



Staff Report to the Planning Commission

Application Number: **04-0232**

Applicant: Stephen Graves and Associates

Agenda Date: 3/8/06

Owner: Slone Ranch LLC

Agenda Item #: 8

APN: 099-081-07 & 12.099-111-01 & 06

Time: After 9:00 a.m.

Project Description: Proposal to divide a 24.69 acre parcel into three parcels.

Requires a Minor Land Division, an Agricultural Buffer Setback Reduction from 200 feet to approximately 66 feet to the building envelope for habitable structures on Parcel C, a Lot Line Adjustment to transfer approximately .14 acres from APN 099-111-06 to APNs 099-081-07 & 12 (which will be combined into one parcel with the transferred area), a Residential Development Permit for the creation of a less than 40 foot wide right of way to serve the existing residence on Parcel A and for a fence in excess of 3 feet in height, an Archaeological Site Review, a Geologic Report Review, and a Soils Report Review.

Location: Property is located on the east side of Soquel-San Jose Road (5387 Soquel-San Jose Rd) about 650 feet south of Hoover Road in the Summit planning area.

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

Permits Required: Minor Land Division, Agricultural Buffer Setback Reduction, Lot Line Adjustment, Residential Development Permit, Archaeological Site Review, Geologic and Soils Report Reviews.

Staff Recommendation:

- Certification of the Mitigated Negative Declaration per the requirements of the California Environmental Quality Act.
- Approval of Application 04-0232, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	24.69 acres
Existing Land Use - Parcel:	Single family residence
Existing Land Use - Surrounding:	Rural residential home sites, Webb Ranch
Project Access:	Soquel-San Jose Road
Planning Area:	Summit
Land Use Designation:	R-R (Rural Residential) & R-M (Mountain Residential)
Zone District:	SU (Special Use)
Coastal Zone:	— Inside <u>X</u> 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 <u>X</u> Outside
Water Supply:	Private Well
Sewage Disposal:	Septic
Fire District:	Central Fire Protection District
Drainage District:	None

Project **Setting**

The project site (comprised of two parcels separated by a tax code line) is approximately 24.69 acres in area and is located on the east side of Soquel-San Jose Road on a hillside above Soquel Creek. The subject property is mostly undeveloped with one residential home site on the eastern edge, accessed via a private driveway. The property is covered with dense stands of *oak* woodland with some patches of open grasses and some isolated areas of willows on the southern portion of the property.

Zoning & General Plan Consistency

The subject property is a **24.69** acre parcel, located in the SU (Special Use) zone district, a designation which allows residential uses when implementing the site's (R-R) Rural Residential General Plan designation. The allowed 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.

Lot Line Adjustment

A Lot Line Adjustment is included with this proposal to correct structural encroachments installed by an adjacent property owner. The owner of the adjacent property will acquire approximately .14 acres from the subject property for this purpose. The proposed transfer complies with the requirements for boundary adjustments and will allow the adjacent property owner to retain the existing improvements.

Minor Land Division

The applicant proposes to divide the subject property into three separate parcels for the purposes of constructing single family residences. The proposed new building sites will be located below the existing single family residence and will be accessed by separate driveways. The proposed new building sites are located in a manner which will protect the existing oak woodland and riparian resource areas.

The existing and proposed development is accessed off of private driveways from Soquel-San Jose Road. The proposed residential development will be located away from areas of steep slopes and will be able to use stepped foundation designs to avoid unnecessary grading on the project site. The septic system locations have received preliminary approval from the County department of Environmental Health Services.

Rural Residential Density matrix

The proposed Minor Land Division is subject to the Rural Residential Density Matrix in order to determine the appropriate density of development within the allowed General Plan density range. The subject property is located within the Rural Residential (R-R) General Plan land use designation. The northern portion of the subject property 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 the proposed division. A matrix has been prepared by staff (Exhibit E) which is a result of the review of a previous matrix, an applicant prepared matrix, and the application of 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 each of the parcels to be created will contain a minimum of 2.5 acres of net developable land area.

Agricultural Buffer Setback Reduction

The location of the building envelope on one of the two proposed parcels (Parcel C) requires an Agricultural Buffer Setback Reduction to reduce the 200 foot minimum setback from the

adjacent agricultural property (Webb Ranch) to **66** feet. This proposal was heard by the Agricultural Policy Advisory Commission (Agricultural Policy Advisory Commission) on 8/18/05 and 9/16/05. After the first meeting, the applicant reconfigured the building envelope to only allow non-habitable structures in the 20 feet nearest to the agricultural land. The APAC approved the reduced setback with the additional requirement that a vegetative barrier be maintained to assist in the protection of the agricultural resource.

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 with Mitigations (Exhibit D) was made on 11/16/05. The mandatory public comment period expired on 12/13/05, with comments received from the applicant. The Environmental Coordinator modified the required mitigations in response to the comments received.

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

Residential Development Permit

A Residential Development Permit is included in this proposal for the creation of a less than 40 foot wide right of way for access and for fencing that is in excess of 3 feet in height within a vehicular right of way. A 20 foot wide vehicular right of way was proposed for shared access to Parcels A & C. This shared access would have resulted in adverse impacts to the riparian corridor due to widening the culvert crossing to a minimum of 18 feet and grading a driveway for access to Parcel C. With the mitigations required to protect the riparian corridor through the CEQA process, a shared right of way is no longer needed to access Parcels A & C. The applicant continues to propose a 20 foot wide right of way to access Parcel A, which is below the minimum 40 foot width required for new vehicular rights of way. As an alternative, a 20 foot wide access corridor is allowed in all zone districts and would be appropriate to access Parcel A given the proposed parcel configuration.

An existing fence and gate is located within the vehicular right of way which serves the adjacent property involved in the boundary adjustment. The fence and gate, which exceed 3 feet in height, are considered as appropriate for security reasons on this rural property and the gate is adequately set back from Soquel-San Jose Road to prevent vehicular sight distance problems.

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.

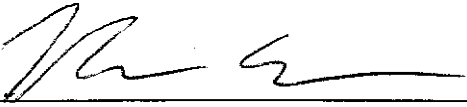
Staff Recommendation

- a Certification of the Mitigated Negative Declaration per the requirements of the California Environmental Quality Act.
- a **APPROVAL** of Application Number **04-0232**, based on the attached findings and conditions.


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

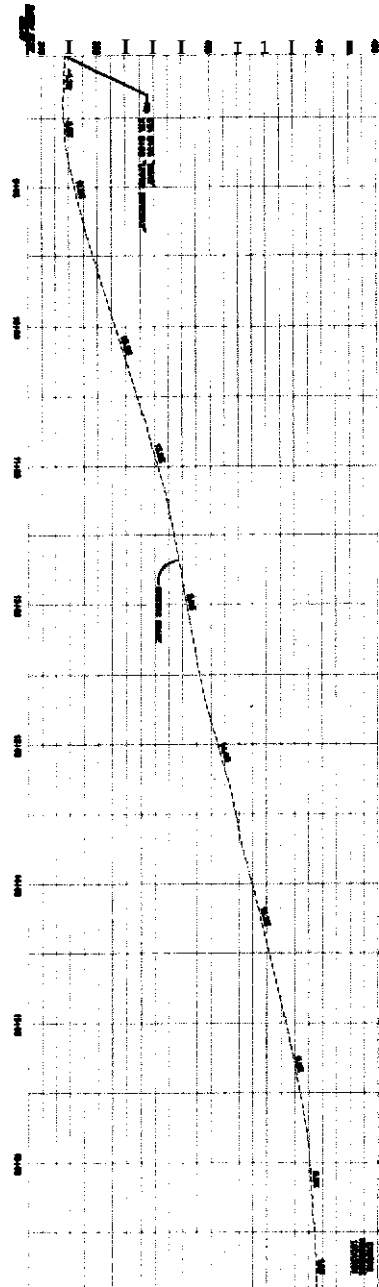
The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: _____

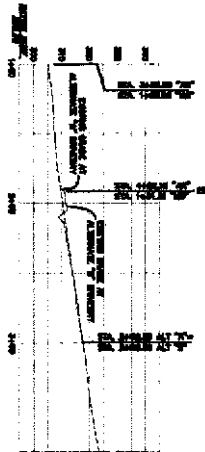

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Report Reviewed By: _____

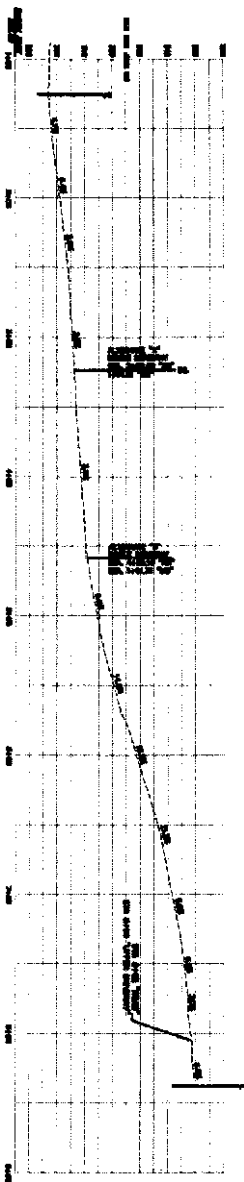

Cathy Graves
Principal Planner
Development Review



UPPER DRIVEWAY PROFILE



MIDDLE DRIVEWAY PROFILE



ACCESS ROAD PROFILE

NOTES

1. THE PROFILE GRADE IS BASED ON THE 1992 DATA.
2. THE PROFILE GRADE IS BASED ON THE 1992 DATA.
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TYPICAL "UPPER" DRIVEWAY CROSS SECTION



TYPICAL ACCESS ROAD CROSS SECTION

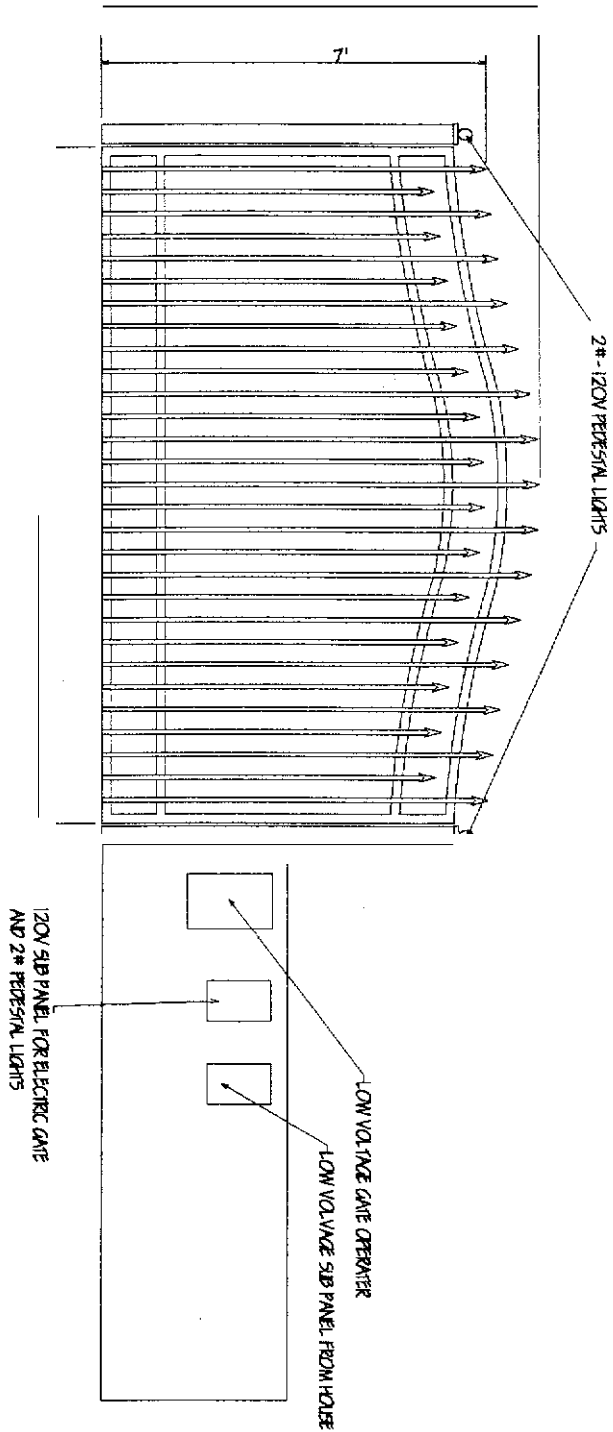


MID COAST ENGINEERS
CIVIL ENGINEERS AND LAND SURVEYORS
70 PERRY LANE, SUITE A, WASHINGTON, CA 94984 - (415) 754-0888



TEMPERATURE MAP FOR
HENGKHO
APN 088-111-01, 06
ROAD PROFILES AND NOTES

ENTRY GATE ELEVATION



DATE	02/07/05
DESIGNER	KSR
CHECKED	0000
APPROVED	0000
SCALE	AS SHOWN
PROJECT	A2

KEVIN ROBINSON
5450 OLD SAN JOSE RD.
SIOQUEL, CA 95075

PROJECT
ENTRY GATE ELEVATION

REVISIONS BY	DATE
1	
2	
3	
4	
5	

Lot Line Adjustment Findings

1. The lot line adjustment will not result in a greater number of parcels than originally existed.

This finding can be made, in that there are two parcels prior to the adjustment and there will be two parcels subsequent to the adjustment, with the land division to follow the boundary adjustment.

2. The lot line adjustment conforms with the county zoning ordinance (including, without limitation, County Code section 13.10.673), and the county building ordinance (including, without limitation, County Code section 12.01.070).

This finding can be made, in that no additional building sites will be created by the transfer as the two resulting parcels are currently developed, none of the parcels have a General Plan designation of 'Agriculture' or 'Agricultural Resource', technical studies are not necessary as both parcels are developed with single family dwellings and the proposal complies with the General Plan designation of the parcels per 13.10.673(e).

3. No affected parcel may be reduced or further reduced below the minimum parcel size required by the zoning designation, absent the grant of a variance pursuant to County Code section 13.10.230.

This finding can be made, in that the resulting parcels will not be reduced ~~further~~ below the minimum parcel size required by the zone district as a result of this lot line adjustment.

Subdivision Findings

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

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

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

This finding can be made, in that this project creates three parcels with a minimum of 2.5 net developable acres each and is located in 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 each of the parcels to be created will contain a minimum of 2.5 acres of net developable land area.

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

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

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

This finding can be made, in that the use of the property will be residential in nature which is an allowed use in the SU (Special Use) zone district, where the project is located, a designation which allows residential uses when implementing the site's (R-R) Rural Residential General Plan designation. The proposed parcel configuration meets the minimum dimensional standards and setbacks for the zone district.

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

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

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

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

This finding can be made, in that no mapped or observed sensitive habitats or threatened species impede development of the site and the project has received a mitigated 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.

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

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

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

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

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

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

This finding can be made for the entry gate and fence on the property to be transferred in the boundary adjustment, in that the proposed location of the structure and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the SU (Special Use) zone district in that the primary use of the property will be residential.

This finding can not be made for the creation of a new vehicular right of way that is less than **40** feet in width, in that County Code section 13.10.521 (Site Access) requires a minimum width of **40** feet for newly created vehicular rights of way. A **20** foot wide vehicular right of way was proposed for shared access to Parcels A & C. This shared access would have resulted in adverse impacts to the riparian corridor due to widening the culvert crossing to a minimum of 18 feet and grading a driveway for access to Parcel C. With the mitigations required to protect the riparian corridor through the CEQA process, a shared right of way is no longer needed to access Parcels A & C. The applicant continues to propose a 20 foot wide right of way to access Parcel A, which is below the minimum **40** foot width required for new vehicular rights of way. As the substandard vehicular right of way is no longer necessary, the project has been conditioned to use a 20 foot wide access corridor for access to the proposed Parcel A.

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

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the R-R (Rural Residential) land use designation in the County General Plan.

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

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

Application# 04-0232

APN: 099-081-07 & 12,099-111-01 & 06

Owner: Slone Ranch LLC

This finding can be made, in that the proposed entry gate and fence is to be constructed on an existing residential parcel. This structure is accessory to the primary residential use and will not generate traffic or overload the existing utilities infrastructure.

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

This finding can be made, in that the proposed improvements are consistent with the surrounding pattern of development and the land use intensity and density of the neighborhood.

Conditions of Approval

Land Division 04-0232

Applicant: Stephen Graves & Associates

Property Owner(s): Slone Ranch LLC

Assessor's Parcel No.: 099-081-07 & 12, 099-111-01 & 06

Property Location and Address: East side of Soquel-San Jose Road (5387 Soquel-San Jose Rd)
about 650 feet south of Hoover Road.

Planning Area: Summit

Exhibits:

- A. Project Plans including Tentative Map & Preliminary Improvement Plans by Mid Coast Engineers, dated 4/26/05 with revisions 1/17/06.
-

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. Prior to submitting a Parcel Map to the County Surveyor (Department of Public Works) the following must be completed:
- A. A deed which implements the Lot Line Adjustment between APNs 099-081-07 & 12 and 099-111-06, as shown on the approved Exhibit A, must be recorded with the County Recorder's office. This deed must also combine APNs 099-081-07 & 12 and the transferred area into one single parcel.
- III. 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 three (3) residential parcels total. A statement shall be added to clearly state that all structures must be located within the designated building envelopes. APN 099-111-01 will be merged into Parcels A & B as indicated on the approved Tentative Map.
- C. The minimum amount of parcel area per dwelling unit shall be 2.5 acres of net developable land.
- D. The following items shall be shown on the Parcel Map:
 1. Building envelopes located according to the approved Tentative Map. The building envelopes for the perimeter of the project shall meet the minimum setbacks for the SU (Special Use) zone district of **40** for the front yard, 20 feet for the side yards, and 20 feet for the rear yard.
 2. Show the net developable land area of each lot to nearest square foot and to the nearest hundredth of an acre.
 3. A statement shall be added to clearly state that all structures must be located within the designated building envelopes. On Parcel C no habitable structures will be allowed within 66 feet of the adjacent parcel (APN 099-111-03) to the east.
 4. Riparian Resources: In order to minimize impacts to the riparian corridor and for the project to comply with the Riparian Corridor and Wetland Protection Ordinance and the Santa Cruz County General Plan:
 - a. Access to the building envelope on Parcel C shall be from the south/southwest. The revised access shall intersect the existing driveway in the vicinity of stations **3 + 50** to **5 + 50**. The driveway access to Parcel C proposed by the applicant at station **3 + 22.89** satisfies this requirement.
 - b. Access to Parcel A shall be from the existing driveway. A 20 foot wide access corridor, which is a **part** of Parcel A and is not shared with any other parcel, is required.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building or grading 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 roads and driveways shall be resurfaced with all-weather materials and shall meet the following requirements:
 - a. All shared access roads must be widened per the requirements of the Department of Public Works Road Engineering.
 - i In addition to the above requirement, roads shall be widened to a minimum of 18 feet in width for any shared access roadway that serves more than one parcel.
 - b. Riparian Resources: In order to minimize impacts to the riparian corridor and for the project to comply with the Riparian Corridor and Wetland Protection Ordinance and the Santa Cruz County General Plan:
 - 1 Access to Parcel C shall be from below the building envelope across the meadow area.
 - c. Erosion Control: In order to prevent erosion of improperly placed fill and possible sedimentation of creeks, prior to the issuance of a grading approval for the earthwork in the vicinity of Old San Jose Road the applicant shall provide information on the receiving site(s) for the exported fill material. The applicant shall either provide valid grading permits for each receiving site or demonstrate that the fill will be taken to the municipal landfill.
4. A vegetative buffer shall be planted between the building envelope on Parcel C and the adjacent parcel (APN 099-111-03) to the east. This vegetative buffer shall be located along the driveway access to Parcel A from the *oak* woodland to halfway through the building envelope.
5. Submit 3 copies of a plan review letter prepared and stamped by a licensed geologist.
6. Submit 3 copies of a plan review letter prepared and stamped by a licensed geotechnical engineer.
7. 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.

8. 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.
9. Any changes between the Parcel Map and the approved Tentative Map must be submitted for review and approval by the Planning Department.

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

- A. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- B. Meet all requirements of the Santa Cruz County Department of Public Works, Drainage section.
- C. All requirements of the Central Fire Protection District shall be met,
- D. Park dedication in-lieu fees shall be paid for **6** bedrooms in the two new dwelling units (**3** bedrooms per dwelling unit). These fees are currently **\$578** per bedroom, but are subject to change.
- E. Child Care Development fees shall be paid for **6** bedrooms in the two new dwelling units (**3** bedrooms per dwelling unit). These fees are currently \$109 per bedroom, but are subject to change.
- F. Geotechnical Hazards: In order to ensure that potential geotechnical hazards are minimized, prior to recording the Parcel Map the project geotechnical engineer shall review and approve the location of the driveway to the building site on Parcel C.

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

- A. The following improvements on APNs 099-081-07 & 12 and the transferred area are authorized by this permit (Building Permits may be required for these improvements, in addition to this development approval):
 1. An entry gate not to exceed **8** feet in height

2. Perimeter fencing not to exceed 6 feet in height.
 - B. 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.
 - C. 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.
 - D. No land clearing, grading or excavating shall take place between October 15 and April 15, unless otherwise approved under separate permit.
 - E. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
 - F. 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.
 - G. Construction of improvements shall comply with the requirements of the geologic report. The geologist shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geologic report.
 - H. 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.
 - I. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on a new parcel.
- VI. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code,

the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.

- VII. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. 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.

VIII. Mitigation Monitoring Program

The mitigation measures listed under this heading have been incorporated in the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As

required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for the above mitigation is hereby adopted as a condition of approval for this project. This program is specifically described following each mitigation measure listed below. The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program, may result in permit revocation pursuant to section 18.10.462 of the Santa Cruz County Code.

A. Mitigation Measure: Erosion Control (Condition III.E.3.c)

Monitoring Program: In order to prevent erosion of improperly placed fill and possible sedimentation of creeks, prior to the issuance of a grading approval for the earthwork in the vicinity of Old San Jose Road:

1. The applicant shall provide information on the receiving site(s) for the exported fill material. The applicant shall either provide valid grading permits for each receiving site or demonstrate that the fill will be taken to the municipal landfill.

B. Mitigation Measure: Riparian Resources (Condition III.D.4 & III.E.3.b)

Monitoring Program: In order to minimize impacts to the riparian corridor and for the project to comply with the Riparian Corridor and Wetland Protection Ordinance and the Santa Cruz County General Plan, prior to hearing the Tentative Map shall be revised as follows:

1. Access to the building envelope on Parcel C shall be from the south/southwest. The revised access shall intersect the existing driveway in the vicinity of stations 3 + 50 to 5 + 50. The proposed twenty-foot right of way that would have provided access from the existing driveway in the vicinity of station 8 + 00 shall be deleted.

C. Mitigation Measure: Geotechnical Hazards (Conditions IV.F)

Monitoring Program: In order to ensure that potential geotechnical hazards are minimized, prior to recording the Parcel Map:

1. The project geotechnical engineer shall review and approve the location of the driveway to the building site on Parcel C.

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

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

cc: County Surveyor

Approval Date: _____

Effective Date: _____

Expiration Date: _____

_____ Cathy Graves Principal Planner	_____ Randall Adams Project Planner
--	---

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



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

Application Number: 04-0232

Stephen Graves & Associates, for Stone Ranch LLC

Proposal to divide a 24.69 acre parcel into three parcels. Requires a Minor Land Division, an Agricultural Buffer Setback Reduction from 200 feet to approximately 66 to the building envelope for habitable structures on Parcel C, a Lot Line Adjustment to transfer approximately .14 acres from APN 099-111-06 to APNs 099-081-07 & 12 (which will be combined into one parcel with the transferred area), a Residential Development Permit for the creation of a less than 40 foot wide right of way to serve the existing residence on the proposed Parcel A and for a fence in excess of 3 feet in height, a Geologic Report Review, and a Soils Report Review. The property is located on the east side of Soquel-San Jose Road about 650 feet south of Hoover Road in the Summit planning area (5378 Soquel-San Jose Rd, Soquel, California).

APN: 099-081-07 & 12, 099-111-01 & -06.

Randall Adams, Staff Planner

Zone District: Special Use

ACTION: Negative Declaration with Mitigations

REVIEW PERIOD ENDS: December 13, 2005

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

Findings:

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

Required Mitigation Measures or Conditions:

None
XX Are Attached

Review Period Ends December 13, 2005

Date Approved By Environmental Coordinator December 22, 2005

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

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

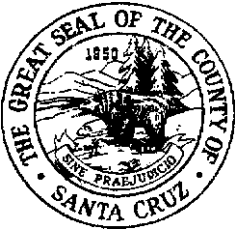
NOTICE OF DETERMINATION

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: _____



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

Application Number: 04-0232

Stephen Graves & Associates, for Stone Ranch LLC

Proposal to divide a 24.69 acre parcel into three parcels. Requires a Minor Land Division, an Agricultural Buffer Setback Reduction from 200 feet to approximately 66 to the building envelope for habitable structures on Parcel C, a Lot Line Adjustment to transfer approximately .14 acres from APN 099-111-06 to APNs 099-081-07 & 12 (which will be combined into one parcel with the transferred area), a Residential Development Permit for the creation of a less than 40 foot wide right of way to serve the existing residence on the proposed Parcel A and for a fence in excess of 3 feet in height, a Geologic Report Review, and a Soils Report Review. The property is located on the east side of Soquel San Jose Road about 650 feet south of Hoover Road in the Summit planning area (5378 Soquel San Jose Rd, Soquel, California).

APN: 099-081-07 & -12, 099-111-01 & -06.

Randall Adams, Staff Planner

Zone District: Special Use

ACTION: Negative Declaration with Mitigations

REVIEW PERIOD ENDS: December 13, 2005

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

Findings:

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

Required Mitigation Measures or Conditions:

XX None
XX Are Attached

Review Period Ends December 13, 2005

Date Approved By Environmental Coordinator December 22, 2005

for: Pam Levine
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: 04-0232

Stephen Graves & Associates, for Slone Ranch LLC

Proposal to divide a 24.69 acre parcel into three parcels. Requires a Minor Land Division, an Agricultural Buffer Setback Reduction from 200 feet to approximately 66 to the building envelope for habitable structures on Parcel C, a Lot Line Adjustment to transfer approximately .14 acres from APN 099-111-06 to APNs 099-081-07 & 12 (which will be combined into one parcel with the transferred area), a Residential Development Permit for the creation of a less than 40 foot wide right of way to serve the existing residence on the proposed Parcel A and for a fence in excess of 3 feet in height, a Geologic Report Review, and a Soils Report Review. The property is located on the east side of Soquel-San Jose Road about 650 feet south of Hoover Road in the Summit planning area (5378 Soquel-San Jose Rd, Soquel, California).

APN: 099-081-07 & -12, 099-111-01 & -06.

Randall Adams, Staff Planner

Zone District: Special Use

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.

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

Date: 12/27/05

NAME: Graves for Slone Ranch LLC
APPLICATION: 04-0232
A.P.N: 099-081-07, 099-111-01 and 06

NEGATIVE DECLARATION MITIGATIONS

Revised 12-23

1. In order to prevent erosion of improperly placed till and possible sedimentation of creeks, prior to the issuance of a grading approval for the earthwork in the vicinity of Old San Jose Road the applicant shall provide information on the receiving site(s) for the exported till material. The applicant shall either provide valid grading permits for each receiving site or demonstrate that the fill will be taken to the municipal landfill.
2. In order to prevent impacts to the riparian corridor and to prevent conflict with the Riparian Protection Ordinance, County Code Chapter 16.30, ~~and to preserve the existing mature oak tree~~ prior to scheduling the public hearing the applicant shall revise the proposed map to indicate that access to the building envelope on Parcel C shall be from the south/southwest. The revised access shall intersect the existing driveway in the vicinity of stations 3 + 50 to 5 + 50. The proposed twenty-foot right of way that would have provided access from the existing driveway in the vicinity of station 8 + 00 shall be deleted.
3. In order to ensure that potential geotechnical hazards are minimized, prior to recording the map the project geotechnical engineer shall review and approve the location of the driveway to the building site on Parcel C.



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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TOM BURNS, PLANNING DIRECTOR

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: Stephen Graves & Associates, for Slone Ranch LLC

APPLICATION NO.: 04-0232

APN: 099-081-07 & -12, 099-111-01 & -06.

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

- XX Negative Declaration
(Your project will not have a significant impact on the environment.)
- XX Mitigations will be attached to the Negative Declaration.
- _____ No mitigations will be attached.
- _____ Environmental Impact Report
(Your project may have a significant effect on the environment. An EIR must be prepared to address the potential impacts.)

As part of the environmental review process required **by** the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. Please contact Paia Levine, Environmental Coordinator at (831) 454-3178, if you wish to comment on the preliminary determination. Written comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: **December 13, 2005**

Randall Adams
Staff Planner

Phone: 454-3218

Date: November 16, 2005



Environmental Review Initial Study

Application Number: **04-0232**

Date: November 14, 2005
Staff Planner: Randall Adams

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Stephen Graves & Assoc. **APN:** 099-081-07 & 12, 099-111-01 & 06

OWNER: Slone Ranch LLC **SUPERVISORAL DISTRICT:** 1

LOCATION: Property is located on the east side of Soquel-San Jose Road about 650 feet south of Hoover Road in the Summit planning area. (5387 Soquel-San Jose Rd)

SUMMARY PROJECT DESCRIPTION:

Proposal to divide a 24.69 acre parcel into three parcels.

Requires a Minor Land Division, an Agricultural Buffer Setback Reduction from 200 feet to approximately 66 feet to the building envelope for habitable structures on Parcel C, a Lot Line Adjustment to transfer approximately .14 acres from APN 099-111-06 to APNs 099-081-07 & 12 (which will be combined into one parcel with the transferred area), a Residential Development Permit for the creation of a less than 40 foot wide right of way to serve the existing residence on the proposed Parcel A and for a fence in excess of 3 feet in height, a Geologic Report Review, and a Soils Report 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
X	Hydrology/Water Supply/Water Quality	Air Quality
	Biological Resources	Public Services & Utilities
X	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	

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

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	Other:
<input checked="" 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: 24.69 acres

Existing Land Use: Rural Residential

Vegetation: Oak woodland, grasses, willows

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

Nearby Watercourse: Soquel Creek

Distance To: Approximately 250 feet from parcel boundary

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: Not mapped

Liquefaction: Not mapped

Water Supply Watershed: Not mapped

Fault Zone: Not mapped

Groundwater Recharge: Not mapped

Scenic Corridor: Not mapped

Timber or Mineral: Not mapped

Historic: Not mapped

Agricultural Resource: On adjacent parcel

Archaeology: Mapped resource

Biologically Sensitive Habitat: Soquel Creek

Noise Constraint: Not mapped

Fire Hazard: Not mapped

Electric Power Lines: None

Floodplain: Not mapped

Solar Access: Adequate

Erosion: Not mapped

Solar Orientation: South and west

Landslide: Not mapped

Hazardous Materials: None

SERVICES

Fire Protection: Central Fire

Drainage District: None

School District: Mountain Elementary

Project Access: Soquel-San Jose Road

Santa Cruz High School

Sewage Disposal: Septic

Water Supply: Private well

PLANNING POLICIES

Zone District: Special Use

Special Designation: None

General Plan: Rural Residential &

Mountain Residential

Urban Services Line: Inside

X Outside

Coastal Zone: Inside

X Outside

PROJECT SETTING AND BACKGROUND:

The project site (comprised of two parcels separated by a tax code line) is approximately 24.69 acres in area and is located on the east side of Soquel-San Jose Road on a hillside above Soquel Creek. The subject property is mostly undeveloped with one residential home site on the eastern edge, accessed via a private driveway. The property is covered with dense stands of oak woodland with some patches of open grasses and some isolated areas of willows on the southern portion of the property. In addition to the land division, there is a Lot Line Adjustment proposed. The Lot Line Adjustment is related to the land division in that property will be transferred from the larger parcel which is being divided.

DETAILED PROJECT DESCRIPTION:

The proposed application involves two separate components. A Lot Line Adjustment with the adjacent residential property, and a Minor Land Division to divide the existing 24.69 acre parcel into three residential parcels. Parcel A contains the existing residence, and two new parcels (Parcels B & C) are proposed. The access for Parcel B is proposed *off* of a shared driveway with the adjacent residential property, and may be widened to a minimum of 18 feet in width. The access for Parcel C will be *off* a private roadway. The driveway is not shown on the current plans. A new driveway in this area would result in a culvert crossing of the existing drainage adjacent to the access road to Webb Ranch. Roadway improvements (in the form of minor widening) are proposed to the intersection of Soquel-San Jose Road and both the private roadway and the driveway to Parcel B. A total of approximately 350 cubic yards of grading (cut) are proposed for the installation of road improvements.

The location of the building envelope on Parcel C requires an Agricultural Buffer Setback Reduction to reduce the 200 foot minimum setback from adjacent agricultural property (Webb Ranch) to 66 feet. The proposal was heard by the Agricultural Policy Advisory Commission (Agricultural Policy Advisory Commission) on 8/18/05 and 9/16/05. The applicant redesigned the building envelope to only allow non-habitable structures in the 20 feet nearest to the agricultural land. APAC approved the reduced setback with the additional requirement that a vegetative barrier be maintained to assist in the protection of the agricultural resource.

III. ENVIRONMENTAL REVIEW CHECKLIST

A. Geology and Soils

Does the project have the potential to:

1. Expose people or structures to potential adverse effects, including the risk of material loss, injury, or death involving:

- A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or as identified by other substantial evidence?

X

- B. Seismic ground shaking?

X

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

X

- D. Landslides?

X

A geologic investigation for the project was prepared by UPP Geotechnology, Inc., dated **11/3/04** (Attachment 7), and a geotechnical investigation was prepared by Haro, Kasunich and Associates, dated **4/7/04** (Attachment 8). These reports have been reviewed and accepted by the Environmental Planning Section of the Planning Department (Attachment 6). The reports conclude that fault rupture will not be a potential threat to the proposed development, and that seismic shaking and other potential hazards can be managed by constructing with conventional spread footings or pier and grade beam foundation systems and by following the recommendations in the geologic and geotechnical reports 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 report cited above concluded that there is a potential risk from liquefaction in the meadow area on Parcel C. The building envelope on Parcel C has been located above the meadow. per the recommendations contained in the geotechnical report. to mitigate for this potential hazard. The plans for grading the driveway, which will cross the meadow area on Parcel C, shall be approved by the geotechnical engineer prior to map recordation.

3. Develop land with a slope exceeding 30%?

X

There are slopes that exceed 30% on the property. However, no improvements are proposed on slopes in excess of 30%.

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 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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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support such a system. Two potential sites have been proposed and Preliminary Lot Inspection have been completed.

7. Result in coastal cliff erosion? X

B. Hvdrologv, 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 new development will rely on a private well for water supply. The 1972 rural residential matrix maps indicate that groundwater supply is adequate in this area. The project is not located in a mapped groundwater recharge area.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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5. Degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion).

X

Runoff from this project may contain small amounts of chemicals and other household 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. Department of Public Works Drainage Section staff has reviewed and approved the proposed drainage plan. Soquel Creek is located across Soquel San Jose Road and is approximately 250 feet from the proposed development.

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 H-1 above.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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10. Otherwise substantially degrade water supply or quality?

X

C. Biological Resources

Does the project have the potential to:

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

According to the California Natural Diversity Data Base (CNDDB), maintained by the California Department of Fish and Game, there are no known special status plant or animal species in the site vicinity, and there were no special status species observed in the project area.

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

X

Construction of improvements to access Parcel C from the driveway which serves Parcel A would adversely impact the riparian area adjacent to the existing driveway. The construction of a new driveway **and/or** widening the road in this area would require the placement of fill and other improvements within the riparian corridor and/or the riparian buffer. A Riparian Exception would be required for these improvements and the findings for a Riparian Exception can not be made in that an alternate access exists through the meadow area below the building envelope.

It is recommended that the driveway be relocated to the meadow area below the riparian corridor and above the willow trees on the project site (between roadway stations 3+50 and 5+50).

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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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 |
| <hr/> | | |
| 5. | Make a significant contribution to the reduction of the number of species of plants or animals? | X |
| <hr/> | | |
| 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 |
| <hr/> | | |

The project will not conflict with any local policies or ordinances if no Riparian Exception is requested for the access to Parcel **C**. As discussed in response C-2, an alternate access to Parcel C is recommended to avoid impacts to the riparian corridor which would conflict with County Code.

- | | | |
|-------|--|---|
| 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 |
| <hr/> | | |

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 |
| <hr/> | | |

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No impact	Not Applicable
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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 adjacent to commercial agricultural land (Webb Ranch). The proposed building envelope for Parcel C is located within 200 feet of the commercial agriculture zoned parcel. This proposal was reviewed by the Agricultural Policy Advisory Commission and was determined to not be detrimental to agricultural operations on the adjacent parcel, with the inclusion of a vegetative buffer on Parcel C and through restricting the eastern 20 feet of the building envelope to non-habitable structures only (Attachment 10). The applicant has accepted the requirements imposed by the Agricultural Policy Advisory Commission.

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

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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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 is composed of rural residential development on wooded hillsides. The proposed project is designed and landscaped so as to fit into this setting and the building envelopes have been sited to avoid the existing woodland areas.

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.

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

X

F. Cultural Resources

Does the project have the potential to:

1. Cause an adverse change in the significance of a historical resource as defined in CEQA Guidelines 15064.5?

X

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

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 9/23/04 (Attachment 9), there is no evidence of pre-historic cultural resources. However, pursuant to Section 16.40.040 of the Santa Cruz County Code, if

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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archeological resources are uncovered during construction, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

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

X

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

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

X

G. Hazards and Hazardous Materials

Does the project have the potential to:

1. Create a significant hazard to the public or the environment as a result of the routine transport, storage, use, or disposal of hazardous materials, not including gasoline or other motor fuels?

X

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 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 |

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)?

The project will create an incremental increase in traffic on nearby roads and intersections of **2** peak hour trips per day. However, given the small number of new 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.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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2. Cause an 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. The sight distance study prepared by Higgins Associates, dated 10/22/04 (Attachment 13) indicates that vehicular sight distance can be adequately improved with widening of the existing access road entrance at the intersection with Soquel-San Jose Road.

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

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

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.

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

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.

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:

1. Result in the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in

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

order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

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

While the project represents an incremental contribution to the need for services, the increase will be minimal. Moreover, the project meets all of the standards and requirements identified by the local fire agency, 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? | <u>X</u> |
|---|----------|

Department of Public Works Drainage staff have reviewed the drainage information and have determined that downstream storm facilities are adequate to handle the increase in drainage associated with the project (Attachment 14).

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

3. Result in the need for construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

X

The project will rely on an individual well for water supply. Public water delivery facilities will not have to be expanded.

The project will be served by an on-site sewage disposal system, which will be adequate to accommodate the relatively light demands of the project.

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

X

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

X

The local fire agency 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 requirements of the Riparian Corridor Protection Ordinance, Chapter 16.30, and the requirements of the Sensitive Habitat Protection Ordinance, Chapter 16.32, which require certain findings to allow disturbance in the riparian area and buffer and which require disturbance to be set back from sensitive habitat as much as possible, cannot be met if the upper road is widened and the driveway to Parcel C constructed in the location currently shown. See response C-2. In addition, the Rural Residential Matrix score may not allow two new parcels to be created. In order to increase the matrix score, the applicant may widen the access to Parcel B to 18 feet in width and access Parcel C from below the proposed building envelope on a new driveway. If the upper driveway is widened to 18 feet in width, it will increase the impacts to the riparian corridor and conflict with policies protective of the environment. It is recommended that the driveway be relocated as discussed in response C-2.

Additionally, the road right of way to access Parcel C from above is proposed be only 20 feet in width. The minimum width for newly proposed rights of way is 40 feet. This road right of way may be required to be widened, decreasing the size of the building envelope on Parcel C, or the applicant may access Parcel C from below the proposed building envelope.

Although the project is not subject to the Design Review ordinance or the Significant Trees ordinance, the mature oak tree at the proposed entrance to Parcel C may be impacted by proposed road widening. The applicant could access Parcel C from below the proposed building envelope, which would not require widening of the upper road and which would avoid possible impacts to this tree.

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 if the project is revised to indicate that

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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Parcel C is accessed from below (see responses C-2 and L-1 above. If the upper portion of the road is widened and the driveway constructed at the location above the proposed building site, then a riparian exception would be required to allow disturbance within the riparian area and/or the buffer. The findings to approve an exception cannot be made in this case, as there is a feasible alternate access that would not require an exception to County regulation.

3. Physically divide an established community? _____ X

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

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

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

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

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

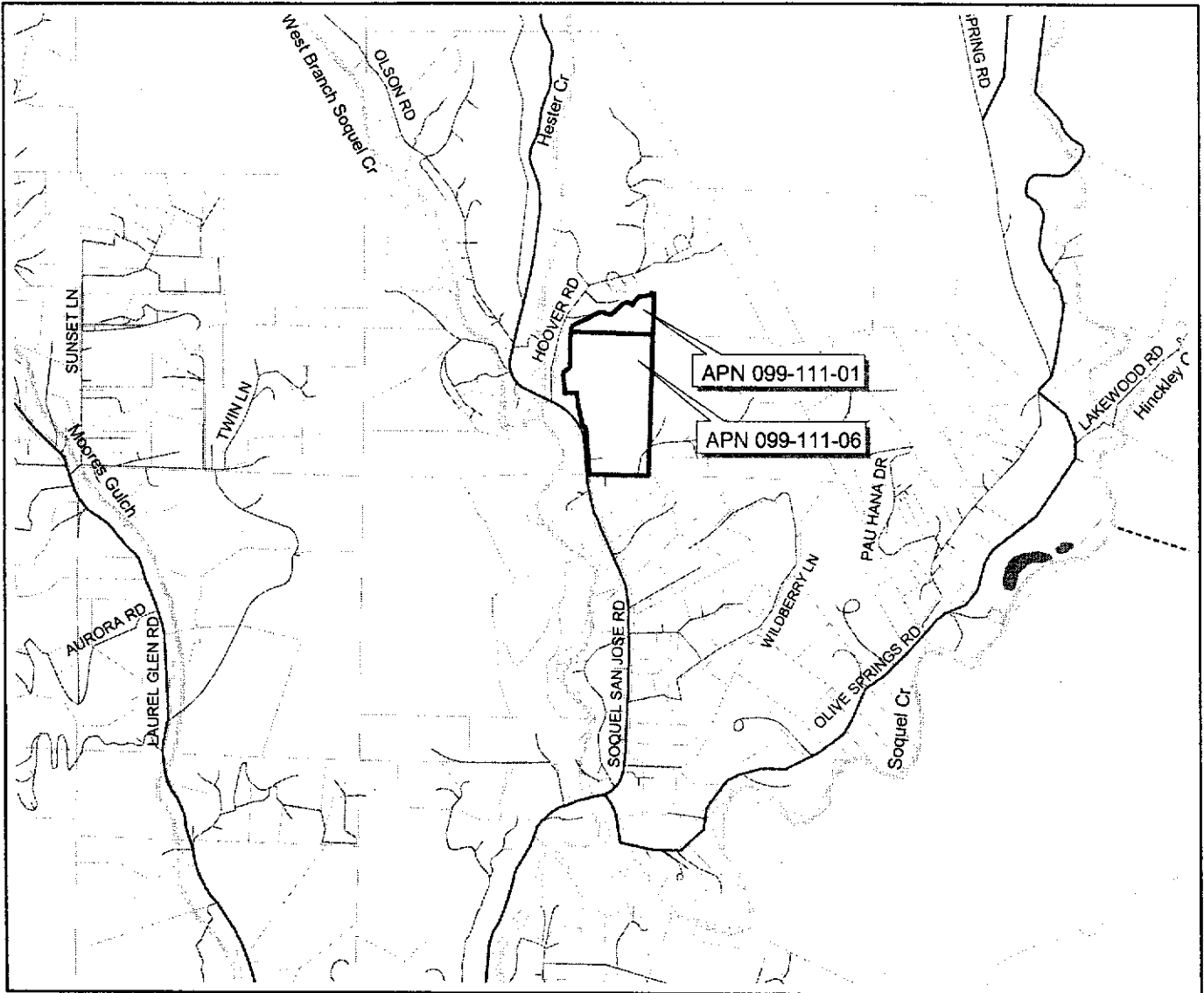
TECHNICAL REVIEW CHECKLIST

	<u>REQUIRED</u>	<u>COMPLETED*</u>	<u>N/A</u>
Agricultural Policy Advisory Commission (APAC) Review	_____	XXX	_____
Archaeological Review	_____	XXX	_____
Biotic Report/Assessment	_____		_____
Geologic Hazards Assessment (GHA)	_____		_____
Geologic Report	_____	XXX	_____
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 Mid Coast Engineers, dated 4/26/05, revised 9/7/05.
6. Geologic & Geotechnical Review Letter, prepared by Joe Hanna, County geologist, dated 6/2/05
7. Geologic Investigation (Report Summary, Conclusions, Recommendations, Map & Cross Sections) prepared by UPP Geotechnology, Inc., dated 11/3/04.
8. Geotechnical Investigation (Conclusions and Recommendations) prepared by Haro, Kasunich and Associates, dated 4/7/04.
9. Archeological Reconnaissance Survey Letter prepared by Elizabeth Hayward, dated 6/23/04.
10. Agricultural Policy Advisory Commission, minutes of 9/15/05 meeting (portion).
11. Septic Lot Check prepared by Environmental Health Services, dated 8/25/04.
12. Arborist's Report prepared by Maureen Hamb, dated 4/28/05.
13. Vehicular Sight Distance Study prepared by Higgins Associates, dated 10/22/04.
14. Discretionary Application Comments, dated 10/12/05.
15. Comments received during public review period.

Location Map



0.5 0 0.5 1 Miles

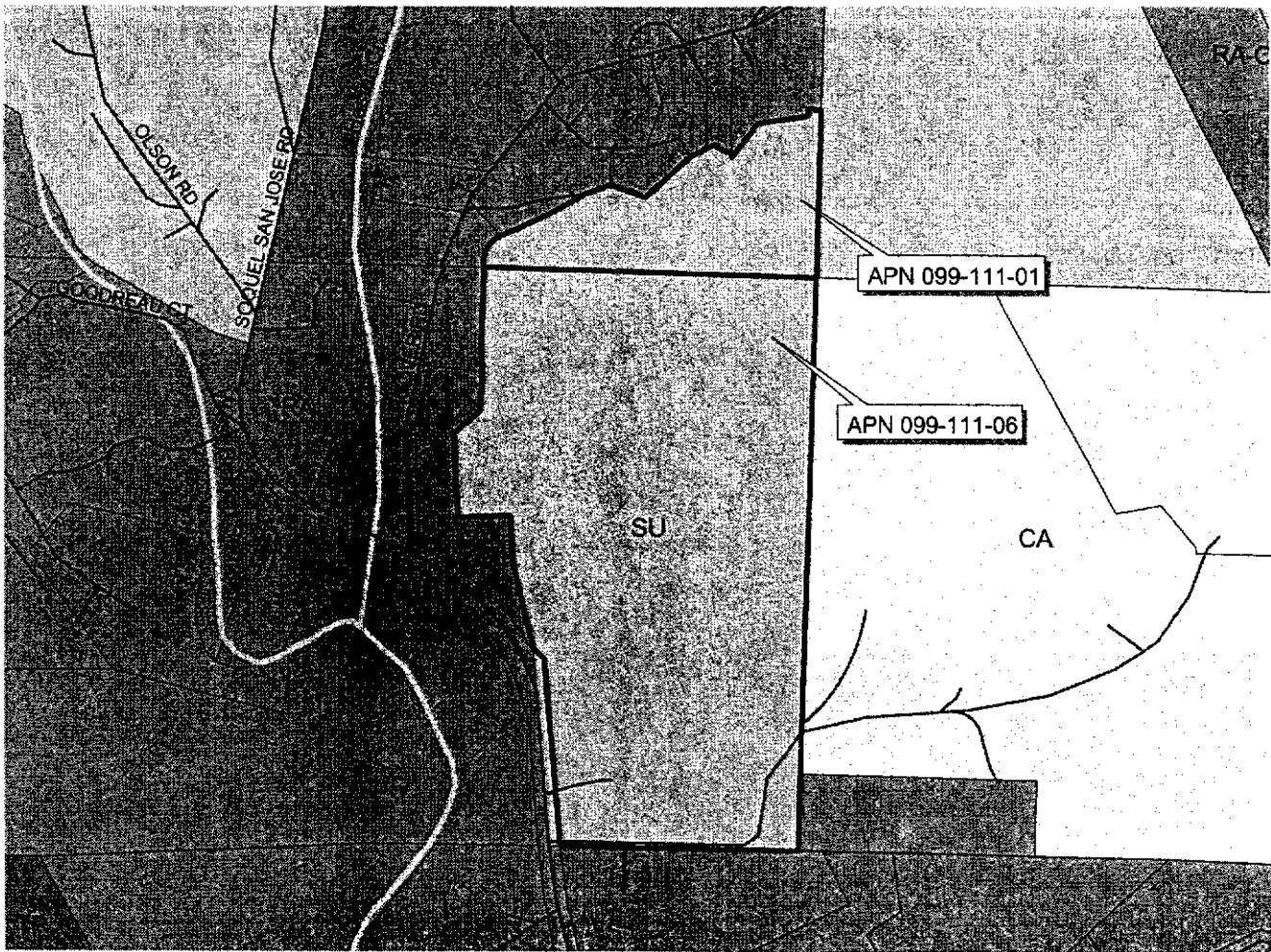
Map created by Santa Cruz County
Planning Department:



Environmental Review Initial Stamp

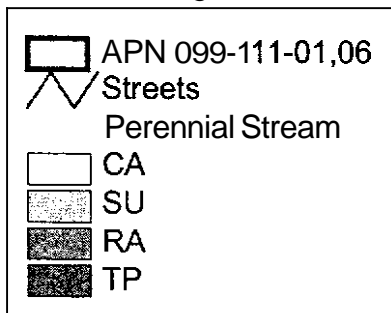
ATTACHMENT 1
APPLICATION 04-0232

Zoning Map



500 0 500 1000 1500 2000 Feet

Legend

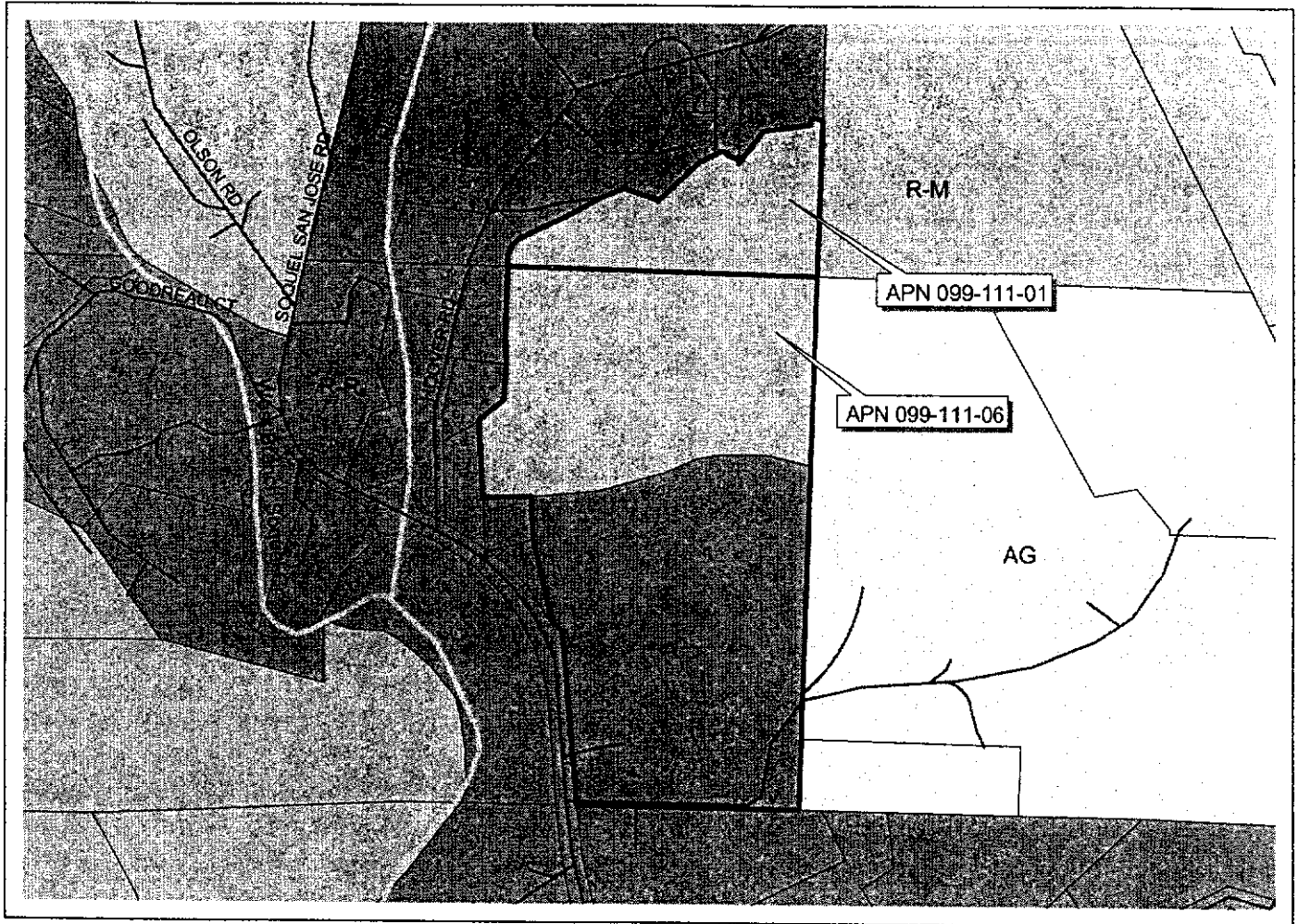


Environmental Review Initial Study
 ATTACHMENT 2
 APPLICATION 04-0332



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 May 2004

General Plan Map



500 0 500 1000 1500 2000 Feet

Environmental Review Initial Study

ATTACHMENT 3
APPLICATION 04-0232

Legend

	APN 099-111-01,06
	Streets
	Perennial Stream
	Agriculture
	Mountain Residential
	Rural Residential

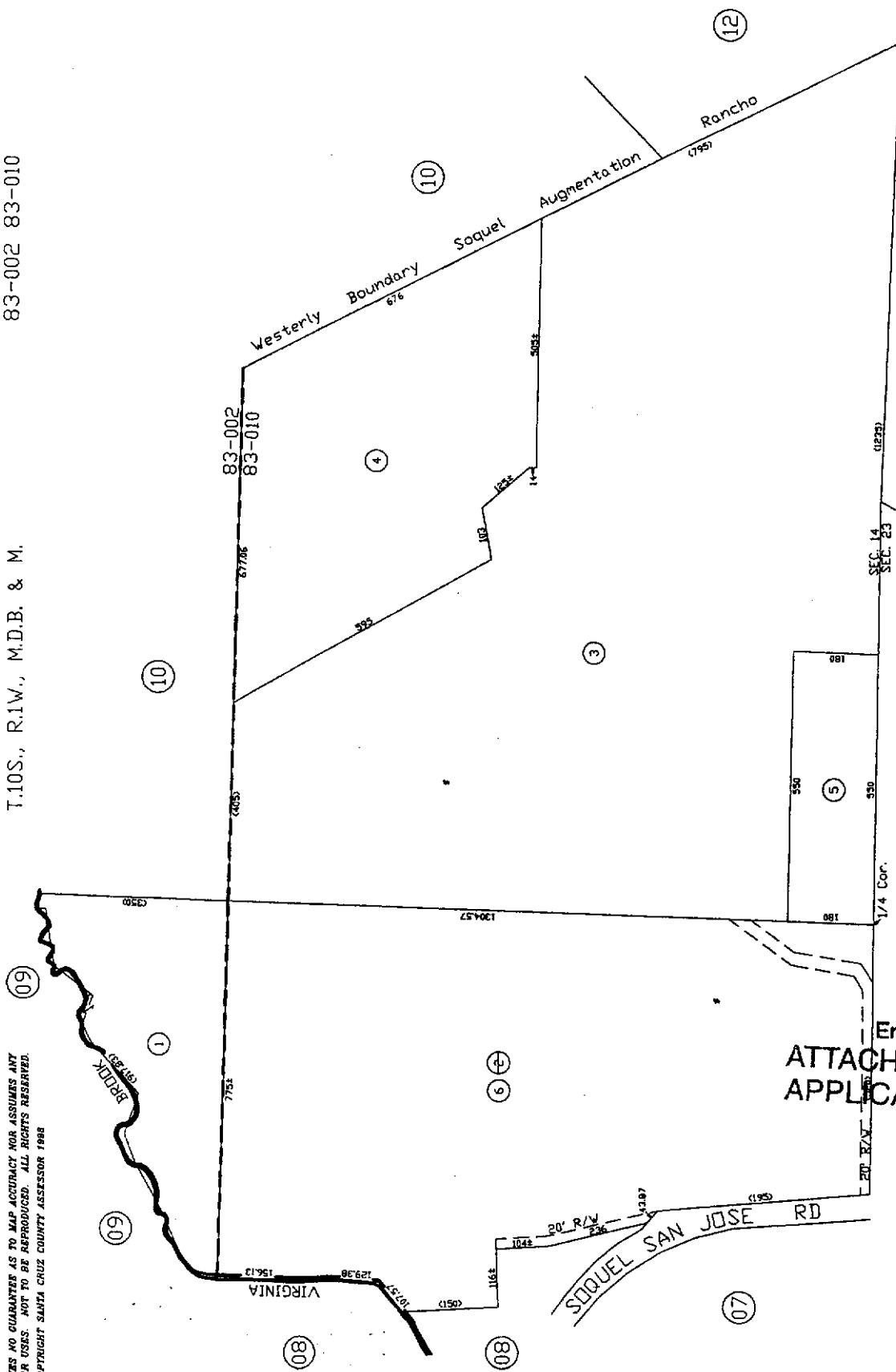
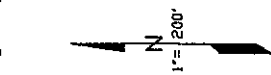


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Planning Department:
May 2004

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POR. S. 1/2 SEC. 14,
 T.10S., R.1W., M.D.B. & M.

Tax Area Code
 83-002 83-010 99-11

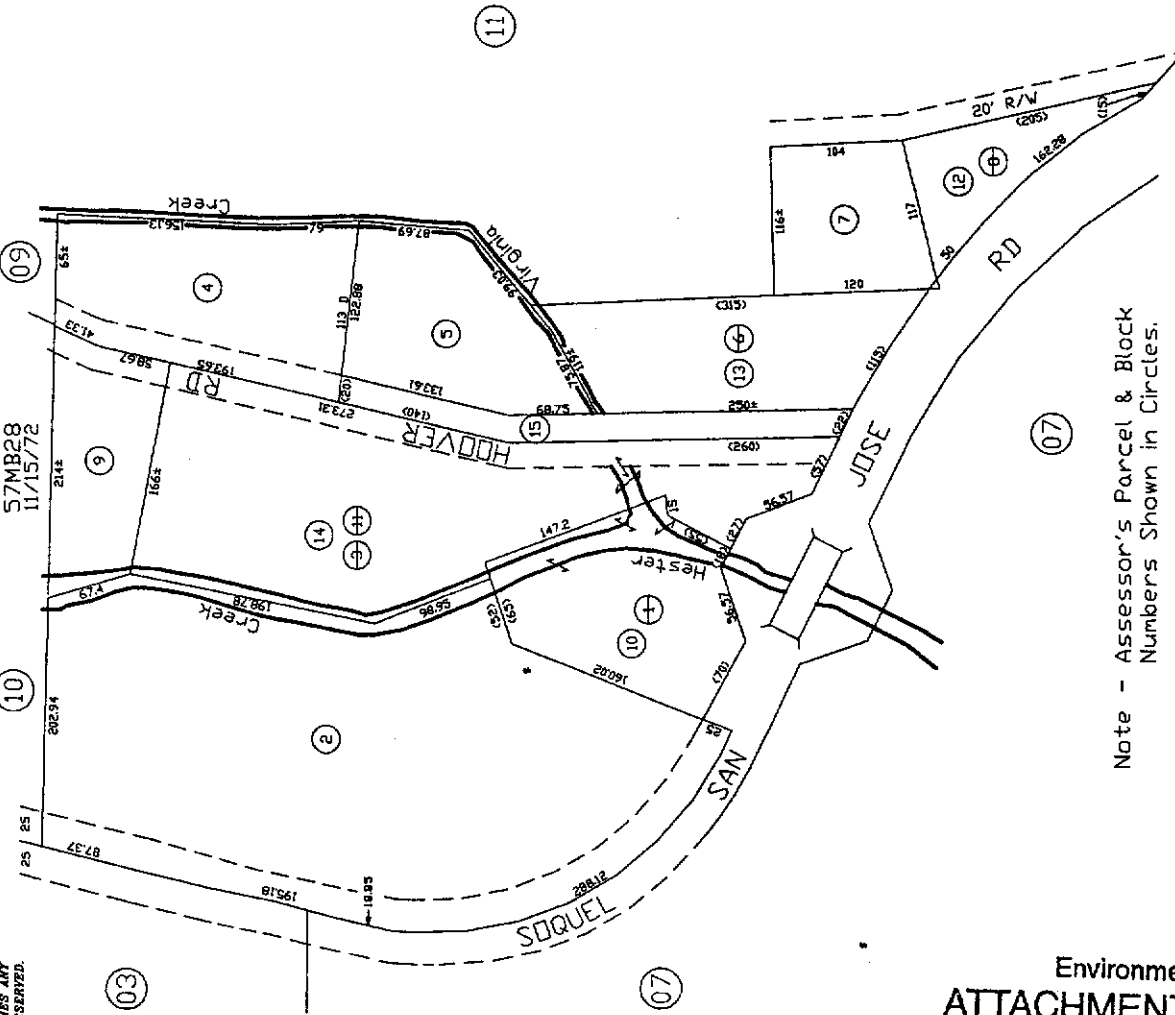


Note - Assessor's Parcel & Block
 Numbers Shown in Circles.

Assessor's Map No. 99-11
 County of Santa Cruz, Calif.
 Nov. 1998

Environmental Review Initial Study
 ATTACHMENT 1
 APPLICATION 1 of 2
 04-0232

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Assessor's Map No. 99-08
 County of Santa Cruz, Calif.
 Nov. 1998

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 ATTACHMENT
 APPLICATION

il Review Initial Study
 4, 2 of 2
 04-0232



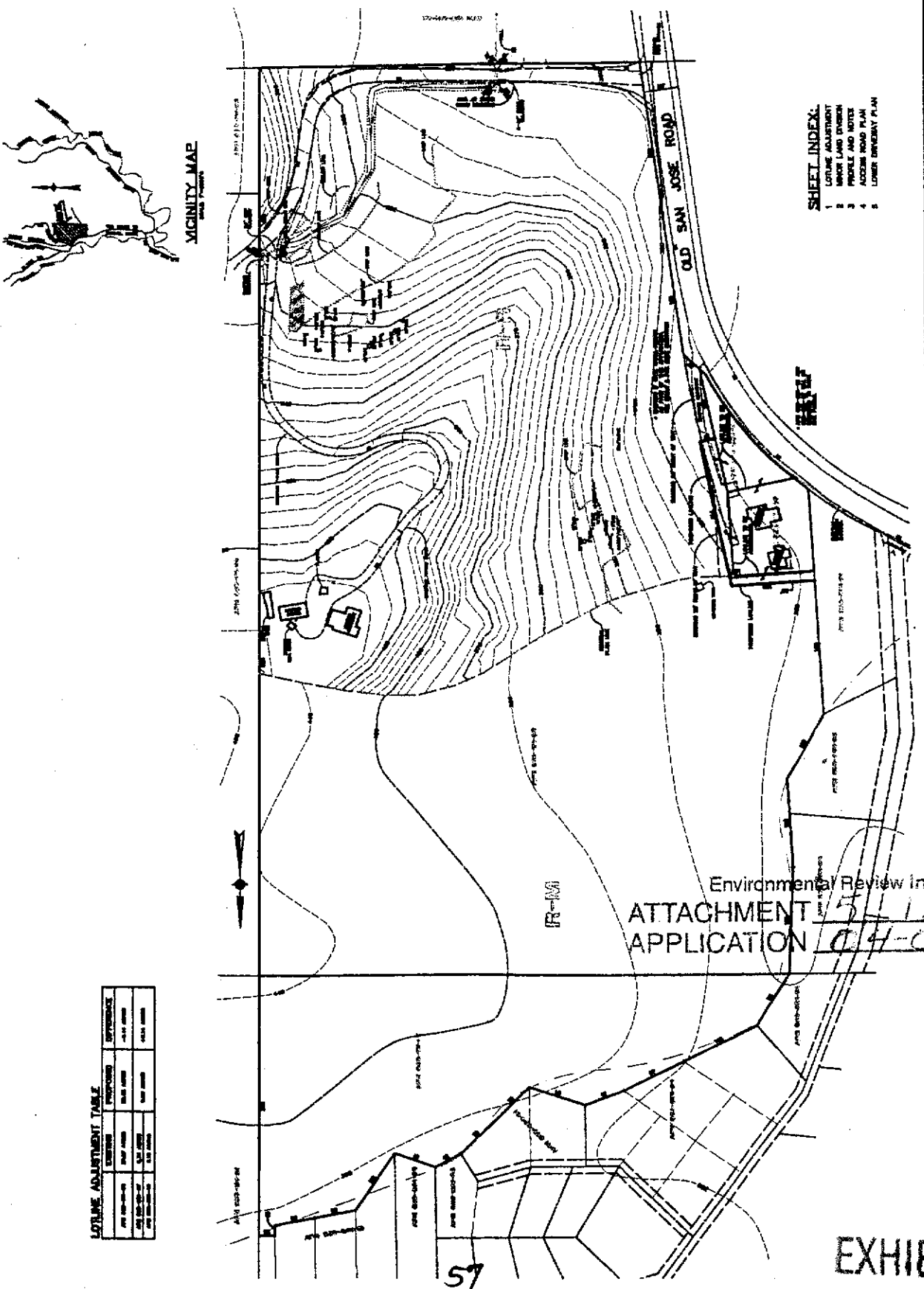
MID COAST ENGINEERS
CIVIL ENGINEERS AND LAND SURVEYORS
200 WEST LANE, SUITE A, WILMINGTON, DE 19801 - (302) 794-1000



TERMINAL MAP FOR
HENGCHOLD
APN 000-111-01, 00
LOTLINE ADJUSTMENT

DATE	BY	REVISION
11/11/00	W. J. JONES	1
11/11/00	W. J. JONES	2
11/11/00	W. J. JONES	3
11/11/00	W. J. JONES	4
11/11/00	W. J. JONES	5

1



SHEET INDEX:
1 LOTLINE ADJUSTMENT
2 MARK LAND DIVISION
3 PROFILE AND NOTES
4 ACCESS ROAD PLAN
5 LOWER DRIVEWAY PLAN

LOTLINE ADJUSTMENT TABLE

EXTENSION	PROPOSED	DIFFERENCE
APN 000-111-01	1.00 ACRES	+0.00 ACRES
APN 000-111-02	1.00 ACRES	+0.00 ACRES
APN 000-111-03	1.00 ACRES	+0.00 ACRES

Environmental Review Initial Study
ATTACHMENT 5-1-5
APPLICATION 04-0232

EXHIBIT D

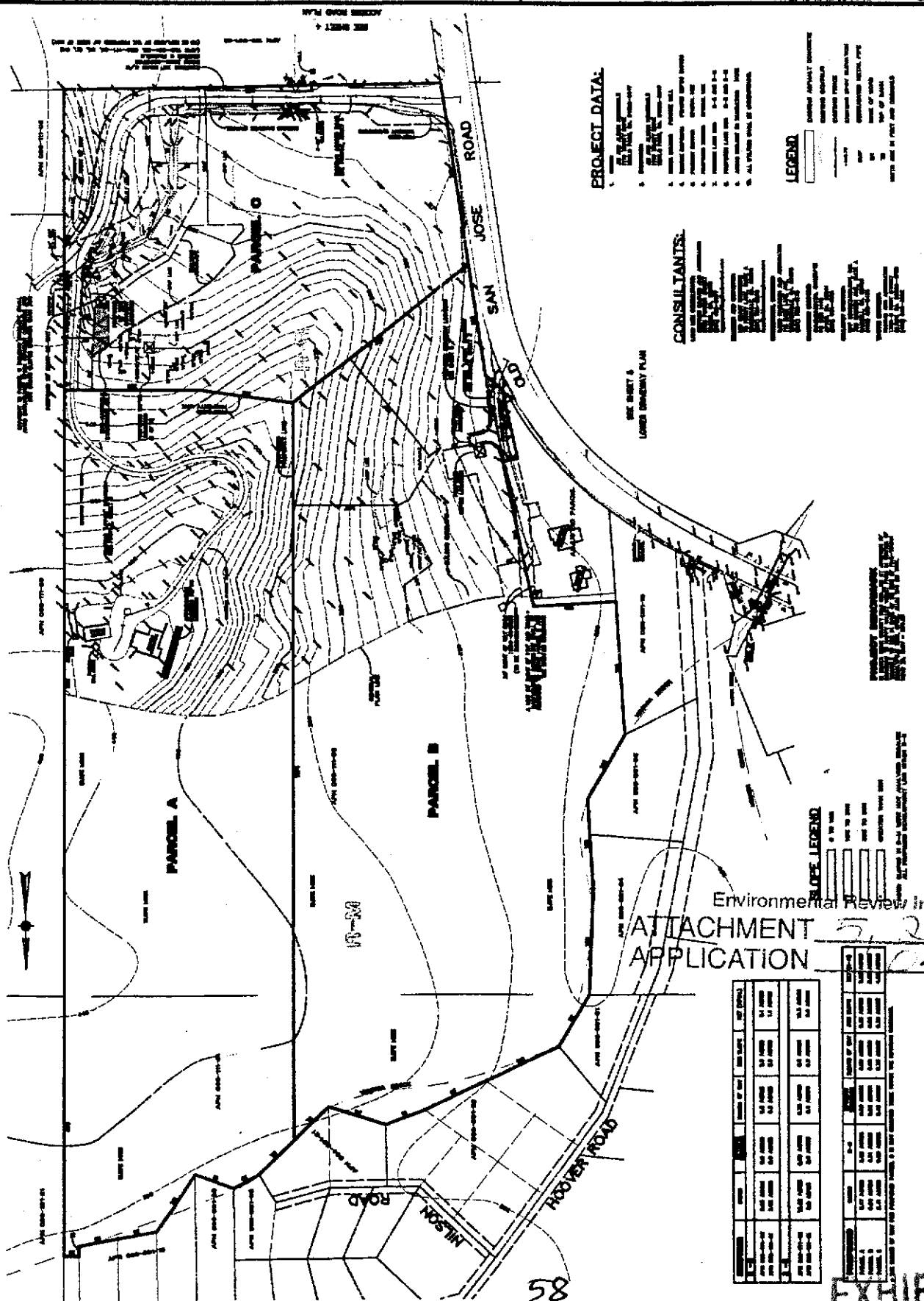


MID COAST ENGINEERS
CIVIL ENGINEERS AND LAND SURVEYORS
2000-1000 10th Street, Suite 100, San Francisco, CA 94103 - (415) 774-0000



INITIATIVE MAP FOR
HENGCHOLD
APN 000-111-01, 02
MIDCOAST LAND DIVISION

2





MID COAST ENGINEERS
CIVIL ENGINEERS AND LAND SURVEYORS
20 FIRST LANE, SUITE A, BIRMINGHAM, AL 35203 - (205) 261-0000



TERMINATIVE MAP FOR
HENGCHOLD
APN 000-111-01, 00
ROAD PROFILE AND NOTES

DATE	APR 10, 2008
BY	W. J. JONES
CHECKED BY	W. J. JONES
DATE	APR 10, 2008
BY	W. J. JONES
CHECKED BY	W. J. JONES

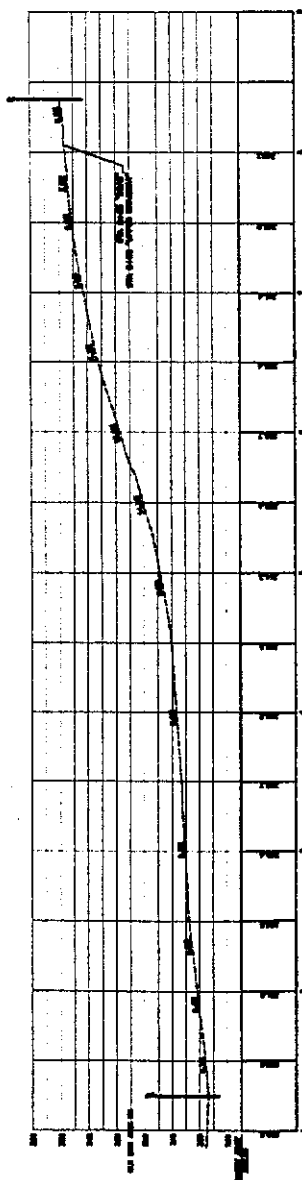
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NOTES

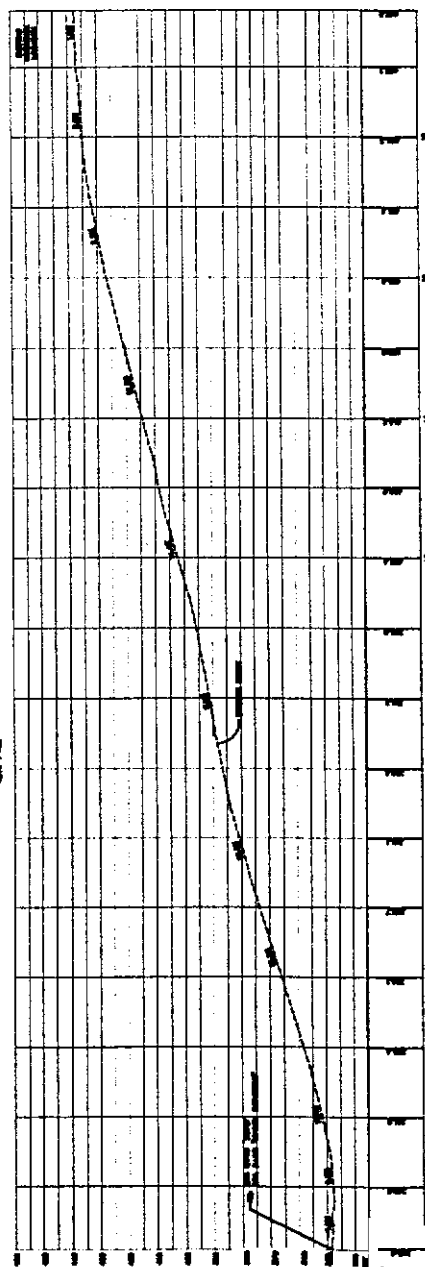
1. THE PROFILE SHOWN IS BASED ON THE DATA SUBMITTED BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL CHECK OF THE DATA AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE DATA OR THE PROFILE.

2. THE PROFILE IS SHOWN ON A GRID WITH A VERTICAL SCALE OF 1" = 10' AND A HORIZONTAL SCALE OF 1" = 100'. THE PROFILE IS SHOWN AS A DASHED LINE. THE EXISTING PROFILE IS SHOWN AS A SOLID LINE. THE PROPOSED PROFILE IS SHOWN AS A DASHED LINE WITH A THICKER DASH.

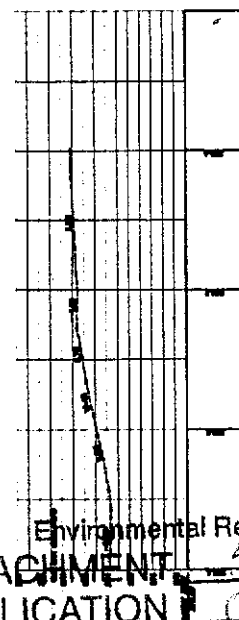
3. THE PROFILE IS SHOWN ON A GRID WITH A VERTICAL SCALE OF 1" = 10' AND A HORIZONTAL SCALE OF 1" = 100'. THE PROFILE IS SHOWN AS A DASHED LINE. THE EXISTING PROFILE IS SHOWN AS A SOLID LINE. THE PROPOSED PROFILE IS SHOWN AS A DASHED LINE WITH A THICKER DASH.



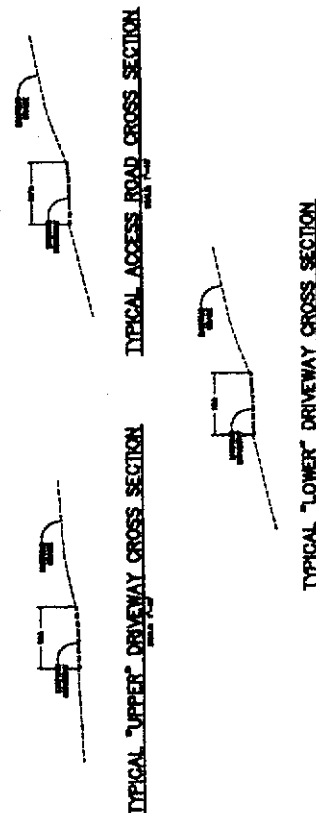
ACCESS ROAD PROFILE



UPPER DRIVEWAY PROFILE



LOWER DRIVEWAY PROFILE



Environmental Review in
ATTACHMENT 5
APPLICATION 04-C

Study
45
32

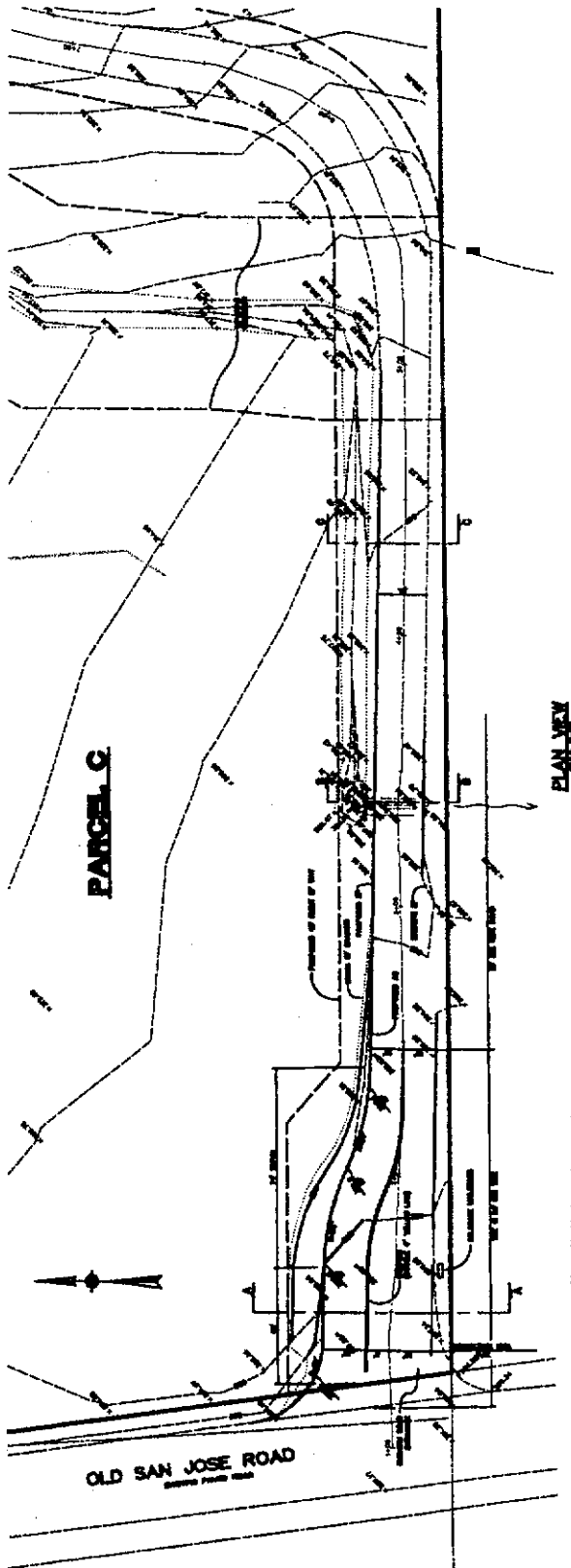


MID COAST ENGINEERS
CIVIL ENGINEERS AND LAND SURVEYORS
1000 LANE, SUITE A, BIRMINGHAM, AL 35202 - (205) 754-4400



PRELIMINARY IMPROVEMENT PLAN
HENGEHOLD
APR 08-11-01, 00
ACCESS ROAD PLAN

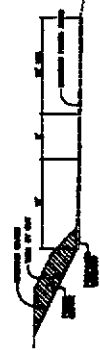
4



NOTES:

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL CORNERS ARE TO BE SET BY THE SURVEYOR.
3. ALL ELEVATIONS ARE TO BE SET BY THE SURVEYOR.
4. ALL DISTANCES ARE TO BE SET BY THE SURVEYOR.
5. ALL BEARINGS ARE TO BE SET BY THE SURVEYOR.
6. ALL CURVES ARE TO BE SET BY THE SURVEYOR.
7. ALL SLOPES ARE TO BE SET BY THE SURVEYOR.
8. ALL UTILITIES ARE TO BE SET BY THE SURVEYOR.
9. ALL FENCES ARE TO BE SET BY THE SURVEYOR.
10. ALL BOUNDARIES ARE TO BE SET BY THE SURVEYOR.
11. ALL ADJACENT PROPERTIES ARE TO BE SET BY THE SURVEYOR.
12. ALL EASEMENTS ARE TO BE SET BY THE SURVEYOR.
13. ALL RIGHTS-OF-WAY ARE TO BE SET BY THE SURVEYOR.
14. ALL ZONING REQUIREMENTS ARE TO BE SET BY THE SURVEYOR.
15. ALL ENVIRONMENTAL REQUIREMENTS ARE TO BE SET BY THE SURVEYOR.
16. ALL OTHER REQUIREMENTS ARE TO BE SET BY THE SURVEYOR.

SECTION A



SECTION B



SECTION C



LEGEND:

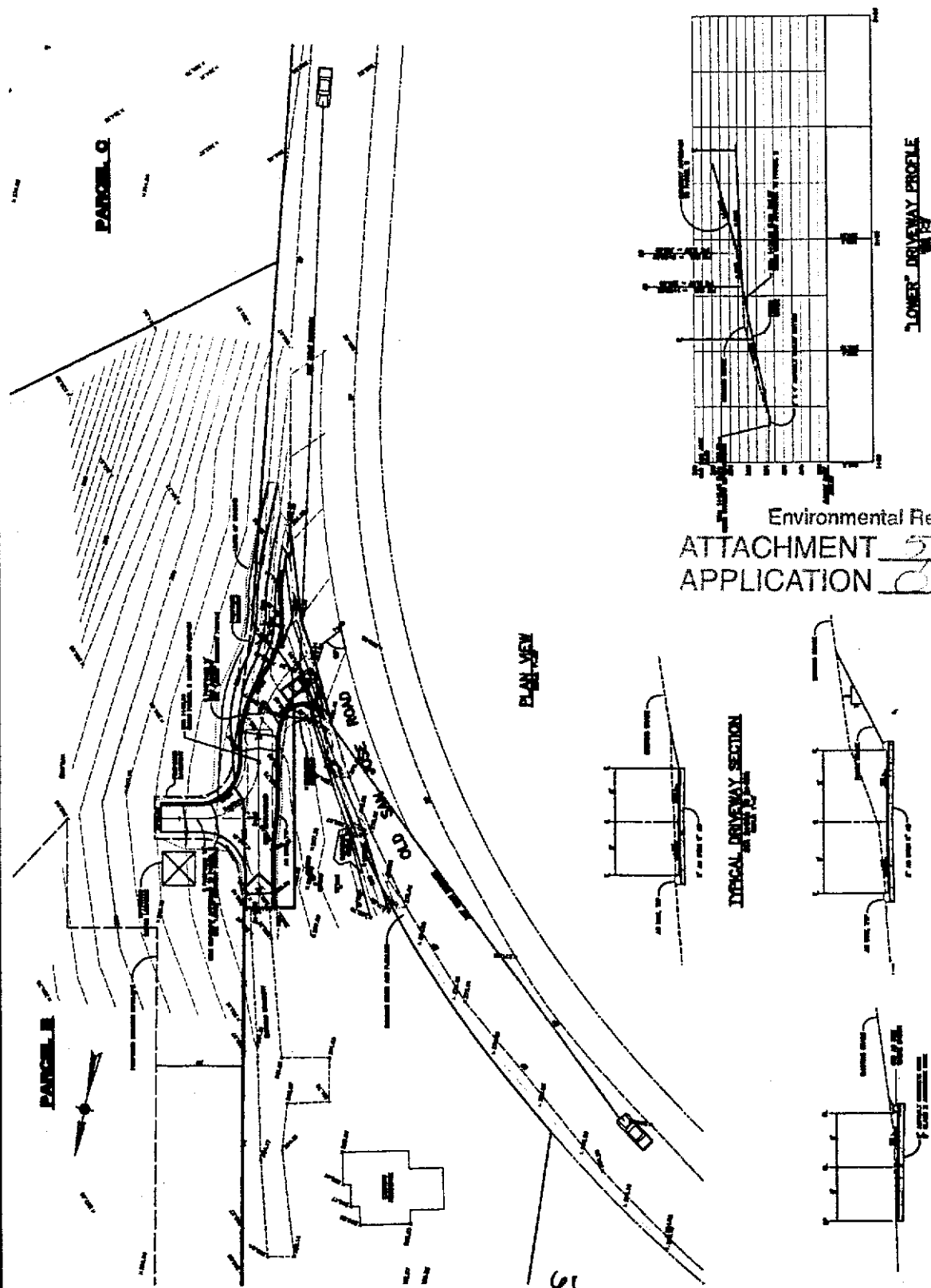
- 1. EXISTING ROAD
- 2. PROPOSED ROAD
- 3. EXISTING FENCE
- 4. PROPOSED FENCE
- 5. EXISTING UTILITY
- 6. PROPOSED UTILITY
- 7. EXISTING EASEMENT
- 8. PROPOSED EASEMENT
- 9. EXISTING RIGHT-OF-WAY
- 10. PROPOSED RIGHT-OF-WAY
- 11. EXISTING ZONING
- 12. PROPOSED ZONING
- 13. EXISTING ENVIRONMENTAL
- 14. PROPOSED ENVIRONMENTAL
- 15. EXISTING OTHER
- 16. PROPOSED OTHER

Environmental Review Initial Study
ATTACHMENT 5 7-2-5
APPLICATION 2232



100-111-000
 100-111-000
 100-111-000

NC



Environmental Review Initial Study
ATTACHMENT 5 of 5
APPLICATION 04-0232

EXHIBIT D



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

June 2, 2005

Stephen Graves and Associates
2735 Porter Street
Soquel, CA 95073

Attention: Zach Dahl

Subject: Review of Geotechnical Report by Haro, Kasunich, and Associates
Dated April 7, 2004; Project No. **SC8521**;
Review of Engineering Geology Report by Upp and Associates,
Dated November 3, 2004; Project No. **2871.1L1**
APN: 099-111-01 and 06 Application No: 04-0232

Dear Mr. Zach Dahl:

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

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. A site-specific geotechnical engineering report must be submitted with any grading or building permit application for the development of this parcel.
4. A grading plan prepared by a civil engineer is required for the development of each lot.
5. Before building permit issuance a plan review letter shall be submitted to Environmental Planning. The author of the report shall write the plan review letter. The letter shall state that the project plans conform to the report's recommendations.

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

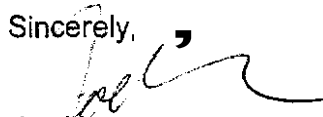
Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Environmental Review Initial Study
ATTACHMENT 60-1-4-3
APPLICATION 04-0232

Application 04-0232, Review of Geotechnical Report by Haro, Kasunich, and Associates
Dated April 7, 2004; Project No. SC8521; and Engineering Geology Report by Upp and
Associates, Dated November 3, 2004; Project No. 2871.1L1
APN: 099-111-01,06
Page 2 of 3

Please call the undersigned at 454-3175, or contact him by e-mail at pln829@co.santa-cruz.ca.us if we can be of any further assistance.

Sincerely,



Joe Hanna, CEG
County Geologist

Cc: Robin Bolster, Environmental Planning
Geraldine Edwards, 1110 Trinity Drive, Menlo Park, CA 94025

Environmental Review Initial Study
ATTACHMENT 6. 2 of 3
APPLICATION 04-0232

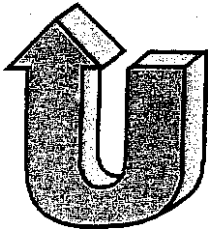
**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN
PREPARED. REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. When a project has engineered ~~fills~~ and / or grading, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted,
2. Prior ~~to~~ placing concrete for foundations, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. At the completion ~~of~~ construction, a final letter from your soils engineer is required to be submitted to Environmental Planning that summarizes the observations and the tests the soils engineer has made during construction. The final letter must also state the following: "Based upon our observations and tests, the project has been completed in conformance with our geotechnical recommendations."

If the final soils letter identifies any items of work remaining to be completed or that any portions of the project were not observed by the soils engineer, you will be required to complete the remaining items of work and may be required to perform destructive testing in order for your permit to obtain a final inspection.

Environmental Review Initial Study
ATTACHMENT 6, 3 & 3
APPLICATION 04-0232



UPP GEOTECHNOLOGY, INC.

Engineering Geology ■ Geotechnical Engineering

November 3, 2004
Project No. 2827.1L1
Serial No. 12967

Mr. and Mrs. Jim Hengehold
c/o Stephen Graves and Associates
2735 Porter Street
Soquel, CA 95073

SUBJECT RECONNAISSANCE GEOLOGIC INVESTIGATION
PROPOSED SWGLE-FAMILY RESIDENCES
HENGEHOLD PROPERTY
APNS 099-11-06 AND 099-11-01
SOQUEL-SAN JOSE ROAD
SANTA CRUZ COUNTY, CALIFORNIA

Dear Mr and Mrs Hengehold

INTRODUCTION

As you requested, we have performed a Reconnaissance Geologic Investigation of your property located on Soquel-San Jose Road in unincorporated Santa Cruz County, California. We understand that you are planning to subdivide the parcel into three residential properties and construct two new single-family residences on the new lots. A geotechnical feasibility study previously has been performed for the project by Haro, Kasunich and Associates; we have reviewed their Geotechnical Feasibility Study letter dated April 7, 2004.

The purpose of our investigation was to evaluate, at a reconnaissance level, the nature and extent of potential geologic hazards that could affect the development of the newly subdivided properties. Our investigation has been conducted in accordance with generally accepted engineering geology principles and practices; and in accordance with the scope and conditions presented in our Confirming Agreement dated October 15, 2004. No other warranty, either expressed or implied, is made.

It should be noted that our opinions are preliminary and are based upon our level of education in engineering geology and previous experience in California and the Santa Cruz Mountains. We believe that our findings are reasonable, based upon the limited information that could be collected within the scope of services provided. A more detailed study could result in substantial modifications of these preliminary conclusions. In addition, another consultant with a different background in training and experience could form different opinions about the site.

SCOPE OF SERVICES

As the basis for this investigation, we have reviewed geologic maps and aerial photographs of the site and vicinity, and have reviewed the Geotechnical Feasibility Study letter prepared for the project. On October 20, 2004, our senior engineering geologist conducted a reconnaissance of the site and vicinity and observed the surface conditions of the property. A more detailed geotechnical investigation that would normally include site mapping; subsurface exploration and testing; laboratory testing; and engineering analyses of the collected data was beyond the scope of this investigation.

GEOLOGY AND SEISMICITY

The subject property is located near the base of a west-facing spur ridge in the Central Santa Cruz Mountains (see Figure 1, Site Location Map). According to the Geologic Map of the Laurel 7½-Minute Quadrangle (Clark, Brabb, and McLaughlin, 1989), the majority of the site is underlain by Pliocene age (approximately 1.8 to 5.3 million year old) Purisima Formation bedrock. The Purisima Formation is described as a thickly-bedded to massive, weakly consolidated, bluish-gray, fine- to medium-grained sandstone and very thickly-bedded, yellowish-gray, tuffaceous and diatomaceous siltstone. The southernmost portion of the site is mapped as being underlain by Pleistocene age (approximately 11,000 year old to 1.8 million year old) older floodplain deposits. These deposits consist of unconsolidated fluvial gravels, sands, and silts that have been deposited on older floodplain surfaces (see Figure 2, Regional Geologic Map).

According to the Preliminary Map of Landslide Deposits in Santa Cruz County (Cooper-Clark and Associates, 1975), the site is not located within any mapped known or queried landslides (see Figure 3, Regional Landslide Map).

The greater San Francisco Bay Area is recognized by geologists and seismologists as one of the most active seismic regions in the United States. The four major faults that pass through the Bay Area in a northwest direction have produced approximately 12 earthquakes per century strong enough to cause structural damage. The faults causing such earthquakes are part of the San Andreas fault system, a major rift in the earth's crust that extends for at least 700 miles along the California Coast, which includes the San Andreas, Hayward, Calaveras, and San Gregorio fault zones.

The nearest trace of the active San Andreas fault lays approximately 4 miles northeast of the subject site. In addition, the property is located approximately 4,500 feet northeast of the potentially active Zayante fault. The Hayward and Calaveras faults lay approximately 20 and 22 miles northeast of the site, respectively. The San Gregorio fault lays approximately 15 miles southwest of the site. Based on the distance to nearby faults, the site is located outside of State and County Fault Hazard Zones.

Anticipated ground shaking intensities for the area are characterized as very strong and equal to a Modified Mercalli intensity of VII to VIII (Borcherdt, et. al., 1975). A Modified Mercalli intensity of W I generally causes considerable damage to ordinary well-built buildings and poorly designed or constructed structures experience partial collapse (Yanev, 1974). Ground shaking equal to a Modified Mercalli intensity of VIII was felt at the site because of the October 17, 1989 Loma Prieta Earthquake (Stover, et al., 1990).

SITE DESCRIPTION

The subject property is located on the east side of Soquel-San Jose Road as shown on Figure 1. The property is bounded to the southwest by Soquel-San Jose Road and on all other sides by developed and undeveloped private properties. A shared asphalt driveway extends east from Soquel-San Jose Road along the southern property boundary and meanders to an existing residence located in the eastern central portion of the property.

Building Site 1 is located just west of the shared driveway on the slopes above the meadow in the southeastern portion of the site. A minor fill slope that was constructed for the shared driveway is located on the east side of the building site. The fill slope has a gradient of approximately 1½:1 (horizontal to vertical) and is approximately 4 feet tall. The building site itself is very gentle to relatively flat, and is located just at the toe of this fill slope. A western-trending spur ridge is located north of the building site, with south-facing slopes above the building site having gradients between 2:1 and 3:1. Drainage on the site consists of unchannelized sheet flow to the south and west across the site to the meadow west of the site. Vegetation consists of mature oaks and other trees on the ridge slopes north of the site with low grasses in the building site and meadow.

Building Site 2 is located in the northwestern portion of the property, above Soquel San-Jose Road and other residences located on the adjacent parcels to the west. We anticipate that a new driveway will be constructed to access this site from a second shared private driveway that extends from Soquel San-Jose Road to the properties west of the site. This building site is dominated by west-facing slopes that are moderately steep in the western portion of the site to steep in the eastern portion where gradients exceed 1:1. The northern portion of the site consists of a western-trending spur ridge, with a corresponding western-trending swale located in the southern portion of the site. Drainage on the site is characterized as unchannelized sheet flow to the west down the native slopes and swale to the properties and shared driveway to the east. Vegetation has been cleared in the western portion of the site and on the slopes above the building site consists of oaks, pines, and other mature trees and associated underbrush.

DISCUSSION

Haro, Kasunich and Associates conducted a geotechnical feasibility study for the proposed subdivision, and presented the results of that investigation in a letter dated April 7, 2004. Their investigation included the excavation and logging of four test pits (two at each potential building site) ranging in depth from 12 to 14 feet; geotechnical engineering analyses; and the preparation of their letter. Their subsurface excavations in Building Site 1, located in the Southeastern portion of the property, revealed topsoil overlying silty clay loam (colluvium). In Pit 2, cemented sandstone bedrock was observed beneath the silty clay loam. Their observations in Building Site 2 identified topsoil overlying silty clay loam (colluvium) that persisted to the bottom of both pits at depths of 14 feet. Groundwater was not observed in any of the pits.

They concluded that the proposed subdivision was feasible from a geotechnical standpoint and that the design and construction of the two proposed residences should be based on a design level geotechnical investigation. In their opinion, the primary geotechnical concerns at the site include the loose soil and high groundwater in the meadow area southwest of Building Site 1 (which could be liquefied during an earthquake) strong seismic shaking, and the potential for shallow debris flows caused by uncontrolled runoff.

FINDINGS

Based upon the results of our reconnaissance investigation, it is our opinion that the proposed subdivided parcels are suitable for residential development. In our opinion, the primary constraints to development are the potential for strong to very strong seismic shaking from a large earthquake on at least one of the nearby faults, and the possibility of liquefaction in the meadow area of Building Site 1.

Our review showed no evidence of recent landsliding on the subject property. However, because of the moderate slopes and the layer of non-supportive colluvial soil that blankets the proposed building sites, the occurrence of a new shallow landslide within or adjacent to the subject property in the areas of the proposed residences cannot be excluded. A new shallow landslide in these areas could be triggered by excessive precipitation or strong ground shaking associated with an earthquake. In our opinion, landslides of this nature should not constitute an immediate threat to the integrity of the proposed residences and associated improvements, provided that they are designed and constructed in accordance with the recommendations provided in a design level geotechnical investigation report. In our opinion, the potential for deep-seated landsliding in the immediate vicinity of the two building envelopes is negligible.

The long-term stability of many hillside areas is difficult to predict. A hillside will remain stable only as long as the existing slope equilibrium is not disturbed by natural processes or by the acts of

Man. Landslides can be activated by a number of natural processes, such as the loss of support at the bottom of a slope by stream erosion or the reduction of soil strength by an increase in groundwater level from excessive precipitation. Artificial processes caused by Man may include improper grading activities; or the introduction of excess water through excessive irrigation, improperly designed or constructed leachfields, or poorly controlled surface runoff.

It should be noted that although our knowledge of the causes and mechanisms of landslides has greatly increased in recent years, it is not yet possible to predict with certainty exactly when and where all landslides will occur. At some time over the span of thousands of years, most hillsides will experience landslide movement as mountains are reduced to plains. Therefore, a small, but unknown, level of risk is always present to structures located in hilly terrain. Owners of property located in these areas must be aware of, and willing to accept, this unknown level of risk.

Slopes on Building Site 1 are relatively flat to gently sloping. Uphill of the site to the east is the shared private driveway with gentle slopes uphill of the driveway; uphill of the site to the north is a gentle slope with gradients of less than 15%. Based on our observations of this site, it is our opinion that the potential for debris flows that could impact a future house at this site is negligible.

The slopes on Building Site 2 are gentle to moderate immediately above the building site, then steeper further upslope. These slopes form a broad swale trending west in the southern portion of this Building Site. Based on our observations of the slope gradients and surface and subsurface materials encountered at the site during the Haro-Kasunich and Associates study, it is our opinion that there is a low to moderate risk of minor debris flows on this site. In our opinion the risk of debris flows is low to negligible if the proposed residence is located in the northwestern portion of the site on the ridge, and moderate if located in the southwestern portion of the site at the mouth of the swale. Should any structures be located in this southwestern portion of the site, we recommend that the design level geotechnical investigation for the development include an analysis and recommendations for mitigation (if necessary) of this debris flow hazard.

Liquefaction is a process where saturated unconsolidated materials (sand, gravel, and some silt) lose their strength and behave as a fluid. When this occurs, it may lead to loss of bearing strength of the soil, which may in turn result in foundation failure for any structure supported on these materials. Liquefaction most commonly occurs as a result of intense shaking of the saturated materials during an earthquake. Based on data provided from the Haro, Kasunich and Associates study that the proposed building sites are underlain by silty clay materials and well cemented sandstone, and that no shallow groundwater was observed in these areas of the site, it is our opinion that the potential for liquefaction in the proposed building sites during a strong earthquake is low. It should be noted that high groundwater has been observed in the meadow area southwest of Building Site 1. We do not anticipate that any structures will be located in this area at this time; however, if structures are planned for this area, we recommend that additional subsurface exploration be done in this area to determine if the underlying soils in the meadow are subject to liquefaction.

Based on our review of geologic maps and aerial photographs, it is our opinion that the potential for fault rupture through the site is negligible. However, because of the close proximity to the Zayante fault, San Andreas fault, and other active faults, it should be anticipated that the proposed residences will be subjected to very strong ground shaking at some time during their design life.

It has been our pleasure to provide this reconnaissance investigation for you.

Yours very truly,

UPP GEOTECHNOLOGY, INC.



Christopher R. Hundemer
Senior Engineering Geologist
Certified Engineering Geologist 23 14

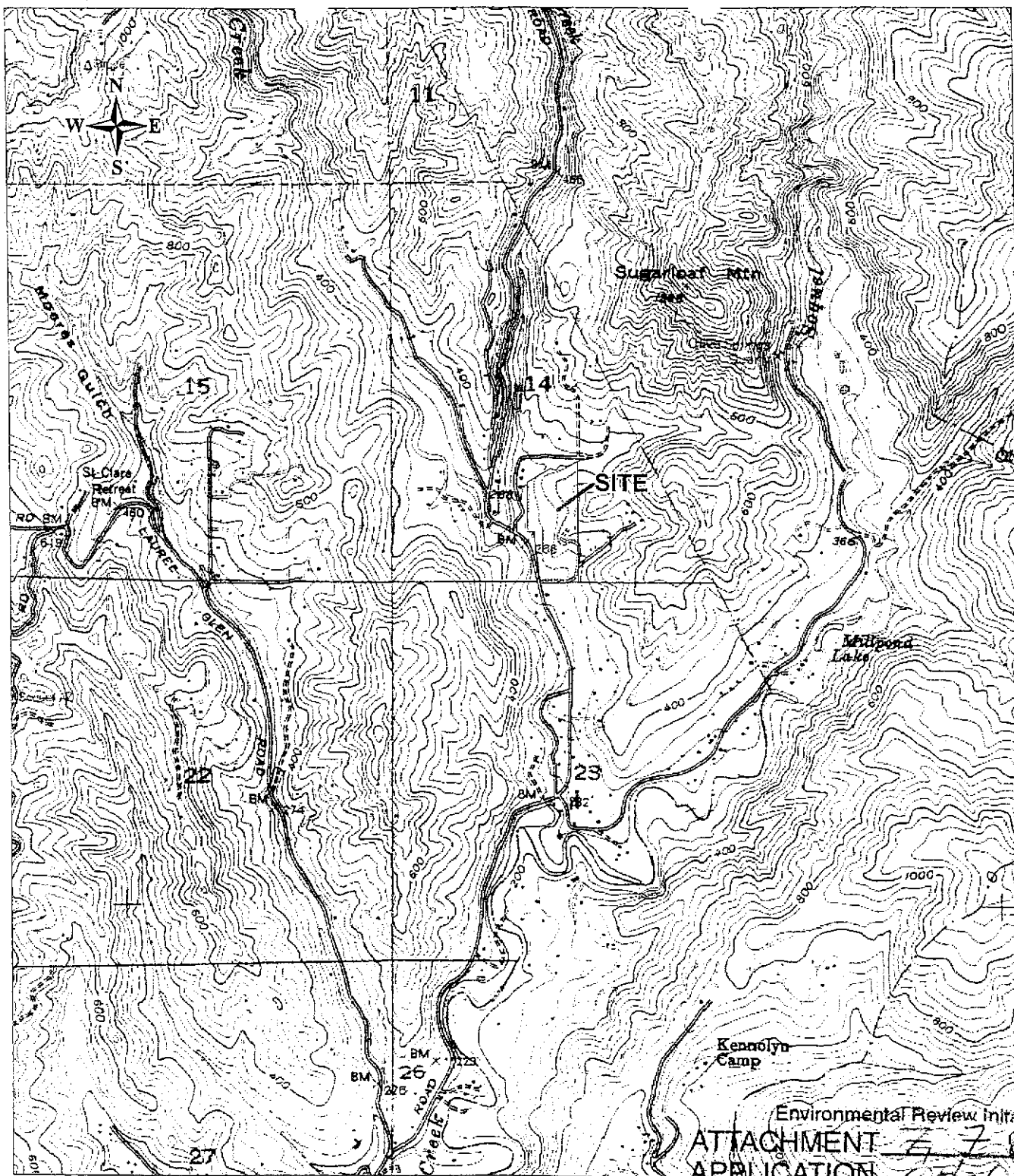
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Copies: 'Addressee(5)

Attachments: Figure 1, Site Location Map
Figure 2, Regional Geologic Map
Figure 3, Regional Landslide Map

Environmental Review Initial Study
ATTACHMENT 7, 6, & 9
APPLICATION 04-0232

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Base: USGS Topographic Map; HORIZONS TECHNOLOGY, INC.; 1997

Environmental Review Initial
 ATTACHMENT 7
 APPLICATION 67-0

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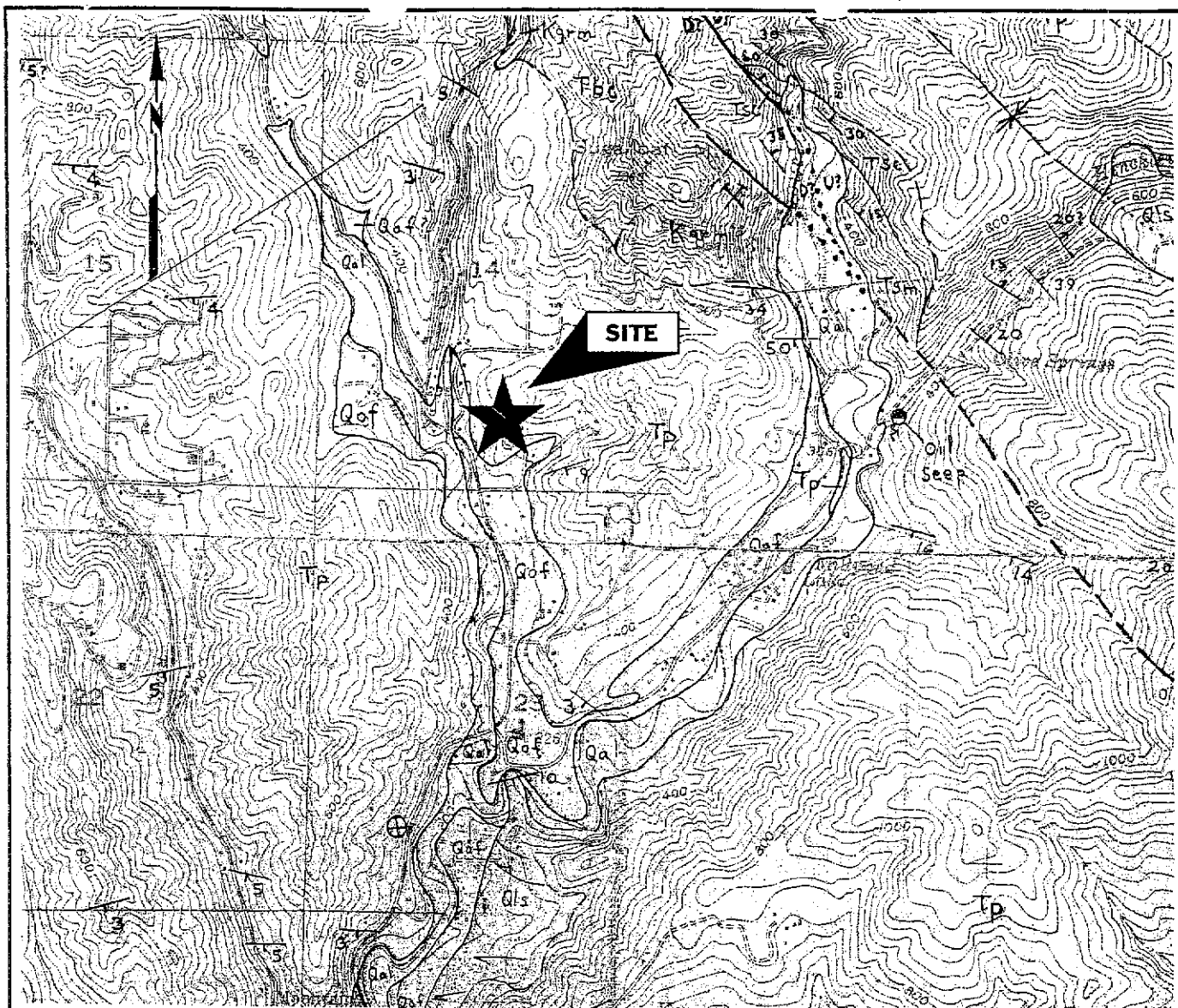


UPP GEOTECHNOLOGY, INC.
 Engineering Geology • Geotechnical Engineering

HENGELHOLD PROPERTY
 Soquel-San Jose Road
 Santa Cruz County, California

APPROVED BY	SCALE	PROJECT NO.	DATE	Figure 1
<u>14</u>	1" = 2,000'	2827.1L1	November 2004	

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Environmental Review Initial Study

EXPLANATION

ATTACHMENT
APPLICATION

Qal - alluvium

Qls - landslide debris

Qaf - older flood-plain deposits

Tp - Purisima Formation

Kgrm - granit rocks

~ - geologic contact

- - - - - fault trace (dashed where approximate;
dotted where concealed)

30° - strike and dip of bedding

~ - landslide

BASE: Geologic Map of the 7½ Minute Quadrangle, Santa Clara and Santa Cruz Counties, California; CLARK, BRABB, and McLAUGHLIN; 1989

REGIONAL GEOLOGIC MAP



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HENGELHOLD PROPERTY
Soquel-San Jose Road
Santa Cruz County, California

APPROVED BY

SCALE

PROJECT NO.

DATE

Cyf.

1" = 2,000'

2827.1L1

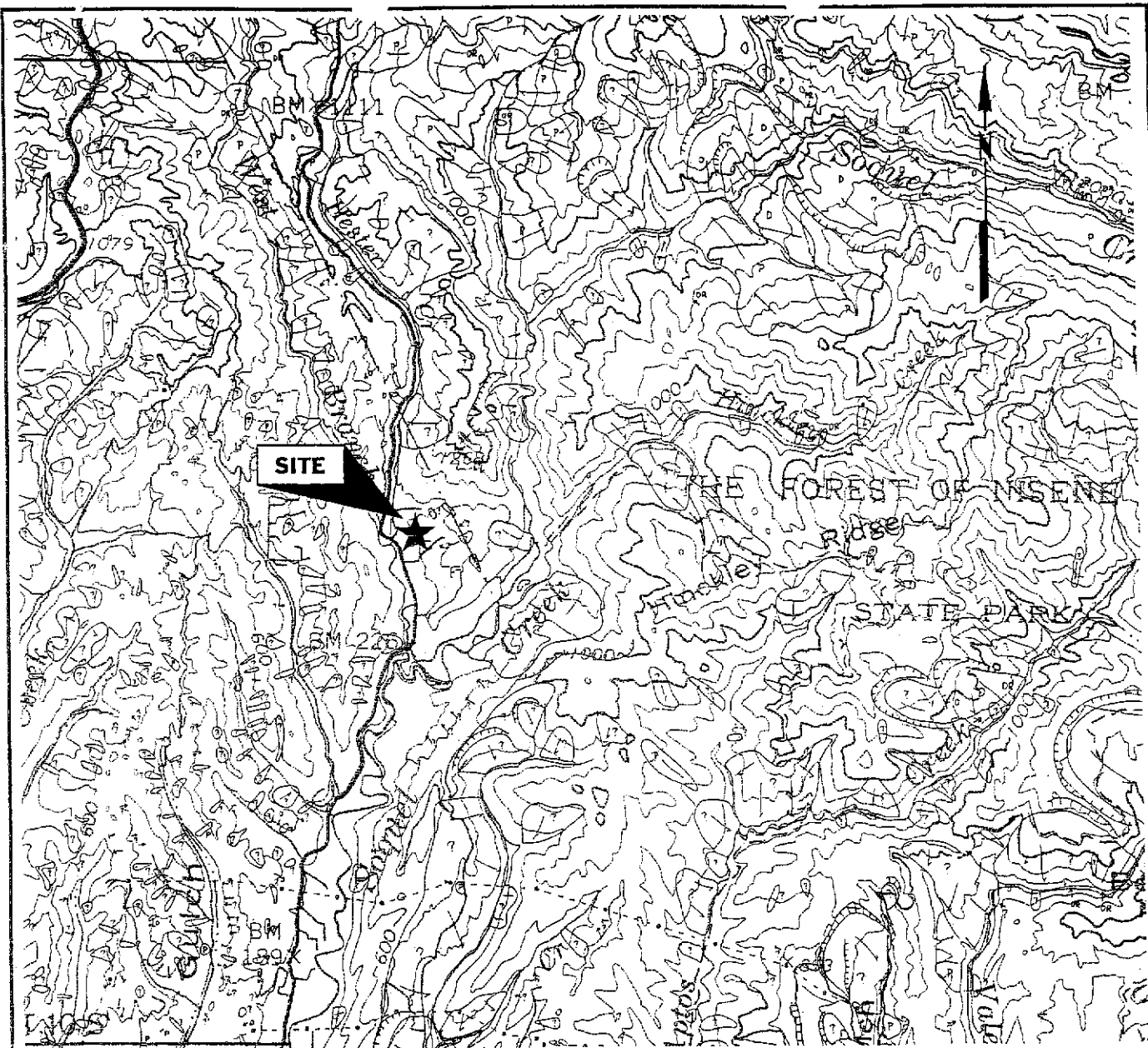
November 2004

Figure 2



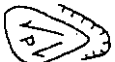
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EXHIBIT D



EXPLANATION

-  - soil creep
-  - small landslide deposit and gully
-  - large landslide deposit

Environmental Review Initial Study

ATTACHMENT 7 9 19
APPLICATION 14-0030


BASE: Preliminary Map of Landslide Deposits in Santa Cruz County, California;
COOPER, CLAF AND ASSOCIATES; 1975

REGIONAL LANDSLIDE MAP



UPP GEOTECHNOLOGY, INC.
Engineering Geology • Geotechnical Engineering

HENGHOLD PROPERTY
Soquel-San Jose Road
Santa Cruz County, California

APPROVED BY	SCALE	PROJECT NO.	DATE	
	1" = 1 mile	2827.1L1	November 2004	Figure 3

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EXHIBIT D

Project No. SC8521
7 April 2004

JIM AND ALISON HENGEGHOLD
% Stephen Graves & Associates
2735 Porter Street
Soquel, California 95073

Subject: Geotechnical Feasibility Study

Reference: Two Proposed Single Family Residences
Soquel- San Jose Road
APN 099-11-06 8.01
Santa Cruz County, California

Dear Mr. And Mrs. Hengehold:

As requested, we have performed a Geotechnical Feasibility Study for two new residences planned for the referenced site. We met at the site with Steve Graves and were provided with a preliminary topographic map indicating the location of the proposed homesites.

Purpose and Scope of Services

The purpose of our feasibility study was to determine if the two proposed building sites are suitable for residential development from a geotechnical standpoint, and to summarize potential geotechnical and geologic hazards at each site.

Our scope of services included: 1) a site reconnaissance and meeting with Steve Graves, 2) review of available data in our files pertinent to the site and vicinity, 3) observation of exposed soils on the ground surface and within cutslopes above and below each site, 4) review of four test pit logs for the septic leachfield performed by Environmental Concepts. 5) engineering analysis to determine the feasibility of constructing residences at each site and to determine potential geotechnical concerns at each site, and 6) preparation of this report summarizing the results of our feasibility study.

Site and Project Description

The site is located on the east side of Soquel-San Jose Road next to "Webbs Organic Farm", Figure 1. The topography consists of a moderate to steeply sloping west facing slope with a gently sloping meadow along the southern property line. The face of the slope undulates with small ridges and valleys. A common, paved, driveway comes off of Soquel-San Jose Road, follows the southern property line through the meadow, then climbs the slopes to an existing residential development at the top of the property. The driveway continues past the subject site to neighboring properties,

Environmental Review Initial Study
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APPLICATION 04-0232
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Jim and Alison Hengehold
Project No. SC8521
Soquel-San Jose Road
7 April 2004
Page 2

New building sites are being proposed on slopes with 10 to 20 percent gradients. Building Site No. 1 is proposed on the slope just above the meadow area. Building Site No. 2 is proposed near the base of the slope on the west side of the site just above Soquel-San Jose Road. A new driveway will be constructed from the existing driveway to Building Site No. 1 and a new driveway will be constructed from Building Site No. 2 to an easement located along the western property line. The existing improvements and the proposed homesite locations are indicated on Figure 2.

Septic leachfields will be located on the slopes near the proposed homesites.

Geologic Setting and Soil Conditions

The site is mapped as being underlain by the Purisima Formation (Tp), which consists of sandstone bedrock, and Older Flood Plain Deposits (Qof) which consist of fine grained sands, silts and clays, Geologic Map of the Laurel Quadrangle, Dibblee Jr., Brabb and Clark (1978) Figure 1. The Purisima Formation is tilted approximately 9 degrees to the south. The map indicates the slopes are comprised of sandstone bedrock and older flood plain deposits exist at the base of the slopes. Sandstone is presumed to dip below the ground surface below the flood plain deposits at the base of the slope. The cutslope along Soquel-San Jose Road exposes fine grained silts and silty sands with clay and weathered sandstone. The sandstone appears to undulate and generally dips to the south dropping below the road surface in the meadow area. The cut slopes along the meadow, at the existing access road, expose dark brown fine silty sands with some cobbles.

Four test pits, two at each building site, were excavated as part of the septic investigation performed by Environmental Concepts. We have reviewed the test pits as part of our investigation. The test pits at Building Site No. 1 encountered 7 to over 13 feet of clay and silty clay loam. One test pit encountered sandstone at 7 feet. The test pits were located at or below the flood deposit boundary. We anticipate bedrock to become shallower as you move upslope. The test pits at Building Site No. 2 encountered silty clay loam to 14 feet, which was the total depth explored.

Groundwater

Due to the fine grain size of the flood deposits, direct rainfall is expected to sheet flow down the slopes until it either percolates into the soil in the meadow area or seeps into the v-ditch along Soquel-San Jose Road. Seepage was observed at the bedrock contact where exposed in the cut slopes along Soquel-San Jose Road. The bedrock surface is sloping to the south, therefore, perched groundwater is expected to flow in a southerly direction. Willow trees were observed in the meadow area indicating high groundwater conditions. We also understand high groundwater was encountered in the meadow during a recent winter groundwater test.

Environmental Review Initial Study
ATTACHMENT 3 2 of 10
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EXHIBIT D

Jim and Alison Hengehold
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Seismic Setting

The following is a general discussion of seismicity in the project area. The purpose of this discussion is to alert the client of potential seismic activity and to point out the relative location of the site to some of the major faults. Detailed studies of seismic hazards are beyond the scope of this study.

The proposed project lies about 10.0 miles southwest of the San Andreas Fault zone and less than 0.5 miles (about 4,900 feet) southwest of the Zayante Fault, Figures 1 and 3. While the San Andreas Fault is the larger and more active of the faults, each fault is considered capable of generating moderate to severe ground shaking from a major earthquake. Historically, the San Andreas Fault has been the site of large earthquakes. Consequently, large earthquakes can be expected in the future. The largest historic earthquake in northern California occurred on 18 April 1906 (M8.3+). The 17 October 1989 Loma Prieta earthquake (M7.1) is also considered to have been associated with the San Andreas Fault system. This event was the second largest earthquake in central California this century.

Although research on earthquake prediction has greatly increased in recent years, seismologists have not yet reached the point where they can predict when and where another large earthquake will occur. Nevertheless, on the basis of current technology, it is reasonable to assume that the proposed development will be subject to at least one moderate to severe earthquake during the fifty year period following construction.

Experience following the 17 October 1989 Loma Prieta earthquake, indicates that the quality of construction is a primary factor affecting the amount of earthquake damage sustained by wood framed residential structures. Most of the structural damage from the Loma Prieta earthquake was sustained in homes where the foundations were not adequately embedded into firm materials, where the wood frame was not well braced for lateral shear and/or where the wood frame was not securely tied to the building foundations. Conversely, where wood frame structures were supported on foundations embedded into firm material, well braced for lateral shear and securely tied to the foundation, structural damage was generally minor even in areas quite close to the epicenter where homes sustained very strong to severe ground shaking. Based on these considerations, the risk of substantial structural damage from earthquakes appear relatively low for well built homes which incorporate lateral shear bracing and modern building code requirements into their design and construction.

Liquefaction Hazards

Soil liquefaction is a phenomenon in which loose, saturated, fine grained sands located within 50 feet of the ground surface loses strength during an earthquake. During loss of strength, the soil may undergo both horizontal and vertical movements. The extent and

Jim and Alison Hengehold
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influence of liquefaction on a site depend on the subsurface soil conditions, earthquake magnitude, duration of shaking, and depth of groundwater. Based on the proximity of the site to active faults and the high groundwater conditions in the meadow area, we expect the soils in the meadow area to be susceptible to liquefaction.

Liquefaction in the meadow could cause settlement of the subsoils, strength loss in foundation and pavement subgrades, sand boils and possibly lateral spreading. Improvements proposed at Building Site No. 1 should be situated on the slope above the meadow or be designed to resist the effects of liquefaction. The depth and extent of liquefiable soil should be determined and appropriate mitigation should be determined prior to development of the meadow area.

Landslide Hazards

The slopes at the site are comprised of sandstone bedrock with a shallow to medium thick soil cover. The test pits excavated for the septic areas encountered 7 to over 14 feet of soil overlying the bedrock. Typically these types of slopes are stable from a global (or deep seated) stability standpoint but are susceptible to shallow debris flow type failures in the soil cover when allowed to become saturated. The County of Santa Cruz landslide Map, Cooper-Clark, indicates there are no mapped landslides at the site or in the project vicinity, nor were there any landslides observed during our cursory site visit, Figure 4. Although the potential for debris flows at each site appear to be low, the debris flow potential above each building site should be properly evaluated and, if necessary, mitigated prior to construction of habitable dwellings.

Discussions and Conclusions

Based on the results of our investigation, the two proposed residences are feasible for the site provided a design-level geotechnical investigation is performed to evaluate the subsurface soil conditions and provide design-level geotechnical recommendations for each project. Primary geotechnical concerns at the site include the loose foundation zone soils and high groundwater in the meadow area, the liquefaction potential in the meadow area, embedment of foundations into firm, uniform native or engineered fill soil, strong seismic shaking, site drainage and the potential for shallow debris flows caused by uncontrolled runoff.

Limitations

The opinions expressed in this letter are based on a visual examination of the property and review of four test pit logs provided to us by the client. While we believe that our conclusions are well founded, it is possible that there may be undiscovered conditions that would cause us to revise our opinions and/or recommendations. This letter, therefore, should not be construed to be any type of guarantee or insurance.

Environmental Review Initial Study
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EXHIBIT D

Jim and Alison Hengehold
Project No. SC8521
Soquel-San Jose Road
7 April 2004
Page 5

A more detailed study should be undertaken to develop design-level geotechnical recommendations for construction of structures at either site. Such a study could include test borings, laboratory tests and/or other methods of investigation.

Very truly yours,

HARO, KASUNICH AND ASSOCIATES, INC.

Rebecca L. Dees
G.E. 2623



RLD/dk

Copies: 8 to Addressee

ATTACHMENT ^{Environment} ^{Review Initial Study} 58110
APPLICATION 04-0232

APPENDIX A

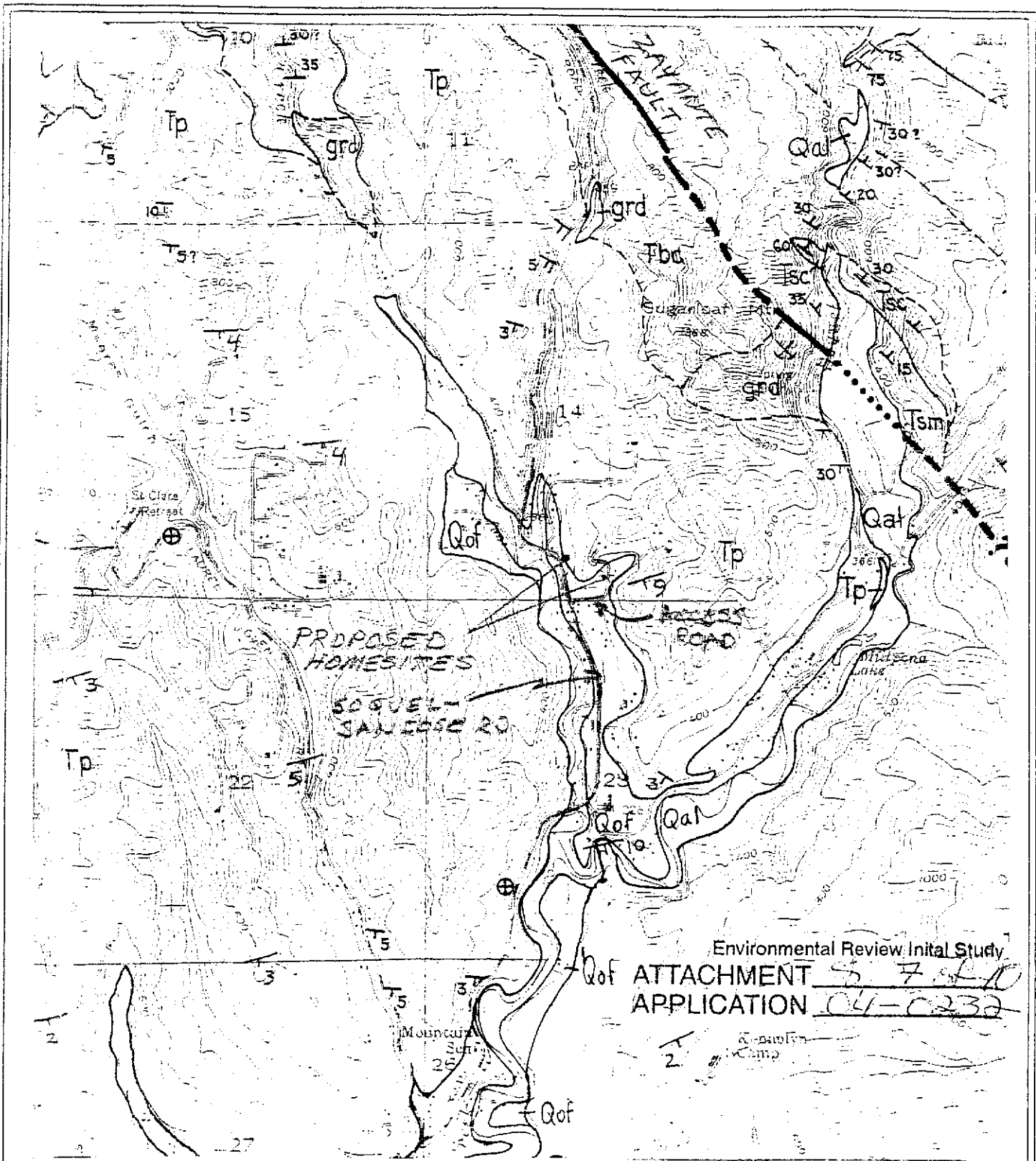
Site Vicinity Map (Dibblee, Brabb and Clark - 1978)

Preliminary Site Map

1997 UBC Active Fault Near Source Zones

Cooper-Clark Landslide Map

Environmental Review Initial Study
ATTACHMENT S. G. of 10
APPLICATION C4-0232



PROJECT No: SC 8521

DATE: APRIL 2004

SCALE: 1" = 2000'

DRAWN BY: BD

HARO, KASUNICH & ASSOCIATES

SITE VICINITY MAP
 GEOLOGIC MAP OF THE LAUREL
 QUADRANGLE, SANTA CRUZ AND
 SANTA CLARA COUNTIES, CA
 DIONNE, 1980 and 1981

FIGURE No. 1

BUILDING SITE #1

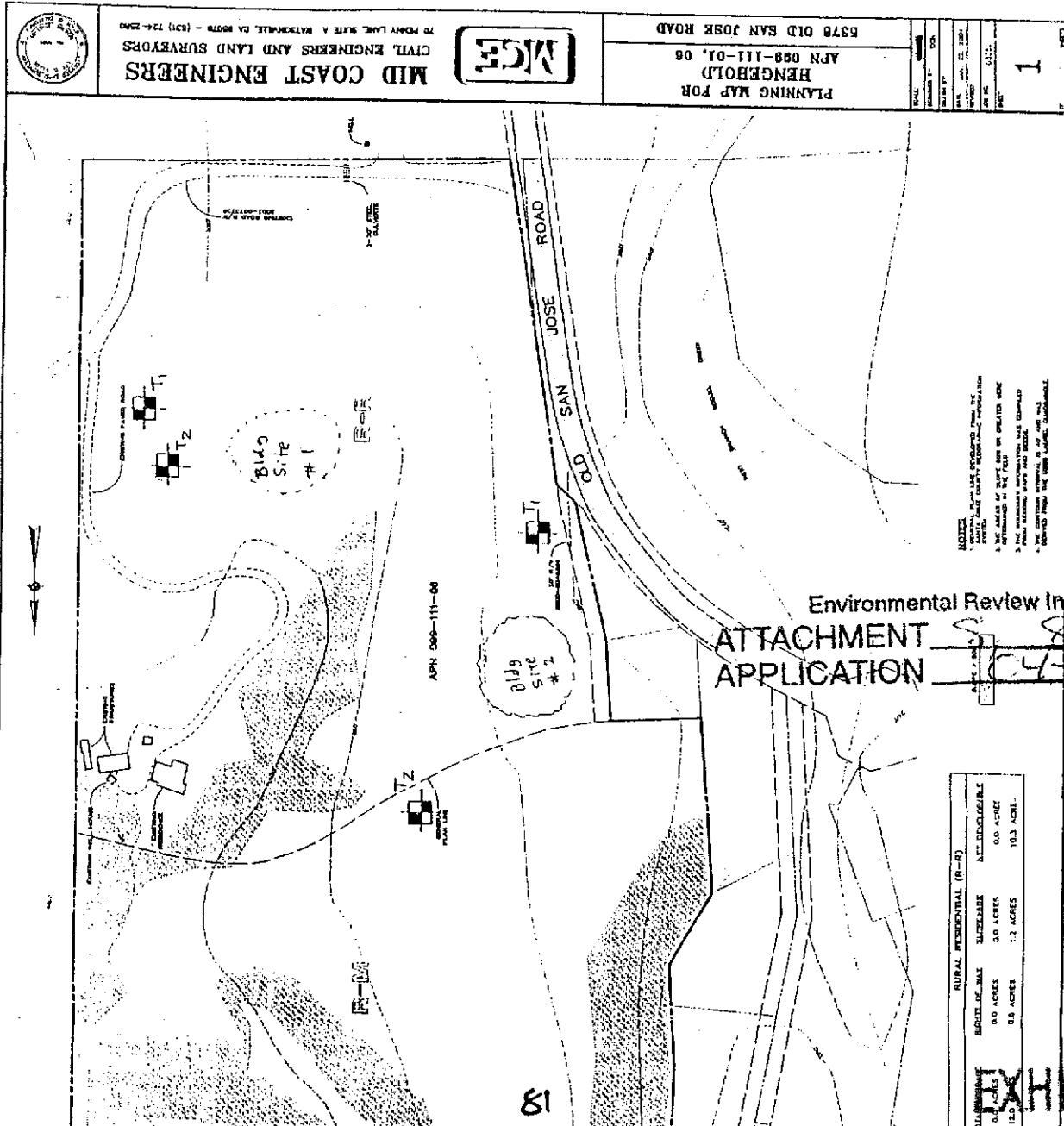
Boring #	Depth	Description
1	0'-3'	topsoil
	3'-5'	clay loam
	5'-13'	Silty clay loam
	No ground water	

2	0'-2'	Dark Top soil
	2'-4'	Clay loam
	4'-7'	Silty clay loam
	7'-12'	Cemented sand stone
	No ground water	

BUILDING SITE #2

Boring #	Depth	Description
1	0'-3'	topsoil
	3'-14'	Silty clay loam
	No ground water	

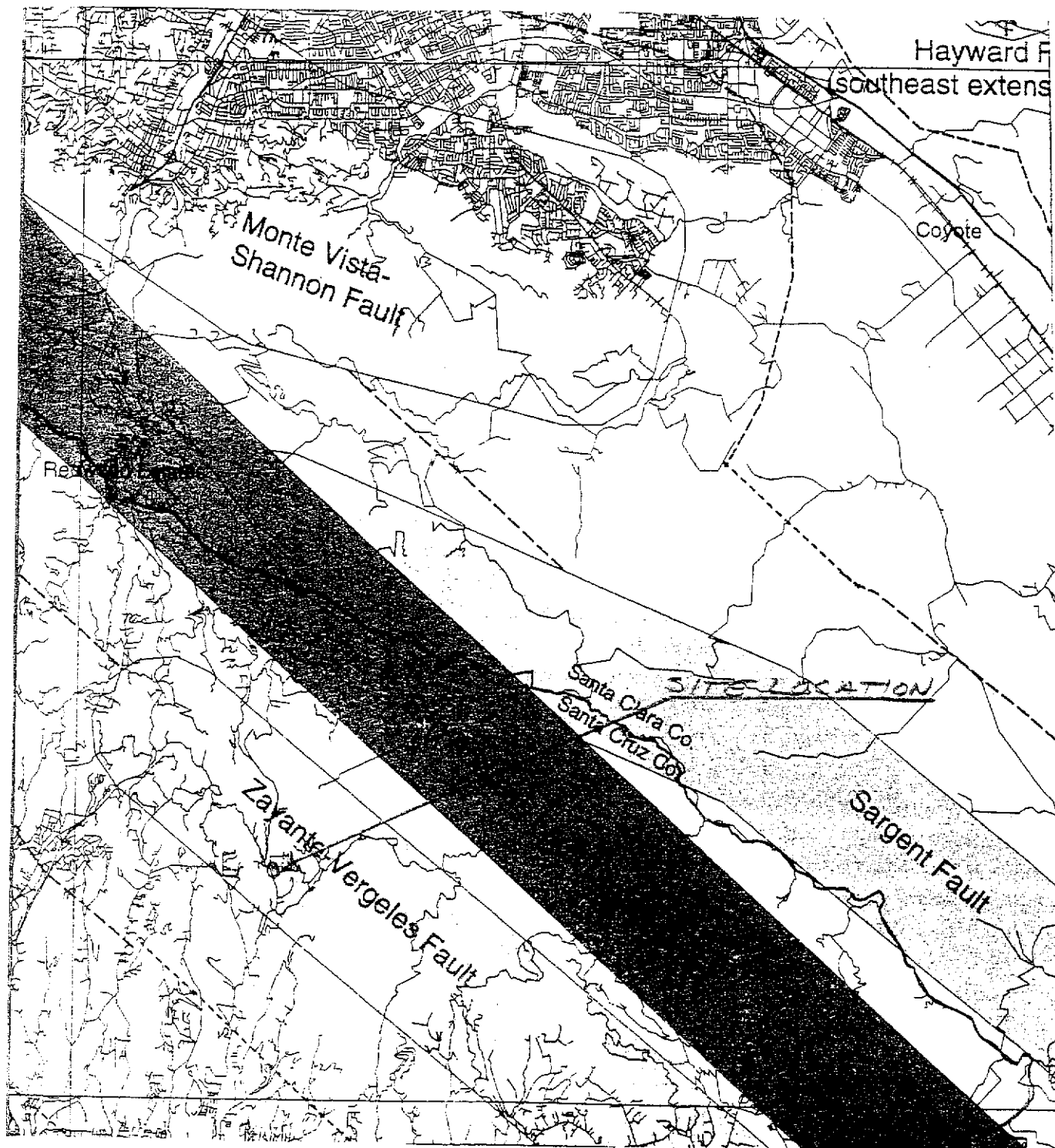
2	0'-4'	Top soil
	4'-14'	Silty clay loam
	No ground water	



Environmental Review Initial Study
 ATTACHMENT APPLICATION
 80610
 04-0232

LAND USE	ACRES	PERCENTAGE
AGRICULTURE	80.00	90.91%
RESIDENTIAL	8.00	9.09%
TOTAL	88.00	100.00%

EXHIBIT D



Environmental Review Initial Study

ATTACHMENT S. 9 410

APPLICATION 74-1232

1947 IN FIRM BUILDING CODE

ACTING IN FIRM BUILDING CODE

APR 2004 11:00 AM

PROJECT No: SJ 882

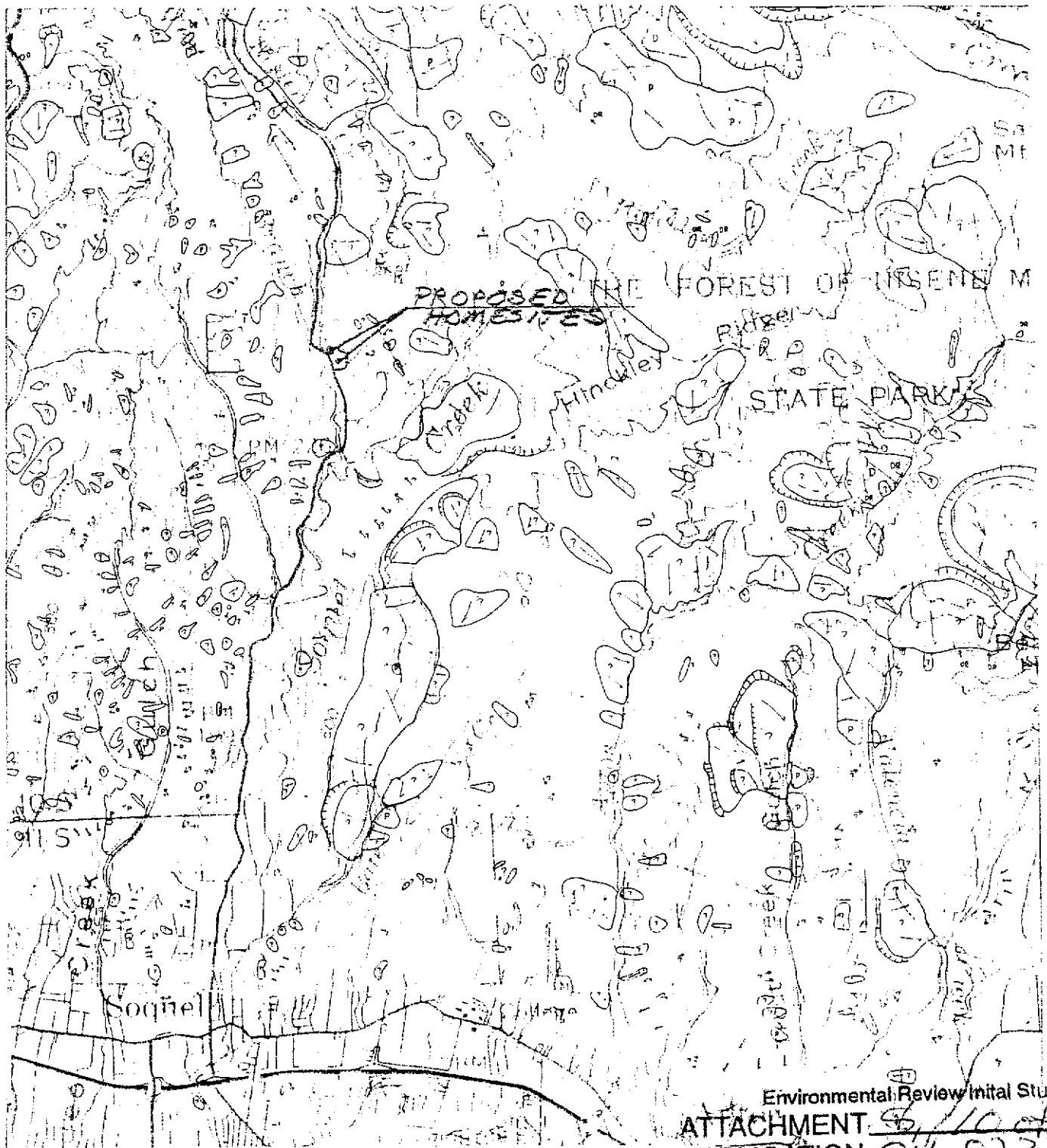
DATE: APRIL 2004

SCALE: 1" = 1/4"

DRAWN BY: RS

HARO, KASUNICH & ASSOCIATES

FIGURE No. 2



PROJECT No: SC 6521

DATE: APRIL 2004

SCALE: 1" = 2000'

DRAWN BY: SD

COOPER - CLARK LANDSLIDE
DEPOSIT MAP (1974)

APN 079-111-01 & 06

HARO, KASUNICH & ASSOCIATES

FIGURE No. 4



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

June 23, 2004

Stephen Graves and Associates
2735 Porter Street
Soquel, CA 95073

SUBJECT: Archaeological Reconnaissance Survey for APNs 099-111-01, 099-111-06

To Whom It May Concern,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcel referenced 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

Environmental Review Initial Study
ATTACHMENT 9, lot 2
APPLICATION 04-0232

Enclosure

EXHIBIT B

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

Preliminary Prehistoric Cultural Resource Reconnaissance Report

Parcel APN: 099-111-01

SCAS Project #: SE-04-984

099-111-06
Planning Permit #: 04-0232

Parcel Size: 2.5 acres

Applicant: Sharon. Wines

Nearest Recorded Prehistoric Site: CA-SCR-20

On 6/12/04 (2) members of the Santa Cruz Archaeological Society spent a total of (2) 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 04-0232



County of Santa Cruz

BRUCE DAU, Chairperson
KEN KIMES, Vice Chairperson
DAVID W. MOELLER, Executive Secretary

SANTA CRUZ COUNTY AGRICULTURAL POLICY ADVISORY COMMISSION REGULAR MEETING

MINUTES – September 15, 2005

Members Present

Bruce Dau
Sam Eamshaw
Ken Kimes

Staff Present

Joan Van der Hoeven
Lisa LeCoup
Nell Sulborski
Glenda Hill
Randall Adams
Frank Barron

Others Present

Zack Dahl
Charlie McNiesh
Bob Geyer
Ron Tyler
Mary Bannister

1. The meeting was called to order by Bruce Dau at 1:35 p.m.

2. (a) Approval of August 18, 2005 Minutes

M/S/P to approve the minutes of August 18, 2005

Environmental Review Initial Study

ATTACHMENT 1-6-3
APPLICATION CU-7-233

- (b) Additions/Corrections to Agenda

None

3. Review of APAC correspondence:

- Letter from the State of California, Office of Historic Preservation to the County of Santa Cruz, Board of Supervisors informing them that the Redman House had been placed on the National Register of Historic Places.

4. Commissioner's Presentations:

None

5. Oral Communications:

None

CONSENT AGENDA:

Notice of Pending Action pursuant to County Code Section 16.50.095(g).

6. Proposal to divide a 24.69-acre parcel into three parcels. Requires a Minor Land Division and an Agricultural Setback Determination; a Lot Line Adjustment to transfer

approximately 0.14 acres from APN 099-111-06 to APN's 099-081-07 & -12 (which will be combined into one parcel with the transferred area); a Residential Development Permit for the creation of a less than 40-foot right-of-way to serve the existing residence on the proposed Parcel A; a Geologic Report Review; and a Soils Report Review. Property located on the east side of Soquel/San Jose Road about 650 feet south of Hoover Road in the Summit Planning Area at 5378 Soquel/San Jose Road in Soquel.

Application: #04-0232

APN's: 099-081-07, -12 and 099-111-01, 06

Applicant: Stephen Graves & Associates

Owner: Sloan Ranch LLC

Project Planner: Randall Adams, phone 454-3218

Environmental Review Initial Study

ATTACHMENT 10, 2 of 3
APPLICATION 04-0232

This item was continued from the August 18, 2005 meeting.

Joan Van der Hoeven gave the staff report. Randall Adams, project planner for this project, described the changes to the project from the previous meeting. A revised plan has been submitted which limits the building envelope and will provide a 66-foot buffer from the adjacent agricultural property.

The Commissioners discussed the revised proposal and the need for a vegetative barrier.

A proposal was made that a vegetative barrier be required from the north property line, along the right-of-way, to half way through the building envelope between the building envelope and the right-of-way.

M/S/P to accept consent agenda with this proposal.

REGULAR AGENDA:

7. Proposal to amend General Plan/Local Coastal Program and Zoning Ordinance (Chapter 13.10 of County Code) to make tertiary-level wastewater treatment facilities, located adjacent to existing municipal wastewater treatment plants and to be used solely for the production of supplemental agricultural irrigation water, an allowed use on agriculturally-zoned land, subject to specific criteria. County Code Chapter 13.10 is a Coastal Implementing Ordinance.

Application: #05-0145

APN's: County-wide

Applicant: County of Santa Cruz

Project Planner: Frank Barron, phone 454-2530

Commissioner Dau asked if there were any provisions that would prevent other water that is currently used for agriculture from being taken for other uses once the water from this project is available. Charlie McNiesh, General Manager, Pajaro Valley Water Management Agency, explained that the agency only provides water for agriculture, so they would not be providing water for other uses once the increased water from the project was available. He also described the water usage discussions taking place between various agencies, and the long term water usage planning. Environmental Review Initial Study

M/S/P to accept the ~~sf~~ recommendation to approve the project

ATTACHMENT – 10, 3 & 3
APPLICATION C-4-0232

8. Proposal to expand the City of Watsonville's wastewater treatment plant to accommodate a tertiary-level treatment Recycled Water Facility, which is to be used solely for the provision of supplemental agricultural irrigation water in coastal portions of Pajaro Valley. Project requires:

(a) Lot line adjustments on four parcels resulting in a net transfer of 34.41 acres from the lands of Tom Mine & Sons to the City of Watsonville (i.e., to unincorporated land owned by the City), as follows: 15.61 acres transferred from APN 052-571-01 (Mine & Sons) to APN 052-571-08 (Watsonville Treatment Plant site), 14.51 acres transferred from APN 052-571-09 (Mine & Sons) to APN 052-571-08 (Watsonville Treatment Plant site), and 16.47 acres of APN 052-581-12 (Watsonville) transferred from City of Watsonville ownership to Mine & Sons ownership with the remaining 4.29 acres of APN 052-581-12 (Watsonville) being transferred to APN 052-571-08 (Watsonville Treatment Plant site); resulting in four newly configured parcels: APN 052-571-08 (Watsonville Treatment

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

Sirc A

BR 2437
PE 4201

04-035

SITE EVALUATION

5387

☐ PRELIMINARY LOT INSPECTION REPORT

MLD # _____ PROPOSED LOT _____ LOT SIZE _____ SITE LOCATION 387 San Jose Saguel Rd Saguel
APN 99-111-06 A WATER SUPPLY _____ OWNER'S WRITTEN PERMISSION ATTACHED YES— NO—

☒ SITE EVALUATION

VALIDATION

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

☐ OTHER CONSULTATION _____

REQUESTED BY Environmental Concepts P.O. Box 1445, San Jose, CA 95131 684-1553
(NAME) (ADDRESS) (PHONE)
OWNER: Jim Hengehold 1116 Trinity Dr. Menlo Park, CA 94025 _____
(NAME) (ADDRESS) (PHONE)

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

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

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

☒ Water supply must be developed.

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

Design Parameters

Percolation Rate 1-5 6-30 30-60 60-120 Groundwater Depth for Design Purposes ± 12 feet

REMARKS: SEE ATTACHED SOIL & TOPOGRAPHY DATA.

Environmental Review Initial Study
ATTACHMENT 11, 1st 2
APPLICATION 24-1 232

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.

[Signature]
ENVIRONMENTAL HEALTH SPECIALIST
PHD-72 (REV 12/01)

8/25/04
DATE

89

[Signature]
SUPERVISOR

8/25/04
DATE
EXHIBIT A

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

Site #

SR 2438

PE 4201

04-036

SITE EVALUATION

☐ PRELIMINARY LOT INSPECTION REPORT

MLD # _____ PROPOSED LOT _____ LOT SIZE _____ SITE LOCATION _____

APN 99-111-06 B WATER SUPPLY _____ OWNER'S WRITTEN PERMISSION ATTACHED YES — NO —

☒ SITE EVALUATION

VALIDATION

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

☐ OTHER CONSULTATION _____

REQUESTED BY: Environmental Concepts P.O. Box 1445 Aptos, CA 95001 684-1555
(NAME) (ADDRESS) (PHONE)

OWNER: Jim Henghold 1110 Trinity Dr Marlo Park, CA 95025 _____
(NAME) (ADDRESS) (PHONE)

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

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

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

☒ Water supply must be developed.

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

Design Parameters

Percolation Rate 1-5 6-30 30-60 60-120 Groundwater Depth for Design Purposes 117 FEET

REMARKS: SEE ATTACHED SOIL + TOPOGRAPHY DATA.

Environmental Review Initial Study
ATTACHMENT 11, 2 of 2
APPLICATION 04-0232

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.

[Signature]
ENVIRONMENTAL HEALTH SPECIALIST

8/25/04
DATE

[Signature]
SUPERVISOR

8/25/04
DATE
EXHIBIT 04

Maureen Hamb-WCISA Certified Arborist #2280
Professional Consulting Services

April 28, 2005

Santa Cruz County Planning Department
Attention: Randall Adams

Regarding: Hengehold/APN 099-111-06

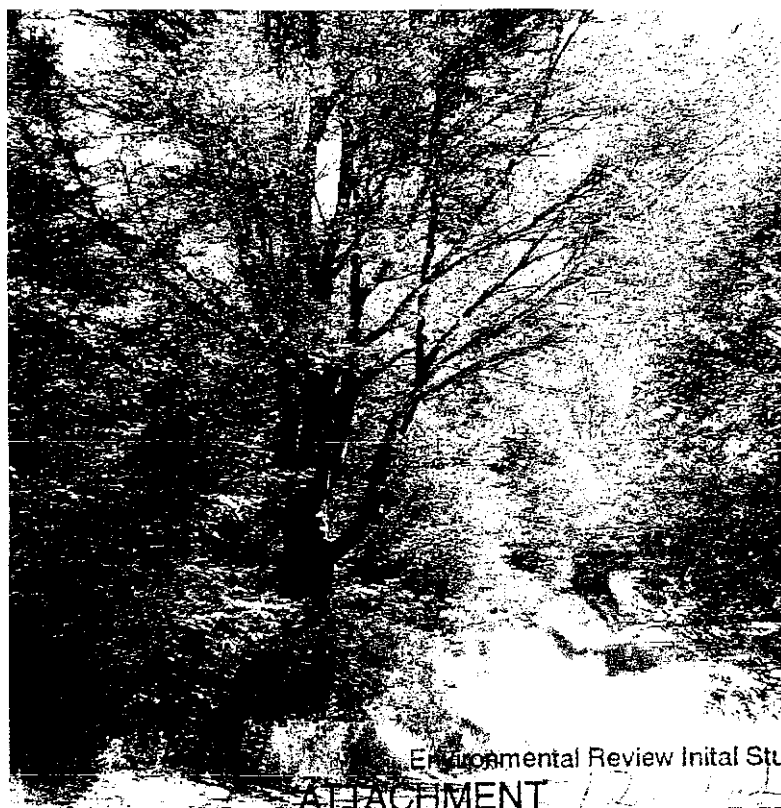
Mr. Adams,

At the request of Zack Dahl, Stephen Graves & Associates I have performed a cursory visual assessment of one 36" interior live oak (*Quercus wislizenii*) growing adjacent to an existing driveway located just off Old San Jose Road, APN 099-111-06. I have also reviewed the preliminary improvement plans for proposed driveway improvements (Mid Coast Engineers 4/25/05) for the site. The purpose of the tree inspection and the plan review was to determine the potential impacts to **the tree** relative to the construction of the new driveway.

The tree (pictured at right) is in fair health. Foliar development is thin compared with a vigorous tree of the same species. It divides into several main stems at approximately four feet above grade. This type of structural form is typical of the species.

The tree is rooted at the edge of an embankment above the transition from the public roadway into a driveway access. Because of the cut along the roadway, the tree is only rooted securely on one side.

Dense vegetation surrounds the root zone.



Environmental Review Initial Study
ATTACHMENT 12-1-2
APPLICATION 04-0232

540 "A" Soquel Avenue
Santa Cruz, CA 95062
email: maureenah@sbcglobal.net

Telephone: 831-420-1288
Fax: 831-420-1251
Mobile: 831-234-7735



The driveway improvement plans propose a widening of the apron, this requires grading and alteration of the slope where the tree is located (at arrow).

Any alteration in grade or slope modifications in this area will damage or remove the structural roots responsible for keeping the tree standing upright.

The construction of a retaining wall rather than slope modifications would also damage the structural roots needed for stability.

Conclusion

This tree cannot withstand the impacts related to the slope modifications proposed. Structural roots required to keep the tree upright will be damaged and absorbing roots responsible for supplying the tree with moisture and nutrients will be removed.

The option of a retaining wall system that is often recommended to allow for tree retention in these situations would likely cause a similar amount of damage to the tree roots, and is therefore not recommended.

Tree removal will be necessary to construct the driveway as proposed. Please call my office with any questions regarding this tree.

Respectfully,

Maureen Hamb – WCISA Certified Arborist #2280

Environmental Review Initial Study
ATTACHMENT 12, 2012
APPLICATION 04-0232

cc: Zack Dahl, Stephen Graves & Associates



HIGGINS ASSOCIATES

CIVIL & TRAFFIC ENGINEERS

October 22, 2004

Zack Dahl
Steven Graves & Associates
2735 Porter Street
Soquel, CA 95073

Re: 5387 Old San Jose Road Sight Distance Study, Santa Cruz County, California

Dear Zack,

As you requested, this summarizes a sight distance evaluation by Higgins Associates at the intersection of the proposed residential driveway and Old San Jose Road. This driveway is located approximately 10 miles north of the community of Soquel in Santa Cruz County, California. The location of the project site is shown on Exhibit 1.

In the vicinity of the project site, Old San Jose Road is a rural roadway that parallels Soquel Creek into the Santa Cruz Mountains north of Soquel. The roadway has many curves and moderate changes in elevation, including at the project driveway. The driveway itself is located at the crest of two grades to the north and south – northbound climbs a roughly 2% grade, and southbound climbs an approximately 4% grade. The northbound approach on Old San Jose Road curves from the north-northeast to the north when approaching the project driveway, while the southbound approach curves from the southeast to the south on its approach. The shoulder widths along Old San Jose Road at the project driveway are 5.5 feet wide in the northbound direction and 4.0 feet in the southbound direction. The through lanes along Old San Jose Road are 10.5 feet wide in both directions. Two speed limit signs on either approach to the project driveway state that the speed limit on Old San Jose Road is 40 miles per hour (MPH).

The project driveway downgrades as it approaches Old San Jose Road. It is 22 feet wide as it approaches the intersection, but widens at the intersection due to two wide turning radii at both corners.

Both the project driveway and Old San Jose Road are depressed below the grade of the adjacent properties that frontage on all sides. To the east of Old San Jose Road and along both the north and south sides of the project driveway, the roadways are at least 6 feet below the grade of the adjacent properties. The western side of Old San Jose Road is characterized by a small embankment and a densely spaced tree line. A utility pole is located at the southeast corner of the intersection.

Environmental Review Initial Study
ATTACHMENT 12
APPLICATION 74-0232

I:\2004\Jobs\151-200\4-156\4-156SightDistance2.doc

1.500-B First Street · Gilroy, California · 95020-4738 · VOICE/408 848-3122 · FAX/408 848-2202 · www.khhiggins.com

Higgins Associates staff visited the project driveway in September 2004 and performed field measurements used to evaluate the available sight distance in both directions of Old San Jose Road from the project driveway. Measurements of the available sight distance were performed per Caltrans standards, which state that measurements should be performed based upon how far a driver can see when situated 10 feet off of the edge of traveled way along the crossroad, plus the shoulder width, or in this case 15.5 feet. The measurement was also made from the middle of the driveway, 11 feet from either edge. The available sight distance was found to be 425 feet to the north of the driveway, and 150 feet to the south of the driveway.

A speed survey was conducted in October 2004 by Higgins Associates staff on Old San Jose Road at the project driveway, in order to determine the appropriate design speed for use in establishing the corner sight distance requirement for the subject location. The survey found that the 85th percentile vehicular speeds were 41 mph when looking to the north, and 46 mph to the south. Based on American Association of State Highway and Transportation Officials (AASHTO) standards, a sight distance of approximately 295 feet to the north and approximately 361 feet to the south is required based on the above 85th percentile speeds and the vertical grades on Old San Jose Road. The required sight distance assuming the posted speed limit of 40 mph is approximately 284 feet to the north and approximately 292 feet to the south. Based on American Association of State Highway and Transportation Officials (AASHTO) standards, a sight distance of approximately 295 feet to the north and approximately 361 feet to the south is required. Based upon the available sight distance of 425 feet to the north, this direction meets AASHTO standards for sight distance, and no improvement are required. However, because only about 150 feet of sight distance is provided to the south, existing conditions constitute a substandard sight distance condition per AASHTO standards to the south. The sight distance calculations are included as Exhibit 2.

The County of Santa Cruz has different standards for sight distance standards than AASHTO. The County sight distance is based upon a travel speed of 35 mph, and a side-street vehicle location of 6 feet off of the traveled way of the main street, which would achieve a minimum sight distance of 250 feet. Again, available sight distance to the north is acceptable, but sight distance to the south does not meet the County standard. Based upon a review of the site plan, using a setback off the traveled way of 8 feet, one could potentially achieve a sight distance of 330 feet. This would in theory meet the County standard; however due to the high travel speed along Old San Jose Road, it is recommended that the sight distance meet the AASHTO standard. Therefore, improvements are warranted to achieve the recommended sight distance.

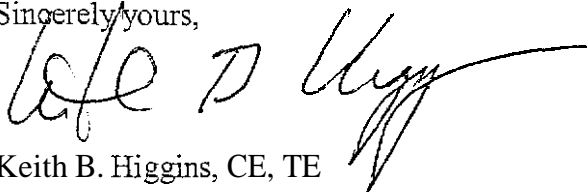
There are currently two mitigating circumstances at the driveway. First, on each approach of Old San Jose Road in advance of the driveway, there are “Side Road” (W2-2) signs, which inform drivers to be alert for traffic exiting the driveway. Second, a convex mirror is located directly opposite the driveway, attached to the southbound “Speed Limit 40” sign. These items help to improve the awareness of the sight distance deficiency, however additional improvements should be considered.

Zach Dahl
October 22, 2004
Page 3

It is recommended that the project driveway be widened along its northern frontage at its intersection with Old San Jose Road, and that a narrow median be added to channelize the two directions of travel on the driveway. A sketch of a possible design option of this improvement is depicted in Exhibit 3. As sketched out on the exhibit, the existing driveway is widened by approximately 20 feet, which is tapered back to the existing width over approximately 160 feet. The median would be about 4 feet wide. This additional pavement will push the driver on the driveway further to the north, where the sight distance towards the south would be improved. At this new location, as measured with an 8-foot setback from the traveled way, the available sight distance would be approximately 380 feet, 19 feet above the AASHTO standard. This improvement would require removal of **part** of the hillside along the ~~northern~~ frontage of driveway, as well as the relocation of a sign and mail boxes located at this corner of the driveway. If necessary to minimize the hillside removal, the driveway widening could be narrowed to as little as 15 feet, and if circular arcs are used instead of parabolic curves in the transition between the new and old driveway widths, the length of *the* widened driveway into the project site could be reduced by as much as half, to as little as 81 feet.

If you have any questions regarding this letter, please do not hesitate to contact me or Jeff Waller of my office.

Sincerely yours,

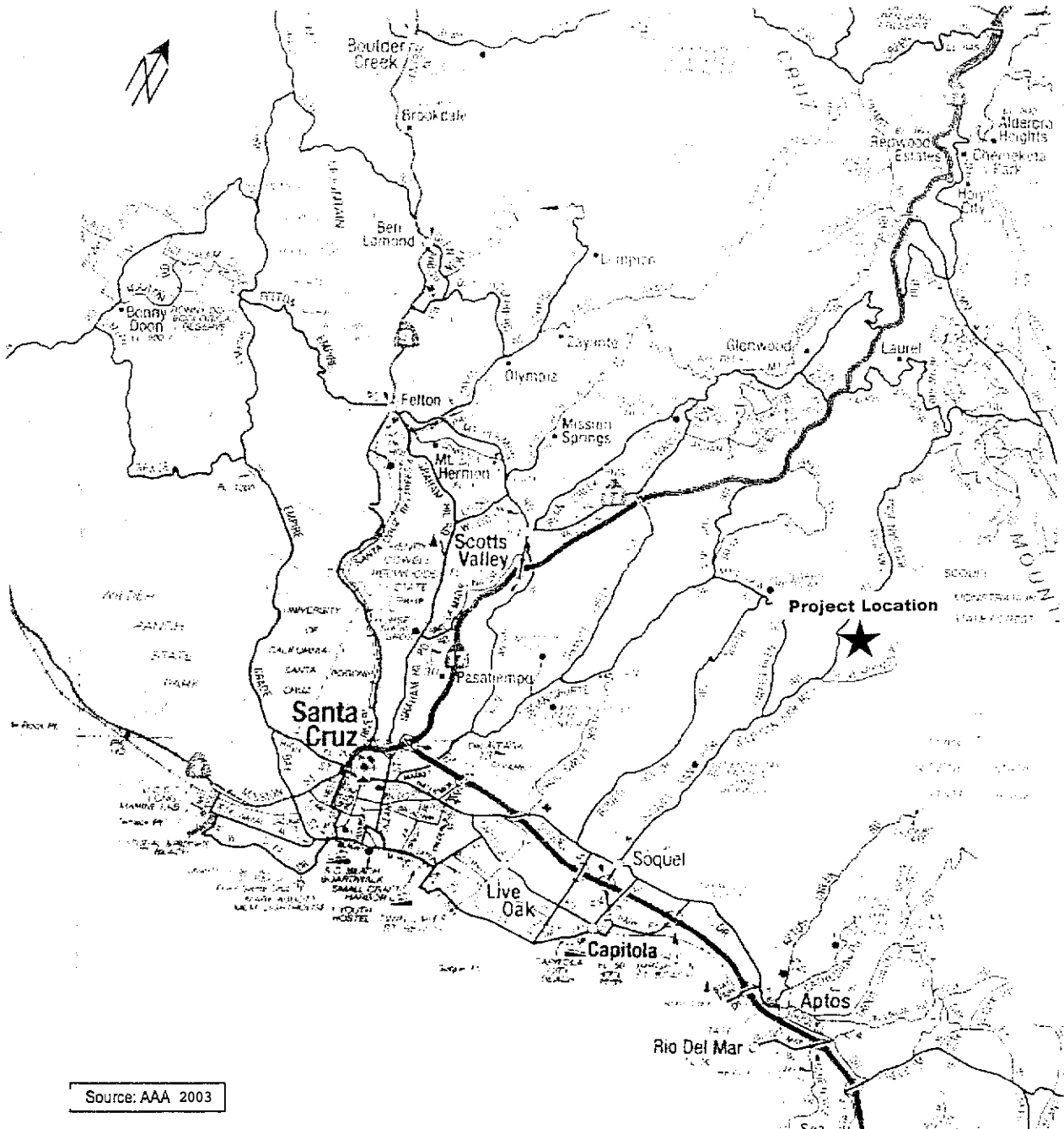


Keith B. Higgins, CE, TE

kbh:jmw

Attachments

Environmental Review Initial Study
ATTACHMENT 13, 3 & 7
APPLICATION 04-0232



Environmental Review Initial Study
 ATTACHMENT 13.4 of 7
 APPLICATION 04-0232

EXHIBIT 1

Project Location Map

EXHIBIT D

Direction	Design Speed	Brake Reaction		Braking Distance			Total Distance		Measured Sight Distance	Available Sight Distance Acceptable?
		Time	Distance	4%	upgrade	2%	4% upgrade	2% upgrade		
Looking North	41 mph	2.5	150.3	144.5			294.8		425	Yes
Looking South	46 mph	2.5	168.7			191.8		360.4	150	No
Looking North	40 mph	2.5	146.7	137.5			284.2			
Looking South	40 mph	2.5	146.7			145.0		291.7		

Notes:

- Source: A Policy on Geometric Design of Highways and Streets, American Association of State Highway and Transportation Officials, 2001.
 - Design speeds of 41 and 46 mph are based upon field speed survey performed in October 2004. Speed of 40 mph is posted speed on Old San Jose Road as of September 2004.
- distances are measured in feet.
- Sight distance measurement of 150 feet based upon Caltrans standard setback of 10 feet plus shoulder (15.5 feet). Using Santa Cruz County: 15 feet, could achieve as much as 330 feet of sight distance.

Environmental Review Initial Study
 ATTACHMENT 13, 5047
 APPLICATION 04-0232

EXHIBIT 2
 SIGHT DISTANCE
 CALCULATIONS

EXHIBIT D

Speed Survey

October 12, 2004 - 4:15 PM

Old San Jose Road @ Project Driveway

1.	41	40
2.	41	43
3.	38	38
4.	48	40
5.	42	39
6.	39	38
7.	40	40
8.	43	38
9.	51	41
10.	38	35
11.	46	40
12.	40	40
13.	48	43
14.	41	40
15.	42	42
16.	41	41
17.	39	39
18.	41	38
19.	38	39
20.	39	37

85th Percentile Speeds:

Northbound: 46 mph
Southbound: 41 mph

Engineer | Review Initial Study
ATTACHMENT 13. GOLF
APPLICATION 04-023

LENGTH OF WIDENING
VARIES FROM 81'-160'

WIDEN PROJECT
ACCESS ROAD
APPROACH
BY 15'-20'

STEEL
VEGETATION
CUT SLOPE
SECTION

Environmental Review Initial Study
ATTACHMENT 13, 7 of 7
APPLICATION 04-0232

EXISTING 6'-
DISTANCE
330'
EXHIBIT D

RECOMMENDED-
380'± SIGHT DISTANCE

PROJECT DATA:

1. OWNER:

JIM AND ALISON HENGHOLD
1110 TRINITY DRIVE
MENLO PARK, CA. 94025-6647

2. SUBDIVIDER:

JIM AND ALISON HENGHOLD
1110 TRINITY DRIVE
MENLO PARK, CA. 94025-6647

3. WATER SOURCE: PRIVATE WELL

4. SEWAGE DISPOSAL: PRIVATE SEPTIC SYSTEM

5. PRESENT ZONING: SPECIAL USE

6. PROPOSED ZONING: SPECIAL USE

7. PRESENT LAND USE: R-R AND R-M

8. PROPOSED LAND USE: R-R AND R-M

USE CONSULTANTS:

STEPHEN GRAVES AND ASSOCIATES
735 PORTER STREET
OQUEL, CA. 95073
351) 465-0677
SACONSULTING@CALCENTRAL.COM

NEER AND SURVEYOR:

COAST ENGINEERS
PENNY LANE, SUITE A
ATSONVILLE, CA. 95076
31) 724-2580
CE@MIDCOASTENGINEERS.COM

TECHNICAL ENGINEER:

PRO KASUNICH AND ASSOCIATES
6 EAST LAKE AVE.
ATSONVILLE, CA. 95076
31) 722-4175

ATION ENGINEER:

IRONMENTAL CONCEPTS
BOX 1445

NC

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: Randal Adams
Application No. : 04-0232
APN: 099-081-07

Date: October 12, 2005
Time: 10:07:37
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JUNE 15, 2004 BY ROBIN M BOLSTER =====

1) A Geologic Hazards Assessment must be performed in order to determine whether there are potentially unstable areas on the site that might require a full engineering geology report. In accordance with Section 16.10.070 of the Geologic Hazards Ordinance, **it** must be demonstrated that each proposed parcel contain at least one building site and access which are not subject to significant slope instability hazards and that the location of all public utilities and facilities can be located and constructed to minimize landslide damage.

2) In accordance with the Geologic Hazards Ordinance Section 16.10.070 (e)2(i) new building sites, roadways, and driveways shall not be permitted on or across slopes exceeding thirty percent. Submitted plans depict two building envelopes on greater than thirty percent slope. These envelopes are not approvable.

3) In accordance with the Geologic Hazards Ordinance Section 16.10.070 (e)2(iii) new building sites shall not be permitted which would require the construction of engineered protective structures such as retaining walls, debris walls or slough walls designed to mitigate potential slope instability. Any proposed building sites must be evaluated by appropriate technical analysis (as determined in the geologic hazards assessment) to make sure they are in compliance with this provision of the County Ordinance.

===== UPDATED ON DECEMBER 3, 2004 BY ROBIN M BOLSTER =====

The proposed building envelopes need to be staked in the field in order to verify their location in relation to the riparian corridor, tree driplines, and slope locations. Please keep in mind that the 30-foot corridor extends from the bankfull flowline of the channel and not the centerline on both sides of the channel.

===== UPDATED ON FEBRUARY 18, 2005 BY ROBIN M BOLSTER =====

Based on the site reconnaissance, there appears to be a cistern or other water storage structure within the building envelope on Parcel B that does not appear on submitted plans.

The proposed driveway location and grading activities that will be required for its construction, appear to encroach into the top of the riparian corridor. **It** appears that the driveway ~~may~~ be less impactful **if** relocated at the southwest corner of the property below the steel culverts.

Please submit an arborist's report evaluating all trees within the building envelopes and within 20 feet of the building envelopes. The assessment should evaluate health and make recommendations for mitigating potential construction impacts to the trees.

===== UPDATED ON MAY 5, 2005 BY ROBIN M BOLSTER =====

Environmental Review Initial Study
ATTACHMENT 14 1 of 7
APPLICATION 04-0232

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No. : 04-0232
APN: 099-081-07

Date: October 12, 2005
Time: 10:07:37
Page: 2

The arborist's report is not complete and does not address potential impacts to the nearby oak tree. Overall, **it** is the opinion of Environmental Planning Staff that the existing access configuration poses a greater significant impact to environmental resources than the alternative access site.

===== UPDATED ON JUNE 2, 2005 BY JOSEPH L HANNA =====

The project is complete for the parcel map. The reports only address the parcel map and not specific site design. Please condition for site specific geotechnical reports at the time of building/grading permit application. ===== UPDATED ON JUNE 21, 2005 BY ROBIN M BOLSTER =====

NO COMMENT

Environmental Planning Miscellaneous Comments

===== UPDATED ON JUNE 15, 2004 BY ROBIN M BOLSTER =====

NO COMMENT

===== UPDATED ON DECEMBER 3, 2004 BY ROBIN M BOLSTER =====

It appears that the construction of the two building sites will require the removal of many mature oak trees. Given the available area, **it** would be preferable to shift the envelope away from the oak woodland.

Dpw Drainage Completeness Comments

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

===== REVIEW ON JUNE 14, 2004 BY DAVID W SIMS =====

5.8.4 Drainage Design in Primary Groundwater Recharge Areas

Both current parcels and all future proposed parcels fall within presently designated Groundwater Recharge zones, requiring on-site retention of all increases in runoff due to impervious surface creation. However, **it may** be appropriate for the applicant to be exempted from some specific drainage mitigations resulting from this policy. The building envelope of parcel B is remote from the portion of the parcel mapped in Groundwater Recharge, and is situated down slope on a different soil type. Parcel C is sited close to the mapped Groundwater Recharge zone that lies below the building envelope. However, the mapping is keyed to soil type, and the appropriate soil type is mapped just off of the parcel corner. The Groundwater Recharge boundary is supposed to match the soil lines, and appears to be in error near this location.

7.23.1 New Development 7.23.2 Minimizing Impervious Surfaces 7.23.5 Control Surface Runoff

Regardless of Groundwater Recharge requirements, the applicant is required to propose other runoff mitigation measures, that hold runoff to pre-development rates, and that maintain water quality. These should be easily achievable for such large parcels. This development drains into the Soquel Creek channel, which has downstream capacity constraints very near the County standard storm level. Due to this, the protection of the above policies is to be assured.

Existing or proposed drainage systems below the building envelope of future parcel

Environmental Review Initial Study
ATTACHMENT 14 2 of 7
APPLICATION EXHIBIT D

Discretionary Comments - Continued

Project Planner: Randal Adams
Application No. : 04-0232
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Date: October 12, 2005
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B, and along Old San Jose Road are not apparent. All offsite routings should be described to the point of disposal into a natural channel or a County maintained inlet.

Without more detail on the actual building sites, further comment cannot be provided. Most applications for Minor Land Division usually contain improvement plans with more extensive detail. If this has been omitted but is required, it will be commented on once received.

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

Please call the Dept. of Public Works, Storm Water Management Section. from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON NOVEMBER 29, 2004 BY DAVID W SIMS =====
2nd Routing:

Discretionary review of application is approved. See miscellaneous comments

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JUNE 14, 2004 BY DAVID W SIMS =====
NO COMMENT

===== UPDATED ON NOVEMBER 29, 2004 BY DAVID W SIMS =====
Added drainage path detail on sheet 1, and addition of sheet 2 to the plans with drainage notes, is adequate to cover concerns from prior comments.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JUNE 10, 2004 BY RUTH L ZADESKY =====
No comment, project involves a subdivision or MLD.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JUNE 10, 2004 BY RUTH L ZADESKY =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JUNE 8, 2004 BY GREG J MARTIN =====

1. The number of home using the existing road through the property should be identified. If the road serves more than two homes then the road should be paved a minimum of 18 feet wide paved or meet the Fire Marshall-s requirements.

2. The number of parcels with access to the right-of-way that is shown as providing access to Parcel B should be identified.

3. Driveways for Parcel B and C should be shown in plan view and profile view

Environmental Review Initial Study
ATTACHMENT 14, 3047
APPLICATION 04-0232
EXHIBIT D

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 04-0232
APN: 099-081-07

Date: October 12, 2005
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4. The driveway alignment for Parcel B shall not be less than 60 degrees from Old San Jose Road.

5. Sight distance for the driveway for Parcel B and the road intersecting Old San Jose Road shall be shown on the plans. 6. Access for Parcel A should be limited to the road through Parcel C. The 100-foot strip of land connecting Parcel A to Old San Jose Road could be used as a future driveway access. Public Works does not recommend Parcel A have frontage on Old San Jose Road. If you have any questions please contact Greg Martin at 831-454-2811. ===== UPDATED ON DECEMBER 3, 2004 BY GREG J MARTIN =====

The intersection of Old San Jose Road and the access road for the five parcels is recommended to be shifted to the north. The road is recommended to be 20 feet wide with 30 foot returns, The centerline of the 24 foot wide road should line up with the north edge of the proposed median. The median is not recommended, however serves as a reference for these comments. Currently there are mailboxes on the north side of the access road that need to be considered in the design of the intersection. It is recommended these mailboxes be moved to the south side of the road and at least 50 feet from Old San Jose Road. The new taper shown for the access road is recommended to be designed to meet the horizontal curve requirements of the County Design Criteria or the requirements within the Highway Design Manual. The right-of-way for the access road is recommended to be established at 40 feet

Parcels A & C are recommended to be required to participate in the maintenance of the access road. The driveway for Parcel A & C is recommended to be a minimum of 18 feet in width. Individual driveways are recommended to be 12 feet in width. A condition of approval shall be Parcel B shall not be allowed direct access to Old San Jose Road in the future.

The existing driveway which shall serve Parcel B and one other home is recommended to be reconstructed. The width of the driveway is recommended to be 18 feet and paved for the first 50 feet. A driveway alignment of less than 60 degrees from Old San Jose Road will not be allowed.

If you have any questions please contact Greg Martin at 831-454-2811. ===== UP DATED ON FEBRUARY 18, 2005 BY GREG J MARTIN =====

-----3rd Review----- Previous comments which have not been addressed are below.

1. The intersection of Old San Jose Road and the access road for the five parcels does not meet County standards. It does not have standard returns, a standard width. and proposes a median. The road is recommended to be 24 feet wide with 30 foot returns and no median.

2. The proposed taper shown for the access road is recommended to be designed to meet the horizontal curve requirements of the County Design Criteria or the requirements within the Highway Design Manual.

3. Currently there are mailboxes on the north side of the access road that need to be considered in the design of the intersection. It is recommended these mailboxes be moved to the south side of the road and at least 50 feet from Old San Jose Road.

Environmental Review Initial Study

ATTACHMENT 14, 4 of 7
APPLICATION 04-0232

EXHIBIT D

Discretionary Comments - Continued

Project Planner: Randal Adams
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4. The existing driveway which shall serve Parcel B and one other home does not meet County standards. The driveway is recommended to be reconstructed. The width of the driveway is recommended to be a minimum of 18 feet and paved for the first 50 feet. A driveway alignment of less than 60 degrees from Old San Jose Road shall not be allowed.

5. The "shared access corridor" should be identified as an easement for Parcel A. The driveway for Parcel A & C is recommended to be a minimum of 18 feet in width. Individual driveways are recommended to be 12 feet in width.

6. Parcels A & C are recommended to be required to participate in the maintenance of the access road.

If you have any questions please contact Greg Martin at 831-454-2811. ===== UP-
DATED ON MAY 16, 2005 BY GREG J MARTIN =====
Parcels A & C are recommended to be required to participate in the maintenance of the access road.

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

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JUNE 8, 2004 BY GREG J MARTIN =====
===== UPDATED ON DECEMBER 3, 2004 BY GREG J MARTIN =====
===== UPDATED ON FEBRUARY 18, 2005 BY GREG J MARTIN =====
===== UPDATED ON MAY 16, 2005 BY GREG J MARTIN =====

Environmental Health Completeness Comments

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

===== REVIEW ON JULY 12, 2004 BY JIM G SAFRANEK =====
===== UPDATED ON JULY 12, 2004 BY JIM G SAFRANEK =====
Applicant must obtain an adequate Preliminary Lot Inspection Report to demonstrate that lots are suitable for onsite sewage disposal. Contact Troy Boone at 454-3069. Consultant's work almost complete based on my check of the file; consultant contacted and told of remaining issues to be resolved.
===== UPDATED ON SEPTEMBER 28, 2004 BY JIM G SAFRANEK ===== Site evaluations now completed and approved by T. Boone of EHS. EHS discr. permit reqs now satisfied.
===== UPDATED ON DECEMBER 3, 2004 BY JIM G SAFRANEK =====
No change in comment from 9-28-04.

===== UPDATED ON DECEMBER 3, 2004 BY JIM G SAFRANEK =====

Environmental Health Miscellaneous Comments

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

===== REVIEW ON JULY 12, 2004 BY JIM G SAFRANEK =====
NO COMMENT

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APPLICATION 04-0232
EXHIBIT D

Discretionary Comments - Continued

Project Planner: Randall Adams
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===== UPDATED ON DECEMBER 3, 2004 BY JIM G SAFRANEK =====

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON JUNE 8, 2004 BY JAN C MCNOWN ===== DEPARTMENT NAME: cdf

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

Submit a "plan review response sheet" when corrected sets are submitted for back check. All changes to drawings will require "clouding of the change".

Note on the plans that these plans are in compliance with California Building and Fire Codes (2000) as amended by the authority having jurisdiction.

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2000) and District Amendment.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction,

72 hour minimum notice is required prior to any inspection and/or test.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications; Standards. Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards. Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

Note: Prior to any improvements to these properties, all code requirements will be in effect, including a deeded access to parcels A & B. ===== UPDATED ON JUNE 8,

2004 BY JAN C MCNOWN =====

===== UPDATED ON NOVEMBER 19, 2004 BY COLLEEN L BAXTER =====

DEPARTMENT NAME: CDF/COUNTY FIRE All bridges, culverts and crossings shall be certified by a registered engineer. Minimum capacity of 25 tons. Cal-Trans H-20 loading standard. SHOW on the plans, DETAILS of compliance with the driveway requirements.

The driveway shall be 12 feet minimum width and maximum twenty percent slope. The driveway shall be in place to the following standards prior to any framing construction. or construction will be stopped: - The driveway surface shall be "all

weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained. - ALL

WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%. oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15% but in no case exceeding 20%. - The maximum grade of the driveway shall not exceed 20%. with grades of 15% not permitted for distances of more than 200 feet at a time. - The driveway shall have an overhead

clearance of 14 feet vertical distance for its entire width. - A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. - Drainage details for the road or driveway shall conform to current engineering practices. including erosion control measures. - All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. - The driveway shall be thereafter maintained to these standards at all times. All Fire Department building requirements and fees will be addressed in the Building Permit phase. Plan check is

Environmental Review Initial Study

ATTACHMENT 14 627
APPLICATION 04-0232
EXHIBIT D

105

Discretionary Comments - Continued

Project Planner: Randal Adams
Application No. : 04-0232
APN: 099-081-07

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based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction. 72 hour minimum notice is required prior to any inspection and/or test. Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

ALL DRIVEWAY AND BRIDGE REQUIREMENTS MUST BE IN COMPLIANCE,

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON JUNE 8, 2004 BY JAN C MCNOWN =====

===== UPDATED ON NOVEMBER 19, 2004 BY COLLEEN L BAXTER =====

Environmental Review Initial Study
ATTACHMENT 14 Final
APPLICATION 04-0232

Rural Residential Density Matrix

APN: 099-111-01 & 06

General Plan: Rural ~~Residential~~ (R-R)

(all proposed residential development is located within R-R land use designation)

Developable Land

10.3 acres Net Developable (outside R-M designated portions of the project site)

	<u>Point Score</u>
1. Location: All lots served by an 18 foot wide road	8
2. Groundwater Quality: Adequate quantity, good quality Private/mutual well	8
3. Water Resource Protection: Septic outside groundwater recharge and water supply watershed	6
4. Timber Resources: No timber resource areas.	10
5. Biotic Resource: Development activities outside biotic resource areas	10
6. Erosion: Alluvium/Purisima $(.29 \text{ (0-15\% slope)} \times 10) - (.39 \text{ (16-30\% slope)} \times 8) + (.32 \text{ (31-50\% slope)} \times 5)$	7.62
7. Seismic Activity: No mapped faults, Low liquefaction potential	9
8. Landslide: Alluvium (37% of area) & Purisima (63% of area) $[(.58 \text{ (0-15\% slope)} \times 10) + (.38 \text{ (16-30\% slope)} \times 9) + (.04 \text{ (31-50\% slope)} \times 0)] \times .37$ $[(.12 \text{ (0-15\% slope)} \times 9) + (.4 \text{ (16-30\% slope)} \times 8) + (.48 \text{ (31-50\% slope)} \times 5)] \times .63$	7.62
9. Fire Hazard: Less than 10 minute response time 18 foot wide road	15
TOTAL,	81.24

Minimum Average Developable Parcel Size*:

2.5 acres

(from Rural Residential Table minus Cumulative Constraint Points
as determined by the point score)

Number of Potential Building Sites*

4 sites

(developable acreage divided by minimum average parcel size)

General Plan and Rural Density Matrix

APN 099-111-01,099-111-06

The County allows for development based on a rural density score that is calculated from points obtained on nine different constraint matrixes. Below is a description of where the parcel falls under each constrain matrix and the score it obtained. Scores may vary for the rural residential and mountain residential sections **of** the parcel.

	<i>Fractional Points</i>	<i>Whole Points</i>
1. LOCATION AND ACCESS: <u>Rural Residential Rural Home sites</u> <u>2 1/2 – 20 acre sites: All lots served by private road 18-foot width.</u>	<u>8</u>	<u>8</u>
2. GROUNDWATER QUALITY <u>Adequate Quantity, Good Quality;</u> <u>Supplied by a private or mutual well system.</u>	<u>8</u>	<u>8</u>
3. WATER RESOURCES PROTECTION: <u>Septic Systems in areas without</u> <u>any known problems; Outside primary recharge and water supply</u> <u>watershed areas. <i>This has been confirmed by Ken Mabie, Environmental</i></u> <u><i>Concepts and Environmental Health inspectors during the septic</i></u> <u><i>feasibility investigation</i></u>	<u>6</u>	<u>6</u>
4. TIMBER RESOURCES <u>No timber resource or TP designations in the</u> <u>General Plan or zoning.</u>	<u>10</u>	<u>10</u>
5. BIOTIC RESOURCES: <u>Develoument activities outside designated</u> <u>important wildlife habitats.</u>	<u>10</u>	<u>10</u>
6. EROSION: <u>Bedrock Geology: Purisma and Alluvium, (0.29)10 +</u> <u>(0.39)8 + (0.32)5 = 7.62</u>	<u>7.62</u>	<u>8</u>
7. SEISMIC ACTIVITY <u>Not located in a fault zone: low potential for</u> <u>liquefaction. <i>See Geologic Hazards Assessment from UPP Geotech</i></u>	<u>9</u>	<u>9</u>
8. LANDSLIDE: <u>Bedrock Geological Conditions: 37% Alluvium and</u> <u>63% Pursmia ((0.58)10 + (0.38)9 + (0.04)0)0.37 = 3.41 ((0.12)9 +</u> <u>(0.4)8 + (0.48)5)0.63 = 4.21 3.41 + 4.21 = 7.62</u>	<u>7.62</u>	<u>8</u>
9. FIRE HAZARD: <u>Rural Residential: Less than 10 minute response time</u> <u>on nondead end road; entire property outside Critical Fire Hazard Area</u> <u>on 18-footroad. <i>See email from Jeanette Jercich, Central Fire District.</i></u> <u><i>Fire Marshall</i></u>	<u>15</u>	<u>15</u>
Subtotal:	<u>84.24</u>	<u>82</u>
Deduct Cumulative Constraint Points:	<u>0</u>	<u>0</u>
Final total:	<u>84.24</u>	<u>82</u>

EXHIBIT E



STEPHEN GRAVES & ASSOCIATES

Environmental and Land Use Consulting

October 18, 2005

Randall Adams
County of Santa Cruz
Planning Dept., 4th Floor
701 Ocean Street
Santa Cruz, Ca 95060

RE: Rural Density Matrix Score for Application **04-0232**, AFN 099-111-01, 06.

Dear Mr. Adams.

This letter is intended to address the additional information you requested to determine an exact score for the rural density matrix for the property at **5387** Old San Jose Road, AFN **099-111-01** and **06**. Per our phone conversations, the following matrix sections needed additional information to determine an exact score: 1) Location and Access; 6) Erosion; 8) Landslide; and 9) Fire Hazard. Below is a **summary of** the additional information provided for each section. **Also** attached with this letter is a revised Rural Density Matrix with an updated density score.

Location and Access: **This** section should receive a score of **eight(8)** points; **all** proposed parcels will be served by an **18-foot** wide road. **As** previously discussed, if necessary to obtain this score, the driveway to Parcel B can be widened from **16'** to **18'**. In addition, if the Planning Dept. finds that the proposed access to Parcel C does not meet the **18'** requirement, a lower driveway **from** the **18** wide access road can be added to the project.

Erosion and Landslide: Mid Coast Engineers has prepared an updated slope map which locates bedrock geological boundaries (see attached plans). As shown, the lower areas are mapped as Older Flood Plain Deposits (Qof) and the rest of the site is mapped as **Purisima** Formation (Tp). Per a conversation with Chris Hundemer, UPP Geotechnology, the Older Flood Plain Deposits would be considered as **Alluvium** in the Rural Density Matrix.

As calculated by Mid Coast Engineers, the Rural Residential area of the property is **37%** Older Flood Plain Deposits (**Alluvium**) and **63%** **Purisima** Formation. Within the **Purisima** Formation area (50% slopes deducted), twelve percent (**37,047 sf**) is 0-15% slopes, forty percent (**121,789sf**) is **15-30%** slopes, and forty-eight percent (**145.875 sf**) is **30-50%** slopes. Within the Older Flood Plain Deposits area (50% slopes deducted), fifty-eight percent (**102,656 sf**) is 0-15% slopes, thirty-eight percent (**67,168 sf**) is 15-30% slopes, and four percent (**6,764 sf**) is 30-50% slopes. **Using** these numbers, section 6) Erosion should receive a score of **7.62** and section 8) Landslide should receive a score of **7.62**. Since the matrix deals with whole numbers, the scores for 6) and 8) would be **8** points each.

Fire Hazard **Our office** has contacted the Central Fire Protection District regarding fire response time to the subject parcel and it **has** been determined that it takes 9-minutes and 45-seconds for a fire engine to reach the subject parcel.

2735 Porter Street
Soquel, CA 95073

Phone (831) 465-0677 Fax (831) 465-0678

EXHIBIT F

See attached *email* from Fire Marshall Jeanette Jercich regarding **this** issue. Based **on this** information, this section should receive a score of 15 points; less **than** 10 minute response time on non-dead end road; entire property outside Critical Fire Hazard Area on 18-footwide road.

Given **this** additional information, **this** property should receive a **Rural** Density Matrix an exact score of **81.24**. While there is not any specific discussions in Chapter 13.14 regarding the use of fractional numbers. the scoring system is based on whole numbers, which in **this** case would result **in** a score of 82. **This** score **allows** for land divisions **with** a 2-1/2 acre **minimum** parcel size. If **you** have any questions, please give our office a call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Zack Dahl', with a stylized flourish at the end.

Zack Dahl
Associate

CC: Slone Ranch *LLC*, property owner

Attachments:

Revised Slope Map, *Mid* Coast Engineers (2sets)
Email from Jeanette Jercich, Central Fire (2 copies]
Updated Rural Density *Matrix* (2 copies]

EXHIBIT F



**CENTRAL
FIRE PROTECTION DISTRICT**
of Santa Cruz County
Fire Prevention Division

930 17th Avenue, Santa Cruz, CA 95062
phone (831) 479-6843 fax (831) 479-6847

Date: October 20, 2005
To: Santa Cruz County Planning Attn: Randal Adams
Applicant: Steve Graves and Assoc
From: Jeanette Jercich, Fire Marshal
Subject: 04-0232
Address: 5387 Old San Jose Road
APN: 099-111-01

Dear Mr. Adams;

Please be advised that our run maps show the above referenced address as a ten minute response time, however, our Soquel Engine 3413 made a code 2 run (no lights or sirens) and determined the actual response time to be 9 minutes and 45 seconds. In an emergency situation, the engine would make a Code 3 run (with lights and sirens) and the response time may be quicker.

Respectfully,


Jeanette Jercich
Fire Marshal

Cc: file



STEPHEN GRAVES & ASSOCIATES

Environmental and Land Use Consulting

January 18, 2006

Randall Adams
Planning Dept, 4th Floor
701 Ocean Street
Santa Cruz, CA 95060

RE: Revised Plans for Application #04-0232, APN 099-1 11-01 and 06.

Dear Mr. Adams,

Included with this letter are six sets of revised project plans. As previously discussed, please move forward and schedule a hearing before the Planning Commission for this application. The project plans have been revised to relocate the driveway to Parcel C off of the 18' wide portion of the access road (see sheets 2 and 4).

As noted, there are two driveway alternatives shown [A and B]. While it was noted in the ~~initial~~ study that the driveway should be located between stations 3+50 and 5+00 on the access road [Alternative B], we are proposing that the driveway be located at station 3+22.89 (Alternative A). The clear advantage of Alternative A is that this design would avoid installing culverts and additional fill to cross the existing drainage swale. Please consider this driveway alternative when preparing the staff report.

In addition, the project arborist, Maureen Hamb, is preparing an arborist letter which will evaluate the multi-trunk oak tree located at the driveway entrance to Parcel A along the riparian comdor. The purpose of this letter is to demonstrate that a driveway to Parcel B on the opposite side of the drainage channel will in no way impact the viability of the multi-trunk oak tree. This letter will be submitted to you no later than Tuesday, January 24, 2006. If you have any questions, please give our office a call.

Sincerely,

Zack Dahl
Associate

Attachments:

Revised Tentative Map and Improvement Plans (6 sets)

113

2735 Porter Street
Soquel, CA 95073

Phone (831) 464-0677 Fax (831) 465-0678

EXHIBIT F