



## Staff Report to the Planning Commission

Application Number: **03-0500**

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**Location:** Property located on the north west corner of the intersection of Soquel-San Jose Road and Laurel Glen Road. (3600 Soquel-San Jose Road)

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

**Permits Required:** Minor Land Division, Archaeological Site Review, Soils Report Review.

### Staff Recommendation:

- Approval of Application 03-0500, based on the attached findings and conditions.
- Certification of the Negative Declaration per the requirements of the California Environmental Quality Act.

### Exhibits

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

### Parcel Information

Parcel Size:	10.9 acres
Existing Land Use - Parcel:	Casalegno Store, outbuildings, and existing orchard.
Existing Land Use - Surrounding:	Rural residential neighborhood

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County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

Project Access: Soquel-San Jose Road and Laurel Glen Road  
Planning Area: Summit  
Land Use Designation: R-R (Rural Residential), C-N (Neighborhood Commercial) & R-M (Mountain Residential)  
Zone District: RA (Residential Agriculture) & C-1 (Neighborhood Commercial)  
Coastal Zone: ☐ Inside ☒ Outside

### Environmental Information

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

### Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside  
Water Supply: Private Well  
Sewage Disposal: Septic  
Fire District: Central Fire Protection District  
Drainage District: None

### History

The subject property is owned by the Casalegno family and contains the historic Casalegno's Market at the intersection of Soquel-San Jose Road. In order to preserve the historic commercial use of this structure, the Casalegno family requested that the area immediately surrounding the store be zoned and designated for commercial uses. The County granted this request and a portion of the subject property was rezoned to C-1 (Neighborhood Commercial) and the General Plan land use designation changed to C-N (Neighborhood Commercial). The areas that were amended to allow the commercial use were drawn much larger than the area surrounding the historic store, due to the scale of the zoning maps prepared at that time. During the review of this application, this error has been identified and the zoning and General Plan maps will be corrected to reflect the Casalegno family's original request and will correspond with the boundary proposed between Parcels B & C.

### Project Setting

The project site is located at the intersection of Soquel-San Jose Road and Laurel Glen Road. The property is currently used as an orchard and is the site of the Casalegno's Market with attached dwelling unit. A number of outbuildings are located on the property, with one building that has been converted for use as a residence (possibly pre-dating building code requirements). The property has numerous fruit trees and with some scattered oaks and pine trees.

### Zoning & General Plan Consistency

The subject property is an approximately 10.9 acre parcel, located in the RA (Residential Agriculture) & C-1 (Neighborhood Commercial) zone districts, designations which allows

residential and commercial uses. The allowed residential density for the division of land on parcels with a (R-R) Rural Residential General Plan designation is determined by the Rural Residential Density Matrix and the minimum parcel size for new parcels in the C-N (Neighborhood Commercial) General Plan designation is 10,000 square feet.

### **Minor Land Division**

The applicant proposes to create two new residential parcels and to retain the existing commercial use on a third parcel. The proposed residential parcels will be north **of** the commercial use and will be accessed by a separate shared driveway from Laurel Glen Road. No development is proposed across Laurel Glen Road, where a natural drainage course exists. All improvements are adequately setback from riparian vegetation to protect this resource.

The existing and proposed development is served by a public roadway. The proposed residential improvements will be located in **an** area of relatively level terrain **and** will not require **excessive** grading to develop. Additionally, the proposed project will include a dedication of right of way to the County to accommodate existing public roadway improvements. The septic systems have received preliminary approval from the County department of Environmental Health Services.

### **Rural Residential Density matrix**

The residential portion of the proposed Minor Land Division is subject to the Rural Residential Density Matrix in order to determine the appropriate density of development within the allowed General Plan density range. The subject property is located within the Rural Residential (R-R) General Plan land use designation. The portion of the subject property across Laurel Glen Road is designated (R-M) Mountain Residential, but this area will not be developed and has not been used as factor in determining the residential density for this proposed division. **A** matrix has been prepared (Exhibit E) which included a review of the applicant prepared matrix and current requirements. The allowed maximum density, per the Rural Residential Density Matrix, is 2.5 acres of net developable land area per parcel. The proposed Minor Land Division complies with this requirement, in that the new residential parcels will both include 2.5 acres of net developable land area

### **Environmental Review**

Environmental review has been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on 11/14/05. A preliminary determination to issue a Negative Declaration (Exhibit D) was made on 11/16/05. The mandatory public comment period expired on 12/13/05, with no comments received.

The environmental **review** process focused on the potential impacts of the project in the areas of geologic and cultural resource issues. The environmental review process did not identify any potential impacts from the proposed development which would require mitigation measures.

## Conclusion

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

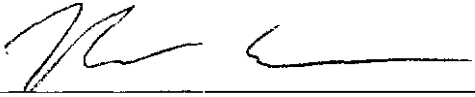
## Staff Recommendation

- APPROVAL of Application Number **03-0500**, based on **the** attached findings and conditions.
- Certification of the Negative Declaration per the requirements of the California Environmental Quality Act.

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

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

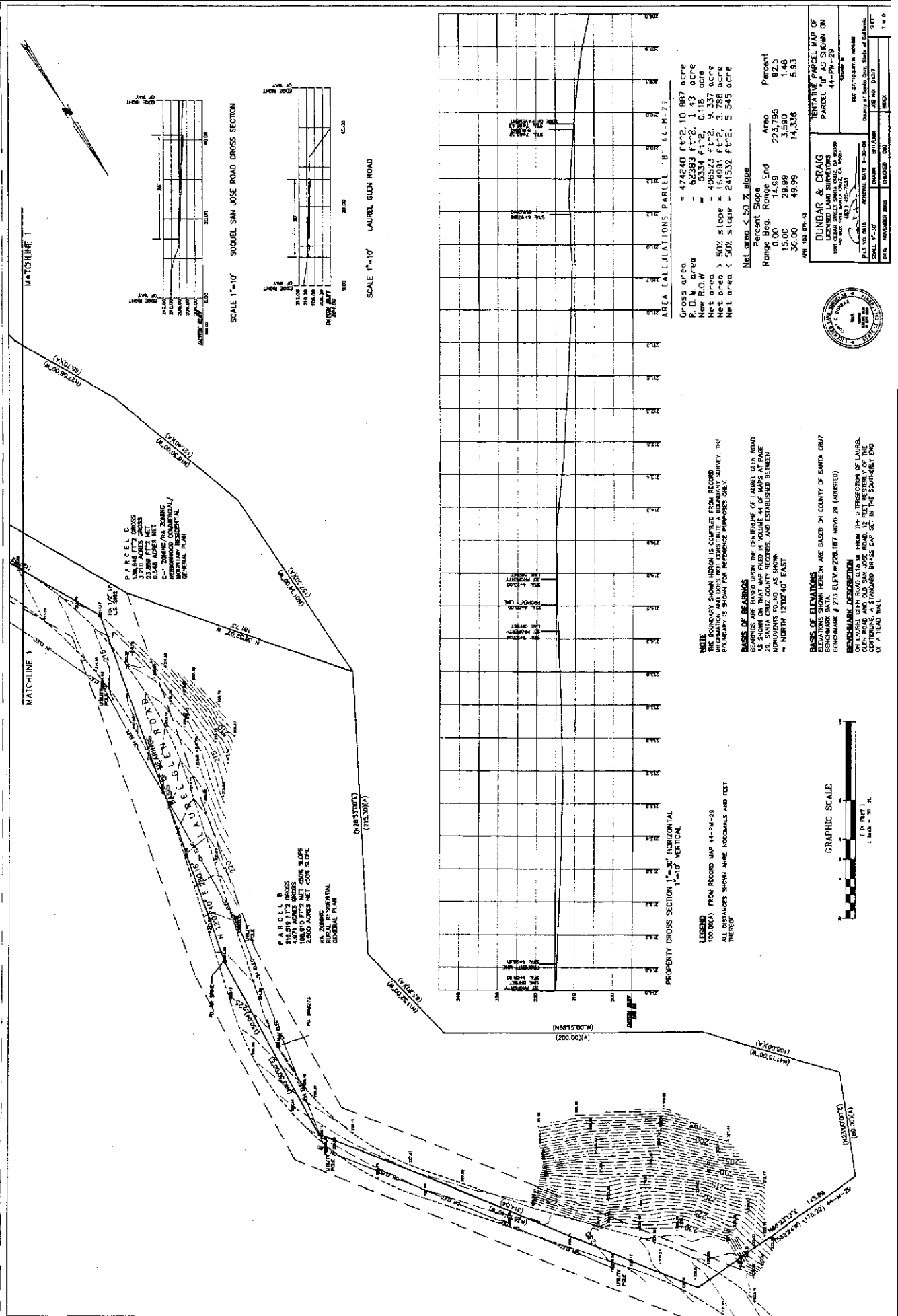
Report Prepared By: \_\_\_\_\_

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

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

  
Cathy Graves  
Principal Planner  
Development Review





**TENTATIVE PARCEL MAP OF PARCEL "B" AS SHOWN ON 44-PM-29**

**DUNBAR & CRAIG**  
 SURVEYORS  
 1000 LAMAR AVENUE, SUITE 100  
 SAN ANTONIO, TEXAS 78205  
 PHONE (512) 343-1111  
 FAX (512) 343-1112

DATE: NOVEMBER 1995  
 CHECKED: LOM  
 SCALE: 1"=10'

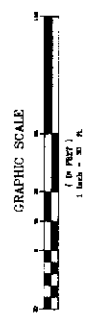
NO. 27785-1-1-10000  
 COUNTY OF DALLAS, STATE OF TEXAS  
 SHEET 1 OF 1



**NOTE:**  
 THE BOUNDARY SHOWN HEREON IS COMPILED FROM RECORD SURVEYS AND FIELD MEASUREMENTS. ANY DISCREPANCY BETWEEN THE BOUNDARY SHOWN HEREON AND THE BOUNDARY SHOWN ON ANY OTHER SURVEY MAP OR RECORD SURVEY SHALL BE DEEMED TO BE A DISCREPANCY AND SHALL BE CORRECTED BY THE SURVEYOR.

**BASES OF ELEVATIONS:**  
 ELEVATIONS SHOWN HEREON ARE BASED ON COUNTY OF SANTA CRUZ BENCHMARK # 171, ELEVATION 2201.87' MVD 28 (ADJUSTED).  
 BENCHMARK # 171 IS LOCATED AT THE INTERSECTION OF LAUREL GLEN ROAD AND OLD SAN JOSE ROAD, 12 FEET WESTERLY OF THE CENTERLINE OF LAUREL GLEN ROAD. A STANDARD BRIDGE CAN BE SET IN THE SOUTHWEST CORNER OF A 1/4 SECTION.

**LEGEND:**  
 100.00' (A) FROM RECORD MAP 44-PM-29  
 ALL DISTANCES SHOWN ARE IN FEET AND INCHES AND FEET THEREOF

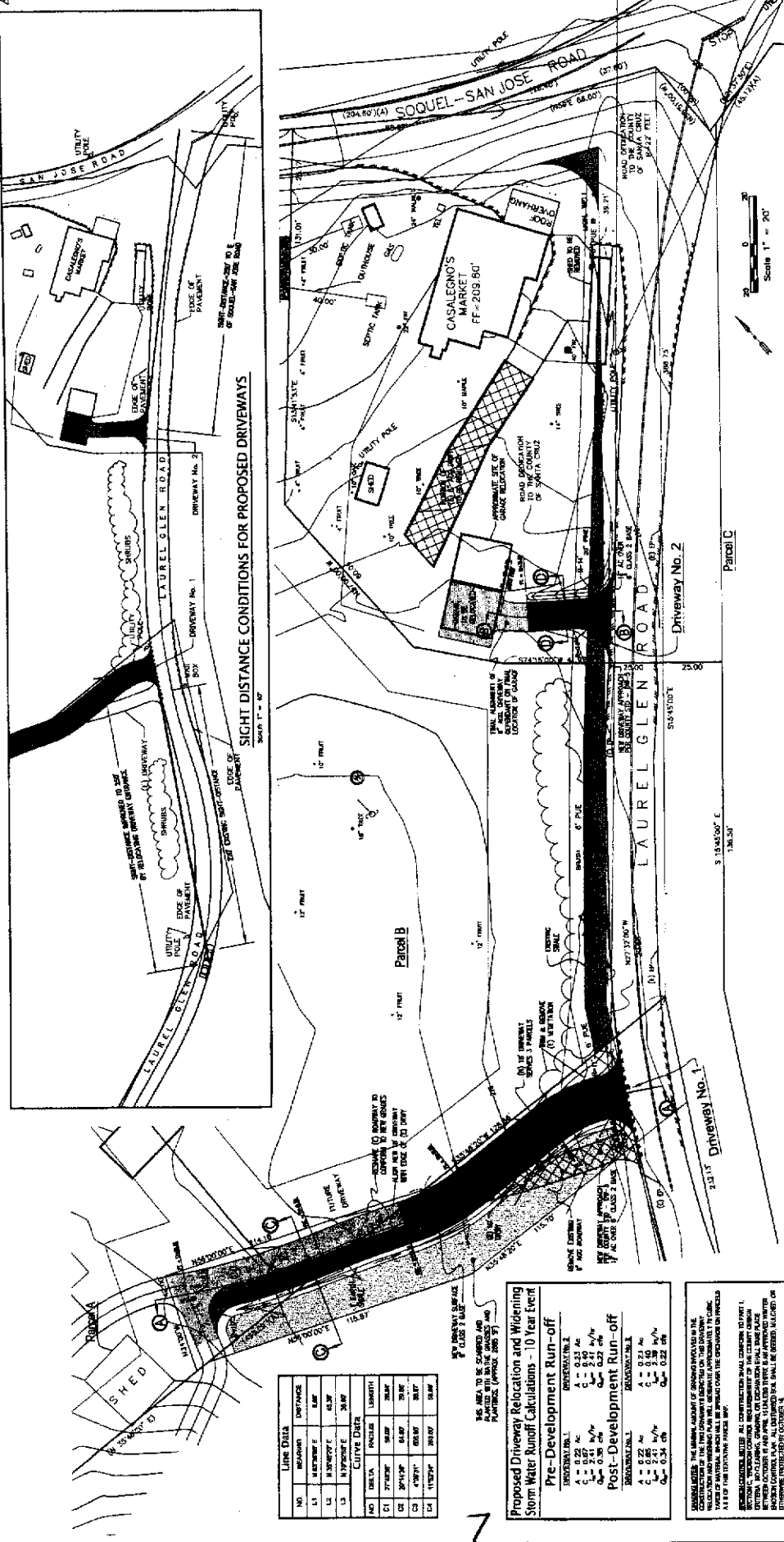
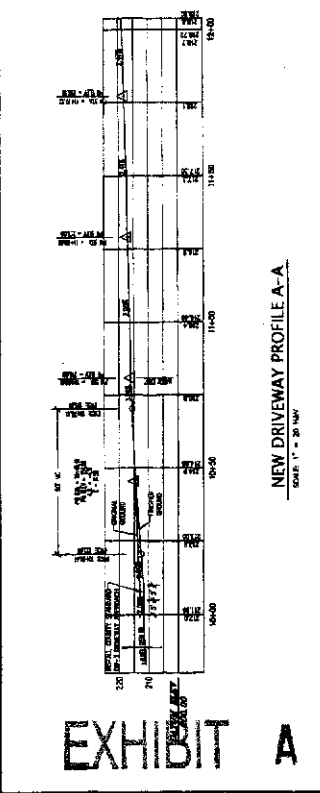
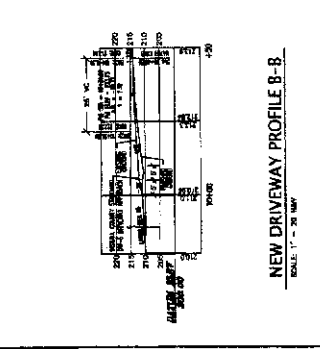
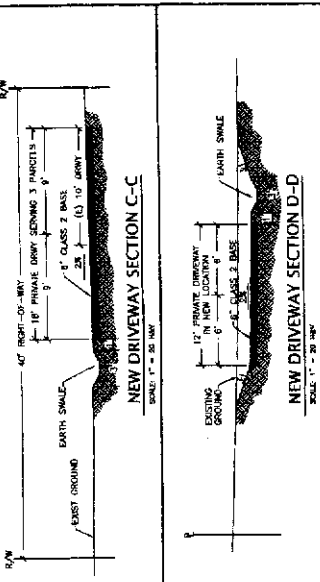


**EXHIBIT A**

CASALEGNO FAMILY PROPERTY  
SOQUEL-SAN JOSE ROAD

DRIVEWAY RELOCATION AND WIDENING PLAN  
FOR EXISTING AND PROPOSED DRIVEWAYS  
LAUREL GLEN ROAD

COSCO CONSULTING GROUP, INC.  
 10111 15th Ave.  
 San Jose, CA 95131-4203  
 (408) 261-1000



Line Data	DRIVEWAY	DRIVEWAY
1.1	DRIVEWAY	DRIVEWAY
1.2	DRIVEWAY	DRIVEWAY
1.3	DRIVEWAY	DRIVEWAY
1.4	DRIVEWAY	DRIVEWAY
1.5	DRIVEWAY	DRIVEWAY
1.6	DRIVEWAY	DRIVEWAY
1.7	DRIVEWAY	DRIVEWAY
1.8	DRIVEWAY	DRIVEWAY
1.9	DRIVEWAY	DRIVEWAY
1.10	DRIVEWAY	DRIVEWAY
1.11	DRIVEWAY	DRIVEWAY
1.12	DRIVEWAY	DRIVEWAY
1.13	DRIVEWAY	DRIVEWAY
1.14	DRIVEWAY	DRIVEWAY
1.15	DRIVEWAY	DRIVEWAY
1.16	DRIVEWAY	DRIVEWAY
1.17	DRIVEWAY	DRIVEWAY
1.18	DRIVEWAY	DRIVEWAY
1.19	DRIVEWAY	DRIVEWAY
1.20	DRIVEWAY	DRIVEWAY

**Proposed Driveway Relocation and Widening**  
**Storm Water Runoff Calculations - 10 Year Event**  
**Pre-Development Run-off**  
 DRIVEWAY NO. 1  
 AREA = 0.02 AC  
 C = 0.50  
 Q = 0.02 CFS  
 DRIVEWAY NO. 2  
 AREA = 0.02 AC  
 C = 0.50  
 Q = 0.02 CFS  
**Post-Development Run-off**  
 DRIVEWAY NO. 1  
 AREA = 0.02 AC  
 C = 0.50  
 Q = 0.02 CFS  
 DRIVEWAY NO. 2  
 AREA = 0.02 AC  
 C = 0.50  
 Q = 0.02 CFS

CONSTRUCTION OF THE DRIVEWAY SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS ADOPTED BY THE CALIFORNIA STATE BOARD OF SUPERVISORS. THE DRIVEWAY SHALL BE CONSTRUCTED TO A MINIMUM 12' WIDE BASE AND 6' WIDE SHOULDERS. THE DRIVEWAY SHALL BE CONSTRUCTED TO A MINIMUM 12' WIDE BASE AND 6' WIDE SHOULDERS. THE DRIVEWAY SHALL BE CONSTRUCTED TO A MINIMUM 12' WIDE BASE AND 6' WIDE SHOULDERS.

EXHIBIT A

## Subdivision Findings

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

This finding can be made, in that the project meets all of the technical requirements of the Subdivision Ordinance and is consistent with the County General Plan and the Zoning Ordinance as set forth in the findings below.

2. That the proposed subdivision, its design, and its improvements, are consistent with the General Plan, and the area General Plan or Specific Plan, if any.

This finding can be made, in that the project is located within the Rural Residential (R-R) General Plan land use designation. The division of land on parcels with a Rural Residential (R-R) General Plan designation is allowed at densities determined by the Rural Residential Density Matrix. This proposal complies with the requirements of the Rural Residential Density Matrix, which authorizes a density of development of one dwelling unit per 2.5 acres of net developable land area, in that the residential parcels will each contain 2.5 acres of net developable land area. The commercial parcel complies with the requirements of the Neighborhood Commercial (C-N) General Plan land use designation in that the parcel will comply with the 10,000 square foot minimum size required for commercial parcels.

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

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

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

This finding can be made, in that the proposed residential development will be located within the RA (Residential Agriculture) zone district, a designation which allows residential uses. The commercial portion of the property will be located in the C-1 (Neighborhood Commercial) zone district and will allow the continued operation of a historic commercial use. The proposed parcel configuration meets the minimum dimensional standards and setbacks for the zone districts.

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

This finding can be made, in that no challenging topography affects the building site, technical reports prepared for the property conclude that the site is suitable for development, and the proposed parcels are properly configured to allow development in compliance with the required



site standards. No environmental constraints exist which would be adversely impacted by the proposed development.

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

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

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

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

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

This finding can be made, in that the development will be located at a safe distance from existing vehicular easements and improvements to the access roadways will provide a benefit to public safety. Additionally, the proposed project will include a dedication of right of way to the County to accommodate existing public roadway improvements.

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

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

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

This finding can be made, in that the proposed residential land division is not subject to the design review ordinance and the existing commercial structure is not proposed *to* be modified.

Application #: 03-0500  
APN: 103-071-43  
Owner: Casalegno Heritage, Inc.

## Conditions of Approval

Land Division 03-0500

Applicant: Powers Land Planning, Inc.

Property Owner(s): Casalegno Heritage Inc.

Assessor's Parcel No.: 103-071-43

Property Location and Address: Property located on **the** north west corner of the intersection of Soquel-San Jose Road and Laurel Glen Road.  
(3600 Soquel-San Jose Road)

Planning Area: Summit

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Exhibits:

- A. Project Plans including Tentative Map & Preliminary Improvement Plans by Dunbar & Craig, dated 11/05.
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All correspondence and maps relating to this land division shall carry the land division number noted above.

- I. Prior to exercising any rights granted by this Approval, the owner shall:
- A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof, and
  - B. Pay a Negative Declaration De Minimis fee of **\$25** to the Clerk of the Board of the County of Santa **Cruz** as required by the California Department of Fish and Game mitigation fees program.
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to **the** County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:
- A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.

- B. This land division shall result in no more than two (2) residential parcels and one commercial parcel total. A statement shall be added to clearly state that all new structures must be located within the designated building envelopes.
- C. The minimum amount of parcel area per dwelling unit shall be 2.5 acres of net developable land for the residential parcels and the minimum parcel area of the commercial parcel shall be 10,000 square feet.
- 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 residential parcels shall meet the minimum setbacks for the RA (Residential Agriculture) zone district of 40 for the front yard, 20 feet for the side yards, and 20 feet for the rear yard. Future development on the commercial parcel shall meet C-1 site standards.
  - 2. Show the net developable land area of each lot to nearest square foot and to the nearest hundredth of an acre.
  - 3. The owner's certificate shall include:
    - a. An irrevocable offer of dedication to the County of Santa Cruz for portions of the Soquel-San Jose Road and Laurel Glen Road rights of way as shown on the Tentative Map. Following acceptance of the dedication by the County, the subject right of way is to be County maintained.
    - b. A 6 foot wide easement for public utilities as shown on the tentative map.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
  - 1. The existing private well, and any new proposed wells, shall be reviewed by the County Department of Environmental Health Services.
  - 2. The proposed septic system(s), serving the new parcel(s), shall be reviewed by the County Department of Environmental Health Services.
  - 3. The access road shall be surfaced with all-weather materials and widened as indicated on the preliminary improvement plans. A minimum of 18 feet of width is required for access roadways serving 3 parcels. Access to the new residential parcels shall be from Laurel Glen Road.

4. Submit 3 copies of a plan review letter prepared and stamped by a licensed geotechnical engineer.
5. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located.
6. Prior to any building permit issuance or ground disturbance, a detailed grading and erosion control plan shall be reviewed and approved by the Planning Department. The erosion control plans shall identify the type of erosion control practices to be used and shall include the following:
  - a. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.
  - b. Spoils management that prevents loose material from clearing, excavation, and other activities from entering any drainage channel.
7. Any changes between the Parcel Map and the approved Tentative Map must be submitted for review and approval by the Planning Department.

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

- A. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- B. Meet the requirements of the Santa Cruz County Department of Public Works, Drainage section as described in the Discretionary Application Comments..
- C. All requirements of the Central Fire Protection District shall be met.
- D. Structures which cross property boundaries must be removed from the project site. Demolition Permits must be obtained for any applicable structure.
- E. Park dedication in-lieu fees shall be paid for the total number of bedrooms in the proposed dwelling unit(s). These fees are currently \$578 per bedroom, but are subject to change.
- F. Child Care Development fees shall be paid for the total number of bedrooms in the proposed dwelling unit(s). These fees are currently \$109 per bedroom, but are subject to change.

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

- A. Prior to any disturbance, the owner/applicant shall organize a pre-construction

meeting on the site. The applicant, grading contractor, Department of Public Works Inspector and Environmental Planning staff shall participate.

- B. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria unless otherwise indicated on the approved improvement plans.
- C. No land disturbance shall take place prior to issuance of building permits (except the minimum disturbance required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
- D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- E. Construction of improvements shall comply with the requirements of the geotechnical report. The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report.
- F. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure *on* a new parcel.
- V. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full ~~cost~~ of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.
- VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

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

Application #: 03-0500  
APN: 103-071-43  
Owner: Casalegno Heritage, Inc.

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

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

cc: County Surveyor

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

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

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

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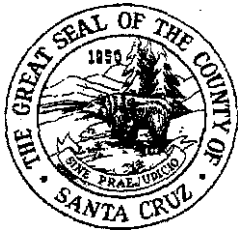
Cathy Graves  
Principal Planner

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Randall **Adams**  
Project Planner

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



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX (831) 454-2131 TOO (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

### NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

**Application Number: 03-0500**

**Powers Land Planning, Inc, for Casalegno Heritage, Inc.**

Proposal to divide a 10.887 acre parcel into three parcels of approximately 2.676 acres, 4.976 acres, and 3.236 acres. Requires a Minor Land Division, Soils Report Review, and Archaeological Site review. The property is located on the northwest corner of the intersection of Soquel-San Jose Road and Laurel Glen Road. (3600 Soquel-San Jose Road, Soquel, California).

**APN: 103-071-43**

**Randall Adams, Staff Planner**

**Zone District: RA & C-1**

**ACTION: Negative Declaration**

**REVIEW PERIOD ENDS: December 13, 2005**

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

#### Findings:

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

#### Required Mitigation Measures or Conditions:

XX None  
       Are Attached

Review Period Ends December 13, 2005

Date Approved By Environmental Coordinator December 22, 2005

*Paralegno for*  
**KEN HART**  
Environmental Coordinator  
(831) 454-3127

If this project is approved, complete and file this notice with the Clerk of the Board:

#### NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by \_\_\_\_\_

on \_\_\_\_\_. No EIR was prepared under CEQA.

**THE PROJECT WAS DETERMINED TO NOT HAVE SIGNIFICANT EFFECT ON THE ENVIRONMENT.**

Date completed notice filed with Clerk of the Board: \_\_\_\_\_



**CALIFORNIA DEPARTMENT OF FISH AND GAME**

**CERTIFICATE OF FEE EXEMPTION**

**De minimis Impact Finding**

**Project Title/Location (Santa Cruz County):**

**Application Number: 03-0500**

**Powers Land Planning, Inc, for Casalegno Heritage, Inc.**

Proposal to divide a 10.887 acre parcel into three parcels of approximately 2.676 acres, 4.976 acres, and 3.236 acres. Requires a Minor Land Division, Soils Report Review, and Archaeological Site review. The property is located on the northwest corner of the intersection of Soquel-San Jose Road and Laurel Glen Road. (3600 Soquel-San Jose Road, Soquel, California).

**APN: 103-071-43**

**Randall Adams, Staff Planner**

**Zone District: RA & C-1**

**Findings of Exemption (attach as necessary):**

An Initial Study has been prepared for this project by the County Planning Department according to the provisions of CEQA. This analysis shows that the project will not create any potential for adverse environmental effects on wildlife resources.

**Certification:**

I hereby certify that the public agency has made the above finding and that the project *will* not individually *or* cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

*Paula Levine for:*

**KEN HART**

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

Date: 12-23-05



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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

## NOTICE OF ENVIRONMENTAL REVIEW PERIOD

### SANTA CRUZ COUNTY

APPLICANT: Powers Land Plannina, Inc. for Casalegno Heritage, Inc.

APPLICATION NO.: 03-0500

APN: 103-071-43

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.)

\_\_\_\_\_ Mitigations will be attached to the Negative Declaration.

XX 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: **December 13, 2005**

Randall Adams

Staff Planner

Phone: 454-3218

Date: November 16, 2005



# Environmental Review Initial Study

Application Number: **03-0500**

**Date:** November 14, 2005  
**Staff Planner:** Randall Adams

## **I. OVERVIEW AND ENVIRONMENTAL DETERMINATION**

**APPLICANT:** Powers Land Planning, Inc      **APN:** 103-071-43

**OWNER:** Casalegno Heritage, Inc.      **SUPERVISORAL DISTRICT:** 2

**LOCATION:** Property located on the north west corner of the intersection of Soquel-San Jose Road and Laurel Glen Road. (3600 Soquel-San Jose Road)

### **SUMMARY PROJECT DESCRIPTION:**

Proposal to divide a 10.887 acre parcel into three parcels of approximately 2.676 acres, 4.976 acres, and 3.236 acres,

Requires a Minor Land Division, Soils Report Review, and Archaeological Site Review.

**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.**

- |                                      |  |
|--------------------------------------|--|
| X    Geology/Soils                   | _____ Noise                              |
| Hydrology/Water Supply/Water Quality | _____ Air Quality                        |
| Biological Resources                 | _____ Public Services & Utilities        |
| Energy & Natural Resources           | _____ Land Use, Population & Housing     |
| Visual Resources & Aesthetics        | _____ Cumulative Impacts                 |
| X    Cultural Resources              | Growth Inducement                        |
| Hazards & Hazardous Materials        | _____ Mandatory Findings of Significance |
| Transportation/Traffic               |  |

**DISCRETIONARY APPROVAL(S) BEING CONSIDERED**

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

**NON-LOCAL APPROVALS**

Other agencies that must issue permits or authorizations:

**ENVIRONMENTAL REVIEW ACTION**

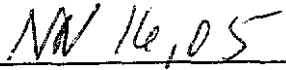
On the basis of this Initial Study and supporting documents:

☒ 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

  
Date

For: Ken Hart  
Environmental Coordinator

## II. BACKGROUND INFORMATION

### EXISTING SITE CONDITIONS

Parcel Size: 10.887 acres

Existing Land Use: Casalegno's Market

Vegetation: Grasses, orchard trees, scattered oaks and pines.

Slope in area affected by project: X 0 - 30%      31 - 100%

Nearby Watercourse: Moores Gulch

Distance To: On property (approximately 200 feet from proposed development)

### ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: Good quality/adequate quantity

Water Supply Watershed: Not mapped

Groundwater Recharge: Mapped in area of Moores Gulch - away from proposed development

Timber or Mineral: Mapped in area of Moores Gulch - away from proposed development

Agricultural Resource: Not mapped

Biologically Sensitive Habitat: Mapped in area of Moores Gulch - no habitat identified in area of proposed development

Fire Hazard: Not mapped

Floodplain: Not mapped

Erosion: Not mapped

Landslide: Not mapped

Liquefaction: Low to moderate potential

Fault Zone: Not mapped

Scenic Corridor: Not mapped

Historic: Casalegno's Market - no alterations to market proposed

Archaeology: Mapped resource - site review negative

Noise Constraint: Not mapped

Electric Power Lines: N/A

Solar Access: adequate

Solar Orientation: level

Hazardous Materials: None

### SERVICES

Fire Protection: Central Fire

School District: Mountain Elementary

Santa Cruz High School

Sewage Disposal: Septic

Drainage District: None

Project Access: Laurel Glen Road (off Soquel-San Jose Road)

Water Supply: Well

### PLANNING POLICIES

Zone District: RA & C-1

General Plan: R-R, R-M & C-N

Urban Services Line:      Inside

Coastal Zone:      Inside

Special Designation: None

X Outside

X Outside

## **PROJECT SETTING AND BACKGROUND:**

The project site is located at the intersection of Soquel-San Jose Road and Laurel Glen Road. The property is currently used as an orchard and is the site of the Casalegno's Market with attached dwelling unit. A number of outbuildings are located on the property, with one building that has been converted for use as a residence (possibly pre-dating building code requirements). The property has numerous fruit trees and with some scattered oaks and pine trees.

## **DETAILED PROJECT DESCRIPTION:**

This is an application to divide the existing parcel into three parcels. One parcel will be for the purposes of maintaining the existing commercial market use. The two newly created parcels will be for residential purposes for members of the Casalegno family. Future agricultural outbuildings would not be required to be located within these general building envelopes, but would be required to comply with the setbacks of the zone district. The existing garage on the commercial property will be relocated to comply with the minimum 30 foot setback for commercial uses adjacent to residential properties. At this time, no grading or site improvements are proposed on the residential properties. The project site is relatively level and will not require excessive grading to construct the new residences and associated improvements. Road dedications are proposed to facilitate future improvements and to recognize existing encroachments. Paving of the existing and proposed access roads will occur as a component of this project.

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?

\_\_\_\_\_

- 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 Pacific Crest Engineering, Inc., dated 2/03 (Attachment 7). The report concluded that fault rupture will not be a potential threat to the proposed development, and that seismic shaking can be managed by constructing with conventional spread footings or pier and grade beam foundation systems and by following the recommendations in the geotechnical report referenced above.

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

The geotechnical report cited above did not identify a significant potential for damage caused by any of these hazards.

3. Develop land with a slope exceeding 30%?

X

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

X

Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because the project site is level and 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.

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



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

According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated April 15, 1986, no portion of the project site lies within a 100-year flood hazard area.

- |    |   |   |
|----|---|---|
| 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, no portion of the project site lies within a 100-year flood hazard area.

- |    |                                      |   |
|----|--------------------------------------|---|
| 3. | Be inundated by a seiche or tsunami? | X |
|----|--------------------------------------|---|

- |    |   |   |
|----|---|---|
| 4. | Deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit, or a significant contribution to an existing net deficit in available supply, or a significant lowering of the local groundwater table? | X |
|----|---|---|

The project will rely on a private well for water supply. The rural residential density matrix maps indicate that groundwater supply is adequate in this area. Portions of the subject property are located within a mapped groundwater recharge area, but the area proposed for development is outside this area.

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

Runoff from this project may contain small amounts of chemicals and other household

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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contaminants. No commercial or industrial activities are proposed that would contribute a significant amount of contaminants to a public or private water supply. 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 or the adjacent watercourse. Department of Public Works Drainage Section Staff has reviewed and approved the proposed drainage plan.

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

Department of Public Works Drainage staff has reviewed the project and have determined that existing storm water facilities are adequate to handle the increase in drainage associated with the project. Refer to response B-5 for discussion of urban contaminants and/or other polluting runoff.

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

See response B-8.

10. Otherwise substantially degrade water supply or quality? X

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

Although the subject property contains a mapped biotic resource, it is located within the portion of the property across Moores Gulch, which will not be affected by this project. The lack of suitable habitat and the disturbed nature of the area proposed for development make it unlikely that any special status plant or animal species occur in the area.

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

X

See response C-1

3. Interfere with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites?

X

The proposed project does not involve any activities that would interfere with the movements or migrations of fish or wildlife, or impede use of a known wildlife nursery site.

4. Produce nighttime lighting that will illuminate animal habitats?

X

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

X

significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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6. Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, Sensitive Habitat Ordinance, provisions of the Design Review ordinance protecting trees with trunk sizes of 6 inch diameters or greater)?

X

The project will not conflict with any local policies or ordinances

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

#### **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

Although the subject property contains a mapped timber resource, it is located within the portion of the property across Moores Gulch, which will not be affected by this project.

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 not currently being used for agriculture and no agricultural uses are proposed for the site or surrounding vicinity.

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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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 will not directly impact any public scenic resources, as designated in the County's General Plan (1994), or obstruct any public views of these visual resources

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 \_\_\_\_\_

The project site is not located along a County designated scenic road or within a designated scenic resource area.

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 existing visual setting consists of a rural residential neighborhood and the Castalegno's Market. The proposed project is designed so as to fit into this setting.

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

\_\_\_\_\_ X \_\_\_\_\_

The project will create an incremental increase in night lighting. However, this increase will be small, and will be similar in character to the lighting associated with the surrounding existing uses.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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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 designated as a NR6 historic resource. NO changes are proposed to the existing market and the proposed project will not impact this historic resource.

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 Archeological Society site assessment, dated 12/11/03 (Attachment 8), 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.

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

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 7/12/05 list of hazardous sites in Santa Cruz County compiled pursuant to the specified code.

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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include fire protection devices as required by the local fire agency.

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

\_\_\_\_\_ X \_\_\_\_\_

#### **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 the project (1 to 2 additional peak trips), 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 project meets the code requirements for the required number of parking spaces and therefore 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.



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

### 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
-------	--	---

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 (PM<sub>10</sub>). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NO<sub>x</sub>]), and dust.

Given the modest amount of new traffic that will be generated by the project there is no indication that new emissions of VOCs or NO<sub>x</sub> 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

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

X

## **K. Public Services and Utilities**

Does the project have the potential to:

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

---

b. Police protection?

---

c. Schools?

---

d. Parks or other recreational activities?

---

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

---

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.

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

Department of Public Works Drainage staff have reviewed the drainage information and have determined that downstream storm facilities are adequate to handle the

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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increase in drainage associated with the project (Attachment 10).

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

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

X

The local fire agency or California Department of Forestry, as appropriate, has reviewed and approved the project plans, assuring conformity with fire protection standards that include minimum requirements for water supply for fire protection.

6. Result in inadequate access for fire protection?

X

The project's road access meets County standards and has been approved by the local fire agency or California Department of Forestry, as appropriate.

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

X

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.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	not Applicable
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8. Result in a breach of federal, state, and local statutes and regulations related to solid waste management? \_\_\_\_\_ X

#### **L. Land Use, Population, and Housing**

Does the project have the potential to:

1. Conflict with any policy of the County adopted for the purpose of avoiding or mitigating an environmental effect? \_\_\_\_\_ X

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

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

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than significant Or No Impact	Not Applicable
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5. Displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere?

X

The proposed project will entail a net gain in housing units.

### **M. Non-Local Approvals**

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

Yes \_\_\_\_\_ No   X  

### **N. Mandatory Findings of Significance**

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate ~~a~~ plant *or* animal community, 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

## **TECHNICAL REVIEW CHECKLIST**

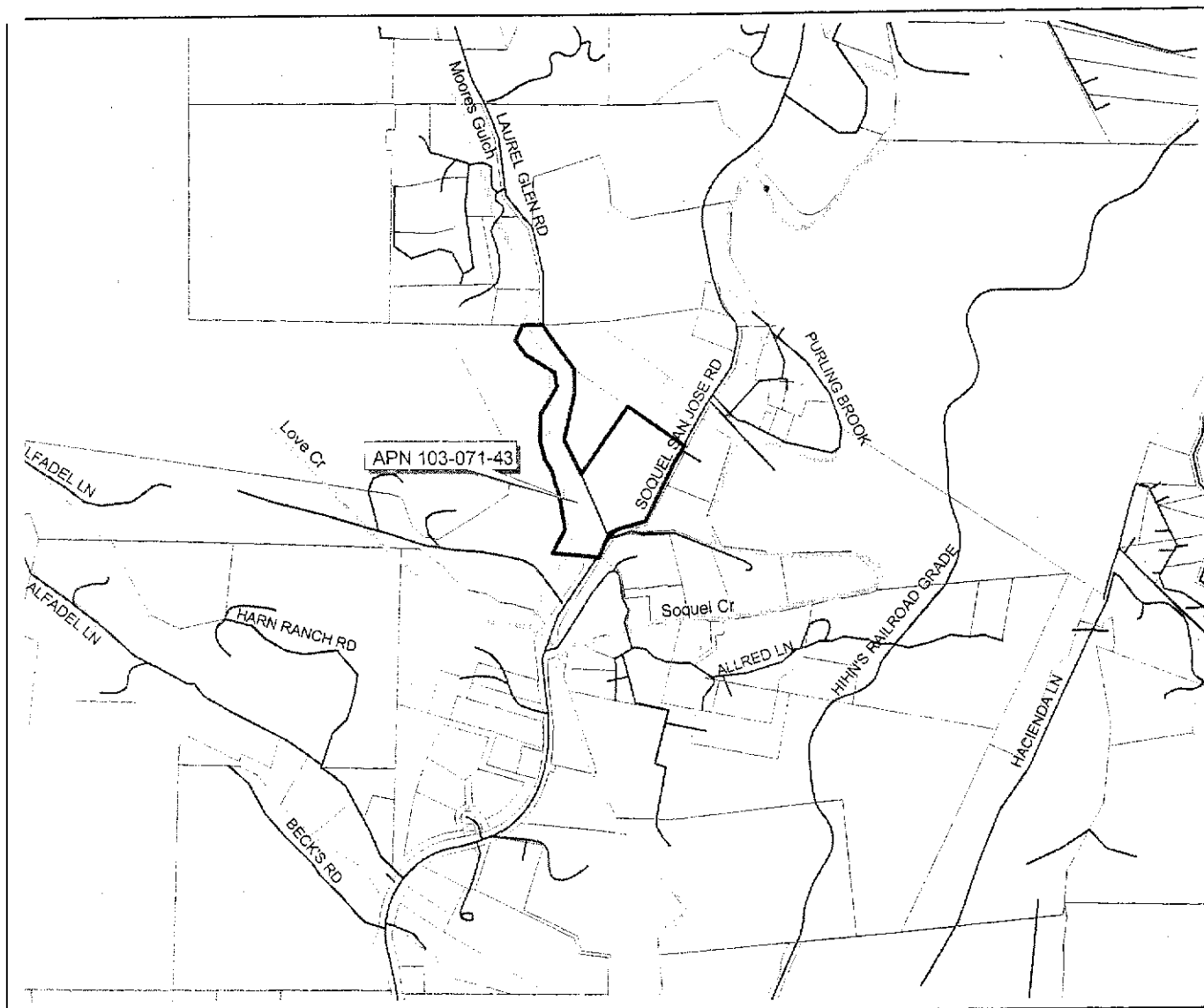
	<b><u>REQUIRED</u></b>	<b><u>COMPLETED*</u></b>	<b><u>N/A</u></b>
Agricultural Policy Advisory Commission (APAC) Review			
Archaeological Review		XXX	
Biotic Report/Assessment			
Geologic Hazards Assessment (GHA)			
Geologic Report			
Geotechnical (Soils) Report		XXX	
Riparian Pre-Site			
Septic Lot Check		XXX	
Other:			

### **Attachments:**

1. Vicinity Map
2. Map of Zoning Districts
3. Map of General Plan Designations
4. Assessors Parcel Map
5. Tentative Map & Preliminary Improvement Plans prepared by Dunbar & Craig, dated 4/05.
6. Geotechnical Review Letter prepared by Kent Edler, dated 11/24/03.
7. Geotechnical Investigation (Conclusions and Recommendations) prepared by Pacific Crest Engineering, Inc., dated 2/03.
8. Archeological Reconnaissance Survey Letter prepared by Elizabeth Hayward, dated 12/11/03
9. Septic Lot Check prepared by Environmental Health Services, dated 6/4/03.
10. Discretionary Application Comments, dated 10/14/05.



# Location Map



0.25 0 0.25 0.5 Miles

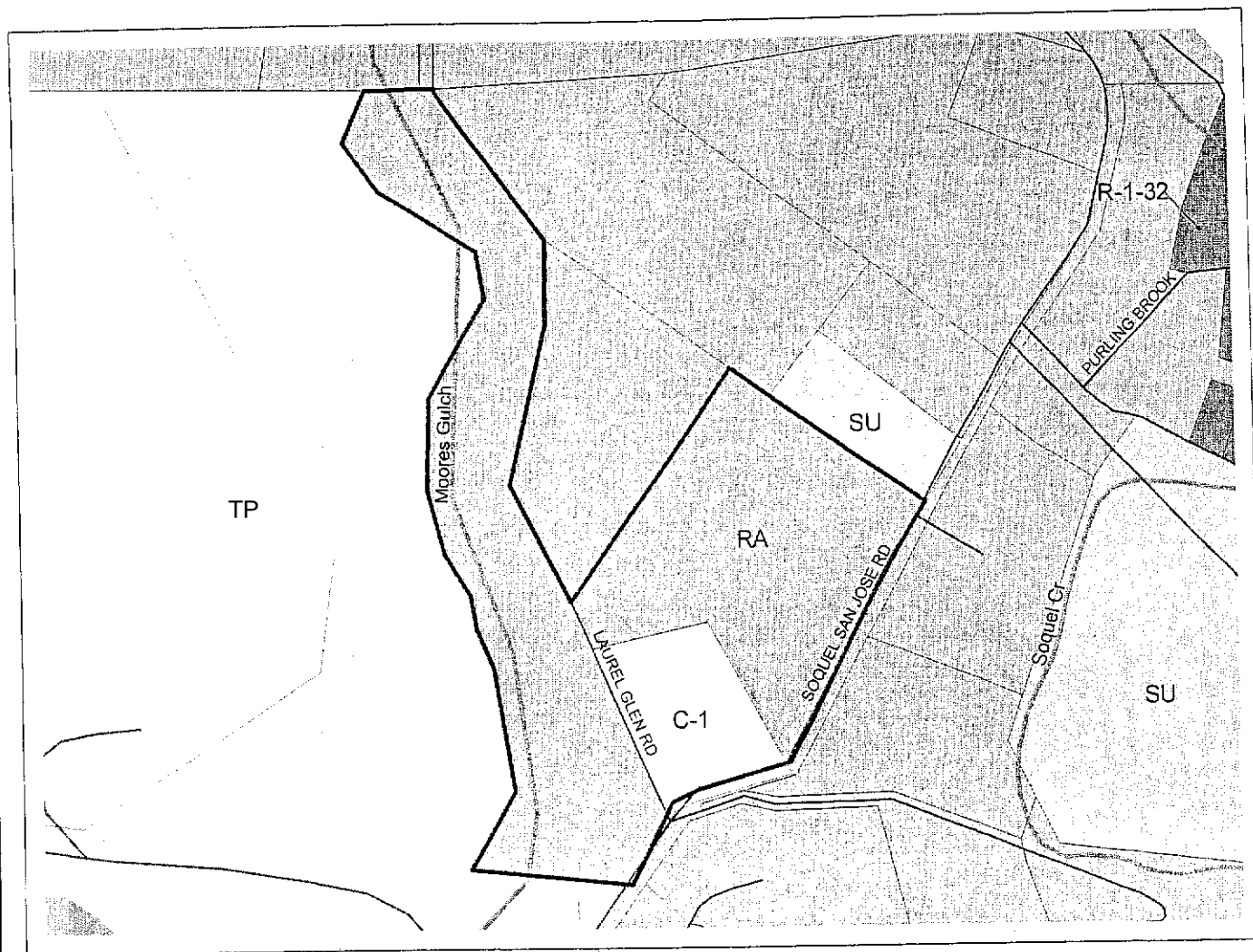
Environmental Review Initial St

ATTACHMENT 1  
APPLICATION 03-0500

Map created by Santa Cruz County;  
Planning Department:  
November 2003



# Zoning Map



500 0 500 1000 Feet

## Legend

- APN 103-071-43
- Parcel boundaries
- Streets
- Perennial Stream
- R-1-X
- RA
- SU
- C-1
- TP

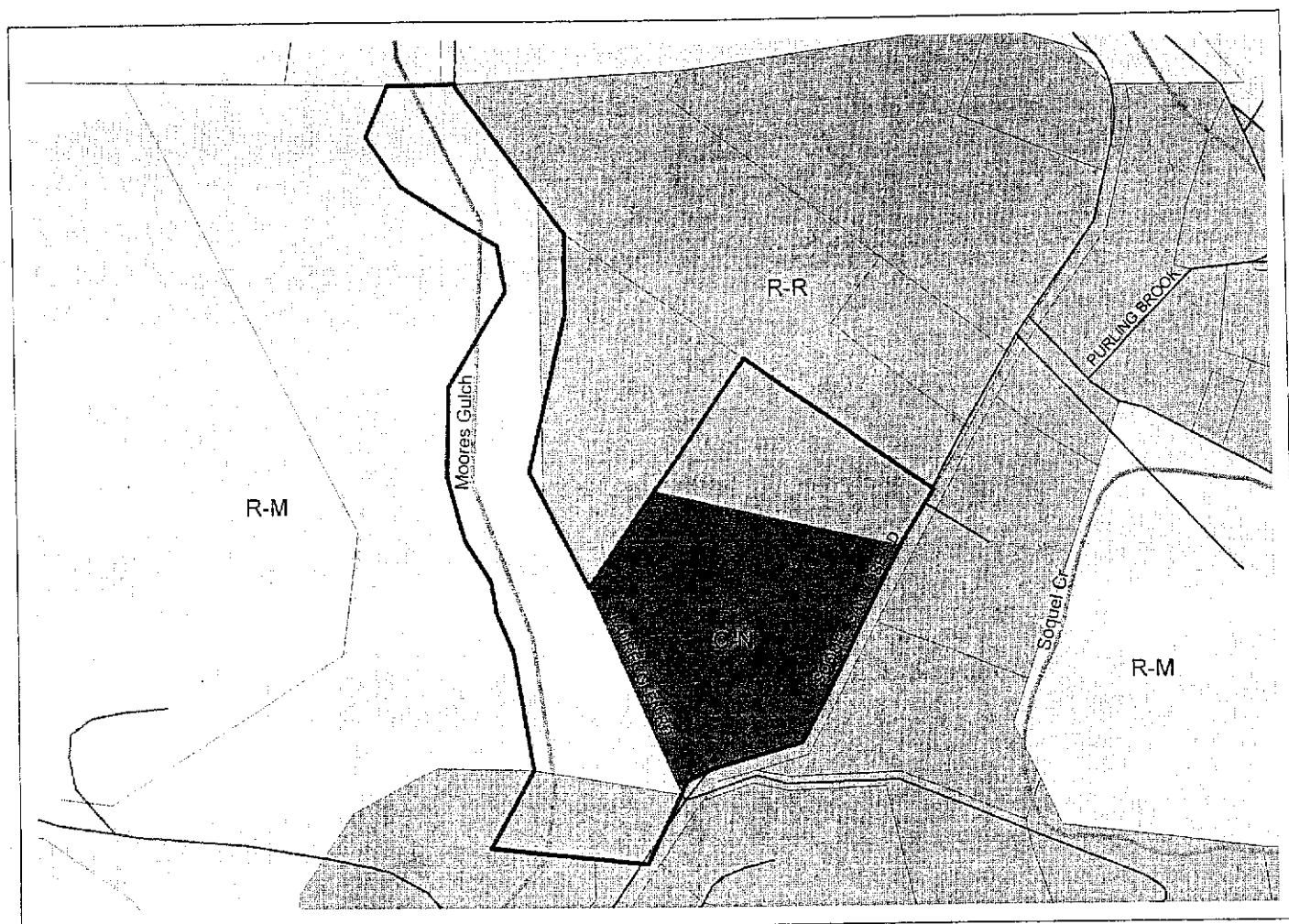
Environmental Review Initial Study

ATTACHMENT 2  
APPLICATION 03-0500



Map created by Santa Cruz County  
Planning Department:  
November 2003

# General Plan Map



500 0 500 1000 Feet

Environmental Review Initial Str  
**ATTACHMENT 3**  
**APPLICATION 03-050**

## Legend

	APN 103-071-43
	Parcel boundaries
	Streets
	Perennial Stream
	Mountain Residential
	Rural Residential
	Neighborhood Commercial



Map created by Santa Cruz County  
 Planning Department:  
 November 2003

103-07

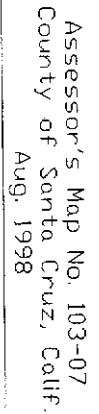
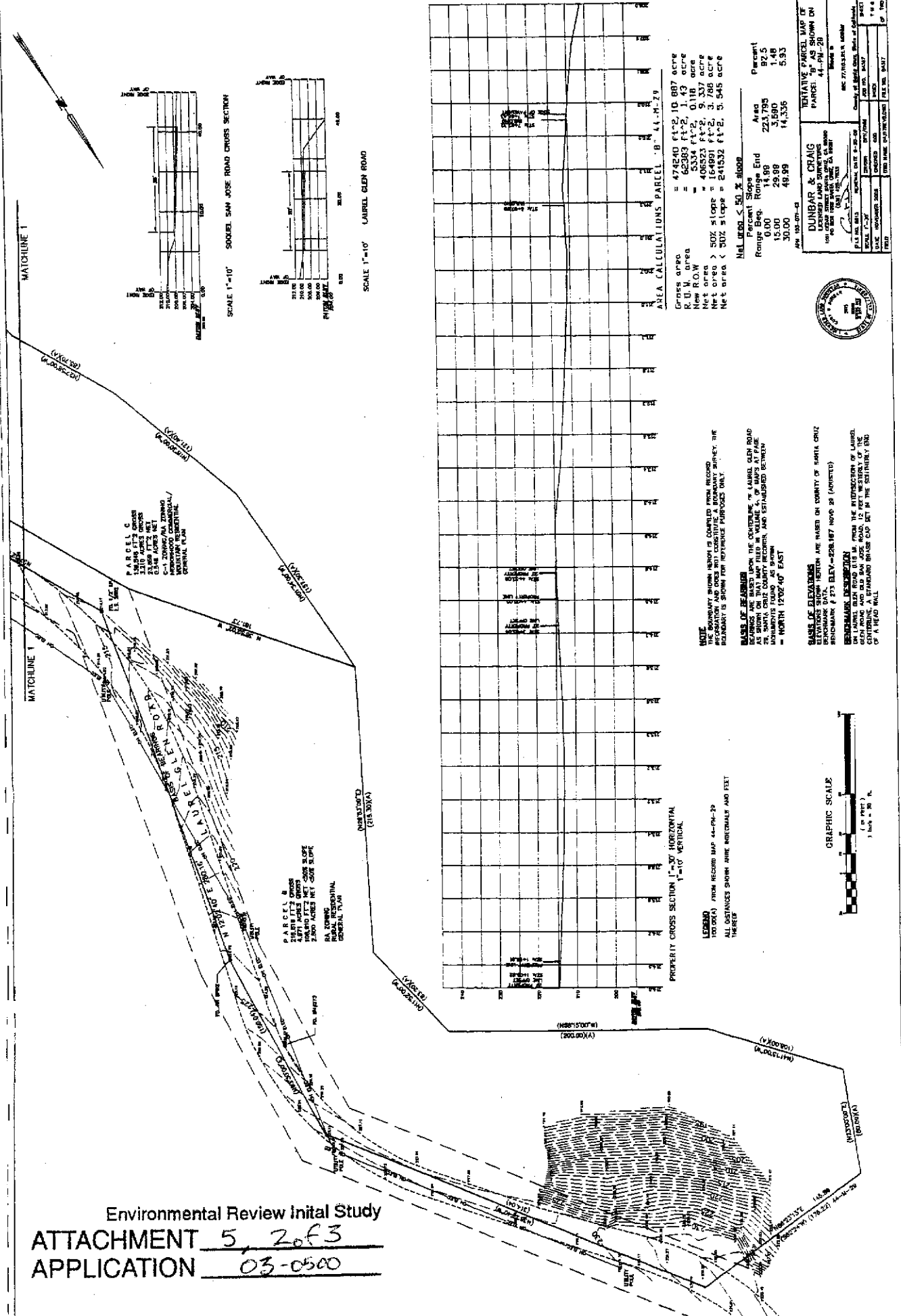
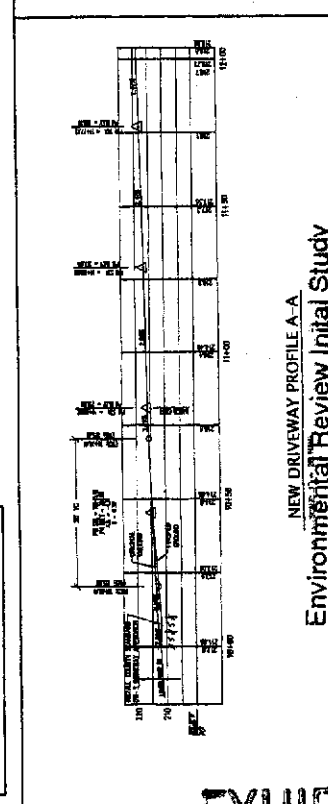
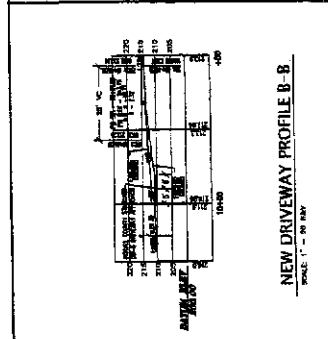
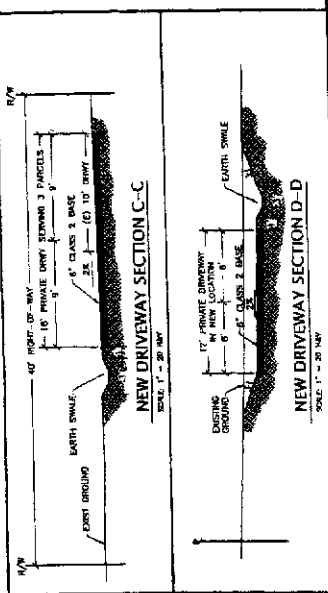
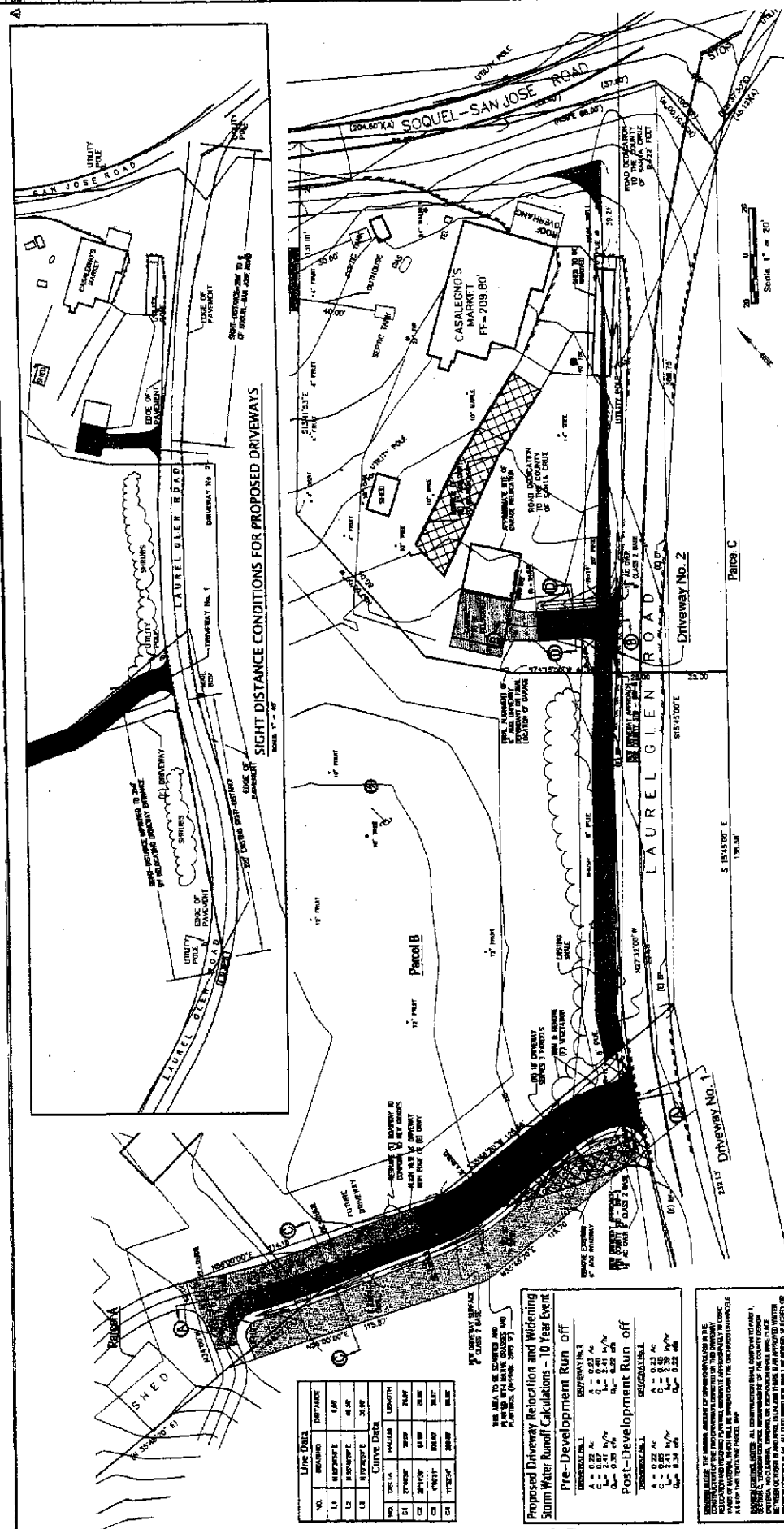


EXHIBIT D

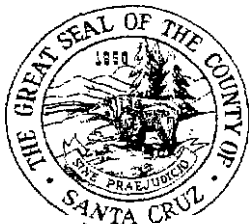


Environmental Review Initial Study  
**ATTACHMENT 5, 2 of 3**  
**APPLICATION 03-0500**





NEW DRIVEWAY PROFILE A-A  
Environmental Review Initial Study  
ATTACHMENT 5, 3 of 3  
APPLICATION 03-0500



# County of Santa Cruz

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 950604000  
(831)454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
TOM BURNS, DIRECTOR

November 24, 2003

Richard Beale,  
100 Doyle Street, Suite E  
Santa Cruz, CA, 95062

SUBJECT: Review of Geotechnical Investigation by Pacific Crest Engineering, Inc.  
Date **February** 24, 2003; Report No.: **0304-SZ52-D21**  
APN: 103-071-43; Application **No.:** 03-0500  
Owner: Casalegno Heritage, Inc.

Dear Applicant

Thank you for submitting the soil report for the parcel referenced above. The report was reviewed for conformance with County Guidelines for Soils/Geotechnical Reports and also for completeness regarding site-specific hazards and accompanying technical reports (e.g. geologic, hydrologic, etc.). The purpose of this letter is to inform you that the Planning Department has accepted the report and the following recommendations become permit conditions:

1. Further geotechnical investigation will be required in the building application stage to provide more specific foundation recommendations
2. All report recommendations must be followed.
3. An engineered foundation plan is required. This plan must incorporate the design recommendations of the soils engineering report
4. Final plans shall follow drainage recommendations as detailed in the soils engineering report.
5. Final plans shall reference the approved soils engineering report and state that all development shall conform to the report recommendations.
6. Prior to building permit issuance, the soil engineer must submit a brief building, grading and drainage plan review letter to Environmental Planning stating that the plans and foundation design are in general compliance with the report recommendations. If, upon plan review, the engineer requires revisions or additions, the applicant shall submit to Environmental Planning two copies of revised plans and a final plan review letter stating that the plans, as revised, conform to the report recommendations.
7. The soil engineer must inspect all foundation excavations and a letter of inspection must be submitted to Environmental Planning and your building inspector prior to placement of concrete,

Environmental Review Initial Study

ATTACHMENT 6, 1 of 3  
APPLICATION 03-0500

48

EXHIBIT D



8. For all projects, the soil engineer must submit a final letter report to Environmental Planning and your building inspector regarding compliance with all technical recommendations of the soil report prior to final inspection. For all projects with engineered fills, the soil engineer must submit a final grading report (reference August 1997 County Guidelines for Soils/Geotechnical Reports) to Environmental Planning and your building inspector regarding the compliance with all technical recommendations of the soil report prior to final inspection.

The soil report acceptance is only limited to the technical adequacy of the report. Other issues, like planning, building, septic or sewer approval, etc., may still require resolution.

The Planning Department will check final development plans to verify project consistency with report recommendations and permit conditions prior to building permit issuance. If not already done, please submit two copies of the approved soil report at the time of building permit application for attachment to your building plans.

Please call 454-3168 if we can be of any assistance

Sincerely,



Kent Edler  
Associate Civil Engineer

Cc: John Schlagheck, Project Planner  
Owner

Environmental Review Initial Study  
ATTACHMENT 6, 2 of 3  
APPLICATION 03-0500

## FINAL SOILS - GRADING REPORTS

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

1. Climate Conditions

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

2. Variations of Soil Conditions **and/or** Recommendations

Indicate the accomplished ground preparation including removal of inappropriate soils or organic materials, blending of unsuitable materials with suitable soils, and keying and benching of the site in preparation for the fills.

3. Ground Preparation

The extent of ground preparation and the removal of inappropriate materials, blending of soils, and keying and benching of fills.

4. Optimum **Moisture/Maximum** Density Curves

Indicate in a table the optimum moisture maximum density curves. Append the actual curves at the end of the report.

5. Compaction Test Data

The compaction test locations must be shown on same topographic map as the grading plan and the test values must be tabulated with indications of depth of test from the surface of final grade, moisture content of test, relative compaction, failure of tests (i.e. those less than 90% of relative compaction), and re-testing of failed tests.

6. Adequacy of the Site for the Intended Use

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

Environmental Review Initial Study  
ATTACHMENT 6 of 3  
APPLICATION 03-0500

PRELIMINARY  
GEOTECHNICAL INVESTIGATION  
FOR  
MINOR LAND DIVISION  
LAUREL GLEN R O W  
SANTA CRUZ COUNTY, CALIFORNIA

FOR  
MR MARK SZYCHOWSKI  
SOQUEL, CALIFORNIA

BY  
PACIFIC CREST ENGINEERING INC  
CONSULTING GEOTECHNICAL ENGINEERS  
0304-SZ52-D21  
FEBRUARY 2003

Environmental Review Initial Study  
ATTACHMENT 7, 1 of 20  
APPLICATION 03-0500

# Pacific Crest Engineering Inc.

Geotechnical Group  
444 Airport Blvd., Suite 106  
Watsonville, CA 95076  
Phone: 831-722-9446  
Fax: 831-722-9158

Chemical Process Group  
195 Aviation Way, Suite 203  
Watsonville, CA 95076  
Phone: 831-763-6191  
FLY: 831-763-6195

February 24, 2003

Project No. 0304-SZ52-D21

Mr. Mark Szychowski  
3019 Porter Street  
Soquel, CA 95073

Subject: Preliminary Geotechnical Investigation  
Minor Land Division  
3 Laurel Glen Road  
Santa Cruz County, California

Dear Mr. Szychowski:

In accordance with your authorization: we have performed a preliminary geotechnical investigation for your minor land division project located on Laurel Glen Road in Santa Cruz County, California.

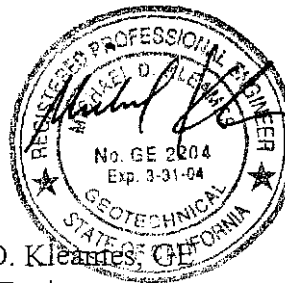
The accompanying report presents our conclusions and recommendations as well as the results of the geotechnical investigation on which they are based. If you have any questions concerning the data, conclusions or recommendations presented in this report, please call our office.

Very truly yours,

PACIFIC CREST ENGINEERING, INC.,

Cindy Starzyk  
Staff Engineer

Michael D. Kleanes  
Principal Engineer  
G.E. 2204  
Exp. 3/31/04



Copies: 4 to Client

Environmental Review Initial Study  
ATTACHMENT 7, 2 of 20  
APPLICATION 030500

## PRELIMINARY GEOTECHNICAL INVESTIGATION

### PURPOSE AND SCOPE

This report describes the preliminary geotechnical investigation and presents results, including recommendations, for your minor land division project located on Laurel Glen Road in Santa Cruz County, California. Our scope of services for this project has consisted of:

1. Discussions with you
2. Review of the pertinent published material concerning the site including preliminary site plans, geologic and topographic maps, and other available literature.
3. The drilling and logging of two test borings.
4. Laboratory analysis of retrieved soil samples
5. Engineering analysis of the field and laboratory results
6. Preparation of this report documenting our investigation and presenting recommendations for the design of the project.

### LOCATION AND DESCRIPTION

The property is bounded by Laurel Glen Road to the west, and Old San Jose Road to the east (Figure No. 1, Regional Site Plan). Casalegno Market is located at the southern tip of the property. It is our understanding that three parcels are proposed, one for the existing market, and two new parcels are to be created for two new single family residences. Each of these two new parcels will be about 2 to 2.5 acres in size. The area has a gentle slope towards the east.

We assume that one or two-story wood framed residences are likely, with a total floor area of about 2,000 to 3,000 square feet. We assume that grading will be minor for these parcels as the proposed building sites are relatively flat.

Environmental Review Initial Study  
ATTACHMENT 7 3 of 20  
APPLICATION 03-0500

## FIELD INVESTIGATION

### Soil Borings

Two 4-inch diameter test borings were drilled on the site on January 17, 2002. The location of the test borings are shown on Figure No. 2, Site Plan Showing Test Borings. The test borings were advanced using a truck mounted drill rig equipped with solid stem, continuous flight augers. An engineer from Pacific Crest Engineering Inc., was present during the drilling operations to log the soil encountered and to choose soil sampling type and locations

Relatively undisturbed soil samples were obtained at various depths by driving a split spoon sampler 18 inches into the ground. This was achieved by dropping a 140 pound down hole safety hammer through a vertical height of 30 inches. The number of blows needed to drive the sampler for each 6 inch portion is recorded and the total number of blows needed to drive the last 12 inches is reported as the Standard Penetration Test (SPT) value. The outside diameter of the samplers used in this investigation was either 3 inches or 2 inches, and is noted respectively as "L" or "T" on the boring logs. All standard penetration test data has been normalized to a 2 inch O.D. sampler so as to be the SPT "N" value.

Appendix A contains the site plan showing the locations of the test borings and the Log of Test Borings presenting the soil profile explored in each boring, the sample locations, and the SPT "N" values for each sample. Stratification lines on the boring logs are approximate as the actual transition between soil types may be gradual.

## LABORATORY INVESTIGATION

The laboratory testing program was developed to help in evaluating the engineering properties of the materials encountered on the site. Laboratory tests performed include:

- a. Moisture Density relationships in accordance with ASTM test D2937
- b. Atterberg Limits tests in accordance with ASTM test D43 18
- c. Gradation tests in accordance with ASTM test D422

The results of the laboratory tests are presented on the boring logs opposite the sample tested.

## SOIL CONDITIONS

### Regional Geologic Maps

The surficial geology in the area of the project site is mapped as the Purisima Formation (Brabb, 1989). The Purisima Formation is described as very thick bedded yellowish gray

Environmental Review Initial Study  
ATTACHMENT 7 4 of 20  
APPLICATION 03-0500

tuffaceous and diatomaceous siltstone containing thick interbeds of bluish gray semi friable fine grained andesitic sandstone. The native soils encountered in the test borings are generally consistent with this description.

### Soil Borings

Our borings encountered a surface silty clay which extended to a depth of 1 to 1.5 feet deep. This silty clay was found to have a low plasticity. Immediately underlying the surface soils, the subsurface soil consisted of a clayey silt to a depth ranging up to 4.5 to 6 feet deep. The subsurface soils encountered underlying the silt within our soil borings consisted of sandy clay, silty gravelly sand and silty sand. The sands were generally found to be dense to very dense.

Free groundwater was initially encountered at depths of approximately 14 and 13 feet deep within Borings No. 1 and 2 respectively. After the groundwater level was allowed to equilibrate: the water level rose to 7 feet below grade within both borings.

### REGIONAL SEISMIC SETTING

The seismic setting of the site is one in which it is reasonable to assume that the site will experience significant seismic shaking during the lifetime of the project. Based upon our review of the fault maps for the Santa Cruz area (Greene et al. 1973, Hall et al. 1974), and the Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada (CDMG, 1998), active or potentially active faults which may significantly affect the site include those listed in the Table No. 1. below

TABLE No. 1, Faults in the Santa Cruz Area

Fault Name	Distance (miles)	Distance (km.)	Direction	Type*	Slip Rate* (mm/yr)	MG Max.*
San Andreas - 1906 Segment	5.3	8.5	Northeast	A	24	7.9
San Gregorio	15.5	25.0	East	A	5	7.3
Zayante - Vergeles	2.0	3.3	Northeast	B	0.1	6.8
Monterey Bay - Tularcitos	12.4	20.0	Southwest	B	0.5	7.1
Sargent	6.8	11.0	Northeast	B	3	6.8

\*Source: CDMG, February, 1998

Environmental Review Initial Study  
ATTACHMENT 7, 5 & 20  
APPLICATION 03-0500

## SEISMIC HAZARDS

Seismic hazards which may affect project sites in the Santa Cruz area include ground shaking, ground surface fault rupture, liquefaction and lateral spreading, and seismically induced slope instabilities.

### Ground Shaking

Ground shaking will be felt on the site. Structures founded on thick soft soil deposits are more likely to experience more destructive shaking, with higher amplitude and lower frequency, than structures founded on bedrock. Generally, shaking will be more intense closer to earthquake epicenters. Thick soft soil deposits large distances from earthquake epicenters, however, may result in seismic accelerations significantly greater than expected in bedrock. Structures built in accordance with the latest edition of the Uniform Building Code for Seismic Zone 4 have an increased potential for experiencing relatively minor damage which should be repairable. The seismic design of the project should be based on the 1997 Uniform Building Code as it has incorporated the most recent seismic design parameters. The following values for the seismic design of the project site were derived or taken from the 1997 UBC.

TABLE No

Seismic Zone	Zone 4
Seismic Zone Factor	$Z = 0.4$
Soil Profile Type	Stiff Soil ( $S_C$ )
Near Source Factor $N_a$	$N_a = 1.2$
Seismic coefficient $C_a$	$C_a = 0.47$
Near Source Factor $N_v$	$N_v = 1.4$
Seismic coefficient $C_v$	$C_v = 0.80$

### Ground Surface Fault Rupture

Ground surface fault rupture occurs along the surficial trace(s) of active faults during significant seismic events. Pacific Crest Engineering Inc., has not performed a specific investigation for the presence of active faults on the project site. The nearest known active or potentially active fault is mapped approximately 2.0 miles (approximately 3.3 km) from the site (Greene et al., 1973, Hall et al. 1974, and CDMG, 1998), the potential for ground surface fault rupture at this site is low.

### Liquefaction

Liquefaction tend to occur in loose, saturated fine grained sands or coarse silts. Based upon our review of the regional liquefaction maps (Dupre', 1975; Dupre' and Tinsley, 1980) your site is located in an area classified as low to moderate potential for liquefaction. Our site specific investigation of this project site, including the nature of the subsurface soil, the location of the ground water table, and the estimated ground accelerations, leads to the conclusion that the liquefaction potential is low. The test borings were advanced to a maximum depth of 38 feet deep to verify the liquefaction potential at the site.

Environmental Review Initial Study  
ATTACHMENT 7, 6 of 21  
APPLICATION 03-0500



### **Liquefaction Induced Lateral Spreading**

Liquefaction induced lateral spreading occurs when a liquefied soil mass fails toward an open slope face, or fails on an inclined topographic slope. Our analysis of the project site indicates that the potential for liquefaction to occur is low, and consequently the potential for lateral spreading is also low.

### **Landsliding**

A rigorous numerical analysis of the stability of the slopes on and surrounding your project site was beyond our scope of services on this project.

Environmental Review Initial Study  
ATTACHMENT 7, 7 of 20  
APPLICATION 03-0500

## DISCUSSIONS, CONCLUSIONS AND RECOMMENDATIONS

### GENERAL

1. The results of our investigation indicate that from a geotechnical engineering standpoint the property may be developed as proposed provided these recommendations are included in the design and construction. The following are general earthwork and foundation recommendations and are considered **preliminary**. The foundation recommendations are not considered appropriate for final design. Each foundation system and building location is subject to further geotechnical investigation and individual review.
2. Our laboratory testing indicates that the near surface soils possess low expansive properties.
3. Grading and foundation plans should be reviewed by Pacific Crest Engineering Inc. during their preparation and prior to contract bidding.
4. Pacific Crest Engineering Inc. should be notified at least four (4) **working days** prior to any site clearing and grading operations on the property in order to observe the stripping and disposal of unsuitable materials, and to coordinate this work with the grading contractor. During this period, a pre-construction conference should be held on the site, with at least you or your representative, the grading contractor, a county representative and one of our engineers present. At this meeting, the project specifications and the testing and inspection responsibilities will be outlined and discussed.
5. Field observation and testing must be provided by a representative of Pacific Crest Engineering Inc., to enable them to form an opinion as to the degree of conformance of the exposed site conditions to those foreseen in this report, regarding the adequacy of the site preparation, the acceptability of fill materials, and the extent to which the earthwork construction and the degree of compaction comply with the specification requirements. Any work related to grading performed without the full knowledge of, and not under the direct observation of Pacific Crest Engineering Inc., the Geotechnical Engineer, will render the recommendations of this report invalid.

### SITE PREPARATION

6. The initial preparation of the site will consist of the removal of trees as required and any debris. Tree removal should include the entire stump and root ball. Septic tanks and leaching lines, if found, must be completely removed. The extent of this soil removal will be designated by a representative of Pacific Crest Engineering Inc. in the field. This material must be removed from the site.

Environmental Review Initial Study  
ATTACHMENT 7, 8 & 20  
APPLICATION 03-0500  
EXHIBIT D

7. Any voids created by tree and root ball removal, septic tank, and leach line removal must be backfilled with properly compacted native soils that are free of organic and other deleterious materials or with approved imported fill.
8. Any wells encountered shall be capped in accordance with the requirements and approval of the County Health Department. The strength of the cap shall be equal to the adjacent soil and shall not be located within 5 feet of a structural footing.
9. Surface vegetation and organically contaminated topsoil should then be removed ("stripped") from the area to be graded. This material may be stockpiled for future landscaping. It is anticipated that the depth of stripping may be 2 to 4 inches, however the required depth of stripping must be based upon visual observations of a representative of Pacific Crest Engineering Inc., in the field. The depth of stripping will vary upon the type and density of vegetation across the project site and with the time of year. Areas with dense vegetation or groves of trees may require an increased depth of stripping.
10. It is possible that there are areas of man-made fill on the project site that our field investigation did not detect. Areas of man-made fill, if encountered on the project site will need to be completely excavated to undisturbed native material. The excavation process should be observed and the extent designated by a representative of Pacific Crest Engineering Inc., in the field. Any voids created by fill removal must be backfilled with properly compacted approved native soils that are free of organic and other deleterious materials, or with approved imported fill.
11. Following the stripping and backfilling of voids, the exposed soils in the building areas should be removed to a minimum depth of 36 inches below existing grade or as designated by a representative of Pacific Crest Engineering Inc. The base of the excavation should be scarified and the soil moisture conditioned and compacted. The moisture conditioning procedure will depend upon the time of year that the work is done, but it should result in the soils being 1 to 3 percent over their optimum moisture contents at the time of compaction. The excavated soil may then be placed in thin lifts. *There should be a minimum of 24 inches of engineered fill under all foundation elements.* The excavation and recompaction in the roadway and parking areas should extend to a minimum depth of 18 inches below the original ground surface and should result in a minimum of 12 inches of recompacted material below all roadway sections. Recompacted sections should extend 5 feet beyond all building and pavement areas.

**Note:** If this work is done during or soon after the rainy season, the on-site soils and other materials may be too wet in their existing condition to be used as engineered fill. These materials may require a diligent and active drying and/or mixing operation to reduce the moisture content to the levels required to obtain adequate compaction as an engineered fill. If the on-site soils or other materials are too dry, water may need to be added.

Environmental Review Initial Study  
ATTACHMENT 7. 9 of 20  
APPLICATION - 20

12. With the exception of the upper 8 inches of subgrade in paved areas and driveways, the soil on the project should be compacted to a minimum of 90% of its maximum dry density. The upper 8 inches of subgrade in the pavement areas and all aggregate subbase and aggregate base should be compacted to a minimum of 95% of its maximum dry density.

13. The maximum dry density will be obtained from a laboratory compaction curve run in accordance with ASTM Procedure #D1557. This test will also establish the optimum moisture content of the material. Field density testing will be in accordance with ASTM Test #D2922.

14. Should the use of imported fill be necessary on this project: the fill material should be:

- a. free of organics, debris, and other deleterious materials,
- b. granular in nature, well graded, and contain sufficient binder to allow utility trenches to stand open,
- c. free of rocks in excess of 2 inches in size,
- d. have a Plasticity Index between 4 and 12,
- e. have a minimum Resistance "R" Value of 30, and be non-expansive.

15. Samples of any proposed imported fill planned for use on this project should be submitted to Pacific Crest Engineering Inc. for appropriate testing and approval not less than 4 working days before the anticipated jobsite delivery. Imported fill material delivered to the project site without prior submittal of samples for appropriate testing and approval must be removed from the project site.

### CUT AND FILL SLOPES

16. All fill slopes should be constructed with engineered fill meeting the minimum density requirements of this report and have a gradient no steeper than 2:1 (horizontal to vertical). Fill slopes should not exceed 10 feet in vertical height unless specifically reviewed by Pacific Crest Engineering Inc. Where the vertical height exceeds 15 feet, intermediate benches must be provided. These benches should be at least 6 feet wide and sloped to control surface drainage. A lined ditch should be used on the bench.

17. Fill slopes should be keyed into the native slopes by providing a 10 foot wide base keyway sloped negatively at least 2% into the bank. The depth of the keyways will vary, depending on the materials encountered. It is anticipated that the depth of the keyways may be 3 to 6 feet, but at all locations shall be at least 2 feet into firm material.

Subsequent keys may be required as the fill section progresses upslope. Keys will be designated in the field by a representative of Pacific Crest Engineering Inc. See Figure No. 9 for general details.

Environmental Review Initial Study  
ATTACHMENT 7 10 of 20  
APPLICATION 03-0500

18. Cut slopes shall not exceed a 2.1 (horizontal to vertical) gradient and a 15 foot vertical height unless specifically reviewed by a representative of Pacific Crest Engineering Inc. Where the vertical height exceeds 10 feet, intermediate benches must be provided. These benches should be at least 6 feet wide and sloped to control surface drainage. A lined ditch should be used on the bench.

19. The above slope gradients are based on the strength characteristics of the materials under conditions of normal moisture content that would result from rainfall falling directly on the slope, and do not take into account the additional activating forces applied by seepage from spring areas. Therefore, in order to maintain stable slopes at the recommended gradients, it is important that any seepage forces and accompanying hydrostatic pressure encountered be relieved by adequate drainage. Drainage facilities may include subdrains, gravel blankets, rockfill surface trenches or horizontally drilled drains. Configurations and type of drainage will be determined by a representative of Pacific Crest Engineering Inc. during the grading operations.

20. The surfaces of all cut and fill slopes should be prepared and maintained to reduce erosion. This work, at a minimum, should include track rolling of the slope and effective planting. The protection of the slopes should be installed as soon as practicable so that a sufficient growth will be established prior to inclement weather conditions. It is vital that no slope be left standing through a winter season without the erosion control measures having been provided.

21. The above recommended gradients do not preclude periodic maintenance of the slopes, as minor sloughing and erosion may take place.

22. If a fill slope is to be placed above a cut slope, the toe of the fill slope should be set back at least 8 feet horizontally from the top of the cut slope. A lateral surface drain should be placed in the area between the cut and fill slopes,

## EROSION CONTROL

23. The surface soils are classified as moderately erodable. Therefore, the finished ground surface should be planted with ground cover and continually maintained to minimize surface erosion. For specific and detailed recommendations regarding erosion control on and surrounding the project site, you should consult your civil engineer or an erosion control specialist.

Environmental Review Initial Study  
ATTACHMENT 7 11 of 20  
APPLICATION 53-0500

## FOUNDATIONS - SPREAD FOOTINGS

Number of Stories	Footing Width	Footing Depth
1	12 inches	12 inches
2	15 inches	18 inches

## SLAB-ON-GRADE CONSTRUCTION

29. Concrete slab-on-grade floors may be used for ground level construction on engineered fill. Slabs may be structurally integrated with the footings.

Environmental Review Initial Study  
ATTACHMENT 7, 12 of 20  
APPLICATION 03-0500

62

EXHIBIT D

30. All concrete slabs-on-grade should be underlain by a minimum 4 inch thick capillary break of  $\frac{3}{4}$  inch clean crushed rock. It is recommended that neither Class II baserock nor sand be employed as the capillary break material.

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

Please **Note:** Recommendations given **above** for **the** reduction of moisture transmission through the slab are general in nature and present good construction practice. Pacific Crest Engineering Inc. are not waterproofing experts. For a more **complete** and specific discussion of slab moisture protection, a **waterproofing expert** should **be** consulted.

32. Requirements for pre-wetting of the subgrade soils prior to the pouring of the slabs will depend on the specific soils and seasonal moisture conditions and will be determined by a representative of Pacific Crest Engineering Inc. at the time of construction. It is important that the subgrade soils be thoroughly saturated at the time the concrete is poured.

33. Slab thickness, reinforcement, and doweling should be determined by the Project Structural Engineer.

#### UTILITY TRENCHES

34. Utility trenches that are parallel to the sides of the building should be placed so that they do not extend below a line sloping down and away at a 2:1 (horizontal to vertical) slope from the bottom outside edge of all footings.

35. Trenches may be backfilled with the approved native materials or approved import granular material with the material compacted in thin lifts to a minimum of 95% of its maximum dry density in paved areas and 90% in other areas. Utility trenches should be backfilled with controlled density fill (such as 2-sack sand slurry) below footing areas to help minimize moisture below slabs.

36. Jetting of the trench backfill should be carefully considered as it may result in an unsatisfactory degree of compaction.

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

Environmental Review Initial Study  
ATTACHMENT 7 13 of 20  
APPLICATION        - 5500

63

EXHIBIT 0

## **SURFACE DRAINAGE**

38. Surface water must not be allowed to pond or be trapped adjacent to the building foundations nor on the building pad nor in the parking areas.
39. All roof eaves should be guttered, with the outlets from the downspouts provided with adequate capacity to carry the storm water from the structures to reduce the possibility of soil saturation and erosion. The connection should be in a closed conduit which discharges at an approved location away from the structures and the graded area. The discharge location should not be located at the top of, or on the face of any topographic slopes.
40. Final grades should be provided with a positive gradient away from all foundations in order to provide for rapid removal of the surface water from the foundations to an adequate discharge point. Concentrations of surface water runoff should be handled by providing necessary structures, such as paved ditches, catch basins, etc.
41. Cut and fill slopes shall be constructed so that surface water will not be allowed to drain over the top of the slope face. This may require berms along the top of fill slopes and surface drainage ditches above cut slopes.
42. Irrigation activities at the site should not be done in an uncontrolled or unreasonable manner.
43. The building and surface drainage facilities must not be altered nor any filling or excavation work performed in the area without first consulting Pacific Crest Engineering Inc.

## **PLAN REVIEW**

44. We respectfully request an opportunity to review the plans during preparation and before bidding to insure that the recommendations of this report have been included and to provide additional recommendations, if needed.

Environmental Review Initial Study  
ATTACHMENT 7, 14 of 20  
APPLICATION 03-0500







PRIMARY DIVISIONS			GROUP SYMBOL	SECONDARY DIVISIONS
COARSE GRAINED SOILS ----- HALF OF LARGER THAN #200 SIEVE SIZE	GRAVELS MORE THAN HALF OF COARSE FRACTION IS LARGER THAN #4 SIEVE	CLEAN GRAVELS (LESS THAN 5% FINES)	GW	Well graded gravels, gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels or gravels-sand mixtures, little or no fines
		GRAVELS (MORE THAN 12% FINES)	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines
	SANDS MORE THAN HALF OF COARSE FRACTION IS LARGER THAN #200 SIEVE SIZE	CLEAN SANDS (LESS THAN 5% FINES)	SW	Well graded sands, gravelly sands, little or no fines
			SP	Poorly graded sands or gravelly sands, little or no fines
		SANDS (MORE THAN 12% FINES)	SM	Silty sands, sand-silt mixtures, non-plastic fines
			SC	Clayey sands, sand-clay mixtures, plastic fines
FINE GRAINED SOILS MORE THAN HALF OF MATERIAL IS SMALLER THAN #200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT IS BETWEEN 35% AND 50%		ML	Inorganic silts and very fine clayey sand silty sands, with slight plasticity
			CL	Inorganic clays of low to medium plasticity, gravelly, sand, silty or lean clays
			OL	Organic silts and organic silty clays of low plasticity
			MI	Inorganic silts, clayey silts and silty fine sands of intermediate plasticity
			CI	Inorganic clays, gravelly/sandy clays and silty clays of intermediate plasticity
			OI	Organic clays and silty clays of intermediate plasticity
	SILTS AND CLAYS LIQUID LIMIT IS GREATER THAN 50%		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
			CH	Organic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity, organic silts
			HIGHLY ORGANIC SOILS	

## BORING LOG EXPLANATION

LOGGED BY \_\_\_\_\_ DATE DRILLED \_\_\_\_\_ BORING DIAMETER \_\_\_\_\_ BORING NO \_\_\_\_\_

Depth, ft.	Sample No. and Type	Symbol	SOIL DESCRIPTION	Soil Classification	SPT "N" Value	Plasticity Index	Dry Density, p.c.f.	Moisture % of Dry Wt.	MISC. LAB RESULTS
1			 ← Ground water elevation						
2	1-1		← Soil Sample Number ← Soil Sampler Size/Type L = 3" Outside Diameter M = 2.5" Outside Diameter T = 2" Outside Diameter ST = Shelby Tube RAG = Bag Sample						
3									
4									
5									

NOTE: All blows/foot are normalized to 2" outside diameter sampler size

Environmental Review Initial Study

ATTACHMENT 7, 16 of 20  
APPLICATION 03-0500

## RELATIVE DENSITY

SANDS AND GRAVELS	BLOWS/FOOT
VERY LOOSE	0-4
LOOSE	4-10
MEDIUM DENSE	10-30
DENSE	30-50
VERY DENSE	OVER 50

## CONSISTENCY

SILTS AND CLAYS	BLOWS/FOOT
VERY SOFT	0-2
SOFT	2-4
FIRM	4-8
STIFF	8-16
VERY STIFF	16-32
HARD	OVER 32

Pacific Crest Engineering Inc.  
444 Airport Blvd., Suite 106  
Watsonville, CA 95076

**Boring Log Explanation**  
Minor Land Division  
Santa Cruz County, California

Figure No. 3  
Project No. 0304  
Date: 02/24/03

LOGGED BY <u>CAS</u> DATE DRILLED <u>1/17/03</u> BORING DIAMETER <u>4" SS</u> BORING NO. <u>1</u>									
Depth (feet)	Sample No. and Type	Symbol	Soil Description	Unified Soil Classification	SPT "N" Value	Plasticity Index	Dry Density (pcf)	Moisture % of Dry Wt	Misc Lab Results
1	1-1 BAG		Black Silty CLAY, low plasticity, very moist, firm	CL		7		20.0	
2	1-2 L		Dark brown SILT with clay and sand, some very fine grained sand, nonplastic, very moist, stiff Color change to brown at 2 1/2'	ML	11	NP	112.4	18.0	
3									
4			Increase in clay content at 4', moist						
5	1-3 L		Medium brown Silty Gravelly SAND, generally fine to very fine grained sand, subangular to subrounded gravel to 1 1/2", very moist, medium dense	SM	20		122.0	11.4	
6			Final						
7									
8									
9									
10									
11									
12									
13	1-4 L		Medium brown Silty Gravelly SAND, rounded to subangular gravel to 1 1/2", generally well graded sand, subrounded. wet. dense		43		130.9	9.8	
14			Initial						
15									
16									
17									
18	1-5 T		Orange brown Silty SAND, fine grained sand, moist, dense	SM	32			18.6	15% Passing #200 Sieve
19									
20									
21									
22									
23	1-6 T		Material consistent, wet, very dense		50/4.5"			13.4	22% Passing #200 Sieve
24									

Environmental Review Initial Study  
 ATTACHMENT 7, 17 of 20  
 APPLICATION 03-0580

Pacific Crest Engineering Inc. 444 Airport Blvd., Suite 106 Watsonville, CA 95076	<b>Log of Test Borings</b> Minor Land Division Santa Cruz County, California	Figure No. 4 Project No. C1304 Date: 02/24/03
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LOGGED BY CAS DATE DRILLED 1/17/03 BORING DIAMETER 4" SS BORING NO. 1

Depth (feet)	Sample No. and Type	Symbol	Soil Description	Unified Soil Classification	SPT "N" Value	Plasticity Index	Dry Density (pcf)	Moisture % of Dry Wt.	Misc. Lab Results
25	1-7 T			SM					
26									
27									
28									
29									
30									
31									
32									
33			Orangs brown SAND with silt, fine grained sand, moist, very dense		50/4"			16.2	
34			Boring Terminated at 33'						
35									
36									
37									
38									
39									
40									
41									
42									
43									
44									
45									
46									
47									
48									

Environmental Review Initial Study  
 ATTACHMENT 7, 18 of 20  
 APPLICATION 03-0500

Pacific Crest Engineering Inc.  
 444 Airport Blvd., Suite 106  
 Watsonville, CA 95076

**Log of Test Borings**  
 Minor Land Division  
 Santa Cruz County, California

Figure No. 5  
 Project No. 0304  
 Date: 02/24/03

LOGGED BY CAS DATE DRILLED 1/17/03 BORING DIAMETER 4" SS BORING NO. 2

Depth (feet)	Sample No. and Type	Symbol	Soil Description	Unified Soil Classification	SPT "N" Value	Plasticity Index	Dry Density (pcf)	Moisture % of $\rho_w$	Misc. Lab Results
1	2-1 L		Black Silty CLAY, very moist, firm	CL	12		105.4	21.0	
2			Dark brown Clayey SILT, some very fine grained sand, very moist to wet, stiff	ML					
3	2-2 L		Medium brown Sandy SILT with clay, very fine grained sand, moist; stiff		11		92.2	30.1	
4			Medium brown Sandy CLAY, fine grained sand with some fine grained gravel	CL					
5	2-3 L		Final	SM	50/6"		111.3	11.2	
6			Brown Gravelly Silty SAND, subangular to rounded gravel to 3/4", generally fine to medium grained sand, moist to very moist, very dense						
7			Very difficult drilling at 9'						
8									
9	2-4 T		Initial		45			13.2	
10			Material consistent, saturated; dense						
11									
12									
13	2-5 T			SM	66			15.8	19% Passing #200 Sieve
14			Beige brown Silty SAND, poorly graded fine grained subrounded and rounded sand, moist, very dense						
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									

Environmental Review Initial Study  
 ATTACHMENT 7, 19 of 20  
 APPLICATION 03-0500

Pacific Crest Engineering Inc.  
 444 Airport Blvd., Suite 106  
 Watsonville, CA 95076

**Log of Test Borings**  
 Minor Land Division  
 Santa Cruz County, California

Figure No. 6  
 Project No. 0304  
 Date: 02124103

Depth (feet)	Sample No. and Type	Symbol	Soil Description	Unified Soil Classification	SPT "N" Value	Plasticity Index	Dry Density (pcf)	Moisture % of Dry Wt.	Misc. Lab Results
25	2-6 T	■	Dark beige brown Silty SAND, fine grained poorly graded sand, subrounded and rounded, very moist, very dense	SM	50/5"			21.2	7% Passing 200 Sieve
26									
27									
28									
29									
30									
31									
32									
33									
34									
35	2-7 T	■			50/5"			21.6	
36									
37									
38									
39									
40									
41									
42									
43									
44									
45									
46									
47									
48									

Environmental Review Initial Study  
ATTACHMENT 7, 20 of 20  
APPLICATION 03-0500

Pacific Crest Engineering Inc.  
444 Airport Blvd., Suite 106  
Watsonville, CA 95076

**Log of Test Borings**  
Minor Land Division  
Santa Cruz County, California

Figure No. 7  
Project No. 0304  
Date: 02/24/03

EXHIBIT 0



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 400, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
TOM BURNS. DIRECTOR

December 11, 2003

Casalegno Heritage Inc.  
c/o Richard Beale  
100 Doyle Street, Suite E  
Santa Cruz, CA 95062

### **SUBJECT: Archaeological Reconnaissance Survey for APN 103-071-43**

To Whom It May Concern,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcel named above. The research has concluded that pre-historical cultural resources were not evident at the site. A copy of the review documentation is attached for your records. No further archaeological review will be required for the proposed development. Please contact me at (831) 454-3372 if you have any questions regarding this review.

Sincerely,

Elizabeth Hayward  
Planning Technician

Enclosure: 1

Environmental Review Initial Study  
ATTACHMENT 4 of 2  
APPLICATION OSI

EXHIBIT B

SANTA CRUZ ARCHAEOLOGICAL SOCIETY  
1305 EAST CLIFF DRIVE, SANTA CRUZ, CALIFORNIA 95062

Preliminary Prehistoric Cultural Resource  
Reconnaissance Report

Parcel APN: 103-071-43

SCAS Project #: SE-02-975

Planning Permit #: 03-0500

Parcel Size: 12.465 AC

Applicant: CASALEGNO HERITAGE INC.  
RICHARD BEALE

Nearest Recorded Prehistoric Site: CA-SCR-90 ~ .4 MI S

On 11/28/03 (2) members of the Santa Cruz Archaeological Society spent a total of (1.25) hours on the above described parcel for the purposes of ascertaining the presence or absence of prehistoric cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and diligently examined, the Society cannot guarantee the surface absence of prehistoric cultural resources where soil was obscured by grass, underbrush or other obstacles. No core samples, test pits, or any subsurface analysis was made. A standard field form indicating survey methods used, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with this report at the Santa Cruz County Planning Department.

The preliminary field reconnaissance did not reveal any evidence of prehistoric cultural resources on the parcel. The proposed project would therefore, have no direct impact on prehistoric resources. If subsurface evidence of such resources should be uncovered during construction the County Planning Department should be notified.

Further details regarding this reconnaissance are available from the Santa Cruz County Planning Department or from Rob Edwards, Director, Archaeological Technology Program, Cabrillo College, 6500 Soquel Drive, Aptos CA 95003, (831) 479-6294, or email redwards@cabrillo.cc.ca.us.

Page 4 of 4

Environmental Review Initial Study  
ATTACHMENT 9, 2 of 2  
APPLICATION 03-0500



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

SITE EVALUATION

SR-1246  
PE-4201

☒ PRELIMINARY LOT INSPECTION REPORT

PROPOSED LOT 267 LOT SIZE 267 SITE LOCATION 3400 Soquel San Jose Rd

ADJ 203-072-43 WATER SUPPLY Soquel

OWNER'S WRITTEN PERMISSION ATTACHED YES ☒ NO ☐

☒ SITE EVALUATION

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

☐ OTHER CONSULTATION

REQUESTED BY Environmental Concepts P.O. Box 1445 Aptos, CA 95021 (PHONE) 681-1555

OWNER Casa Jeno Heritage 3 Laurel Glen Rd, Soquel, CA 95023 (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 water PL 3148 \$518.00
- ☒ Unable to provide a 100-foot separation between a septic system and a well, street \$518.00
- ☐ 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 SEE UNIT LEVELS

REMARKS:

① MINIMUM SEPARATION OF 8 FEET NEEDS TO BE MAINTAINED FROM THE BOTTOM OF THE CONCRETE TRENCH TO THE GROUNDWATER TABLE. THIS MAY BE MITIGATED THROUGH ~~ALTERNATIVE TRENCH~~ SHALLOW TRENCH SYSTEMS WITH A MAX OF 3 FOOT TRENCH DEPTH.

ATTACHMENT 9  
APPLICATION 03:0500

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.

ENVIRONMENTAL HEALTH SPECIALIST

DATE 6/4/03

SUPERVISOR

DATE 6/4/03

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

SITE EVALUATION

☒ PRELIMINARY LOT INSPECTION REPORT

PROPOSED LOT: \_\_\_\_\_ LOT SIZE: \_\_\_\_\_ SITE LOCATION: 3600 Sequoia Santa Cruz R1500  
APN: 03-071-111 WATER SUPPLY: \_\_\_\_\_ OWNER'S WRITTEN PERMISSION ATTACHED: YES ☐ NO ☒

☒ SITE EVALUATION  
☐ FILL ☐ SOIL ☐ GROUNDWATER ☐ PERCOLATION ☐ REPAIR ☐ ALTERNATIVE SYSTEM

☐ OTHER CONSULTATION

REQUESTED BY: Environmental Concepts P.O. Box 1445 Aptos, CA 95021 (PHONE) 654-1555  
OWNER: Catalina Heritage 3 Laurel Glen Rd Santa Cruz CA 95073 (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: SEPTIC UNIT LEVELS

REMARKS:

- 1) A MINIMUM SEPARATION OF 8 FEET NEEDS TO BE MAINTAINED FROM BOTTOM OF THE LEACHFIELD TRENCH TO THE GROUNDWATER TABLE. THIS MAY BE MITIGATED THROUGH ~~SHALLOW~~ SHALLOW TRENCH SYSTEM Environmental Review Initial Study  
3 FOOT TRENCH DEPTH. ATTACHMENT 9, 2 of 2 APPLICATION 03-0500

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.

ENVIRONMENTAL HEALTH SPECIALIST

DATE

SUPERVISOR

DATE

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

Project Planner: Randall Adams  
Application No. : 03-0500  
APN: 103-071-43

Date: October 14, 2005  
Time: 14:37:22  
Page: 1

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**Environmental Planning Completeness Comments**

===== REVIEW ON NOVEMBER 21, 2003 BY KENT M EDLER ===== The soils report has been accepted.

===== UPDATED ON DECEMBER 16, 2003 BY ROBIN M BOLSTER =====

Please provide a general indication of where the proposed building sites are. so that a more detailed site evaluation and recommendations can be made.

Additionally, please provide more detail as to proposed access road locations

===== UPDATED ON JUNE 15, 2005 BY ROBERT S LOVELAND =====

Comment above has been addressed. ===== UPDATED ON OCTOBER 3, 2005 BY ANDREA M KOCH =====

Per discussion with Resource Planner knowledgeable about history of this application, no biotic assessment or report was required because of lack of habitat on the parcel for the foothill yellow-legged frog. Roads are barriers between this property and the nearby creeks that provide habitat for the frogs.

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON NOVEMBER 21, 2003 BY KENT M EDLER ===== 1. Further geotechnical investigation will be required for each parcel in the building application stage in order to provide final foundation design recommendations.

===== UPDATED ON DECEMBER 16, 2003 BY ROBIN M BOLSTER =====

The following items can be addressed at the building application stage:

1) A detailed grading plan will be required. which shows limits of grading estimated earthwork. references to all technical reports and/or letters, existing and proposed contours, retaining walls, typical sections, and cross sections delineating existing and proposed cut and fill areas.

2) Plan review letter from the project soils engineer, which states that the final plans are in conformance with the recommendations made in the report prepared for this site.

3) Complete and record a Declaration of Restriction, which prevents any future development in the Riparian Area of proposed parcel 'C'

4) Submit a detailed erosion control plan, which shows location and construction details for all proposed erosion control devices (silt fences, straw bales, jute netting, etc.)

Environmental Review Initial Study

ATTACHMENT 10, 1 of 4  
APPLICATION 03-0500

**Long Range Planning Completeness Comments**

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

Discretionary Comments - Continued

project Planner: Randal Adams  
Application No. : 03-0500  
APN: 103-071-43

Date: October 14, 2005  
Time: 14:37:22  
Page: 2

===== REVIEW ON NOVEMBER 18, 2003 BY MARK M DEMING ===== 1. Density is appropriate for area and consistent with GP (assuming) consistency with Rural Density Matrix).

2. Although minimum parcel size for C-1 is 10,000 sf, the minimum parcel size for septic systems is 1 acre. Please insure that Env. Health Serv. has approved new parcel configuration for commercial use.

3.

===== UPDATED ON NOVEMBER 18, 2003 BY MARK M DEMING ===== 3. The shed on Laurel Glen should be removed as it is encroaching into the County ROW.

4. Access should be from Laurel Glen for all residences.

===== UPDATED ON APRIL 15, 2005 BY GLENDA L HILL =====  
NO COMMENT

Long Range Planning Miscellaneous Comments

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

===== REVIEW ON NOVEMBER 18, 2003 BY MARK M DEMING =====  
NO COMMENT

===== UPDATED ON APRIL 15, 2005 BY GLENDA L HILL =====

The Policy Section has no comments other than, as designed, the NR6 Historic Designation for the store does not trigger review by the Historic Resources Commission.

Dpw Drainage Completeness Comments

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

===== REVIEW ON NOVEMBER 26, 2003 BY ALYSON B TOM ===== Application with plans dated 2/15/02 has been received. Please address the following comments:

1) If application is complete as shown on the submitted plans no further information is required for discretionary completeness. If this project is required to install additional impervious areas (driveways, access roads, etc) additional information is required prior to discretionary completeness. A description of where and how the proposed impervious surfaces will drain is required. Demonstrate that the additional runoff will not adversely impact adjacent or downstream facilities such as roads, structures, slopes, etc.. Runoff should be dispersed and concentration of runoff should be avoided to the extent possible, Runoff should not be hard piped directly off-site. Describe how runoff will cross the downstream road. What facilities are available to handle the runoff, Are these facilities adequate in capacity and condition to handle the added runoff?

Will an easement be required for the existing access road/driveway along the northwest of the property.

Environmental Review Initial Study  
ATTACHMENT 10 2 of 4  
APPLICATION 03-0500

Discretionary Comments - Continued

Project Planner: Randal Adams  
Application No.: 03-0500  
APN: 103-071-43

Date: October 14, 2005  
Time: 14:37:22  
Page: 3

Please see miscellaneous comments for issues that should be addressed prior to map recordation.

===== UPDATED ON APRIL 22, 2005 BY ALYSON B TOM ===== Application with civil plans dated 3/10/05 has been received.

1) Please describe the downstream offsite runoff path from the subject site. The civil plans submitted describe roadside swales along Laurel Glen Road, but do not describe how this runoff is directed at Soquel/San Jose Road. If the downstream facilities are not adequate this project will be required to provide adequate facilities.

All submittals for this project should be made through the Planning Department. Please see miscellaneous comments for issues to be addressed at the building permit stage

===== UPDATED ON JUNE 10, 2005 BY ALYSON B TOM ===== Please see comments from April 22, 2005.

===== UPDATED ON JUNE 15, 2005 BY ALYSON B TOM ===== The comments from April 2005 can be included as conditions of approval for this MLD. The downstream analysis and incorporation of any required downstream improvements should be completed prior to recordation of the map

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON NOVEMBER 26, 2003 BY ALYSON B TOM ===== The following should be addressed prior to map recordation.

1) Describe how runoff from the proposed building sites should be handled. Proposed common minor land division improvements should be designed to accommodate runoff from the proposed building sites. Dispersion of runoff should be incorporated to the extent possible.

2) If this project includes any common drainage improvements please describe who will be responsible for inspection and maintenance. Recorded maintenance agreements may be required

For questions regarding this review Public Works storm water management staff is available from 8-12 Monday through Friday.

===== UPDATED ON APRIL 22, 2005 BY ALYSON B TOM ===== The following items should be addressed prior to recordation of the final map

1) Provide details for the minimum dimensions of the road side swales.

2) Describe how the proposed driveways will accommodate runoff from upstream road-side swales.

3) Please note that all drainage facilities including the swales and crossings should be sized to accommodate runoff from all upstream areas for the built out condition. Describe the extent of the upstream offsite areas draining to the subject site.

Environmental Review Initial Study

ATTACHMENT

APPLICATION

10, 3, 4  
03-0500

EXHIBIT 0

Discretionary Comments - Continued

Project Planner: Randall Adams  
Application No.: 03-0500  
APN: 103-071-43

Date: October 14, 2005  
Time: 14:37:22  
Page: 4

- 4) At a minimum, the disturbance area and a narrative drainage plan for each proposed lot should be provided prior to map recordation. Please note that the development of each parcel will be required to maintain existing runoff rates and minimize impervious surfacing.
- 5) All common drainage facilities will require drainage easements and associated recorded maintenance agreements. Who will be responsible for maintaining the road-side swales?
- 6) Please note that 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 coverage under 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. For more information see: <http://swrcb.ca.gov/stormwtr/constfaq.html>

Dpw Road Engineering Completeness Comments

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

===== REVIEW ON DECEMBER 12, 2003 BY GREG J MARTIN =====

The applicant will need to revise the parcel boundaries to incorporate previously established easements and current right-of-way requirements. Previously established easements for right-of-way shall be required to be shown excluded from the parcels and offered for dedication. The current right-of-way requirement for Soquel-San Jose Road and Laurel Glen is 40 feet. The applicant should delineate the required right-of-way by measuring 20 feet to each side from the existing centerline of the paved road. An offer of dedication will be required as a condition of the map for any portion of the right-of-way that encroaches upon the development property.

A six-foot public utilities easement is required on all property frontages of Soquel-San Jose Road and Laurel Glen Road.

The General Plan recommends limiting driveways along major arterials whenever possible. Therefore, we recommend that Parcel A and Parcel B obtain their access from Laurel Glen Road. Commercial access for Parcel C will be considered upon submittal of a circulation and parking plan that meets current standards.

In order to comply with current County standards, existing improvements at the corner of Soquel-San Jose Road and Laurel Glen Road will need to be modified. The corner should have a radius of 30 feet and driveways should be greater than eight feet from the end of the curve. The parking improvements should meet County Standards.

For each road that crosses a property line of the project, please indicate on the plans which parcels it serves and how many homes it serves. Interior roads serving two or more homes should be 24 feet or as recommended by the Fire Marshall, but no less than 18 feet minimum for two-way access. There is an existing driveway on Laurel Glen Road that traverses the adjacent parcel and then through parcel A and B. The sight distance at this location appears inadequate. This driveway may be relocated to the north.

Environmental Review Initial Study

ATTACHMENT 10, 4 of 7  
APPLICATION 03-0500

28

EXHIBIT D

## Rural Residential Density Matrix

APN: 041-301-42

General Plan: Rural Residential (R-R)  
(all proposed residential development is located ~~within~~ R-R land use designation)

Developable Land:

5 acres Net Developable (outside R-M or C-N designated portions of the project site)

	<u>Point Score</u>
1. <b>Location:</b> All lots fronting on or within 500 feet of a public road	10
2. <b>Groundwater Quality:</b> Adequate quantity, good quality Private/mutual well	8
3. <b>Water Resource Protection:</b> Septic outside groundwater recharge and water supply watershed	6
4. <b>Timber Resources:</b> No timber resource areas in R-R land use designation	10
5. <b>Biotic Resource:</b> No biotic resource areas in R-R land use designation	10
6. <b>Erosion:</b> Alluvium (0-15% slopes)	10
7. <b>Seismic Activity:</b> No mapped faults, low liquefaction potential	9
8. <b>Landslide:</b> Alluvium (0-15% slopes)	10
9. <b>Fire Hazard:</b> Less than 10 minute response time 18 foot wide road	15
<b>TOTAL</b>	<b>88</b>

Minimum Average Developable Parcel Size\*:  
(from Rural Residential Table minus Cumulative Constraint Points  
as determined by the point score)

2.5 acres

Number of Potential Building Sites\*  
(developable acreage divided by minimum average parcel size)

2 sites



Powers Land Planning, Inc.

Land Use and  
Development Consulting



November 9, 2005

County of Santa Cruz  
Planning Department  
Attn: Randall Adams and Mark Deming  
701 Ocean Street, 4<sup>th</sup> Floor  
Santa Cruz, CA 95060

RE: Casalegno Property  
APN: 103-071-43

Dear Randall and Mark

Thank you for agreeing to review the General Plan and Zoning mapping for *this* property.

As you know, when the 1994 General Plan was completed, a portion of the property's General Plan and Zoning were changed from Rural Residential and RA; to Rural Residential/Neighborhood Commercial with RA and C-1 Zoning. These changes were made to specifically recognize the somewhat historic (NR-6) Casalegno neighborhood market so that the store could remain as a conforming use on the property. There was never discussion about expanding the market. The General Plan and Zoning boundaries were not tied to a parcel boundary and were never measured in the field. The County's GIS system was just being initiated.

The existing General Plan and Zoning boundaries (see attached maps) represented a conceptual line to recognize the Casalegno store. (The General Plan map shows a larger C-N designation area than the C-1 Zoning area. I believe this was due, in part, to make the commercial area visible on the small scale Summit General Plan maps.) I do not believe the intent was to allow several acres of commercial development on *this* property.

The Casalegno family and I believe the proposed General Plan and Zoning boundary maps (attached) accurately reflect the intent of the 1994 changes and amending these areas as map corrections should not require a General Plan map change or rezoning approval.

1607 Ocean Street, Suite 8  
Santa Cruz, CA 95060

Phone: 831-426-1663  
Fax: 831-426-1679  
Email: ron@powersplanning.com



The proposed C-N and C-1 boundaries allow the commercial area to be **23,685** net square feet, consistent with the 10,000 sq. ft. required minimum C-1 land area. The proposed map boundaries are not dramatically different than the existing fence on the property, which separates the remaining portions of the residential property from the existing store/residence building. The proposed map changes more closely conform to maintaining the historic neighborhood commercial site and are.

Please call me if you have any questions. Thank you for your consideration of this request.

Sincerely,

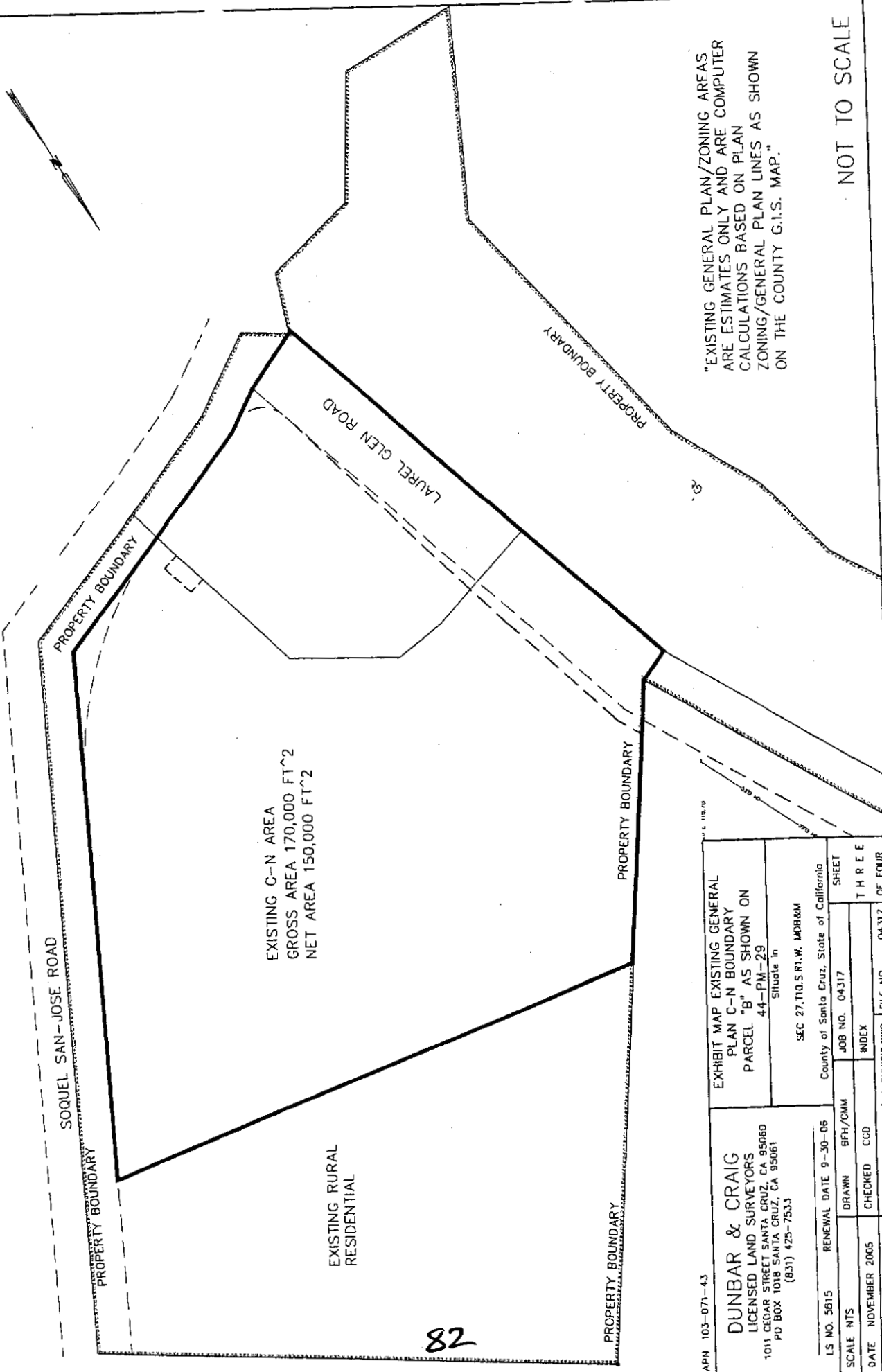


Ron Powers, AICP

Enclosures:

Exhibits of Existing and Proposed General Plan and Zoning Maps

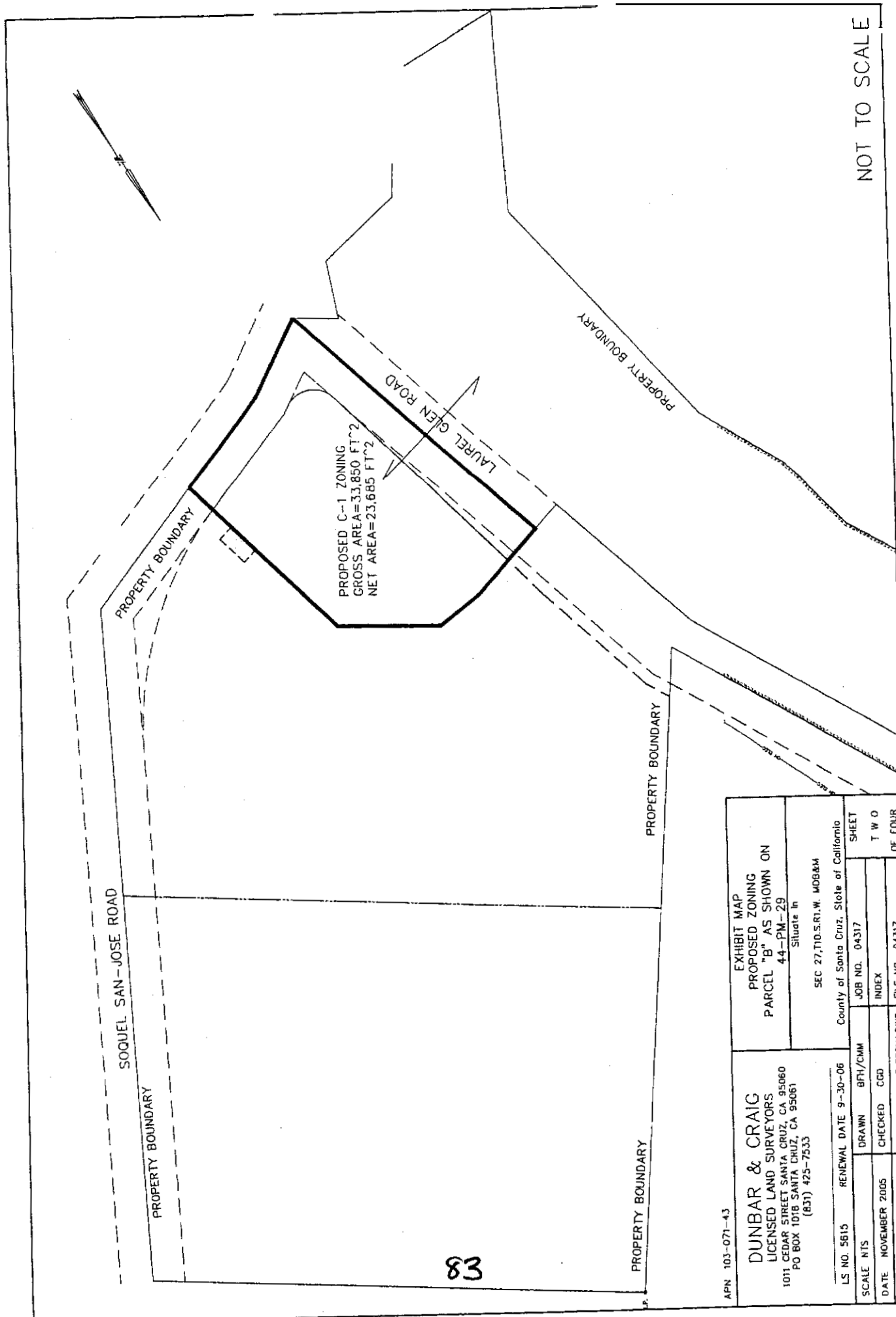
cc: Mark Szychowski



"EXISTING GENERAL PLAN/ZONING AREAS ARE ESTIMATES ONLY AND ARE COMPUTER CALCULATIONS BASED ON PLAN ZONING/GENERAL PLAN LINES AS SHOWN ON THE COUNTY G.I.S. MAP."

NOT TO SCALE

<b>DUNBAR &amp; CRAIG</b> LICENSED LAND SURVEYORS 1011 CEDAR STREET SANTA CRUZ, CA 95060 PO BOX 1018 SANTA CRUZ, CA 95061 (831) 425-7533		EXHIBIT MAP EXISTING GENERAL PLAN C-N BOUNDARY PARCEL "B" AS SHOWN ON 44-PM-29 Situate in SEC 27, T10S, R1W, MDB&M County of Santa Cruz, State of California		SHEET THREE OF FOUR
LS NO. 5615 SCALE NTS DATE NOVEMBER 2005 FIELD	RENEWAL DATE 9-30-06 DRAWN BFH/CMM CHECKED CGD DWG NAME 04317REV4_EXHIBIT DWG	JOB NO. 04317 INDEX	FILE NO. 04317	

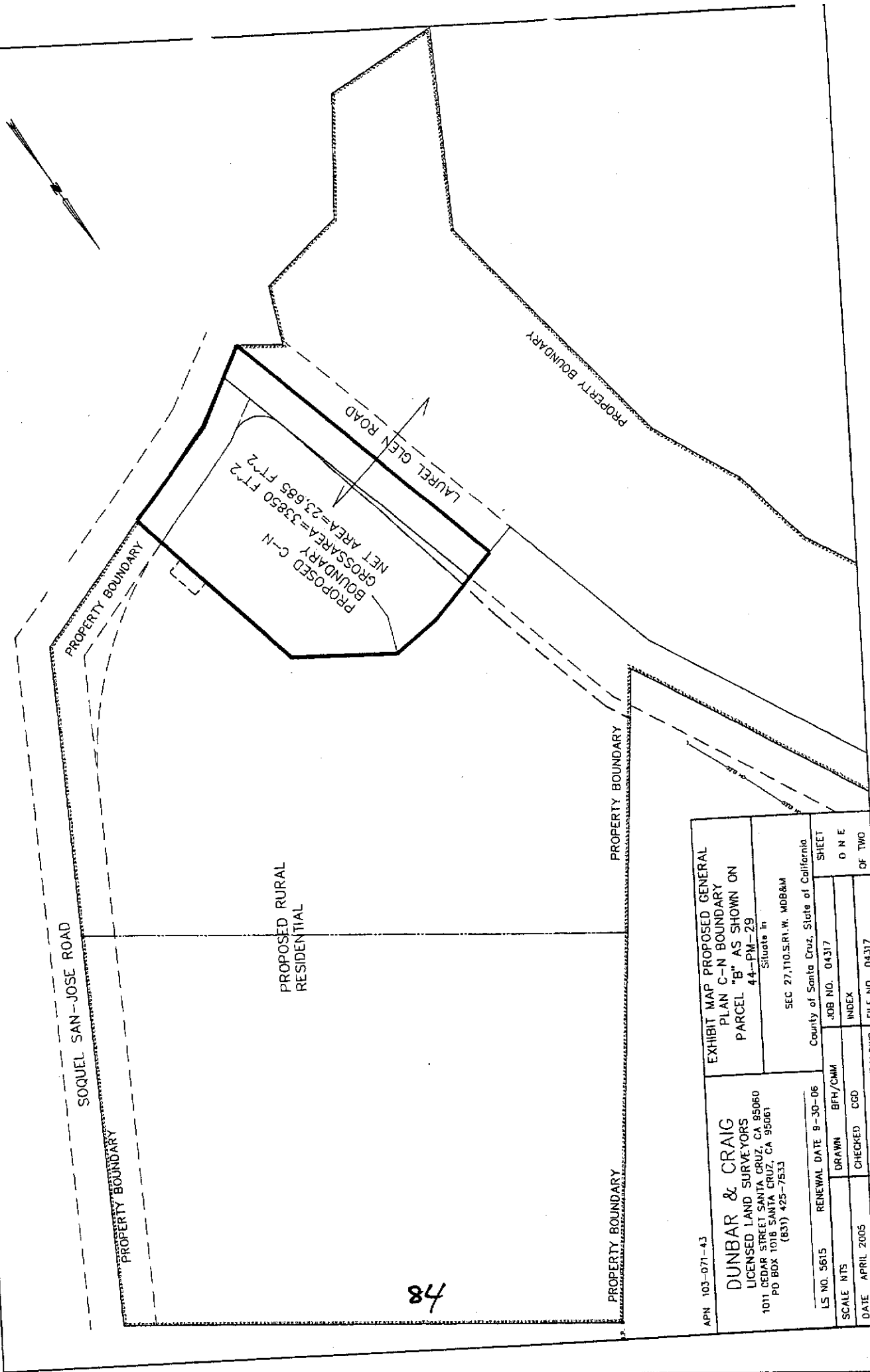


NOT TO SCALE

<b>DUNBAR &amp; CRAIG</b> LICENSED LAND SURVEYORS 1011 CEDAR STREET SANTA CRUZ, CA 95060 PO BOX 1018 SANTA CRUZ, CA 95061 (831) 423-7533		EXHIBIT MAP PROPOSED ZONING PARCEL "B" AS SHOWN ON 44-PM-29 Situate in SEC 27, T10.5, R1.W. M08&M4 County of Santa Cruz, State of California		SHEET T W O OF FOUR
LS NO. 5615 SCALE NTS DATE NOVEMBER 2005 FIELD	RENEWAL DATE 9-30-06 DRAWN BFM/CMM CHECKED CGD DWG NAME 04317REV4.DWG	JOB NO. 04317 INDEX FILE NO. 04317		

APN 103-071-43

EXHIBIT F



APN 103-071-43 <b>DUNBAR &amp; CRAIG</b> LICENSED LAND SURVEYORS 1011 CEDAR STREET SANTA CRUZ, CA 95060 PO BOX 1018 SANTA CRUZ, CA 95061 (831) 425-7533		EXHIBIT MAP PROPOSED GENERAL PLAN C-N BOUNDARY PARCEL "B" AS SHOWN ON 44-PM-29 Situate in SEC 27, T10S, R1W, MDB&M County of Santa Cruz, State of California		SHEET ONE OF TWO
LS NO. 5615 SCALE NTS DATE APRIL 2005 FIELD	RENEWAL DATE 9-30-06 DRAWN BFH/CMM CHECKED CGO DWG NAME 04317REV4.DWG	JOB NO. 04317 INDEX FILE NO. 04317		

EXHIBIT F