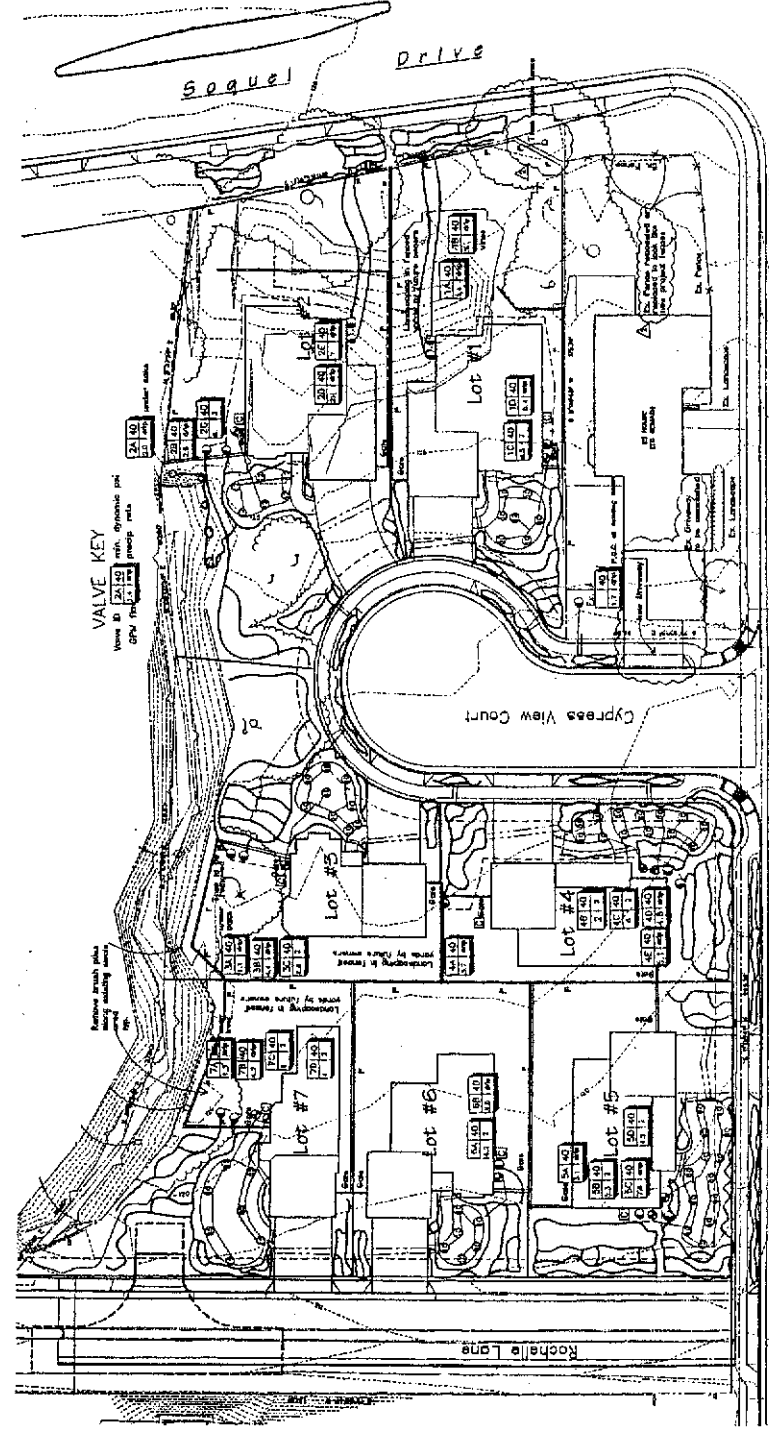
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Irrigation Notes

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KEY	NAME, #	RECEPTION	MAGAZ	PHI
①	TONO 070289-9C	① p-pup with 17 white marks	① 25.14.45	30
②	TONO 070289-9C	② p-pup with 17 white marks	② 26.08.33	30
③	TONO 070289-9C	③ p-pup with 17 white marks	③ 26.08.33	30
④	TONO 070289-9C	④ p-pup with 17 white marks	④ 26.08.33	30
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Irrigation Plan
1"=20'-0"
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Environmental Review Initial Study
ATTACHMENT 5, 8 of 10
APPLICATION 15-092

Environmental Review Initial Study

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1. The first step in the process of the development of the system is the identification of the requirements. This is done by the user and the system designer. The user provides the requirements and the system designer provides the system architecture. The system architecture is then used to design the system. The system is then implemented and tested. The system is then deployed and used. The system is then maintained and updated. The system is then retired.

2. The second step in the process of the development of the system is the design of the system. This is done by the system designer. The system designer designs the system architecture and the system components. The system architecture is then used to design the system components. The system components are then implemented and tested. The system components are then deployed and used. The system components are then maintained and updated. The system components are then retired.

3. The third step in the process of the development of the system is the implementation of the system. This is done by the system designer. The system designer implements the system architecture and the system components. The system architecture is then used to implement the system components. The system components are then implemented and tested. The system components are then deployed and used. The system components are then maintained and updated. The system components are then retired.

4. The fourth step in the process of the development of the system is the testing of the system. This is done by the system designer. The system designer tests the system architecture and the system components. The system architecture is then used to test the system components. The system components are then tested and tested. The system components are then deployed and used. The system components are then maintained and updated. The system components are then retired.

5. The fifth step in the process of the development of the system is the deployment of the system. This is done by the system designer. The system designer deploys the system architecture and the system components. The system architecture is then used to deploy the system components. The system components are then deployed and tested. The system components are then deployed and used. The system components are then maintained and updated. The system components are then retired.

6. The sixth step in the process of the development of the system is the maintenance of the system. This is done by the system designer. The system designer maintains the system architecture and the system components. The system architecture is then used to maintain the system components. The system components are then maintained and tested. The system components are then maintained and used. The system components are then maintained and updated. The system components are then retired.

7. The seventh step in the process of the development of the system is the retirement of the system. This is done by the system designer. The system designer retires the system architecture and the system components. The system architecture is then used to retire the system components. The system components are then retired and tested. The system components are then retired and used. The system components are then retired and updated. The system components are then retired.

8. The eighth step in the process of the development of the system is the update of the system. This is done by the system designer. The system designer updates the system architecture and the system components. The system architecture is then used to update the system components. The system components are then updated and tested. The system components are then updated and used. The system components are then updated and updated. The system components are then retired.

9. The ninth step in the process of the development of the system is the retirement of the system. This is done by the system designer. The system designer retires the system architecture and the system components. The system architecture is then used to retire the system components. The system components are then retired and tested. The system components are then retired and used. The system components are then retired and updated. The system components are then retired.

10. The tenth step in the process of the development of the system is the update of the system. This is done by the system designer. The system designer updates the system architecture and the system components. The system architecture is then used to update the system components. The system components are then updated and tested. The system components are then updated and used. The system components are then updated and updated. The system components are then retired.

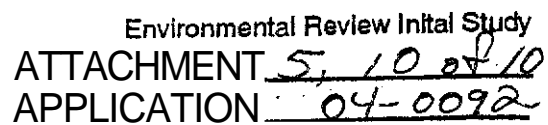
Cypress View
Soquel Dr. @ Monterey Ave., Santa Cruz County



GREGORY LEWIS LANDSCAPE ARCHITECT INC.
724 North Hwy. 1000, Suite 100, Chula Vista, CA 92011 (619) 425-1171 FAX (619) 425-1177

101010101

Landscape Details





COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

December 15, 2004

Larry and Margaret Sanders
450 Tola Ranch Road
Soquel, CA 95076

Subject: Review of Geotechnical Report by Bauldry Engineering Dated January;
Project No. 0252-SZ973-E51);
APN: 037-191-15,29, Application No's: 04-0092

Dear Larry and Margaret Sanders:

The purpose of this letter is to Inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. Prior to building permit issuance a *plan review letter* shall be submitted to Environmental Planning. The author of the report shall write this letter and shall state that the project plans conform to the report's recommendations.

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc may require resolution by other agencies.

Please call the undersigned at 454-(3175) if we can be of any further assistance.

Sincerely,


Joe Hanna

County Geologist

Cc: Robin Bolster, Environmental Planning
Bauldry Engineering

Environmental Review Initial Study
ATTACHMENT 6
APPLICATION 04-0092

02139.1

GEOTECHNICAL INVESTIGATION
PROPOSED SUBDIVISIONS
PARCEL A : APN 037-191-29
PARCEL B: APN 037-191-14
SOQUEL DRIVE AND MONTEREY AVENUE
SOQUEL, CALIFORNIA

Monterey ave.

FOR
CHRISTIAN LIFE CENTER
SANTA CRUZ, CALIFORNIA

BY
BAULDRY ENGINEERING
CONSULTING GEOTECHNICAL ENGINEERS
0253-SZ973-E51
JANUARY 2003

Environmental Review Initial Study

ATTACHMENT 7 10/12
APPLICATION 09-00912

CONCLUSIONS, DISCUSSIONS AND RECOMMENDATIONS

PRIMARY GEOTECHNICAL ISSUES

1. Site Viability

The results of our investigation indicate that from a Geotechnical Engineering standpoint the property may be developed as proposed. It is our opinion that, provided our recommendations are followed, the proposed development can be designed and constructed to an "ordinary" level of risk and performance as defined below:

"Ordinary Risk": Resist minor earthquakes without damage: resist moderate earthquakes without structural damage, but with some non-structural damage: resist major earthquakes of the intensity or severity of the strongest experienced in California without collapse, but with some structural damage as well as non-structural damage. In most structures it is expected that structural damage, even in a major earthquake, could be limited to repairable damage. (Source: Meeting the Earthquake Challenge, Joint Committee on Seismic Safety of the California Legislature, January 1974).

If the property owner desires a higher level of performance for this project, supplemental design and construction recommendations will be required.

2. Primary Geotechnical Constraints

Based on our field and laboratory investigations, it is our opinion that the primary geotechnical issues associated with the design and construction of the proposed subdivision are the following:

a. The Presence of Non-Engineered Fill

Parcel A: Our subsurface investigation revealed a 6 to 12 inch veneer of fill across much of the site, a localized 3% foot deep pod of fill in a central area, and a stockpile of fill in the northern section of the site.

Parcel B: The southern and south-central areas of Parcel B contain a considerable amount of fill. Our borings in the southern end of the field encountered approximately 5 feet of non-engineered fill. The fill generally decreased in thickness in a northerly direction, towards the parking lot and existing office/child care structure. Approximately 3% feet of non-engineered fill was encountered beneath the south end of the parking lot (Boring No. 13). The fill encountered was loose to medium dense. Our borings and a visual examination of the face of the fill slopes revealed rubble and organics within the fill.

It should be anticipated that non-engineered fills subject to new loads may settle. Additionally, the fill may settle due to changes in subsurface moisture produced by landscape watering, utility leaks, or utility trenches acting as moisture conduits. It is possible that the fill contains significant pockets of deleterious material not detected in our subsurface investigation:

Environmental Review Initial Study
ATTACHMENT 7, 2 of 12
APPLICATION 04-0092

b. Loose Native Soil:

Both Parcel A and Parcel B contain loose native soils within the upper soil stratum. Additionally, the demolition of any of the existing structures will result in significant disturbance of the upper soils. It should be anticipated that any structure constructed over loose or disturbed soil would have differential bearing conditions and could settle. Pavement constructed over loose or disturbed soil is susceptible to settlement, rutting and cracking.

c. Creek Bank Failure: It should be anticipated the slopes along the creek will retreat and may have localized slope failures.

d. Mitigation Measures

Non-Engineered Fill - Parcel A: - To mitigate the potential adverse effects due to the presence of non-engineered fill, we recommend that all existing fill in the proposed building, pavement, and site improvement areas be removed and replaced as engineered fill.

Non-Engineered Fill - Parcel B: - To mitigate the potential adverse effects due to the presence of non-engineered fill, we recommend that all existing fill in the southern and central sections of Parcel B be removed and replaced as engineered fill. In the northern section of Parcel B, all existing fill in proposed new building, pavement, and site improvement areas should be removed and replaced as an engineered fill.

Loose Native Soil: To mitigate potential problems due to the presence of loose and disturbed native soils within the upper soil stratum and to provide relatively uniform foundation bearing conditions, we recommend that the upper native soils in proposed building, pavement, and site improvement areas be removed and recompacted as an engineered fill. Recommendations for excavating and recompacting the upper soils are provided in the SUBGRADE PREPARATION section of this report.

Creek Bank Failure: To mitigate the potential for damage to new buildings, we recommend that all new buildings be set back a minimum of 20 feet from the top of the bank and beyond a line sloping up from the toe of the bank at a 2:1 (horizontal to vertical) gradient, whichever is the greater distance.

POST REPORT SERVICES

3. Plan Review

Grading, foundation, drainage and retaining wall plans should be reviewed by the Geotechnical Engineer during their preparation and prior to contract bidding to insure that the recommendations of this report have been included and to provide additional recommendations, if needed.

4. Construction Observation and Testing

Field observation and testing must be provided during construction by a representative of Bauldry Engineering to enable them to form an opinion regarding the adequacy of the site preparation, the acceptability of fill materials, and the extent to which the foundation, retaining wall, drainage, and earthwork construction, including the degree of compaction, comply with the specification requirements. Any work related to foundation, retaining wall, drainage, or earthwork construction, or grading performed without the full knowledge of,

Environmental Review Initial Study

ATTACHMENT 7 3 of 12
APPLICATION 080092

January 28, 2003

and not under the direct observation of Bauldry Engineering, the Geotechnical Engineer, will render the recommendations of this report invalid.

5. Notification and Preconstruction Meeting

The Geotechnical Engineer should be notified at least four (4) working days prior to any site clearing and grading operations on the property in order to observe the stripping and disposal of unsuitable materials, and to coordinate this work with the grading contractor. During this period, a pre-construction conference should be held on the site, with at least the owner's representative, the contractor, and one of our engineers present. At this time, the project specifications and the testing and construction observation requirements will be outlined and discussed.

EARTHWORK AND GRADING

6. Initial Site Preparation

The initial preparation of the site will consist of the removal of the existing structures, foundations, abandoned underground utilities, concrete slabs, all subsurface obstructions, trees, and root balls, as necessary. All debris must be completely removed. Septic tanks and leach lines, if found, must be completely removed. Soils contaminated with deleterious material should be removed from the site. The extent of this soil removal will be designated by the Geotechnical Engineer in the field.

All voids, including those created by the demolition of the structures, foundations, subsurface obstructions, utilities, septic tanks, leach lines, or trees and root balls must be backfilled with properly compacted non-expansive native soils that are free of organic and other deleterious materials or with approved import fill.

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

7. Stripping

Following the initial site preparation and demolition, surface vegetation and organically contaminated topsoil should be stripped from the area to be graded. This organic rich soil may be stockpiled for future landscaping. The required depth of stripping will vary with the time of year and must be based upon visual observations of the Geotechnical Engineer. It is anticipated that the depth of stripping may be 2 to 4 inches.

8. Subgrade Preparation

Parcel A: Following the stripping and backfilling of voids, all existing fill in proposed building, pavement, and site improvement areas should be removed.

Following fill removal, the exposed soils in the building areas should be removed to a minimum depth of 36 inches below existing grade or as designated by the Geotechnical Engineer. The earth materials exposed at the base of the excavation should be scarified, moisture conditioned and compacted. The excavated soil may then be placed in thin lifts. Recompacted sections should extend 5 feet beyond all building perimeters. There should be a minimum of 18 inches of engineered fill under all foundation elements.

Environmental Review Initial Study
ATTACHMENT 7, 4 of 4
APPLICATION

69 8
EXHIBIT D

January 28, 2003

The excavation and recompaction in the roadway and parking areas should extend to a minimum depth of 18 inches below the original ground surface and should result in a minimum of 12 inches of recompacted material below all roadway sections. Recompacted sections should extend 2 feet beyond all building and pavement areas.

Parcel B:

Following the stripping and backfilling of voids, we recommend that all existing fill in the southern and central sections of Parcel B be removed. The earth materials exposed at the base of the excavation should be scarified, moisture conditioned and compacted. The excavated soil may then be replaced as an engineered fill in thin lifts.

Within the northern section of Parcel B, all existing fill in proposed new building, pavement, and site improvement areas should be removed. Following fill removal, the exposed soils in the building areas should be removed to a minimum depth of 36 inches below existing grade or as designated by the Geotechnical Engineer. The earth materials exposed at the base of the excavation should be scarified, moisture conditioned and compacted. The excavated soil may then be placed in thin lifts. Recompacted sections should extend 5 feet beyond all building perimeters. There should be a minimum of 18 inches of engineered fill under all foundation elements.

The excavation and recompaction in the roadway and parking areas should extend to a minimum depth of 18 inches below the original ground surface and should result in a minimum of 12 inches of recompacted material below all roadway sections. Recompacted sections should extend 2 feet beyond all pavement areas.

9. Compaction Requirements

The minimum compaction requirements are outlined in the table below:

Minimum Compaction Requirements

Percent of Maximum Dry Density	Location
95%	<ul style="list-style-type: none"> • All aggregate base and subbase in pavement areas • The upper 8 inches of subgrade in pavement areas • All utility trench backfill in pavement areas
90%	All remaining native soil and fill material
The maximum dry density will be obtained from a laboratory compaction curve run in accordance with ASTM Procedure #D1557. This test will also establish the optimum moisture content of the material. Field density testing will be in accordance with ASTM Test #D2922.	

Environment at Review Initial Study

APPENDIX 7 04-0092

January 28, 2003

11. Engineered Fill Material

The native soil and/or imported fill may be used as engineered fill for the project as indicated below.

Re-use of the native soil will require the following:

- a. Segregation of all expansive soil encountered during the excavation operation. Expansive soil should be removed from the construction area or may be used as engineered fill below a depth of 6 feet if determined acceptable by the Geotechnical Engineer in the field.
- b. Removal of organics, deleterious material, and cobbles larger than 3 inches in size.
- c. Thorough mixing and moisture conditioning of approved native soil.

All imported engineered fill material should meet the criteria outlined below.

- a. Granular, well graded, with sufficient binder to allow utility trenches to stand open
- b. Minimum Sand Equivalent of 20 and Resistance "R" Value of 30
- c. Free of deleterious material, organics and rocks larger than 2 inches in size
- d. Non-expansive with a Plasticity Index below 12

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

12. Erosion Control

The surface soils are classified as moderately to highly erodable. All finished and disturbed ground surface, including all cut and fill slopes, should be prepared and maintained to reduce erosion. This work, at a minimum, should include track rolling of the slope and effective planting. The protection of the slopes should be installed as soon as practicable so that a sufficient growth will be established prior to inclement weather conditions. It is vital that no slope be left standing through a winter season without the erosion control measures having been provided. The ground cover should be continually maintained to minimize surface erosion.

CUT AND FILL SLOPES**13. Cut and Fill Slope Height and Gradient**

Cut and fill slopes shall not exceed a 2:1 (horizontal to vertical) gradient and a 5 foot vertical height unless specifically reviewed by the Geotechnical Engineer. All fill slopes should be constructed with engineered fill meeting the minimum density requirements of this report. The above recommended gradients do not preclude periodic maintenance of the slopes, as minor sloughing and erosion may take place.

14. Fill Slope Keyways

Fill slopes should be keyed into the native slopes with a 10 foot wide base keyway that is sloped negatively at least 2% into the bank. The depth of the keyways will vary, depending on the materials encountered. It is anticipated that the depth of the keyways may be 3 to 6 feet, but at all locations shall be at least 2 feet into firm material. Subsequent keys may be required as the fill section progress upslope. The Geotechnical Engineer will designate keys in the field. See Figure No. 22 for general details.

Environmental Review Initial Study

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APPLICATION - 92

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15. Subsurface Drainage

Our recommended cut and fill slope gradients assume that the soil moisture is a result of precipitation penetrating the slope face, and not a result of subsurface seeps or springs, which can destabilize slopes with hydrostatic pressure. All groundwater seeps encountered during construction should be adequately drained to maintain stable slopes **at** the recommended gradients. Drainage facilities may include subdrains, gravel blankets, rock-filled surface trenches or horizontally drains. The Geotechnical Engineer will determine the drainage facilities required during the grading operations.

16. Cut and Fill Slope Setbacks

The toe of all fill slopes should be set back a minimum of 8 feet horizontally from the top of all cut slopes. A lateral surface drain should be placed between the cut and fill slopes.

FOUNDATIONS- SPREAD FOOTINGS**17. Plan Review**

We request an opportunity to review the foundation plans and details during the design and prior to completion to determine if supplemental recommendations will be required.

18. General Description of Foundation

It is our opinion that an appropriate foundation system to support the proposed structures will consist of reinforced concrete spread footings constructed as an interconnected grid and bedded into engineered fill. The grid system should consist of continuous exterior footings tied together with continuous interior footings to form an interconnected foundation grid. The foundation grid should be designed to move as a unit and resist differential settlement.

The footings should be bedded into properly compacted fill prepared in accordance with the EARTHWORK AND GRADING Section of this report.

19. General Design and Construction Recommendations

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

No footing should be placed closer than 8 feet to the top of a fill slope or **6 feet** from the base of a cut slope. Actual foundation set backs may be greater if required by applicable UBC or government Standards.

The footing excavations should be thoroughly saturated prior to placing concrete

Footing excavations must be observed by a representative of Bauldry Engineering before steel is placed and concrete is poured to insure bedding into proper material.

20. Minimum Footing Dimensions

Footing widths should be based on allowable bearing values but not **less** than the minimum requirements shown in the table below.

Environmental Review Initial Study
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APPLICATION 04-0092

Structure Type	Footing Width	Footing Depth*
1 and 2 Story Structures	15 inches	18 inches
3 Story Structure	18 inches	24 inches
*NOTE: Footing embedment depths are measured from the lowest undisturbed interior or exterior ground surface adjacent to the footing.		

21. Allowable Bearing Capacity

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

- 1,800 psf for Dead plus Live Load
- a 1/3rd increase for Seismic or Wind Load

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

SLAB-ON-GRADE FLOOR SYSTEMS

22. Slab-on-Grade Floor Design

Concrete slab-on-grade floors may be used for ground level construction on engineered fill. The slab-on-grade floors should be constructed in accordance with the recommendations provided in the EARTHWORK AND GRADING section of this report.

Slabs may be structurally integrated with the footings or constructed as "free floating" slabs. Free floating slabs should be provided with a minimum ¼ inch felt separation between the slab and footings. Free floating slabs must be designed and constructed as completely independent of the foundation system.

Slab thickness, reinforcement, doweling, and dummy joints or similar type crack control devices should be determined by the Project Structural Engineer.

23. Moisture Control - Capillary Break

All concrete slabs-on-grade should be underlain by a minimum 4 inch thick capillary break of ¾ inch clean crushed rock. It is recommended that neither Class 2 baserock nor sand be employed as the capillary break material.

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

24. Subgrade Saturation

It is important that the subgrade soils be adequately moisture conditioned prior to concrete placement. Requirements for pre-wetting the subgrade soil will depend on soil type and seasonal moisture conditions, and will be determined by the Geotechnical Engineer at the time of construction.

RETAINING WALLS AND LATERAL PRESSURES

25. Retaining Wall Foundations

Spread Footings: Retaining walls may be founded using a spread footing foundation. All footings should be embedded a minimum of 18 inches into firm native soil or engineered fill. Footings should be set back a minimum of 8 horizontal feet from the face of descending slopes.

Retaining wall footings which are embedded in the firm native soil or engineered fill, and constructed in accordance with the preceding conditions, may be designed for the following allowable bearing capacities. Should the footing sizes vary significantly from those provided below, supplemental design criteria should be provided.

Retaining Wall Footings		
Footing Width	Embedment Depth	Bearing Capacity
3 feet	18 inches	1,900 psf
4 feet	18 inches	2,280 psf
5 feet	18 inches	2,660 psf
6 feet	18 inches	3,040 psf

Design for a "coefficient of friction" of 0.35 between the base of the footing and the soil.

26. Lateral Pressures

Retaining walls should be fully drained and designed using the following criteria:

- When walls are free to yield an amount sufficient to develop the active earth pressure condition (about 1/2% of height), design for active earth pressures as listed below. When walls are restrained at the top design for at-rest pressures.

Slope of Backfill	Active Earth Pressure	At-Rest Earth Pressure
Horizontal	40 psf/ft of depth	60 psf/ft of depth
2:1 (H:V)	50 psf/ft of depth	85 psf/ft of depth

- For resisting passive earth pressure use 275 psf/ft of depth. Neglect passive pressure in the top 12 inches of soil.
- For live or dead loads which transmit a force to the wall refer to Figure No. 23.
- Retaining walls should be designed for the lateral seismic forces listed in the following table. The resultant seismic force on the wall acts at a point $0.6H$ up from the base of the wall. H is the height of the retained soil in feet. Lateral seismic forces are based on the Mononobe-Okabe method of analysis.

Environmental Review Initial Set
ATTACHMENT 7 9 of 12
APPLICATION 04-0092

Restraint Condition	Resultant Seismic Force (lbs.)
Free to Yield (active pressure condition)	$9 H^2$
Non-Yielding (at-rest pressure condition)	$19 H^2$

27. Retaining Wall Drains

The above criteria are based on fully drained conditions. We recommend the retaining wall be constructed with a drain meeting the following criteria:

- The drain should be constructed using permeable material meeting the State of California Standard Specification Section 68-1.025, Class **■ Type A**.
- The permeable material should be a minimum of 12 inches in width and should extend to within 12 inches of the ground surface.
- Mirafi 140 filter fabric, or equivalent, should be placed horizontally over the top of the permeable material and then compacted native soil placed to the ground surface.
- A 4-inch diameter rigid perforated plastic or metal drainpipe should be placed 3 inches above the base of the permeable material.
- The drain line and should be discharged to an approved location away from the footing area.

28. Compaction of Backfill

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

29. Water Proofing Retaining Walls

A water proofing system, including but not limited to water stops, bentonite board composite and/or concrete sealant or other appropriate options, should be considered to reduce moisture in below grade portions of the structure, as recommended by your architect. The retaining wall drain should not be considered to be waterproofing.

UTILITY TRENCHES

30. Utility Trench Set Backs

Utility trenches that are parallel to the sides of the building should be placed so that they do not extend below a line with a 2:1 (horizontal to vertical) gradient extending from the bottom outside edge of all footings.

31. Utility Trench Backfill

Trenches may be backfilled with the native materials or approved import granular material with the soil compacted in thin lifts to a minimum of 95% of its maximum dry density in paved areas and 90% in other areas. Jetting of the trench backfill should be carefully considered as it may result in an unsatisfactory degree of compaction.

Environmental Review Initial Study
ATTACHMENT 7 10 of 12
APPLICATION 04-0092

32. Shoring

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

SURFACE DRAINAGE

33. Surface Grades and Storm Water Runoff

Water must not be allowed to pond on building pads, parking areas or adjacent to foundations. Final grades should slope away from foundations such that water is rapidly transported to drainage facilities. The ground adjacent to and surrounding the building pad should be sloped away from the structures with a minimum gradient of $\frac{1}{2}$ inches per foot for a distance of 6 feet on all sides of the building.

Concentrated surface water should be controlled using lined ditches, catch basins, and closed conduit piping, or other appropriate facilities, and should be discharged at an approved location away from structures and graded areas. We recommend that concentrated storm water runoff systems be provided with energy dissipators that minimize erosion. Concentrated storm water must not be discharged on or adjacent to fill slopes. If feasible, concentrated storm water should be conveyed to the street and storm drain system.

34. Roof Discharge

All roof eaves should be guttered, with the outlets from the downspouts provided with adequate capacity to carry the storm water away from the structures and graded areas. Concentrated roof runoff should be transported in a closed conduit which discharges at an approved location. Roof runoff should be discharged using energy dissipators, or other facilities, that minimize erosion. Roof runoff must not be discharged on or adjacent to fill slopes. Where feasible, concentrated roof runoff should be conveyed to the street and storm drain system.

35. Protection of Cut and Fill Slopes

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

36. Maintenance and irrigation

The building and surface drainage facilities must not be altered, and there should be no modifications of the finished grades at the project site without first consulting Bauldry Engineering, the Project Geotechnical Engineer.

Irrigation activities at the site should not be done in an uncontrolled or unreasonable manner. We recommend that landscaping be done with native and drought tolerant plants.

PAVEMENT DESIGN

37. General Pavement Recommendations

The design of the pavement section was beyond our scope of services for this project. To have the selected pavement sections perform to their greatest efficiency, it is very important that the following items be considered:

Environmental Review Initial Study

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APPLICATION 04-0092

January 28, 2003

- a. Properly moisture condition the subgrade and compact it to a minimum of 95% of its maximum dry density, at a moisture content 1-3% over the optimum moisture content.
- b. Provide sufficient gradient to prevent ponding of water
- c. **Use** only quality materials of the type and thickness (minimum) specified. All baserock must meet CALTRANS Standard Specifications for Class 2 Aggregate Base, and be angular in shape.
- d. Compact the base and subbase uniformly to a minimum of 95% of its maximum dry density.
- e. Place the asphaltic concrete only during periods of fair weather when the free air temperature is within prescribed limits.
- f. Maintenance should be undertaken on a routine basis

Environmental Review Initial Study
ATTACHMENT 7, 12 of 12
APPLICATION



Board of Directors
 Daniel F. Krieger, President
 John W. Beebe, Vice President
 Bruce Daniels
 Dr. Bruce Jaffe
 Dr. Thomas A. LaHue

Laura D. Brown, General Manager

May 2, 2003

Ms. Betty Cost, AICP
 Richard Beale Land Use Planning
 100 Doyle Street Suite E
 Santa Cruz, CA 95062

SUBJECT: Water Service Application, 7-Lot Subdivision, APN 037-191-29, Soquel Drive & Monterey Avenue, Soquel

Dear **Ms.** Cost:

In response to the subject application, the Board of Directors of the Soquel Creek Water District at their regular meeting of April 29, 2003, voted to serve your proposed development subject to such conditions and reservations as may be imposed at the time of entering into a final contract for service. Neither a final contract for service nor a service installation order will be issued until such time as all approvals from the appropriate land-use agency and any other required permits from regulatory agencies have been granted and all conditions for water service have been met to the satisfaction of the District.

This present indication to serve is valid for a two-year period from the date of this letter; however, it should not be taken as a guarantee that service will be available to the project in the future or that additional conditions, not otherwise listed in this letter, will not be imposed by the District prior to granting water service. Instead, this present indication to serve is intended to acknowledge that, under existing conditions, water service would be available provided the developer, without cost to the District:

- 1) Destroys any wells on the property in accordance with State Bulletin No. 74;
- 2) Satisfies all conditions imposed by the District to assure necessary water pressure, flow and quality;
- 3) Satisfies all conditions for water conservation required by the District at the time of application for service, including the following:
 - a) Plans for a water efficient landscape and irrigation system shall be submitted to District Conservation Staff for approval;
 - b) All interior plumbing fixtures shall be low-flow and all Applicant-installed water-using appliances (e.g. dishwashers, clothes washers, etc.) shall have the EPA Energy Star label;
 - c) District Staff shall inspect the completed project for compliance with all conservation requirements prior to commencing domestic water service;
- 4) Completes LAFCO annexation requirements, if applicable;
- 5) All units shall be individually metered with a minimum size of 5/8-inch by 3/4-inch standard domestic water meters;

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 ATTACHMENT 3 of 2
 APPLICATION 04-0092
 EXHIBIT D

Will Serve Letter - Cost
May 2, 2003
Page 2

- 6) A memorandum of the terms of this letter shall be recorded with the County Recorder of the County of Santa Cruz to insure that any future property owners are notified of the conditions set forth herein.

Future conditions which negatively affect the District's ability to serve the proposed development include, but are not limited to, a determination by the District that existing and anticipated water supplies are insufficient to continue adequate and reliable service to existing customers while extending new service to your development. In that case, service may be denied.

You are hereby put on notice that the Board of Directors of the Soquel Creek Water District is considering adopting policies to mitigate the impact of new development on the local groundwater basins, which are currently the District's only source of supply. Such actions are being considered because of concerns about existing conditions that threaten the groundwater basins and the lack of a supplemental supply source that would restore and maintain healthy aquifers. The Board is considering mandatory mitigation measures to address the impact of development on existing water supplies. Both the impact on increased overall water demand and the impact of impervious construction on groundwater recharge are of concern. Possible new conditions of service that are being considered include: bearing full cost and responsibility for identifying and retrofitting existing structures with approved low water use plumbing fixtures, or other water saving devices acceptable to the District, in order to achieve a level of water use reduction as determined by the District; and designing and installing facilities or fixtures on-site or at a specified location as prescribed and approved by the District which would restore groundwater recharge potential as determined by the District. The proposed project would be subject to these and any other conditions of service that the District may adopt prior to granting water service. As policies are developed, the information will be made available.

Sincerely,

SOQUEL CREEK WATER DISTRICT



Jeffery N. Gailey
Engineering Manager/ Chief Engineer

Environmental Review Initial study
ATTACHMENT 2 of 2
APPLICATION 04-0092

SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: September 17, 2004

TO: Planning Department, ATTENTION: JOHN SCHLAGHECK

FROM Santa Cruz County Sanitation District

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

APN: 037-191-15, & 29 APPLICATION NO.. 04-0092

PARCEL ADDRESS: 5650 SOQUEL DRIVE, SOQUEL

PROJECT DESCRIPTION: PROPOSAL TO CREATE SEVEN NEW RESIDENTIAL PARCELS, CONSTRUCT SEVEN NEW SINGLE FAMILY DWELLINGS. REQUIRES CONSTRUCTING A NEW COUNTY STANDARD CUL-DE-SAC STREET TO ACCESS FOUR OF THE LOTS. PROPERTY LOCATED ON THE SOUTHWEST CORNER OF MONTEREY AVENUE AND SOQUEL DRIVE ABOUT 500 FEET SOUTHWEST FROM VICTORY LANE AT 5650 SOQUEL DRIVE.

The following issues are to be addressed during the building permit process. If a building permit is not necessary, they shall be addressed prior to receiving discretionary permit approval and the District's approval of this project will not be granted until our conditions have been met:

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

A backflow prevention device may be required on the sewer laterals.


A complete preliminary engineered sewer plan, addressing all issues required by District staff and meeting County "Design Criteria" standards, is required.

Sheet TM03

Since Rochelle Lane shall be a separate parcel with a road maintenance agreement, dedicate a 12 foot wide sewer easement. No permanent improvements shall be constructed within the sewer easement.

Environmental Review Initial Study
ATTACHMENT 9, 1 & 2
APPLICATION 04-0092

No downstream capacity problems or other issue is known at this time. However, downstream sewer requirements will again be studied at time of Planning Permit review, at which time the District reserves the right to add or modify downstream sewer requirements.



Beatriz Barranco
Sanitation Engineering

BB:abc/118

c: Applicant: DEE MURRAY
2272 KINSLEY STREET
SANTA CRUZ CA 95062

Property Owner: LARRY M. AND MARGARET A. SANDERS
450 TOLA RANCH
SOQUEL CA 95073

Engineer: IFLAND ENGINEERS
1100 WATER STREET, SUITE 2
SANTA CRUZ CA 95062

Other: DAVID AND KATHLEEN MANNING
160 LIGHT SPRINGS ROAD
APTOS CA 95003

(Rev. 3-96)

Environmental Review Initial Study
ATTACHMENT 9, 2, 12
APPLICATION 04-0092



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 410, SANTA CRUZ, CA 95060
(831)454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
ALVIN JAMES, DIRECTOR

May 7, 2003

Betty Cost
Richard Beale Land Use Planning Inc.
100 Doyle Street
Santa Cruz, CA 95062

Re: Riparian Pre-Site for Application #03-0133 APN: 023-191-29

Dear Betty,

I have performed a Riparian Pre-site study at your request in order to establish the location of riparian resources on the subject parcel. The study included doing background research on available files in the Planning Department and performing a site visit.

For this parcel, the watercourse that lies adjacent to the proposed development is an intermittent stream: Noble Gulch.

For parcels within the Urban Services Line that lie adjacent to an arroyo containing an intermittent stream and vegetated with oak woodlands, the appropriate riparian buffer is twenty (20) feet, plus a ten (10) foot development setback, for a total riparian setback of thirty (30) feet, measured from the top of the arroyo. The riparian buffers and development setbacks depicted on Sheet 3 of the Site Plan for DRG submittal, prepared by Island Engineers, Inc., dated 4/8/03, will be adequate with the exception of Lot 3. Within Lot 3, the buffer should be revised to stay outside of the dripline of the oaks, to prevent any development from occurring in this area.

Additionally, per our discussion on 05/05/03, the County will require the woody debris located along the stream bank to be removed and willow plantings made to enhance and protect the riparian corridor. The willow planting can be included in the overall landscaping plan for the subdivision. A detailed erosion control plan will also be required to show locations and construction details for sediment retention devices.

Environmental Review Initial Study
ATTACHMENT 10, 1 of 2
APPLICATION 04-0092

Please note: This letter does not address issues related to any Environmental Planning issues (e.g., grading, soils, geology) aside from the riparian pre-site.

If you have questions regarding this riparian pre-site, please call me at (831) 454-3164 or e-mail me at robin.bolster@co.santa-cruz.ca.us

Sincerely,



Robin M. Bolster
Resource Planner

cc: John Schlagheck

Environmental Review Initial Study
ATTACHMENT 10, 2 of 2
APPLICATION 04-0092

Paia Levine

To: Paia Levine
CC: Randall Adams
Subject: Comment on app# 04-0092

Mr. Ken Vierra
2834 Loraine Lane
Soquel , CA

Mr. Vierra is visually impaired so I have transcribed his comments on the project from a telephone call.

1. The creek behind the project does periodically flood, 15 year ago it was out of banks and water ran down Loraine Lane as far as the end. No damage to his home at that time but there was water, 1 or 1.5 inches deep, and all of Monterey Ave was flooded at that time.
2. Monterey Ave is not wide enough in front of the yellow house to accomodate a parked car at the curb at that point. When there is a parked car traffic heading south is forced into the adjacent lane. Plus, the curb is not painted to indicate the fire hydrant. The sidewalk sticks too far out at this location to allow parking.
3. Where is the cul de sac located?

In response to question 3. I have arranged for a set of plans to be left for Mr Vierra to pick up.

Paia Levine
Environmental Planning
County of Santa Cruz

Environmental Review Initial Study
ATTACHMENT 11 1 of 2
APPLICATION 04-0092

Lucia Ruiz-Garcia

From: Randall Adams
Sent: Wednesday, February 23, 2005 3:54 PM
To: Paia Levine; Lucia Ruiz-Garcia
Subject: FW: development

I think that these are intended as comments for the IS.

-----Original Message-----

From: Steven Zigman [mailto:zig4@sbcglobal.net]
Sent: Wednesday, February 23, 2005 9:22 AM
To: Randall Adams
Subject: RE: development

Morning,

I noticed that the public notice has been posted for the status and upcoming announcement of public comment on the proposed housing on Monterey. Please inform us in the neighborhood when this will take place. My concerns are the amount of lighting that will be introduced to the area, that has the feel of still being somewhat rural and would like to see that continuing. Also the application for lot size changes... most of the housing in this neighborhood has larger lots, which does not give the area a congested feeling. I hope the builder would like to squeeze as much as possible to make a higher profit, but this is one area I am concerned about as are many of the residents in the area. Please keep in touch as to further developments as this development is important to us living here whereas it does not overwhelm the neighborhood.

Thanks and regards,
 Steven Zigman

Randall Adams <PLN515@co.santa-cruz.ca.us> wrote:

Hi Steven,

Yes, the project has been reassigned and I am now the project planner. After discussing the project with John, it does not appear that there have been any changes in the project. As I have a number of current and reassigned projects, I will be getting to this project in an orderly manner - but not right away. the project will need to complete environmental review and public hearings with the planning commission and board of supervisors prior to a final decision on the proposed development.

Please let me know if you have any other questions

Randall R. H. Adams
 Development Review Planner
 County of Santa Cruz
 Planning Department

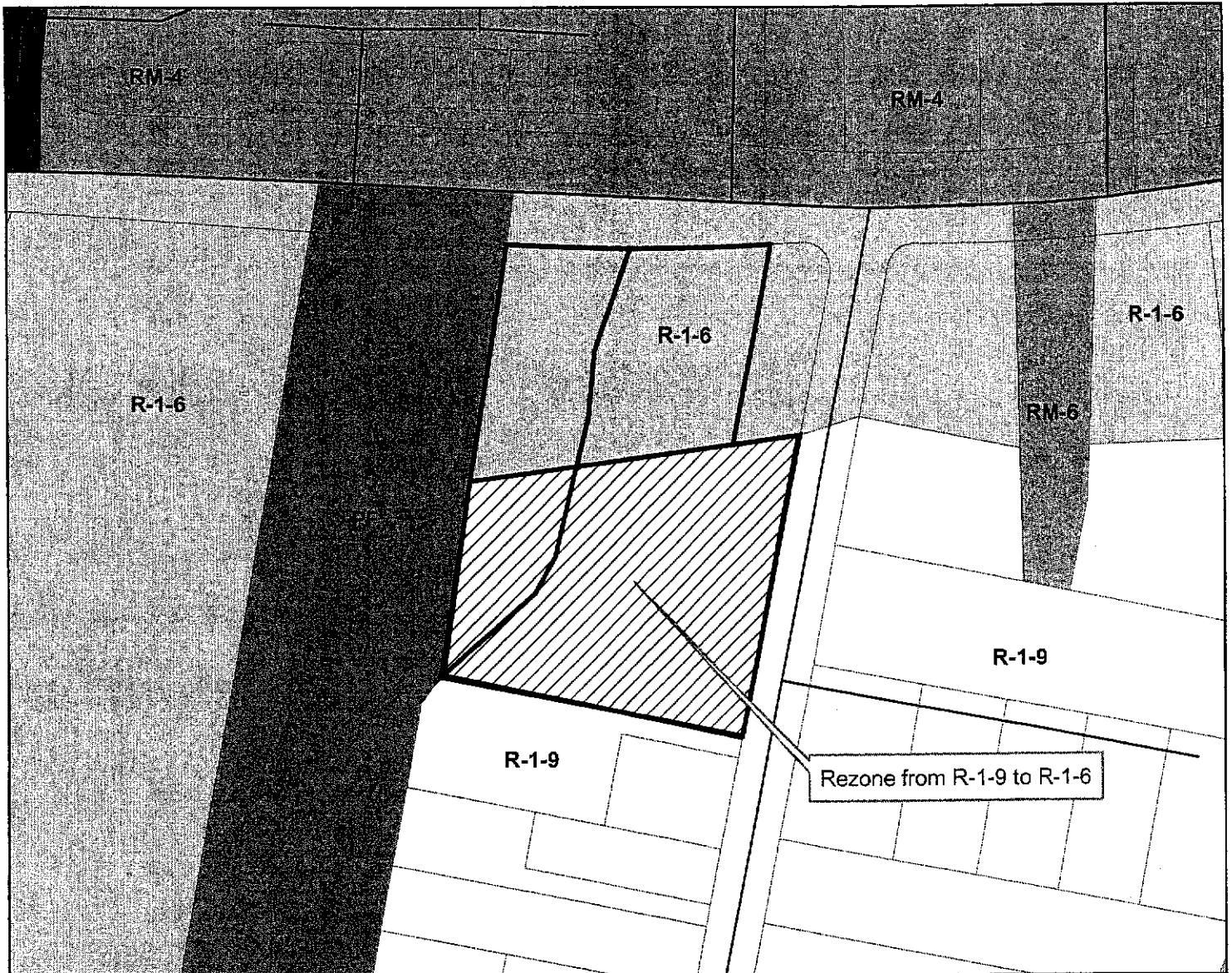
-----Original Message-----

From: Steven Zigman [mailto:zig4@sbcglobal.net]
Sent: Friday, January 28, 2005 9:14 AM
To: Randall Adams
Subject: development

Environmental Review Initial Study
 ATTACHMENT 11, 2 of 2
 APPLICATION 04-0097











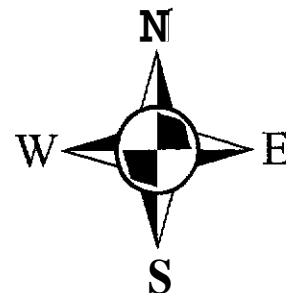
Rezoning Map



490 245 0 490 Feet

Legend

-  APNs 037-191-15, -29
-  Streets
-  Assessors Parcels
-  R-1-6
-  PF
-  R-1-9
-  RM-4
-  Area to be rezoned



Map Created by
County of Santa Cruz
Planning Department
March 2005

EXHIBIT E

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

RESOLUTION NO. _____

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

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

WHEREAS, the Planning Commission has held a public hearing on Application No. 04-0092, involving property located at the southwest corner of the intersection of Monterey Avenue and Soquel Drive (5650 Soquel Drive & adjacent vacant parcel), and the Planning Commission has considered the proposed rezoning, all testimony and evidence received at the public hearing, and the attached staff report.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the attached ordinance amending the Zoning Ordinance by changing property from the "R-1-9" Single Family Residential - 9,000 square foot minimum zone district to the "R-1-6" Single Family Residential - 6,000 square foot minimum zone district.

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

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this _____ day of _____, 2005, by the following vote:

AYES: COMMISSIONERS
NOES: COMMISSIONERS
ABSENT: COMMISSIONERS
ABSTAIN: COMMISSIONERS

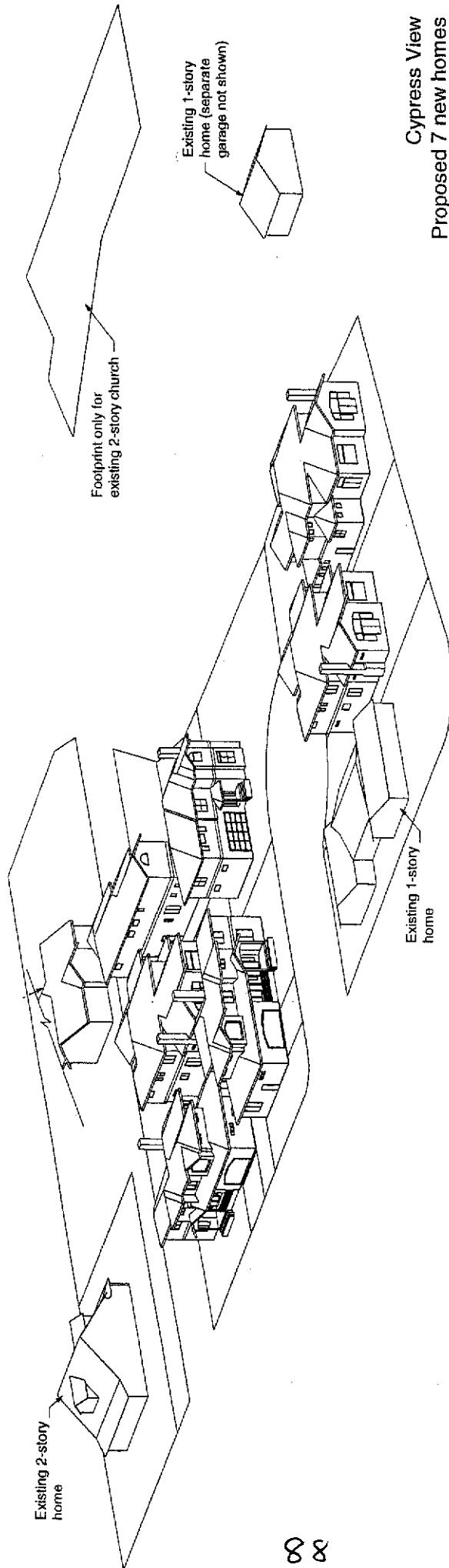
ROBERT BREMNER, Chairperson

ATTEST: _____
CATHY GRAVES, Secretary

APPROVED AS TO FORM:



COUNTY COUNSEL



Cypress View
 Proposed 7 new homes
 Monterey Ave at Soquel Drive
 Santa Cruz County
 Prepared for Kathleen Manning
 February 10, 2004

Axonometric: ArchiGraphics

DT TOTALS

LOT 1

ZONING: R-1-G
TOTAL HEATED AREA: 2730 SQ.FT.
FIRST FLOOR: 1524 SQ.FT.
SECOND FLOOR: 1206 SQ.FT.
GARAGE: 710 SQ.FT.
LOT: 8811 SQ.FT.
LOT COVERAGE: 26%
FLOOR AREA RATIO: .26%

LOT 2

ZONING: R-1-G
TOTAL HEATED AREA: 2730 SQ.FT.
FIRST FLOOR: 1524 SQ.FT.
SECOND FLOOR: 1206 SQ.FT.
GARAGE: 710 SQ.FT.
LOT: 11692 SQ.FT.
LOT COVERAGE: 19.6%
FLOOR AREA RATIO: .35%

LOT 3

ZONING: R-1-G
TOTAL HEATED AREA: 2067 SQ.FT.
FIRST FLOOR: 781 SQ.FT.
SECOND FLOOR: 1286 SQ.FT.
GARAGE: 542 SQ.FT.
LOT: 8431 SQ.FT.
LOT COVERAGE: 16%
FLOOR AREA RATIO: .35%

LOT 4

ZONING: R-1-G
TOTAL HEATED AREA: 2456 SQ.FT.
FIRST FLOOR: 1236 SQ.FT.
SECOND FLOOR: 1220 SQ.FT.
GARAGE: 484 SQ.FT.
LOT: 6027 SQ.FT.
LOT COVERAGE: 29.8%
FLOOR AREA RATIO: .31%

LOT 5

ZONING: R-1-G
TOTAL HEATED AREA: 2456 SQ.FT.
FIRST FLOOR: 1236 SQ.FT.
SECOND FLOOR: 1220 SQ.FT.
GARAGE: 484 SQ.FT.
LOT: 7009 SQ.FT.
LOT COVERAGE: 25.6%
FLOOR AREA RATIO: .25%

LOT 6

ZONING: R-1-G
TOTAL HEATED AREA: 2536 SQ.FT.
FIRST FLOOR: 1288 SQ.FT.
SECOND FLOOR: 1253 SQ.FT.
GARAGE: 484 SQ.FT.
LOT: 6023 SQ.FT.
LOT COVERAGE: 29.8%
FLOOR AREA RATIO: .21%

LOT 7

ZONING: R-1-G
TOTAL HEATED AREA: 1887 SQ.FT.
FIRST FLOOR: 867 SQ.FT.
SECOND FLOOR: 1020 SQ.FT.
GARAGE: 488 SQ.FT.
LOT: 8415 SQ.FT.
LOT COVERAGE: 16.5%
FLOOR AREA RATIO: .35%

LOW INCOME SUMMARY

TOTAL OF LOTS 1 TO 6: 14975 SQ.FT.
TOTAL AVERAGE: 2495 SQ.FT.
75% OF AVERAGE: 1871 SQ.FT.
LOW INCOME UNIT: 1887 SQ.FT.

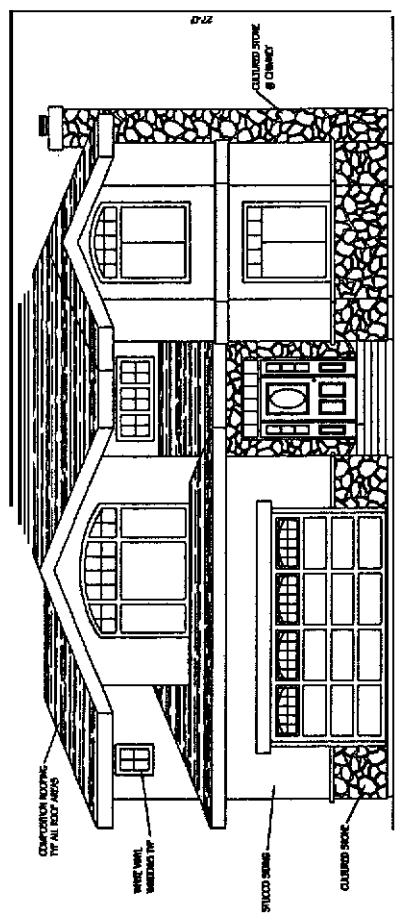
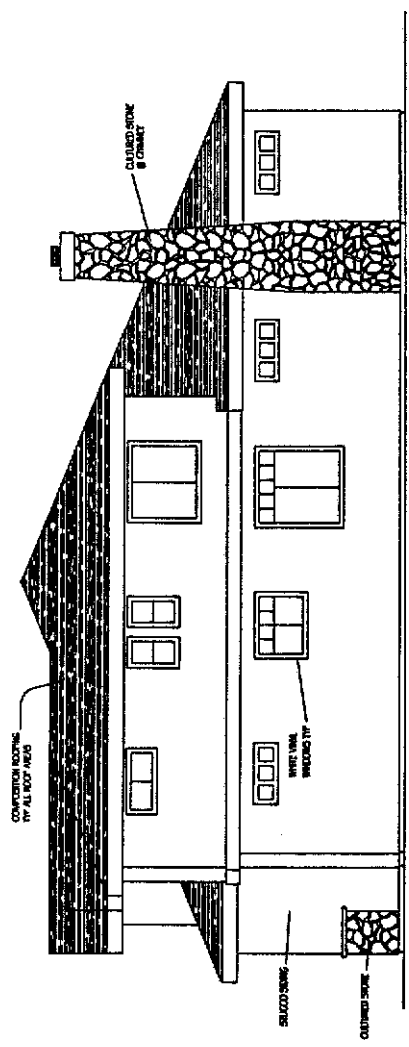
CYPRESS VIEW
COVER SHEET

DATE	REVISION	BY	DATE

PROJECT: CYPRESS VIEW	DATE: 10/1/80
NO: 000000	
REV: 0000	

EXHIBIT H

Cypress View		Lot 1		Date	
Cypress View		Lot 1		Date	
Cypress View		Lot 1		Date	
Cypress View		Lot 1		Date	



FRONT

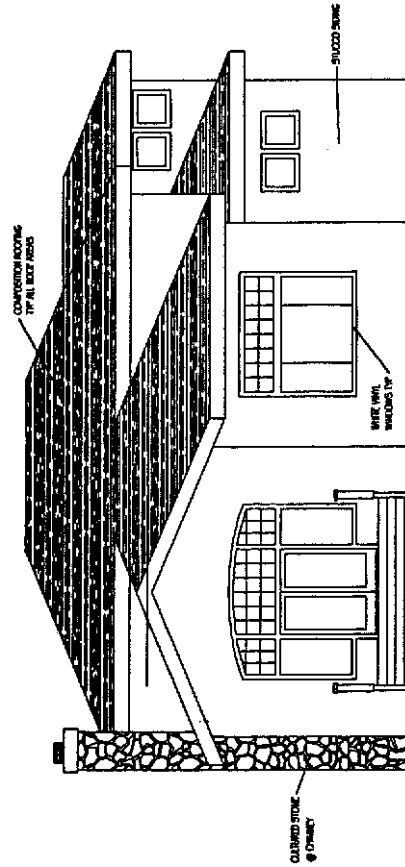
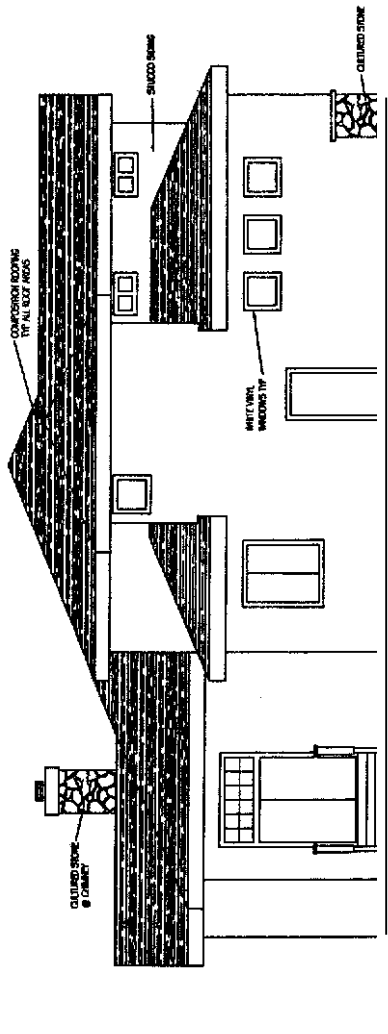
EXHIBIT H

General Notes

CYPRESS VIEW LOT 1

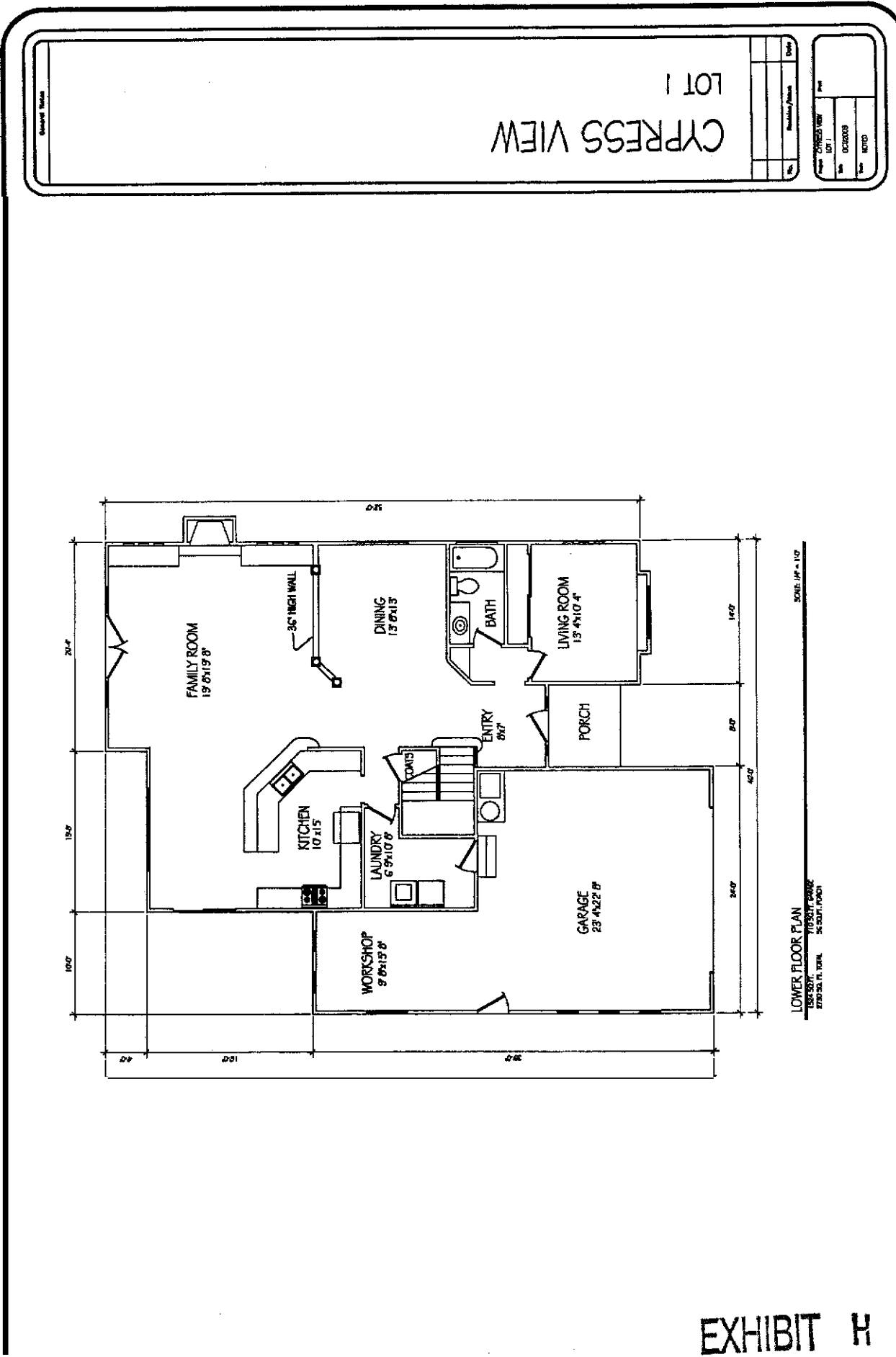
Sheet	Project/Phase	Date
1		

Project: CYPRESS VIEW LOT 1	Scale:
AS SHOWN	DATE: 8/17/10



ATON

EXHIBIT H

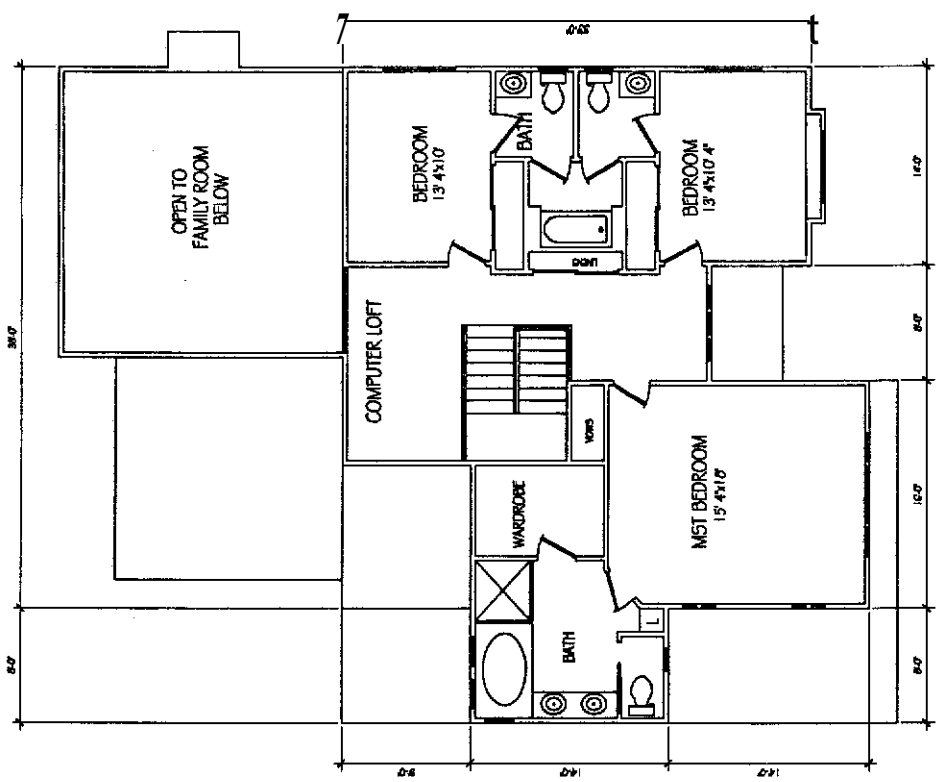


CYPRESS VIEW

LOT 1

#	Description	Date

Project: CYPRESS VIEW	Date: 03/03/03	Rev: 00/00
Lot: 1		



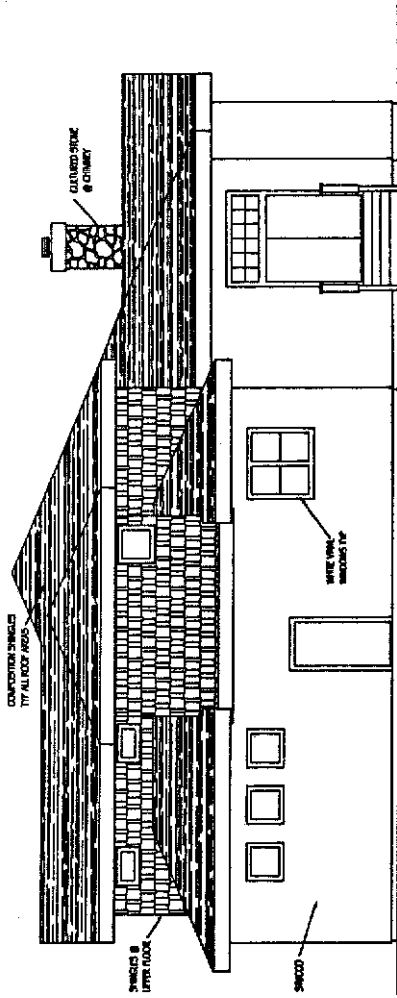
1 SHOWN IN PLAN IN ALL

EXHIBIT H⁹

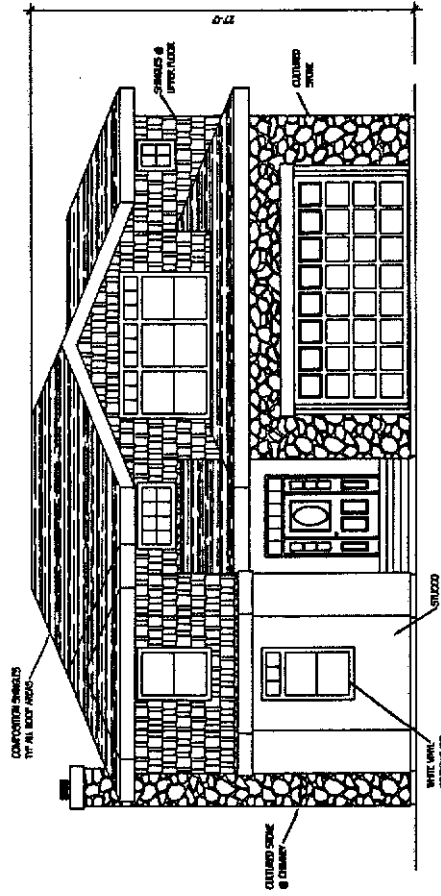
General Notes

CYPRESS VIEW
LOT 2

Sheet	1 of 1
Project	CYPRESS VIEW
Lot	LOT 2
Date	03/20/20
By	BJD



RIGHT ELEVATION



FRONT ELEVATION

EXHIBIT H

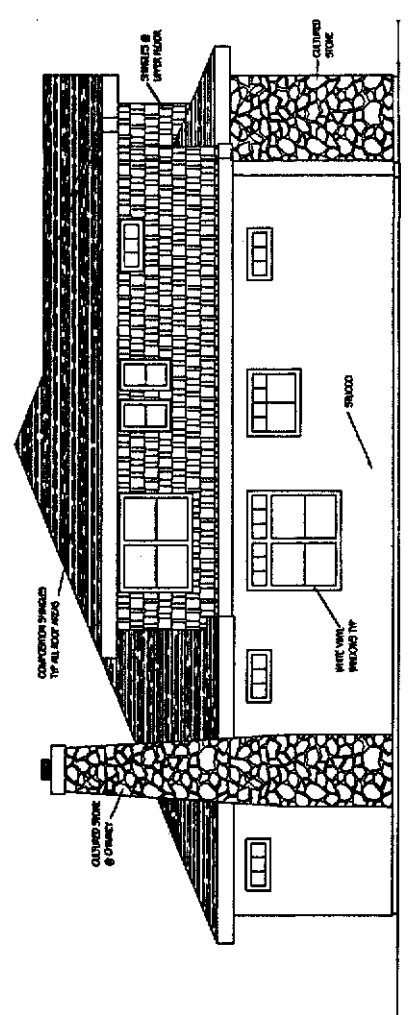
Project Name

CYPRESS VIEW

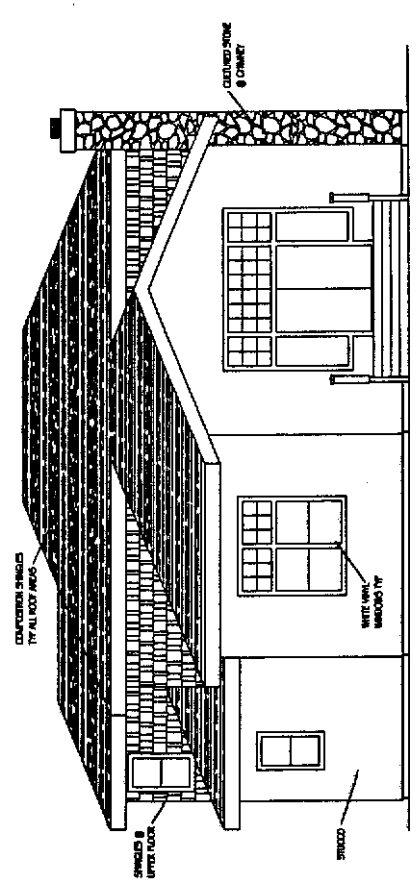
LOT 2

Sheet	Project Name	Scale	Date
1	CYPRESS VIEW	1/4" = 1'-0"	05/05/00

Sheet	Project Name	Scale	Date
1	CYPRESS VIEW	1/4" = 1'-0"	05/05/00



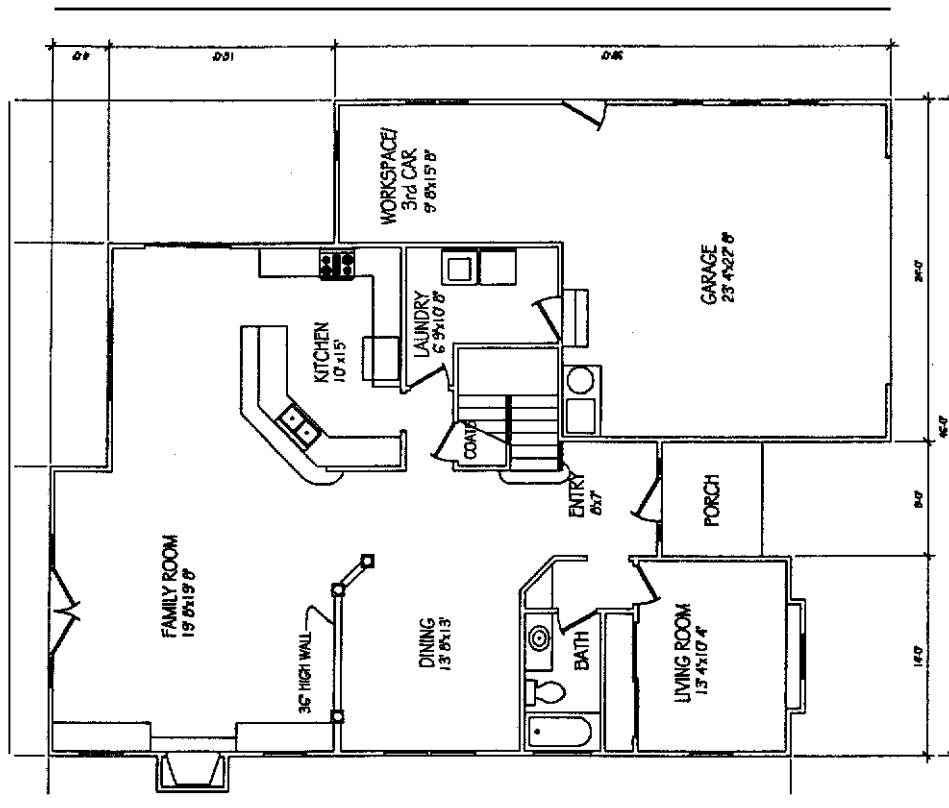
LEFT ELEVATION



RIGHT ELEVATION

EXHIBIT H

CYPRESS VIEW		LOT 2									
Standard Notes		<table border="1"> <tr> <td>Lot</td> <td>703507-0002</td> </tr> <tr> <td>Sub</td> <td>LOT 2</td> </tr> <tr> <td>Area</td> <td>0.0000</td> </tr> <tr> <td>Per</td> <td>0.0000</td> </tr> </table>		Lot	703507-0002	Sub	LOT 2	Area	0.0000	Per	0.0000
Lot	703507-0002										
Sub	LOT 2										
Area	0.0000										
Per	0.0000										

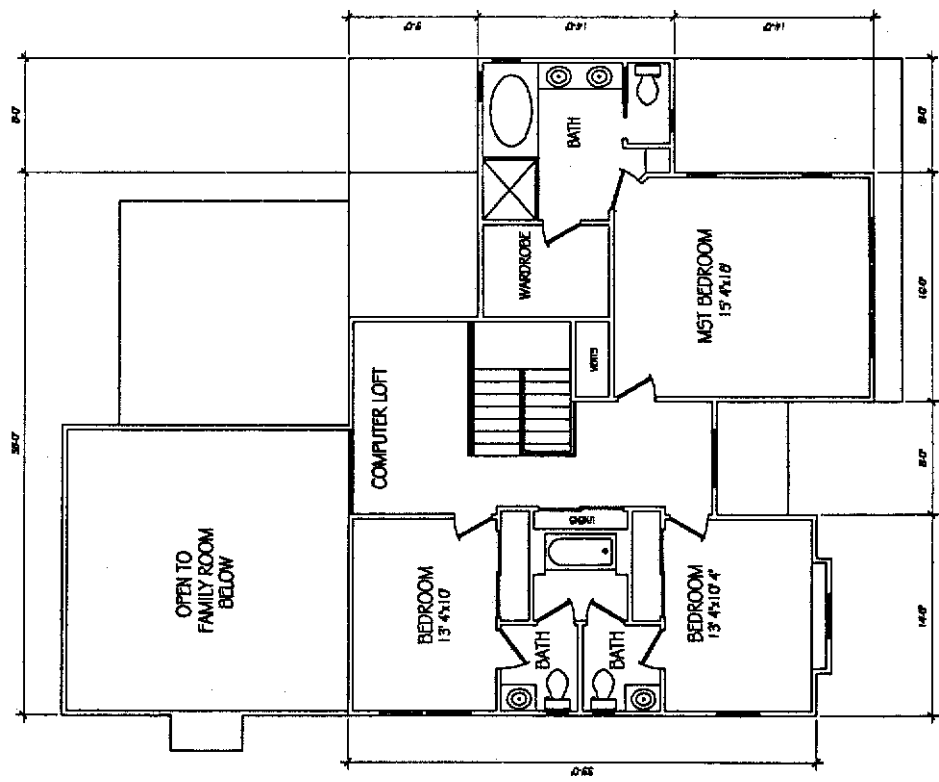


LOWER FLOOR PLAN
 703507-0002
 2/20/2017, 10:00 AM
 36-3617-1000

EXHIBIT H

CYPRUS VIEW
LOT 2

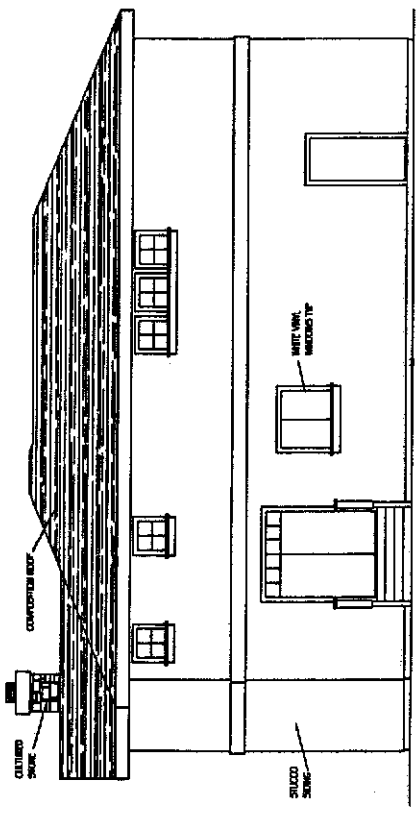
CYPRUS VIEW LOT 2	CYPRUS VIEW LOT 2
CYPRUS VIEW LOT 2	CYPRUS VIEW LOT 2



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

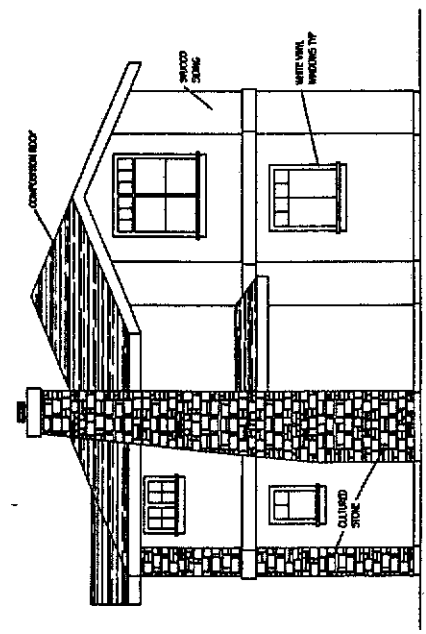
EXHIBIT H

Project Name		CYPRESS VIEW		LOT 3	
Sheet	000000	Revision	None	Date	
Scale		NOTED			



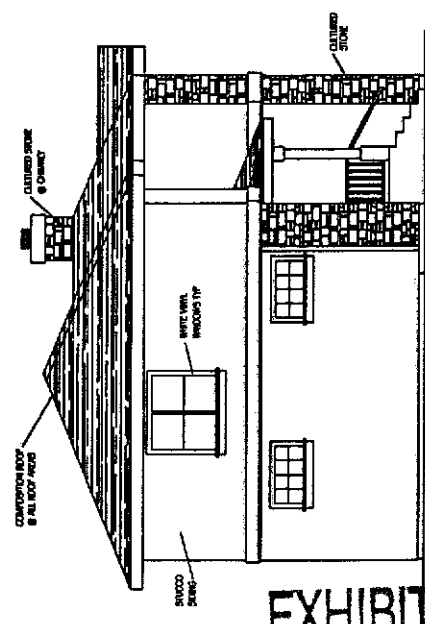
REAR ELEVATION

SCALE: 1/4" = 1'-0"



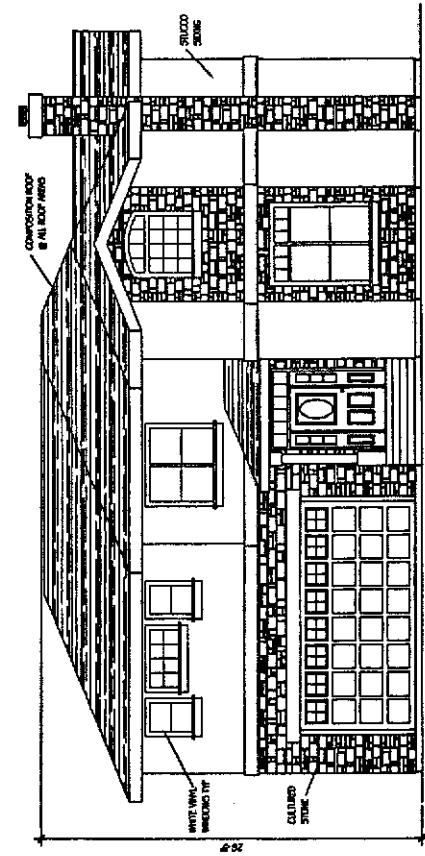
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

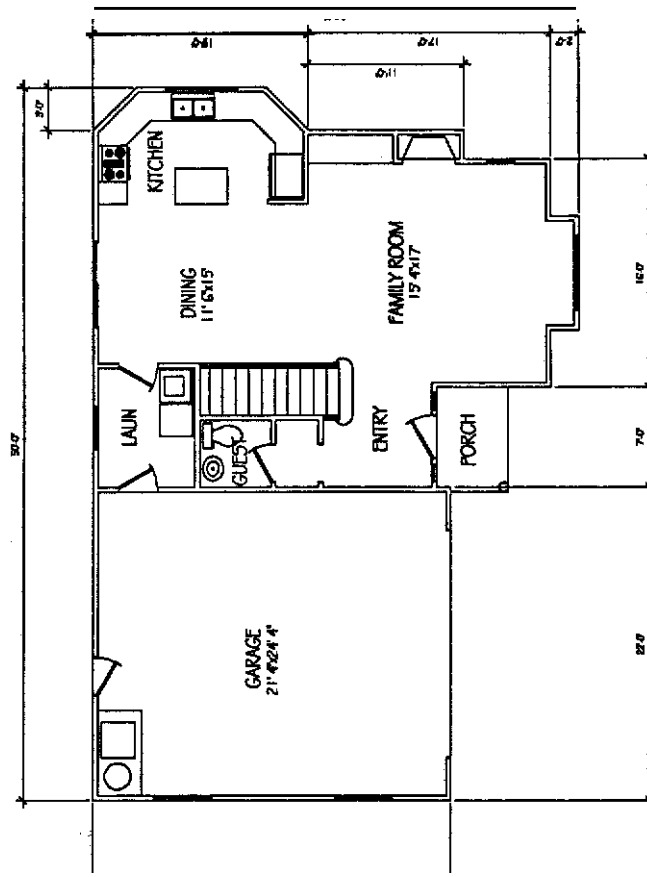
EXHIBIT H

General Notes

CYPRESS VIEW
LOT 3

NO.	REVISION/NOTES	DATE
1		

DATE	PROJECT	NOTED
10/1/13	CYPRESS VIEW	
10/1/13	LOT 3	
10/1/13	EXCISE	
10/1/13	NOTED	



LOWER FLOOR PLAN

20' 0" TOTAL
54' 0" TOTAL
54' 0" TOTAL

SCALE 1/8" = 1'-0"

EXHIBIT H

Cypress View LOT 3		Project: CYPRESS VIEW Lot: 3 Date: 07/20/03 By: MTD
No. Description Date	No. Description Date	No. Description Date

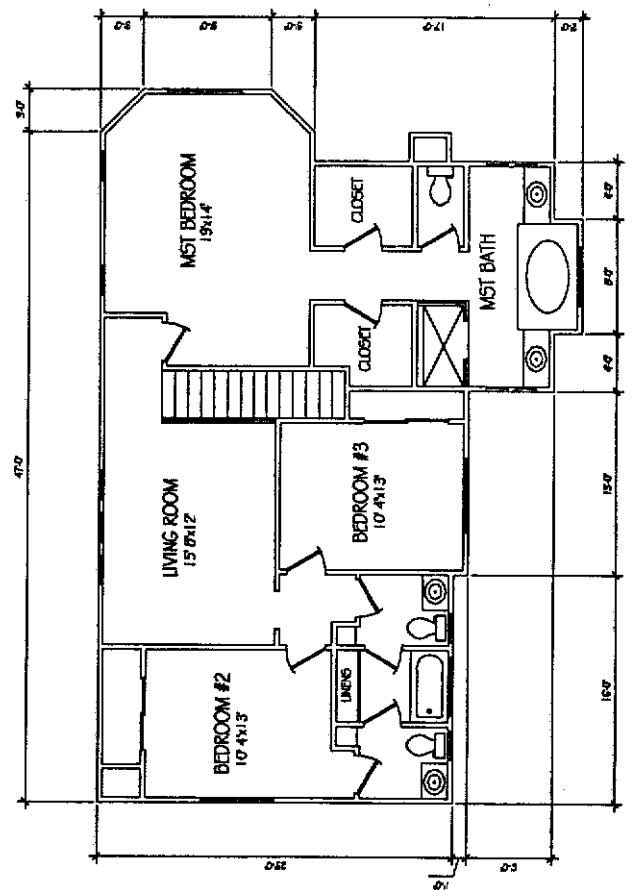
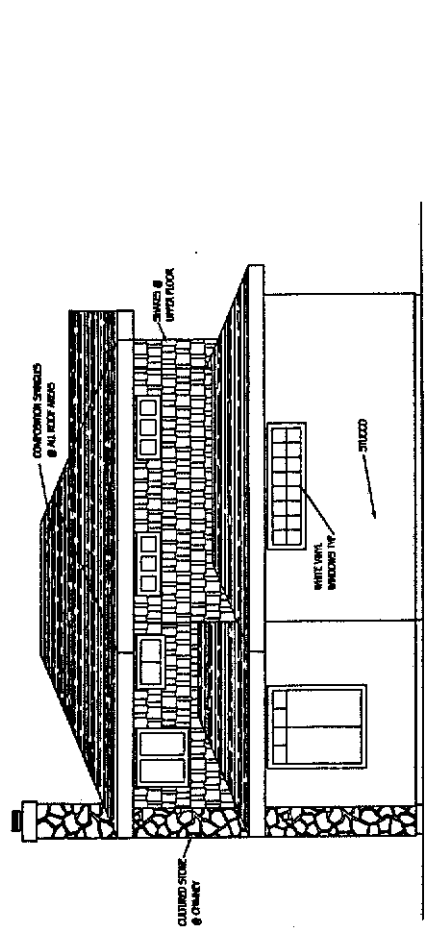


EXHIBIT H

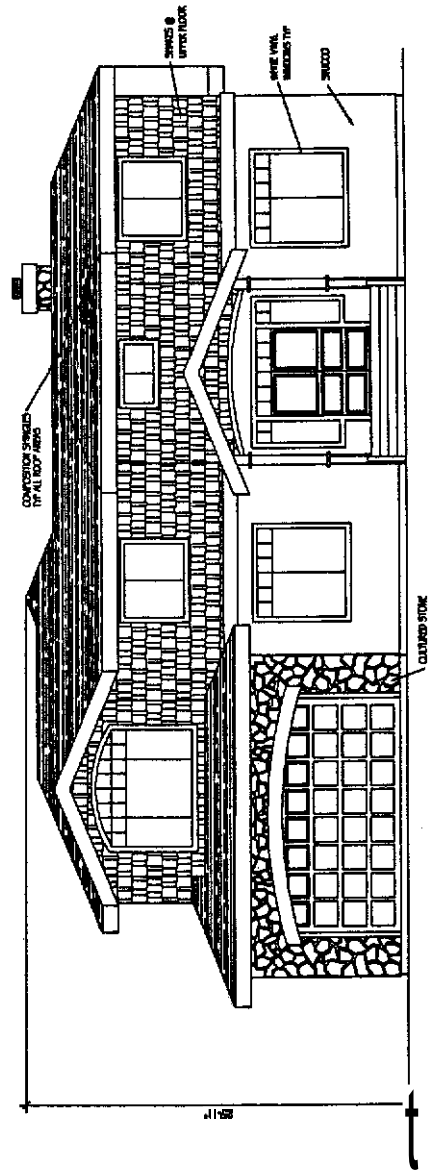
<p> Project: CYPRESS VIEW Lot: 4 Date: 03/20/08 By: [Signature] Title: [Signature] </p>		<p> Building/Phase: Date: </p>
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LOT 4
 CYPRESS VIEW



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



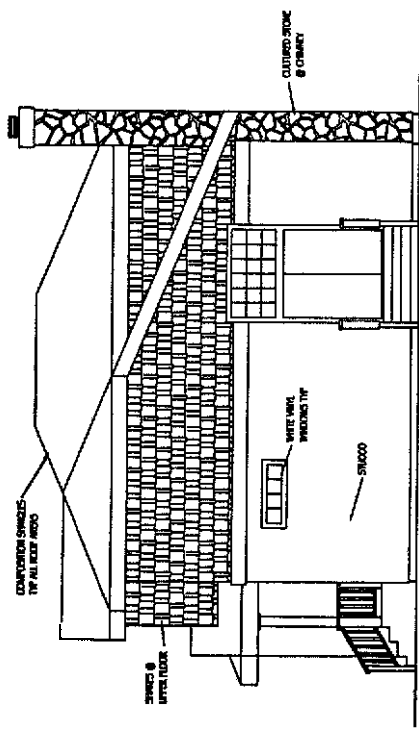
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

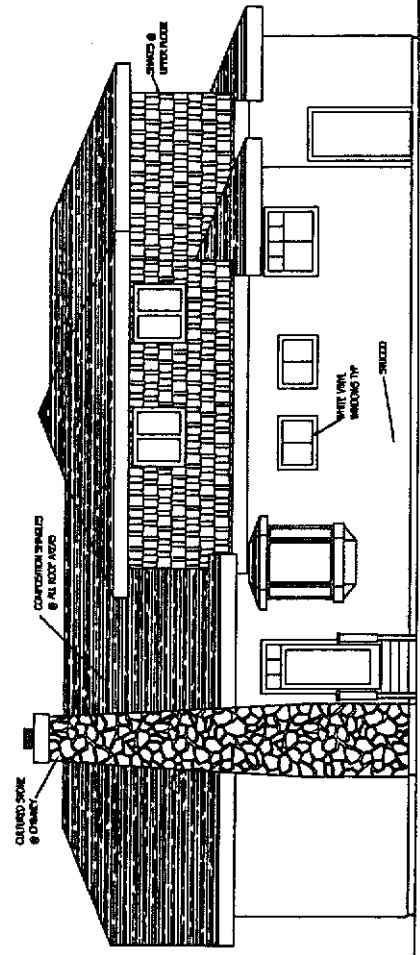
EXHIBIT H

General Notes		Project: CYPRESS VIEW Lot: LOT 4 Date: 08/20/05 Scale: NOTED	
Sheet No.	Building Name	Architect	Date

CYPRESS VIEW LOT 4



REAR ELEVATION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

EXHIBIT H

CYPRESS VIEW

LOT 4

Name	CYPRESS VIEW	Lot	LOT 4
Date	03/20/05	Notes	NOTED

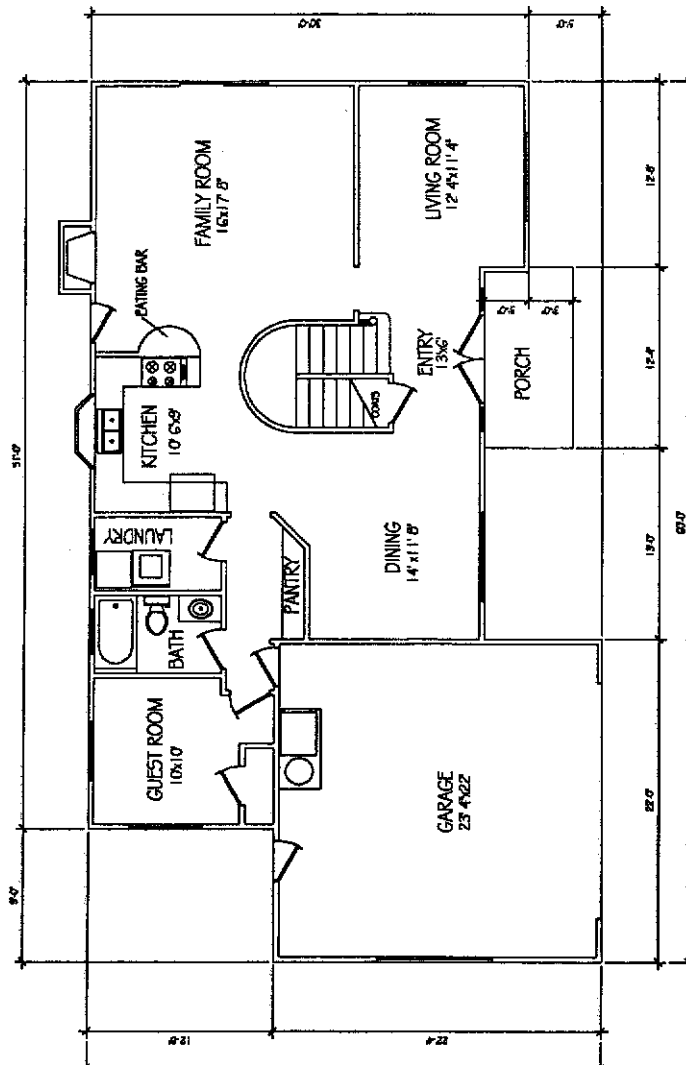


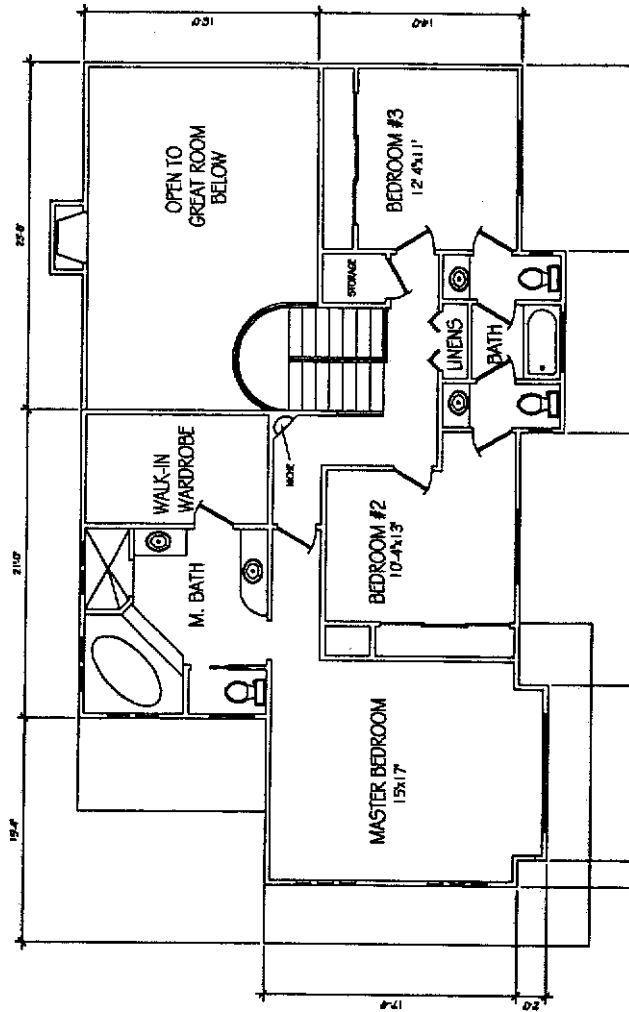
EXHIBIT H

General Notes

CYPRESS VIEW
LOT 4

NO.	REVISION/NOTES	DATE

Project	CYPRESS VIEW
Lot	LOT 4
Sub	0000000
Rev	0000



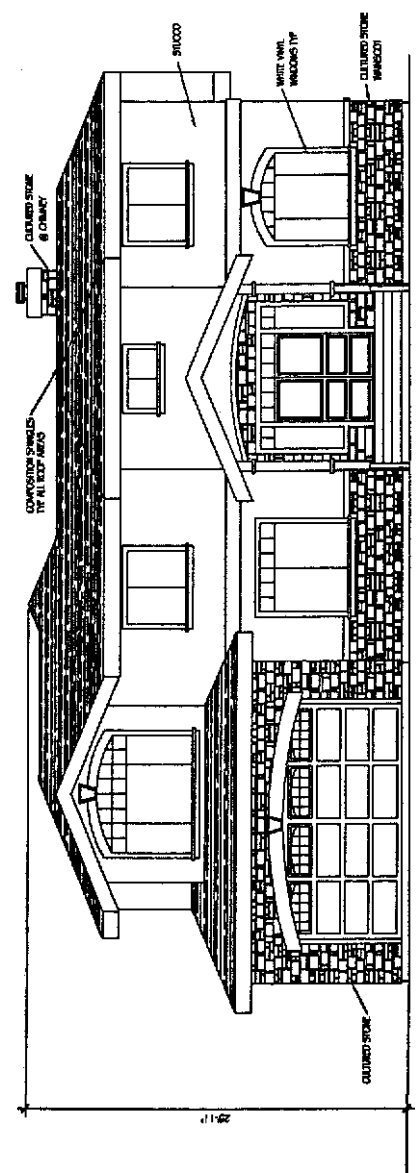
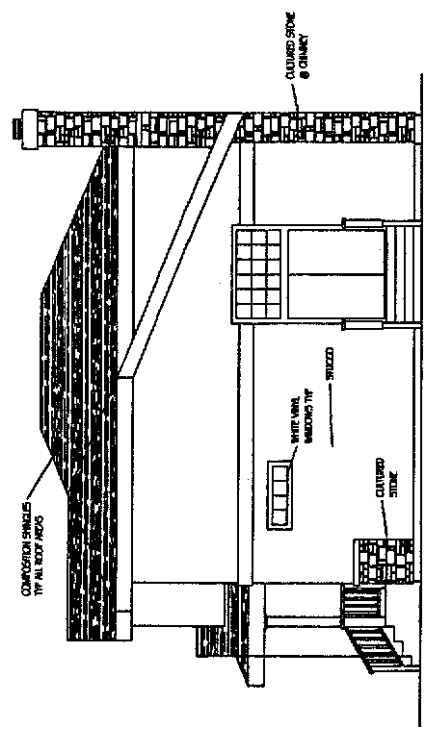
UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXHIBIT H

General Notes

CYPRESS VIEW
LOT 5

Sheet	0020008	Date
Project	LOT 5	Revised/Issue
Drawn	NOTED	By



SCALE 1/4" = 1'-0"

FRONT ELEVATION

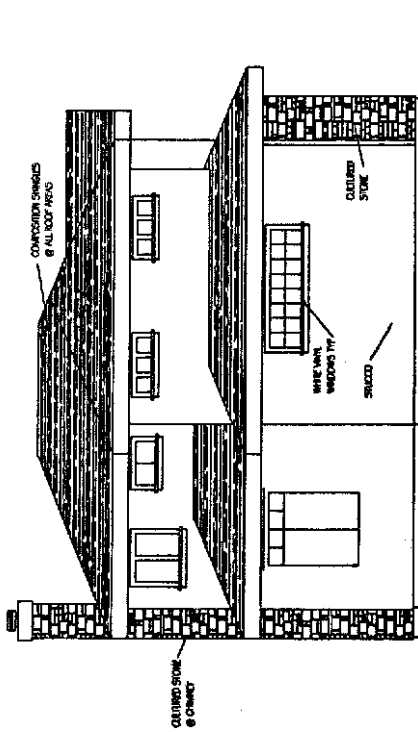
EXHIBIT H

General Notes

CYPRESS VIEW
LOT 5

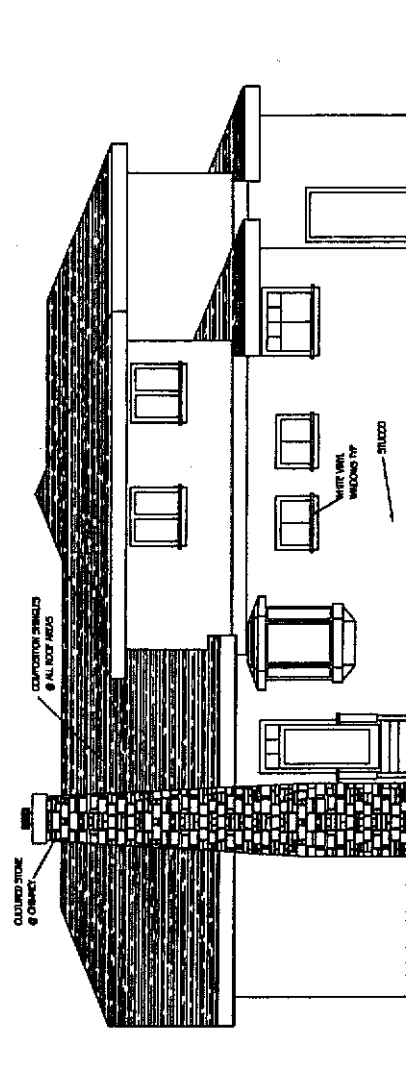
No.	Revisions/Notes	Date

Project	CYPRESS VIEW LOT 5
Date	02/20/00
Drawn	WTD



LEFT SIDE ELEVATION

DATE: 12/18/99



REAR ELEVATION

SCALE: 1/4" = 1'-0"

EXHIBIT H

CYPRESS VIEW

LOT 5

Project	CYPRESS VIEW	Phase	1	Date	
Lot	LOT 5	Area	0.276000	Notes	
Notes	NOTED				

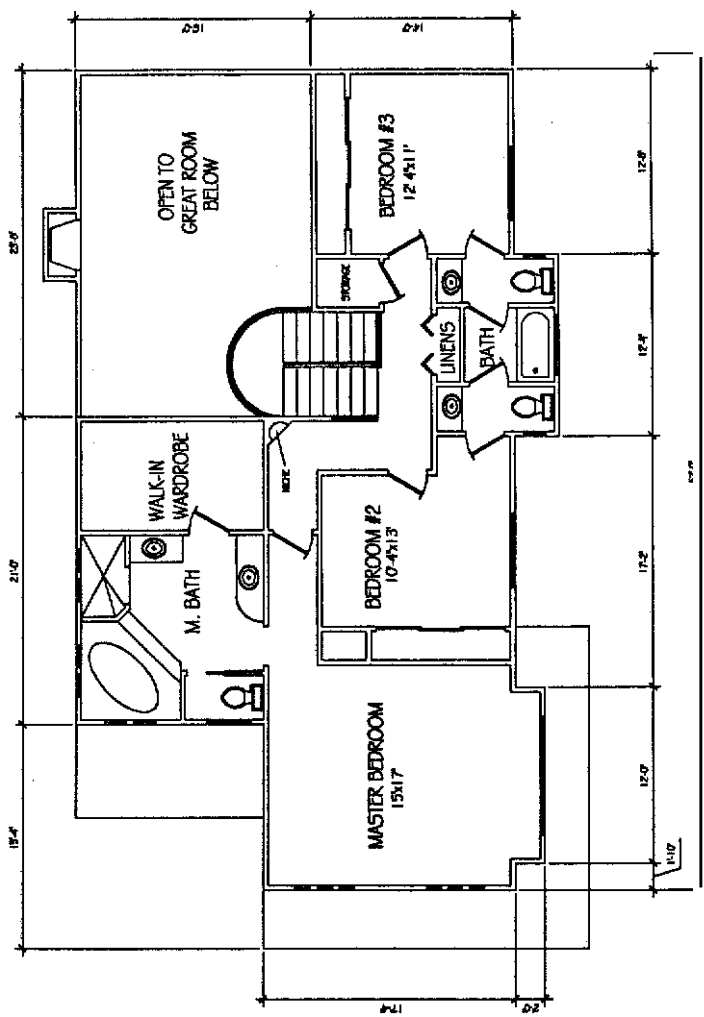
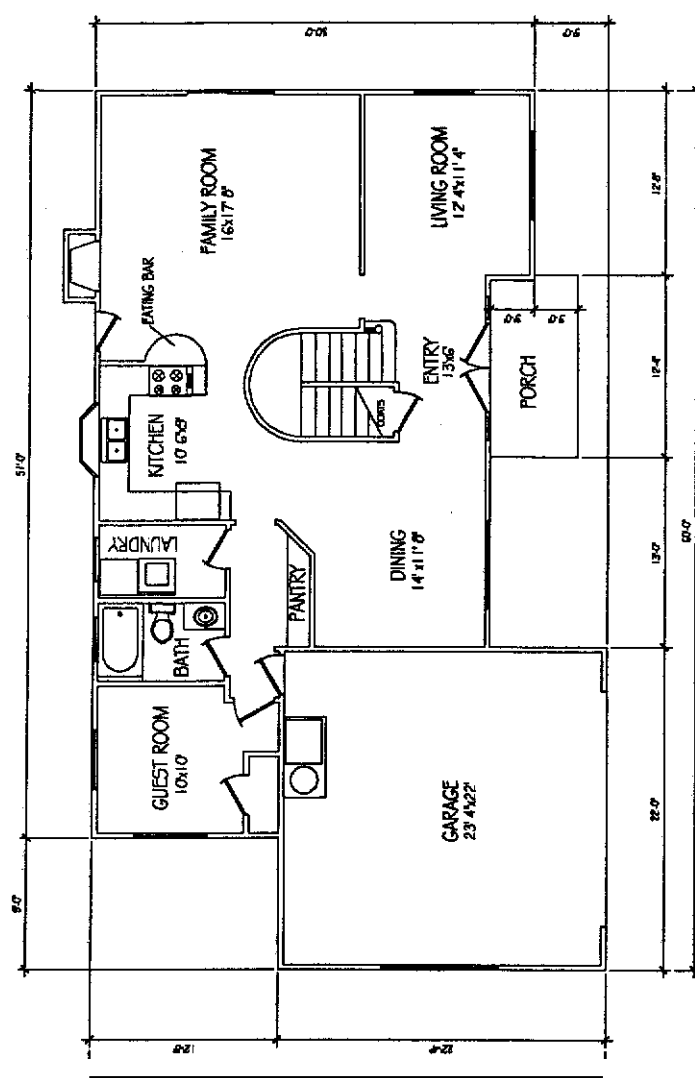


EXHIBIT H

CYPRESS VIEW

LOT 5

Name	CYPRESS VIEW	Date	
Lot	LOT 5	Owner	
Area	0.0000	Notes	



1236 SQ. FT. 404 SQ. FT. GARAGE
 2456 SQ. FT. TOTAL 73 SQ. FT. PORCH

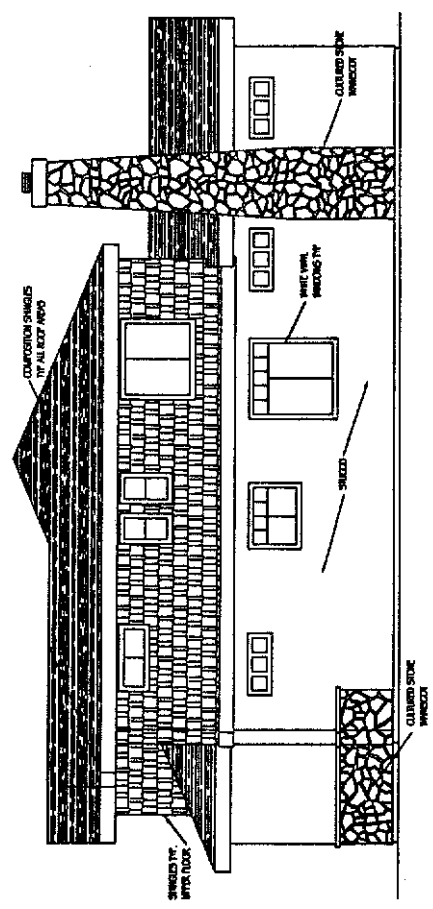
EXHIBIT H

General Notes

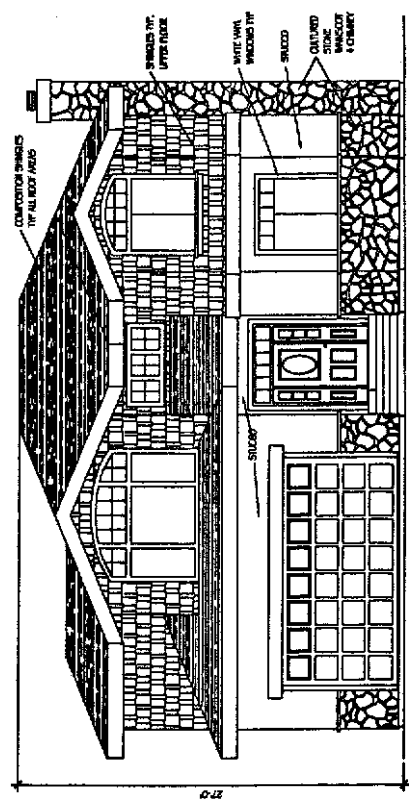
CYPRESS VIEW
LOT 6

Project Name	Lot 6
Client	Lot 6
Architect	Lot 6
Engineer	Lot 6
Builder	Lot 6

Sheet No.	109
Scale	1/4" = 1'-0"
Date	

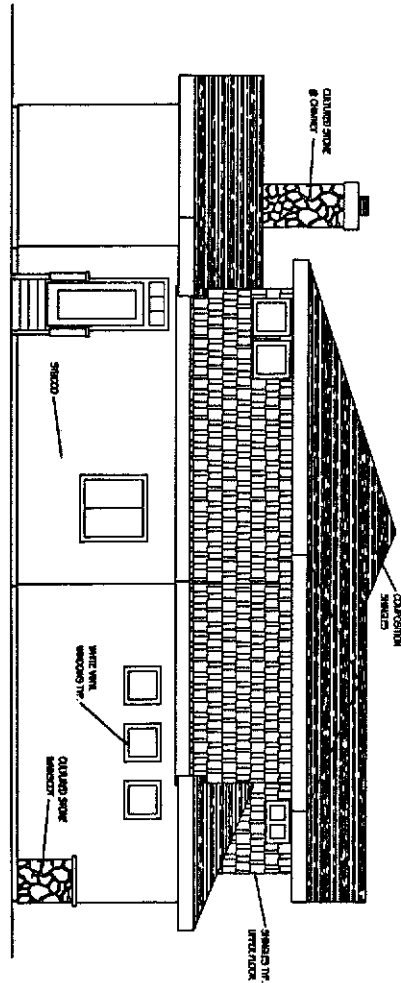


RIGHT ELEVATION
SCALE 1/4" = 1'-0"

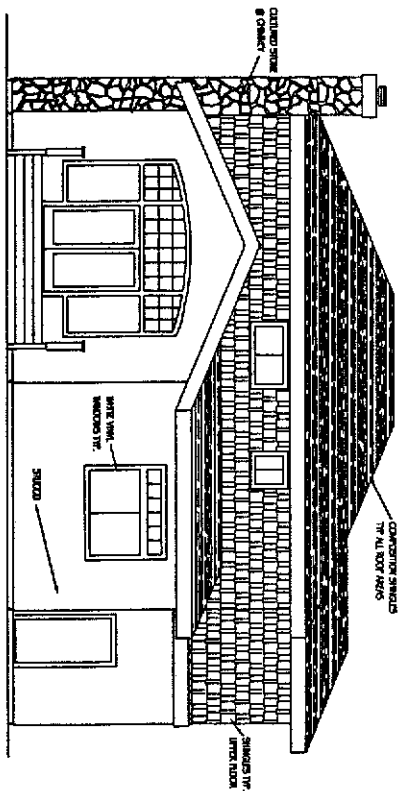


FRONT

EXHIBIT H



KEAR ELEVATION



CYPRESS VIEW
LOT 6

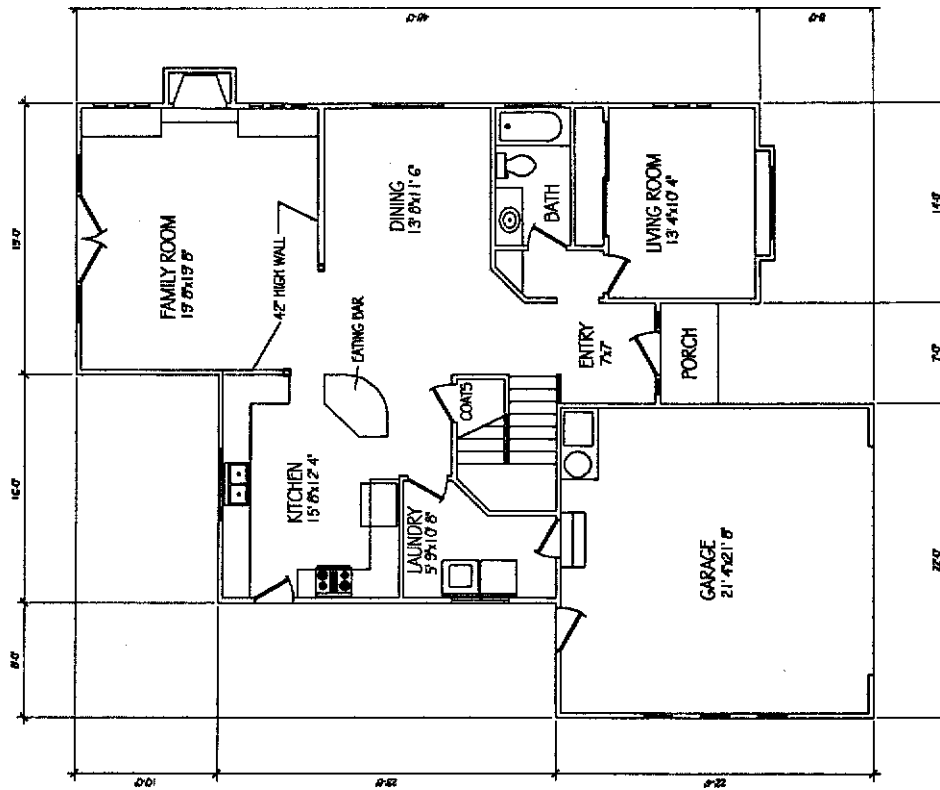
Age	Residence/Person	Date

Original OFFICIALS' REPORT	Print
City &	
State	OCCUPATION
State	REPORT

9 107

[illegible]

PAGES: OFFENSE VIEW LOT: 5 DATE: OCT/2003 TIME: 00:00:00	PAGE: 1
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LOWER FLOOR PLAN

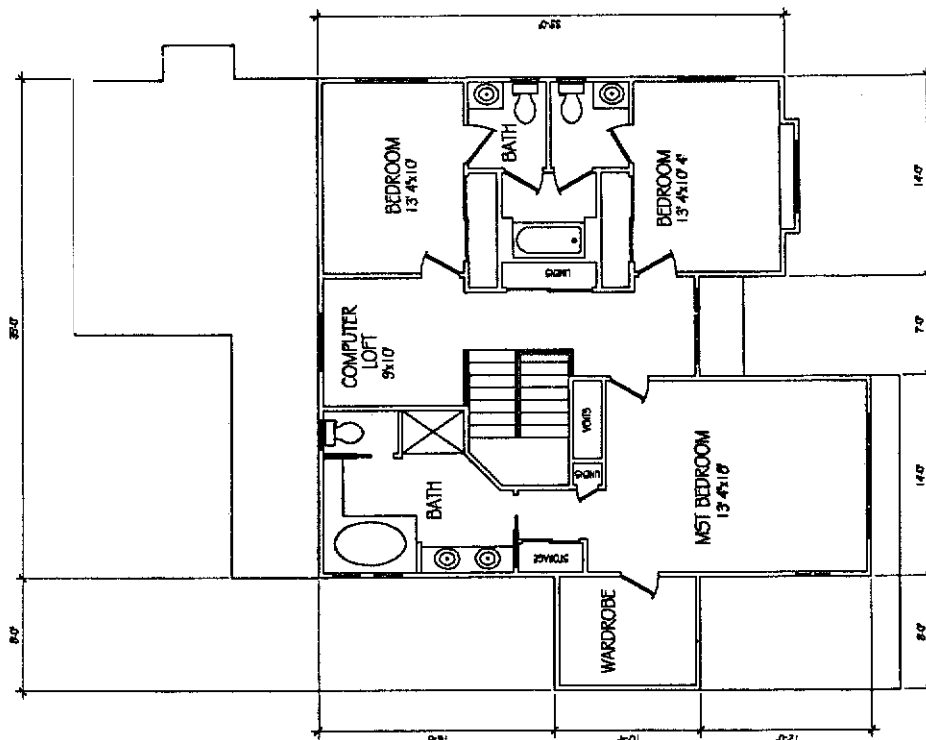
1783 SQ. FT.	434 SQ. FT. GARAGE
9536 SQ. FT. TOTAL	28 SQ. FT. PORCH

SCALE: 100 = 100%

CYPRUS VIEW

LOT 6

Name	CYPRUS VIEW	Date	
Lot #	LOT 6	Owner	CCREDA
Subdivision/Phase		Map	10/10
Sh			

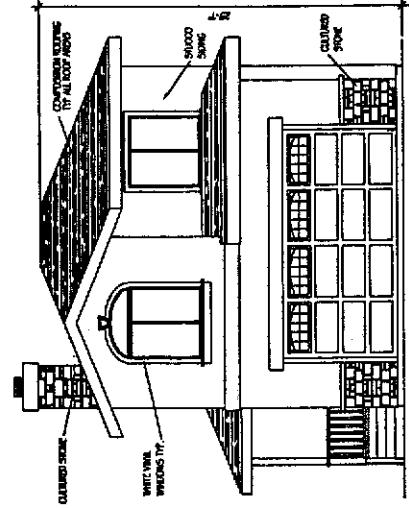


General Notes

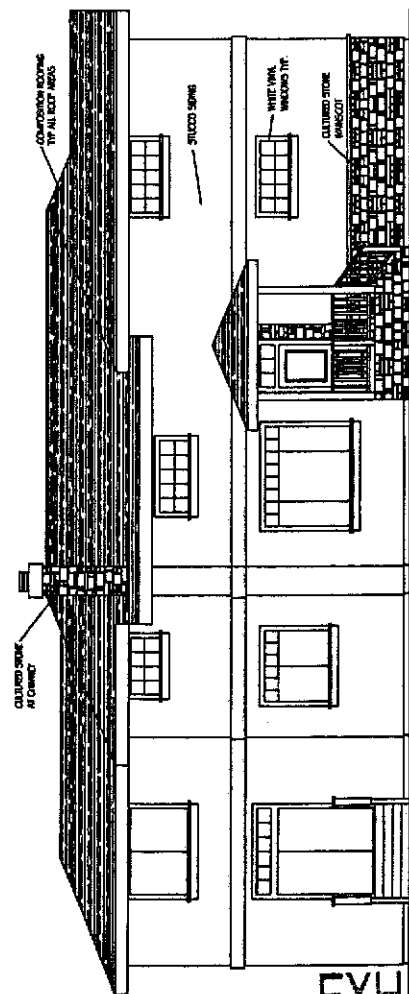
CYPRESS VIEW
LOT 7

Project/Phase	Date

Owner	CHERRY HILL LOT 7
Architect	
Scale	1/4" = 1'-0"



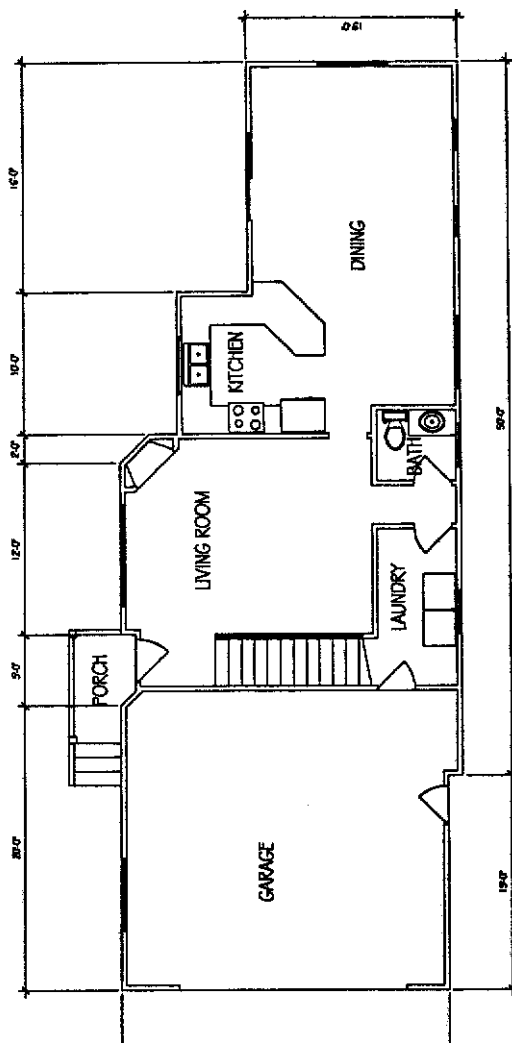
FRONT ELEVATION



LEFT SIDE ELEVATION

EXHIBIT H

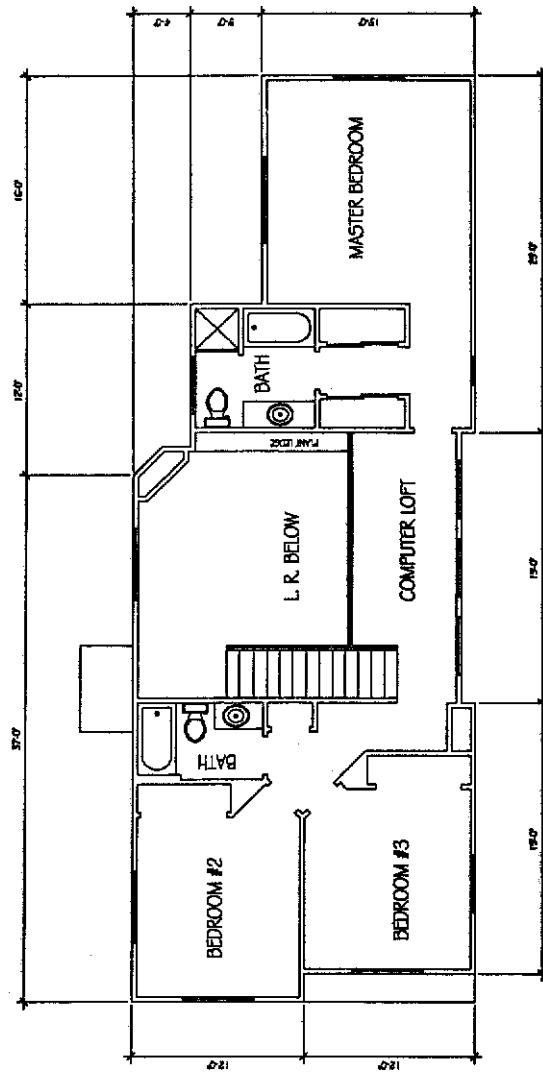
CYRESS VIEW		LOT 7	
Project	CYRESS VIEW	Sheet	EX-0003
Date	03/01/03	Scale	NOTED
Author	Lot 7	Reviewer	
Check		Approved	



SCALE: 1/4" = 1'-0"

LOWER FLOOR PLAN
 667 SQ. FT. 400 SQ. FT. GARAGE
 1567 SQ. FT. TOTAL 29 SQ. FT. PORCH

CYPRESS VIEW		LOT 7	
Project/Name	Lot	Block	Sheet
10	10	10	10



UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 1000 SQ. FT.



Founding Minister, Rev. Deborah L. Johnson, MBA

April 28, 2004

Kathleen and David Manning
160 Light Springs Road
Aptos, California 95003

RE: Easement Road off of Monterey Avenue into
Inner Light Ministries Parking Lot 5630 Soquel Drive, Soquel, California

Dear Kathleen:

This letter serves as formal confirmation of phone conversation earlier today and the points that we agreed upon regarding the above-referenced road which you own.


The easement road is not now, nor is it intended to be, in full-time use by our ministry. Ingress and egress into our property is primarily through the main entrance on Soquel Drive. The road is convenient as an exit after Sunday Service. We only have one two-part service which concludes between 12:00-12:10pm and there is not a mass exit afterwards. People stay and fellowship and/or attend other meetings so that we never experience traffic bottlenecks that might occur in other places of assemblage where everyone is leaving at the same time. The same is true for arrival. We come in essentially four waves in the following order –volunteers, people attending the 10:15am, Worship Service, people attending the 10:45 meditation service, and late arrivals.

We will open the gates to the easement road on Sunday mornings indicating that is an exit route only. It will be closed at all other times with the exception of weddings or other such intermittent events that may result in a full parking lot.

We understand that you will be eliminating the divider aisle in the road and will notify us when that construction is to take place.

Thank you for your consideration and cooperation.

Sincerely,


Rev. Deborah L. Johnson
President/CEO

EXHIBIT

"We acknowledge Spiritual Oneness, appreciate individualized expressions, and honor all paths that lead to Truth"

5630 Soquel Drive • Soquel, California 95073 • Voice: 831.465.9090 • Fax: 831.465.0301 • www.innerlightministries.com

Christian Life Center Church
1009 Mission St.
Santa Cruz, Ca. 95060

May 20, 2004

Re: Driveway 2905 Monterey Ave.
Soquel, CA 05073

Dear Mr. and Mrs. Manning:

It is our understanding you want to remove the entire existing driveway on our property at 2905 Monterey Ave. and provide a new approach off of your new cul-de-sac.

You have our permission to make that change subject to our board approving final specifications on the project, and being able to provide appropriate notice to our tenant at the property.

Sincerely,



Tom Balch
Chainnan of the Board
Christian Life Center

EX HIBIT 1

ellen cooper & associates

landscape architects

David and Kathleen Manning
160 Light Springs Road
Aptos, Ca. 95003

April 4, 2005

Project: Christian Life Center
Monterey Avenue. , Soquel, Ca

I have reviewed the revised development plans by Ifland Engineers dated March 31, 2005. The setbacks from the trees that I recommended in my arborist report for grading: location of utilities and location of pavement and drainage structures, have been incorporated into the grading, drainage and utility plans.

I have spoken to the landscape architect, Greg Lewis regarding setbacks for planting and irrigation. He has incorporated my recommended setbacks into his planting design plan and irrigation plan. The landscape architect was instructed at some point by county planning staff to include some erosion control and riparian planting in specific areas. Queto this request, I recommended an 8' setback to any planting and irrigation from existing live oaks in these areas

Thankyou,



Ellen Cooper Arborist WCISA #848