



## Staff Report to the Planning Commission

Application Number: **05-0583**

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**Applicant:** Bolton Hill Company - Todd Graff    **Agenda Date:** 12/14/05  
**Owner:** John Miller, etal.    **Agenda Item #:** 13  
**APN:** 039-471-05    **Time:** After 9:00 a.m.

**Project Description:** Proposal to divide an existing 6.2 acre parcel into two parcels of approximately .65 acres and 5.55 acres respectively.

Requires a Minor Land Division, a Design Review Waiver, and a Roadway/Roadside Exception.

**Location:** Property located at the intersection of Soquel Drive and Aptos Rancho Road in Aptos.(7839 Soquel Drive)

**Supervisory District:** 2nd District (District Supervisor: Ellen Pirie)

**Permits Required:** Minor Land Division, Design Review Waiver, Roadway/Roadside Exception

**Staff Recommendation:**

- Approval of Application 05-0583, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

**Exhibits**

- |    |  |    |                            |
|----|--|----|----------------------------|
| A. | Project plans                              | E. | Assessor's parcel map      |
| B. | Findings                                   | F. | Zoning & General Plan maps |
| C. | Conditions                                 | G. | Comments & Correspondence  |
| D. | Categorical Exemption (CEQA determination) |    |                            |

**Parcel Information**

<b>Parcel Size:</b>	6.2 acres
<b>Existing Land Use - Parcel:</b>	Multi family residential - Historic resource
<b>Existing Land Use - Surrounding:</b>	Commercial and multi-family residential
<b>Project Access:</b>	Soquel Drive/Aptos Rancho Road

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Planning Area: Aptos  
Land Use Designation: R-UM (Urban Medium Density Residential) & C-C  
(Community Commercial)  
Zone District: RM-4-L (Multi-Family Residential - 4,000 square foot  
minimum -historic resource) & C-1 (Neighborhood  
Commercial)  
Coastal Zone:    Inside   X   Outside

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: No report required  
Fire Hazard: Not a mapped constraint  
Slopes: 5-15%  
Env. Sen. Habitat: Riparian corridor at east edge of property - no development proposed  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource  
Drainage: Existing drainage adequate \*  
Archeology: Mapped archaeological resource - no development proposed

### Services Information

Urban/Rural Services Line:   X   Inside    Outside  
Water Supply: Soquel Creek Water District  
Sewage Disposal: Santa Cruz County Sanitation District  
Fire District: Aptos/La Selva Fire Protection District  
Drainage District: Zone 6 Flood Control District

### Project Setting

The subject property is located on the northeast corner of Soquel Drive and Aptos Rancho Road in Aptos. The property is vacant in the area nearest to Soquel Drive, which is zoned for commercial uses, and contains a residential dwelling group on the residentially zoned portion. The residential structures include the historic Vicente Castro house. No development is proposed which will affect this historic structure. The uses surrounding the property are commercial office and retail, with multi-family residential development to the north.

### Minor Land Division

The parcel contains two separate zone districts, with approximately .65 acres zoned C-1 (Neighborhood Commercial) at the intersection of Soquel Drive and Aptos Rancho Road and the remaining 5.65 acres is zoned RM-4 (Multi-family residential - 4,000 square foot minimum per dwelling unit).

The proposed land division will create two new parcels divided along the zone district boundary. No development or other improvements are proposed on either parcel at this time. Both parcels

will comply with the minimum density requirements of the respective zoning and General Plan designations. Future development may be proposed to develop the commercial and/or multi-family residential portions of the property. Any future development that is proposed will be subject to the appropriate level of discretionary review at the time an application is made. Any development of the commercial parcel would require a Commercial Development Permit. Commercial buildings between 2,000 and 20,000 square feet would be reviewed by the Zoning Administrator, and buildings over 20,000 square feet would be reviewed by the Planning Commission. For the residential parcel, any residential development resulting in new parcels or in a dwelling group of more than four units would require review by the Planning Commission.

### Design Review Waiver

This application includes a request to waive the submittal of architectural plans for future improvements. This land division will divide a parcel along an existing zone district boundary and no physical development is proposed, therefore architectural or landscape plans *are* not necessary for this review. Any future development proposal will be required to comply with all applicable ordinances at the time an application is made, including the design review ordinance.

### Roadway/Roadside Exception

Although the current proposal does not include any physical improvements, the access to both parcels will be required to be taken from Aptos Rancho Road for any future development. The commercial property will have frontage on Soquel Drive (an arterial roadway) as well, but it is required for access to be taken from a local street instead of an arterial road whenever possible.

The existing development is currently accessed from Soquel Drive via a driveway through the commercially zoned portion of the property. This access will be maintained by an easement through the commercial parcel until future development is proposed. When either the commercial or residential parcel is developed, the access to the residential development will be relocated to Aptos Rancho Road and the easement will be removed from the commercial parcel.

Aptos Rancho Road is fully improved, but varies from the County Design Criteria in terms of width and improvements. Aptos Rancho Road is located within a 40-foot right-of-way has a 20-foot road section with 2 feet of curb and gutter on both sides, and a 4-foot sidewalk on the southeast side fronting the proposed land division. A Roadway/Roadside Exception is required to recognize this configuration in that it does not provide a 56 foot right of way with a sidewalk and landscaping strips on both sides of the roadway. This Roadway/Roadside Exception is considered as appropriate due to the presence of a sidewalk fronting the proposed land division and because no on-street parking is allowed or planned on Aptos Rancho Road.

### Conclusion

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

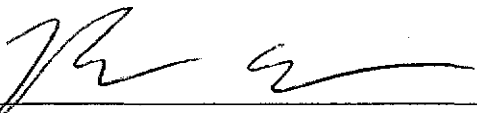
### Staff Recommendation

- APPROVAL of Application Number **05-0583**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

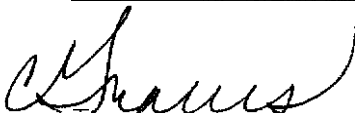
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

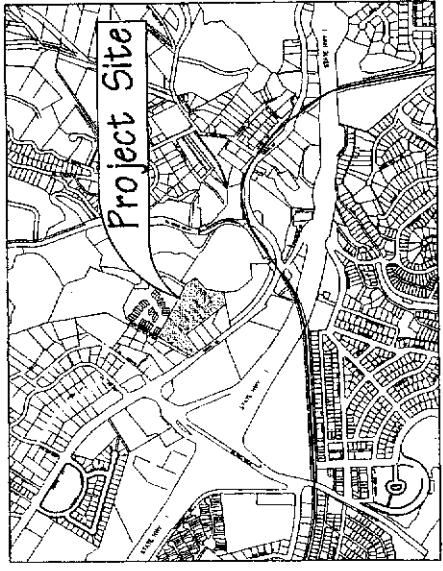
The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)

Report Prepared By: \_\_\_\_\_

  
Randall Adams  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-3218  
E-mail: [randall.adams@co.santa-cruz.ca.us](mailto:randall.adams@co.santa-cruz.ca.us)

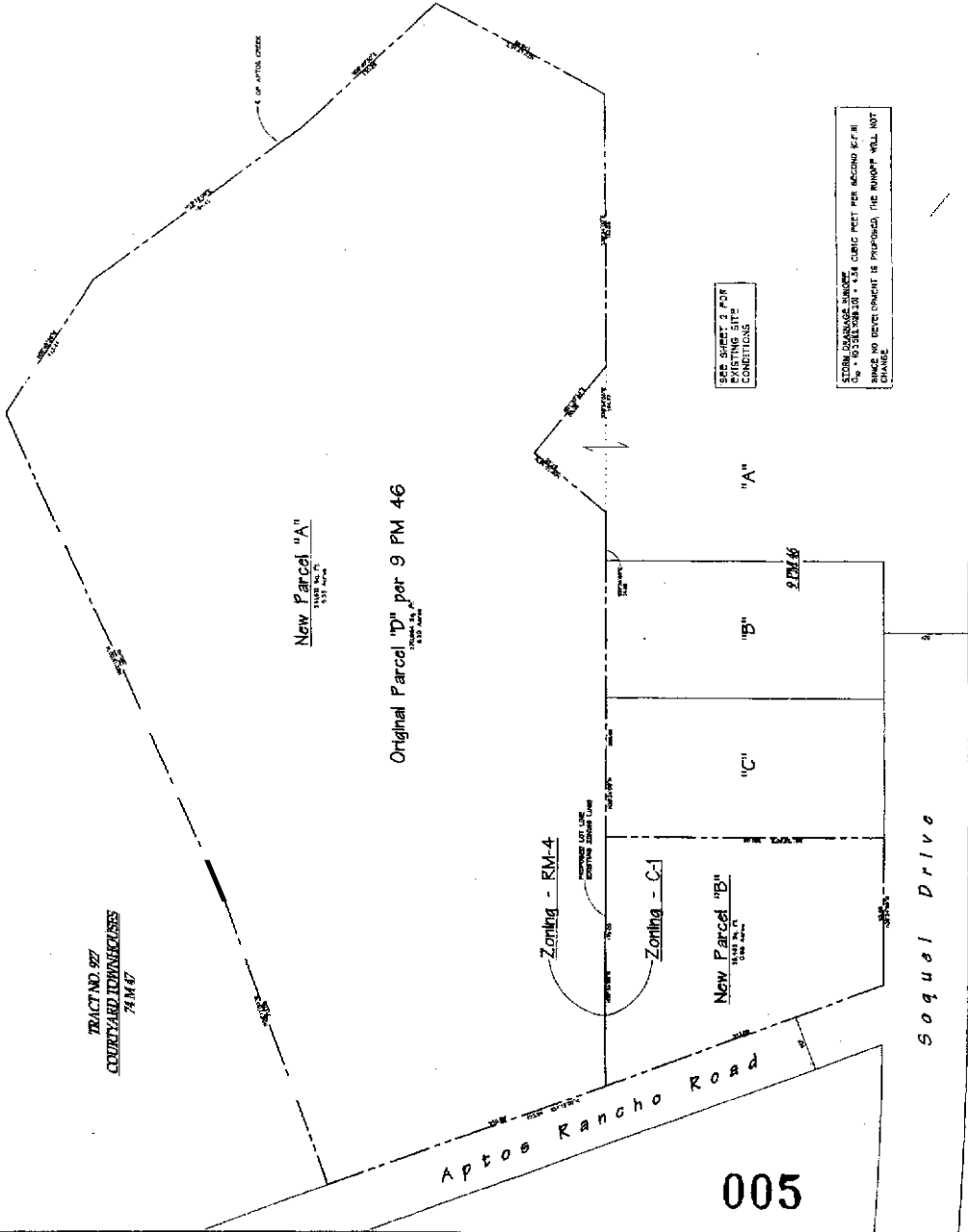
Report Reviewed By: \_\_\_\_\_

  
Cathy Graves  
Principal Planner  
Development Review

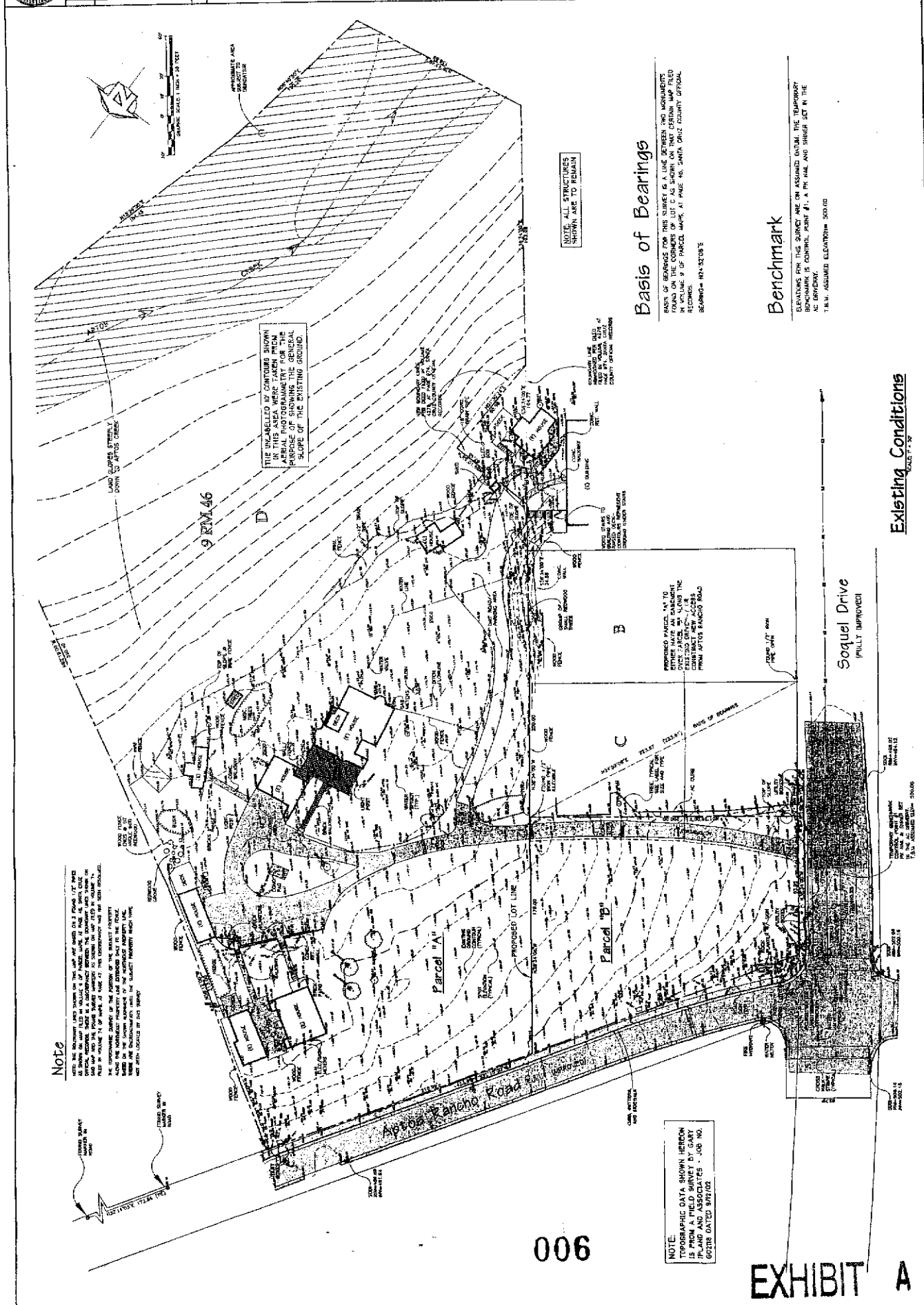


### Project Data

<b>Owner &amp; Subdivider</b>	JOHN MILLER JOHN MILLER & ASSOCIATES APTO, CALIF.
<b>Land Use Consultant</b>	JOHN MILLER & ASSOCIATES 200 S. MAIN STREET, SUITE 200 SANTA ANA, CALIF. 92701 TEL. (714) 440-1283 FAX (714) 440-1283
<b>Existing Zoning</b>	U.C. - URBAN COMMERCIAL AND URBAN CENTRAL DISTRICT RESIDENTIAL
<b>Existing Use</b>	RESIDENTIAL AND VACANT LAND
<b>Proposed Use</b>	INDUSTRIAL USE (FUTURE PHASE)
<b>Water Supply</b>	WATER SUPPLY (WATER DISTRICT)
<b>Sewer Disposal</b>	WATER SUPPLY (WATER DISTRICT)
<b>Gas &amp; Electric</b>	WATER SUPPLY (WATER DISTRICT)
<b>Storm Drain</b>	WATER SUPPLY (WATER DISTRICT)
<b>Fire Protection</b>	WATER SUPPLY (WATER DISTRICT)
<b>Telephone</b>	WATER SUPPLY (WATER DISTRICT)
<b>Cable TV</b>	WATER SUPPLY (WATER DISTRICT)
<b>Area Subject to Inundation</b>	WATER SUPPLY (WATER DISTRICT)
<b>Total Area of Site</b>	WATER SUPPLY (WATER DISTRICT)



Tentative Map - Minor Land Division



### Basis of Bearings

BASES OF BEARINGS FOR THIS SURVEY IS A LINE DERIVED FROM THE MAGNETIC DECLINATION OF THE YEAR 1983. THE DECLINATION OF THE YEAR 1983 IS 11° 15' E. THE DECLINATION OF THE YEAR 2000 IS 11° 15' E. THE DECLINATION OF THE YEAR 2010 IS 11° 15' E. THE DECLINATION OF THE YEAR 2020 IS 11° 15' E. THE DECLINATION OF THE YEAR 2030 IS 11° 15' E. THE DECLINATION OF THE YEAR 2040 IS 11° 15' E. THE DECLINATION OF THE YEAR 2050 IS 11° 15' E. THE DECLINATION OF THE YEAR 2060 IS 11° 15' E. THE DECLINATION OF THE YEAR 2070 IS 11° 15' E. THE DECLINATION OF THE YEAR 2080 IS 11° 15' E. THE DECLINATION OF THE YEAR 2090 IS 11° 15' E. THE DECLINATION OF THE YEAR 2100 IS 11° 15' E.

### Benchmark

ELEVATIONS FOR THIS SURVEY ARE ON ASSUMED DATUM. THE TEMPORARY BENCHMARK IS CONTROL POINT #1, A P.W. AND SHOWN AS IN THE RECORDS. BENCHMARK ELEVATION= 500.00

### Existing Conditions

SCALE 1" = 50'



PARCEL LINES ARE APPROXIMATE S.C. CO. 2PM PHOTO 2001

Existing Site Environment



## 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 will be consistent with the General Plan land use designations. The project creates two parcels along an existing boundary between the Community Commercial (C-C) and Urban Medium Density Residential (R-UM) General Plan designations. The proposed project is consistent with the General Plan, in that the development will provide an adequate amount of area for future commercial and residential uses.

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 future development will be accessed by Aptos Rancho Road, which is fully improved with a sidewalk on one side and no on-street parking. This roadway provides satisfactory access to the project. The proposed subdivision will allow future development that is similar to the pattern and density of surrounding development, near commercial shopping facilities and recreational opportunities, and will have adequate and safe vehicular and pedestrian access.

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

This finding can be made, in that the property will be divided along an existing boundary between the C-1 (Neighborhood Commercial) zone district and the RM-4 (Multi-family residential - 4,000 square foot minimum) zone district. The resulting parcels will meet the minimum dimensional standards for parcels within the C-1 and RM-4 zone districts with over 10,000 square feet for the commercial parcel and over 4,000 square feet per dwelling unit for the residential parcel.

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, the site contains existing improvements and the proposed parcels are properly configured to allow development in compliance with the required site standards.

5. That the design of the proposed subdivision or **type** of improvements will not cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

This finding can be made, in that no mapped or observed sensitive habitats or threatened species will be adversely impacted through the proposed land division.

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 large, for access through, or use of property within the proposed subdivision.

This finding can be made, in that no public easements are known to encumber the property

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

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

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

This finding can be made, in that no structures are proposed as a component of this land division. The surrounding neighborhood contains commercial and multi-family residential development. The proposed land division is compatible with 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. Access to any future development proposed on either parcel will be from Aptos Rancho Road. Aptos Rancho Road is fully improved, but varies from the County Design Criteria in terms of width and improvements. Aptos Rancho Road is located within a 40-foot right-of-way has a 20-foot road section with 2 feet of curb and gutter on both sides, and a 4-foot sidewalk on the southeast side fronting the proposed land division. 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.

The applicant proposes a reduction in the access road width to 40 feet without on-street parking, landscaping, or a 4 foot sidewalk on the northwest side of the roadway. This request is due to the pattern of development in the project area and is considered as appropriate due to the presence of existing improvements on Aptos Rancho Road.

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.

## Conditions of Approval

### Land Division 05-0583

Applicant: Todd Graff • Bolton Hill Company

Property Owner: John Miller, etal.

Assessor's Parcel Number(s): 039-471-05

Property Address and Location: **7839** Soquel Drive, Aptos  
Southeast comer of Soquel Drive and Aptos Rancho Road

Planning Area: Aptos

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Exhibits:

- A. Tentative Map prepared by Ifland Engineers, dated 8/1/05.
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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.
11. A Parcel Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted *to* the County Surveyor (Department of Public Works) for review and approval prior to recordation. The Parcel Map shall meet the following requirements:
- A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating *to* improvement of the property, or affecting public health and safety shall remain fully applicable.
- B. This land division shall result in no more than one (1) residential parcel and one (1) commercial parcel.
- C. The following items shall be shown on the Parcel Map:
1. Show the net area of each lot to nearest square foot.

- III. All future construction within the property shall meet the following conditions:
- A. All future development is subject to applicable County Codes and all required Development and Building Permits must be obtained prior to the physical construction of any improvements on either parcel.
  - B. All future development on either parcel must be accessed from Aptos Rancho Road. At the time of future development of either parcel, the existing driveway and associated easement to Soquel Drive (including any utilities) will be removed and access and utilities will be established from Aptos Rancho Road to serve the residential parcel.
  - C. No land disturbance shall take place prior to issuance of required Development or Building Permits related to such disturbance or clearing.
  - D. 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.
  - E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. 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.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
  - 1. COUNTY bears its own attorney's fees and costs; and
  - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the **Santa Cruz** County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

**Amendments to this land division approval shall be processed  
in accordance with Chapter 18.10 of the County Code.**

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

cc: County Surveyor

Application #: 05-0583  
APN: 039-471-05  
Owner: John Miller, **etal.**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

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Cathy Graves  
Principal Planner

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Randall **Adams**  
Project Planner

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

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

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

Application Number: 05-0583

Assessor Parcel Number: 039-471-05

Project Location: 7839 Soquel Drive, Aptos

**Project Description: Proposal to divide a parcel into two parcels along a zone district boundary**

**Person or Agency Proposing Project: Bolton Hill Company - Todd Graff**

**Contact Phone Number: (831) 457-5782**

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

Specify type:

E. ☒ **Categorical Exemption**

Specify type: Class 15 - Minor Land Divisions (Section 15315)

**F. Reasons why the project is exempt:**

Division of a parcel in an urbanized area with existing road access and utilities available

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

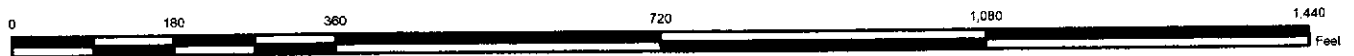
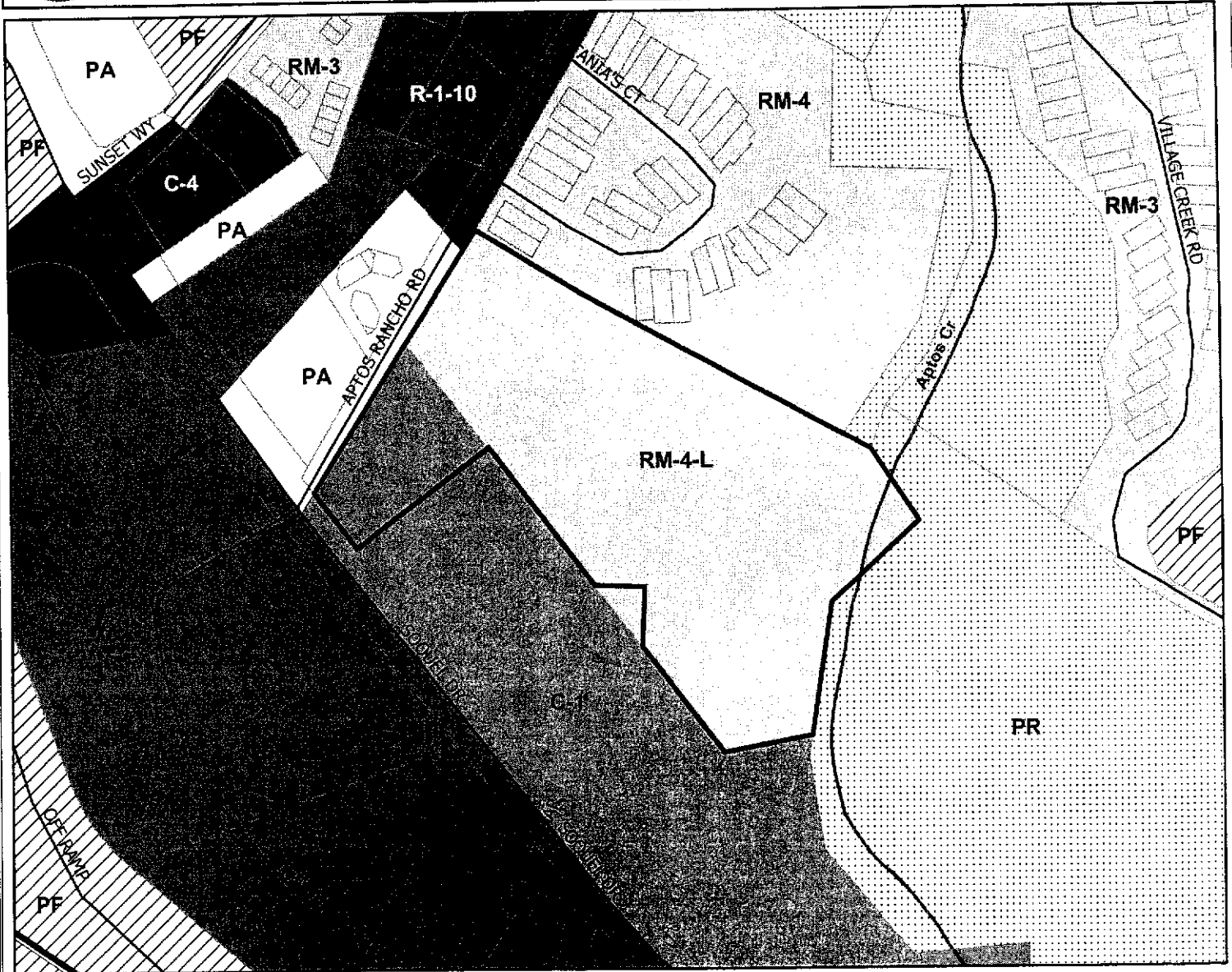
\_\_\_\_\_  
Randall Adams, Project Planner

Date: \_\_\_\_\_



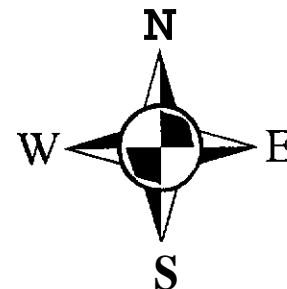


# Zoning Map



## Legend

- APN 039-471-05
- Streets
- Assessors Parcels
- PERENNIAL STREAM
- RESIDENTIAL-MULTIFAMILY (RM)
- COMMERCIAL-NEIGHBORHOOD (C-1)
- COMMERCIAL-COMMUNITY (C-2)
- COMMERCIAL SERVICE (C-4)
- RESIDENTIAL-SINGLE FAMILY (R-1)
- COMMERCIAL-PROF OFFICE (PA)
- PARK (PR)
- PUBLIC FACILITY (PF)



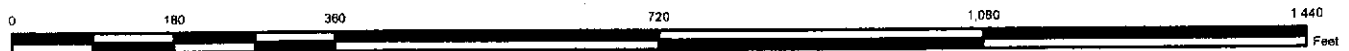
Map Created by  
County of Santa Cruz  
Planning Department  
September 2005

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EXHIBIT F

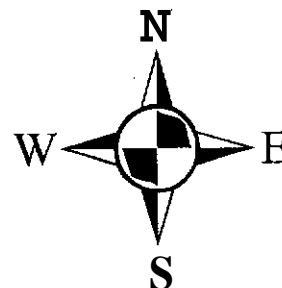


# General Plan Designation Map



## Legend

- APN 039-471-05
- Streets
- Assessors Parcels
- PERENNIAL STREAM
- Residential - Urban Medium Density (R-UM)
- Commercial-Community (C-C)
- Urban Open Space (O-U)
- Parks and Recreation (O-R)
- Residential - Urban High Density (R-UH)
- Residential - Urban Low Density (R-UL)
- Commercial-Sewice (C-S)
- Public Facilities (P)
- Commercial-Office (C-O)



Map Created by  
County of Santa Cruz  
Planning Department  
September 2005

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EXHIBIT F

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

Project Planner: Randall Adams  
Application No.: 05-0583  
APN: 039-471-05

Date: October 4, 2005  
Time: 09:26:24  
Page: 1

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Environmental Planning Completeness Comments

===== REVIEW ON SEPTEMBER 27, 2005 BY ANDREA M KOCH =====

No comments.

Environmental Planning Miscellaneous Comments

===== REVIEW ON SEPTEMBER 27, 2005 BY ANDREA M KOCH =====

No comments.

Historical Completeness Comments

===== REVIEW ON SEPTEMBER 8, 2005 BY STEVE D GUINEY ===== This site contains a designated historic resource located on proposed parcel A. Neither the proposed land division nor future commercial development on proposed parcel B will have any impact on the historic building, which lies approximately 100 feet from the closest point of parcel B. This application does not need further historic review.

Historical Miscellaneous Comments

===== REVIEW ON SEPTEMBER 8, 2005 BY STEVE D GUINEY ===== No comment

Long Range Planning Completeness Comments

===== REVIEW ON SEPTEMBER 23, 2005 BY GLENDA L HILL =====  
NO COMMENT

Long Range Planning Miscellaneous Comments

===== REVIEW ON SEPTEMBER 23, 2005 BY GLENDA L HILL =====  
NO COMMENT

Dpw Road Engineering Completeness Comments

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

===== REVIEW ON SEPTEMBER 30, 2005 BY GREG J MARTIN =====

We recommend access for both parcels be obtained from Aptos Rancho Road. Please provide evidence that both parcels have legal access to Aptos Rancho Road. The existing road shall need to be demolished and replaced with landscaping. We do not recommend an easement over Parcel B for access to Parcel A since Aptos Rancho Road is adjacent to both parcels. It is County policy to limit access to arterial roads as much as possible.

Please show both sides of Aptos Rancho Road. Aptos Rancho Road is required to be brought up to the urban local street standard with parking on one side. The road right-of-way required for an urban local street with parking is 56 feet. The road width, measured curb face to curb face, is required to be 36 feet. The sidewalk is

Discretionary Comments - Continued

Project Planner: Randall Adams  
Application No. : 05-0583  
APN: 039-471-05

Date: October 4, 2005  
Time: 09:26:24  
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separated from the curb by a four foot landscape strip.

The interior roads for the residential parcel serving 3 or 4 houses should be 24 feet wide. The road structural section is 3 inches of asphalt concrete over 9 inches of aggregate base. The driveways serving two houses are recommended to be brought up to the minimum standard of 18 feet wide for two-way traffic. Driveways serving one house are recommended to be 12 feet wide. The driveway structural section is 2 inches of asphalt concrete over 6 inches of aggregate base. Roads. Parking requirements should be shown on the plans and the parking layout should meet current standards. Parking areas shall consist of 2 inches of asphalt concrete over 6 inches of aggregate base. Each parking space should be numbered and dimensioned.

An easement is required for the driveway accessing the existing house and commercial building on parcel 039-471-03. The existing house does not have adequate parking therefore the easement should include a parking area which meets current standards. The parking improvements should be completed with the minor land division.

If you have any questions please call Greg Martin at 831-454-2811

Dpw Road Engineering Miscellaneous Comments

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

===== REVIEW ON SEPTEMBER 30, 2005 BY GREG J MARTIN =====

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON SEPTEMBER 21, 2005 BY ERIN K STOW =====  
DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON SEPTEMBER 21, 2005 BY ERIN K STOW =====  
NO COMMENT

# SANTA CRUZ COUNTY SANITATION DISTRICT

## INTER-OFFICE CORRESPONDENCE

DATE: September 26, 2005

TO: Planning Department, ATTENTION: RANDALL ADAMS

FROM: Santa Cruz County Sanitation District

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

APN: 039-471-05

APPLICATION NO.: 05-0583

PARCEL ADDRESS: 7839 SOQUEL DRIVE, APTOS CA 95003

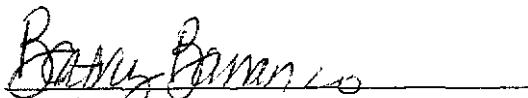
PROJECT DESCRIPTION: PROPOSAL TO DIVIDE AN EXISTING 6.2 ACRE PARCEL INTO TWO PARCELS OF APPROXIMATELY 0.65 ACRES AND 5.55 ACRES RESPECTIVELY.

PROPERTY LOCATED AT THE INTERSECTION OF SOQUEL DRIVE AND APTOS RANCHO ROAD IN APTOS. THIS IS A MINOR LAND DIVISION APPLICATION AND THE PROPOSAL IS TO CREATE A PROPERTY LINE BETWEEN THE COMMERCIAL ZONED PORTION OF THE PROPERTY AND THE RESIDENTIALLY ZONED PORTION OF THE PROPERTY WITH NO DEVELOPMENT PROPOSED AT THIS TIME.

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No development is proposed at this time.

Sewer service is not available for the subject development. Sewer service would be available upon completion of an approved preliminary sewer design submitted as part of a tentative map, development or other discretionary permit approval process. Please note that this notice does not reserve sewer service availability. Only upon completion of an approved preliminary sewer design submitted as part of a tentative map, development or other discretionary permit approval process shall the District reserve sewer service availability.



Beatriz Barranco

Sanitation Engineering

BB:abc/508.wpd

c: Applicant: BOLTON HILL - TODD GRAFF  
303 PORTRERO STREET  
SANTA CRUZ CA 95060

Property Owner: JOHN ANTHONY MILLER  
7839 SOQUEL DRIVE  
APTOS CA 95003

(Rev. 3-96)



P.O. Box 158  
 Mail to: 5180 Soquel Drive  
 Soquel, CA 95073-0158  
 PHONE (831) 475-8800 FAX (831) 475-4291

# COMMENT SHEET SHEET

Date of Review: 9/25/06  
 Reviewed By: Carol Carr

Returned	Randall Adams
Project	County of Santa Cruz
Comments to:	Planning Department
	701 Ocean St., Ste. 400
	Santa Cruz, CA 95060-4073

Owner: John Miller  
 7839 Soquel Dr.  
 Aptos, CA 95003

Applicant: Bolton Hill - Todd Graff  
 303 Potrero St.  
 Santa Cruz, CA 96060

Type of Permit Development Permit  
 County Application #: 05-0583

Subject APN: 039-471-05

Location: Property located at the intersection of Soquel Drive and Aptos Rancho Road in Aptos (7839 Soquel Dr.).

Project Description: Proposal to divide an existing 6.2 acre parcel into two parcels of approximately 0.06 acres and 5.66 acres respectively.

## Notice

Notice is hereby given that the Board of Directors of the Soquel Creek Water District is considering adopting policies to mitigate the impact of development on the local groundwater basins. The proposed project would be subject to these and any other conditions of service that the District may adopt prior to granting water service.

It should not be taken as a guarantee that service will be available to the project in the future or that additional conditions will not be imposed by the District prior to granting water service.

## Requirements

The developer/applicant, without cost to the District, shall:

- 1) Destroy any wells on the property in accordance with State Bulletin No. 74
- 2) Satisfy all conditions imposed by the District to assure necessary water pressure, flow and quality;
- 3) Satisfy all conditions for water conservation required by the District at the time of application for service, including the following:
  - a) All applicants for new water service from Soquel Creek Water District shall be required to offset expected water use of their respective development by a 1.2 to 1 ratio by retrofitting existing developed property within the Soquel Creek Water District service area so that any new development has a "zero impact" on the District's groundwater supply. Applicants for new service shall bear those costs associated with the retrofit as deemed appropriate by the District up to a maximum set by the District and pay any associated fees set by the District to reimburse administrative and inspection costs in accordance with District procedures for implementing this program.
  - b) Plans for a water efficient landscape and irrigation system shall be submitted to District Conservation Staff for approval;

022

EXHIBIT G



P.O. Box 158  
Mail to: 5190 Soquel Drive  
Soquel, CA 95073-0158  
PHONE (831) 475-4500 FAX (831) 475-4291

## PROJECT COMMENT SHEET

- c) All interior plumbing fixtures **shall** be low-flow **and** have the **EPA Energy Star label**;

District **Staff shall** inspect the completed project **for** compliance with **all** conservation requirements prior to commencing water service;

- 4) Complete **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;

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.

### Soquel Creek Water District Project Review Comments:

1. 1) The applicant will **need to follow the Procedures For Processing Minor Land Divisions (MLD)**. 2) A **New Water Service Application Request will need to be** completed and submitted to the **SCWD Board of Directors**; however, please be advised that **additional conditions may** be imposed as per the above Notice. 3) The applicant **shall** be required to offset the expected **water use** of their respective development by a **1.2 to 1** ratio by retrofitting existing developed property within the **Soquel Creek Water District service area**. Applicants **for new service** shall bear those costs associated with the retrofit. 4) **All units shall** be metered **separately**, including accessory dwelling units. 5) **All interior plumbing fixtures shall** be low flow and have the EPA Energy Star label. 6) The landscape-planting plan **must be reviewed and approved by District Conservation Staff**. 7) A Fire Protection Requirements Form **will need to be** completed and reviewed by the appropriate Fire District. 8) Water pressure in this area is high; a **Water Waiver for Pressure and/or Flow** will need to be recorded.

### Attachments:

- ☒ Soquel Creek Water District Procedures for Processing Minor Land Divisions (MLD) dated November 9, 1992
- ☐ Soquel Creek Water District Procedures for Processing Water Service Requests for Subdivisions and Multiple Unit Developments
- ☐ The Soquel Creek Water District Water Use Efficiency Requirements for Single-Family Lots
- ☒ The Soquel Creek Water District Water Use Efficiency Requirements for Development other than Single-Family Lots
- ☒ Water Demand Offset Policy Pact Sheet
- ☒ Soquel Creek Water District New Water Service Application Request.
- ☐ Soquel Creek Water District Variance Application
- ☒ Soquel Creek Water District Water Waiver For Pressure and/or Flow
- ☒ Fire Protection Requirements Form

**COUNTY OF SANTA CRUZ**  
**INTER-OFFICE CORRESPONDENCE**

DATE: September 22, 2005

TO: Randall Adams, Planning Department

FROM: Carl Rom, Department of Public Works 

SUBJECT: APPLICATION 05-0583, APN 039-471-05, APTOS RANCHO ROAD

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As with all minor land divisions, the developer will have to submit a parcel map to Public Works for review and approval. If improvements are required that will be approved and inspected by Public Works, the developer will have to sign a subdivision agreement and submit securities prior to recording the map to guarantee the construction of all work shown on the improvement plans.

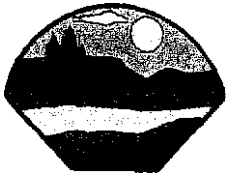
I have the following comments on this application:

1. The minor land division number should be added to all sheets of the tentative map.
2. The existing topography sheet includes a note that Parcel A shall either have an easement across Parcel B for access, or shall construct a new access from Aptos Rancho Road. If there is to be an easement, it should be shown on the tentative map sheet and its area should be shown being deducted from the net parcel area. If there is to be a new access from Aptos Rancho Road, the applicant should submit proof of legal access to that privately owned road, and the construction of the new access and removal of the existing driveway from Soquel Drive should be shown on a preliminary improvement plan.
3. Do existing utility services to the proposed Parcel A cross the proposed Parcel B? Parcel A's utility services should be located and shown on the plan, and easements should be provided as necessary.
4. Utility structures along Aptos Rancho Road, and a portion of the sidewalk along Soquel Drive, appear to encroach onto the property. Do easements exist for these facilities? If not, they should probably be dedicated as part of the land division.

I'll defer to the traffic and drainage folks for any comments relevant to their areas of concern.

If you have any questions or would like to discuss these comments, please call me at extension 2806.

CDR:cdr



## Aptos/La Selva Fire Protection District

6934 Soquel Drive ■ Aptos, CA 95003  
Phone # 831-685-6690 ■ Fax # 831-685-6699

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September 21, 2005

Planning Department  
County of Santa Cruz  
Attention: Randall Adams  
701 Ocean Street  
Santa Cruz, CA 95060

Subject: APN: 39-471-05 / Appl #05-0583  
7839 Soquel Drive

Dear Mr. Adams:

Aptos/La Selva Fire Department has reviewed the plans for the above cited project and has no objections ~~as~~ presented.

Sincerely,



Jim Dias, Fire Marshal  
Fire Prevention Division  
Aptos/La Selva Fire Protection District

Cc: John Miller  
7839 Soquel Drive  
Aptos, CA 95003

cc: Bolton Hill - Todd Graff  
303 Potrero Street  
Santa Cruz, CA 95060

## MEMORANDUM

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**Application No: 050583**

Date: September 27, 2005

To: Randall Adams, Project Planner

From: Lawrence Kasparowitz, Urban Designer

Re: Design Review Waiver for a Minor Land Division, Soquel Drive and Rancho Road, Soquel

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- *Since the zoning is C-1 and is not being proposed to be modified, I would agree that a Design Review waiver is appropriate.*

## ***Miller Property Statement of Proposal***

### **Design Review Waiver**

The applicant, Brooks Properties, hereby requests a waiver of the Design Review requirements per County Code Section 13.11.040(j). The nature of the proposed project is a two-lot Minor Land Division. If approved, this land division would create a property line between the commercially zoned portion of the property and the residentially zoned portion of the property. No development of any kind is proposed with this application. Therefore, the applicant believes this application should be considered minor and should not warrant submittal of design review exhibits.

The requirement that Design Review applications accompany Minor Land Division applications (County Code Section 13.11.040(d)) implies that proposed parcels are being sized for residential development and that, therefore, Design Review applications for the structures should be submitted. That is not the case with this Minor Land Division application. No development is proposed at this time and any development proposed in the future would be subject to the Design Review requirements.

### **Preliminary Landscape Plan Waiver**

The applicant hereby requests a waiver of the requirement to submit a Preliminary Landscape Plan. No vegetation removal or planting is proposed with this application for a Minor Land Division. In addition, the site has fully improved frontages that contain trees and other landscaping. Installing new landscaping now would be wasteful since, eventually, new development will be proposed on the property and landscaping would be required at that time.