



Staff Report to the Planning Commission

Application Number: **04-0392**

Applicant: Stephen Graves and Associates
Owner: Canham Ventures Inc.
APN: 093-401-09

Agenda Date: January 25, 2006
Agenda Item #: 8
Time: After 9:00 a.m.

Project Description: Proposal to divide a 156-acre parcel zoned for Timber Production, into two parcels of 54.1 gross acres and 102.4 gross acres respectively.

Location: Property located on the east end of Canham Road at 705 Canham Road, Scotts Valley

Supervisory District: 5th District (District Supervisor: Mark Stone)

Permits Required: Minor Land Division

Staff Recommendation:

- Certification of the Mitigated Negative Declaration completed in accordance with the California Environmental Quality Act.
- Approval of Application 04-0392, based on the attached findings and conditions.

Exhibits

- | | |
|---|-------------------------------|
| A. Project plans | E. Assessor's parcel map |
| B. Findings | F. Zoning & General Plan maps |
| C. Conditions | G. Comments & Correspondence |
| D. Mitigated Negative Declaration
(CEQA Determination) | H. Rural Density Matrix |

Parcel Information

Parcel Size:	156.5 acres
Existing Land Use - Parcel:	Residential and vineyard
Existing Land Use - Surrounding:	Residential and Timber Production
Project Access:	Canham Road
Planning Area:	Carbonera
Land Use Designation:	R-M (Mountain Residential)
Zone District:	TP (Timber Production)

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Environmental Information

Services Information

Project Setting and Background

The parcel is approximately 156 acres and is in the Carbonera Planning Area. The subject property lies at the end of Canham Road, a private road. The general area is wooded with mature vegetation. Approximately 60 acres of the parcel contains slopes greater than 50%. The proposed building site is located on slopes of 10-20%. The parcel is zoned for Timber Production (TP) and has a timber harvest plan on file with the County. The parcel is currently developed with a single-family dwelling, various outbuildings, a barn, and a vineyard.

The submitted plans designate a future development envelope, however no structures are proposed at this time. The proposed building site is adjacent to an existing barn and is served by an existing asphalt driveway. The proposed building site is not in the vicinity of the vineyard and will not impact the land under cultivation. Existing structures are proposed to remain.

Surrounding properties are developed with a mixture of residential use and timber production. A Rural Density Matrix was completed for the subject parcel and indicated a minimum parcel size of 40 net developable acres. The proposed division of the parcel into two parcels of 41.41 and 47.50 net developable acres is consistent with the General Plan Policy for Mountain Residential parcels.

Zoning & General Plan Consistency

The subject property is a 156-acre lot, located in the TP (Timber Production) zone district, a designation which allows residential uses. The proposed Single Family Residence is a principal permitted use within the zone district. The project site has a General Plan land use designation of R-M (Mountain Residential). This designation allows a density range of 10-40 net developable acres per dwelling unit. The proposed land division is consistent with both the zoning district and the General Plan designation, in that a parcel exceeding 40 net developable acres is desirable for adequate protection of timber resources, per General Plan Policy 2.4.1.

Environmental Review

Environmental review is 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 October 31, 2005. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit D) was made on November 1, 2005. The mandatory public comment period expired on November 28, 2005, with no comments received.

The environmental review focused on the potential impacts of the project in the areas of disturbance to the adjacent riparian corridor. The environmental review process generated a mitigation measure that will reduce potential impacts from the proposed development and adequately address these issues.

Biotic Resources

The proposed building site is located approximately 100 feet west of an unnamed intermittent tributary to Carbonera Creek. In order to prevent erosion, off site sedimentation, and pollution of the tributary, the applicant shall submit a detailed erosion control plan for review and approval by Environmental Planning staff. The plan shall be prepared by a Certified Professional in Erosion and Sediment Control (CPESC) and must include a clearing and grading schedule, clearly marked disturbance envelope, and specifications for revegetation of bare areas with appropriate native species. Additionally, the plan shall include notes that clearing and grading associated with widening the access road and driveway must be completed and revegetated prior to October 15. The requirement for the detailed erosion control plan is a required mitigation measure identified at Environmental Review and is included in the conditions of approval. Winter grading is prohibited for this site due to the proximity of the waterway.

According to the California Natural Diversity Data Base (CNDDB) maintained by the California Department of Fish & Game, there are two special status plant species, the Santa Cruz wallflower and the Ben Lomond spineflower, mapped in the site vicinity. Environmental Planning staff conducted a biotic site assessment and it was apparent that the lack of suitable habitat and the disturbed nature of the site make it unlikely that any special status plant or animal species occur in the area. The proposed building site is characterized by redwood and mixed forest, which is incompatible with the habitat associated with the two mapped plant species.

Timber Resources

The project site is zoned Timber Production and contains Timber Resources. A Registered Professional Forester, Rcy Webster, reviewed the proposed building site and in his letter dated April 8, 2005 (Attachment 9 of Initial Study, Exhibit H) states that the proposed building site is located in a non timber-bearing portion of the parcel. He also indicates that landing and hauling will not be compromised by a new dwelling in the proposed location, Therefore there will be no reduction in the acreage of commercial timberland.

Geologic Hazards

Portions of the parcel contain mapped landslide areas. A Geologic Hazards Investigation was submitted by Nolan, Zinn & Associates. The report, dated June 22, 2004, concludes that the proposed development is geologically suitable and subject to "ordinary" risks. The report was reviewed and accepted by the County Geologist (Attachment 8 of the Initial Study, Exhibit H).

Drainage

The parcel contains areas that are mapped groundwater recharge and water supply watershed, however all proposed improvements are located outside of the groundwater recharge and water supply watershed zones. The proposed project will not alter the existing overall drainage pattern of the site. Engineered Drainage plans will be required prior to building permit approval as a condition of approval for this Development Permit. The Department of Public Works Drainage Section staff will required to review and accept submitted plans and hydrology calculations for stormwater runoff.

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.

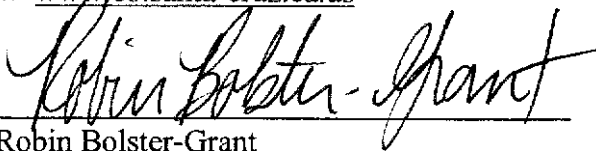
Staff Recommendation

- Certification of the Mitigated Negative Declaration completed in accordance California Environmental Quality Act.
- APPROVAL of Application Number **04-0392**, based on the attached findings and conditions.

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: _____



Robin Bolster-Grant
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
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Report Reviewed By: _____



Cathy Graves
Principal Planner
Development Review

Subdivision Findings

1. That the proposed subdivision meets all requirements or conditions of the subdivision ordinance and the state subdivision map act.

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

2. That the proposed subdivision, its design, and its improvements, are consistent with the general plan, and the area general plan or specific plan, if any.

The land division, its design, and its improvements, are consistent with the General Plan. The project creates two parcels of 41.41 and 47.50 net developable acres, which is consistent with the Mountain Residential General Plan designation, which allows development consistent with the Rural Density Matrix and overriding General Plan policies. Additionally, the proposed **Minor** Land Division is consistent with General Plan policy 5.12.4 and 5.12.8, which require that, for new land divisions on parcels with a Timber Resource designation, parcel *sizes* must average 10 gross acres, in that the second parcel will not reduce either parcel below the 10 gross acres.

The proposed land division is consistent with General Plan Policy 2.3.2, which requires land divisions within Timber Production Zone Districts outside the Coastal Zone to provide a minimum of 40 gross acres per parcel.

The project is consistent with the General Plan in that access is provided by a road and driveway that will meet rural road standards. Water, for domestic use and fire protection, will be provided by individual wells and the subject parcel has been determined to be suitable for individual septic systems.

The proposal is consistent with the General Plan regarding infill development in that the Minor Land Division will be compatible with the existing low density and intensity of development in the surrounding area. Further, the proposed additional parcel is not located in a hazardous or environmentally sensitive area. The project protects natural resources by allowing development in an area appropriate for residential uses at the proposed density.

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

The proposed land division complies with the zoning ordinance provisions as to uses of land, lot sizes and dimensions and other applicable regulations, in that the use of the property will remain residential. The lot sizes meet the minimum average parcel sizes of 40 acres, as determined by the rural density matrix. Allowed uses in the TP zone district include the development of a single-family dwelling and appurtenant structures.

The proposed land division will comply with the development standards in the zoning ordinance as they relate to setbacks, maximum parcel coverage, minimum site width and minimum site frontage. In the TP zone district, the development standards are found in Section 13.10.373 of the County Code. The proposed building envelope complies with all specified site and structural dimensions.

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

The site ~~of~~ the proposed land division is physically suitable for the type and density of development, in that the geotechnical and engineering geology reports prepared for the property conclude that there are no significant geotechnical or geological constraints that would preclude the development of residential structures in the location proposed. Additionally, the proposed land division offers a traditional arrangement and shape to insure development without the need for site standard exceptions or variances. No environmental constraints exist that require the area to remain fully undeveloped, and the proposed building envelope exceeds the required building setbacks to the riparian corridor.

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

The design of the proposed land division and its improvements will not cause environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. The proposed building envelope exceeds the required building setback to the riparian corridor. While there are mapped biotic resources on the subject parcel, the area of proposed development does not contain suitable habitat for these resources and has historically been disturbed. The project was reviewed by the County's Environmental Coordinator on October 31, 2005. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit D) was made on November 1, 2005. The mandatory public comment period expired on November 28, 2005, with no comments received.

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

Neither the proposed land division nor its improvements will cause serious public health problems in that individual wells will serve the subject parcel, access is provided by a road that will be required to meet rural road standards, and the parcel has been determined to be suitable for an individual septic system.

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

The design of the proposed land division and improvements will not conflict with public easements for access in that no 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.

The design of the proposed land division provides, to the fullest extent possible, the ability to utilize passive and natural heating and cooling in that the resulting parcels are oriented in a manner to take advantage of solar opportunities. The proposed building envelope on the undeveloped parcel and the existing development meet the minimum setbacks as required by the zone district for the property and County Code.

Conditions of Approval

Land Division Permit 04-0392

Applicant: Stephen Graves and Associates

Property Owner: Canham Ventures Inc.

Assessor's Parcel Number: 093-401-09

Property Address and Location: 705 Canham Road, located on the east end of Canham Road in
Scotts Valley

Exhibit A: Tentative Map prepared by Gary Ifland & Associates, dated June 22, 2005,
Architectural Plans prepared by C2G, dated May 27, 2005

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 permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder). The conditions shall also be recorded on the Parcel Map and are applicable to all resulting parcels.
 - C. Submit a copy of the approved Tentative Map on vellum to the County Surveyor.
- II. A Parcel Map for this Minor Land Division must be recorded prior to the expiration of the Tentative Map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to the approval of the land division). The Parcel Map shall meet the following requirements:
 - A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvements of the property, or affecting public health and safety shall remain fully applicable.

- B. This land division shall result in no more than two (2) residential parcels total. A statement shall be added to clearly state that all structures must be located within the designated building envelopes.
- C. The minimum amount of parcel area per dwelling unit shall be 40 acres of net developable land.
- D. The following items shall be shown on the Parcel Map:
 - 1. Building envelopes located according to the approved Tentative Map. The building envelopes for the perimeter of the project shall meet the minimum setbacks for the TP (Timber Production) zone district of 40 feet for the front yard, 20 feet for the side yards, and 20 feet for the rear yard.
 - 2. Show the net developable land area of each lot to nearest hundredth of an acre.
 - 3. A statement shall be added to clearly state that all structures must be designated building envelopes.
 - 4. Evidence of review and approval by the local fire agency
 - 5. An easement granted to SBC for the existing pole lead.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit or grading permit on new building envelopes created by this land division.
 - 1. The existing private well, and any new proposed wells, shall be reviewed by the County Department of Environmental Health Services.
 - 2. The proposed septic system, serving the new parcel, shall be reviewed by the County Department of Environmental Health Services.
 - 3. The development of the proposed building site shall conform to the recommendations made in the Addendum to Preliminary Geologic Hazards Investigation prepared by Nolan, Zinn, and Associates, dated June 22, 2005 and the Geotechnical Feasibility Study prepared by Dees & Associates, dated December 22, 2004. Prior to issuance of building permits, review letters shall be submitted from both the project geotechnical engineer and engineering geologist stating that all recommendations, including building envelope location, foundation, drainage and grading plans, and septic location have been met and are reflected on the final project plans.

4. A written statement must be submitted, signed by an authorized representative of the school district in which the project is located, confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located.
 5. Prior to any ground disturbance, a detailed erosion control plan, prepared by a Certified Professional in Erosion and Sediment Control (CPESC) shall be reviewed and approved by the Department of Public Works and the Planning Department. The erosion control plan shall include the following elements:
 6.
 - a. A clearing and grading schedule, clearly marked disturbance envelope, specifications for revegetation of bare areas; and
 - b. Notes that clearing and grading associated with widening the driveway and creating turnouts must be completed and revegetated prior to October 15. Winter grading (October 15 through April 15) will not be approved for this project.
 - F. Any changes between the approved Tentative Map and the Parcel Map and final plans must be submitted for review and approval by the decision-making body. Such proposed changes will be included in a report to the decision-making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code. Any changes that are on the final plans that in any way do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet and highlighted in yellow on any set of plans submitted to the County to review.
- III. Prior to recordation of the Parcel Map, the following requirements shall be met:
- A. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcel.
 - B. All requirements of the Scotts Valley Fire Protection District shall be met. The access road shall be an all-weather surface a minimum of 12 feet in width with turnouts spaced no greater than 500 feet apart.
 - C. All requirements of SBC shall be met. An easement shall be granted to SBC for the existing pole lead.

- D. Submit and secure approval of engineered improvement plans from the Department of Public Works and the Planning Department for all roads, storm drains, erosion control and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities, per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements:
1. All improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria unless otherwise indicated on the approved improvement plans.
 2. The road serving the subject parcel shall be a minimum of twelve (12) feet wide. Final grading plans for road improvements shall be submitted, including calculations of total grading volume, areas of cut and fill, and plans for disposal of any excess fill. Plans shall demonstrate that grading is minimized to include only the amount needed to accomplish the smallest acceptable road width.
 3. **An** erosion control plan and drainage plan for any improvements shall be submitted for Planning Department review and approval prior to submittal to the Department of Public Works.
 4. All new utilities shall be constructed underground. All facility relocations, upgrades or installations required for utilities service to the project shall be noted on the improvement plans. All preliminary engineering for such utility improvements is the responsibility of the developer.
- E. Submit a review letter from the Project Forester indicating that the Forester has reviewed the proposed development envelopes and road location shown on the Parcel Map, and that these locations are specific enough to find that structures located within the envelopes and access roads will not interfere with the long-term viability of timber management.
- IV. All future construction within the subdivision, as amended, shall meet the following conditions:
- A. Prior to any disturbance, the owner/applicant shall organize a pre-construction meeting on the site. The applicant, grading contractor, project geotechnical engineer and Environmental Planning staff shall participate.
 - B. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall **be** coordinated with any planned County-sponsored construction on that road.

- C. No land clearing, grading or excavation shall take place between October **15** and April 15.
- D. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out other work specifically required by another of these conditions).
- E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or any other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100 shall be observed.
- F. Construction of improvements shall comply with all requirements of the Preliminary Geologic Hazards Investigation (Nolan Associates, June 22, 2005) and geotechnical report (Dees & Associates, December 22, 2004). Plan review letters shall be submitted from both the project geotechnical engineer and engineering geologist stating that the final plans have been reviewed and found to be in compliance with the recommendations made in the respective reports completed for the additional building envelope.
- G. All future development shall comply with the requirements of the Drainage Section of the Department of Public Works, per comments made pursuant to this land division application.
- H. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the subject parcel.
- I. All structures, including water tanks, shall be contained within the approved building envelopes. Any structures proposed outside of the approved building envelopes shall require a Minor Variation.
- V. All future development on parcels affected by this land division shall comply with the requirements set forth in Condition ILE. and III.C. above.
- VI. In the event that future County inspections of the subject property disclose noncompliance 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 permit revocation.

- VII. As a condition of **this** development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or ~~annul~~ this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees **and** costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assignee(s) of the applicant.

VIII Mitigation Monitoring Program

The mitigation measures listed under this heading have been incorporated into the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for the above mitigations is hereby adopted as a condition of approval for this project. This monitoring program is specifically described following each mitigation measure listed below. The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply **with** the conditions of approval, including the terms of the adopted monitoring program, may result in permit revocation pursuant to Section 18.10.462 of the Santa Cruz County Code.

A. Mitigation Measure: Erosion and Sediment Control (Condition II.B.3 & 5.c.)

In order to prevent erosion, off site sedimentation, and pollution of creeks, prior to recording the final map the applicant/owner shall submit a detailed erosion control plan for review and approval by Environmental Planning staff. The plan shall include the following elements:

1. A clearing and grading schedule, clearly marked disturbance envelope, specifications for revegetation of bare areas;
2. Notes that clearing and grading associated with widening the driveway and creating turnouts must be completed and revegetated prior to October 15. Winter grading (October 15 through April 15) will not be approved for this portion of the project.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code

Please note: This permit expires two years from the effective date unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Cathy Graves
Principal Planner

Robin Bolster-Grant
Project Planner

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



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: Stephen Graves & Associates, for Canham Ventures Inc

APPLICATION NO.: 04-0392

APN: 093-401-09

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 Paia Levine, Environmental Coordinator at (831) 454-3178, 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: **November 28, 2005**

Robin Bolster-Grant
Staff Planner

Phone: 454-5357

Date: November 1, 2005

NAME: Graves for Canham Ventures, Inc.
APPLICATION: 04-0392
A.P.N: 093-401-09

NEGATIVE DECLARATION MITIGATIONS

- A. In order to prevent erosion, off site sedimentation, and pollution of creeks, prior to recording the final map the applicant shall submit a detailed erosion control plan for review and approval by Environmental Planning staff. The plan shall include the following elements:
1. A clearing and grading schedule, clearly marked disturbance envelope, specifications for revegetation of bare areas:
 2. Notes that clearing and grading associated with widening the driveway and creating turnouts must be completed and revegetated prior to October 15. Winter grading (October 15 through April 15) will not be approved for this portion of the project.



Environmental Review Initial Study

Application Number: **04-0392**

Date: October 31, 2005

Staff Planner: Robin Bolster-Grant

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Stephen Graves and Associates

APN: 093-401-09

OWNER: Canham Ventures inc.

SUPERVISORAL DISTRICT: 5th

LOCATION: The project is located on the east end of Canham Road at 705 Canham Road in Scotts Vailey

SUMMARY PROSECT DESCRIPTION: This is a proposal to divide a 156-acre parcel into *two* parcels of 54.1 and 102.4. gross acres.

ALL OF THE FOLLOWING POTENTIAL ENVIRONMENTAL IMPACTS ARE EVALUATED IN THIS INITIAL STUDY. CATEGORIES THAT ARE MARKED HAVE BEEN ANALYZED IN GREATER DETAIL BASED ON PROJECT SPECIFIC INFORMATION.

<input checked="" type="checkbox"/> Geology/Soils	<input type="checkbox"/> Noise
<input checked="" type="checkbox"/> Hydrology/Water Supply/Water Quality	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Public Services & Utilities
<input type="checkbox"/> Visual Resources & Aesthetics	<input type="checkbox"/> Land Use, Population & Housing
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Cumulative Impacts
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Mandatory Findings of Significance

DISCRETIONARY APPROVAL(S) BEING CONSIDERED

<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Use Permit
<input checked="" type="checkbox"/> Land Division	<input type="checkbox"/> Grading Permit
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Riparian Exception
<input checked="" type="checkbox"/> Development Permit	<input type="checkbox"/> Other:
<input type="checkbox"/> Coastal Development Permit	<input type="checkbox"/>

NON-LOCAL APPROVALS

No other agencies are required to issue permits or authorizations

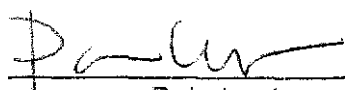
ENVIRONMENTAL REVIEW ACTION

On the basis of this Initial Study and supporting documents:

☒ 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 attached mitigation measures have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.


Paia Levine

10/31/05
Date

For: Ken Hart
Environmental Coordinator

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: 156 acres

Existing Land Use: Single family dwelling and vineyard (parcel is zoned for Timber Production).

Vegetation: The area in the vicinity of the proposed project is vegetated with Coast live oaks, madrone, tan oaks, and other native and non-native understory

Slope in area affected by project: 45.76 acres 0 - 30% 8.06 acres 31 – 100%

Nearby Watercourse: unnamed intermittent tributary to Carbonera Creek to the east

Distance To: 100 feet

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: No Mapped Resource

Liquefaction: Low potential

Water Supply Watershed: Portion Mapped Resource

Fault Zone: No mapped fault zone

Groundwater Recharge: Portion Mapped Resource

Scenic Corridor: None

Timber or Mineral: Mapped Resource

Historic: No mapped resource

Agricultural Resource: No mapped resource

Archaeology: Survey complete-no resources found

Biologically Sensitive Habitat: None mapped or visible during site reconnaissance

Noise Constraint: No constraint

Fire Hazard: Not Mapped

Electric Power Lines: No hazard

Floodplain: Not Mapped

Solar Access: Dense canopy

Erosion: No evidence of past erosion

Solar Orientation: Dense canopy

Landslide: Engineering geology report completed; no evidence found

Hazardous Materials: Low potential

SERVICES

Fire Protection. Scotts Valley-Branciforte Fire Protection

Drainage District: N/A

School District N/A

Project Access: Canham Road

Sewage Disposal Septic

Water Supply: Well

PLANNING POLICIES

Zone District: TP (Timber Production Zone)

Special Designation: None

General Plan: R-M (Mountain Residential)

Urban Services Line: ☐ inside ☒ Outside
Coastal Zone: ☐ Inside ☒ Outside

PROJECT SETTING AND BACKGROUND:

The subject property lies at the end of Canham Road, a private road. The portion of the road providing access to the proposed parcel serves three parcels. The general area is wooded with mature vegetation. Approximately 60 acres of the parcel contains slopes greater than 50%. The proposed building site is located on slopes of 10-20%. The parcel is zoned for Timber Production (TP) and has a timber harvest plan on file with the County. The parcel is currently developed with a single-family dwelling, various outbuildings, a barn, and a vineyard. The proposed building site is adjacent to an existing barn and is served by an existing asphalt driveway. The General Plan designation is Mountain Residential (R-M)

A General Plan and Rural Density Matrix was completed for the subject parcel, which indicated a minimum parcel size of 40 net developable acres. The proposed division of the parcel into two parcels of 41.41 and 47.50 net developable acres is consistent with the General Plan Policy for Mountain Residential parcels.

The submitted plans designate a future development envelope, however no structures are proposed at this time.

DETAILED PROJECT DESCRIPTION:

The project description is based on a tentative map prepared by Gary Ifland & Associates, dated 06/22/05 and an architectural plan prepared by C2G, dated 5/27/05.

This project consists of dividing a 156.52-acre parcel into a 41.41 (Parcel A) and 47.50 (Parcel B) net developable acres.

A building site has been identified and reviewed by Nolan Associates, the project engineering geologist. The Preliminary Geologic Hazards Investigation, dated June 22, 2005 was reviewed and accepted by the County Geologist.

The new parcel will be served by the existing access road that serves the existing single-family dwelling. The access road will serve three parcels from Station 14+00 to 7+00. At station 7+00 the road serves just proposed parcels A&B and is 12-feet in width.

Grading for the access road and driveway will involve approximately 60 cubic yards of cut and 29 cubic yards of fill. Erosion control will be implemented during construction, to include various Best Management Practices (BMPs). A condition of approval requires

identification of the site to receive the fill and to assure the fill will not be placed near any drainage or riparian corridor.

The proposed parcel contains areas that are mapped within the water supply watershed as well as a groundwater recharge area, however the proposed building site is not located within these mapped resource areas.

No trees are proposed for removal as a part of this project.

The proposed parcel contains an existing barn and asphalt driveway that are proposed to be retained.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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III. 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

- B. *Seismic ground shaking?*

X

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

X

- D. *Landslides?*

X

All of Santa Cruz County is subject to some hazard from earthquakes. However, the project site is not located within or adjacent to a county or State mapped fault zone. A geotechnical investigation for the proposed project was performed by Haro, Kasunich and Associates (Attachment 6). The report concluded that the lack of shallow groundwater table at this site suggests that the potential for liquefaction, lateral spreading and differential compaction to occur within the limits of the site is low. Additionally, the Haro, Kasunich Report states that the project is not expected to significantly impact the stability of the slope given proper control of drainage on the site. The project includes a condition of approval that requires a project level soils report.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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2. Subject people or improvements to damage from soil instability as a result of on- or off-site landslide, lateral spreading, to subsidence, liquefaction, or structural collapse?

X

A Geological Hazards Investigation was submitted by Nolan, Zinn & Associates. The investigation assessed the potential for geologic hazards affecting the proposed building site. The report, dated June 22, 2005, concludes that the proposed development is geologically suitable and subject to "ordinary" risks. The report was reviewed and accepted by the County Geologist (Attachment 8).

3. Develop land with a slope exceeding 30%?

X

There are slopes that exceed 30% on the property. However, no improvements are proposed on slopes in excess of 30% and no drainage will be directed to slopes in excess of 30%.

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

X

Some potential for erosion exists during tire construction phase of the project; however, this potential is minimal because standard erosion controls are a required condition of the project. Prior to approval of a grading or building permit, the project must have an approved Erosion Control Plan, which will specify detailed erosion and sedimentation control measures. The plan will include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion.

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

The geotechnical report for the project did not identify any elevated risk associated with expansive soils. A project condition of approval requires a design-level soils report to be prepared by the project soils engineer and submitted with the building application. The follow-up report must address specific grading, drainage, and foundation requirements for the proposed dwelling and site improvements.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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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 proposed project will use an onsite sewage disposal system, and County Environmental Health Services has determined that site conditions are appropriate to support such a system.

7. Result in coastal cliff erosion?

_____ X _____

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 _____

There is a riparian corridor on the east side of the access road that drains into Carbonera Creek. The riparian corridor is located approximately 100 feet from the proposed building site. According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated April 15, 1986, the parcel and proposed building site are not located in proximity to any mapped Floodplain or Floodway.

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

_____ X _____

According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated April 15, 1986, the parcel and proposed building site are not located in proximity to any mapped Floodplain or Floodway

3. %inundated by a seiche or tsunami?

_____ — — X _____

The project is located several miles inland.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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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 project will rely on private well water. The parcel contains areas that are mapped groundwater recharge and water supply watershed, however all proposed improvements are located outside of the groundwater recharge and water supply watershed zones.

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

X

No commercial or industrial activities are proposed that would generate a significant amount of contaminants to a public or private water supply. The driveway associated with the project will incrementally contribute urban pollutants to the environment; however, the contribution will be minimal given the size of the driveway and parking area (less than 3,000 square feet). Potential siltation from the proposed project will be mitigated through implementation of erosion control measures.

6. Degrade septic system functioning?

X

There is no indication that existing septic systems in the vicinity would be affected by the project.

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 proposed project will not alter the existing overall drainage pattern of the site. Engineered Drainage plans will be required as a condition of approval for this Development Permit. The Department of Public Works Drainage Section staff will be required to review and accept submitted plans and hydrology calculations for stormwater runoff

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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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

The project is conditioned to provide a drainage plan that demonstrates the project will not result in a significant increase in the stormwater runoff rate in accordance with General Plan Policy 7.23.1. The project will also be conditioned to minimize the creation of impervious surfaces.

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

X

As stated in R-8 above, the project is conditioned to require an engineered drainage plan that will adequately address runoff so that it will not exacerbate any existing problem with the tributary to Carbonera Creek.

10. Otherwise substantially degrade water supply or quality?

X.

An Erosion Control Plan prepared by a Certified Professional in Erosion and Sediment Control (CPESC) will be required as a condition of approval of this project. BMPs will be maintained during construction and a Landscape Plan will be required as a condition of approval of this Development Permit, which includes a vegetative buffer between any proposed development and the unnamed tributary to Carbonera Creek. Additionally, no winter grading will be allowed for earthwork associated with the access road that runs along the tributary.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation incorporation	Less than Significant Or No Impact	Not Applicable
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C. Biological Resources

Does *the project* have the *potential* to:

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

X

According to the California Natural Diversity Data Base (CNDDDB), maintained by the California Department of Fish and Game, there are two special status plant species, the Santa Cruz wallflower and the Ben Lomond spineflower, mapped in the site vicinity. Environmental Planning staff conducted a biotic site assessment and it was apparent that the lack of suitable habitat and the disturbed nature of the site make it unlikely that any special status plant or animal species occur in the area. The proposed building site is characterized by redwood and mixed forest, which is incompatible with the habitat associated with the two mapped plant species.

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

X

The proposed development occurs approximately 100 feet from the unnamed tributary to Carbonera Creek. As discussed in the Hydrology section above, runoff will be controlled in order to minimize any potential impact to the waterway.

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

As stated in C-2 above, the development is located approximately 100 feet from the closest waterway and runoff will be controlled to prevent significant impact to the riparian corridor. There are no additional migratory corridors or migratory wildlife nursery sites in the vicinity of the project.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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4. Produce nighttime *lighting* that will illuminate animal habitats?

_____ X _____

The development area is not anticipated to create any impacts in the riparian area as a result of nighttime lighting. Additionally, a condition of approval of this Development Permit will prohibit any exterior lighting that could potentially adversely impact riparian habitat.

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

_____ X _____

Referto C-1 and C-2 above

6. Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, SensitiveHabitat Ordinance, provisions of the Design Review ordinance protecting trees with trunk sizes of 6 inch diameters or greater)?

_____ X _____

The project will not conflict with any local policies or ordinances regarding biotic resources.

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 _____

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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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 is zoned TP and contains Timber Resources. A Registered Professional Forester, Roy Webster, reviewed the proposed building site and in his letter dated April 3, 2005 (Attachment 9) states that the proposed building site is located in a non timber-bearing portion of the parcel. He also indicates that landing and hauling will not be compromised by a new dwelling in the proposed location. Therefore there will be no reduction in the acreage of commercial timberland.

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

X

The project site is currently under cultivation for a small vineyard. The proposed building site is not in the vicinity of the vineyard and will not impact the land under cultivation.

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 proposed single family dwelling represents a small increase in the use of fuel, water and energy and does not represent a significant impact.

4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?

X

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

The project is not located in the vicinity of any designated scenic resources:

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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2. Substantially *damage scenic resources, within a designated scenic corridor or public view shed area* including, but not *limited to, trees, rock outcroppings, and historic buildings?*

X

See comments for E-1 above.

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 building site is currently developed with a barn and asphalt driveway and has been disturbed. The site is not located on a ridge line and is shielded from surrounded properties by vegetative cover. Therefore the proposed development will not degrade the visual character or surroundings.

4. Create a new source of light or glare which would adversely affect day or nighttime views in the area?

X

The project will contribute an incremental amount of night lighting to the visual environment. However, the Development Permit will be conditioned to prohibit the use of exterior lighting that may adversely affect day or nighttime views in the area.

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

X

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

The existing structure(s) on the property is not designated as a historic resource on any federal, State or local inventory

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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2. Cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 15064.5?

X

According to the Santa Cruz County Archaeological Society site assessment, dated 11/23/04 (Attachment 10), there is no evidence of pre-historic cultural resources. However, pursuant to Section 16.40.040 of the Santa Cruz County Code, if archeological resources are uncovered during construction, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

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

X

Pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.

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

X

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

No transport, storage, use, or disposal of hazardous materials is anticipated in conjunction with the development of a single-family dwelling.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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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 included on the California Department of Toxic Substance Control (DTSC) Hazardous Waste and Substances Site List (Cortese List) list of hazardous sites in Santa Cruz County compiled pursuant to Government Code Section 65962.5,

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

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

5. Create a potential fire hazard? _____ X

The project design incorporates all applicable fire safety code requirements and will include fire protection devices as required by the local fire agency. The Scotts Valley Fire Protection District has reviewed and approved the Development Application.

6. Release bio-engineered organisms or chemicals into the air outside of project buildings? _____ X

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than significant Or No Impact	Not Applicable
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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

The project will create a small incremental increase in traffic on nearby roads and intersections. However, given the small number of new trips created by one single family dwelling, this increase is less than significant. Further, the increase will not cause the Level of Service at any nearby intersection to drop below Level of Service D.

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

X

The plans provide for adequate area for the required number of parking spaces. New parking demand will be accommodated on site.

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

X

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

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

X

See response H-1 above

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than significant Or No Impact	Not Applicable
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I. Noise

Does the project have the potential to:

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

_____ X _____

The project will create an incremental increase in the existing noise environment. However, this increase will be small, and will be similar in character to noise generated by the surrounding existing uses.

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

_____ X _____

See Item I-1 above.

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 will increase the ambient noise levels for adjoining areas. Construction will be temporary, however, and given the limited duration of this impact it is considered to be less than significant.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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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 North Central Coast Air Basin does not meet State standards for ozone and particulate matter (PM₁₀). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NO_x]), and dust.

Given the modest amount of new traffic that will be generated by the additional single family dwelling, there is no indication that new emissions of VOCs or NO_x will exceed Monterey Bay Unified Air Pollution Control District (MBUAPCD) thresholds for these pollutants and therefore there will not be a significant contribution to an existing air quality violation.

Project construction may result in a short-term, localized decrease in air quality due to generation of dust. However, standard dust control best management practices, such as periodic watering, will be implemented during construction to reduce impacts to a less than significant level.

2. Conflict with or obstruct implementation of an adopted air quality plan?

_____ X _____

The project will not conflict with or obstruct implementation of the regional air quality plan. See J-1 above.

3. Expose sensitive receptors to substantial pollutant concentrations?

_____ X _____

See J-2 above.

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

_____ X _____

The construction of a new single family dwelling is not expected to generate objectionable odors.

Significant or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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K. Public Services and Utilities

Does the project have the potential to:

1. Result in the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

a. Fire protection?	<u>X</u>
b. Police protection?	<u>X</u>
c. Schools?	<u>X</u>
d. Parks or other recreational activities?	<u>X</u>
e. Other public facilities; including the maintenance of roads?	<u>X</u>

While the project represents an incremental contribution to the need for services, the increase will be minimal. Moreover, the project meets all of the standards and requirements identified by the local fire agency or California Department of Forestry, as applicable, and school, park, and transportation fees to be paid by the applicant will be used to offset the incremental increase in demand for school and recreational facilities and public roads.

Significant Or Potentially significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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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	
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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	
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The project site will be served by a private well and by an on-site sewage disposal system, which will be adequate to accommodate the relatively light demands of the project.

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

		X	
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The project's wastewater flows will not violate any wastewater treatment standards

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

		X	
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The Scotts Valley Fire Protection District, has reviewed and approved the project plans.

6. Result in inadequate access for fire protection?

		X	
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The project's road access meets County standards and has been approved by the Scotts Valley Fire Protection District.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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7. Make a significant contribution to a cumulative reduction of landfill capacity or ability to properly dispose of refuse?

_____	_____	X	_____
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The project will make an incremental contribution to the reduced capacity of regional landfills. However, this contribution will be relatively small and will be of similar magnitude to that created by existing land uses around the project.

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

_____	_____	X	_____
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The project will not result in a breach of federal, state, or local solid waste management regulations.

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	_____
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The project site is located within a Timber Production zone. General Plan Policy 5.12.4 requires new parcel sizes to be a minimum of 40 gross acres. The proposed parcels for this project are 54.1 and 102.4 acres and meet this policy requirement. Policy 5.12.5 requires a Timber Management Plan be submitted and approved by the County for the entire land holding. The proposed land division does not divide the timber resource, does not interfere with any existing or future timber harvest operation and, according to the Professional Forester (Attachment 9) the proposed building site is located in a non timber bearing portion of the parcel. Therefore there will be no reduction in the acreage of timberland as a result of the proposed land division. Policy 5.12.7 requires development on Timber Production lands to be located on a non-timbered portion of the property. As stated above, the letter from Roy Webster, Registered Professional Forester, the proposed building site is located in a non-timber bearing portion of the parcel.

Per General Plan Policy 7.23.1 requires new development to provide on and off-site improvements to alleviate drainage problems and to require runoff levels to be maintained at predevelopment rates to reduce downstream flood hazards. The project will be conditioned to control runoff in accordance with Public Works Design Criteria and the recommendations of the project soils engineer.

General Plan Policy 7.23.2 requires new development to limit impervious surfaces. This land division will include a condition of approval, which requires the use of pervious or semi-pervious surfaces wherever practicable.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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2. Conflict with any County Code regulation adopted for the purpose of avoiding or mitigating an environmental effect?

_____ X _____

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

3. Physically divide an established community?

_____ X _____

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

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

_____ X _____

The proposed project is designed at the density and intensity of development allowed by the General Plan and zoning designations for the parcel. Additionally, the project does not involve extensions of utilities (e.g., water, sewer, or new road systems) into areas previously not served. Consequently, it is not expected to have a significant growth-inducing effect.

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

_____ X _____

M. Non-Local Approvals

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

Yes No X

Significant
Or
Potentially
Significant
Impact

Less than
Significant
with
Mitigation
Incorporation

Less than
Significant
Or
No Impact

Not
Applicable

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, substantially 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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than significant Or No Impact	Not Applicable
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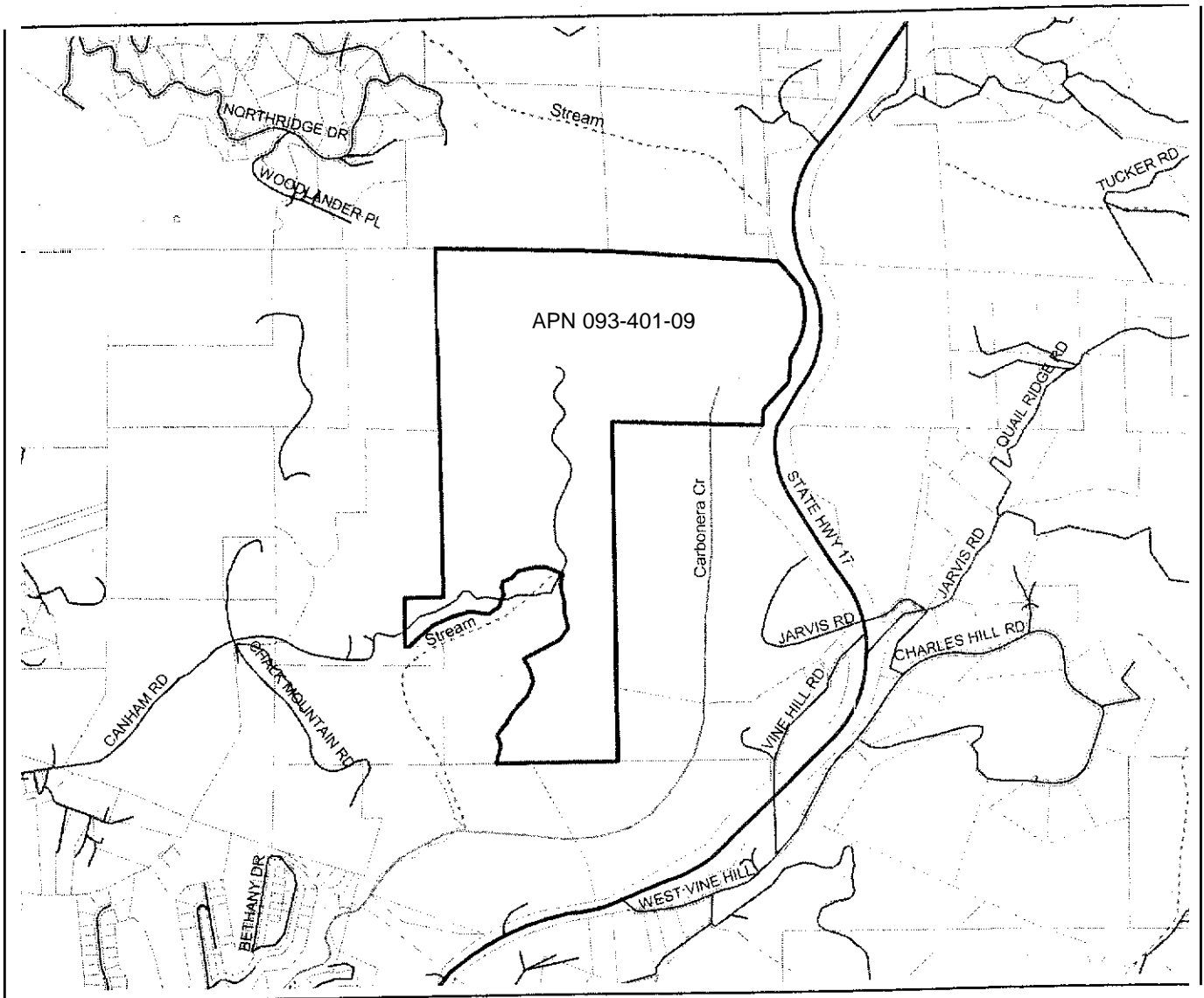
TECHNICAL REVIEW CHECKLIST

	<u>REQUIRED</u>	<u>COMPLETED*</u>	<u>N/A</u>
Agricultural Policy Advisory Commission (APAC) Review	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Archaeological Review	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Biotic Presite	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Geologic Hazards Assessment (GHA)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geologic Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Geotechnical (Soils) Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Riparian Pre-Site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Septic Lot Check	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other: Forester's Letter	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attachments:

1. Vicinity Map
2. Map of Zoning Districts
3. Map of General Plan Designations
4. Assessors Parcel Map
5. Geotechnical Feasibility Study(Conclusions and Recommendations) prepared by Dees & Associates, dated December 22, 2004
6. Geotechnical Plan Review Letter prepared by **Dees & Associates**, dated June 10, 2005
7. Geological Hazards Investigation (Conclusions and Recommendations, and Plate 1) prepared by Nolan Associates, dated June 22, 2005.
8. Acceptance letter from Joseph Hanna, County Geologist, dated
9. Letter from Project Forester, dated February 3, 2005
10. Archeological Reconnaissance Survey Letter prepared by Santa Cruz Archaeological Society, dated January 17, 2005
11. Discretionary Application Comments, dated June 20, 2005
12. Environmental Health Services Site Evaluation, dated 1/21/05

Location Map



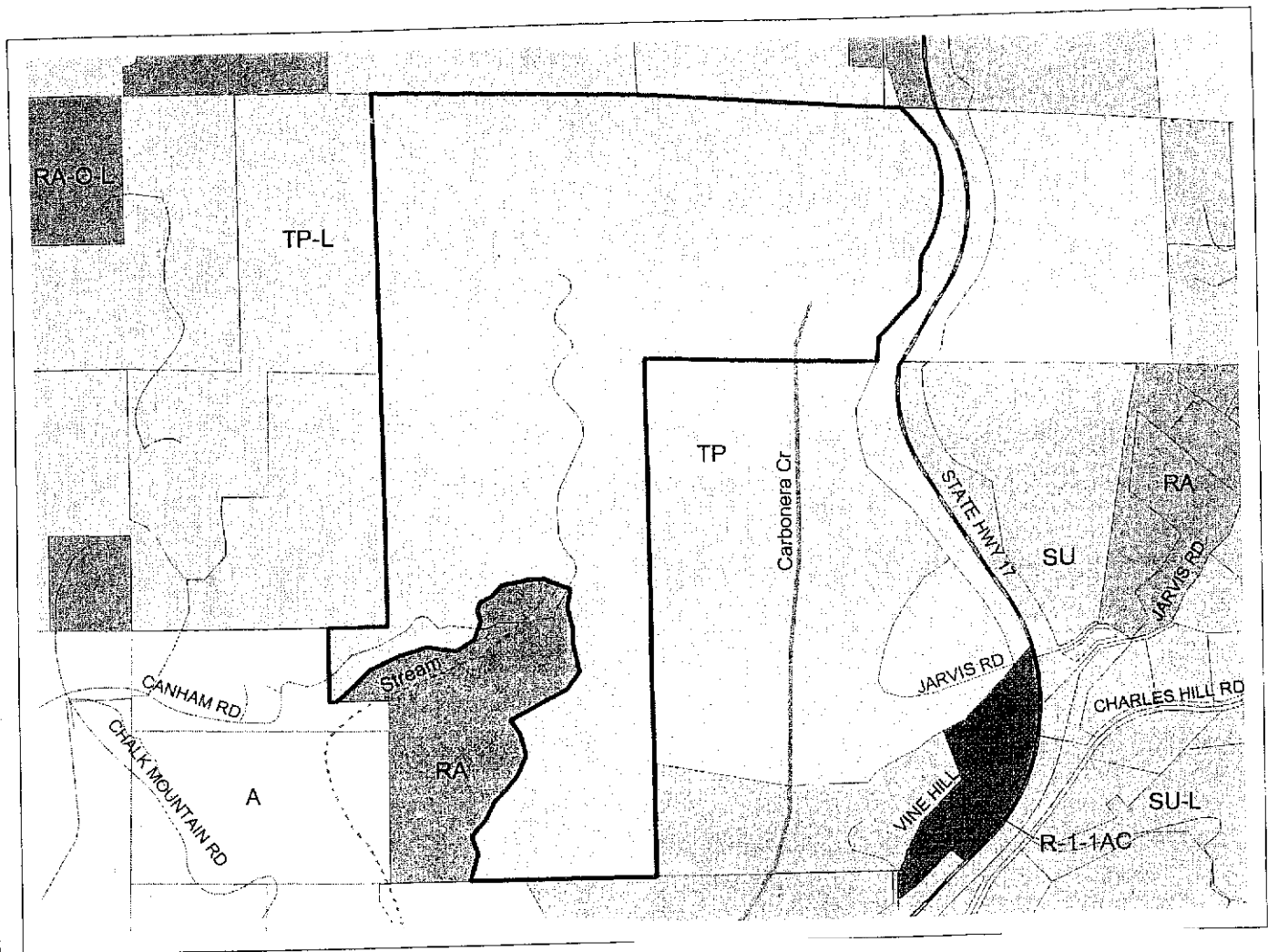
0.25 0 0.25 0.5 0.75 1 Miles

Environmental Review Initial St
ATTACHMENT 1
APPLICATION 04-0392

Map created by Santa Cruz County
Planning Department:
August 2004



Zoning Map



0.25 0 0.25 0.5 0.75 Miles

Legend

- APN 093-401-09
- Streets
- State Highway
- Intermittent Stream
- Perennial Stream
- Single-Family Dwelling (R-1-AC)
- Residential Agriculture (RA)
- Special Use (SU)
- Timber Production (TP)
- Agriculture (A)

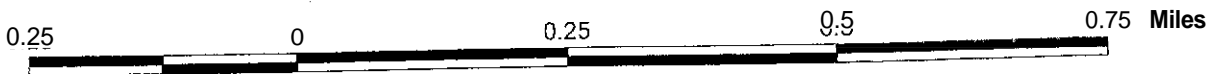
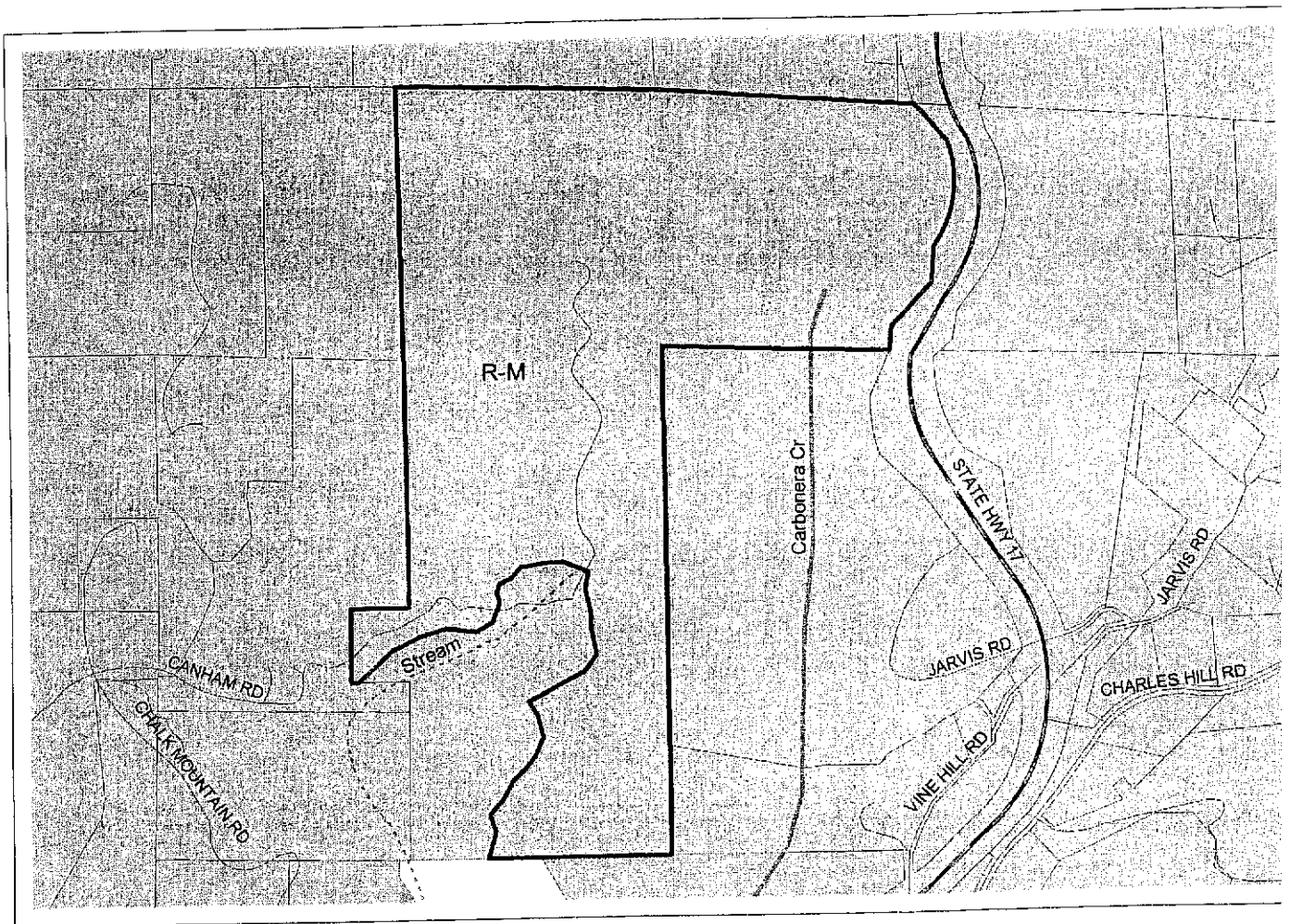
Environmental Review Initial Study

ATTACHMENT 2
APPLICATION 04-0392



Map created by Santa Cruz County
Planning Department:
August 2004

General Plan Map



Legend

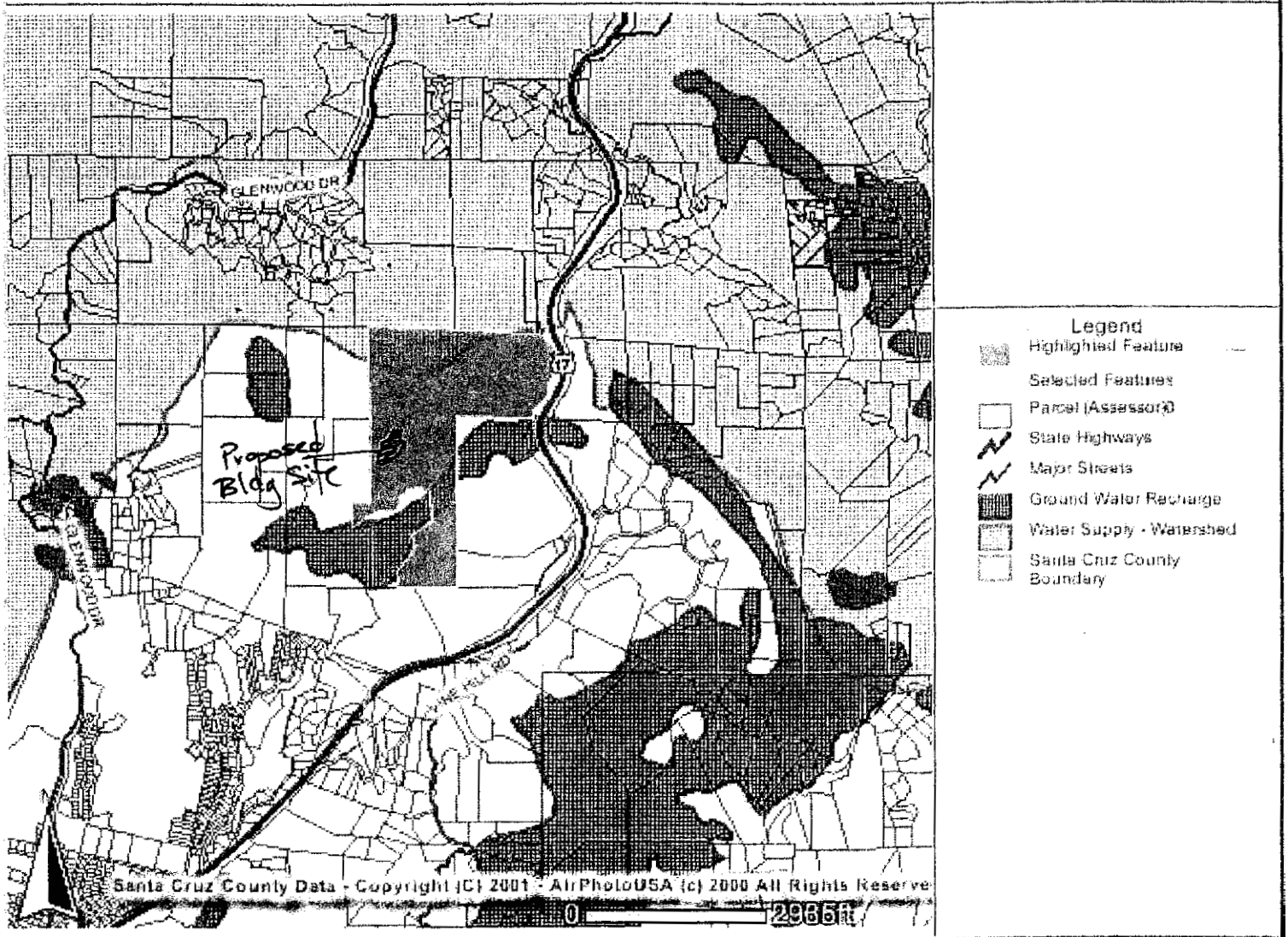
	APN 093-401-09
	Streets
	State Highway
	Intermittent Stream
	Perennial Stream
	City of Scotts Valley
	Mountain Residential

Environmental Review Initial Study
 ATTACHMENT 3, Lot 2
 APPLICATION 04-0392



Map created by Santa Cruz County
 Planning Department:
 August 2004

APN 093-401-09 Ground Water Recharge and Water Supply-Watershed



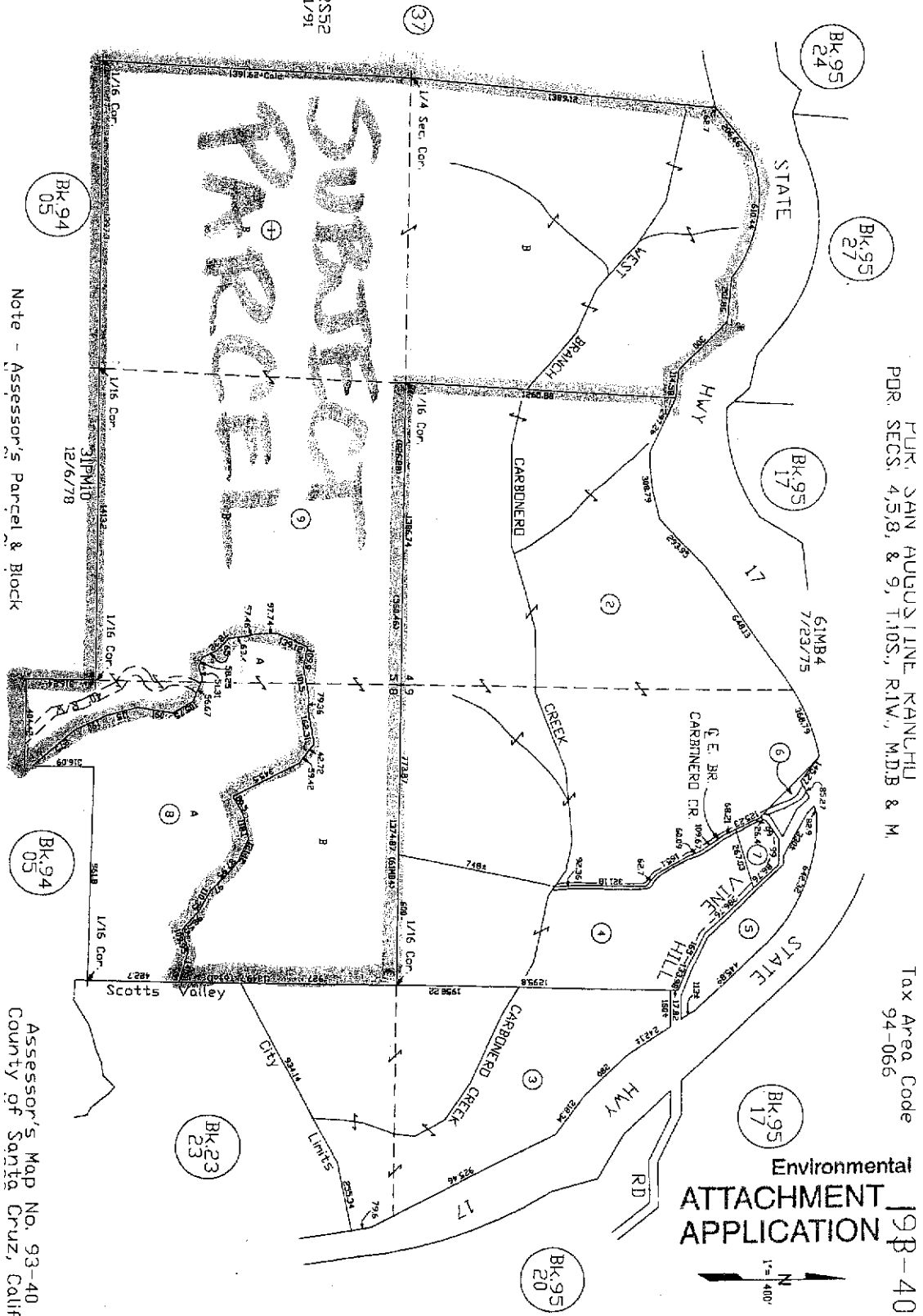
Environmental Review Initial Study

ATTACHMENT 34-2392
APPLICATION 34-2392

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3/1/91



PUR. SAN AUGUSTINO RANCH
FOR SECS. 4, 5, 8, & 9, T. 10S., R. 1W., M.D.B. & M.

Tax Area Code
94-066

Environmental
ATTACHMENT
APPLICATION

view Initial Study
14-0392



Dees & Associates
Geotechnical Engineers

501 Mission Street, Suite 8A Santa Cruz, CA 95060

Phone (831) 427-1770 Fax (831) 427-1794

December 22, 2004

Project No. SCR-0065

MR. ROBERT BRASSFIELD
% Stephen Graves & Associates
2735 Porter Street
Soquel, California 95073

Subject: Geotechnical Feasibility Study

Reference: Proposed Single Family Residence
Canham Road, Scotts Valley
Santa Cruz County, California

Dear Mr. Brassfield:

At your request, we have performed a geotechnical study to determine the feasibility of constructing a single family residence at the referenced site.

Site Description

The site is located at the end of Canham Road in Scotts Valley, California, Figure 1. The site is comprised of approximately 155 acres and is developed with a paved road and an existing residence. We understand a new residence will be constructed on the west side of the property and will be accessed from an existing dirt road that circles off the existing paved access driveway. The proposed homesite is situated on the top of a northeast-southwest facing spur ridge. The ridge slopes at about a 20 percent slope gradient in the southwest direction and has side slopes on the order of 35 to 40 percent, Figure 2. The homesite is situated on the top of the ridge on a 20 percent slope adjacent to 30 percent side slopes. Figures 2 and 3 include slope cross sections through the proposed homesite. Cross-section A-A was prepared by Gary Ifland based on their topographic map. Cross-section B-B was prepared by our firm using tape and hand level survey methods accurate to about 1 foot. A septic leachfield will be installed on the ridge to the southwest of the homesite. The septic leachfield site has slope gradients on the order of 15 to 20 percent.

The top of the ridge and the eastern slope between the existing access road and the proposed homesite are vegetated with a few trees and short grass. The western slope is heavily vegetated with old growth redwood trees and other medium to large tree species with moderate underbrush. Site drainage is by sheet flow to the east and west. Some runoff flows down the ridge itself to the south. Water flowing down the east slope appears to percolate in before it reaches the main access road. There were no signs of erosion of the eastern slope. The west slope has an irregular surface and water tends to concentrate in small eroded channels about 150 feet below the top of the ridge.

Environmental Review Initial Study
ATTACHMENT 5, 4-0392
APPLICATION 0

Soil Conditions

The County of Santa Cruz Geologic Map (Brabb 1989) indicates the site is underlain by the Monterey Formation (Tm). The Monterey Formation is described as "medium to thick bedded and laminated olive grey to light grey semisiliceous organic mudstone and sandy siltstone". Four test pits were excavated at the site to explore the near surface soil conditions. One test pit was excavated in the proposed septic leachfield site and three test pits were excavated in the proposed homesite. The approximate locations of our test pits are indicated on Figure 4. Graphical representations of the test pit logs are included in Figures 5 through 8, attached.

The soils beneath the homesite generally consist of 12 to 24 inches of dark brown sandy silt (topsoil) over mottled orange brown and grey sandy silt over weathered sandy siltstone bedrock. Weathered bedrock was encountered 3 feet below grade in Test Pit 2 and 4 feet below grade in Test Pit 3. Bedrock was not encountered in Test Pit 4 which was terminated at 5 feet due to space limitations.

Test Pit 1 was excavated in the proposed septic leachfield site. Test Pit 1 encountered 12 inches of dark brown sandy silt over 1.5 to 4 feet of mottled orange and grey sandy silt with thin, grey clayey root veins throughout over light grey, moderately cemented brown silty sand bedrock and orange brown sandy silt bedrock. The orange brown sandy silt bedrock was encountered at the far downslope side of the test pit (west). The contact surface was sloping at about a 45 degree angle into the slope. The light grey brown bedrock surface was sloping at about a 20 degree angle in the downslope direction. (Several trees were removed from the site in the past. The abundance of decomposing roots may be from an old tree. Rooty veins were not observed in any of the other test pits).

Seismic Hazards

The following is a general discussion of seismicity in the project area. A detailed discussion of seismicity and geologic hazards are beyond the scope of this study.

The proposed homesite lies about 7.6 km (4.7 miles) southwest of the San Andreas Fault zone and about 2000 feet southwest of the Zayante Fault, Figure 9. Although each fault is capable of generating large seismic ground motions, the San Andreas Fault has produced several large earthquakes in recent history. The largest historic earthquake in northern California occurred on the San Andreas Fault on 18 April 1906 (M. 8.3+). The 17 October 1989 Loma Prieta earthquake (M 7.1) was the second largest earthquake of this century and is also attributed to the San Andreas Fault. Due to the proximity of the site to known active fault zones, there is a high potential for ground shaking from strong earthquakes in the region within the next 50 to 100 years.

Several patterns have emerged following the 17 October 1989 Loma Prieta earthquake. The majority of earthquake-related damage occurred in homes which were inadequately founded, poorly braced for lateral shear, or poorly connected to the foundation. Where homes were founded in firm materials, adequately braced for lateral shear, and tied securely to the foundation, relatively minor structural damage occurred, even in areas close to the epicenter.

Landsliding Hazards

Several landslides are mapped on the property and in the vicinity of the site, Figure 10. The landslides are located within valleys to the east of the proposed homesite. The proposed homesite is located on top of a ridge and is not located near any valleys. The ridge is underlain by bedrock with a shallow soil cover. The side slopes are vegetated with numerous old growth redwood groves and other medium to large tree species. Two slope profiles were prepared through the homesite. The slope profiles do not indicate evidence of historic landsliding.

There were signs of erosion on the slope about 200 feet west of the proposed homesite. The erosion appears to be from concentrated sheet runoff due to slope irregularities. The eroded paths were only a few feet deep and a few feet wide.

We recommend dispersing runoff on the eastern slope and avoiding runoff towards the western slope.

Liquefaction Hazards

The homesite is underlain by shallow bedrock and there was no evidence of groundwater in our test pits. Therefore, the liquefaction potential at the site is considered to be low to nil.

Discussions and Conclusions

Based on the results of our feasibility study, the proposed homesite appears suitable for the proposed residential development. Primary geotechnical concerns for the project include embedding foundations into firm uniform soil, severe seismic ground shaking and site drainage and erosion control.

The proposed homesite is underlain by varying thicknesses of soil over shallow bedrock. Bedrock was encountered in 3 out of the four test pits within 4 feet. Test Pit 4 did not encounter bedrock in the top 5 feet. We recommend embedding foundations into firm native soil or bedrock with conventional spread footings or drilled piers. The appropriate foundation type should be determined based on the final grading plan and homes location.

SCR-0065
December 22, 2004
Mr. Robert Brassfield
Canham Road, Scotts Valley

The soil was generally suitable for support of shallow foundations with the exception of Test Pit 4. The soils encountered in Test Pit 4 were loose in the top 5 feet. We recommend performing additional subsurface exploration to determine the depth to firm soil if the foundation of the residence extends near Test Pit 4. We also recommend obtaining a design-level geotechnical investigation for the project. The design-level geotechnical investigation should provide, at a minimum, grading, drainage, foundation and retaining wall recommendations for the project.

Limitations

The opinions expressed in this letter are based on four shallow test pits, a visual examination of the property and review of available data regarding the site and vicinity. While we believe that our conclusions are well founded, it is possible that there may be undiscovered conditions that would cause us to revise our opinions and/or recommendations. This letter, therefore, should not be construed to be any type of guarantee or insurance. A more detailed study should be undertaken to develop design-level geotechnical recommendations for construction of structures at the site. Such a study could include test borings, laboratory tests and/or other methods of investigation. We would be pleased to perform such a study if you desire.

Once again, it is our professional opinion that: the proposed homesite is suitable for construction of a single family residence. Should you have any question, please do not hesitate to call our office.

Very truly yours,

DEES & ASSOCIATES

Rebecca L. Dees
Geotechnical Engineer
G.E. 2623

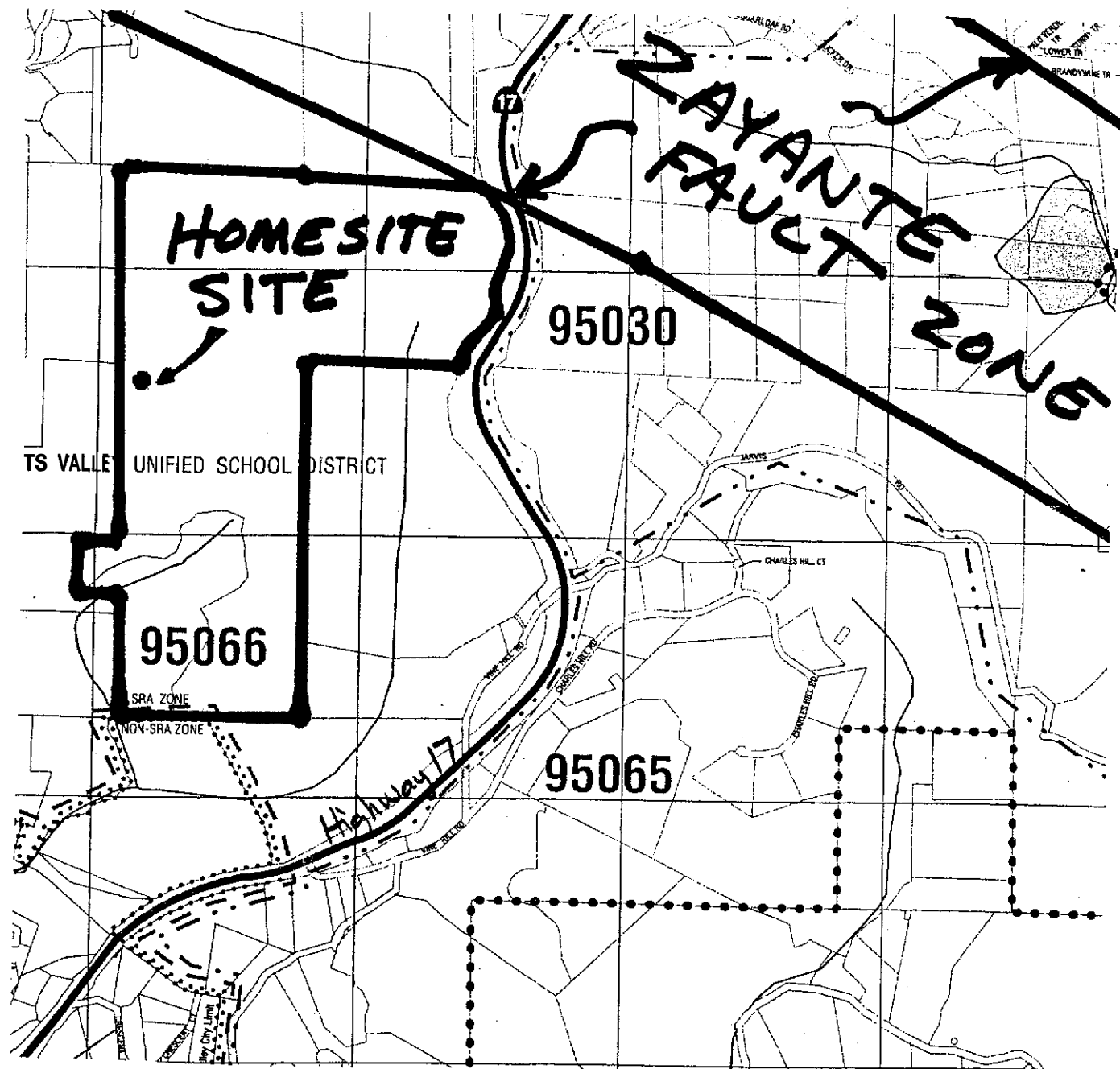


RLD/bd

Attachments

Copies: 5 to Stephen Graves & Associates

Environmental Review Initial Study
ATTACHMENT 5, 4 of 14
APPLICATION 04-0392



Environmental Review Initial Study
 ATTACHMENT 5, 5 of 1
 APPLICATION 04-0392

NORTH

PROJECT No: SCR-0065

DATE: DECEMBER 2004

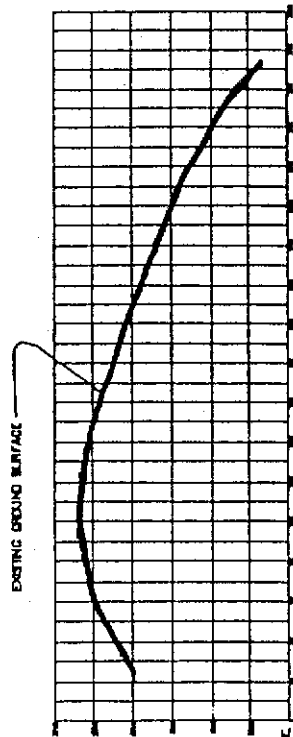
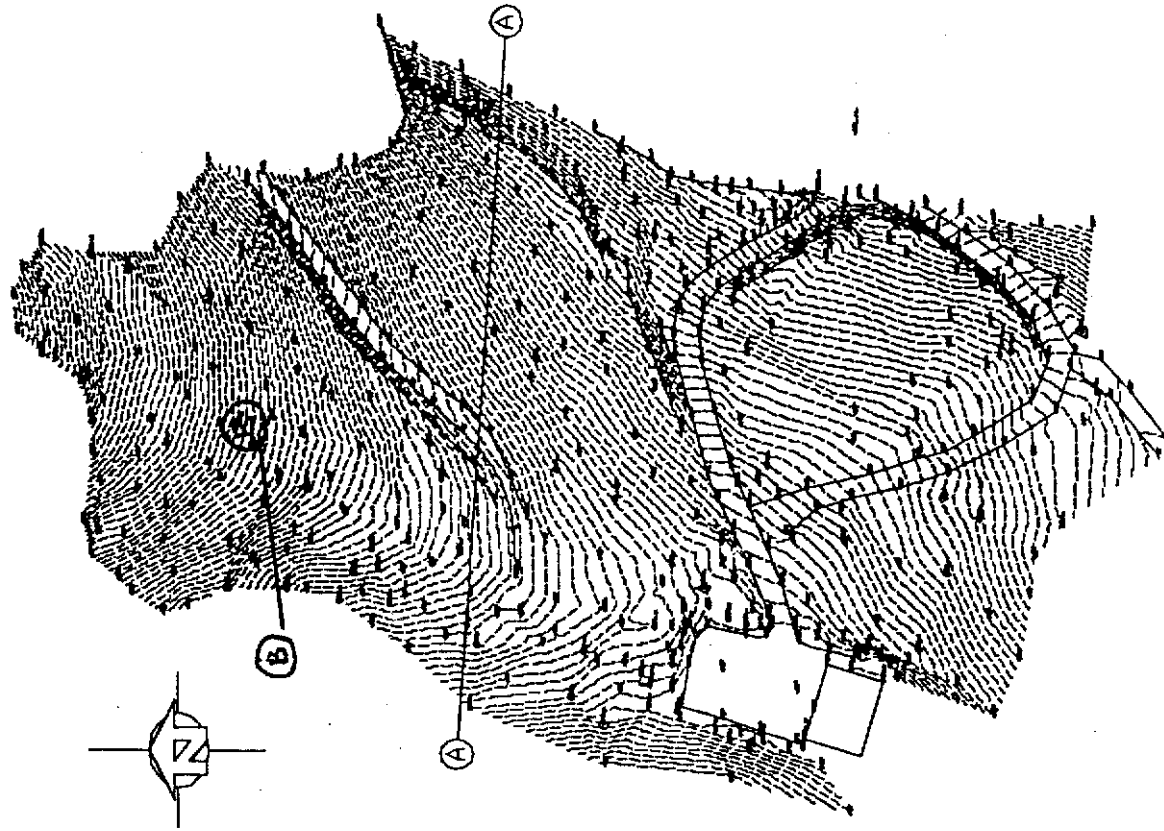
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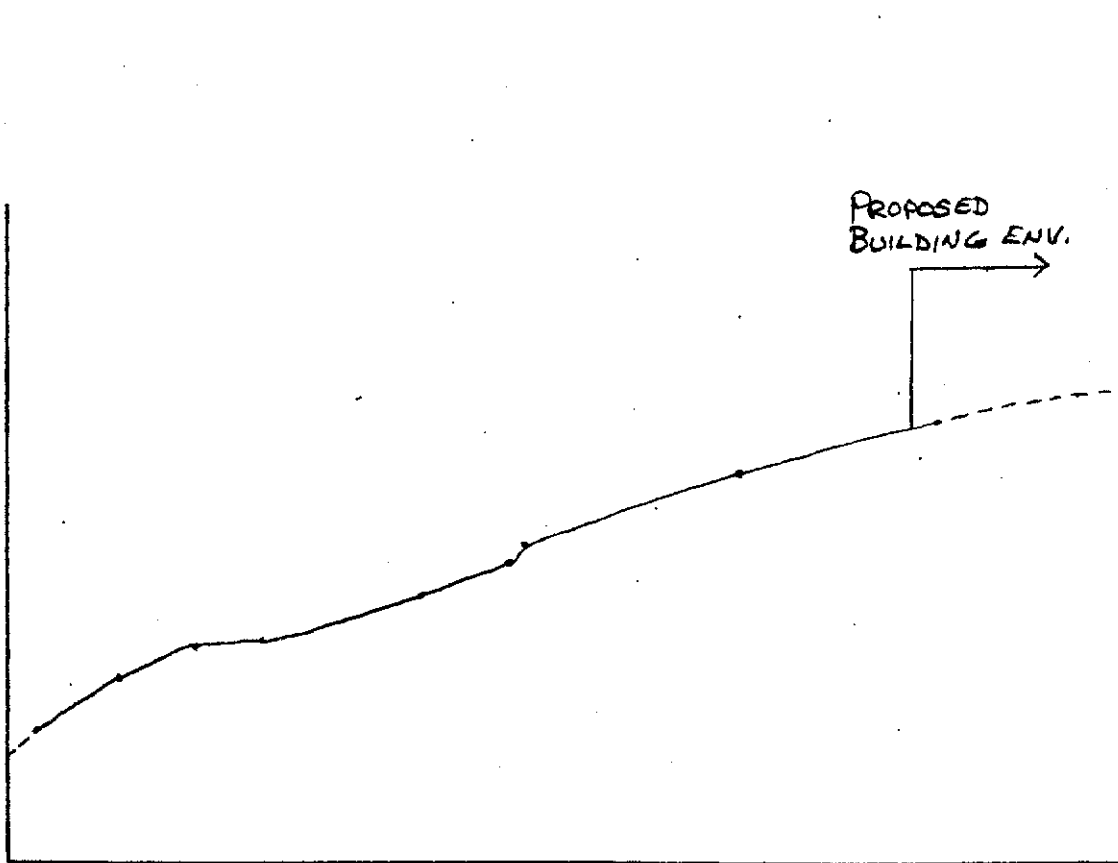
SITE VICINITY MAP
 CANHAM ROAD SITE
 SANTA CRUZ COUNTY, CALIF.

FIGURE No. 1

Figure 2



GARY IFLAND & ASSOC. SURVEYING MAPPING GPS <small>1100 Main St. Suite C. Santa Cruz, CA 95060-1001 Fax: 831/426-8800</small>		SHEET 1 OF 1 DATE JAN. 10, 2002/067
Cross-Section for Bob Brassfield Cartman Road, Santa Valley, CA		
DATE SURVEYED 5/6/04	Environmental Review Initial Study ATTACHMENT - 5/6/04 APPLICATION - 04-0392	SCALE 1"=40'



Environmental Review Initial Study
 ATTACHMENT 5, 7 of 14
 APPLICATION

PROJECT No: SCR-0065	CROSS SECTION B-B CANHAM ROAD SITE
DATE: DECEMBER 2004	
SCALE: 1" = 40'	
DRAWN BY: BD	
54	
FIGURE No. 3	

AREAS WITH CROSS SHADING ARE OVER 30%

Proposed Building Envelope

SHED

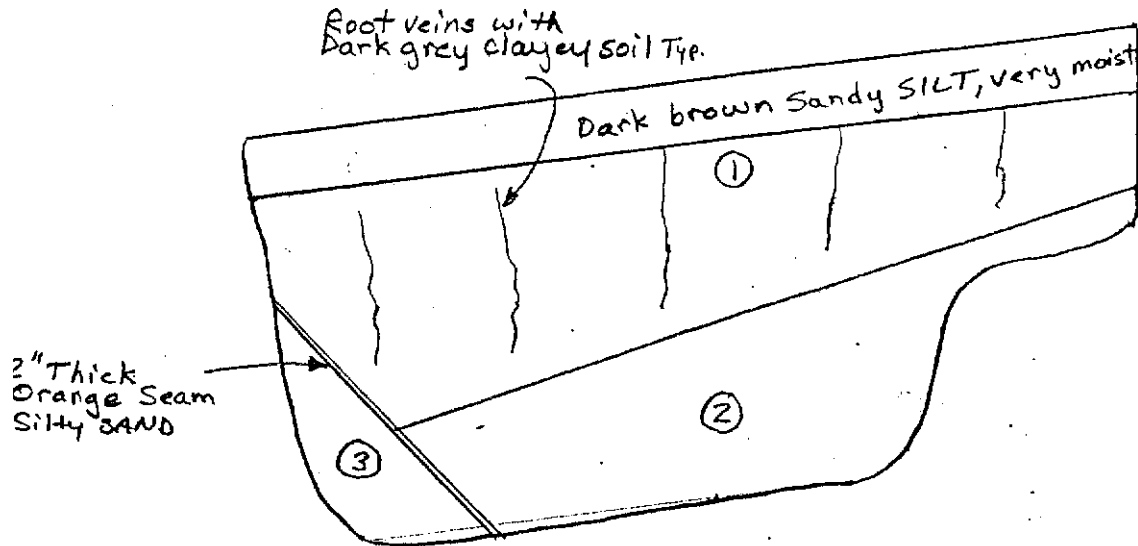
BUILDING

Environment ATTACHMENT APPLICATION

ATTACHMENT 58 of 14
APPLICATION 04-0392

EXHIBIT D

TEST PIT # 1
SEPTIC LEACH FIELD



- ① Mottled orange and grey brown fine sandy SILT, very moist, loose to medium dense
- ② Light grey brown silty SAND, moderately cemented bedrock, moist very dense
- ③ Orange brown fine Sandy SILT, weathered bedrock fractured into 1/4" - 1/2" clasts, moist, very dense

Environmental Review [REDACTED] Study

ATTACHMENT
APPLICATION

214
92

PROJECT No: SCR-0065

DATE: DECEMBER 2004

SCALE:

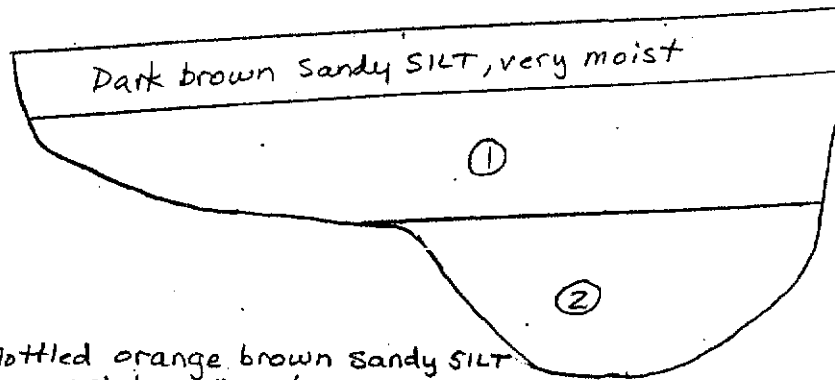
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56

FIGURE No. 5

EXHIBIT D 1

TEST PIT # 2
NE HOMESITE



- ① Mottled orange brown sandy SILT, very moist, medium dense
- ② Mottled dark brown and light yellow brown SILT, very weathered bedrock, fractured into 2" clasts

Environmental Review Initial Study
ATTACHMENT 5, 10, 14
APPLICATION 04-0392

PROJECT NO: SCR-0065

DATE: DECEMBER 2004

SCALE:

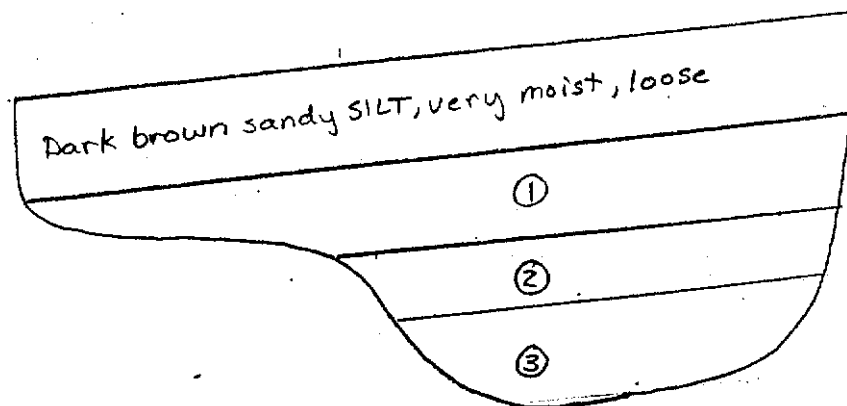
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FIGURE NO. 6

EXHIBIT D

TEST PIT # 3
NW HOMESITE



- ① Mottled orange brown sandy SILT, very moist, medium dense
- ② Light grey sandy SILT, moist, very stiff
- ③ mottled dark brown and yellow brown very weathered bedrock moist, very dense

Environmental Review Initial Study
ATTACHMENT 5 / 1 of 16
APPLICATION - 92

PROJECT No: SCR-0065

DATE: DECEMBER 2004

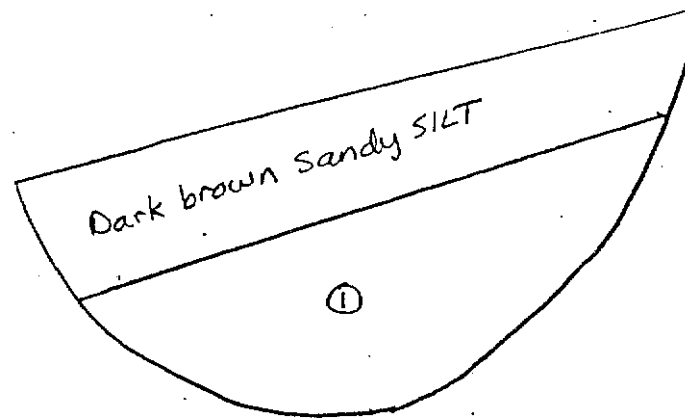
SCALE:

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EXHIBIT D

TEST PIT # 4

SW HOMESITE



① Mottled yellow brown sandy SILT, very moist, loose

Environmental Review Initial Study

ATTACHMENT

APPLICATION

5, 12, 14

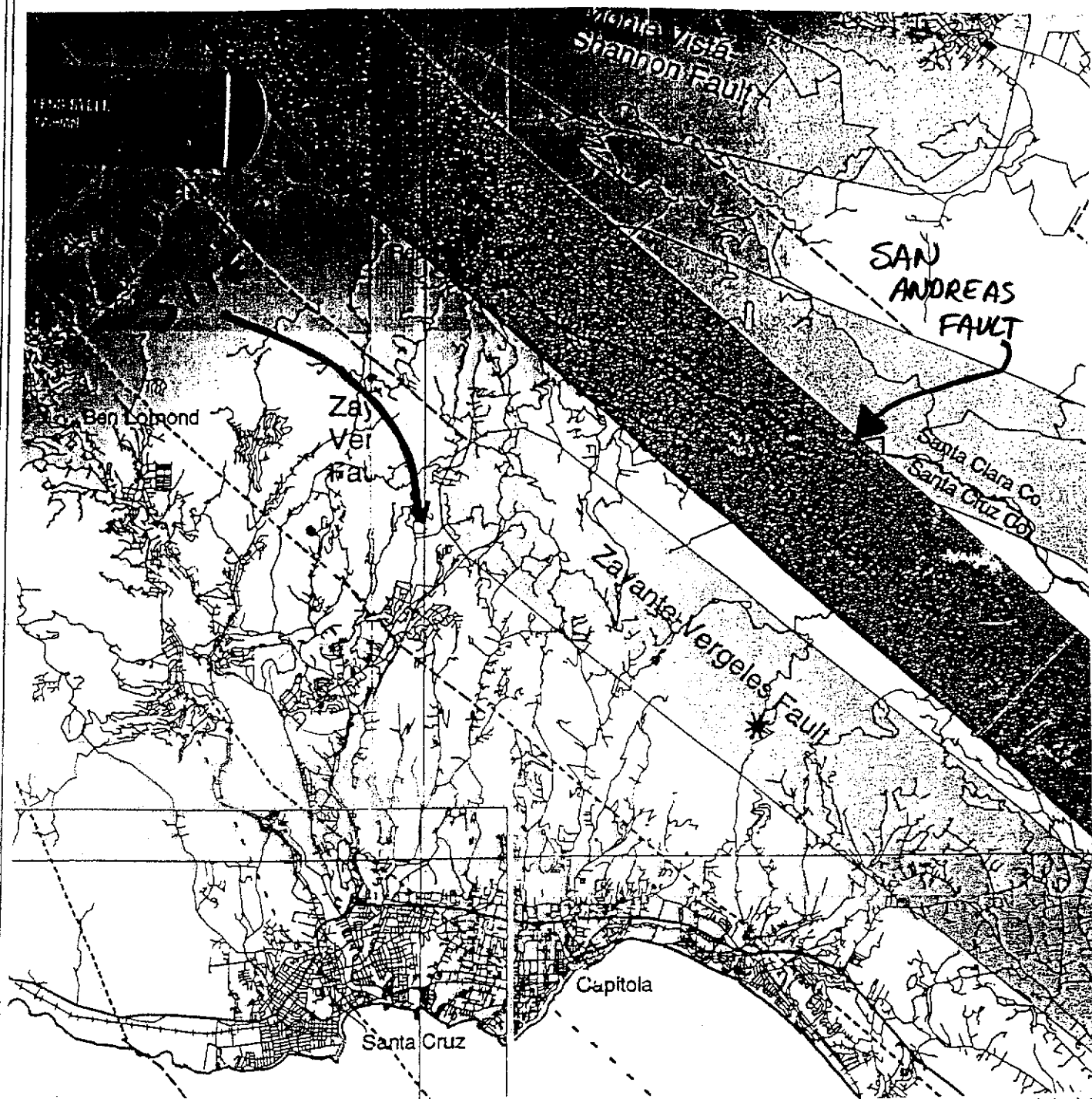
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PROJECT NO: SCR-0065

DATE: DECEMBER 2004

SCALE:

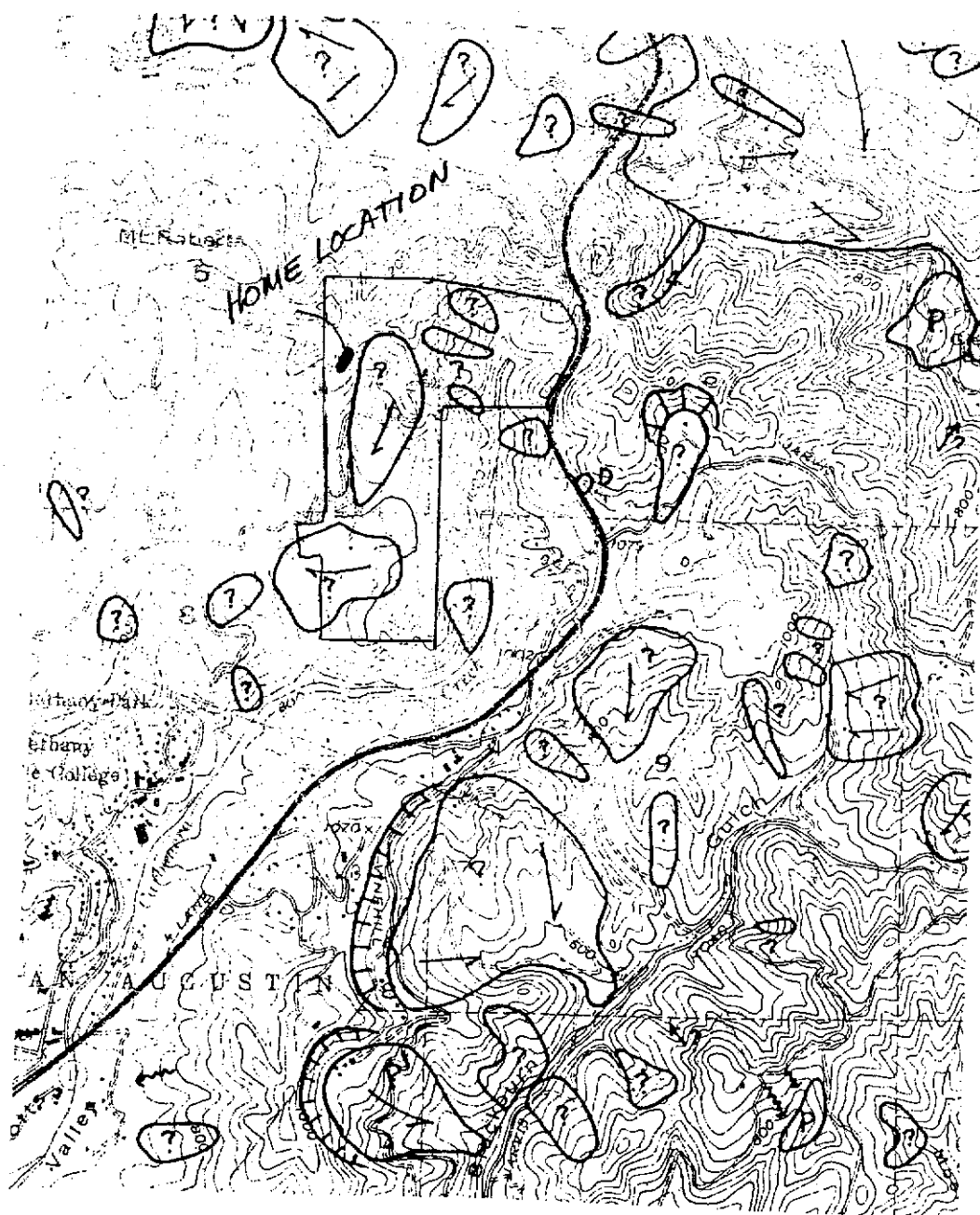
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Environmental Review Initial Study
 ATTACHMENT 5 130014
 APPLICATION 04-0392

PROJECT No: SCR-0065
DATE: DECEMBER 2004
SCALE:
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1997 UBC
 FAULT LOCATION MAP



Environmental Review Initial Study
 ATTACHMENT 5, 14 of 14
 APPLICATION 04-0392

PROJECT No: SCR-0065

DATE: DECEMBER 2004

SCALE: —

DRAWN BY: BD

COOPER-CLARK LANDSLIDE MAP

61

FIGURE No. 10

EXHIBIT D



Dees & Associates

Geotechnical Engineers

501 Mission Street, Suite 8A Santa Cruz, CA 95060

Phone (831) 427-1770 Fax (831) 427-1794

June 10, 2005

Project No. SCR-0065

MR. ROBERT BRASSFIELD
% Stephen Graves & Associates
2735 Porter Street
Soquel, California 95073

Subject: Geotechnical Plan Review

Reference: Driveway Improvement Plans
Canham Road
APN 093-401-09
Santa Cruz County, California

Dear Mr. Brassfield:

We have reviewed the geotechnical aspects of the project plans (Sheets 3, 4, 5 and 6) for the driveway improvements proposed at the referenced site. The plans were prepared by C2G Civil Consultants and are dated May 27, 2005 and April 7, 2005.

The plans indicate the main access driveway will be widened to provide a minimum 12 feet wide driveway section and to add three fire truck turnouts. The driveway will be widened 1 to 5 feet with new baserock and pavement. The widening will mostly occur within the existing road shoulder. Some areas will require 1 to 2 feet of engineered fill on the outboard edge of the driveway. The proposed fill areas are gently sloping and set back from steep slopes. Fill slopes, regardless of size, should be keyed and benched into firm native soil. The depth of keys and benches should be determined in the field by the geotechnical engineer during grading.

An existing private driveway, off of the main access driveway, will be slightly relocated to reduce road gradients. The new driveway will be excavated into the slope with 3:1 (horizontal to vertical) cut slopes along the upslope side.

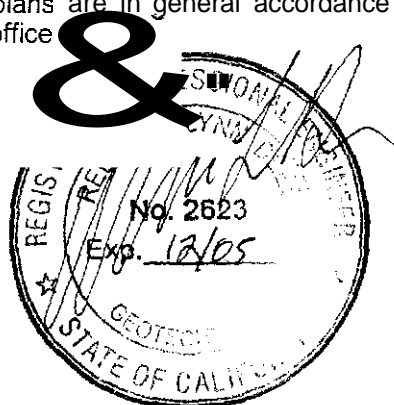
Our review indicates the plans are in general accordance with our recommendations. If you have any questions, please call our office.

Very truly yours,
DEES & ASSOCIATES

Rebecca L. Dees
Geotechnical Engineer
G.E. 2623

RLD/bd

Copies: 2 to Addressee
1 to C2G Civil Consultants



Environmental Review Initial Study
ATTACHMENT 6
APPLICATION 04-0392



- Engineering Geology
- Hydrogeology
- GIS Services

NOLAN ASSOCIATES

22 June 2005

Mr. Bob Brassfield
P.O. Box 66703
Scotts Valley, CA 95066

Re: Geologic Hazards Report
Proposed Single Family Residence
APN 093-401-09
Santa Cruz County, California

Environmental Review Initial Study
ATTACHMENT 7, 1 of 5
APPLICATION 04-0392

Dear Mr. Brassfield:

At your request; we have completed our geologic assessment for the subject property. The purpose of our investigation was to evaluate the feasibility of constructing a single-family residence on the subject property with respect to geologic hazards. This report presents our findings and recommendations.

The subject property is likely to be affected by intense seismic shaking within the design life of the proposed residence. Your design consultants should carefully review our seismic shaking analysis and incorporate our recommendations where prudent.

Slopes around the proposed building site may be affected by landsliding or slope creep. The recommendations contained in this report will reduce the hazards associated with landsliding and slope creep.

Based on the information gathered and analyzed, it is our opinion that the proposed residential development will be subject to "ordinary" risks, as defined in Appendix C, provided our recommendations are followed. You should review Appendix C in detail to determine whether an "ordinary" risk is acceptable. If this level of risk is unacceptable, then the geologic hazards in question should be mitigated to reduce the corresponding risks to an acceptable level.

Our recommendations are intended principally to lower the risks posed to habitable structures by geologic hazards. This report in no way implies that the subject property will not be subject to earthquake shaking, landsliding, faulting or other acts of nature. Such events could damage the property and affect the property's value or its viability in ways other than damage to habitable structures. We have not attempted to investigate or mitigate all such risks and we do not warrant the project against them. We would be happy to discuss such risks with you, at your request.

Nolan Associates

We have made recommendations for the project geotechnical engineer to provide foundation designs that take this hazard into consideration.

CONCLUSIONS

Based on the information gathered and analyzed, it is our opinion that the proposed development is geologically suitable and subject to "ordinary" risks as defined in Appendix C, provided that our recommendations are followed. Appendix C should be reviewed in detail by the developer and all property owners to determine whether an "ordinary" risk as defined in the appendix is acceptable. If this level of risk is unacceptable to the developer and the property owners, then the geologic hazards in question should be mitigated to reduce the corresponding risks to an acceptable level.

Our recommendations are intended principally to lower the risks posed to habitable structures by geologic hazards. This report in no way implies that the subject property will not be subject to earthquake shaking, landsliding, faulting or other acts of nature. Such events could damage the property and affect the property's value or its viability in ways other than damage to habitable structures. We have not attempted to investigate or mitigate all such risks and we do not warrant the project against them. We would be happy to discuss such risks with you, at your request.

RECOMMENDATIONS

1. Construction of habitable structures should be restricted to the geologically suitable building envelope shown on Plate 1. The setbacks incorporated into this building envelope may be modified by your geotechnical engineering consultant based on specialized foundation design or the results of additional geologic investigations. We must review and approve the results of any modification of the recommended geologically suitable building envelope. The building envelope designated on Plate 1 is based in part on the scope of this investigation and is not meant to imply that it is the only geologically feasible building site on the parcel. We reserve the right to amend the building envelope recommendations where consistent with sound geologic judgment.
2. We recommend that the project geotechnical engineer take into account the potential for slope creep in the surficial soils and shallow, weathered bedrock when designing foundations for the proposed residence. On the gentlest slopes of the proposed building site (generally slopes less than 10% gradient), the hazard of potential slope creep is low and no special design for slope creep is recommended. On the relatively steeper slopes of the proposed building site, this zone of potential slope creep could exist up to a thickness of 3 feet. On the steepest slopes of the proposed building site, this zone of higher potential slope creep could exist up to a thickness of 6 feet. We have designated the location of these three zones within the building envelope on our Geologic Site Map (Plate 1). The project engineer(s) should design structures to resist slope creep to the depths specified on Plate 1.

Environmental Review Initial Study
ATTACHMENT 7, 2 of 5
APPLICATION 04-0392

Nolan Associates

64

EXHIBIT D

3. Several areas of artificial fill exist on the subject site. No structures, roadways, etc. should be placed on these fills unless they are reviewed and approved by the project soils engineer. Stability of these fill materials could be increased if these materials were removed and recompacted onto horizontal benches of coherent material.
4. The project engineers should review the findings of our deterministic and probabilistic seismic shaking evaluation and incorporate these findings into their analysis, where appropriate. Given the steep slope setting and the potential for strong seismic shaking to occur during the lifetime of the proposed structure, all structures should be designed to the most current standards of the California Building Code, at a minimum.
5. We recommend that all drainage from improved surfaces such as walkways, patios, and roofs at the rear of the building be captured by closed pipe or lined ditched and dispersed on site in such a way **as** to maintain pre-development site drainage patterns and runoff quantities as much as possible. At no time should any concentrated discharge be allowed to spill directly onto the ground adjacent to the existing residence or to fall directly onto steep slopes. The control of runoff is essential for erosion control and prevention of water ponding against the foundation.
6. We recommend that homeowners implement the simple safety procedures outlined by Peter Yaney in his book, *Pence of Mind in Earthquake Country*. This book contains a wealth of information regarding earthquakes, seismic design, and precautions that the individual homeowner can take to reduce the potential for loss of life, injury and property damage.
7. We request the privilege of reviewing final project plans for conformance with our recommendations. If we are not permitted such a review, we cannot be held responsible for misinterpretation or omission of our recommendations.

INVESTIGATIVE LIMITATIONS

1. Our services consist of professional opinions and recommendations made in accordance with generally accepted engineering geology principles and practices. No warranty, expressed or implied, including any implied warranty of merchantability or fitness for the purpose is made or intended in connection with our services or by the proposal for consulting or other services, or by the furnishing of oral or written reports or findings.
2. The analysis and recommendations submitted in this report are based on the geologic information derived from the steps outlined in the scope of investigation section of this report. The information is derived from necessarily limited natural and artificial exposures. Consequently, the conclusions and recommendations should be considered preliminary.

Environmental Review Initial Study
ATTACHMENT 7, 3 of 5
APPLICATION 04-0392

Nolnn Associates

65

EXHIBIT D

3. The conclusions and recommendations noted in this report are based on probability and in no way imply the property will not possibly be subjected to ground failure or seismic shaking so intense that structures will be severely damaged or destroyed. The report does suggest that building structures at the subject property, in compliance with the recommendations noted in this report, is an "ordinary" risk as defined in Appendix C.
4. If any unexpected variations in soil conditions or if any undesirable conditions are encountered during construction or if the proposed construction will differ from that planned at the present time, Nolan Associates should be notified so that supplemental recommendations can be given.
5. This report is issued with the understanding that it is the duty and responsibility of the owner or his representative or agent to ensure that the recommendations contained in this report are brought to the attention of the architect and engineer for the project, incorporated into the plans and specifications, and that the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.
6. The findings of this report are valid as of the present date. However, changes in the conditions of property and its environs can occur with the passage of time, whether due to natural processes or to the works of man. In addition, changes in applicable or appropriate standards occur whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside our control. Therefore, the conclusions and recommendations contained in this report cannot be considered valid beyond a period of two years from the date of this report without review by a representative of this firm.

Environmental Review Initial Study
ATTACHMENT 7
APPLICATION 04-0392

Nolan Associates

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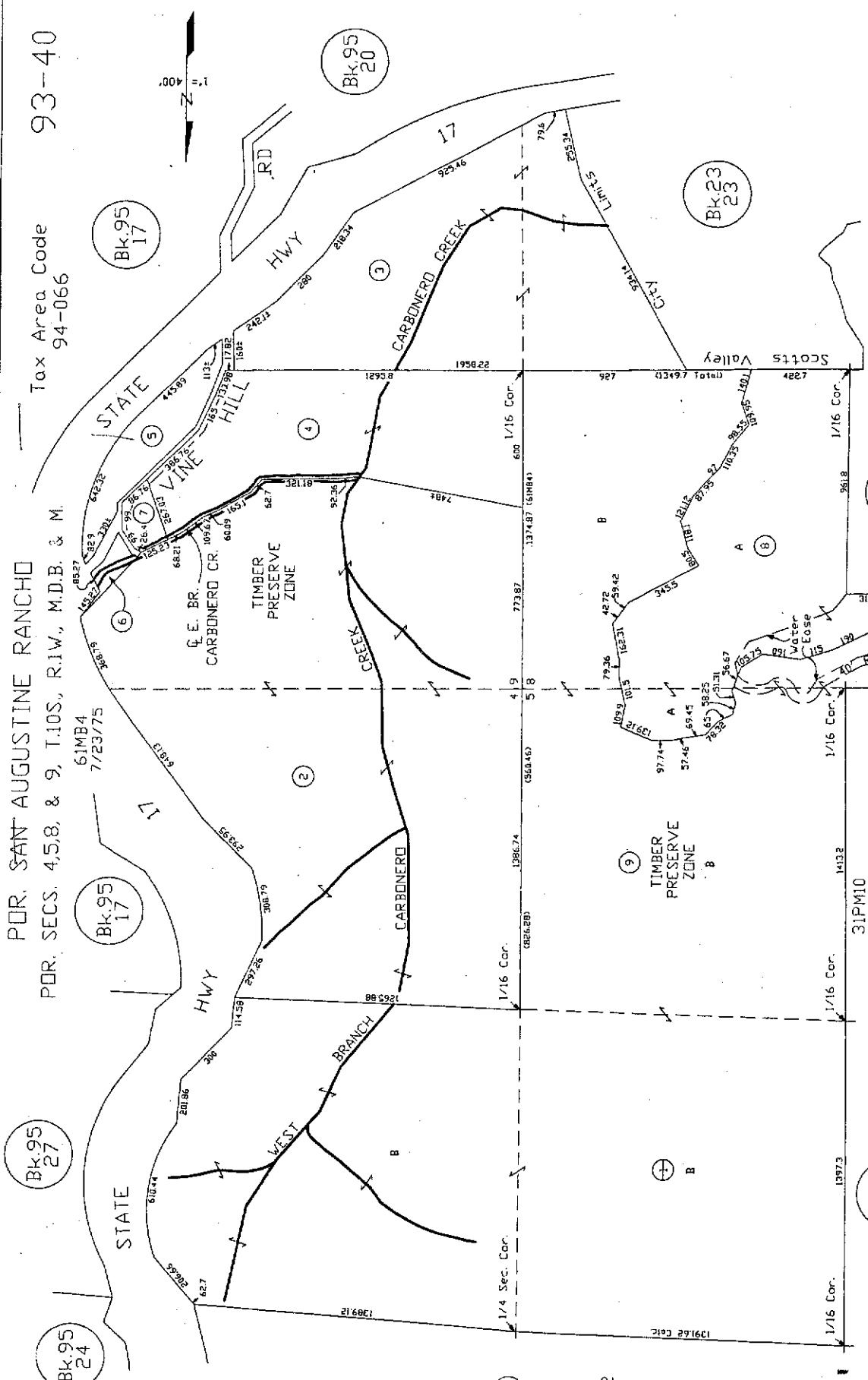
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POR. SAN AUGUSTINE RANCHO
 POR. SECS. 4, 5, 8, & 9, T.10S, R.1W, M.D.B. & M.

Tax Area Code
 94-066

93-40



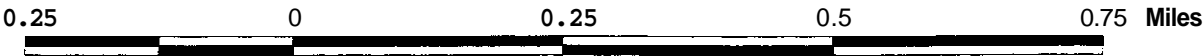
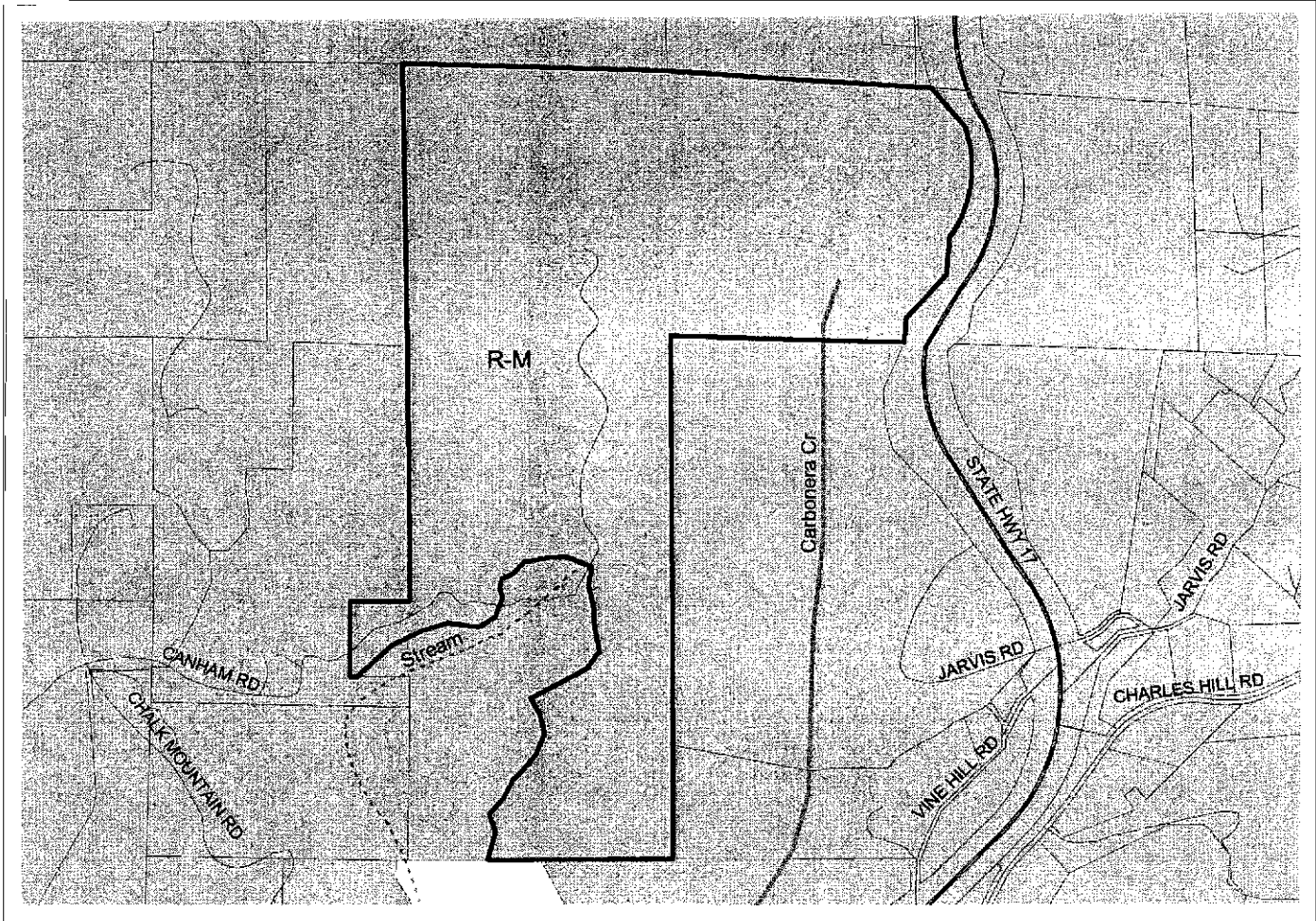
Assessor's Map No. 93-40
 County of Santa Cruz, Calif.
 May 1999

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

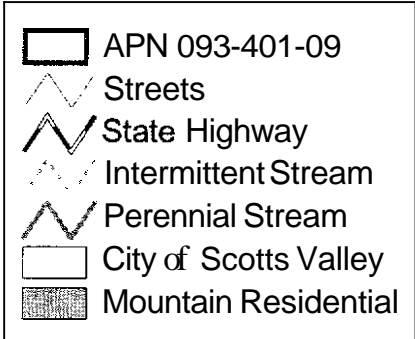
EXHIBIT E

83RS52
 3/1/91

General Plan Map

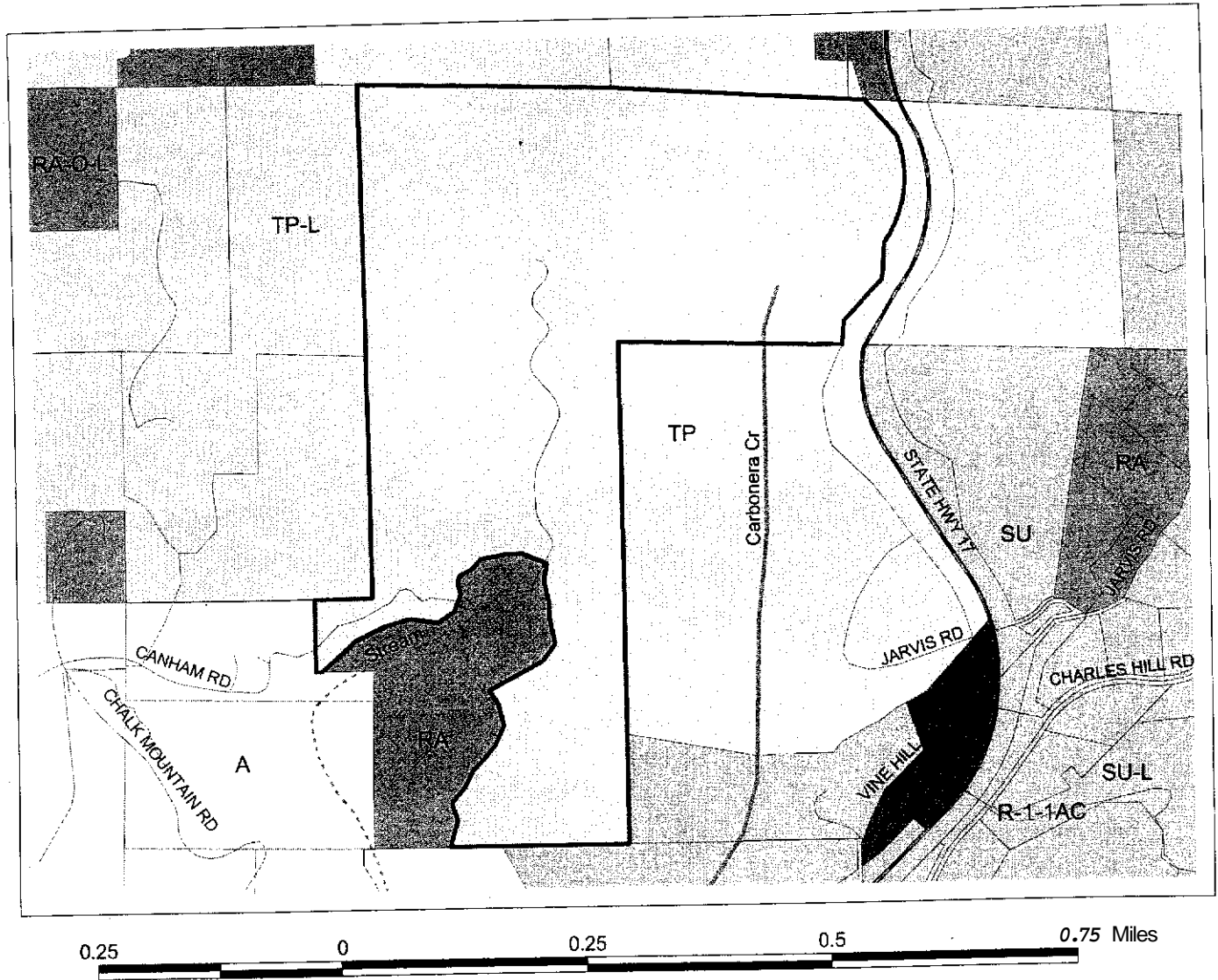


Legend



Map created by Santa Cruz County
Planning Department:
August 2004

Zoning Map



Legend

	APN 093-401-09
	Streets
	State Highway
	Intermittent Stream
	Perennial Stream
	Single-Family Dwelling (R-1-AC)
	Residential Agriculture (RA)
	Special Use (SU)
	Timber Production (TP)
	Agriculture (A)

Map created by Santa Cruz County
Planning Department:
August 2004

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: Robin Bolster
Application No.: 04-0392
APN: 093-401-09

Date: December 23, 2005
Time: 11:31:44
Page: 1

Environmental Planning Completeness Comments

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

----- REVIEW ON SEPTEMBER 13, 2004 BY JOSEPH L HANNA ===== The current engineering geology report does not discuss the improvement of either access roadway to the proposed building site. Before the project can be approved the geologic constraints that affect each access roadway must be evaluated by the engineering geologist, the geotechnical engineer, and (on a recon. basis) by the civil engineer.

Please provide an preliminary title report that indicates that the application has the right to improve the "emergency secondary access" to County Standards for use as access to the new building site.

===== UPDATED ON SEPTEMBER 16, 2004 BY ROBIN M BOLSTER =====

Habitat for special status species was not apparent in the vicinity of the proposed improvements. Additional biotic investigation will not be required

===== UPDATED ON JANUARY 20, 2005 BY ROBIN M BOLSTER =====

The revised location must be evaluated by the project engineering geologist Please submit an update to the existing engineering geology report that evaluates the new building site as well as all access roads. Following review and acceptance of the updated geology report, a plan review letter must be submitted, which states that the plans are in conformance with the recommendations made in the updated report.

The new location is not anticipated to impact any special status species of habitat.

The access road is 10.5 and 11.0 feet wide in two areas. These widths do not conform to the minimum standards as specified in Section 16.20.180 of the County Grading Ordinance. Please include a discussion of how you proposed to achieve proper roadway width in your re-submittal. Any proposed cut, or fills must be evaluated by the project engineering geologist.

Environmental Planning Miscellaneous Comments

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

===== REVIEW ON SEPTEMBER 13, 2004 BY JOSEPH L HANNA =====

===== UPDATED ON SEPTEMBER 16, 2004 BY ROBIN M BOLSTER =====

NO COMMENT

Dpw Drainage Completeness Comments

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

===== REVIEW ON SEPTEMBER 15, 2004 BY DAVID W SIMS =====

04-0392

Project Planner: Robin Bolster
Application No.: 04-0392
APN: 093-401-09

Date: December 23, 2005
Time: 11:31:44
Page: 2

The application was reviewed for completeness of discretionary development and is subject to compliance with the County policies listed below.

General Plan policies: 5.8.4 Drainage Design in Primary Groundwater Recharge Areas
5.5.12 Drainage Design in Water Supply Watersheds 7.23.1 New Development 7.23.2
Minimizing Impervious Surfaces 7.23.5 Control Surface Runoff

Once split, parcel A will be partially covered by the groundwater recharge zone, and parcel 6 will be partially covered with water supply watershed zone and possibly also the groundwater recharge zone. The requirements for either zone are essentially identical, and apply to the entire parcels and all development proposed, regardless of actually being positioned within the mapped boundaries. Any exclusion from this zone must be sought from the County Hydrologist

Concentrated and increased discharges should not reach Carbonera Creek or its tributaries. This watershed suffers from dramatically elevated runoff peaks and has substantial flood hazards downstream. All new development will have to hold runoff to pre-development rates for the County standard storm. This is a different and additional requirement than that for recharge.

Application of base rock to an existing dirt road will be considered an increase in impervious surfacing at a rate of 50% of the actual surface area. Hard paving to meet fire access slope requirements is considered 100% impervious.

Mitigation should be readily achievable, but the means by which this is done must be shown on the improvement plans.

- 1) Show all culverts, road ditches, curbs, berms or swales and other drainage modifications associated with the improved road sections. Show their relationship with the surrounding topography. These structures should be minimized where possible in favor of other grading methods that create runoff dispersal
- 2) For any improved road sections, show road design improvements which minimize runoff concentration and elevated discharge. Show road cross sections at station intervals sufficient to show changes in direction and degree of cross-slope and the relationship to cut and fill zones across the surrounding topography.
- 3) Please indicate the extent of new road widening, turnouts, and the change in surfacing types such that the amount of new impervious or semi-impervious surfacing is clearly known. The future home site will also be subject to recharge requirements, but may be addressed with the plans submitted for this structure.

Construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger common plan of development or sale must obtain the Construction Activities Storm Water General NPDES Permit from the State Water Resources Control Board. Construction activity includes clearing, grading, excavation, stockpiling, and reconstruction of existing facilities involving removal and replacement. For more information see:
<http://www.swrcb.ca.gov/stormwtr/constfaq.html>

Because this application is incomplete in addressing County development policies.

Discretionary Comments - Continued

Project Planner: Robin Bolster
Application No.: 04-0392
APN: 093-401-09

Date: December 23, 2005
Time: 11:31:44
Page: 3

resulting revisions and additions will necessitate further review comment and possibly different or additional requirements. The applicant is subject to meeting all future review requirements as they pertain to the applicant's changes to the proposed plans.

All resubmittals of plans, calculations, reports, faxes, extra copies etc... shall be made through the Planning Department. Materials left with Public Works may be returned by mail, with resulting delays

Please call the Dept. of Public Works, Storm Water Management Section. from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON FEBRUARY 4, 2005 BY DAVID W SIMS =====

Application appears complete. Please see miscellaneous comments to verify. =====
UPDATED ON JULY 19, 2005 BY DAVID W SIMS =====
3rd Routing:

Application is approved. See miscellaneous comments.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON SEPTEMBER 15, 2004 BY DAVID W SIMS =====
NO COMMENT

===== UPDATED ON FEBRUARY 4, 2005 BY DAVID W SIMS =====

Prior items 1, 2, 3: Changes to the project plan has also changed the need to address these items as there now appears to be no proposed road improvements. **I**f there are to be any road improvements, the prior items where applicable will still need to be addressed at the discretionary stage, and the application should be rerouted. The asphalt drive should be noted as existing **i**f this is the case, or otherwise clarified.

New item 4: The drainage note on the plan properly notes holding runoff levels to pre-development rates. The additional requirement to provide retention must also be noted on the plans as was indicated by the land use consultant in a letter to the planner. The two requirements are not equivalent. This notation is to be added prior to submittal to the approval body and the application need not be rerouted.

Providing detailed drainage information at the home site was previously deferred to the plans submitted for this structure. and remains so. **I**t is noted that the new home site is substantially closer to the property boundary with less than 100 feet of relatively steep ground along the western edge of the proposed building envelope constraining the drainage development area to an effective size of only an acre or two rather than the claimed 50 acres. Siting the home at the extreme western edge of the building envelope **m**ay complicate provision of runoff mitigation. The applicant should keep this in mind. ===== UPDATED ON JULY 19, 2005 BY DAVID W SIMS =====

Prior to completion of the final improvement plans:

A) The final improvement plans of the **M**D are to itemize the area of new impervious surfacing, and clearly note that theses areas will be mitigated with the future ap-

Discretionary Comments - Continued

Project Planner: Robin Bolster
Application No.: 04-0392
APN: 093-401-09

Date: December 23, 2005
Time: 11:31:44
Page: 4

plication for the SFD.

Conditions for the future home building application:

B) The future application for the new home is conditioned to mitigate for all impacts of the future proposal itself, as well as the equivalent new areas of road created under the MLD. At such time, provide calculations that over retain/detain runoff, or mitigate by removal of equivalent existing impervious surfaces that are not needed, or can be replaced with semi-pervious surfaces

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON AUGUST 24, 2004 BY DEBBIE F LOCATELLI =====
No comment, project involves a subdivision or MLD.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON AUGUST 24, 2004 BY DEBBIE F LOCATELLI =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON SEPTEMBER 7, 2004 BY GREG J MARTIN =====
The proposed property line appears to follow the centerline of a road in between the two proposed parcels. Maintenance and access to this road should be clearly defined through easements and a road maintenance agreement.

Access roads serving more than one parcel are recommended to be designed to be 24 feet wide in order to meet the County standards for two-way traffic. At a minimum, 18 feet is recommended if constraints exist, or as the Fire Marshall requires.

===== UPDATED ON JULY 19, 2005 BY GREG J MARTIN =====
The driveways and roads should have a section of 2 inches of asphalt concrete over 6 inches aggregate base. This can be made a condition of approval if there are no other outstanding issues.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON SEPTEMBER 7, 2004 BY GREG J MARTIN =====
===== UPDATED ON JULY 19, 2005 BY GREG J MARTIN =====

Environmental Health Completeness Comments

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

===== REVIEW ON OCTOBER 26, 2005 BY JIM G SAFRANEK =====
===== UPDATED ON OCTOBER 28, 2005 BY JIM G SAFRANEK ===== Applicant received an approved septic site evaluation from EHS for the undeveloped lot

Environmental Health Miscellaneous Comments

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

Discretionary Comments - Continued

Project Planner: Robin Bolster
Application No. : 04-0392
APN: 093-401-09

Date: December 23. 2005
Time: 11:31:44
Page: 5

===== REVIEW ON OCTOBER 28, 2005 BY JIM G SAFRANEK =====
NO COMMENT

Scotts Valley Fire District Completeness Comments

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

===== REVIEW ON SEPTEMBER 16, 2004 BY MARIANNE E MARSANO =====

DEPARTMENT NAME:Scotts Valley Fire District

All bridges, culverts and crossings shall be certified by a registered engineer.
Minimum capacity of 25 tons. Cal-Trans H-20 loading standard.

===== UPDATED ON FEBRUARY 22, 2005 BY MARIANNE E MARSANO =====

DEPARTMENT NAME:Scotts Valley Fire District

Have the DESIGNER add the appropriate NOTES and DETAILS showing this information on the plans and RESUBMIT, with an annotated copy of this letter:

SHOW on the plans, DETAILS of compliance with the driveway requirements. The access road is required to be a minimum width of 18 feet when serving more than 2 dwellings. The turnaround on the proposed building envelope is insufficient in size for a fire engine turnaround.

===== UPDATED ON JULY 7, 2005 BY MARIANNE E MARSANO =====

NO COMMENT

Scotts Valley Fire District Miscellaneous Comments

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

===== REVIEW ON SEPTEMBER 16, 2004 BY MARIANNE E MARSANO =====

===== UPDATED ON SEPTEMBER 16, 2004 BY MARIANNE E MARSANO =====

NO COMMENT

===== UPDATED ON FEBRUARY 22, 2005 BY MARIANNE E MARSANO =====

NO COMMENT

===== UPDATED ON JULY 7, 2005 BY MARIANNE E MARSANO =====

NO COMMENT

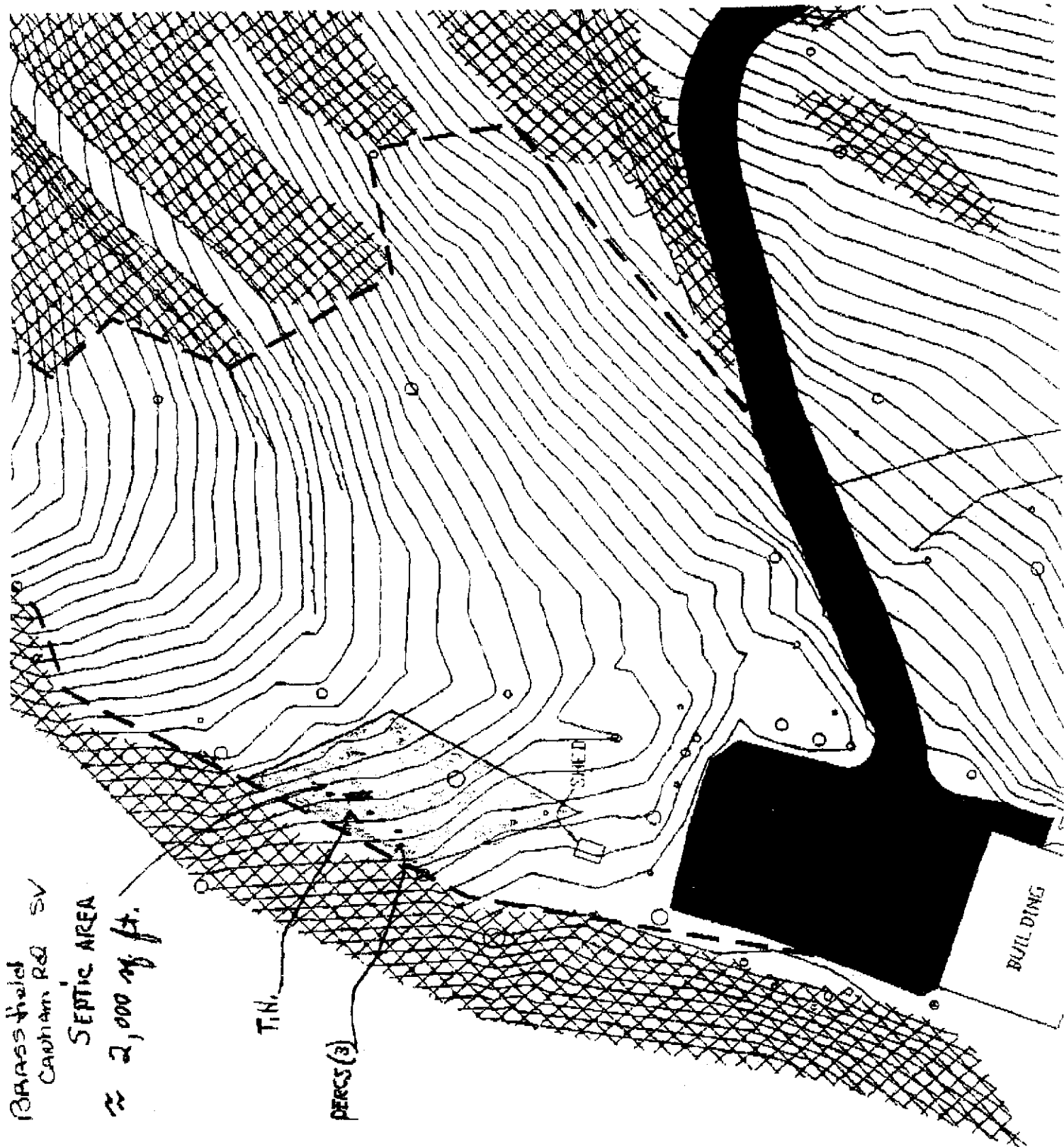


EXHIBIT G

SANTA CRUZ COUNTY HEALTH SERVICES AGENCY
ENVIRONMENTAL HEALTH SERVICE
701 Ocean Street • Room 312, Santa Cruz, CA 95060 (831) 454-2022

SITE EVALUATION

SR 2286
PE 4301

04-003

☐ PRELIMINARY LOT INSPECTION REPORT

MLD# _____ PROPOSED LOT _____ LOT SIZE _____ SITE LOCATION CLEVELAND DR, SCOTTS VALLEY
APN 93-70609 WATER SUPPLY _____ OWNER'S WRITTEN PERMISSION ATTACHED YES ___ NO ___

☒ SITE EVALUATION

VALIDATION

☒ FULL ☐ SOIL ☐ GROUNDWATER ☐ PERCOLATION ☐ REPAIR ☐ ALTERNATIVE SYSTEM

☐ OTHER CONSULTATION _____

REQUESTED BY: ENVIRONMENTAL CONCEPTS P.O. BOX 11445 SANTA CRUZ CA 95061 654-1558
(NAME) (ADDRESS) (PHONE)
OWNER: BOB BARRFIELD P.O. BOX 66223 SCOTTS VALLEY CA 95067
(NAME) (ADDRESS) (PHONE)

☐ Item/s checked below do not meet present sewage disposal requirements or require further testing:

- ☐ Soil tests indicate soils not suitable.
- ☐ Lot slope excessive, area has been graded; and/or unable to provide setback from cut bank
- ☐ Winter water table testing required.
- ☐ Tests indicate failure to provide required separation of leaching and seasonal high groundwater.
- ☐ Unable to provide a 100 foot separation between a septic system and a well, spring, stream, or waterway.
- ☐ Inadequate space for both the sewage disposal system and the required future expansion area.
- ☐ Septic area in floodplain.
- ☐ Other _____

☒ Preliminary inspection of this lot indicates suitability for individual sewage disposal using conventional septic technology under standards currently in effect, subject to any limitations identified below.

☒ Water supply must be developed.

☐ Site conditions may be mitigated by alternative technology. Further testing and evaluation is needed.

Design Parameters

Percolation Rate 1-5 6-30 30-60 60-120 Groundwater Depth for Design Purposes _____

REMARKS: 1/21/05 - Initial site inspection - 4' max depth OK for leachfield with 4' maximum depth.

NOTE: Preliminary inspections and evaluations do not take into account all factors which are considered in the issuance of a sewage disposal permit. An application for sewage disposal will be subject to further evaluation based on the specific sewage disposal design; the possible presence of geologic hazards, biotic resources, or other site constraints; and, the provisions of the Sewage Disposal Ordinance in effect at the time of permit application.

Steve Roberts
ENVIRONMENTAL HEALTH SPECIALIST

1/21/05
DATE

DP
SUPERVISOR

1/21/05
DATE



Right of Way
340 PAJARO ST, RM. 132
SALINAS, CA 93901
831-754-8165

Memorandum

To: County of Santa Cruz, Department of Public Works,
Attn: Cathleen Carr , Senior Civil Engineer
cc: Robin De Alvarez, SBC Engineer, (831)728-5032
From: Roxie Tossie, Right of Way Mgr (831) 754-8165
Date: **Thursday, November 83,2005**
Re: **MLD-04-0392, - LOT SPLIT**
Location: 705 CANHAM ROAD, SCOTTS VALLEY
APN: 093-401-09

Message:

Per your request our SBC Engineer Robin De Alvarez has reviewed the proposed plans for a lot split on the Map for the above minor-land division for the above mentioned property.

SBC has determined the following:

- SBC has an existing Joint Pole Aerial Lead serving this property.
- ***SBC will require an Easement be granted (in our Corporate name "Pacific Bell Telephone Company, a California corporation DBA SBC California (SBC)". for the existing pole lead "prior to the final approval of the MLD.***

Please call me if you require any additional information on 831-754-8165

Thank You,
Roxie Tossie





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, DIRECTOR

RURAL RESIDENTIAL DENSITY MATRIX DETERMINATION

IMPORTANT NOTICE

Chapter 13.14 of the Santa Cruz County Code (Rural Residential Density Determinations), directs the Planning Department to use a matrix system to assist in determining the development potential of rural land. The purpose of a matrix is to provide for a consistent methodology for the determination of the development potential of rural land based on the availability of services, environmental and site specific constraints, and resource protection factors. A rural matrix is used to evaluate the development potential of rural property based on preliminary review of the best available information. The decision to approve or deny your development application will take place only after a thorough evaluation of your site, acceptance of technical studies, and the review of an accurate survey of the property.

A rural density matrix determination which shows that a land division or development of additional building site(s) may be possible is no assurance that your application will be approved. The result of the matrix does not require the decision-making body to approve the minimum lot sizes or the maximum densities.

RURAL DENSITY MATRIX WORKSHEET

ApplicationNo. «Application Number»

<p>This section is to be completed by the Applicant</p>
--

Assessor's Parcel No.: «APN»

Name «Applicant» (*All information on this page was submitted by applicant*)

Mailing Address «Applicants Address»

City, State, Zip «City_State_Zip»

Telephone «Applicants_Phone»

Access to site:

Name of Road:

Check which apply:

Public, County maintained

Public, not County maintained

✓ Private

☒ Dead-end road and greater than ½ mile from a through road (see General Plan Policies 6.5.4 and 6.5.5)

_____ Not paved

✓ Pavement width: 12' to 18' with turnouts at intervals of greater ~~than~~ 500 feet

Pavement width: 12' to 18' with turnouts at intervals of less than 500 feet

Pavement width: 18' or greater

Other

Water Source:

County or municipal water district

☒ Private or mutual well

Spring

Sewage Disposal:

Public or private sanitation district

 Package treatment plant or septic maintenance district

V Septic system

Total acreage Parcel:_____ Number of houses or habitable structures on parcel:_____

Purpose of this application:

Determine the **minimum** acreage per building **site**

✓ Determine the **maximum** number of parcels for a land division

Determine the allowable density of an organized camp or conference center

**BASIS FOR ANALYSIS;
TO BE COMPLETED BY STAFF**

MATRIX		Current Point Score	Conditional Point Score	
1.	Location <u>MOUNTAIN RES</u> <u>PRIVATE ROAD 12-18'</u>	<u>0</u>	<u>2</u>	IF 18' ROAD
2.	Groundwater Quality <u>ADEQUATE QUANTITY</u> <u>GOOD QUALITY- PRIVATE/MUTUAL WELL</u>	<u>8</u>	<u>8</u>	
3.	Water Resource Protection <u>SEPTIC- NO KNOWN</u> <u>PROBLEMS; OUTSIDE PRIM RECH/WSW</u>	<u>6</u>	<u>6</u>	
4.	Timber Resources <u>DESIGNATED 'TP'</u>	<u>0</u>	<u>0</u>	
5.	Biotic Resource <u>BIOTIC- DEVELOPMENT</u> <u>OUTSIDE HABITAT AREAS</u>	<u>10</u>	<u>10</u>	
6.	Erosion <u>BEDROCK GEOL</u> <u>AVE SLOPE 16%-30% $8(.6) + 5(.4) = 6.8$</u>	<u>7</u>	<u>8</u>	
7.	Seismic Activity <u>NO FAULT ZONE, NO</u> <u>LIQUEF</u>	<u>10</u>	<u>10</u>	
8.	Landslide <u>AVE SLOPE 9.6</u>	<u>8</u>	<u>9</u>	
9.	Fire Hazard <u>10-20 MIN RESP. TIME.</u> <u>NO SECONDARY ACCESS; BLDG</u> <u>OUTSIDE CRITICAL FIRE</u>	<u>2</u>	<u>4</u>	
SUBTOTAL		<u>51</u>	<u>57</u>	
SUBTRACT CUMULATIVE CONSTRAINT POINTS		<u>0</u>	<u>0</u>	
GRAND TOTAL		<u>51</u>	<u>52</u>	
Minimum Average Developable Parcel Size* (from Table _____ Page _____) as determined by the point score		<u>40</u>	<u>46</u>	
Number of Potential Building Sites* (developable acreage divided by minimum average parcel size)		<u>2</u>	<u>2</u>	

*Overriding **minimum** parcel size restriction, if applicable, take precedence over the preliminary allowed average density in the event of conflict.

FOR STAFF USE ONLY

Planning Area

CARBONERA

General ~~Plan~~ land use designation:

2-
TP

Zoning District:

Mapped Environmental Constraints:

GEOLOGIC (COOPER-CLARK)
WATER SUPPLY WATERSHED
GROUNDWATER RECHARGE
CNDDB (BIOTIC)

Resources (timber, agriculture, etc)

TIMBER

Access:

CANHAM RD (NO SECONDARY)

Fire Response Time (in minutes)

(Source)

Property Characteristics

Source of the following data:

_____ In house

_____ Field investigation

Parcel size (in acres):

Source:

(e.g., EMIS)

Acreage per Average Slope Category:

0-15%

16-30%

31-50%

51% & above

Portions of Property Excluded as Undevelopable land (in acres):

1. Slopes in excess of 50% _____
3. Road rights-of-way _____
4. Riparian corridors, wooded arroyos, canyons, stream banks, areas of riparian vegetation.
_____ foot wide riparian corridor X _____ foot length _____
5. Lakes, streams, marshes, sloughs, wetlands, beaches, and areas within the 100 year flood plain. _____
6. Areas of recent or active landslides. _____
7. Land within 50 feet of an active or potentially active fault trace. _____
8. Type 1 ^{and 3} prime agricultural land and ^{mineral} resource areas. _____
9. Total acreage excluded (total of 1 through 8, except overlaps) _____
10. Total Developable Acreage (subtract 9. from total acreage) _____

RESOURCES AND CONSTRAINTS, OVERRIDING MINIMUM ACREAGE POLICIES, AND BASIS FOR CONDITIONAL POINTS LISTED ON PAGE 3.

- BASIS FOR CONDITIONAL POINTS LISTED ON PAGE 3.**
1. WATER SUPPLY WATERSHED 10 AC (GROSS)
 2. TIMBER - Not CLUSTERED 40 AC MIN (GROSS)
 3. DEAD END, NO SECONDARY 40 AC MIN (NET)
 - 4.

Additional Staff Comments