

# **Staff Report to the Planning Commission**

Application Number: 04-0472

**Applicant:** Deidre Hamilton, Hamilton-Swift **Agenda Date:** February 8, 2006

Land Use Consultants

Owner: Loleta Heichel. Trustee
APN: 102-221-53
Agenda Item #: \D
Time: After 9:00 a.m.

**Project Description:** Proposal to remove three existing houses on one parcel and to divide the property into seven new single-family residential lots between 6.000 and 9,500 square feet in size and to grade approximately 900 cubic yards of earth. Requires a Subdivision and Preliminary Grading Approval

**Location:** The property is located at the end of Dawn Lane about 400 feet west of the intersection of Dawn Lane and Soquel-San Jose Road, at 4575 Dawn Lane, Soquel.

Supervisoral District: First District (District Supervisor: Beautz)

Permits Required: Subdivision and Preliminary Grading Approval

#### **Staff Recommendation:**

- e Certification of the mitigated Negative Declaration in accordance with the California Environmental Quality Act; and
- e Approval of Application 04-0472, based on the attached findings and conditions.

#### **Exhibits**

A. Project plans F. Zoning & General Plan Maps

B. Findings G. Will Serve Letters

C. Conditions H. Comments & Correspondence

D. Mitigated Negative Declaration and I. Summary of Neighborhood Meeting Initial Study (on file with the Planning Department)

E. Assessor's Parcel Map

#### **Parcel Information**

Parcel Size: 1.35 gross acres Existing Land Use \* Parcel: Residential

Existing Land Use - Surrounding: Residential and Anna Jean Cummings Park

Project Access: Dawn Lane

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

Owner: Loleta Heichel, Trustee

Planning Area: Soquel

Land Use Designation: R-UL (Urban Low Density Residential) ()

Zone District: R-1-6 (Single family residential - 6,000 square foot

minimum lot size)

Coastal Zone: \_\_\_ Inside \_\_\_XX Outside

#### **Environmental Information**

Geologic Hazards: Not mapped/no physical evidence on site Soils: Soils Report and Review Completed

Fire Hazard: Not a mapped constraint Slopes: 0.9 acres exceed 30% slopes

Env. Sen. Habitat: Not mapped/no physical evidence on site

Grading: Approximately 900 cubic yards of grading proposed

Tree Removal: About six walnut trees previously removed

Scenic: Not a mapped resource

Drainage: Engineered drainage plans and improvements proposed and deemed

adequate

Archeology: No physical evidence on site per reconnaissance

#### **Services Information**

Urban/Rural Services Line: XX Inside Outside
Water Supply: Soquel Creek Water District

Sewage Disposal: Santa Cruz County Sanitation District

Fire District: Central Fire District

Drainage District: Zone 5

#### **History**

On September 27, 2004, the County Planning Department accepted this application for a Subdivision. The proposed project is subject to environmental review per the requirements of the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on October 17,2005. The mandatory public comment period ended on November 23, 2005, with no comments received. The Initial Study, Negative Declaration and Mitigations are included in the staff report as Exhibit D.

#### Project **Setting**

The project site is located within *the* Soquel planning area, on the western terminus of Dawn Lane, about 400 feet from the intersection of Dawn Lane and Soquel-San Jose Road in Soquel. The parcel is approximately 1.35 acres in area and consists of level to moderately sloping topography that steepens to over 30% along the northern end of the property. The site is currently developed with three dwellings dating to the 1930's with unpaved dnveways and miscellaneous outbuildings. The dwellings do not appear to be in good condition. The site is vegetated with grasses, blackberry patches, some pampas grass and the remnants of an orchard and old gardens. Approximately six mature walnut trees had been removed prior to this application.

Owner: Loleta Heichel, 'Trustee

Surrounding development consists predominately of residential uses, developed to a similar density as that requested by this proposal and Anna Jean Cummings Park at the property's southern boundary. Zoning in the immediate area is R-1-6, with PR and SU zoning for the park to the south.

#### **Zoning & General Plan Consistency**

The subject property is 1.35 gross acres in size. The parcel has 0.09 acres of slopes exceeding 30%, that, consistent with General Plan policy 6.2.5, is excluded from the density calculations for land divisions. An additional 0.3 acres are required for the right-of-way, leaving 45,865 square feet (1.05 acres) of net developable area. The site's R-UL (Urban Low Density Residential) General Plan designation allows a density range of 4.4 to 7.2 units per net developable acre (UMDA), which corresponds to lot size requirements of 6,000 to 10,000net developable square feet. The objective of this land use designation is to provide for low-density residential development in areas within the Urban Services Line that have a full range of urban services. The proposed subdivision creates seven units on 1.05 net developable acres, resulting in a density of 6.7 U/NDA consistent with the density set forth for R-UL General Plan designation. The R-1-6 (Single family residential - 6,000 square foot minimum lot size) zone district is an implementing zone district for the R-UL General Plan designation. The subdivision's parcel sizes, which range in size from 6,000 square feet to 9,500 square feet, are consistent with the R-1-6 minimum lot sizes,

The proposed subdivision complies with the zoning ordinance in that the property is intended for residential use, the lot sizes meet the minimum dimensional standard for the R-1-6 zone district, and the setbacks on the new lots created will be consistent with the minimum zoning ordinance requirements. Specifically, the proposed development on the new lots will meet the required setbacks of 20 feet from the front parcel boundary/edge of any right-of-way, 15 feet from the rear parcel boundary, and 5 and 8 feet from the side parcel boundaries, All ofthe proposed development will cover slightly less than 30 percent of the net site area for each lot, and the proposed floor area ratio for the development on each new lot is less than 50 percent of the net site area. The proposed building footprints are shown on the architectural plans included as Exhibit A, as are the lot coverage and floor area ratio calculations. The proposed cul-de-sac meets the road standards for urban residential development set forth in the County's Design Criteria.

About 900 cubic yards of grading is proposed for the subdivision. The majority of this grading is to remove poor soils and import about 470 cubic yards of engineered fill material to create the building pads, complete an emergency access road and construct the main cul-de-sac. This grading is not excessive with respect to the necessary improvements and the slope of the site.

Because the building sites will be located slightly more than 500 feet from the nearest through road (Old San Jose Road), a secondary emergency access is required consistent with General Plan policy 6.5.5. The project will complete the improvements of a 12-foot wide emergency secondary access road connecting the new Dawn Lane cul-de-sac on this existing dead-end road to an adjacent cul-de-sac (Hilltop Court) thereby providing increased circulation in the event of an emergency for these two residential neighborhoods. In addition, Central Fire has required the construction of a new fire hydrant to service this development: which is included on *the* proposed improvement plans.

Since seven residential parcels are proposed, the project has an Affordable Housing Obligation

Owner: Loleta Heichel, Trustee

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The subject property is 1.35 gross acres in size. The parcel has 0.09 acres of slopes exceeding 30%, that, consistent with General Plan policy 6.2.5, is excluded from the density calculations for land divisions. An additional 0.3 acres are required for the right-of-way, leaving 45,868 square feet (I.05 acres) of net developable area. The site's R-UL (Urban Low Density Residential) General Plan designation allows a density range of 4.4 to 7.2 units per net developable acre (U/NDA), which corresponds to lot size requirements of 6,000 to 10,000 net developable square feet. The objective of this land use designation is to provide for low-density residential development in areas within the Urban Services Line that have a full range of urban services. The proposed subdivision creates seven units on 1.05 net developable acres, resulting in a density of 6.7 U/NDA consistent with the density set forth for R-UL General Plan designation. The R-1-6 (Single family residential - 6,000 square foot minimum lot size) zone district is an implementing zone district for the R-UL General Plan designation. The subdivision's parcel sizes, which range in size from 6,000 square feet to 9,500 square feet, are consistent with the R-1-6 minimum lot sizes.

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About 900 cubic yards of grading is proposed for the subdivision. The majority of this grading is to remove poor soils and import about 470 cubic yards of engineered fill material to create the building pads, complete an emergency access road and construct the main cul-de-sac. This grading is not excessive with respect to the necessary improvements and the slope of the site.

Because the building sites will be located slightly more than 500 feet from the nearest through road (Old San Jose Road), a secondary emergency access is required consistent with General Plan Policy 6.5.5. The project will complete the improvements of a 12-foot wide emergency secondary access road connecting the new Dawn Lane cul-de-sac on this existing dead-end road to an adjacent cul-de-sac (Hilltop Court) thereby providing increased circulation in the event of an emergency for these *two* residential neighborhoods. In addition, Central Fire has required the construction of a new fire hydrant to service this development, which is included on the proposed improvement plans.

Since seven residential parcels are proposed, the project has an Affordable Housing Obligation (AHO) of 1.05 units in accordance with County Code Section 17.10, The project will meet the AHO

Owner: Loleta Heichel, Trustee

through the construction of one affordable unit on Parcel 7 and the payment of in lieu fees for the remaining 0.05 units. The proposed affordable unit is consistent with the requirements set forth in County Code Section 17.10 with respect to the size and design of the affordable unit. Specifically, the affordable unit can be a minimum size of 75% of the average size of the market rate residences. The average floor area of the market rate units is 2,479 square feet and 75% of the average is 1,859 square feet. The floor area for the proposed affordable dwelling is 1,924 square feet, which meets therequirements. In addition, the affordable unit's lot is not the smallest parcel in the development, and five of the seven parcels are similarly sized to the affordable lot. The architectural design is the same style and quality as is used throughout the development.

The project is within the County's residential street lighting zone. The applicant is requesting a waiver from the streetlight requirement. Currently, there are no streetlights on Dawn Lane. Thus, the proposed development at the end of Dawn Lane would be consistent with the pattern of development without the addition of street lights (see Exhibit H) and staff supports this waiver.

#### **Design** Review

The project has been reviewed by the Urban Designer and complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The new homes are proposed to be two-stones with contemporary split-level designs that are consistent in size with the newer development in the area and incorporate some of the architectural character found on other older homes in the area. Siding for the new homes on Lots 1, 3, 5 and 6 is proposed to be cement plaster on the first floor and "hardishingle" siding for the second floor. Lots 2,4 and 7 will use also use cement plaster on the lower floor and "hardiplank" to finish the second story. The exterior colors for the homes are proposed to be earth tones in the rich browns, beige, cream, and gray tones. Roofing material is proposed to be charcoal colored composition shingles.

#### **Environmental Review**

**As** discussed above, the project completed environmental review in accordance with the California Environmental Quality Act (CEQA), and a preliminary determination to issue a Negative Declaration with Mitigations (Exhibit D) was made on October 24,2005. The mandatory public comment period expired on November 23,2005, with no comments received.

The environmental review process focused on the potential impacts of the project in the areas of liquefaction and foundation design and impacts associated with the site grading. The environmental review process generated mitigation measures that will reduce potential impacts from the proposed development and adequately address these issues. These mitigations have been incorporated into the attached conditions of approval.

#### **Conclusion**

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

Application #: 04-0472 APN: 102-221-53 Owner: Loleta Heichel, Tmstee

#### **Staff Recommendation**

- APPROVAL. of Application Number 04-0472, based on the attached findings and conditions.
- Certification of the mitigated Negative Declaration in accordance with the California Environmental Quality Act.

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

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

Report Prepared By:

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Report Reviewed By:

Cathy Graves Principal Planner Development Review

Owner: Loleta Heichel, Trustee

#### **SUBDMSION FINDINGS:**

1. THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OR CONDITIONS OF THE SUBDIVISION ORDINANCE AND THE STATE SUBDIVISION MAP ACT.

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

Z. THAT THE PROPOSED SUBDIVISION, ITS DESIGN, AND ITS IMPROVEMENTS, ARE CONSISTENT WITH THE GENERAL PLAN, AND THE AREA GENERAL PLAN OR SPECIFIC PLAY, IF ANY.

The proposed division of land, its design, and its improvements, are consistent with the General Plan. The project creates seven new single-family lots and is located in the Residential, Urban Low General Plan designation. This designation allows a density range of 4.4 to 7.2 Units per Net Developable Acre (U/NDA), which corresponds to lot size requirements of 6,000 to 10,000 net square feet. The objective of this land use designation is to provide for lower densityresidential development in areas within the Urban Services Line that have a full range of urban services. As proposed, the seven residential units on 1.05 net developable acres, resulting in a density of 6.7 U/NDA, which is consistent with the density set forth for the R-UL General Plan designation.

The project is consistent with the General Plan in that the full range of urban services is available and will be extended to the new parcels created, including municipal water and sewer service. The land division will be served by a new cul-de-sac at the end of Dawn Lane, which is currently a dead end road. The proposed cul-de-sac will provide satisfactory access to the new parcels created by the project. Because the building sites will be located slightly more than 500 feet from the nearest through road (Old San Jose Road), a secondary emergencyaccess is required consistent with General Plan policy 6.5.5. The project will complete the improvements of a 12-foot wide emergency secondary access road connecting the new Dawn Lane cul-de-sac on this existing dead-end road to an adjacent cul-de-sac (Hilltop Court) thereby providing increased circulation in the event of an emergency for these two residential neighborhoods. The proposed subdivision is similar to the pattern and density of surrounding development, is near commercial shopping facilities and recreational opportunities, and, with proposed road improvements, will have adequate and safe vehicular access.

The property contains an area with slopes steeper than 30%. The proposed land division has excluded these areas from the calculation of the net developable acreage and from the building envelopes consistent with General Plan policies 6.2.5 and 6.3.1.

The land division, as conditioned, will be consistent with the General Plan regarding infill development in that the proposed single-family development will be consistent with the pattern of the surrounding development, and the design of the proposed home is consistent with the character of the surrounding neighborhood. The land division is not in a hazardous or environmentally sensitive area and protects natural resources by providing residential development in **an** area

Owner: Loleta Heichel, Trustee

designated for this type and density of development.

3. THAT THE PROPOSED SUBDIVISION COMPLIES WITH ZONING ORDNANCE PROVISIONS AS TO USES OF LAND, LOT SIZES AND DIMENSIONS AND ANY OTHER APPLICABLE REGULATIONS.

The proposed division of land complies with the zoning ordinance provisions as to uses of land, lot sizes and dimensions and other applicable regulations in that the use of the property will be residential in nature, the lot sizes meet the minimum dimensional standards for the R-1-6 zone district where the project is located, and all setbacks will be consistent with the zoning standards. The proposed new dwellings will comply with the development standards in the zoning ordinance as they relate to setbacks, maximum parcel coverage, minimum site width, floor area ratio and minimum site frontage.

The subdivision meets the requirements of County Code Section 17.10 in meeting the required Affordable Housing Obligation (AHO) of 1.05 units. The project will construct one affordable unit on Parcel 7 and the pay in lieu fees for the remaining 0.05 units. The proposed affordable unit is consistent with the overall development and meets the requirements set forth in County Code Section 17.10 with respect to the size and design of the affordable unit.

4. THAT THE SITE OF THE PROPOSED SUBDIVISION IS PHYSICALLY SUITABLE FOR THE TYPE AND DENSITY OF DEVELOPMENT.

The site of the proposed land division is physically suitable for the type and density of development in that no challenging topography affects the building sites, the existing property is commonly shaped to ensure efficiency in further development of the property, and the proposed parcels offer a traditional arrangement and shape to insure development without the need for variances or site standard exceptions. No environmental constraints exist which would necessitate the area remain undeveloped.

5. THAT THE DESIGN OF THE PROPOSED SUBDIVISION OR TYPE OF IMPROVEMENTS WILL NOT CAUSE SUBSTANTIAL ENVIRONMEXTAL DAMAGE NOR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The design of the proposed division of land and its improvements will not cause environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. No mapped *or* observed sensitive habitats or threatened species impede development of the site as proposed. The project received a mitigated Negative Declaration on October 17,2005, pursuant to the California Environmental Quality Act and the County Environmental Review Guidelines that determined that all environmental impacts have been reduced to a less than significant level.

6. THAT THE PROPOSED SUBDIVISION OR TYPE OF IMPROVEMENTS WILL NOT CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The proposed division of land or its improvements will not cause serious public health problems in that municipal water and sewer are available to serve the proposed parcel, and these services will be

Owner: Loleta Heichel, Trustee

extended, including a new hydrant to serve the new parcels created.

7. THAT THE DESIGN OF THE PROPOSED SUBDIVISION OR TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH, OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

The design of the proposed division of land and its improvements will not conflict with public easements for access in that no easements are known to encumber the property. Access to all lots will be from the proposed new cul-de-sac completing Dawn Lane. In addition, a partially constructed emergency access lane between Dawn Lane and Hilltop Court will be completed on the subject property ensuring the emergency lane is accessible by both neighborhoods.

8. THE DESIGN OF THE PROPOSED SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES.

The design of the proposed division of land provides to the fullest extent possible. the ability to use passive and natural heating and cooling in that the resulting parcels are oriented in a manner to take advantage of solar opportunities, and solar power facilities are proposed for each new dwelling. All ofthe proposed parcels are conventionally configured and the proposed building envelopes meet the minimum setbacks as required by the zone district for the property and County code.

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.

The proposed development is consistent with the Design Standards and Guidelines of *the* County Code in that the proposed lot sizes meet the minimum dimensional standards for the R-1-6 zone district, and all development standards for the zone district will be met.

The new homes are proposed to be two-stories with contemporary split-level designs that are consistent in size with the newer development in the area and incorporate some of the architectural character found on other older homes in the area. Siding for the new homes on Lots 1, 3, 5 and 6 is proposed to be cement plaster on the first floor and "hardishingle" siding for the second floor. Lots 2,4 and 7 will use also use cement plaster on the lower floor and "hardiplank" to finish the second story. The exterior colors for the homes are proposed to be earth tones in the rich browns, beige, cream, and gray tones. Roofing material is proposed to be charcoal colored composition shingles.

### **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

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Owner: Loleta Heiche!, Trustee

BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of the proposed residential development 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 in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. A soils engineering report has been completed to ensure the proper design and functioning of the proposed residences. The proposed residential development will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood. A secondary emergency access will be completed connecting Dawn Lane to Hilltop Court providing these two neighbors with increased circulation in the event of an emergency.

An engineered drainage plan has been prepared for the project. The proposed drainage plan will handle the runoff generated by the increased impervious surfaces, and will also intercept existing runoff that currently crosses the site and adversely affects the downhill neighbors and place this runoff into a controlled drainage system. In addition, the developer will be replacing an inadequate storm drain pipe with a new 24-inch storm drain pipe under Old San Jose Road.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENTWITH ALL PERTINENT COUNTY ORDNANCES **AND** THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

The project site is located in the R-1-6 (Single- Family Residential - 6,000 square foot minimum) zone district. The proposed location of the residential development and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 zone district in that the primary use of the property will be one single family residence on each lot, that meets all current site standards for the zone district.

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.

**As** discussed in Subdivision Finding #2, the project creates seven new single-family lots and is located in the Residential, Urban Low General Plan designation. This designation allows a density range of 4.4 to 7.2 Units per Net Developable Acre (U/NDA), which corresponds to lot size requirements of 6,000 to 10,000 net square feet. The objective of this land use designation is to provide for lower density residential development in areas within the Urban Services Line that have a full range of urban services. The seven residential units proposed on 1.05 net developable acres results in a density of 6.7 U/NDA, consistent with the General Plan density.

The proposed residential development will not adversely impact the light, solar opportunities, air,

Owner: Loleta Heichel, Trustee

and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the residential development will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed residential development will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed residential development will comply with the site standards *for* the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stones) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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.

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that it is are sidential development that will replace three existing houses on one parcel with seven dwellings each on a separate lot. The expected level of traffic generated by the proposed project is anticipated to be four (4) new peak trips per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICMITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

The proposed residential development 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 in the vicinity, in that the proposed structure is two stones, in aneighborhood of older one story homes and a few newer or redeveloped two story homes. The proposed residential development is consistent with the land use intensity and density of the neighborhood.

6. THE PROPOSED DEVELOPMENT PROJECT IS CONSISTENT WITH THE DESIGN STANDARDSAND GUIDELINES (SECTIONS 13.11.070 THROUGH 13.11.076), AND ANY OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed residential development will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Owner: Loleta Heichel, Trustee

### **Conditions of Approval**

#### Land Division Permit 04-0472, Tract 1498

Applicant: Hamilton-Swift and Associates

Property Owners: Loleta Heichel, Trustee

Assessor's Parcel Number: 102-221-53

Property Address and Location: 4575 Dawn Lane, at the end of Dawn Lane about 400 feet west of the intersection of Dawn Lane and Soquel-San Jose Road, Soquel.

Planning Area: Soquel

#### **Exhibits:**

**A.** Tentative Map and Preliminary Improvement Plans, Sheets A0.1, Sheets C1-C4, prepared by Bowman and Williams Engineers, dated 9/24/04

Architectural and floor plans prepared by William Rennie Boyd, Architect, Sheets A0.2-A0.5, Sheets A1.1 to A7.5 (35 pages) last revised 11/01/05

Landscape Plans prepared by Ellen Cooper, Landscape Architect, Sheets L1-L8

Photo-simulations by ArchiGraphics dated 2005

All correspondence and maps relating to this land division shall carry the permit and tract 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 Permit Form *to* indicate acceptance and agreement with the conditions thereof, and
  - B. Record the Conditions of Approval on the Final Map. The conditions of approval shall be applicable to all resulting parcels.
  - C. The property owner(s) shall sign and record the Indemnity Waiver within 30 days of the effective date of this permit.
  - D. 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.

Owner: Loleta Heichel, Trustee

- II. A Final Map for this land division must be recorded prior to the expiration date of the Tentative Map and prior to sale, lease or financing of any new lots. The Final Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal: shall be done prior to recording the Final Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Final Map shall meet the following requirements:
  - A. The Final Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property? or affecting public health and safety shall remain fully applicable.
  - B. This land division shall result in no more than seven (7) single-family residential lots.
  - C. The minimum lot size shall be 6,000 square feet, net developable land.
  - D. The following items shall be shown on the Final Map:
    - Building envelopes and/or building setback lines located according to the approved Tentative Map. The building envelope shall meet the minimum setbacks for the R-1-6 zone district. Garages shall be a minimum of 20 feet from the edge of the right-of-way. Building envelopes shall not include any slopes exceeding 30%.
    - 2. Show the net area of each lot to nearest square foot.
    - 3. **A** clearly marked line delineating the slopes exceeding 30% shall be shown on the Final Map, with notes that structures (with the exception of fences) and grading are prohibited in the area containing slopes over 30%.
    - **4.** The owner's certificate shall include:
      - a. **An** irrevocable offer of dedication to the County of Santa Cruz for improvements (Dawn Lane) shown on the approved Tentative Map.
  - E. The following requirements shall be noted on the Final Map as items to be completed prior to obtaining a building permit on lots created by this land division:
    - 1. Lots shall be connected for water service to Soquel Creek Water District.
    - 2. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the Sanitation District shall be met.
    - 3. All future construction on the lots shall conform to the Architectural Floor

Owner: Loleta Heichel, Trustee

Plans and Elevations, and the Perspective Drawing as stated or depicted in Exhibits "A" and shall also meet the following additional conditions:

- a. Exterior finishes shall conform to the materials specified in Exhibit "A" and shall be painted in earth tones with accents and details, as shown on the approved plans. T1-11 type wood siding is not permitted.
- b. Changes in the placement of windows that face directly towards existing residential development as shown on the architectural plans, are not permitted without review and approval by the Planning Commission.
- c. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the R-1-6 zone district. The development of any lot shall not exceed 30 percent lot coverage, or 50 percent floor area ratio, or other standards as may be established for the zone district. All required on-site parking must be provided.
- d. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, the building plans must include aroof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site: which clearly depict the total height of the proposed structure.
- e. For building sites containing fill placed as part of the land division improvements, the building height shall include the height of the fill above the original grade,
- f. No fencing shall exceed three feet in height within the required front yard or street-side setbacks and shall not exceed six feet in height within the required interior side or rear yard setbacks.
- g. All foundations and grading designs shall conform to the recommendations of the accepted soils report by Bauldry Engineering, dated 9/22/04. Final plans shall reference the project soils report and soils engineer. A plan review letter from the project soils engineer is required.
- 4. A final Landscape Plan for the entire site specifying the species, their size, and impation plans, meeting the following criteria and conforming to all

Owner: Loleta Heichel, Trustee

water conservation requirements of the Soquel Creek Water District water conservation regulations:

- a. Turf Limitation. Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
- b. Plant Selection. At least SO percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be imgated separately.
- c. All street trees shall be a minimum size of 24-inch box trees of a species selected from the County Urban Forestry Master Plan.
- d. Screening trees shall be planted on Lots 1-6 as shown on the Landscape Plan by Ellen Cooper last revised on 3/31/05 and in accordance with the size schedule (23 inch to 36 inch box trees) specified in the 3/31/05 landscape plans.
- e. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
- f. Imgation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed imgation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, overspray, low head drainage, or other similar conditions where water flows onto adjacent property, non-inigated areas, walks, roadways or structures.
  - i. The irrigation plan and an imgation schedule for the established landscape shall be submitted with the building permit applications. The imgation plan shall show the location, size and type of components of the imgation system, the point of connection to the public water supply and designation of hydrozones. The imgation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred

Owner: Loleta Heichel, Trustee

cubic feet, recommended on a monthly and annual basis.

- ii. Imgation within the critical root zones established in the Arborist's Report is prohibited. Imgation outside of the critical root zone, but under the dripline of each existing oak shall be limited to very low flow drip-type emitters.
- iii. Appropriate imgation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.
- IV. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
- v. Landscape impation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.
- g. All planting shall conform to the preliminary plan shown as part of Exhibit A, except that all tress planted adjacent to or in the public right of way shall be 24" box in size and shall be selected from the suggested planting list in the Urban Forestry Master Plan. Also:
  - 1. All landscaping shall be permanently maintained by the property owner including any plantings within the County right of way along the frontage of the property.
  - ii. Any trees planted in the County right of way shall be approved by the Department of Public Works and shall be installed according to provisions of the County Design Criteria.
- 5. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located.
- 6. Any changes between the approved Tentative Map, including but not limited to the attached exhibits for architectural and landscaping plans, must be submitted for review and approval by the decision-making body. Such proposed changes will be included in a report to the decision making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code.

Owner: Loleta Heichel, Trustee

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

- A. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- B. Obtain Demolition Permits from the Building Official to remove the three existing dwellings. Prior to approval of any demolition permits, the applicant/owner shall complete the following:
  - 1. Obtain a Special Inspection of each existing dwelling to determine if the structure is structurally sound and capable ofbeing relocated.
  - Z. Meet all requirements of County Code Section 12.06, for each structure determined to be suitable for habitation and capable of being relocated.
- C. Meet all requirements of the Santa Cruz County Sanitation District as stated in the District's letter dated 2/7/05, including, without limitation, the following standard conditions:
  - 1. Submit and secure final approval of an engineered sewer improvement plan showing on-site and off-site sewers needed to provide service *to* each lot proposed. The improvement plan shall conform to the County's "Design Criteria" and shall also show any roads and easements.
  - 2. All existing and proposed easements shall be shown on the Final Map
  - 3. Show all existing sewer laterals that shall be abandoned.
  - 4. Pay all necessary bonding, deposits, and connections fees, and furnish a copy of the CC&R's to the district, if applicable.
- D. All new utilities shall be underground, All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible frompublic view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries.
- E. Submit and secure approval of engineered improvement plans from the Department of Public Works and the Planning Department for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% ofengineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements:

Owner: Loleta Heichel. Tmstee

- 1. All improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Cntenaexcept as modified in these conditions of approval. Plans shall also comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Code.
- 2. Submit complete grading and drainage plans that include limits of grading, estimated earthwork, cross sections through all pads delineating existing and proposed cut and fill areas, existing and proposed grades? existing and proposed drainage facilities, and details of devices such as back drains, culverts, energy dissipaters and construction details for the detention system, etc. Final drainage and grading plans shall incorporate the comments of Alyson Tom dated February 16 and May 3, 2005 and shall include the following:
  - a. The final drainage plan shall provide design details and calculations for the detention outlets and sizing. The outlets shall be designed such that all runoff from the project area is limited to pre-project levels. Safe overflow shall be included in the design
  - b. All maintenance agreements shall be submitted with the final improvement plans for each detention facility. The agreement(s) shall include specific maintenance guidelines for these facilities.
  - c. The final drainage plans shall note that the detention facilities are to be maintained by the property owners and include the specific maintenance guidelines.
  - d. Include signage stating "No Dumping Drains to Bay" or equivalent adjacent to all proposed storm drain inlets.
  - e. Zone 5 drainage fees will apply to the net increase in impervious surface.
- 3. The final engineered grading plans shall be consistent with the recommendation of the accepted soils report by Bauldry Engineering, dated 9/22/04. Final plans shall reference the project soils report and soils engineer. A plan review letter from the project soils engineer is required. The final grading plans shall include:
  - a. Calculations of all volumes of excavated and fill soils.
  - b. The final grading plans shall be reviewed and approved by the Environmental Planning Section of the Planning Department and the Department of Public Works.

Owner: Loieta Heichel, Trustee

- c. Final grading plans shall provide cross sections showing the existing and proposed grades and the maximum fill depths through all building sites.
- 4. Prior to any ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted. The erosion control plans shall identify the location and type of erosion control practices and devices 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. Soil management that prevents loose material from leaving the site.
  - c. Identify the receiving site(s) for all fill and produce grading permits for the receiving site(s) as appropriate. The receiving site shall be approved by Environmental Planning staff prior to the start of site work. The exported fill material shall be taken either to the municipal landfill or another permitted site.
  - d. A plan to prevent construction vehicles from carrying soil, dirt, gravel, or other material onto public streets. The owner/applicant is responsible for cleaning the street should materials from the sitereach the street.
  - e. Water Quality: Silt and grease traps shall be installed according to the approved improvement plans. Sediment barriers shall be maintained around all drain inlets during construction.
- 5. Final plans for off-site drainage improvements at Old San Jose Road
- 6. Plans shall comply with the accepted soils report by Bauldry Engineering, dated 9/22/04. Plan review letters shall be submitted as needed to verify that the plans are in compliance with geotechnical recommendations.
- F. Engineered improvement plans for all water line extensions, if required by Soquel Creek Water District, shall be submitted for the review and approval of the water agency.
- G. All requirements of the Central Fire District shall be met as set forth in the District's letter dated October 5,2004.
- H. A Road Association shall be formed, and the Road Maintenance Agreement shall be submitted to the Planning Department for review and approval, prior to filing the

Owner: Loleta Heiche!, Trustee

Final Map. The Road Maintenance Agreement shall include, at a minimum, provisions for the permanent maintenance of the following:

- 1. The silt and grease trap(s) and detention facilities associated with the storm drain system. Reference condition of approval III(D)(2).
- 2. Maintenance and improvements to Dawn Lane should the street not be accepted by the County.
- 3. Maintenance and improvements to the secondary emergency access lane.
- I. Park dedication in-lieu fees shall be paid for six (6) dwelling units (with three bedrooms each). These fees are \$2,400 per unit, but are subject to change.
- J. Transportation improvement fees shall be paid for seven (7) dwelling units. These fees \$2,000 per unit, but are subject to change.
- K. Roadside improvement fees shall be paid for seven (7) dwelling units. These fees are \$2,000 per unit, but are subject to change.
- L. Child Care Development fees shall be paid for seven (7) dwelling units. These fees S327 per unit (which assumes three bedrooms at \$109 per bedroom), but are subject to change.
- M A credit for Capital Improvement fees may be granted for the original dwellings, if proof of their legality and the total number of bedrooms are provided.
- N. Enter into a Certification and Participation Agreement with the County of Santa Cruz to meet the Affordable Housing Requirements specified by Chapter 17.10 of the County Code. This agreement must include the following statements:
  - 1. The developer shall provide one designated affordable unit for sale to moderate income households. The current sales price for a 3 bedroom unit (under the above described guidelines for a moderate income family) is \$259,918. This sales price assumes a family of four at 80 percent of median income, with \$150 per month Homeowners Association dues, and is subject to change.
  - 2. The developer shall pay in-lieu fees for the fractional equivalent of .05 units in accordance with the regulations and formulas as specified by Chapter 17.10 of the County Code, These fees are calculated as .05 of the average purchase price of the market rate homes.
- O. Submit one reproducible copy of the Final Map to the County Surveyor for distribution and assignment of temporary Assessor's Parcel Numbers and situs address.

Owner: Loleta Heichel, Trustee

- IV. All subdivision improvements shall be constructed in accordance with the approved improvement plans and in conformance with the requirements of the subdivision agreement recorded pursuant to condition III.D. The construction of subdivision improvements shall also meet the following conditions:
  - A. Prior to any disturbance, the owner/applicant shall organize a pre-construction meeting on the site. The applicant, grading contractor: Department of Public Works Inspector and Environmental Planning staffshall participate. During the meeting, the applicant shall identify the site(s) to receive the export fill and present valid grading permit(s) for those sites, if any site will receive greater than 100 cubic yards or where fill will be spread greater than two feet thick or on a slope greater than 20% gradient, where applicable.
  - B. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. An Encroachment Permit is required for the offsite drainage improvements at Old San Jose Road. All work shall be consistent with the Department of Public Works Design Criteria.
  - C. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-controlplan that may or may not be granted.
  - D. No land disturbance shall take place prior to issuance ofbuilding 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).
  - E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and *notify* the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
  - F. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all constructionwork
    - 1. Limit all construction to the time between 800 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address and emergency situation; and

Owner: Loleta Heichel, Tmstee

- 2. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
- 3. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
- G. Construction of improvements shall comply with the requirements and recommendations of the accepted soil report by Bauldry Engineering, dated 9/22/04. The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with any geotechnical recommendations.
- H. All required land division improvements must be installed and inspected prior to final inspection clearance for any new structure on the new lots.
- I. The project engineer who prepares the grading plans must certify in writing that the grading was completed in conformance with the approved tentative map and/or engineered improvement plans.
- V. All future development on lots created by this subdivision shall comply with the requirements set forth in Condition II.E, above.
- 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, it 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.

Owner: Loleta Heichel, Trustee

- 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. <u>Settlement</u>. 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. <u>Successors Bound</u>. "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: <u>Identification of Fill Disposal Site(s)</u> (Conditions III.D.4.c.)
  - 1. Monitoring Program: In order to ensure that the excavated materials exported from the site are disposed of properly, the Santa Cruz County Environmental Planning staff will review the Erosion Control plans submitted as part of the Improvement plans for the subdivision. The final map cannot be recorded without an approved fill disposal site.
- B. Mitigation Measure: Soils Engineering (Conditions II.E.3.g., III.D.3 and 65, IV.F.)
  - 1. Monitoring Program: To mitigate potential impacts from liquefaction and displacements in the soil underneath structures the applicant shall implement all recommendations given in the approved geotechnical report (Bauldry

Owner: Loleta Heichel, Trustee

Engineering, September 22, 2004). The subdivision grading improvements plans must reference the project soils engineering report and engineer. Prior to approval and recordation of the Final Map and Subdivision improvement plans, the applicant must submit a letter of plan review and approval by the soils engineer stating that the plans conform to the report recommendations. The Department of Public Works staff and the project planner will verify that this letter has been received and references the specific plans that have been submitted before the Final Map can be recorded. Environmental Planning and Building Plan Check staff will require a soils engineer's letter of review and approval of the foundation and grading designs prior to the approval and issuance of grading or building.

## 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 attachedmap, and expires 24 months after the 14-day appeal period. The Final Map for this subdivision, including improvement plans, 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.

Approval Date:		
Effective Date:		
Expiration Date: _		
Cathy Graves Principal Planner	Cathleen Can Project Planne	r

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



## COUNTY OF SANTA CRUZ

#### PLANNING DEPARTMENT

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

#### NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

<b>Application Number: 04-</b>	0472
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#### Hamilton-Swift, for Loleta Heichel Trustee

Proposal to remove three existing houses on one parcel, and then divide the property into seven new single-family residential lots between 6,000 and 9,500 square feet in size & to grade approximately 900 cubic yards of earth. Requires a Subdivision and Preliminary Grading Approval. The property is located at the end of Dawn Lane about 400 feet west of the intersection of Dawn Lane & Soquel-San Jose Road, at 4575 Dawn Lane, Soquel, California.

APN: 102-221-53 Cathleen Carr, Staff Planner

**Zone District: R-1-6** 

ACTION: Negative Declaration with Mitigations REVIEW PERIOD ENDS: November 23,2005

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

#### Findings:

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

Initial Study On this project attached to the original of this notice on file with the Planning Department, Co Santa Cruz, 701 Ocean Street, Santa Cruz, California.
Required Mitioation Measures or Conditions:  None XX Are Attached
Review Period Ends November 23, 2005
Date Approved By Environmental Coordinator  December 2, 2005  KEN HART  Environmental Coordinator (831) 454-3127
if this project is approved, complete and file this notice wirh 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: 04-0472** 

Hamilton-Swift, for Loleta Heichel Trustee

Proposal to remove three existing houses on one parcel, and then divide the property into seven new single-family residential lots between 6,000 and 9,500 square feet in size & to grade approximately 900 cubic yards of earth. Requires a Subdivision and Preliminary Grading Approval. The property is located at the end of Dawn Lane about 400 feet west of **the** intersection of Dawn Lane & Soquel-San Jose Road, at 4575 Dawn Lane, Soquel, California.

APN: 102-221-53 Zone District: R-1-6 Cathleen Carr, Staff Planner

#### 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 711.2of the Fish and Game Code.

KEN HART

Environmental Coordinator for Tom Burns, Planning Director

County of Santa Cruz

Date: 12/6/05

NAME: Hamilton Swift for Heichel

APPLICATION: 04-0472 A.P.N: 102-221-53

#### **NEGATIVE DECLARATION MITIGATIONS**

1. In order to prevent erosion and sedimentation impacts from placement of exported fill material, fill shall be taken either to the municipal landfill or another permitted site. Prior to start of the site work the applicant shall identify the receiving site(s) for all fill and shall produce grading permits as appropriate. Receiving site shall be approved by Environmental Planning staff prior to the start of site work,

2. In order to mitigate potential impacts from liquefaction and displacements in the soil underneath structures the applicant shall implement all recommendations given in the approved geotechnical report (Bauldry Engineering, September 22, 2004). Prior to issuance of grading or building permits the recommendations shall be incorporated into the project grading and building plans.



## COUNTY OF SANTA GRUZ

#### PLANNING DEPARTMENT

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

#### NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: Hamilton-Swift. for Loleta Heichel Trustee

APPLICATION NO.: 04-0472

APN: 102-221-53

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

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

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

Review Period Ends: November 23,2005

Cathleen Carr Staff Planner

Phone: <u>454-3225</u>

Date: October 19, 2005



# **Environmental Review Initial Study**

Application Number: 04-0472

**Date:** October 17, 2005 Staff **Planner:** Cathleen Carr

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

**APPLICANT:** Hamilton-Swift **APN**: 102-221-53

OWNER: Loleta Heicheltrustee SUPERVISORAL DISTRICT: First

**LOCATION:** The property is located at the end of Dawn Lane about 400 feet west of the intersection of Dawn Lane and Soquel-San Jose Road, at 4575 Dawn Lane, Soquel.

**SUMMARY PROJECT DESCRIPTION:** Proposal to remove three existing houses on one parcel and to divide the property into seven new single-family residential lots between 6,000 and 9,500 square feet in size and *to* grade approximately 900 cubic yards of earth. Requires a Subdivision and Preliminary Grading Approval.

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	<u>X</u>	Public Services & Utilities			
	Energy & Natural Resources	Χ	Land Use, Population & Housing			
	Visual Resources & Aesthetics		Cumulative Impacts			
X	Cultural Resources		Growth Inducement			
<u></u>	Hazards & Hazardous Materials		Mandatory Findings of Significance			
_X_	Transportation/Traffic					
DISCRETIONARY APPROVAL(S) BEING CONSIDERED						
	General Plan Amendment		Grading Permit			

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

Environmental Review Initial Study Page 2					
X Land Division	Riparian Exception				
Rezoning	Other:				
Development Permit					
Coastal Development Permit					
NON-LOCAL APPROVALS Other agencies that must issue permits or a Possibly the Monterey Bay Air Pollution Co Control Board (> 1 acre of disturbance).	authorizations: ntrol District and/or Regional Water Quality				
ENVIRONMENTAL REVIEW ACTION On the basis of this Initial Study and support	rting documents:				
I find that the proposed project COULI environment, and a NEGATIVE DECLARA					
I find that although the proposed proje environment, there will not be a significant emitigation measures have been added to the DECLARATION will be prepared.	effect in this case because the attached				
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.					
Paia Levine	10/19/05 Date				

For: Ken Hart

Environmental Coordinator

#### II. BACKGROUND INFORMATION

**EXISTING SITE CONDITIONS** 

Water Supply Watershed: No

Groundwater Recharge: No

Parcel Size: 1.35 acres

Existing Land Use: 3 residences (legal, two nonconforming)

Vegetation: grasses, former walnut orchard (trees recently removed)

Slope in area affected by project: 1.25 acres 0 - 30% 0.9 acres 31 - 100%

Nearby Watercourse: Soquel Creek

Distance To: over 700 feet to the southeast

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: No Liquefaction: moderately low to

moderately high
Fault Zone: None
Scenic Corridor: No

Timber or Mineral: None Historic: No

Agricultural Resource: None Archaeology: Mapped Resource

Biologically Sensitive Habitat: None Noise Constraint: No Fire Hazard: None Electric Power Lines: No

Floodplain: None Solar Access: yes

Erosion: Moderate Solar Orientation: south, east and

north

Landslide: None mapped Hazardous Materials: No

**SERVICES** 

Fire Protection: Central Drainage District: Zone 5
School District: Soquel Elem. SC High Project Access: Dawn Lane

Sewage Disposal: Santa Cruz County Water Supply: Soquel Creek Water

Sanitation District District

anitation district dist

PLANNING POLICIES

Zone District: R-1-6 Special Designation: none

General Plan: R-UL

Urban Services Line: XX Inside Outside
Coastal Zone: Inside XX Outside

PROJECT SETTING AND BACKGROUND:

The project site is located within the Soquel planning area, on the western terminus of Dawn Lane, about 400 feet from the intersection of Dawn Lane and Soquel-San Jose Road in Soquel. The parcel is approximately 1.35 acres in area and consists of level to moderately sloping topography that steepens to over 30% along the northern end of the property. The site is currently developed with three dwellings dating to the 1930's with unpaved driveways and miscellaneous outbuildings. The dwellings do not appear to **be** in good condition. The site is vegetated with grasses, blackberry patches, some

Environmental Review Initial Study Page 4

pampas grass and the remnants of an orchard and old gardens. Approximately six mature walnut trees had been removed prior to this application.

#### **DETAILED PROJECT DESCRIPTION:**

The applicant proposes to demolish the three old dwellings and associated outbuildings and divide the parcel into seven single family residential parcels. The improvements associated with this project includes about 900 cubic yards of excavation and placement approximately 470 cubic yards of engineered fill in order to grade building pads, construct a new cul-de-sac, complete a 12 foot wide emergency access lane which will connect with an existing, partially constructed 12 foot emergency access lane at Hilltop Court. The site improvements will also include a separated sidewalk and the removal of about 450 cubic yards of poor soils. The proposed drainage improvements include site drainage for the individual dwellings, the replacement of the drainage pipe located from Dawn Lane and across (underneath) Soquel-San Jose Road with a new 24 inch pipe and the installation of a gabion reno mattress velocity dissipator within the existing drainage channel at the outfall. Seven new single family dwellings will be constructed, six of which will be sold at the market rate, and one will be the required affordable housing unit. Front yard landscaping and street trees will be installed as part of the overall project.

Significant Or Potentially Significant Impact Less than
Significant
with
Mitigation
Incorporation

Less than Significant Or No Impact

Not Applicable

#### III. ENVIRONMENTAL REVIEW CHECKLIST

#### A. Geology and Soils

Does the project have the potential to:

- 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?

Χ

C. Seismic-related ground failure, including liquefaction?

X

D. Landslides?

Χ

All of Santa Cruz County is subject to some hazard from earthquakes. However, the project site is not located within or adjacent to a county or State mapped fault zone. A geotechnical investigation for the proposed project was performed by Bauldry Engineering dated September 22, 2004 (Attachment 9). The report concluded that soils conditions conducive to liquefaction exist on the site, and engineered foundations consisting of either reinforced concrete spread footings constructed as an interconnected grid or a reinforced concrete structural mat are required to tolerate differential ground movement and to span a potential void of 5 feet appearing anywhere beneath the foundation. Implementation of the additional recommendations included in the review letter prepared by Environmental Planning staff (Attachment 8) will serve to further reduce the potential risk of seismic shaking.

2. Subject people or improvements to damage from *soil* instability as a result

X

Enviro Page 6	nmental Review Initial Study	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
	of on- or off-site landslide, lateral spreading, to subsidence, liquefaction, or structural collapse?				
result report	eport cited above concluded that there is a ing from liquefaction. The recommend to the form the engineered foundations designed to will be implemented to mitigate for this potential.	ations co withstar	ontained in nd different	the geo	otechnical
3.	Develop land with a slope exceeding 30%?			<u>X</u>	
propo	e are slopes that exceed 30% on the proposed on slopes in excess of 30%. Further fically excluded from the building envelopes	more, all			
4.	Result in soil erosion or the substantial loss of topsoil?			Х	
howey mode project or bui specif provis	e potential for erosion exists during the ver, this potential is minimal because the rately sloped, and standard erosion conct. Prior to approval of the final improvement lding permit, the project must have an apply detailed erosion and sedimentation consions for disturbed areas to be planted with tize surface erosion.	e areas to trols are ent plans proved Entrol mea	to be distured a required for the submoster for the submoster contustres. The	rbed are d condition, a division, a rol Plan, vi e plan wi	gently to on of the a grading which will Il include
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	
_	eotechnical report for $\it the$ project did not ide sive soils.	entify any	elevated ri	sk associ	ated with
6.	Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, <i>or</i> alternative waste water disposal systems?				X

No septic systems are proposed. The project will connect to the Santa Cruz County

Enviro Page 7	onmental Review Initial Study	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Lerr than Significant Or No Impact	Not Applicable
and s	ation District, and the applicant will be requerive fees that fund sanitation improvemental for the project.		•		
7.	Result in coastal cliff erosion?				X
	ydrology, Water Supply and Water Quali the project have the potential to:	ity			
1.	Place development within a 100-year flood hazard area?				Х
Insura	rding to the Federal Emergency Manageme ance Rate Map, dated April 15, 1986, no po rear flood hazard area.	_	• '		
2.	Place development within the floodway resulting in impedance or redirection of flood flows?				X
Insura	ding to the Federal Emergency Manageme ance Rate Map, dated Aprii 15, 1986, no po rear 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 <i>to</i> an existing net deficit in available supply, or a significant lowering of the local groundwater table?			X	
private	roject will obtain water from Soquel Creek to well water. Although the project will increal Creek Water District has indicated that ac	mentally	increase w	ater dema	and,

serve the project (Attachment 13). The project is not located in a mapped groundwater

35

EXHIBIT D

Enviro Page a	nmental Review Initial Study	Significant Or Potentially Significant Impact	Less than Significant with Mitigation locorporation	Less than Significant Or No Impact	Not Applicable
recha	rge area				
5.	Degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion).			X	
Runoff from this project may contain small amounts of chemicals and other household 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.					at would r supply.
6.	Degrade septic system functioning?			Χ	
	e is no indication that existing septic system roject as the project is within the Urban Ser		•	d be affec	ted by
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 building sites are over 725 feet from Soquel Creek, the closest watercourse. The project does propose to replace a currently inadequate storm drain system running from Dawn Lane under Soquel-San Jose Road with a 24-inch pipe. The outlet for this pipe is located in an existing drainage channel, which flows into Soquel Creek (about 400 feet away). The project does not alter the existing overall drainage pattern of the site, but will better control the existing site drainage by replacing an inadequate storm drain pipe. Department of Public Works Drainage Section staff has reviewed and approved the proposed drainage plan.					
a.	Create <i>or</i> contribute runoff which would exceed the capacity of existing or planned storm water drainage systems, or create additional <b>source(s)</b> of polluted runoff?			X	
As dis	As discussed in B.7. above, DPW staff have determined that existing storm water				

As discussed in B.7. above, DPW staff have determined that existing storm water facilities are adequate to handle the increase in drainage associated with the project with the exception of the downstream storm drain across Soquel-San Jose Road which will be replaced by the developer as part of the subdivision improvements. This replacement is shown on the project plans as part of the project. Drainage Calculations

Environmental Review Initial Study  Faye 9	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or Yo Impact	Not Applicable		
prepared by Bowman and Williams, Consulting 31, 2005, have been reviewed for potential d Department of Public Works (DPW) Drainage that off site runoff will not exceed pre-develop property will be controlled by onsite detention discussion of urban contaminants and/or other property.	rainage in Section soment rate systems.	npacts and staff. The staff. The rules. Refer to	accepted calculation noff rate f	by the ns show rom the		
9. Contribute to flood levels or erosion in natural water courses by discharges of newly collected runoff?			Х			
As discussed above, on-site detention is required for this project so that post-development runoff rates and peak volumes do not exceed that <i>of</i> the pre-development conditions, thus there will be minimal additional storm water runoff that could contribute to fiooding or erosion. In addition, a new velocity dissipator will be installed at the outlet of the upgraded storm drain pipe that will replace the existing inadequate pipe under Soauel-San Jose Road.						
10. Otherwise substantially degrade water supply or quality?			Х			
Silt and grease traps, and a plan for maintenance, will be required to minimize the effects of urban pollutants. Further, in order to ensure that exported fill material is not placed where it can contribute <i>to</i> sedimentation of waterways there will be a permit condition to place material only at authorized locations and to track the exported material.						
C. Biological Resources  Does the project have the potential to:						
1. Have an adverse effect on any species identified as a candidate, sensitive, or special status species, in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service?			X			
According to the California Natural Diversity Da California Department of Fish and Game, there animal species in the site vicinity, and there were the project area. In addition, the lack of suitable site make it unlikely that any special status plant	are no ki no specia habitat an	nown speci al status sped d the distur	naintained al status ecies obse bed natur	plant <i>or</i> erved in e of the		

Have an adverse effect on a sensitive

2.

Χ

Envir Page	onmental Review initial Study 10	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or Na Impact	Not Applicable
	biotic community (riparian corridor), wetland, native grassland, special forests, intertidal zone, etc.)?				
	re are no mapped or designated sensitive bect site.	oiotic comr	nunities on	or adjace	nt to the
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	
mov	proposed project does not involve any ements or migrations of fish or wildlife, or as this is an infill residential development.				
4.	Produce nighttime lighting that will illuminate animal habitats?			X	
resid	subject property is located in an urbaniz lential development that currently genera itive animal habitats within or adjacent to the	ates night	time lightir		existing are no
5.	Make a significant contribution to the reduction of the number of species of plants or animals?			Χ	
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	
	walnut trees were removed prior to submitted to the Significant Tree protection ordinal		pplication a	and were r	not
7.	Conflict with the provisions of an adopted Habitat Conservation Plan,				Х

Envir Page	onmental Review Initial Study 11	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
	Biotic Conservation Easement, or other approved local, regional, or state habitat conservation plan?				
	inergy and Natural Resources sthe project have the potential to:				
1.	Affect or be affected by land designated as "Timber Resources" by the General Pian?				X
2.	Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use?				X
	project site is not currently being used for a osed for the site or surrounding vicinity.	griculture	and no agi	ricultural u	ises are
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	
	new dwellings are proposed to be equipped gy consumption.	d with sola	ar roof colle	ctors to re	educe
4.	Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?			X	
	D.3. above, the proposed dwellings will have umption through the use of solar power that ins.			•	e
	isual Resources and Aesthetics the project have the potential to:				
I -	Have an adverse effect on a scenic resource, including visual obstruction of that resource?			X	

Enviro Page	onmental Review Initial Study 12	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
	project will not directly impact any public so ty's General Plan (1994), or obstruct any p			•	
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?				Х
	project site is not located along a County de nated scenic resource area.	esignated	scenic roa	d or withir	n a
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	_
subu	existing visual setting is a modestly developed rban residential neighborhood. The proposito complement this setting.	•	•		•
4.	Create a new source of light or glare which would adversely affect day or nighttime views in the area?			X	
will be	project will create an incremental increase in small, and will be similar in character to the unding existing uses.				
5.	Destroy, cover, or modify any unique geologic or physical feature?			Х	
	are no unique geological or physical featu be destroyed, covered, or modified by the		adjacent to	the site t	hat
	ultural Resources 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	

Environ Page 13	nmental Review Initial Study	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or Na Impact	Not Applicable		
	xisting structure(s) on the property is not deceal, State or local inventory.	esignated	as a histo	ric resourd	e on		
2.	Cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 15064.5?			Х			
According to the Santa Cruz County Archeological Society site assessment, dated 5/31/01 (Attachment 11), there is no evidence of pre-historic cultural resources. However, pursuant to Section 16.40.040 of the Santa Cruz County Code, if archeological resources are uncovered during construction, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.							
3.	Disturb any human remains, including those interred outside of formal cemeteries?			X			
site pr humar desist Directo archeo Califor signific	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			
	zards and Hazardous Materials he project have the potential to:						

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

1.

fuels?

Χ

Envir Page	onmental Review Initial Study 14	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or Na Impact	Not Applicable
2.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant <i>to</i> Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
	project site is not included on the 7/12/05 linty compiled pursuant to the specified code		ırdous sites	in Santa	Cruz
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?			Χ	
inclu	project design incorporates all applicable fir de fire protection devices as required by the e constructed at the frontage of Lot 1 to me ict.	e local fire	agency. A	A new fire	hydrant
6.	Release bio-engineered organisms or chemicals into the air outside of project buildings?				X
	ransportation/Traffic 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			X	

Enviro Page	onmental Review Initial Study 15	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
	system (i.e., substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				
inters incre resid day, trips and v exists	project will create a small incremental in sections. There are currently three residuase in dwelling units will be four new ences would result in the generation of a of which approximately 4 would occur in the and peak hour trips would not significantly would not be sufficient to result in a lowers. Further, the increase will not cause section to drop below Level of Service D.	dences of dwellings approximate P.M. per impact to r level of	n this site, The net tely 40 net eak hour. The surround service (Le	therefore t increase w vehicle his numb ding road OS) than	e the net e of four trips per er of new network, currently
2.	Cause an increase in parking demand which cannot be accommodated by existing parking facilities?			X	
	project meets the code requirements for the herefore new parking demand will be accor	•		parking s	paces
3.	Increase hazards to motorists, bicyclists, or pedestrians?			X	
-	proposed project will comply with current ro	-	ements to p	revent po	tential
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 r	esponse H-1 above.				
. No Does	ise 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	

Environ Page 10	nmental Review Initial Study 6	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable	
Howe	project will create an incremental increase ver, this increase will be small, and will be 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		
noise	are no sources of noise in the immediate levels that would exceed the General Pland during the nighttime at this site.				•	
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,						
Does to (Wher establi	Quality the project have the potential to: e available, the significance criteria ished by the MBUAPCD may be relied o make the .following determinations).					
1.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X		
	lorth Central Coast Air Basin does not					

The North Central Coast Air Basin does not meet State standards for ozone and particulate matter (PM10). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NOx]), and dust. Given the modest amount of new traffic that will be generated by the project there is no indication that new emissions of VOCs or NOx will exceed Monterey Bay Unified Air Pollution Control District (MBUAPCD) thresholds for these pollutants and therefore there will not be a significant contribution to an existing air quality violation. Project construction may result in a short-term, localized decrease in air quality due to generation of dust. However, standard dust control best management practices, such as periodic watering, will be implemented during construction to reduce impacts to a less than significant level.

Environmental Review Initial Study Page 17			Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
2.	im	onflict with or obstruct plementation of an adopted air ality plan?			X	
-	-	ect will not conflict with or obstruct imple J-1 above.	ementatio	on of the rec	gional air d	quality
3.		spose sensitive receptors to bstantial pollutant concentrations?			X	
4.		eate objectionable odors affecting a bstantial number of people?			X	
		c Services and Utilities project have the potential to:				
1.	ph co sig ord rat pe	esult in the need for new or sysically altered public facilities, the instruction of which could cause inficant environmental impacts, in der to maintain acceptable service ios, response times, or other informance objectives for any of the oblic services:				
	a.	Fire protection?			X	
	b.	Police protection?			X	
	C.	Schools?			X	
	d.	Parks or other recreational activities?			X	

Enviro Page		ntal Review Initial Study	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
	e.	Other public facilities; including the maintenance of roads?			Х	
incre requi fees	ase reme to b	project represents an incremental cowill be minimal. Moreover, the proents identified by the local fire agency e paid by the applicant will be used or school and recreational facilities and	eject mee of, and sc offse	ets all of the hool: park, the incre	the stand and trans	ards and sportation
2.	nev exp cor	sult in the need for construction of w storm water drainage facilities or cansion of existing facilities, the astruction of which could cause nificant environmental effects?			X	
from energy Drain 2005 runof Road Depa and h	Daw gy dis nage conc f with l, wh rtmen nave ceme	sed in B.7. and B.8. the drainage pipe in Lane is undersized and will be repassipator at the outlet as part of the danalysis of the project by Bowman a cluded that the drainage facilities are and the exception of the downstream ich the developer will replace as part of Public Works Drainage staff has determined that downstream storm fact that will be adequate to handle the incitachment 10).	placed wirainage ind Wiiliandequate storm drant of the vereviews	th a 24-ind mprovements last revito accommain across e subdivisioned the drivith the pro-	th pipe wints for thinits for thinits on Mandate the Soquel-Stion improposed stopposed	ith a new s project. March 31, e project's San Jose ovements. formation orm drain
3.	nev faci faci cou	sult in the need for construction of wwater or wastewater treatment lities or expansion of existing lities, the construction of which ald cause significant environmental ects?			X	
Distri	ct has	ct will connect to an existing municipal of the state of				
	•	sewer service is available to serve the the Santa Cruz County Sanitation Dist				ached
4.		use a violation of wastewater tment standards of the Regional			Χ	

Enviro Page	onmental Review Initial Study 19	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
	Water Quality Control Board?				
The	project's wastewater flows will not violate a	any wastev	water treatm	nent stand	lards.
5.	Create a situation in which water supplies are inadequate to serve the project or provide fire protection?			X	***************************************
supp assu	water mains serving the project site provious cression. Additionally, Central Fire has restring conformity with fire protection standarater supply for fire protection and placements.	eviewed an ards that in	nd approved nclude mini	the proje	ect plans,
6.	Result in inadequate access for fire protection?	12		X	
	project's road access meets County stand In addition, a secondary emergency acce		•		
7.	Make a significant contribution to a cumulative reduction of landfill capacity or ability to properly dispose of refuse?			X	
landf	project will make an incremental contributions. However, this contribution will be related by existing land uses	tively sma	ll and will b		
8.	Result in a breach of federal, state, and local statutes and regulations related to solid waste management?			_X_	
	and Use, Population, and Housing 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 r	proposed project does not conflict with any	nolicies a	dopted for t	he purpo:	se of

The proposed project does not conflict with any policies adopted for the purpose of avoiding or mitigating an environmental effect. The development as designed and conditioned will not have any building sites located on slopes that are steeper than 30%. Secondary emergency access Will be completed as part of this development

connecting the new cul-de-sac on this existing dead-end road to an adjacent cul-de-sac thereby providing increased circulation in the event of an emergency for these two residential neighborhoods. The density of the project, at 6.7 dwelling units per net developable acre, is consistent with the 4.4 to 7.2 dwelling units per net developable acre density set forth for the R-UL (Urban Low Density Residential) General Plan land use designation.							
2.	Conflict with any County Code regulation adopted for the purpose of avoiding or mitigating an environmental effect?	X					
avoid consist minim fronta propo building the ro	The proposed project does not conflict with any regulations adopted for the purpose of avoiding or mitigating an environmental effect. The proposed land division is consistent with the R-1-6 zoning designation in that the each new lot would meet the minimum requirements of 6,000 square feet of net developable area and minimum frontage and parcel width requirements. In addition, the building envelopes and the proposed dwellings meet the required setbacks, lot coverage, floor area ratio and building heights set forth for the R-1-6 zone district. The proposed cul-de-sac meets the road standards for urban residential development set forth in the County's Design Criteria.						
3.	Physically divide an established community?	X					
The p	roject will not include any element that will unity.	physically divide an established					
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					
by the does r areas	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					

Significant Or Potentially Significant Impact

Environmental Review Initial Study **Page** 20

Less than Significant with Mitiption Incorporation

Less than Significant Or No Impact

Not Applicable Environmental Review Initial Study Page 21 Significant Or Potentially Significant Impact Less than Significant with Mitiption Incorporation

Less than Significant Or No Impact

Not Applicable

The proposed project will entail a net gain in four housing units which includes one affordable housing unit.

## M. Non-Local Approvals

or regi	the project require approval of federal, state, onal agencies?	Yes X	No
Permit	t from the Monterey Bay Air Pollution Control District		
<u><b>N.</b> Ma</u>	andatory Findings of Significance		
4	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 <u>X</u>
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

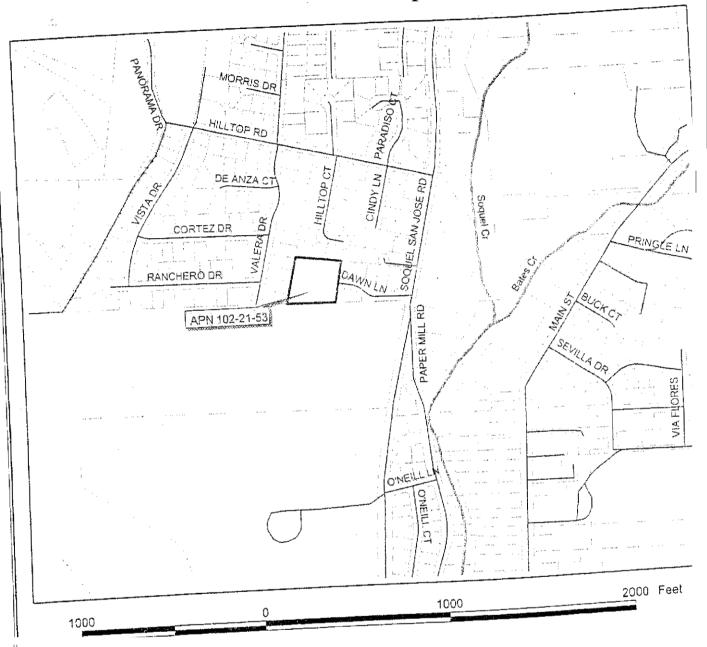
	REQUIRED	COMPLETED*	<u>N/A</u>
Agricultural Policy Advisory Commission (APAC) Review			X
Archaeological Review		X	W
Biotic Report/Assessment		÷	<u>X</u>
Geologic Hazards Assessment (GHA)			<u>X</u>
Geologic Report			X
Geoteshnical (Soils) Report		X	
Riparian Pre-Site			<u>X</u>
Septic Lot Check			X
Other:			
		and the second s	

## **Attachments:**

For all construction projects:

- 1. Vicinity Map
- 2. Map of Zoning Districts
- 3. Map of General Plan Designations
- 4. Assessors Parcel Map
- 5. Project Plans
   6. Tentative Map & Preliminary Improvement Plans prepared by Bowman and Williams dated 4/7/05
- 7. Landscape Plan prepared by Ellen Cooper, various dares
- 8. Geotechnicai Review Letter prepared by Kevin Crawford, dated October 7, 2004
- 9. Geotechnical Investigation (Conclusions and Recommendations) prepared by Bauldry Engineering, dated 9/22/2004
- 10. Drainage calculations prepared by Bowman and Williams dated 9/27/04 last revised 3/31/05
- 11. Archeological Reconnaissance Survey Letter prepared by Jessica DeGrassi, dated May 31, 2001
- 12. Discretionary Application Comments, printed October 7, 2005
- 13. Letter from Soquel Creek Water District, dated 10/25/04
- 14. Memo from Department of Public Works, Sanitation, dated 2/7/05

# Location Map

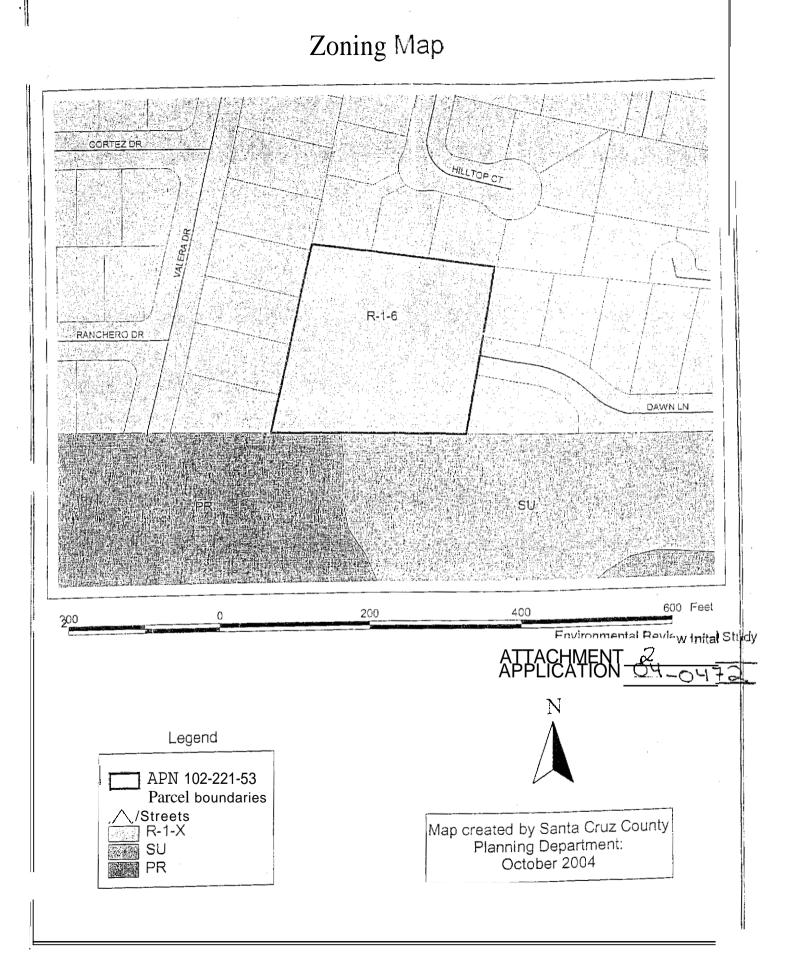


Map created by Santa Cruz County Planning Department: October 2004

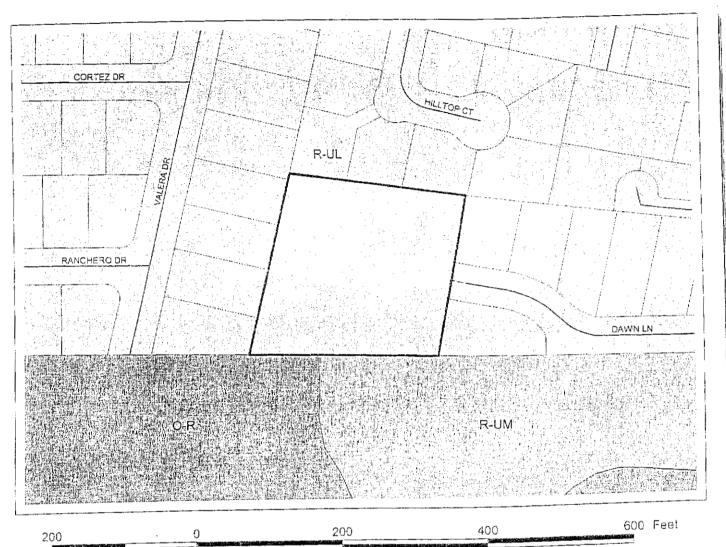


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## General Plan Map



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ATTACHMENT\_3 APPLICATION 04-0472

Legend



APN 102-221-53 Parcel boundaries Streets

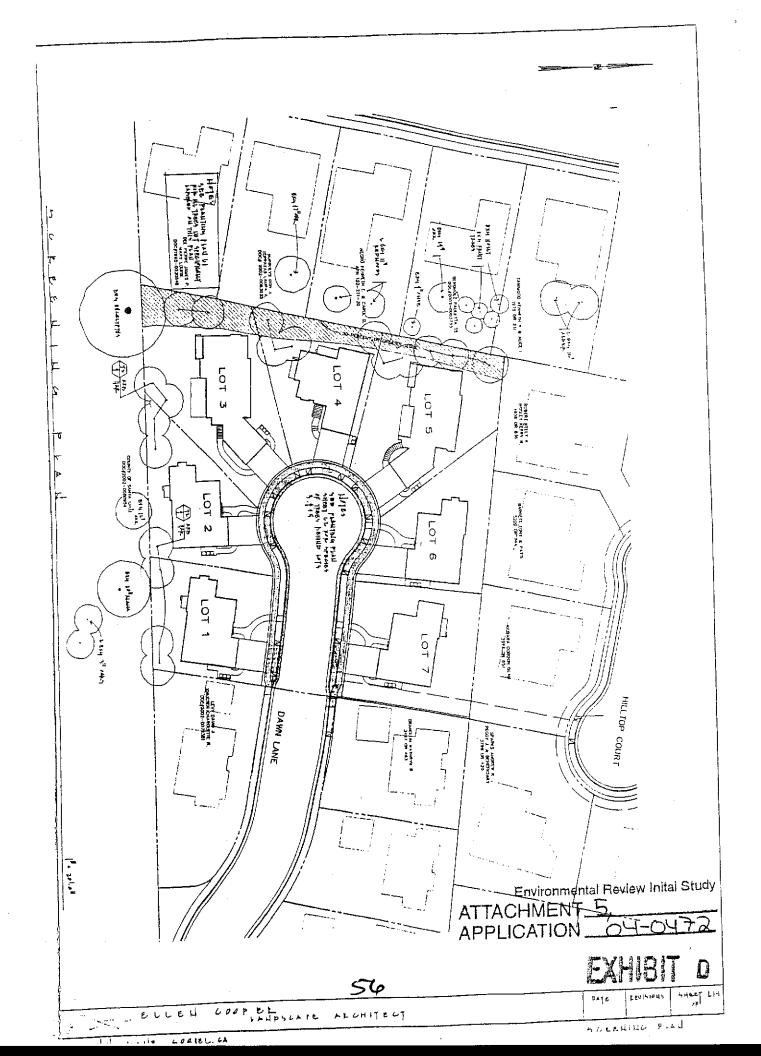
> Residential - Urban Low Density Residential - Urban Medium Density

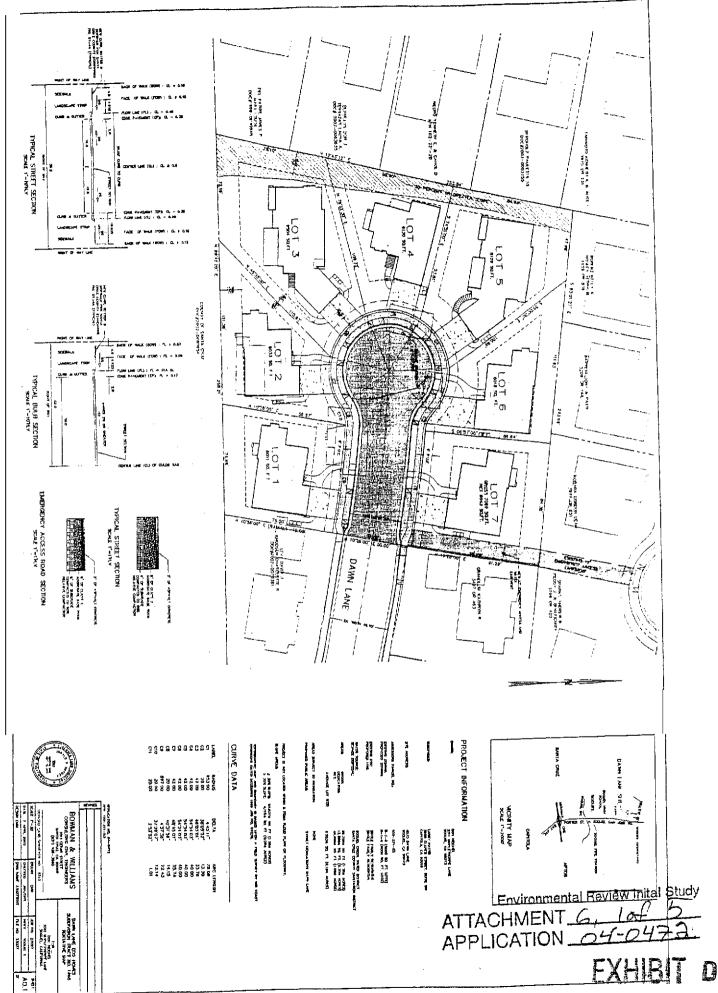
Parks and Recreation

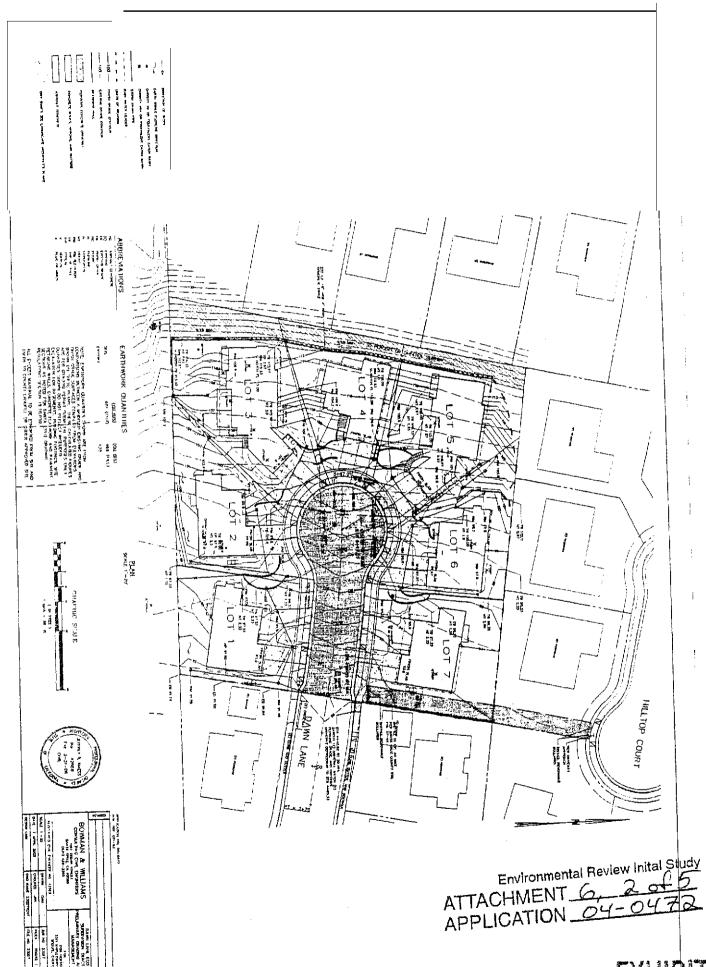


Map created by Santa Cruz County Planning Department: October 2004



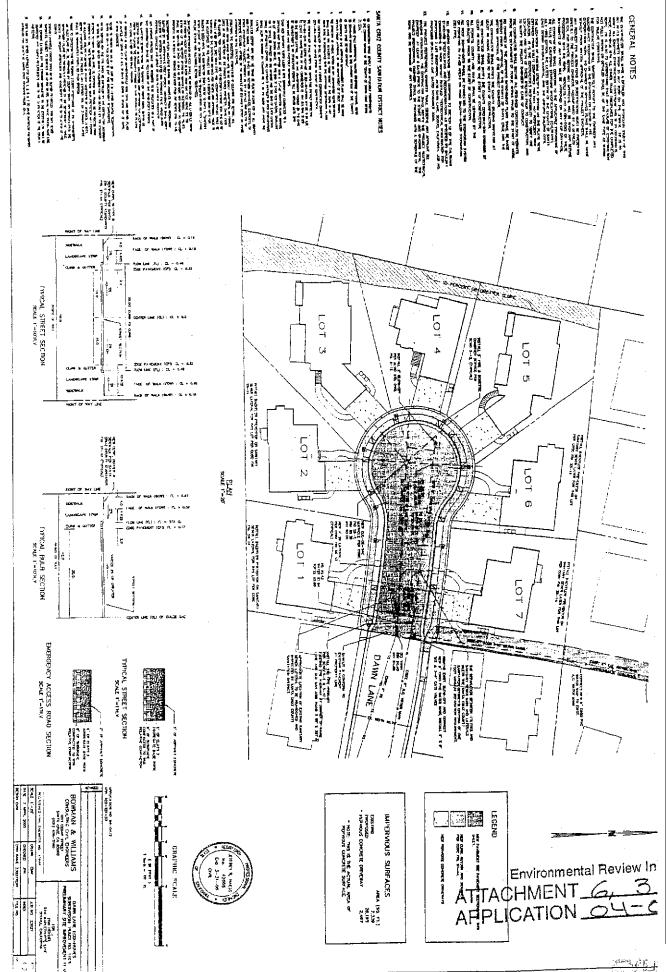






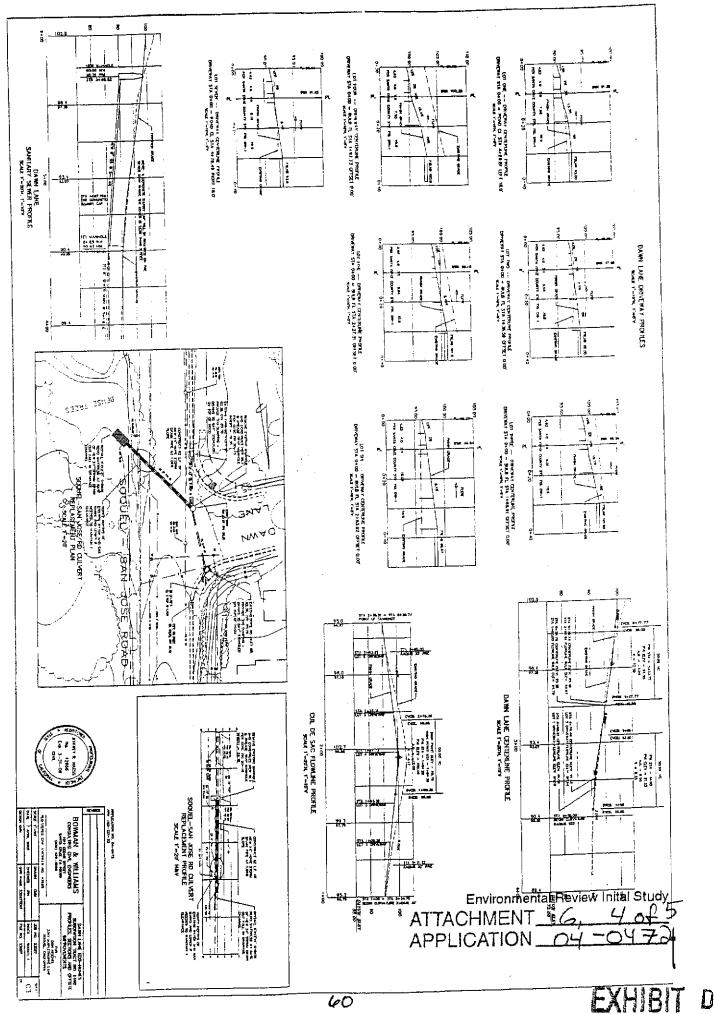
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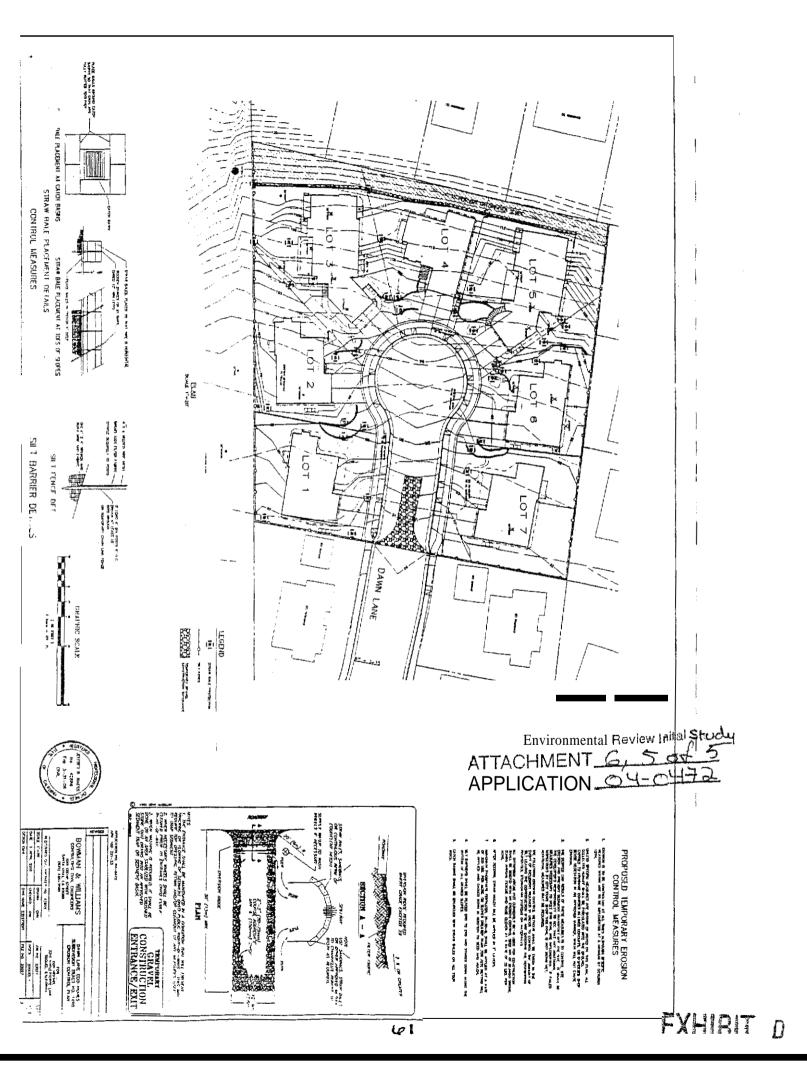
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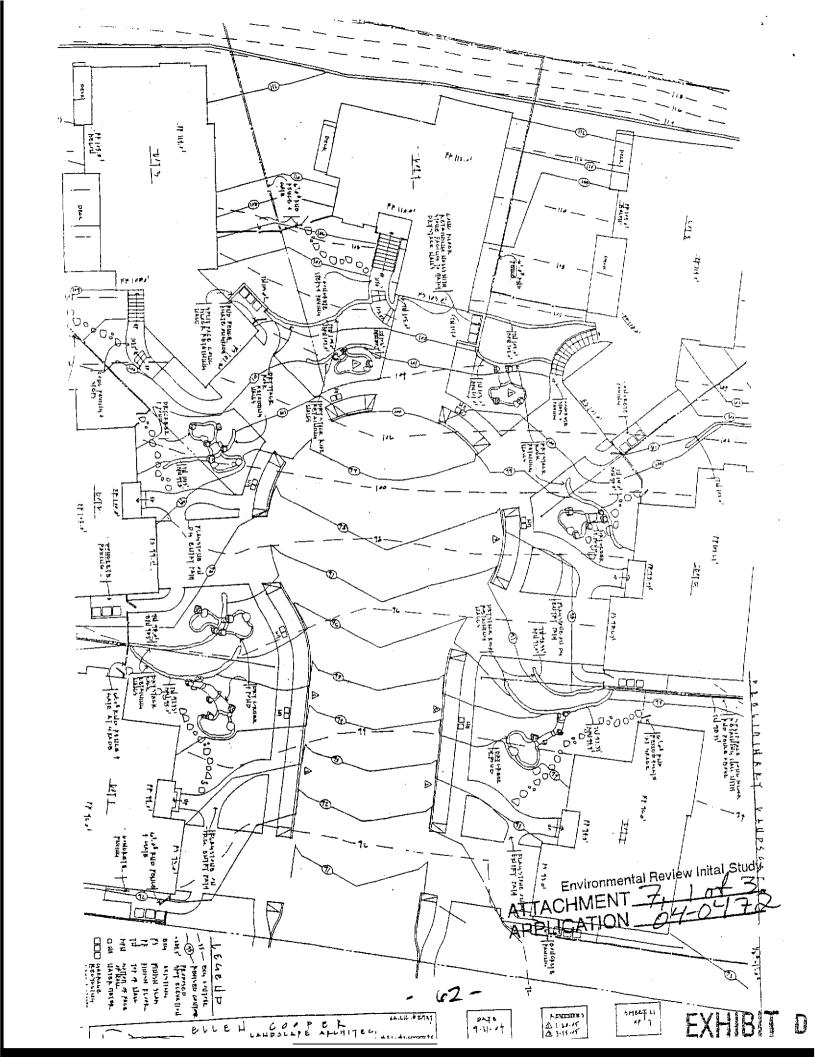


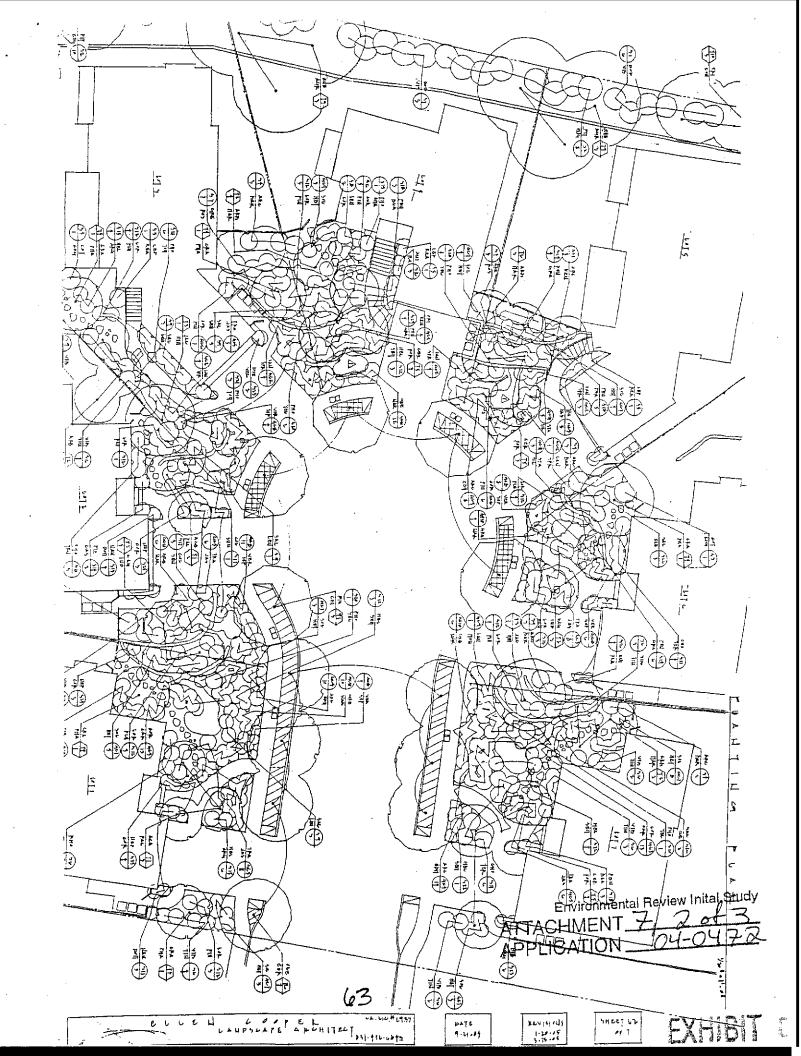
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## County of Santa Cruz

#### PLANNING DEPARTMENT

7C1 OCEAN STREET, 4\*\* FLOOR, SANTA CRUZ CA 95060-4000 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123 TOM BURNS, DIRECTOR

October 7, 2004

Mr. Larry Hattis 3555 Glares Street, Suite WW Capitola, CA, 95010

SUBJECT: Review of Geotechnical Investigation by Bauldry Engineering,

Dated: September 22, 2004, Project No. 0031-SZ973-C41

APN: 102-221-53, Application No.: 04-0472

Dear Mr. Hattis:

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

- 1. All report recommendations must be followed
- 2. An engineered foundation plan is required. This plan must incorporate the design recommendations of the Soils Engineering Report for a foundation system of reinforced concrete Spread footings constructed as an interconnected grid, or a reinforced concrete structural mat.
- 3. Final plans shall show the drainage system as detailed in the Soiis Engineering Report
- 4. Final plans shall reference the approved Soils Engineering Report an3 state that all development shall conform to the report recommendations.
- 5. Prior to building permit issuance, the soil engineer must submit a brief building, grading and drainage pian review letter to Environmental Planning stating that the plans and foundation design are in general compliance with the report recommendations. If, upon plan review, the engineer requires revisions or additions, the applicant shall submit to Environmental Planning two copies of revised plans and a final pian review letter stating that the plans, as revised, conform to the report recommendations.
- E. The soil engineer must inspect all foundation excavations and a letter of inspection must be submitted to Environmental Planning and your building inspector prior to placement of concrete.
- 7. For all projects, the soil engineer must submit a final letter report to Environmental Planning and your building inspector regarding compliance with all recommendations of the soil report prior to final inspectio Environmental with Study

ATTACHMENTS 10 2 APPLICATION 04-04-2

Review of Geotechnical Invε ation Applic.: 04-0472, APN: 041-322-21

Page 2 of 2

engineered fills, the soil engineer must submit a final grading report (reference August 1907 County Guidelines for Soils/Geotechnical Reports) to Environmental Planning and your building inspector regarding the compliance with all technical recommendations of the soil report prior to final inspection,

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

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

Piease call 454-3210 if we can be of any assistance.

Sincerely,

Kevin Crawford

Senior Civil Engineer

Cc: Deidre Hamilton, Hamilton Swift, 1509 Seabright Ave., Ste A1, Santa Cruz, CA 95062

Brian Bauldry, 147 S. Morrissey Ave., Santa Cruz, CA 95362

Robin Bolster, Resource Pianner

Owner: Heichel, Loieta S. Trustee, 3311 Maplethorpe Lane, Soquel, CA 95073

ATTACHMENT S 2 2 2 APPLICATION OU-OUTS

147 S. MORRISSEY AVENUE, SANTA CRUZ, CA 95062

(831) 457-1223

FAX (831) 457-1225

0031-SZ973-C41 September 22, 2004

Mr. Larry Hattis 3555 Clares Street, Suite WW Capitoia, CA 35010

Subject: Geotechnical Investigation Proposed 7 Lot Subdivision APN 102-221-53 4575 Dawn Lane Soquel, California

Dear Mr. Hattis

In accordance with your authorization, we have performed a geotechnical investigation for your proposed project located in Sanra Cruz, California.

The accompanying report presents our conclusions and recommendations as well as the results of the geotechnical investigation on which they are based. The conclusions and recommendations presented in this report are contingent upon our review of the plans during the design phase of the project, and our observation and testing during the construction phase of the project.

If you have any questions concerning the data, conclusions, or recommendations presented in this report please call our office.

Brian D. Baulanor Principal agineer G. E. 2479 Exp. 12/31/06

Engineering/Projects/0031gi - Haltis.doc

Copies: 3 to Don Hattis

5 to Hamilton Swift Land Use & Development

1 to Rennie Boyd

Environmental Review Inital Study
ATTACHMENT 9. 1 A 7
APPLICATION 04-0472

## DISCUSSIONS, CONCLUSIONS AND RECOMMENDATIONS

#### PRIMARY GEOTECHNICAL ISSUES

#### 1. Site Viability

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

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

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

#### 2. Primary Geotechnical Constraints

Based on our field and laboratory investigations, it is our opinion that the primary geotechnical issues associated with the design and construction of single family dwellings at the subject site are the following.

- a. Liquefaction and Differential Settlement: There is a potential for differential settlement to occur should the loose sand and silt deposits underlying the site liquefy. To reduce the risk of liquefaction and differential settlement from adversely affecting the proposed project, we recommend that the foundations supporting the proposed structures be designed to move as a unit. resist differential movement, and span seismically induced voids. Design recommendations are provided in the FOUNDATION section of this report.
- b. Settlement and Differential Bearing Conditions: The strength characteristics and density of the upper soils at the site varies significantly. Additionally, the proposed structures will be constructed on cut and fill building pads, Both of these items result in differential bearing conditions and the potential for differential settlement. To mitigate the potential for distress due to settlement and differential bearing conditions, we recommend that the upper foundation zone soils be excavated and replaced as an engineered fill. Detailed recommendations are provided in the SITE PREPARATION section of this report.

ATTACHMENT 9, 2017 APPLICATION 04 0472

#### POST REPORT SERVICES

#### 3. Plan Review

Grading, foundation, retaining wall and drainage plans should be reviewed by the Geotechnical Engineer during their preparation and prior to contract bidding to insure that

## 8. Subgrade preparation

1)

Following the stripping. the area should be excavated to the design grades. The exposed soils in the building areas should then be removed to a minimum depth of 24 inches below the base of all foundation elements, or as designated by the Geotechnical Engineer in the field. The depth of fill beneath the buildings should be relatively uniform. This may require more extensive excavation and recompaction for building pads that span cut and fill. The base of the excavation should be scarified and the soil moisture conditioned and compacted. The excavated soil may then be replaced in thin lifts. The moisture conditioning procedure will depend on the time of year that the work is done, but it should result in the soils being 1 to 3 percent over their optimum moisture content at the time of compaction. There should be a minimum of 24 inches of engineered fill under all foundation elements and slab-on-grade floors. Recompacted sections should extend 5 fzet beyond the building perimeter.

The exposed soils in the pavement and concrete flatwork areas should be scarified, moisture conditioned, arid compacted as an engineered fill except for any contaminated material noted by the Geotechnical Engineer in the field,

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

## 9. Compaction Requirements

The minimum compaction requirements are outlined in the table below:

Dry Density	Location
<u> </u>	a A!; aggregate base and subbase in pavement ares.?
90%	All remaining native soil and fill material
The maximum dry dens accordance with ASTM P	sity will be obtained from a laboratory compaction curve run in rocedure #D1557. This test will also establish (டாலிர்கள்)

percent over optimum at the time of compaction. If the soil is dry water may need to be added. If grading is performed during or soon after the rainy season, the native soil may require a diligent and active drying and/or mixing operation to uniformly reduce the moisture content to the levels required to obtain adequate compaction. Additionally, the base of excavations may require stabilization treatments prior to placement of fill sections.

feet, but at ail locations shall be at least 2 feet into firm material. Subsequent keys may be required as the fill section progress upslope. ?he Geoiechnical Engineer will designate keys in the field. See the Keyway Detail in Appendix A for general details.

### 16. Subsurface Drainage

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

## 17. Cut and Fill Slope Setbacks

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

## FOUNDATIONS - GENERAL

## 18. General Description of Foundation

Considering the soil characteristics and the potential for liquefaction, it is our opinion that an appropriate foundation system to support the proposed structures will consist of either a system of reinforced concrete spread footings designed and constructed as an interconnected grid, or a reinforced concrete structural mat. Both foundation systems should be bedded into firm engineered fill constructed in accordance with the subgrade preparation recommendations provided in the EARTHWORK AND GRADING section of this report.

Both foundation systems should *be* designed to move as a unit, resist differential ground settlement, and span seismically induced voids. The foundation should allow the buildings to tolerate differential ground movement caused by inquefaction of the soil beneath the site and to span a void with a diameter of 5 feet appearing anywhere beneath the foundation. The building should be designed to tolerate differential movement of 1 inch in 30 feet.

#### 19. General Design and Construction Recommendations

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

No footing should be placed closer than 8 feet to the top of a fill slope or 6 feet from the base of a cut slope.

The footing excavations should be adequately moisture conditioned prior to placing concrete. Requirements for moisture conditioning the footing subgrade will depend on the soil type and seasonal moisture conditions, and will be determined by the Geotechnical Engineer at the time of construction.

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

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#### FOUNDATIONS - REINFORCED SPREAD FOOTING GRID

### 20. General Description of Spread Footing Grid

The grid system should consist of continuous exterior footings tied together with continuous interior footings to form a structural grid. Isolated spread footings should not be used.

The foundation grid should be designed to move as a unit, resist differential ground settlement, and span seismically induced voids. The grid foundation should allow the buildings to tolerate differential ground movement caused by liquefaction of the soil beneath the site and to span a void with a diameter of 5 feet appearing anywhere beneath the foundation.

### 21. Minimum Footing Dimensions

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

Minimum Footing Dimensions

Structure Type	Footing Width	Footing Depth*
Story Structure	12 inches	18 inches
2 Story Structure	15 inches	18 inches

NOTE: Footing embedment depths are measured from the lowest undisturbed interior or exterior ground surface adjacent to the footing.

## 22. Allowable Bearing Capacity - Spread Footing Grid

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

- a. 1,200 psf for Dead plus Live Load
- b. a 1/3rd increase for Seismic or Wind Load

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

Environmental Review Initial Study

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#### SLAB-ON-GRADE WITH GRID SYSTEM FOUNDATION

### 23. Slab-on-Grade Floor Design

Concrete slab-on-grade floors in conjunction with a spread footing grid foundation should be used constructed **as structural** mats designed in accordance with the criteria provided in the FOUNDATIONS -STRUCTURAL MAT section below.

## FOUNDATIONS - STRUCTURAL MAT

#### 24. General Description of Structural Mat

it is our opinion that a reinforced concrete structural mat is an acceptable alternative foundation system to mitigate damage due to liquefaction. The structural mat should be designed to allow the building to move as a unit, resist differential movement, and to span seismically induced voids

**(**)

The mat should be designed to span a void appearing anywhere beneath it with a diameter of 5 feet.

The edge of the mat should be embedded a minimum of 12 inches below the lowest adjacent grade.

## 25. Allowable Bearing Capacity - Structural Mat

\* 1

Reinforced structural mats constructed to the given criteria may be designed for the following allowable bearing capacities:

- a. 1.200 psf for Dead plus Live Load
- b. a 1/3rd increase for Seismic or Wind Load

The coefficient of vertical subgrade reaction (K<sub>VI</sub>) for a structural mat constructed to the criteria outlined above is 25 tons per ft<sup>3</sup>.

#### MOISTURE CONTROL BENEATH CONCRETE FLOOR SYSTEMS

## 26. Capillary Break

The structural mat should be underlain by a minimum 4 inch thick capillary break of  $\frac{3}{4}$  inch clean crushed rock. It is recommended that <u>neither</u> Class 2 baserock <u>nor</u> sand be employed as the capillary break material. Where floor coverings are anticipated or vapor transmission may be a problem, a 10 mil waterproof membrane should be placed between the granular layer and the floor slab in order to reduce moisture condensation under the floor coverings. A 2 inch layer of moist sand on rop of the membrane will help protect the membrane and will assist in equalizing the curing rate of the concrete.

#### 27. Subgrade Saturation

It is important that the subgrade soils be adequately moisture conditioned prior to concrete placement. Requirements for pre-wetting the subgrade soil will depend on soil type and seasonal moisttire conditions, and will be determined by the Geotechnical Engineer at the Erivironmental Review Initial Study ATTACHMENT 1. Col 7.

#### RETAINING WALLS AND LATERAL PRESSURES

#### 28. Retaining Wall Foundations

<u>Spread Footings:</u> Reraining walls may be founded using a spread footing foundation. All footings should be embedded such that the base of the footing is:

- a minimum of 18 inches into engineered fill or firm native soil
- a minimum of 8 feet, measured horizontal, from the face of all adjacent descending slopes

Retaining wall footings constructed in accordance with the preceding conditions may be designed for the following allowable bearing capacities. Should the footing sizes Vary significantly from those provided below, supplemental design criteria should be provided.

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#### 35. Utility Trench Backfill

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

#### 36. Shoring

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

#### SURFACE DRAINAGE

#### 37. Surface Grades and Storm Water Runoff

Water must not be allowed to pond on building pads, parking areas or adjacent to foundations. Final grades should slope away from foundations such that water is rapidly transported to drainage facilities.

Concentrated surface water should be controlled using fined ditches, catch basins, and closed conduir piping or other appropriate facilities, and should be discharged at an approved location away from structures and graded areas. Concentrated storm water must not be discharged on or adjacent to fill. We recommend that storm water be discharged to Dawn Lane. Where necessary concentrated storm water runoff systems must be provided with energy diszipators that minimize erosion.

#### 38. Roof Discharge

All roof eaves should be guttered, with the outlets from the downspouts provided with adequate capacity to carry the storm water away from the structures arid graded areas. Concentrated roof runoff should be transported in a closed conduit which discharges at an approved location. Roof runoff must not be discharged on or adjacent to fill. We recommend that roof runoff be discharged to Dawn Lane. Where necessary, roof runoff must be provided with energy dissipators that minimize erosion.

#### 39. Protection of Cut and Fill Slopes

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

#### 40. Maintenance and Irrigation

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

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

#### (41) Percolation Pits

Because of the loose of the upper soils and the potential for liquefaction, we discourage the use of percolation pits for the disposal of storm water runoff at the project site. If

Environmental Review Inital Study
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APPLICATION 04-0472

EXHIBIT ON



# BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS

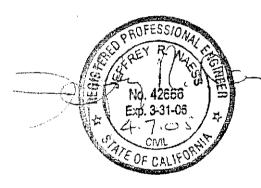
N S U L I I IN G C I V I L E IN G I A CALIFORNIA CORPORATION

1011 CEDAR • PO BOX 1621 • SANTA CRUZ, CA 95061-1621 PHONE (931) 426-3560 FAX (831) 426-9182 www.bowmanandwilliams.com

# PRELIMINARY HYDROLOGY AND STORMWATER DETENTION CALCULATIONS

FOR

DAWN LANE SUBDIVISION ECO HOMES TRACT 1498 APPLICATION NO. 04-0472



LOCATED IN

SOQUEL COUNTY OF SANTA CRUZ CALIFORNIA

ORIGINAL SUBMITTAL DATE: SEPTEMBER 27, 2004

REVISED: JANUARY 10, 2005 REVISED: MARCH 31, 2005

#### BOWMAN & WILIAMS JOB NO 23027

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ATTACHMENT 10, 1047
APPLICATION 04-0472

#### **BASIS OF DESIGN:**

- 1. County of Santa Cruz Design Criteria.
- 2. ASCE Manual of Engineering Practice No. 37
- 3. Storm Drain Calculations for Tan Weights Subdivision
- 4. Project Drawings

#### 1.0 INTRODUCTIOX

The proposed project will subdivide existing Assessors Parcel Number 102-221-53 into 7 parcels. The subdivision will consist of houses, driveways, and landscaping on each of the 7 new parcels. Project improvements encompass an area of approximately 1.35 acres. All of this area will drain to the guner of Dawn Lane. Dawn Lane empties into an existing storm drain system at the intersection of Old San Jose Road and Dawn Lax This storm drain system empties into an existing large swale on the opposite side of Old San Jose Road. The project site is shown on the vicinity map anached to this report.

#### 2.0 METHOD OF ANALYSIS

The Rational Formula (shown below) is used to estimate peak runoff rates

 $Q = C_a C i_a i A$ 

Where:

Q= Estimated Peak Runoff From site (cfs)

C<sub>a</sub>= Antecedent Moisture Factor (Unitless)

C= Runoff Coefficient (Unitless)

1<sub>a</sub>= Rainfall Intensity Adjustment Factor (Unitless)

i= Rainfall Intensity (in/hr)

A= Are3 of Site (Acres)

- Storage Is calculated using The Modified Rational Unit Hydrograph obtained from the ASCE Manual on Engineering Practice No. 37, (See attached Figure: "Detention Volume Calculations").
  - The detention volumes for the 10-year event are determined by using the 10 year estimated pre development peak ranoff rate as the allowable release rate.
- Precipitation data/runoff coefficients are obtained from the Santa Cruz County Design Criteria Manual. Precipitation intensity is based upon the P60 Isopleth for Santa Cruz County (see attached map).

#### 3.0 SYSTEM EVALUATION

- Included in this report are spreadsheets for the 10 & 25 year return periods showing the estimated peak runoff rates from the site For current and post development conditions, as well as the estimated required storage volume for the additional runoff due to development.
- The time of concentration (tc) used to determine the allowable runoff rate an? detention volume is assumed to be 15 minutes for predevelopment, and 10 minutes for post-development.
- The runoff values shown in the spreadsheets are calculated using the Rational Formula. For pre development conditions, C was calculated to be C.45. For post development conditions, C was calculated to be 0.57. Values for C are found in The County of Santa Cniz Design Criteria, a copy of these values is attached to this report.
- Antecedent Moisture factors ( $C_a$ ) for the Rational formula are found in The County of Santa Cnu Design Criteria. a copy of these values is attached to this report.  $C_a$  is 1.0 for the 2, 5, and 10-year events, and  $C_a$  is 1.1 for the 25-year event.

Environmental Review Initial Study
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APPLICATION 04-04-72

- The rainfall intensities are taken from the IDF curve, which is attached to this report. These intensities are for the 10-year event. The value io: Ia is 1.0 for the 2, 5, & 10 year events, and 1.2 for the 25 year event.
- Storage volumes shown in the spreadsheets are calculated using the Modified Rational Unit Hydrograph. A copy of this method is attached for reference. A factor of safety of 1.25 is applied to the estimated volume to ensure adequate storage is achieved and to allow for possible future connections to the system.

#### 4.0 SUMMARY

The table below shows summaries of estimated peak flows and required storage volumes for the project.

DRAINAGE AND DETENTION SUMMARY FOR 10 YEAR RETURN PERIOD				
PRE DEVELOPMENT FLOW (CFS) (Tc=15 MIN)	0.93			
POST DEVELOPMENT FLOW (CFS) (Tc=10 MIN)	1.74			
TOTAL STORAGE REQUIREMENT (CF)	615			
INDIVIDUAL (PER LOT) STORAGE REQUIREMENT (CF)	88			

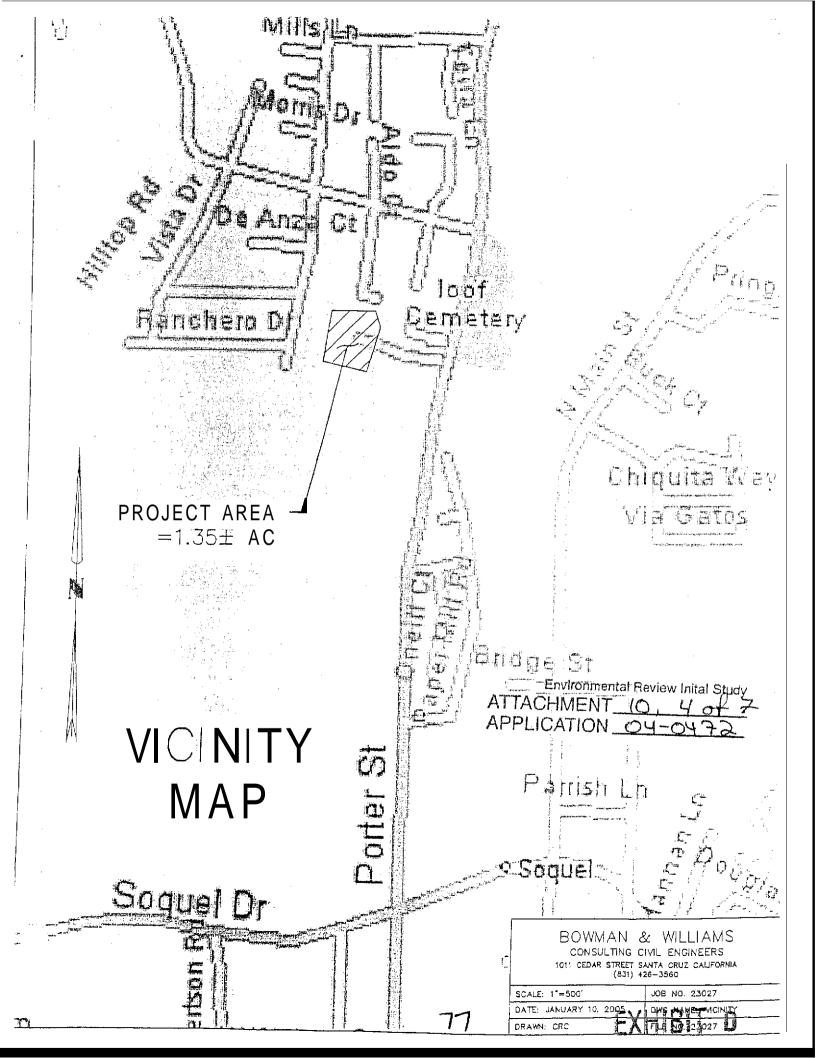
#### 5.0 CONCLUSIONS

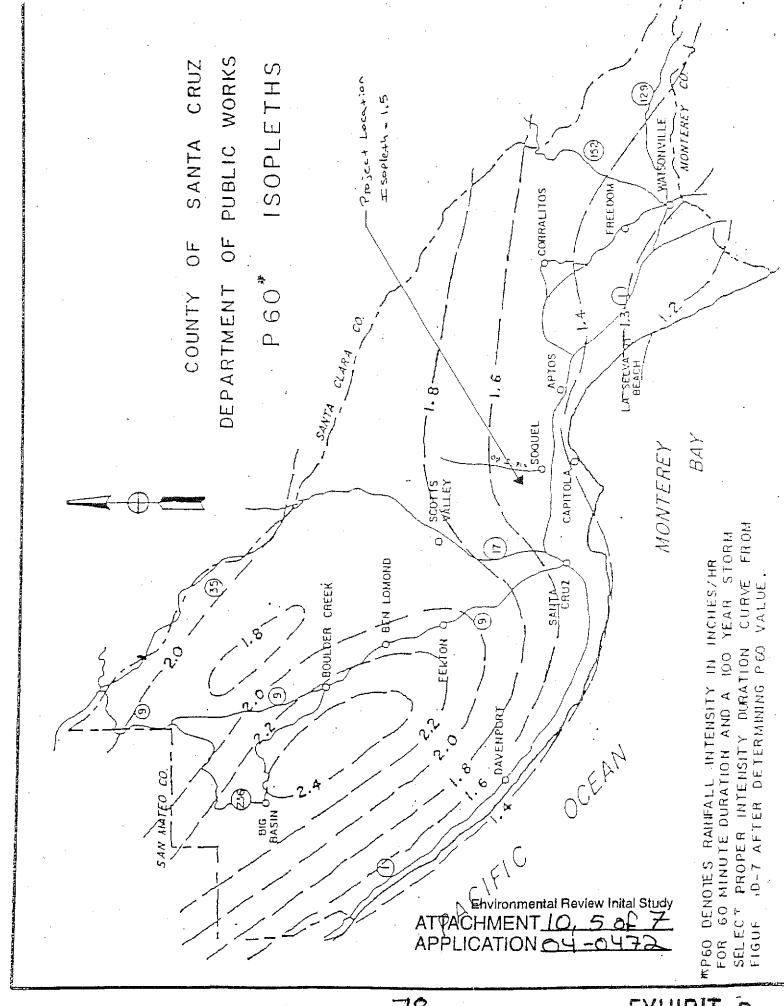
The total storage requirement for the site is 615 cubic feet. The site currently drains directly to Dawn Lane which then feeds into a storm drain system at the intersection of Dawn Lane and Old San Jose Road. The existing storm drain system is shallow and is known to have shallow freeboard before the addition of this site. This report contains an analysis of the existing system and the impact this system would case if storage was not used. This system may be altered to mitigate overflow problems. The details of this mitigation have not yet been determined.

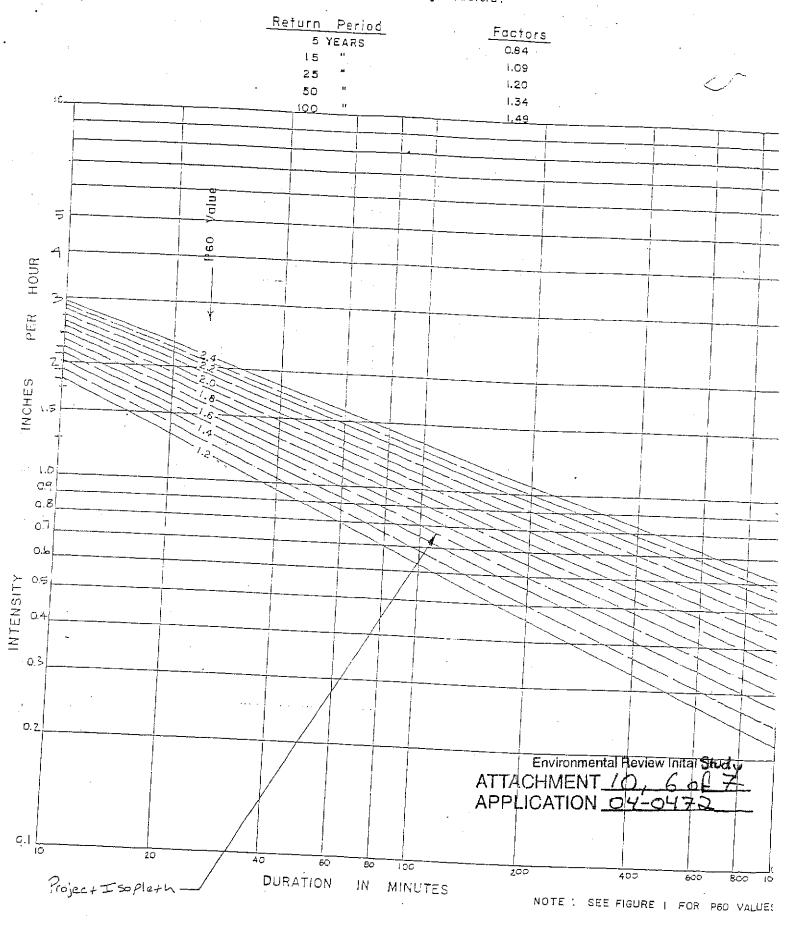
The detention on site will be achieved using dry wells filled with creek rock on the side of the lots adjacent in the new cul-de-sac at the end of Dawn Lane. The dry wells will then drain to Dawn lane through two 3" thru curb drains. The dry wells will be located on all lots, in addition to the dry wells, the driveways for the new residences will be constructed of permeable concrete to reduce the amount of impervious surfaces on the site.

It is our opinion that the proposed mitigation for the proposed improvements satisfies County requirements and will not cause adverse downstream effects.

Environmental Review Inital Study
ATTACHMENT (0, 3 of 7
APPLICATION 04 - 04 72



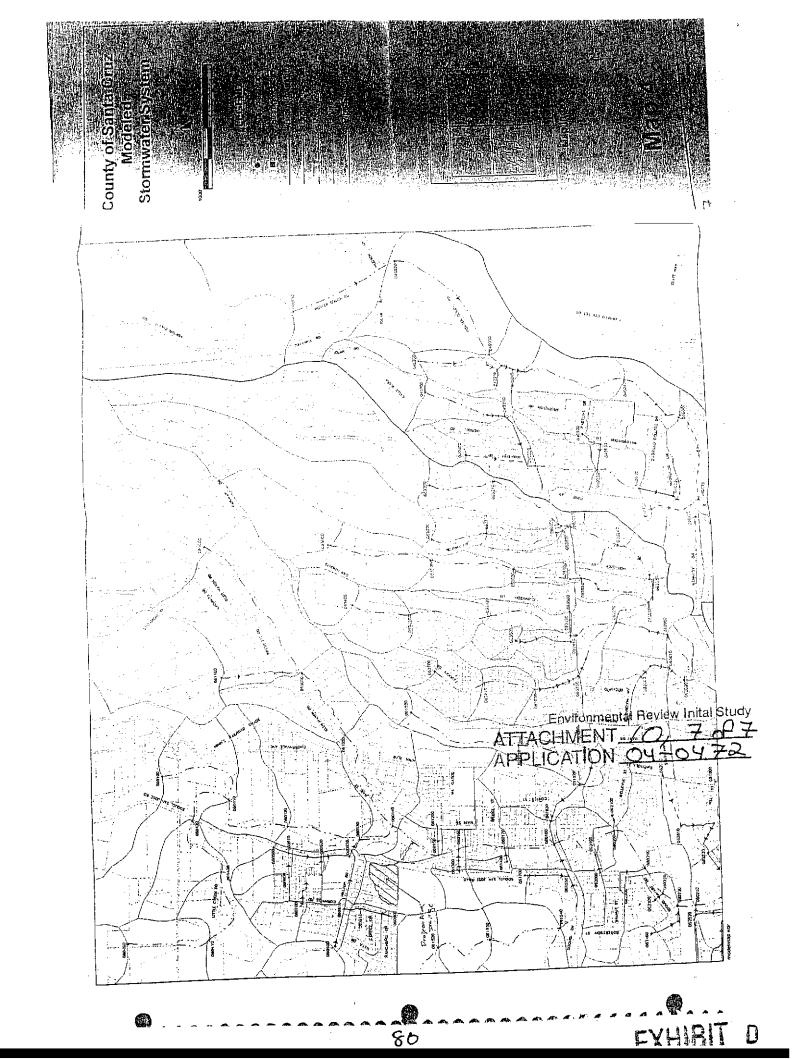




RAINFALL INTENSITY DURATION CURVES

IO YEAR RETURN PERIOD

EXHIBIT<sup>50</sup>07





# County of Santa Cruz

#### PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 400, SANTA CRUZ, CA 95060-4073 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123 ALVIN D.JAMES, DIRECTOR

May 31, 2001

Hamilton Swift Ludc. Inc. 1509 Seabright Ave, Suite A-1 Santa Cruz. Ca. 95062

SUBJECT: ARCHAEOLOGICAL RECONNAISSANCE SURVEY FOR APPLICATION 01-0235 APN 102-221-53

To Whom It May Concern,

The County's archaeological survey team has completed the phase I archaeological reconnaissance for the parcel named above. The research has concluded that prehistorical cultural resources were not evident at that 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) 454-3162 if you have questions regarding this review.

Sincerely,

Jèśsica deGrassi

Planning Technician

Enclosure: 1

Environmental Review Inital Study
ATTACHMENT 1 1 2
APPLICATION 04-04 7-2

#### **EXHIBIT B**

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

#### Preliminary Prehistoric Cultural Resource Reconnaissance Report

Parcel APN: 102 - 221- 53		SCAS Project	4: SE - 99 - <u>855 -</u>
Planning Permit #: 0/-0235	<del></del>	Parcel Size:	
Applicant: HAMILTON SWIET LUDO	1 INC		
Nearest Recorded Prehistoric Site:	CA-SCR-62	, 3 of a Mile	Ē

On 5-25 0/ (2) members of the Santa Cruz Archaeological Society spec: a total of (.25) hours on the above described parcel for the purposes of ascertaining the presence or absence of prehistoric cultural resources on the surface. Though the parcel was Traversed on foot at regular intervals and diligently examined, the Society cannot guarantee the surface absence of prehistoric cultural resources where soil was obscured by grass, underbrush or other obstacles. No core samples, test pits, or any subsurface analysis was made. A standard field form indicating survey methods used, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with this report at the Santa Cruz County Planning Department.

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

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

Page 4 of 4

Environmental Review Inital Study ATTACHMENT 1, 2 & 2 APPLICATION 04-0472

# DISCRETIONARY APPLICATION COMMENTS

project Planner: Cathleen Cam

Application No.: 04-0472 APN: 102-221-53

Date: October 7, 2005

Time: 11:14:10

Page: 1

#### Environmental Planning Completeness Comments

====== REVIEW ON OCTOBER 7, 2004 BY KEVIN D CRAWFORD ======= 10/07/04 - Soil Report reviewed and accepted this date. Review of Snts C1 thru C4 by Bowman & Williams, dated 9/24/04: Preliminary Grading and Erosion Control Plans are adequate to be deemed complete from a grading perspective. See Misc. Comments for add'l info. Kevin Crawford

====== UPDATE3 ON APRIL 20, 2005 BY ROBIN M BOLSTER ===== NO COMMENT

#### Environmental Planning Miscellaneous Comments

10/07/04 - Soil Report reviewed and accepted this date. Review of Shts C1 thru C4 by Bowman & Williams, dated 9/24/04: Sht Cl - 1) Please provide typical cross sections for all boundary conditions on this site. 2) Please depict proposed retaining walls such that they are more visible and distinguishable from pipes, etc. Provide ret. wall elev. & height info for all walls at ends and angle points. 3) Provide more existing topo info for adjacent properties to north and east. 4) Show Limits of Grading line on west side. 5) Provide construction details for ret. walls, drainage structures, conc. swales, etc. shown in plan view. 6) Please correct all finish floor elevations to FF elev's for each slab step and also correct proposed contours around each bldg pad to reflect the true slab elev's. 7) Provide typical cross sections for retaining walls shown between lots. NOTE: The purpose of the dry creeks & ponds and dry sumps is not clear. Your attention is directed to the Drainage section cf the Soil Report on Pg 15, particularly Items 37 and 41 regarding surface drainage and percolation pits. ====== UPDATED ON OCTOGER 25, 2004 BY ROBIN M BOLSTER

A detailed erosion control pian, Mil be required at the tine of building application submittal. The plan must be prepared by a Certified ERosion Constrol Specialist and must include locations and construction details for all proposed erosion/sediment control devices. The plan must also include traffic stabilization measures for the construction entrance/exit area

#### Housing Completeness Comments

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

comments submitted by separate memo to planner

Environmental **Review** Inital Study ATTACHMENT 12 APPLICATION 04-0

Tibis project proposes to demolish 3 existing units on 1 parcel and create a new 1 unit subdivision. As proposed this project would be subject to County Code 17.10 and, based on the understanding that a total of 7 parcels and homes would be created. would have an Affordable Housing Obligation (AHO) of 1.05 units.

MINUS CONTRACTOR OF COMMENCE CONTRACTOR CO

project Planner: Cathleen Cam Application No.: 04-0472

APN: 102-221-53

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Time: 11:14:10

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The develope'r has proposed that the AHO be met by paying an In Lieu fee equal to 1.05 units of affordable of housing. The proposed payment would meet the requirements of County Ccde 17.10

----- UPDATED ON OCTOEER 18, 2004 BY TOM POHLE ----

NO COMMENT ====== UPDATED ON OCTOBER 18, 2004 BY TOM POHLE ======= ======= UPDATED ON OCTOBER 18. 2004 BY TOM POHLE ======= NO COMMENT ====== UPDATED ON OCTOBER 18, 2004 BY TOM PCHLE ====== ---- UPCATED ON OCTOBER 19, 2004 BY JULIANNE WARD -----====== UPDATED ON NOVEMBER 1 2004 BY TOM POHIF ====== NO COMMENT ====== UPDATED ON FEBRUARY 17, 2005 BY TOM POHLE ======= NO COMMENT

#### Housing Miscellaneous Comments

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

=======REVIEW ON OCTOBER 18, 2004 BY TOM POHLE ======= NO COMMENT ====== UPDATED ON FEBRUARY 17. 2005 BY TOM FOHLE ====== NO COMMENT

For units demolished or converted outside the Coastal Zone, County Code 12.060.970 prohibits the demolition or conversion of existing residential dwelling units occupied by lower income persons or households unless relocation assistance is provided to each permanent resident of such a dwelling unit or provision has been made for the replacement of those dwelling units with units for persons and families of low or moderate income in like manner. More complete details can be found on the County's web site under "County Documents, County Code"

Staff recommends that the developer be required to provide staff with assurances that ti-e project complies with County Code 12.060.070. Environmental Review Inital Study

Drw Drainage Completeness Comments

ATTACHMENT 12 APPLICATION OU.

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

===== REVIEW ON OCTOBER 26, 2004 BY ALYSON B TOM ===== The submittal with civil plans dated 9/24/04 and hydrology and detention analysis dated 9/27/04 has been received. The proposed storm water facilities and the analysis submitted is detailed and positive in many regards, however the following additional comments should be addressed prior to discretionary approval

1) Detention is required for this project. The proposed detention plan is acceptable in concept. When sizing the required detention volume please account for the rising limb of the allowable release rate nydrograph as depicted in Figure 11 of the

project Planner: Cathleen Can

Application No.: 04-0472

APN: 102-221-53

Date: October 7. 2005 Time: 11:14:10

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Manual Practice No. 37. When the allowable release rate is high relative to the post-development condition ignoring the rising limb may lead to significant discrepancies in required storage volume, as appears to the be case for this project

2) In order to use the void space in the permeable concrete as credit for detention volume additional information is required. It seems that that this void space was already accounted for in the lower runoff coefficient for the permeable concrete areas. Hease have the manufacturer confirm that this void space will be available in addition to the lower void space (for both the concrete and sub base layers)

- 3) Tils detention volume required per lot in the calculations is different from that in the summary sheet. Also, this volume assumes 7 systems, when only 5 were provided per the plan sheets.
- 4) The detention systems (landscape depressions) and outlet structures should be designed by an engineer. The outlets should be designed to limit discharge at allowable release rate when storing the required volume. Safe overflow should also be accommodated in the detention design
- 5) Easements and maintenance agreements will be required for all detention facilities as well as any other common drainage facilities.
- 6) Please determine the gutter spread for the 13 and 25 year storms on Dawn Lane (assuming no detertion on the subject site:. 7) Please assume no detention in watershed Area 3 in the analysis of the off-site system. Based on this analysis it will be determined whether or not additional upgrades to the existing storm drain system will be required.
- 8) Please describe how roof runoff will be directed from each structure.

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

All drainage issues with offsite implications must be addressed in the discretionary application. Additional onsite drainage details may need to be clarified on the plans, but may be addressed prior to final map recordation and in the building application phase.

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.85 per square foot, and are assessed upon permit issuance.

Because this application is incomplete in addressing County development policies. resulting revisions and additions will necessitate further review comment and possibly different or additional requirements. The applicant is subject to meeting all future review requirements as they pertain to the applicant-s changes to the proposed plans

Environmental Review Inital Study

ATTACHMENT / 2 APPLICATION 💍 🖰

#### ביוו ביווסוומו א המוווים ביו ביווים ווומבים

Project Planner: Cathleen Carr

Application No.: 04-0472

**APN:** 102-221-53

Late: October 7, 2005

Time: 11:14:10

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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 inaii, with resulting delays.

1) The analysis showed that the downstream system is inadequate for safe 25year overflow. Please include an upgrade to this system as part of the project so that a safe 25 year overflow is provided. Include a silt and grease trap in the downstream system so that runoff from all proposed roadway areas is treated prior to release to the downstream channel.

See miscellaneous comments for issues to be addressed prior to final map recordation.

plans dated 4/7/05 that includes replacing the downstream storm drain across Soquel-San Jose Road is complete with regards to drainage. Please see miscellaneous comments to be addressed prior to map recordation.

#### Dpw Drainage Miscellaneous Comments

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

======== REVIEW ON OCTOBER 26, 2004 BY ALYSON B TOM ======= Please see completeness comments.
========== UPDATED ON FEBRUARY 16, 2005 BY ALYSON B TOM ======== The following must be addressed prior to recordation of the final map:

- 1) Provide design details and calculations for the detention outlets and sizing. The outlets should be designed so that the runoff from the projectarea (including runoff that bypasses the detention systems) is limited to pre project levels. Safe overflow should also be included in the design.
- 2) Provide recorded maintenance agreements far each detention facility (including the landscape detention and pervious concrete areas). The maintenance agreement should include specific maintenance guidelines for these facilities. Please also include a note on the plans that these systems are to be maintained by the property owners and include the specific maintenance guidelines on the plans as well.
- 3) Include signage stating "No Dumping Drains to Bay" or equivalent adjacent to all proposed storm drain inlets.

Zone 5 fees will be assessed on the net increase in impervious area due to the project.

Additional details may be required prior to final map approval \_\_\_\_\_ UPDATED ON MAY 3. 2005 BY ALYSON B TOM \_\_\_\_\_ Please address the fol-

ATTACHMENT	Tal Review Inital Study
APPLICATION ]	04-0472

Project Planner: Cathleen Carr Date: October 7, 2005 Application No.: 04-0472 Time 11:14:10 APN: 102-221-53 Page: 5 lowing in addition to the previous miscellaneous comments (with the exception of comment No. 3 which has already been addressed). 1) Note that an encroachment permit will be required for the proposed work in the downstream drainage facilities, Dpw Driveway/Encroachment Completeness Comments ====== REVIEW ON OCTOBER 5, 2004 BY RUTH L ZADESKY ======== No comment, project involves a subdivision or MLD. Dpw Driveway/Encroachment Miscellaneous Comments ====== REVIEW ON OCTOBER 5, 2004 BY RUTH L ZADESKY ======= No comment. Dpw Road Engineering Completeness Comments ====== REVIEW ON OCTOBER 26, 2004 BY GREG J MARTIN ======= Bicycle and pedestrian access is recommended through a paved surface along the emer gency access corridor. Both ends of the corridor are recommended to have a driveway cut and removable bollards. The fire hydrant near the south driveway cut should be relocated. Please show the driveway for the adjacent property to the southeast. If you have any questions please contact Greg Martin at 831-454-2811. ======== UP-DATED ON FEBRUARY 16, 2005 BY GREG J MARTIN ======= The curb to curb width of the road is recommended to be 36 feet to meet County standards. ====== UPDATED ON MAY 5, 2005 BY GREG J MARTIN ======= Previous comments have been addressed satisfactorily. Dpw Road Engineering Miscellaneous Comments ------ REVIEW ON OCTOBER 26, 2004 BY GREG J MARTIN -----===== UPDATED ON FEBRUARY 16, 2005 BY GREG J MARTIN ======= ====== UPDATED ON MAY 5, 2005 BY GREG J MARTIN =======

### Environmental Health Completeness Comments

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

NO COMMENT

#### Environmental Health Miscellaneous Comments

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

====== REVIEW OM OCTOBER 20. 2004 BY JIM G SAFRANEK ========= NO COMMENT

### COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

DATE:

February 3,2005

TO:

Cathleen Carr, Planning Department

FROM:

Carl Rom, Department of Public Works

SUBJECT APPLICATION 04-0472, APN 102-221-53, TRACT 1498, DAWN LANE ECO-

**HOMES** 

This submittal appears to address my comments on the first submittal.

There is one thing I overlooked last time. This project is within the County's residential street lighting zone, and as a new public street should include street lighting to Design Criteria standards. If there are not other lights on the existing section of Dawn Lane there may be justification for waiving this requirement,

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

CDR:cdi

Environmental Review Inital Study

ATTACHMENT\_\_\_ APPLICATION\_

#### John Schlagheck

From: Ba

**Barry Samuel** 

≘ant:

Monday, October 04, 2004 2:11 PM

.0:

John Schlagheck

Subject: APN102-221-53 application # 04-0472

John,

I have reviewed the pians for this 7 lot subdivision adjacent io Anna Jean Cummings Park. The Parks Department requests that one of the conditions of development is that those neighbors who share a fence with Anna Jean Cummings Park are <u>not</u> allowed to put gates in the fence leading into the park.

We applaud the fact that these will be "green" houses and look forward fo having more such construction in the county

If you have any questions please feel free to contact me.

Sincerely,

Barry C. Samuel Director

Environmental Review Inital Study

ATTACHMENT\_12, 7 of 13

APPLICATION\_04-0472\_



# CENTRAL FIRE PROTECTION DISTRICT

### of Santa Cruz County Fire Prevention Division

930 17<sup>th</sup> Avenue, Santa **Cruz, CA** 95062 phone (831) 479-6843 fax (837) 479-6847

Date:

October 5,2004

To:

Loleta Heichei

Applicant:

**Hamilton Swift** 

From:

Tom Wiley

Subjecta

04-0472

Address

4575 Dawn Ln.

APN:

.0.0 20.011 =.

OCC:

102-221-53

Uill:

10222 153

**Permit:** 

2004-00326

We have reviewed plans for the above subject project.

The following NOTES must be added to notes on velums by the designer/architect in order to satisfy District requirements when submitting for Application for Building Permit:

Please ensure designer/architect reflects equivalent notes and requirements on velums as appropriate when submitting for Application for Building Permit.

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2001) and District Amendment.

NOTE on the pians the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and either SPRINKLERED or NON-SPRINKLERED as determined by the building official and outlined in Chapters 3 through 6 of the 2001 California Building Code (e.g., R-3, Type V-N, Sprinklered).

The FIRE FLOW requirement for the subject property is 1000 gallons per minute for 120 minutes. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information car. be obtained from the water company.

SHOW on the plans a public fire hydrant, meeting the minimum required fire flow for the building, within 250 feet of any portion of the building.

NOTE ON PLANS: New/upgraded hydrants, water storage tanks, and/or upgraded roadways shall be installed PRIOR to and during time of construction (CFC 901.3).

SHOW on the pians DETAILS of compliance with the District Access Requirements outlined on the enclosed handout.

NOTE on the plans that the building shalt be protected **by** an approved automatic sprinkier system complying with the edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground an3 overhead Residential Automatic Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

Environmental Review Inital Study

ATTACHMENT 12, SOL13
APPLICATION 09 09 75

Serving the communities of Capitola, Live Oak, and Soquel

Show on the pians where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement:

- One detector adjacent to each sleeping area (hali, foyer, baicony, or etc).
- One detector in eech sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

NOTE on the plans where address numbers will **be** posted and maintained. Note on plans that address numbers shall be a minimum of FOUR (4) inches in height and of e color contrasting to their background

NOTE on the pians the installation of an approved spark arrestor on the top of the chimney Wire mesn not to exceed ½ inch.

NOTE on the pians that the roof coverings to be no less than Class "B" rated roof.

NOTE on the plans that a 33-foot clearance will be maintained with non-combustible vegetation around all structures.

Submit a check in tile amount of \$100.00 for this particular plan check, made payable to Central Fire Protection Districr. A \$35.00 Late Fee may be added to your plan check fees if payment is not received within 30 days of the dete of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Piease contact rhe Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regerding the pian check comments, please call me at (831) 722-2393, or email me at tomw@centralfpd.com. All other questions may be directed to Fire Prevention at (831)479-6843.

CC: File &County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with 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. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.

Any order of the Fire Chief shall be appealable to the Fire Code Board of Appeals as established by any party beneficially interested, except for order affecting acts or conaitions which, in the opinion of the Fire Chief, pose an immediate threa! to life, property, or the environment as a result of panic, fire, explosion or release.

Any beneficially interested party has the right to appeal the order served by the Fire Chief by filing a written "NOTICE OF APPEAL" with the office of the Fire Chief within ten days after service of such written order. The notice shall state the order appealed from, the identity and mailing address of the appellant, and the specific grounds upon which the appeal is taken. 10222153-100504

ATTACHMENT 12, 9 of 13 APPLICATION 04 04 72

#### COUNTY OF SANTA CRUZ

#### Inter-Office Correspondence

DATE: February 11, 2005

TO: Yom Burns, Planning Director

Cathleen Carr, Planner

Erik Shapiro, Housing Chief Planner

Brian Turpen, Public Works John Presieigh, Public Works

FROM: Supervisor Jan Beautz

RE: ADDITIONAL COMMENTS ON APP. 04-0472, APN 102-221-53,

4575 DAWN LANE, SUBDIVISION

While these revised plans do address some concerns, many raised in my memo of October 21, 2004, remain outstanding. Therefore, please consider the following areas of concern in your evaluation of the above application to demolish three existing homes on one parcel and subdivide the parcel into seven single family lots:

While the drainage plan, sheet C-1, has been amended to provide a functional fire lane connection to Hilltop Court as well as some minor changes to the proposed retaining walls for some lots, the overall drainage plan continues to be of concern. The storm water collection system found within the lots continues to show small christy boxes/catch basins connected by a series of pipes. No dimensions, specifications, or system cross sections are provided for these boxes and pipes. Will this information be provided? Additionally, these boxed symbols appear to all be located within landscape areas. Several dry sump areas within the parcels are proposed, yet I am unable to understand how these will function or how storm waters will reach these areas. No collection system is shown for the paved areas including the driveways. It does not appear that any silt and grease traps are proposed to prevent contaminated storm waters from leaving the sites. Will these be required and how will they be conditioned for maintenance? permeable concrete is proposed for paved areas to retain storm water on the site. How will such pavement continue to function within the manufacturer's specifications over time without the numerous small void areas collecting silt, petrochemicals, and other runoff debris that will clog the stated permeable pavement?

Environmental Review Inital Study ATTACHMENT 12, 10 ~ 13
APPLICATION 04-0473

February 11, 2005 Page 2

The applicant continues to indicate that Dawn Lane will be narrowed from the existing 36 feet of paved travel area to 32 feet. Why is this narrowed section of roadway being proposed instead of providing the same travel width as the existing road?

Sheet A0.3 has been revised to state that the existing sewer lateral will be abandoned and removed. However, no indication as to the location of this lateral is shown on the plan as requested by Sanitation. Where is this lateral located? Will removal of this sewer lateral impact the existing residents adjacent to this proposed subdivision either by temporary loss of their OWN sewer system connections or trenching that may impact their properties? If any such impacts are possible, 'how will they be addressed to prevent impacts to the adjacent neighborhood?

The applicant's letter of January 27 continues to state that the site contains three existing houses. This property has an extensive Enforcement history regarding the conversion of outbuildings into dwelling units without permits. Assessor's records indicate one dwelling unit on the site and property taxes have been collected accordingly for years. Has the applicant provided the documentation necessary to determine that all three structures are legal dwelling units?

While the applicant has changed the size of only the single trunk trees proposed in the landscape plan to 24 inch box trees, this does not appear adequate to mitigate the loss of 24 mature black walnut trees. The landscape architect's letter states that using any larger specimens (36 or 48 inch box trees) will initially slow their growth. While their growth may not be as rapid initially with the larger sizes they will start cut significantly larger than the 24 inch box trees. Therefore, requiring larger specimens will provide greater visual mitigation immediately for the adjacent neighborhood.

provide greater visual mitigation immediately for the adjacent neighborhood.

In referencing the species of trees proposed, most are species exhibiting slow or moderate growth patterns that will.only achieve heights of 20 to 30 feet at maturity. To achieve these maximum heights, many of these species will require ongoing pruning to encourage height instead of a lower bushy type of growth. How will these trees be maintained to guarantee that they do achieve their full height potential? A 20 to 30 foot tree at maturity does not mitigate the loss of a 100 foot tree. Tree species capable of providing greater heights such as redwood trees should be an integral component in the landscape plan. The proposed six Coastal Live Oaks may reach a height of 50 to 70 feet. However, it will take a minimum of 25 years to reach a 50 foot height according to Sunset's Western Garden Book. The

surrounding neighborhood should not have to wait 25 years or more to again experience tree canopies of even 50 feet. arborist's report states that at least 14 of the walnut trees, several with diameters of almost three feet, were in reasonably good health with fair structure. Clearly the currently proposed landscape plan does not mitigate the serious loss of such a large number of black walnut trees experienced by this neighborhood. I further question the arborist's report evaluating the health of the removed trees as the arborist completing the report is the same individual who cut down up to 33 trees just prior to the submittal of this application and has used the stumps remaining as a basis for their report. The removal of these trees generated numerous concerned calls to my office. To state after the trees were down that some were in poor or very poor health is clearly difficult to verify due to their unfortunate removal. How can this landscape plan be revised to fully mitigate the loss of significant tree canopy experienced by the surrounding neighborhood?

The applicant is proposing to plant a number of trees within the toe area of the 30% or greater slope. Should the planting location of these trees be relocated outside this slope area? Will additional details be provided regarding how these trees will be planted without compromising slope stability? While the applicant has increased the size of a significant number of trees to 24 inch box, the irrigation notes have not been amended on the landscape specifications to include the irrigation of any 24 inch box trees. How will this be addressed? The submitted landscape plan has been enlarged to such a degree that only a portion of the development is included within the plan sheets. It appears that no landscape features are proposed for the rear yards of Lots 1, 2, and 3 adjacent to our county park. This subdivision of large two story homes will be highly visible to the public unless landscape features including additional trees are installed within this area to visually soften the view these structures present to the public. It appears that some of the proposed tree species reaching heights of 20 to 30 feet may be appropriate in this area as they ĕ visually screen the large two story structures without impacting the proposed solar roof collectors. **M** (

Several departments have questioned the applicant's proposate to cut additional paths through the landscaped strips adjacent to the sidewalks. Instead of removing these five additional cuts through the landscaped strip, the applicant states that without them, cars parking on the street will wear the same paths through the landscaped strip. Unofficial paths occasionally do occur through such strips located on busy arterial streets due to passengers of vehicles trying to get out of the flow of traffic as soon as possible. However, this is a dead end cul-de-sac that will

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February 11, 2005 Page 4

experience limited traffic conditions. Such paths are rarely worn through landscaped strips in such locations.

Will the applicant be required to remove these additional cuts and instead fully landscape these areas?

Sheet A0.2 has been revised to state that no private gates' are proposed from parcels adjacent to the public park. While this will address this issue during development of this subdivision, it does not address future actions. Will this application be conditioned to prevent such gates from being constructed in the future? will such condition be recorded with the deed so that ali future owners of the properties are fully aware of this restriction?

The applicant was previously requested to show both the gross and net square footages for lot 7. Sheet A0.5 has not been amended to include this information. This lot contains the emergency access right-of-way connecting Dawn Lane with Hilltop Lane. Does Code require that this right-of-way be deducted when determining the net development area for lot coverage and Floor Area Ratio requirements?

Redevelopment's comments included a concern that Lots 1,2,6, and 7 all contained structures that are remarkably similar in design. Greater architectural variety was requested for the front elevations to distinguish the individual homes and create a less repetitious streetscape. While the applicant has made modest adjustments to a few of these structures, four of the seven structures continue to present fairly similar street elevations. Are additional structural enhancements appropriate?

These structures are described as solar homes and are shown with areas for rooftop collectors. However, no details have been submitted regarding these possible collectors. such solar developments have provided significantly greater detail for their proposed solar systems. Such detail does assist in evaluating how the roofs will appear to the surrounding neighborhood and public. Will these collectors create glare impacts to the surrounding area, and if so, how will this be mitigated? Will additional information be provided for this development to facilitate evaluation? The Urban Planner had stated that the building walls and major window areas are not oriented for passive solar and natural lighting as required by Code for solar designs. The revised plans do not appear to have substantially revised the exterior elevations to address this issue. As this development is proposed to use solar design, non-compliance with this requirement would appear to be of concern. How will this issue be addressed? Environmental Review Inital Study

JKB:pmp 2218M1 ATTACHMENT 12, 13 of 13 APPLICATION 04-0472



P.O Box 168

Mail to: 5190 Sequel Drive Soquel, CA 95073-0158

PHONE (831) 475-8500 FAX (831) 475-4291

Date of Renew:

10/25/04

Reviewed **Bv**:

Carol Carr

Owner: Loleta Heichel. Trustee

9311 Maplethorne Ln.

**Soquel. CA** 95073

**Type** of Permit:

**Development Permit** 

County Application #: 04-0472

Subject APN: 102-221-58

Location:

Property located at the west end of Dawn Lane in the Soquel Planning Area.

Returned

Comments to:

Project

**PROJECT** 

**COMMENT** 

**SHEET** 

John Schlagheck

County of Santa Cruz

Planning Department 701 Ocean St., Ste. 410 Santa Cruz, CA 95060-4073

Applicant: Hamilton Swift - Deidre Hamilton

Santa Cruz, CA 25062

1609 Seabright Ave., Sta. Al

ATTACHMENT\_/\_2

APPLICATION\_

Project Description: Proposal to remove 3 existing houses on one parcel and to divide the parcel into 7 new single-family lots of between 6.000 and 9,500 square feet.

#### Notice

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

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

### Requirements

The developer/applicant, without coet to the Dietrict, shall:

1) Destroy any wells on the property in accordance with State Bulletin No. 74:

2) Satisfy all conditions imposed by the District to assure necessary water pressure, flow and quality:

3) Satisfy all conditions for water conservation required by the District at the time of application for

**service.** including the following:

- a) All applicants for new water service from Soquel Creek Water District shall be required to offset expected water use of their respective development by a 1.2 to 1 ratio by retrofitting existing developed property within the Soquel Creek Water District service area so that any new development has 5 "zero impact" on the District's groundwater eupply. Applicants for new service shall bear those costs associated with the retrofit as deemed appropriate by the District up to a maximum set by the District and pay any associated fees set by the District to reimburse administrative and inspection costs in accordance with District procedures for implementing this program.
- b) Plans for a water efficient landscape and irrigation system shall be submitted to District Conservation Staff for approval:
- c) All interior plumbing fixtures shall be low-how and have the EPA Energy Star label:

G:\04\_Office\_Data\County\_Proposed\Application 04-0472.doc

Page 1 of 3



P.O. Box 168
Mail to: 6180 Soquel Drive
Soquel. CP. 95073-0158
PHONE (831) 475-8500 FAX (831) 475-4291

# PROJECT COMMENT SHEET

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

4) Complete LAFCO annexation requirements, if applicable;

Soquel Creek Water District Project Review Comments:

5) All units shall be individually metered with a minimum size of 5/8-inch by %-inch atandard domestic weter meters;

A memorandum of the terms of this letter shall be recorded with the County Recorder of the County of Sanra Crus to insure that any future property owners are notified of the conditions set forth herein.

i.	SCWD has reviewed plane prepared by William	n Rennie Bovd	Architect	Bowman a	nd Williams

generated at the time of the request for a Will Serve Letter (a copy has been provided here). These calculations are based on the preliminary plans, and are subject to change. Final calculations are pending finalization of the project plana. 3) The proposed water mains indicated on the utility plans will need to be installed as per Soquel Creek Water District Standard Specifications & Plans. A Main Extension Agreement will need to he entered into with the District. 6" PVC pipe shall be used for main installations, unless specified otherwise by the District Engineering Manager. A blow off valve shall be installed at the terminal end of the main on Dawn Lane. Valves shall be installed at each side of the tee intersection looping the Dawn Lane main to the Hilltop Court main. If one does not already exist, a dedicated easement will need to be provided for the main through Lot 7. 4) District policy requires that all units to be metered individually. 5) All interior plumbing fixtures shall he low flow and have the EPA Energy Star label. 6) Dietrict Conservation Staff has reviewed and approved the landscape plana. 7) A Fire Protection Requirements Form will need to be completed and reviewed by the appropriate Fire District. 8) Water preseure in this area may be high. If ac, a Water Waiver for Pressure & for Flow will need to be recorded.

Environmental Review Inital Study ATTACHMENT, 13, 2 of 2 APPLICATION \_\_\_\_ 472

1 1

#### SAMIAC JZ COUNTT SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: FEBRUARY 7,2005 (2<sup>NO</sup> ROUTING)

TO: PLANNING DEPARTMENT: CATHLEEN CARR

FROM SANTA CRUZ COUNTY SANITATION DISTRICT

SUBJECT: CONDITIONS OF SERVICE FOR THE FOLLOWING

PROPOSED DEVELOPMENT

APN: 102-221-53 APPLICATION NO.: 04-0472

PARCEL ADDRESS: 4575 DAWN LANE

PROJECT DESCRIPTION: 7-LOT MINOR LAND DIVISION; REMOVE 3

**EXISTING SFDS** 

The sewer plans have been reviewed and this permit application is approved in concept

The following minor revisions will be required prior to the District approving and signing off on them before the tentative map is filed:

Sheet C2 – engineer's reference to backflow preventer detail should read "SS-14."

Show approximate location of existing sewer lateral at property line or existing manhole and label "To be abandoned and inspected by District."

Engineer is required to check all utility line crossings with sewer mains and laterals (including onsite) and determine that there are no conflicts or less than 1' vertical separation. Where 1' or less separation exists, a concrete saddle shall be noted on plans with accompanying detail.

Any future changes to plans that affect sewer mains, laterals and appurtenances shall require additional routing of plans to District for review All changes shall be notated on plans.

When subdividing a parcel with a sewer connection credit due to the removal of an existing development, developer shall designate which parcel(s) shall receive connection credit. Developer shall assign connection credit on the non-title sheet of the recorded subdivision map. In addition, developer shall disclose to any prospective buyers connection credit information that is materia! in determining parcel value.

Diane Romeo

Sanitation Engineering

Environmental Review Inital Study

ATTACHMENT 14
APPLICATION 04-0472

DR/dr

e: Applicant: Hamilton Swift 1509 Seabright Ave Su A1

Santa Cniz, CA 95062 Property Owner: Loleta Heichel Trustee

Trustee 3311 Maplethorpe Lane Soquei, CA 95073 Engineer: Bowman and Williams 1011 Cedar St.

Santa Cruz, CA 95060



#### Arnold Schwarzenegger Governor

#### STATE OF CALIFORNIA

# Governor's Office of Planning and Research State Clearinghouse and Planning Unit



Sean Walsh Director

November 23, 2005

Paia Levine Santa Cruz County 701 Ocean Street Santa Cruz, C4 95060

Subject: Heichel Land Division

SCH#: 2005102096

Dear Paia Levine:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on November 22,2005; and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the Califonlia Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to th ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts

Director, State Clearinghouse

Derry Roberts

#### **Document Details Report State Clearinghouse Data Base**

SCH# 2005102096

Project Title **Heichel Land Division** LeadAgency Santa Cruz County

> Type Neg Negative Deciaration

Description Proposal to remove three existing houses on one parcel, and then divide the property into seven new

single-family residential lots between 6,000 and 9,500 square feet in size and to grade -900 cubic

Fax

yards of earth. Requires a Subdivision and Preiiminary Grading Approval.

**Lead Agency Contact** 

Name Paia Levine

Santa Cruz County Agency Phone

(831) 454-3178

email

Address 701 Ocean Street

> City Santa Cruz State CA Zip 95060

**Project Location** 

County Santa Cruz

City

Region

Cross Streets Dawn Lane and Old San Jose Rd.

Parcel No. 102-221-53

Township Range Section Base

**Proximity to:** 

Highways **Airports** 

Railways

Waterways Soquei Creek, Rodeo Gulch, Tannery Gulch. Arena Guich

Schools Soquel HS, Live Oak, Soquei Eiem. New Brighton Residential / R-1-6 / Residential - Urban Low Land Use

Drainage/Absorption; Geologic/Seismic; Soii Erosion/Compaction/Grading; Traffic/Circulation Project Issues

Reviewing

Resources Agency: Department of Water Resources; California Coastal Commission: Department of Agencies Fish and Game, Region 3; Department of Parks and Recreation; Caltrans, District 5; Department of

Health Services; Native American Heritage Commission: State lands Commission; Regional Water

Quality Control Board. Region 3

Dale Received 10/24/2005 Star! of Review 10/24/2005 End of Review 11/22/2005

EXHIBIT

November 15,2005

Ms Cathleen Carr County of Santa Cniz Resource Planner 701 Ocean St., 4<sup>th</sup> Floor Santa Cruz, CA 95060

Re: MCH# 100511- Notice of Intent to Adopt a Mitigated Negative Declaration Heichel Land Division

Dear Ms. Can:

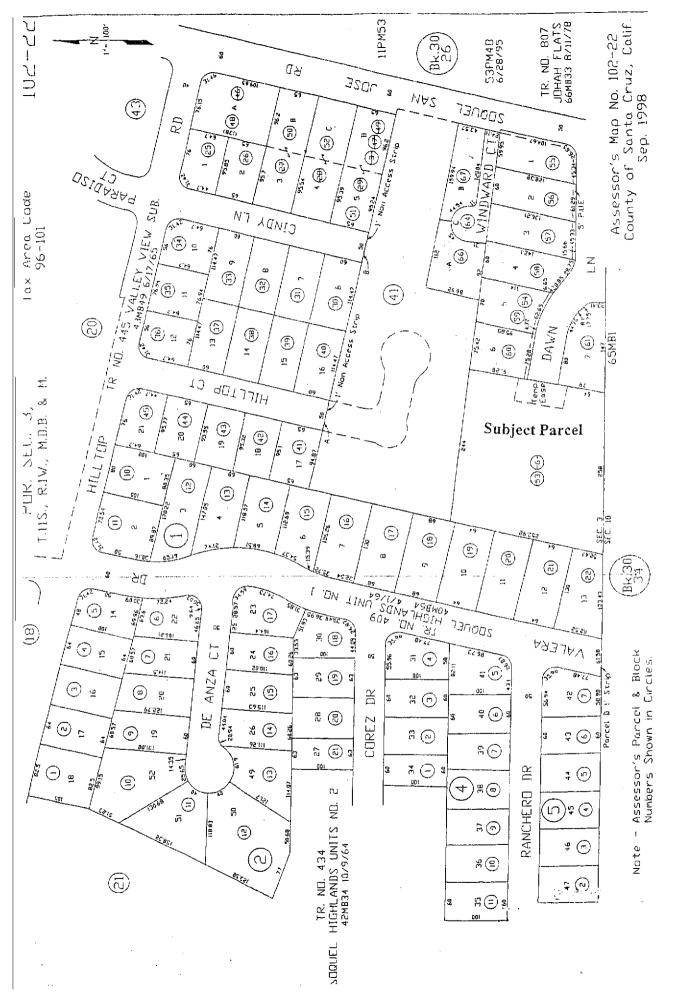
AMBAG's Regional Clearinghouse circulated a summary of notice of your environmental document to our member agencies and interested parties for review and comment.

The AMBAG Board of Directors considered the project on November 9, 2005 and has no comments at this time.

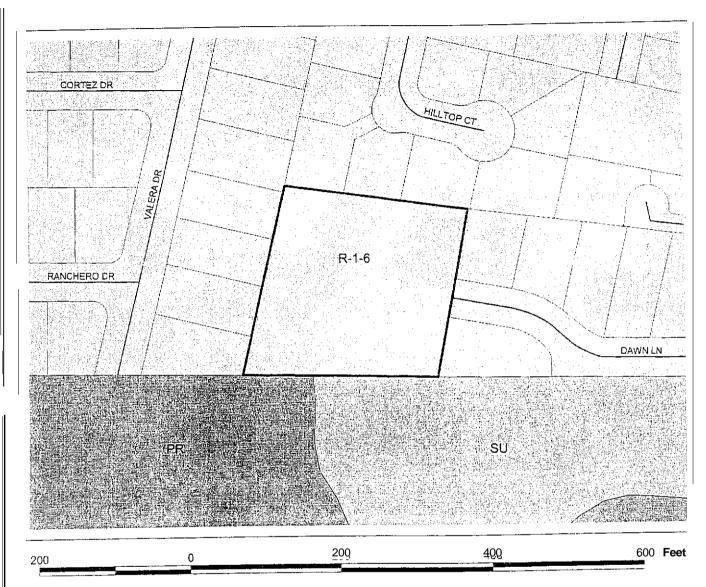
Thank you for complying with the Clearinghouse process

Nicolas Papadakis

**Executive Director** 



# Zoning Map



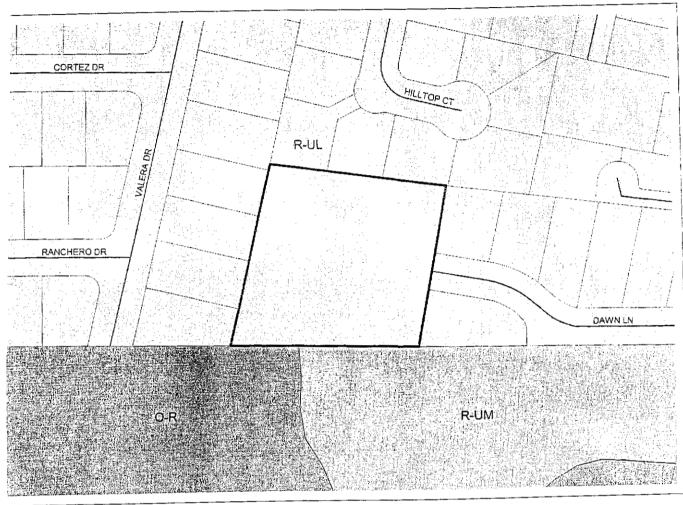
### Legend

APN 102-221-53
Parcel boundaries
Streets
R-1-X
SU
PR



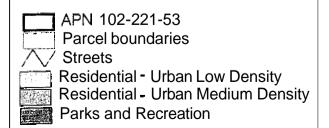
Map created by Santa Cruz County
Planning Department:
October 2004

# General Plan Map



200 0 200 400 600 Feet

## Legend





Map created by Santa Cruz County
Planning Department:
October 2004

### COUNTY OF SANTA CRUZ INTER-OFFICE CORRESPONDENCE

**DATE:** May 5,2005

TO: Cathleen Carr, Project Planner, Planning Department

FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency

SUBJECT: Application 04-0472, 3<sup>rd</sup> Routing - 7 lot subdivision, APN 102-221-53, 4575 Dawn Ln.

The applicant is proposing to remove 3 existing houses on one parcel and to divide the parcel into 7 new single-family lots of between 6,000 and 9,500 square feet. The project requires a Subdivision, Design Review, a Soils Report Review, Environmental Review, and Preliminary Grading Approval. The property is located at the west end of Dawn Lane (off Soquel/San Jose Road) in the Soquel Planning Area.

This application was considered at an Engineering Review Group (ERG) meeting on October 21, 2004, February 16,2005 and again on May 4,2005. Please see the Redevelopment Agency's (RDA) previous comments on this application dated October 27, 2004 and March 1,2005 relating to items that were not addressed with these plans.

The items and issues referenced above should be evaluated as part of this application and/or addressed by conditions of approval. RDA does not need to see future routings of these plans, unless there are revisions pertinent to our comments, The Redevelopment Agency appreciates this opportunity to comment. *Thank* you.

cc: Greg Martin, DPW Road Engineering Paul Rodrigues, RDA Urban Designer

# COUNTY OF SANTA CRUZ INTER-OFFICE CORRESPONDENCE

**DATE:** March 1,2005

TO: Cathleen Carr, Project Planner, Planning Department

FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency

SUBJECT: Application 04-0472, 2<sup>nd</sup> Routing - 7 lot subdivision, APN 102-221-53, 4575 Dawn Ln.

The applicant is proposing to remove 3 existing houses on one parcel and to divide the parcel into 7 new single-family lots of between 6,000 and 9,500 square feet. The project requires a Subdivision, Design Review, a Soils Report Review, Environmental Review, and Preliminary Grading Approval. The property is located in the Soquel Planning Area at the west end of Dawn Lane.

This application was considered at an Engineering Review Group (ERG) meeting on October 21,2004 and again on February 16,2005. Please see the Redevelopment Agency's (RDA) previous comments on this application dated October 27, 2004. RDA's primary concerns for this project involved improving the emergency access to Hilltop Court for pedestrians and bicyclists, the provision of adequate roadway and roadside improvements with sufficiently sized street trees, the preservation and/or replacement of mature trees onsite, and architectural streetscape variation. RDA appreciates the modifications made to the project plans to respond to many of the previous comments. RDA has the following additional comments regarding the revised pians.

The project should be conditioned such that the final improvement plans address the following items:

- The potential conflict between the fire hydrant location on the south side of Dawn Lane east of the Lot 1 driveway (Civil Sheet C2) and the proposed street tree at that location (Landscape Plan Sheet L2) must be addressed.
- The driveway cut/depression at the entrance to the emergency access on the east side of Lot 7 should be shown consistently on the landscape plans with the civil sheets.
- Paved paths from the units to the street should be consistent between the Iandscape plans and civil sheets.

The items and issues referenced above should be evaluated as part of this application and/or addressed by conditions of approval. RDA does not need to see future routing of these plans, unless there are revisions pertinent to our comments. The Redevelopment Agency appreciates this opportunity to comment. Thank you.

CC: Greg Martin, DPW Road Engineering Paul Rodrigues, RDA Urban Designer

#### COUNTY **OF** SANTA CRUZ Inter-Office Correspondence

DATE: May 4, 2005

TO: Tom Burns, Planning Director

Lathleen Carr, Planner

John Presleigh, Public Works

FROM: Supervisor Jan Beautz

RE: ADDITIONAL COMMENTS ON APP. 04-0472, APN 102-221-53,

4575 DAWN LANE, SUBDIVISION

Please consider the following areas of concern in your evaluation of the above application to demolish existing structures, subdivide an existing parcel into seven lots, and construct single-family homes:

The revised plans now clearly label the road width for the proposed extension of Dawn Lane as 36 feet. However, the plans now also clearly label the existing road width for Dawn Lane as 40.7 feet. My previously raised question remains--why is the applicant proposing to narrow the road width instead of providing the same travel width as the existing Dawn Lane roadway? Will this application be required to provide the same travel width, curb to curb, as the existing roadway?

Previous concerns were raised regarding the numerous additional pathway cuts proposed through the sidewalk landscape strip. While some of these appear to have been deleted, individual plan sheets vary widely on how many paths are now proposed. While most of the sheets show at least three path cuts through the landscape strips, other sheets show up to six paved paths cut through this area. The landscape plans alone vary from showing no paths on L-1 of 7 to the six paths shown on L-4 of 7, with most sheets indicating at least three. As discussed in previous memos, there is no reasonable reason to allow any such cuts in addition to the driveway aprons; they simply reduce the available landscape area.

The architect's cover letter states that increased variations in the front elevations have been provided for Lots 1, 4, and 6. However, this routing does not include any plans or elevations to support this statement. I am concerned that the building footprints alone, shown on the site plan, continue to indicate that the proposed structures on Lots 1, 2, 6, and 7 will be fairly identical in design-contrary to Redevelopment's previous concerns. Will revised elevations and floor plans supporting the architect's statement be provided so that I may view these possible revisions within the context of the subdivision and the

May **4**, 2005 Page **2** 

greater Dawn Lane neighborhood area? Without the supporting details it is impossible to determine whether further comments are warranted.

The applicant took the unfortunate action of removing a significant number of mature trees moments before submitting this development application. This has resulted in the loss of many mature black walnut trees which had canopies over 100 feet in height. The revised landscape plan now includes several 36 inch box trees. However, the proposed species for all replacement trees has not been altered from the previous routing. I continue to be concerned that most of the trees proposed are species exhibiting slow or moderate growth patterns that, at maturity, will only achieve heights of 20 to 30 feet. These are not capable of mitigating the loss of the mature trees having significantly greater heights. To achieve these maximum heights, many of these species will require ongoing pruning to encourage height instead of a lower bushy type of growth. How will this application be conditioned to address the long-term maintenance of these maturing trees to guarantee these species will achieve their optimum height potential? How will future owners of these properties be made aware of these operational conditions?

The attached architect's letter of April 11, 2005, states that they intend to "minimize if not eliminate any glare or visual blight" from the proposed solar collectors, yet this statement is not supported by any additional details. Will supporting information be provided? A manufacturer's specification sheet has been included, but it does not address this issue. Instead, the specifications simply state that the collectors have tempered glass covers. No special properties for this glazing are provided which might reduce or eliminate glare off site. Does the applicant intend to utilize some type of anti-reflective glass or coating? Will additional technical information be provided so that the reflected light pollution for this subdivision can be evaluated?

JKB:lg

2268A1

#### SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE:

MAY 3,2005 (3RD ROUTING)

TO

PLANNING DEPARTMENT: CATHLEEN CARR

FROM:

SANTA CRUZ COUNTY SANITATION DISTRICT

SUBJECT:

CONDITIONS OF SERVICE FOR THE FOLLOWING

PROPOSED DEVELOPMENT

APN: 102-221-53

APPLICATION NO.: 04-0472

PARCEL ADDRESS: 4575 DAWN LANE

PROJECT DESCRIPTION: 7-LOTMINOR LAND DIVISION; REMOVE 3

**EXISTING**SFDS

Any future changes to plans that affect sewer mains. laterals and appurtenances shall require additional routing of plans to District for review. All changes shall be notated on plans.

When subdividing a parcel with a sewer connection credit due to the removal of an existing development, developer shall designate which parcel(s) shall receive connection credit. Developer shall assign connection credit on the non-title sheet of the recorded subdivision map. In addition, developer shall disclose to any prospective buyers connection credit information that is material in determining parcel value.

Diané Romeo

Sanitation Engineering

DR/dr

Applicant:

Hamilton Swift

1509 Seabright Ave Su Al

THUND

Santa Cruz, CA 95062

Property Owner:

Loleta Heichel Trustee

3311 Maplethorpe

Lane

Soquel, CA 95073

Engineer:

Bowman and Williams

1011 Cedar St.

Santa Cruz, CA

95060



To: Kathleen Carr, Project Planner

4/11/05

County of Santa Cruz Planning Department

Re: App. # 04-0472, APN 102-221-53,4575 Dawn Lane, Soquel

This letter is in response to the request for additional information from your office dated 2/24/05.

- 1. Increased variation in front elevations of lots 1, 4, and 6 were incorporated within the constraints of allowable lot coverage, building height and architectural vocabulary. This design has a high degree of diversity along with some similarity, which gives visual cohesion to the neighborhood. It should also be noted that the gross square footage of lot #7 is 7,099. With the deduction of the emergency access easement the net parcel size is 6,043 (Please see sheet AO.I of the Bowman and Williams plans).
- 2. Regarding the appearance of roof-mounted solar collectors, I have included a cut sheet for the solar panels, and refer you to the renderings of lots 5, 6 and 7 (street view), and in the building elevations of all lots. Also there is a representative photo of the panels in the materials board. We intend to minimize if not eliminate any glare or visual blight the panels might present.
- 3. In discussions with the urban planner regarding the passive solar aspects of the designs, he indicated that while not optimal for maximum solar gain, the window size and placement on lots 6 and 7 were adequate. All design decisions involve consideration of many different elements, including the structure, the site and the surrounding area. In this case smaller window openings were chosen for privacy from the street, and to adhere to the traditional proportions of the craftsman style, while still allowing for light and solar gain to enter the building.

I hope this adequately addresses the concerns raised. Please call or email you have any questions. Sincerely,

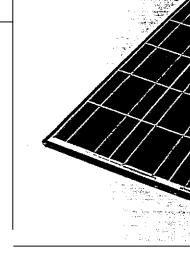
William Rennie Boyd, project architect 465-9910 v. 476-2025 f. wrboyd@cruzio.com

THE NEW VALUE FRONTIER



## **KC125G**

HIGH EFFICIENCY MULTICRYSTAL PHOTOVOLTAIC MODULE



#### HIGHLIGHTS OF KYOCERA PHOTOVOLTAIC MODULES

Kyocera's advanced cell processing technology and automated production facilities produce a highly efficient multicrystal photovoltaic module.

The conversion efficiency of the Kyocera solar cell is 15%

These cells are encapsulated between a tempered giass cover and an EVA pottant with back sheet to provide maximum protection from the severest environmental conditions.

The entire laminate is installed in an anodized aluminum frame to provide structural strength and ease of installation.

Equipped with piug-in connectors

#### **APPLICATIONS**

KC125G is ideal for grid tie system applications

- Residential roof top systems
- Large commercial grid tie systems

- Water Pumping systems
- High Voltage stand alone systems

#### **QUALIFICATIONS**

UL1703 certified.

#### **PERFORMANCE WARRANTY**

25 year\* limited warranty on power output

#### **SPECIFICATIONS**

#### Electrical Specifications

MODEL	KC125G
Maximum Power	125 Watts
Maximum Power Voltage	17.4 Volts
Maximum Power Current	7.20 Amps
Open Circuit Voltage	21.7 Voits
Short-Circuit Current	8.00 Amps
Length	1425mm (56.1in.)
Width	652mm (25.7in.)
Depth	35.7mm (1.4in.)
Weight	12.2kg (26.8lbs.)

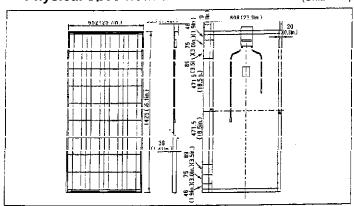
#### ■ Thermal oarameters

Nominal Operating Cell Temperature	47°C
Isc Current temperature coefficient (A /°C)	(8.60×10−3) A /°C
Voc Voltage temperature coefficient (V/°C)	(-8.42×10-2) V/°C

Note: The electrical specifications are under test conditions of Irradiance of 1kw/m², Spectrum of 1.5 air mass and cell temperature of 25°C

#### ■ Physical Specifications

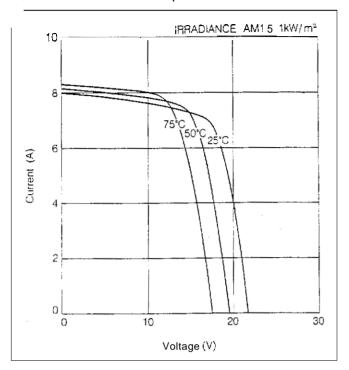
(Unit: mm)



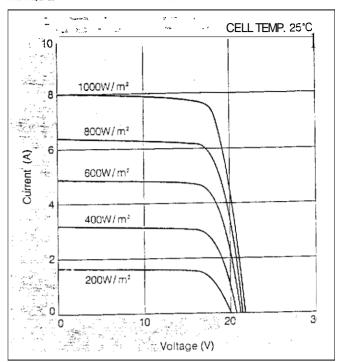
\*Power output of the module after 25 years will not be less than 80% of the minimum power specified in the data sheet.

#### **ELECTRICAL CHARACTERISTICS**

Current-Voltage characteristics of Photovoltaic Module KC125G at various cell temperatures



Current-Voltage characteristics of Photovoltaic Module KC125G at various irradiance levels



#### **QUALITY ASSURANCE**

Kyocera muiticrystai photovoltaic modules exceed government specifications for the foilowing tests.

- Thermal cycling test
- Thermal shock test
- Thermal/ Freezing and high humidity cycling test
- Electrical isolation test
- Hail impact test

Mechanical, wind and twist loading test

- Salt mist test
- Light and water-exposure test
- Field exposure test

Please contact our office to obtain details without hesitation.

## **⊠**Kyocera

#### **KYOCERA** Corporation

#### ☐ KYOCERA HEAD OFFICE

SOLAR ENERGY DIVISION 6 Takeda Tobadono-cho 6 Takeda Tobadono-cho Fushimi-ku, Kyoto 612-8501 Japan Phone (81)75-604-3476 Teletax:(61)75-604-3475 http://www.kyocera.co.jp

#### KYOCERA FINECERAMICS GmbH

Fritz Muller Straße 107, D-73730 Esslingen, F.R.G. Phone: (49)711-9393417 Telefax: (49)711-9393450

#### • KYOCERA ASIA PACIFIC PTE. LTD.

298 Tiong Bahru Road. #19-03/04/05 Central Plaza, Singapore 168730 Phone: (65)271-0500 Telefax: (65)271-0600

● KYOCERA ASIA PACIFIC LTD.
Room 803. Tower 1 South Seas Centre, 75 Mody Road,
Tşimshatsul East, Kowloon Hong Kong
Phone: (852)2-7237183 Telefax: (852)2-7244501

#### e KYOCERA ASIA PACIFIC LTD., TAIPEI BRANCH

Suite 501, Asia Enterprise Canter. No.142-144, Sec. 3, Min Chuan E.Road Taiper, Taiwan Phone:(886)2-2718-3595 Telefax:(886)2-2718-3587

Kvocera Solar, Inc.

7812 East Acoma Drive Scottsdale, AZ 85260 Phone:(480)948-8003 or (800)223-9580 Telefax:(480)463-6431

Kvocera Solar Pty, Ltd.

Cnr Forbes St & Riverside Orive West End, QLD, 4102 Australia Phone:(61)7-3844-6686 Telefax:(61)7-3844-8669

Kyocera Solar do Brazil Ltda.

R.Mauricio da Costa Faria, 85 Recreio dos Bandeirantes-Rio de Janeiro Cep:22.790-280 Phone:(55)21-2437-8525 Telefax:(55)21-2437-2338



## County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 400, SANTA CRUZ CA 95060-4073 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123 TOM BURNS, DIRECTOR

# # 3<sup>rd</sup> Routing # PROJECT COMMENT SHEET

DATE: <b>April 15,2005</b>	1
Accessibility	DEPT. OF PUBLIC WORKS
Code Compliance	1 Drainage District
1 Environmental Planning	Driveway Encroachment
Fire District _	1 Road Engineering/Transportation
Housing	_1_ Sanitation
Long Range / Advanced Planning	1 Surveyor
2 Project Review	Environmental Health
_1_ Urban Design	<u>l</u> RDA
Planning Director	
<b>DUPLICATE FILES:</b>	TO BE MAILED:
Other	_ Other
Other	Other
FROM: DEVELOPMENT REVIEW DMSION	Y THINK I WAR
PROJECT PLANNER: Cathleen Carr	Tel: 454-3225
SUBJECT APN: 102-221-53	co.santa-cruz.ca.us
APPLICATION NUMBER: 04-0472	· / · /

#### SEE ATTACHED FOR PROJECT DESCRIPTION

THE ATTACHED APPLICATION FOR A DEVELOPMENT PERMIT. LAND DIVISION PERMIT OR GENERAL PLAN AMENDMENT HAS BEEN RECEIVED BY THE PLANNING DEPARTMENT.

PLEASE SUBMIT YOUR COMMENTS TO THE PROJECT PLANNER VIA THE DISCRETIONARY APPLICATION COMMENTS/REVIEW FUNCTION IN A.L.U.S

PLEASE COMPLETE B Y \_\_**5/06/05** 

#### **COUNTY OF SANTA CRUZ**

#### Planning Department

#### **MEMORANDUM**

Application No: 04-0472

Date: October 7, 2004

To: John Schlagheck, Project Planner
From: Larry Kasparowitz. Urban Designer

Re: Design Review for a seven lot subdivision at 4575 Dawn Lane, Santa Cruz

#### **GENERAL PLAN! ZONING CODE ISSUES**

#### **Design Review Authority**

13.11.040 Projects requiring design review.

(d) All minor land divisions, as defined in Chapter 14.01, occurring within the Urban Services Line or Rural Services Line, as defined in Chapter 17.02; all minor land divisions located outside of the Urban Services Line and the Rural Services Line, which affect sensitive sites; and, ail land divisions of 5 parceis (iots) or more.

Evaluation Criteria	Meets criteria In code ( ❤ )	Does not meet criteria ( ✔ )	Urban Designer's Evaluation
Compatible Site <b>Design</b>			
Location and type of access to the site		1	
Building siting in terms of its location and orientation	•		
Buildingbulk, massingand scale	<b>y</b>		į
Parking location and layout	<b>~</b>		
Relationship to natural site features and environmental influences	<b>~</b>		
Landscaping	•		
Streetscape relationship	•		
Street design and transit facilities	<b>✓</b>		
Relationship to existing structures	~		
Natural Site Amenities and Features	I	1	
Relate to surrounding topography	¥		

Retention of natural amenities	<b>y</b>	
Siting and orientation which takes advantage of natural amenities Ridgeline protection	a İ	
Ridgeline protection		NIA
Views		
Protection of public viewshed	~	
Minimize impact on private views	· ·	
Safe and Functional Circulation		
Accessible to the disabled, pedestrians bicycles and vehicles	~	
Solar Design and Access		
Reasonable protection for adjacent properties	<b>Y</b>	
Reasonable protection for currently occupied buildings using a soiar energy system	<b>Y</b>	
Noise	· · · · · · · · · · · · · · · · · · ·	
Reasonable protection for adjacent properties	~	

#### 13.11.073 Building design.

Evaluation Criteria	Meets criteria In code ( ❤ )	Does not meet criteria ( ✔ )	Urban Designer's Evaluation
Compatible Building Design		· <u></u>	
Massing of building form	J		
Buildingsilhouette	~		
Spacing between buildings	U.		
Street face setbacks			
Character of architecture	V		
Buildingscale	<b>Y</b>		
Proportion and composition of projections and recesses, doors and windows, and other features	~		
Location and treatment of entryways	<u> </u>	<u> </u>	
Finishmaterial, texture and color	7		
Scale			
Scale is addressed on appropriate levels	<b>Y</b>		
Design elements create a sense of human scale and pedestrian	<b>Y</b>	-	

Variation in wall plane, roof iine, detailing, materials and siting	<b>~</b>		
that is reasonably protected for adjacent properties	<b>~</b>		
P. 9000		~	
		1	

Page 3

#### **COUNTY OF SANTA CRUZ**

INTER-OFFICE CORRESPONDENCE

DATE:

February 3,2005

TO:

Cathleen Carr, Planning Department

FROM:

Carl Rom, Department of Public Works

SUBJECT: APPLICATION 04-0472, APN 102-221-53, TRACT 1498, DAWN LANE ECO-

**HOMES** 

This submittal appears to address my comments on the first submittal.

There is one thing I overlooked last time, This project is within the County's residential street lighting zone, and as a new public street should include street lighting to Design Criteria standards. If there are not other lights on the existing section of Dawn Lane there may be justification for waiving this requirement.

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

CDR:cdr

#### COUNTY OF SANTA CRUZ DISCRETIONARY APPLICATION COMMENTS

Project Planner: Cathleen Carr

Application No.: 04-0472

APN: 102-221-53

Date: January 25. 2006

Time: 16:33:52

Page: 1

#### Environmental Planning Completeness Comments

NB COMMENT

#### Environmental Planning Miscellaneous Comments

A detailed erosion control plan will be required at the time of building application submittal. The plan must be prepared by a Certified ERosion Constrol Specialist and must include locations and construction details for all proposed erosion/sediment control devices. The plan must also include traffic stabilization measures for the construction entrance/exit area.

#### Housing Completeness Comments

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

comments submitted by separate memo to planner

This project proposes to demolish 3 existing units on 1 parcel and create a new 7 unit subdivision. As proposed this project would be subject to County Code 17.10 and, based on the understanding that a total of 7 parcels and homes would be created, would have an Affordable Housing Obligation (AHO) of 1.05 units.

Project Planner: Cathleen Cam Application No.: 04-0472 Time: 16:33:52 APN: 102-221-53 Page: 2 The developer has proposed that the AHO be met by paying an In Lieu fee equal to 1.05 units of affordable of housing. The proposed payment would meet the requirements of County Code 17.10. ====== UPDATED ON OCTOBER 18, 2004 BY TOM POHLE ===== NO COMMENT \_\_\_\_\_ UPDATED ON OCTOBER 18. 2004 BY TOM POHLE \_\_\_\_\_\_
\_\_\_ UPDATED ON OCTOBER 18, 2004 BY TOY POHLE \_\_\_\_\_ NO COMMENT UPDATED ON OCTOER 18, 2004 EY TOM POHLE NO COMMENT NO COMMENT Housing Miscellaneous Comments LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY ---- REVIEW ON OCTOBER 18, 2004 BY TOM POHLE NO COMMENT ----- UPDATED ON FEBRUARY 17. 2005 BY TOM POHLE ----NO COMMENT For urits demolished or converted outside the Coastal Zone. County Code 12.060.070 prohibits the demolition or conversion of existing residential dwelling units occupied by lower income persons or households unless relocation assistance is provided to each permanent resident of such a dwelling unit or provision has been made for the replacement of those dwelling units with units for persons and families of low or moderate income in like manner. More complete details can be found on the County's web site under "County Documents, County Code" Staff recommends that the developer be required to provide staff with assurances that the project complies with County Code 12.060.070. Dpw Drainage Completeness Comments LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY ====== REVIEW ON OCTOBER 26, 2004 BY ALYSON B TOM ====== The submittal with civil plans dated 9/24/04 and hydrology and detention analysis dated 9/27/04 has been received. The proposed storm water facilities and the analysis submitted is

1) Detention is required for this project. The proposed detention plan is acceptable in concept. When sizing the required detention volume please account for the rising limb of the allowable release rate hydrograph as depicted in Figure 11 of the ASCE

detailed and positive in many regards, however the following additional comments

should be addressed prior to discretionary approval,

Date: January 25, 2006

Project Planner: Cathleen Cam

Application No.: C4-0472

APN: 102-221-53

Date: January 25, 2006

Time: 16:33:52

Page: 3

Manual Practice No. 37. When the allowable release rate is high relative to the post-development condition ignoring the rising limb may lead to significant discrepancies in required storage volume, as appears to the be case for this project

- 2) In order to use the void space in the permeable concrete as credit for detention volume additional information is required. It seems that that this void space was zlready accounted for in the lower runoff coefficient for the permeable concrete areas. Please have the manufacturer confirm that this void space will be available in addition to the lower void space (for both the concrete and sub base layers!
- 3) The detertion volume required per lot in the calculations is different from that in the summary sheet. Also, this volume assumes 7 systems. When only 5 were provided per the plan sheets.
- 4) The detention systems (landscape depressions) and outlet structures should be designed by an engineer. The outlets should be designed to limit discharge at allowable release rate when storing the required volume. Safe overflow should also be accommodated in the detention design.
- 5) Easements and maintenance agreements will be required for all detention facilities as hell as any other common drainage facilities.
- 6) Please determine the gutter spread for the 10 and 25 year storms on Dawn Lane (assuming no detention on the subject site). 7) Please assume no detention in watershed Area 3 in the analysis of the off-site system. Based on this analysis it will be determined whether or not additional upgrades to the existing storm-drain system will be required
- 8) Please describe how roof runoff will be directed from each structure

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

All drainage issues with offsite implications must be addressed in the discretionary application. Additional onsite drainage details may need to be clarified on the plans. but may be addressed prior to final map recordation and in the building application phase.

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.85 per square foot, and are assessed upon permit issuance.

Because this application is incomplete in addressing County development policies, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements. The applicant is subject to meeting all future review requirements as they pertain to the applicant-s changes to the proposed plans.

Project Planner: Cathleen Cam

Application No.: 04-0472

address the following:

**APN** 102-221-53

Date: January 25, 2006

Time: 16:33:52

Page: 4

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.

1) The analysis showed that the downstrean system is inadequate for safe 25year overflow. Piease include an upgrade to this system as part of the project so that a safe 25 year overflow is provided. Include a silt and grease trap in the downstream system so that runoff from all proposed roadway areas is treated prior to release to the downstream channel

See miscellaneous comments for issues to be addressed prior to final map recorda tion.

======= UPDATED ON MA? 3, 2005 BY ALYSON E TOM ————— Revised application with plans dated 4/7/05 that includes replacing the downstream storm drain across Soquel-Sar Jose Road is complete with regards to drainage. Please see miscellaneous comments to be addressed prior to ma? recordation.

#### )pw Drainage Miscellaneous Comments

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

- 1) Provide design details and calculations for the detention outlets and sizing. The outlets should be designed so that the runoff from the projectarea (including runoff that bypasses the detention system) is limited to pre project levels. Safe overflow should also be included in the design.
- 2) Provide recorded maintenance agreements for each detention facility (including the landscape detention and pervious concrete areas). The maintenance agreement should include specific maintenance guidelines for these facilities. Please also include a note on the plans that these systems are to be maintained by the property owners and include the specific maintenance guidelines on the plans as well.
- 3) Include signage stating "No Dumping Drains to Bay" or equivalent adjacent to all proposed storm drain inlets.

Zone 5 fees will be assessed on the net increase in impervious area due to the project.

Additional details nay be required prior to final map approval ======= UPDATED ON MAY 3, 2005 BY ALYSON B TOM ======== Please address the fol-

Gate: January 25. 2006 Project Planner: Cathleen Cam Application No.: 04-0472 Time: 16:33:52 APN: 102-221-53 Page: 5 lowing in addition to the previous miscellaneous comments (with the exception of comment No. 3 which has already been addressed). 1) Note that an encroachment permit will be required for the proposed work in the downstrean drainage facilities Dpw Driveway/Encroachment Completeness Comments ====== REVIEW ON OCTOBER 5. 2004 BY RUTH L ZADESKY ———— No comment, project involves a subdivision or MLD. Dpw Driveway/Encroachment Miscellaneous Comments ====== RFVIEW ON OCTOBER 5. 2004 BY RUTH L 7ADFSKY ======== No comment. Dow Road Engineering Completeness Comments -----REVIEW ON OCTOBER 26, 2004 BY GREG J MARTIN ----Bicycle and pedestrian access is recommended through a paved surface along the mergency access corridor. Both ends of the corridor are recommended to have a driveway cut and removable bollards. The fire hydrant near the south driveway cut should be relocated Please show the driveway for the adjacent property to the southeast. if you have any questions please contact Greg Martin at 831-454-2811. ====== up-GATED ON FEBRUARY 16, 2005 BY GREG J MARTIN == The curb to curb width of the road is recommended to be 36 feet to meet County standards. ===== UPDATED ON MAY 5. 2005 BY GREG J MARTIN ===== Previous comments have been addressed satisfactorily. Dpw Road Engineering Miscellaneous Comments ====== REVIEW ON OCTOBER 26, 2004 BY GREG J MARTIN ======= ---- UPDATED ON FEBRUARY 16, 2005 BY GREG J MARTIN --------- UPDATED ON MAY 5, 2005 BY GREG J MARTIN Environmental Health Completeness Comments LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY NO COMMENT Environmental Health Miscellaneous Comments LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY ====== REVIEW ON OCTOBER 20, 2004 BY JIM G SAFRANEK ======= NO COMMENT

Received Jan. 14, 2005

ATT: Mr T Burns Head of Planning Department Planning Department

Santa Cruz County Governmental Center Planning Department 701 Ocean St. Santa Cruz, CA.

Dear Mr Burns and Planning Department,

We are residents of Soquel and object to the proposed construction of 7 single family hones at: 4575 Dawn Lane, Soquel, CA 95073, APN: 102-221-53.

We appeal to the Planning Department to reduce the proposed construction of 7 homes to 4 or 5 homes maximum. This would be more in character with the existing homes in the neighborhood reducing traffic, parking and congestion problems and more harmonious with the current environment, Anna Jean Cummings Park and aesthetically pleasing to all Residents and Park users. After all the Anna Jean Cummings Park design and development and the rejection of Affordable Housing was based on the existing character of the neighborhood.

Currently there are 7 homes on large parcels on Dawn Lane proper which is a cul-de-sac. An additional 7 homes on this small hillside parcel will double the number of homes increasing the existing traffic, parking and congestion problems and safety related issues.

At previous Redevelopment Meetings the consensus of the people has been to reduce the number and size of so called "monster homes" an issue *Tom* Burns and Supervisor Beautz find a growing problem in the development of Santa Cruz County a concern we all share.

We the residents of Hilltop Ct, Dawn Ln, Valera Dr, Windward Ct strongly believe we have the right to be informed about this proposed development of this property and therefore request a public hearing.

Sincerely

Residents of: Hilltop Ct

Dawn Ln Valera Dr Windward Ct

cc: Supervisor Beautz
Planning Commission

Project Planner: John Schlagheck

Carr



P.O. Box 168 Mail to: 6180 Soquel Drive Sequel, CA 95073-0158 PHONE (831) 475-8500 FAX (831) 475-4291

Date of Review: Reviewed By:

10/25/04 Carol Carr

**PROJECT** COMMENT

Returned Project Comments to. John Schlagheck County of Santa Cruz Planning Department 701 Ocean St. Sre 410 Santa Cruz, CA 95060-4073

Applicant: Hamilton Swift - Deidre Hamilton

1509 Seabright Are., Sts. A1 Santa Cruz, CA 96062

Owner: Loleta Heichel, Truatee

3311 Maplethorpe Ln. Sequel. CA 96073

Type of Permit:

**Development** Permit

County Application #: 04-0472

Subject APN: 102-221-53

Location:

Property located at the west and of Dawn Lans in the Soquel Planning Area.

Project Description: Proposal to remove 3 existing houses on one parcel and to divide the parcel into 7 new single-family lots of between 6,000 and 9,500 square feet.

#### Notice

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

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

#### Requirements

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

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



P.O. Box 158

Mail to: 5180 Soquel Drive

Soquel, CA 95073-0158

PHONE (831) 475-4291

### PROJECT COMMENT SHEET

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

- 4) Complete LAFCO annexation requirements, if applicable;
- 5) All units shall be individually metered with a minimum size of 5/8-inch by %-inchatandard domestic water meters;

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

Soquel Creek Water Dietrict Project Review Comments:

1. SCWD has reviewed plana prepared by William Rennie Boyd Architect. Bowman and Williams -Consulting Civil Engineers, Ellen Cooper Landscape Architect and has made comments. 1) The applicant will need to follow the Procedures for Processing Water Service Requests for Subdivisions, Multiple Unit Developments, and Commercial Developments; however, please be advised that additional conditions may be imposed ae per the above Notice. 2) A New Water Service Application Request will need to be completed and submitted to the SCWD Board of Directors. The applicant hae applied for a Will Serve Letter, which is the preliminary etep in the New Service process (a copy has been provided here). The applicant shall be required to offset the expected water use of their respective development by a 1.2 to 1 ratio by retrofitting existing developed property within the Soquel Creek Water District service area. Applicants for new service shall bear those costs associated with the retrofit. Calculations for the expected water demand of this project were generated at the time of the request for a WIL Serve Letter (a copy has been provided here). These calculations are based on the preliminary plans, and are subject to change. Final calculations are pending finalization of the project plans. 3) The proposed water mains indicated on the utility plans will need to be installed as per Soquel Creek Water District Standard Specifications & Plans. A Main Extension Agreement will need to be entered into with the District. 6" PVC pipe shall be used for main installations, unless specified otherwise by the District Engineering Manager. A blow offvalve shall he installed at the terminal end of the main on Dawn Lane. Valves shall be installed at each side of the tee intersection looping the Dawn Lane main to the Hilltop Court main. If one does not already exist, a dedicated easement will need to be provided for the main through Lot 7. 4) District policy requires that all units to be metered individually. 6) All interior plumbing fixtures shall be low flow and have the EPA Energy Star label. 6) Dietrict Conservation Staffhas reviewed and approved the landscape plane. 7) A Fire Protection Requirements Form will need to be completed and reviewed by the appropriate Fire District. 8) Water preseure in this area may be high. If so, a Water Waiver for Pressure &/or Flow will need to be recorded.

#### SANTA C' IZ COUNTY SANITATIO! DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: FEBRUARY 7,2005 (2<sup>ND</sup> ROUTING)

TO: PLANNING DEPARTMENT: CATHLEEN CARR

FROM: SANTA CRUZ COUNTY SANITATION DISTRICT

SUBJECT: CONDITIONS OF SERVICE FOR THE FOLLOWING

PROPOSED DEVELOPMENT

APN: 102-221-53 APPLICATION NO.: 04-0472

PARCEL ADDRESS: 4575 DAWN LANE

PROJECT DESCRIPTION: 7-LOT MINOR LAND DIVISION; REMOVE 3

**EXISTING SFDS** 

The sewer plans have been reviewed and this permit application is approved in concept.

The following minor revisions will be required prior to the District approving and signing off on them before the tentative map is filed:

Sheet C2 – engineer's reference to backflow preventer detail should read "SS-14."

Show approximate location of existing sewer lateral at property line or existing manhole and label "To be abandoned and inspected by District."

Engineer is required to check all utility line crossings with sewer mains and laterals (including onsite) and determine that there are no conflicts or less than 1' vertical separation. Where 1' or less separation exists, a concrete saddle shall be noted on plans with accompanying detail.

Any future changes to plans that affect sewer mains, laterals and appurtenances shall require additional routing of plans to District for review. All changes shall be notated on plans.

When subdividing a parcel with a sewer connection credit due to the removal of an existing development, developer shall designate which parcel(s) shall receive connection credit. Developer shall assign connection credit on the non-title sheet of the recorded subdivision map. In addition, developer shall disclose to any prospective buyers connection credit information that is material in determining parcel value.

Diane Romeo

Sanitation Engineering

DR/dr

c: Applicant: Hamilton Swift 1509 Seabright Ave Su AI

Santa Cruz, CA 95062 Property Owner: Loleta Heichel Trustee

Trustee
3311 Maplethorpe

Lane Soquel, CA 95073 Engineer: Bowman and Williams

Williams 101 1 Cedar St. Santa Cruz, CA

95060

Exhibit I 04-0472

## Final Report on Discussions with Neighbors of Dawn Lane Project

November 14,2005

Prepared by Kay Archer Bowden 225 Ross Street Santa Cruz, **CA** 95060 (831) 425-3613

#### INTRODUCTION

I was asked to contact the neighbors of the proposed Dawn Lane Project and identify their issues, concerns, and questions about the project. The purpose of this report is to describe my methodology, list the major identified issues, and describe the project team's responses and proposed solutions.

#### **METHODOLOGY**

The neighbors were defined as owners of property with 300 feet of the project who are required to receive a notice of public hearing under Santa Cruz County Code. A copy of that list is attached to this report.

My goal was to meet with each neighbor in his or her home and discuss the project. I telephoned neighbors listed in the phone book and made appointments. I went door-to-door and tried to reach individuals not listed in the phone book. These methods worked well on Valera Drive and Hilltop Court, but not on Dawn Lane. The majority of Dawn Lane residents bad unlisted numbers, and I received few return calls from those I could reach by telephone. When I walked door-to-door, locked gates and signs about resident dogs limited access to properties. Finally, I sent a letter to each owner on Dawn Lane and Windward Court introducing myself and asking them to call me to make an appointment to discuss the project. I received very few responses to my letter.

I took the following materials to appointments and showed them to the neighbors:

- Architectural Site Plan by William Rennie Boyd
- Screening Plan by Ellen Cooper
- Tentative Map by Bowman & Williams

I prepared notes on each interview and e-mailed them to the Planning Consultant who forwarded to the rest of the project team for comment. I met with the project team on October 20 and reviewed the neighbors' issues. The project team agreed on responses and changes that should be made in the project in response to the neighbors' concerns.

#### LIST OF NEIGHBORS ACTUALLY CONTACTED

Valera Drive

- Don Burbulys & Laura Terrazas, 3702 Valera Drive
- Ken & Carol Negro, 3710 Valera Drive
- Paulette Bergholz, 3718 Valera Drive
- Kenneth & Alice Tanimoto, 3728 Valera Drive
- Battista Bregante 111,3736 Valera Drive
- Brett & Nicole Maas, 3744 Valera Drive

Final Report on Neighborhood Consultations For Dawn Lane Project 11/14/05

#### Hilltop Court

- Andrew & Peggy Spark, 3715 Hilltop Court
- Gordon Kobara, ,3723 Hilltop Court
- Tony & Patti Barnett, 3731 Hilltop Court
- Kerry Holsey, 3739 Hilltop Court
- Nancy Falcon, 3747 Hilltop Court (no issues)
- Lynda Graciany, 3755 Hilltop Court
- Shelly Leeman, 3752 Hilltop Court (no issues)

#### Dawn Lane

- Douglas Eidsmore, 4601 Dawn Lane (unavailable for interview due to travel: but knows the developer and will talk to him)
- David Levy & Charolette Knudsen, 4603 Dawn Lane
- Rahn Garcia et Thelma Lax, 4609 Dawn Lane
- Kevin McCurnin, 4631 Dawn Lane (declined to be interview-ed)

#### NEIGHBORS' MAJOR ISSUES AND RESPONSES OF PROJECT TEAM

The major issues can be categorized by areas. Each of the three main neighboring streets had unique issues. Few issues were common to all three streets. Issues also varied in importance. The chart below lists the major issues by neighboring street and the proposed responses of the project team. Attached to this report are charts for each street that list a issues menrioned by the neighbors.

#### VALERA DRIVE ISSUES

VALERA DIUVE ISSUES	
ISSUE	PROPOSED RESPONSE
Drainage, erosion, grading     Neighbors are worried that     run-off from lots on Valera     Drive will end up on new     lots below	<ul> <li>We will install a small debris wall at the base of the new fence to be constructed along the west uphill property line of lots 3,4, &amp; 5. This wall will catch any minor sloughing and soil erosion before it reaches lots 3,4, et 5. Gaps between the lagging will allow surface runoff through.</li> <li>Plans show a small retaining wall at the base of the slope behind the new homes on lots 3,4, &amp; 5. Behind the wall we have proposed a concrete lined swale to intercept runoff from the uphill slope and homes along Valera Drive. The swale has been sized to accept the runoff from the hill and homes above.</li> <li>For added protection we will provide a trash rack on the catch</li> </ul>

17.9

Landscaping     O Neighbors want sufficient	• Landscape pian provides 3 trees on Lot 1, 3 trees on Lot 2, 4 trees on
going onto the project	

#### HILLTOP COURT ISSUES

HILLIUP COURT ISSUES	
ISSUE	PROPOSED RESPONSE
<ul> <li>Architecture &amp; Privacy issues         <ul> <li>3731 Hilltop Court</li> <li>(Bametts) concerned about proximity of Lot 6 to their back yard</li> </ul> </li> <li>Landscaping &amp; Privacy Issues         <ul> <li>3731 Hilltop Court</li> <li>(Barnetts) want trees as screening, but do not want to lose their sunlight</li> <li>3739 Hilltop Court (Hosley) wants trees as screening, but does not want her photovoltaic &amp; thermal systems shaded.</li> </ul> </li> </ul>	<ul> <li>Developer deleted sliding glass door and proposes opaque glass in second story windows on north elevation of Lot 6.</li> <li>Second story gable was changed to a hipped roof to minimize winter shading of rear yard.</li> <li>Landscape architect suggests evergreen trees in the rear yards of Lots 5 &amp; 6 to provide screening without creating a lot of shade.</li> <li>Landscape architect suggests evergreen trees in the rear yards of Lots 5 &amp; 6 to provide screening without creating a lot of shade.</li> </ul>

Final Report on Neighborhood Consultations For Dawn Lane Project 11/14/05

- Fence & Existing Retaining Walls
  - o 3723 Hilltop Court (Kobara) would prefer not to have to replace existing retaining walls when fence is put in

- c 3731 Hilltop court (Barnetts) expressed concern about replacing the fence in their backyard.

  Want to be consulted about the fence.
- Civil Engineer says The Kobara southern property line is shared with a small portion of Lot 6 and all of Lot 7's northern property lines. Currently there is a 2-foot highpressure treated wood retaining wall along Kobara's southern property line elevating the Kobara's back yard above the existing grade of Lot 7. The preliminary grading plan shows that we are matching grade along the north property line of Lot 7, which will nor affect the existing Kobara retaining wall. Lot 6 will have a small amount of fill (1.5' max) which can be backfill against the wall since the timber is pressure treated. A portion of the retaining wall on the southeast comer of the Kobara property may need to be removed so that the 12' wide emergency access road can be constructed.
- Civil Engineer responds. The Barnett's southern property line is shared with the northern property line of Lot 6 elevating the Barnett's back vard above the existing grade of Lot 6. There is an existing pressure treated wood retaining wall along the Barnett's southern property line that is a maximum 4' high at the southeast comer and gradually tapers down to meet existing grade **as** it heads west (uphill) along the property line. The preliminary grading **plan** shows that we are in general matching grade along the north property line of Lot 6 with a **small** amount of fill (1.5' max) at the northeast corner which can be backfilled against the Barnett's wall since the timber is pressure treated.

- Emergency Access Easement
  - o 3715 Hilltop Court (Sparks) would like easement to be closed and fenced.
    Concerned about people using it as pedestrian way and 3723 Hilltop Court (Kobara) prefers that easement remain for fire access only, not opened for public access.

• County Planning will control what happens with the emergency access easement, not the developer.

#### DAWN LANE ISSUES

#### ISSUE

#### Drainage

4609 Dawn Lane
 (Lax/Garcia) concerned
 about runoff from northern
 edge of Heichel property

#### Drainage

o 4604 Dawn Lane (Levy/Knudsen) concerned about water ranoff from Heichel property onto street during winter rains.

#### PROPOSED RESPONSE

- Storm water runoff from all the lots in the subdivision will be directed through each individual lot's drainage system to the new cul-desac below them. In no case will my storm water cross over property lines.
- Storm water runoff from the individual lots will be conveyed to Dawn Lane via through-curb drains. Each individual lot will provide onsite detention storage through the use of pervious driveway pavements and drain rock filled sumps which will limit the runoff entering the street from the lots to the 10-year pre-development level.

Once runoff from the subdivision enters the street, it will be conveyed by gutter flow to the intersection of Dawn Lane and Soquel/San Jose Road where it will enter existing drainage inlets. Runoff will then be conveyed under Soquel-San Jose Road via a new 24-inch diameter culvert (paid for by developer) to the existing drainage channel on the east side of the road.

This is an issue of County policy. Access to Park o 4609 Dawn Lane (Garcia) would like direct access to County Park from new subdivision

#### List of Attachments

- o Notification List
- o Valera Drive Issue Summary
- Hilltop Court Issue Summary
- Dawn Lane and Windward Court Issue Summary
- o Kay Archer Bowden Biography

David Levy & Charolette Knudsen 4604 Dawn Lane Soquel, CA 95073

Sia Tayebi 4617 Dawn Lane Soquel, CA 95073 Ronald & Kimberly Scadina 4625 Dawn Lane Soquel, CA 95073 Floyd & Marcia Stevens 4633 Dawn Lane Soquel, CA 95073

Kevin McCurnin 4641 Dawn Lane Soquel, CA 95073 Lissa Christie & Douglas Wright 4609 Windward Ct. Soquel, CA 95073

Wilma Gawthrop 4605 Windward Ct Soquel, CA 95073

James & Mary Del Pierre 3690 Valera Dr. Soquel, CA 95073 Don Burbulys & Laura Terrazas 3702 Valera Dr. Soguel, CA 95073

Kenneth & Carol Negro 3710 Valera Dr. Soquel, CA 95073

Paulette Bergholz 3718 Valera Dr. Soquel, CA 95073 Kenneth & Alice Tanimoto 3728 Valera Dr. Soquel, CA 95073 Battista Eregante III 3736 Valera Dr. Soquel, CA 95073

Brett & Nicole Maas 3744 Valera Dr. Soquel, CA 95073 Brian & Susan Cecy 3754 Valera Dr. Soquel, CA 95073 Lynda Graciany 3755 Hilltop Ct. Soquel, CA 95073

Michael Falcon 3747 Hilltop Ct. Soquel, CA 95073 Kelly Roberts & Kerry Hosley 3739 Hilltop Ct. Soquel, CA 95073

Tony & Patti Barnett 3731 Hilltop Ct. Soquel, CA 95073

Gordon Kobara 3723 Hilltop Ct. Soquel, CA 95073 Andrew Sparks 3715 Hilltop Ct. Soquel, CA 95073 Manuel Martinez & Linda Eclarin 3744 Hilltop Ct. Soquel, CA 95073

Ron & Shelly Leernan 3752 Hilltop Ct. Soquel, CA 95073 Resident 3736 Hilltop Ct. Soquel, CA 95073 Daniel Hazen PO Box 7802 Incline Village, NV 89452

Douglas Eidsmore 4601 Dawn Lane Soquel, CA 95073 Rahn Garcia & Thelma Lax 4609 Dawn Lane Soquel, CA 95073

Ronald & Kimberly Scadina PO Box 1893 Capitola, CA 95010

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- 1 - 21	enter the second section of the second section is a second section of the second section secti
Road and in Soquel Fire Hazard  Would like weeds mowed	Drainage  o 3739 Hilltop Court gets run-off from Tanimoto parcel. There is a spring behind Tanimoto house & a Soquel Creek Water District well next to 3739 Hilltop Court.  o They predict drainage problem when new houses built. They want developer to anticipate & handle problem.  • Construction Fence o Want construction fence that will keep their dogs from escaping QUESTIONS o Sq. footage of new houses? o Will developer build houses all at once or one at a time?  o What is anticipated timeline for
	476-4175
	Kemeth & Alice Tanimoto
	3728 Valera Dr.

EXHIBIT **I** <sup>1</sup>

3736 Valera Drive	Battista	\$ 1058-5C0	Viam of the Dork	
		)	Will it be obstructed? I oaked	
	TIT STEERS		Will it OC Obstructed; Excessed	
			unlikely to change.	
•			• Traffic	
			o Hilltop/Old San Jose Intersection	
			needs a stop light, but Dawn Lane	
			project should not have to pay for it.	
3744 Valera Dr.	Brett & Nicole	47€-4820	Marginally affected	
	Maas		Visual Impact/Views	
			O Have a view of park and hills across	
			Old San Jose Rd, Would like to retain	
			that view.	
			Concerned about potential height of	
			trees on list, particularly Oak and	
			Redbud	
			• Trees	
			O Recent personal tree trauma when	
			Hilltop Ct. neighbor botched pruning	
3/34 Valera Dr.	Dan Gamel?	_	Not owner occupied. No interview	

IILLIOF		
Address	Owner	
	Andrew & Peggy Sparks	Emergency Access Easement  Want it to stay closed & fenced. Concerned people will use it for park and high school access.  Parking in Proposed Subdivision  Questioned whether there was adequate on-street parking in proposed subdivision. Another reason they want easement closed.  Traffic on Old San Jose Road  Comment: everyone is always concerned about more traffic on Old San Jose Road.  Drainage  Want to be sure winter rains will not cause run-off onto their property.
3723 Hilltop Ct.	Gordon Kobara	Fence, Ketaining wans, & Filvacy  Has retaining walls on 3 sides of his property; French drains at back and sides  Would prefer not to put in new

mary
sue Sum
Court Is
Hillton

on top of his retaining wall  Would like fence 6 ft. measured from ground level separating him from new neighbor	Easement     Prefers that easement remain for fire     access only, not opened for public     access     Would like to keep fence across	Appreciates sliders at rear of Lot 6     What mechanism will be used to     ensure windows are opaque glass?     Would like street lights low profile so     they don't shine into their house     Is there some way to prevent lot 6     from installing floodlights in back     yard?     Cutting trees on lot has reduced their     privacy     Would like to plant their own trees,     but don't know what to plant or where     would like to plant their own Lane     properties and Valera, but concerned     about planting large trees & losing     sunlight     Fence
		479-4635
	·	Tony & Patti Barnett
		3731 Hilltop Ct.

fence is coming down so their dogs won't escape.  O Would like to be consulted about height of the fence  Orading  O Will fill be added to lot 6?  Want construction noise and dust  Want construction dust minimized	Fire Hazard/present state     Concerned that in present state     property is a fire hazard     Not owner occupied. Rental property.	Tree Cutting     Extremely upset the day they cut the	trees.  O Resigned, but not forgiving about tree cutting	Privacy     Concerned about loss of privacy     because of windows looking onto her	property.  • Landscaping  • Wants screening trees or plantings	o Has photovoltaic & thermal system on south-facing roof. Does not want new house to interfere with her system.	Construction Schedule     Would like to know timetable for permit and construction
	-	A					
	Daniel Hazer	Kerry Hosley					
	3736 Hilltop Ct.	3739 Hilltop Ct.					

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3/4/ Hilltop Court   Michael Falcon	Michael Falcon		Not interviewed
3752 Hilltop Court Shelly Leeman	Shelly Leeman	L.	Not interested in scheduling interview
			<ul> <li>Concerned only about effect on Barnetts who</li> </ul>
			live across the street from her.
3755 Hilltop Court Linda Graciany	Linda Graciany	462-6641	• Traffic
			o Traffic on Old San Jose Road and Porter Street/Soquel Drive intersection

DAWN LANE DEVELOPMENT PROPOSAL NEIGHBORHOOD ISSUE SUMMARY DAWN LANE & WINDWARD COURT

		ar en la Principa	<u> </u>	<u></u>	<u> </u>		-	en Heras								Para <u>2</u>	Sr.					<u> </u>	
					<del>-,,.</del>					<b></b>													
	Issues	Drainage from Heichel property onto lower Dawn Lane during winter rains. Will	drainage plan for project prevent it?	<ul> <li>Privacy. Minor issue because east elevation</li> </ul>	of Lot 1 house faces their garage	<ul> <li>Parking. Concern about overflow parking if</li> </ul>	new house owners have guests	No interview. Did not respond to letter.	No interview. Met him in front of his house and gave	him my card. He said he would call me, but did not.		No interview. Did not answer door.				Did not return phone calls nor respond to letter.	When I went to his door, he said he had no interest in	talking with me.	Unavailable for interview due to travel. Knows	developer and will talk to him.	<ul> <li>Privacy. Windows on Lot 7 house.</li> </ul>	Drainage along northern property boundary.	Water flows from Heichel property across the
	Telephone	475-6738					į									462-9578			462-4092				
	Owner	David Levy Charolette	Knudsen					Sia Tayebi	Ronald &	Kimberly	Scadina	Gwendolyn?	Purchased from	Floyd & Marcia	Stevens	Kevin & Suc	McCurnin		Douglas	Eidsmore		Rahn Garcia	Thelma Lax
DAWN LANE & WINDWARD CT.	Address	4604 Dawn Lane						4617 Dawn Lane	4625 Dawn Lane			4633 Dawn Lane				4641 Dawn Lane			4601 Dawn Lane			4609 Dawn Lane	

•	

		c	
interview with Kalin Garcia	No interview. Did not return calls nor respond to letter.		letter,
	464-7025	479-0546	
	Lissa Christie Douglas Wright	Wilma	Gawthrop
	4609 Windward Ct.	4605 Windward	Ct.

- AND DEAD

#### **BIOGRAPHY**

**Kay Archer Bowden,** J.D. is a mediator, meeting facilitator, trainer, and a management consultant. Kay has a law degree from the University of California at Berkeley. She is one of the founders of the Santa Cruz Conflict Resolution Center.

Kay specializes in meeting design and facilitation, management of nonprofit corporations, conflict management, designing training programs, leadership skills coaching, and governmental relations. She assists organizations with team building programs, strategic planning, organizational development and governmental relations. She designs and teaches classes in communication skills, facilitation, mediation, and conflict management. Her clients include nonprofit agencies and universities, homeowners associations, and corporations.

## **Areas of Expertise**

Communication Skills Mediation

Conflict Management Strategic Planning

Facilitation Team Building/Leadership Training

Governmental Relations Time Management
Meeting Management Team Retreats

#### Clients

Land Trust of Santa Cniz County Santa Cruz Volunteer Center

Center for Excellence in Nonprofits Santa Cruz Community Counseling Center

Santa Cruz Aids Project Human Care Alliance

Group Home Society, Inc.

Santa Cruz County Office of Education
California Department of Forestry and Fire

Business Owners Protection

University of California Palma Development Foundation

Santa Cruz Community Foundation Community Recovery Services

Santa Cruz Diversity Center Community Bridges

Catholic Charities of Monterey

Boulder Creek Homeowners Assoc.

Catholic Charities of San Jose

Mental Health Client Action Network

Pajaro Dunes Homeowners

Santa Cruz County Domestic Violence

Associations Commission

Professional Organizations
International Association of Facilitators
Bay Area Facilitators Guild
Bay Area Organizational Development Network
Northern California Mediation Association

Facilitation and Organizational Development Training

**Interaction Associates** 

**Essential Facilitation** 

Roger Schwarz & Associates

The Skilled Facilitator Intensive Workshop

Sam Kaner at Community At Work

Participatory Decision Making

Mechanics of Team Decision-Making

Organizational Diagnosis

Grove Consultants

**Group Graphics** 

The Institute of Cultural Affairs

**Group Facilitation Methods** 

Participatory Strategic Planning

**Data Presentation Methods** 

Barry Oshry

The Organization Workshop

Mediation Training
Community Boards of San Francisco
Concur (Environmental Mediation)
Co-founder of Santa Cruz Conflict Resolution Program
Trainer for Santa Cruz Conflict Resolution Program for ten years

David Levy & Charolette Knudsen 4604 Dawn Lane Soquel, CA 95073

Sia Tayebi 4617 Dawn Lane Soquel, CA 95073 Ronald & Kimberly Scadina 4625 Dawn Lane Soquel, CA 95073 Floyd & Marcia Stevens 4633 Dawn Lane Soquel, CA 95073

Kevin McCurnin 4641 Dawn Lane Soquel, CA 95073 Lissa Christie & Douglas Wright 4609 Windward Ct. Soquel, CA 95073

Wilma Gawthrop 4605 Windward Ct. Soquel, CA 95073

James & Mary Del Pierre 3690 Valera Dr. Soquel, CA 95073 Don Burbulys & Laura Terrazas 3702 Valera Dr. Soquel, CA 95073

Kenneth & Carol Negro 3710 Valera Dr. Soquel, CA 95073

Paulette Bergholz 3718 Valera Dr. Soquel, CA 95073 Kenneth & Alice Tanimoto 3728 Valera Dr. Soquel, CA 95073 Battista Bregante | 1 | 3736 Valera Dr. Soquel, CA 95073

Brett & Nicole Maas 3744 Valera Dr. Soquel, CA 95073 Brian & Susan Cecy 3754 Valera Dr. Soquel, CA 95073 Lynda Graciany 3755 Hilltop Ct. Soquel, CA 95073

Michael Falcon 3747 Hilltop Ct. Soquel, CA 95073 Kelly Roberts & Kerry Hosley 3739 Hilltop Ct. Soquel, CA 95073

Tony & Patti Barnett 3731 Hilltop Ct. Soquel, CA 95073

Gordon Kobara 3723 Hilltop Ct. Soquel, CA 95073

Andrew Sparks 3715 Hilltop Ct. Soquel, CA 95073 Manuel Martinez & Linda Eclarin 3744 Hilltop Ct. Soquel, CA 95073

Ron & Shelly Leernan 3752 Hilltop Ct. Soquel, CA 95073 Resident 3736 Hilltop Ct. Soquel, CA 95073 Daniel Hazen PO Box 7802 Incline Village, NV 89452

Douglas Eidsmore 4601 Dawn Lane Soquel, CA 95073 Rahn Garcia & Thelma Lax 4609 Dawn Lane Soquel, CA 95073

Ronald & Kimberly Scadina PO Box 1893 Capitola, CA 95010

**Planning Commission** 

Date: 2/8/06

Agenda Items #: 10 Time: After 9:00 a.m.

# ADDITIONS TO THE STAFF REPORT FOR THE PLANNING COMMISSION

Item 10: 04-0472

LATE CORRESPONDENCE

Planning Commission Santa Cruz County Government Center 701 Ocean St Santa Cruz CA 95060

Santa Cruz Planning Commission

Subject: 4575 Dawn Lane Sequel APN(S) 102-221-53

We appeal to the Planning Commission to reduce the proposed parcel division and construction of 7 residences to 4 or 5 residences maximum. This would be more in character with the existing homes in the neighborhood reducing parking, noise pollution traffic and area congestion problems and in harmony with the surrounding environment Anna Jean Cummings Park and aesthetically pleasing to all residents visitors and park uses.

The Anna Jean Cummings Park design and development and the rejection of affordable housing was based on the existing character of the neighborhood.

Dawn Lane is a cul-de-sac currently there are 7 one- storey solar residences on large parcels. The majority of the homes surrounding this parcel are also one-storey residences. The addition of 7 residences on this small parcel will double the number of residences increasing parking, noise pollution traffic and area congestion problems and safety related issues.

At previous Redevelopment Meetings the opinion of the majority of people has been to reduce the number and size of so called 'monster homes' an issue Supervisor Beautz and Mr Burns also find a growing problem in the development of Santa Cruz County.

We the residents of Hilltop Ct, Dawn Ln, Valera Dr, Windward Ct and Soquel strongly object to *the* proposed parcel division and construction of 7 two-storey residences at the above address and request the Planning Commission to consider our concerns before making a final decision which will adversely effect the quality of *out* lives and environment.

H, 11 top a

Thank you.

Signature Address

Planning Commission Santa Cruz County Government Center 701 Ocean St Santa Cruz CA 95060

Santa Cruz Planning Commission

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Thank you.

Signature Address

ture Wilma M. Gawtherd Hos Windward Ct. Doguel, Ca. 45073

Planning Commission
Santa Cruz County Government Center
701 Ocean St
Santa Cruz CA 95060

Santa Cruz Planning Commission

Subject: 4575 Dawn Cane Soquel APN(S) 102-221-53

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Thank you. Tony Barnett

Signature Address

3731 Hilltop Ct

oquel CA 95073

04-0472

January 30,2006

Cathleen Carr County Planning Department 701 Ocean Street Santa Cruz, Ca. 95060

Dear Ms. Carr,

My name is Don Heichel and my family is the current owner of 4575 Dawn Lane. We are now in escrow to sell the property to Larry Hattis and Roger Berke. In the past I tried to do a land division, but I ran out of patience and money, so our family decided to saie the property.

In September 2004 I hired Lewis Tree Service to cut down the trees on the property, I didn't think there was a problem with this. I had asked in the past if a permit was needed to cut trees down on your own property and I was told it was not. At first I was only concerned with the dead trees up above and the fruit trees down below, but then I thought since I had Lewis Tree there I would just have them cut all of the trees. I knew that Larry and Roger wanted to do a solar subdivision and this way the tree would not interfere with their collectors. And I knew the County would dictate to them what landscaping they wanted them to have, so removing these trees seemed like a good idea to me. I had agreed as part of them purchasing the property to remove all dead trees from the property, so I did not inform them that I was doing this, but I thought they would be pleased to have it done. Then I got a call from Larry saying that some of the neighbors had complained to Jan Beautz about this and the Planning Department was upset because I did this right before the application was submitted.

I have not done anything that any of them don't have a right to do. If they didn't want to see the trees cut down, they should have bought the property. I don't try and tell them what to do on their properties. The timing for cutting the trees didn't have anything to do with the application being submitted. It had to do with when Lewis Tree Service was available and when I was available.

I've been repeatedly asked by Larry and Roger to now clean up the property and remove stubs, debris, etc. and to cut the weeds that have grown up. But given the reaction I got for cutting the tree, I'm not going to do anything else on this property. When Larry and Roger take over, they can take care of these things themselves. I won't be able to attend the hearing so I would like the Planning Commissioners to get this letter so that it's on the record that I didn't break any laws.

Heichel

Yours truly.

Planning Commission
Santa Cruz County Government Center
701 Ocean St
Santa Cruz CA 95060

Santa Cruz Planning Commission

**Subject: 4575 Dawn Lane Soquei APN(S)** 102-221-53

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Thank you.

Signature,

## 1 February 2006

4617 Dawn Lane Soquel **CA.** 95073

Planning Commission and Ms Carr Project Planner Planning Department Santa Cruz County Government Center 701 Ocean Street Santa Cruz CA. 95060

Members of the Planning Cornmission and Ms Carr

04-0472 4575 Dawn Lane Soquel APN(S) 102-221-53

I am pleased to know in the submitted proposal there is no access to and from Dawn Lane to Anna Jean Cummings Park.

I would like to take this opportunity to reinforce that I strongly oppose any such proposal or redesign resubmittal for access to and from Dawn Lane to Anna Jean Cummings Park at this time or in the future.

There is an existing Park access at the entrance to Dawn Lane. The idea of an additional access to the Park so close approximately 125 feet apart is absurd, unnecessary, costly and a gross waste of the Santa Cruz County Budget which could be allocated to more important projects in our Community.

Sincerely,

É Fors

#### **Gary Cantara**

From: PLN AgendaMail

Sent: Tuesday, February 07, 2006 10:53 AM

To: PLN AgendaMail Subject: Agenda Comments

**Meeting Type**: Planning Cornmission

Meeting Date: 2/8/2006 | Item Number: 8.00

Name: Jove Shapiro Email: jove@cruzio.com

Address: 1841 Chanticleer Ave Phone: 331-475-6271

Santa Cruz, Ca. 95062

#### Comments:

Hi Cathleen.

In reading the Planning Commission's report for the property at 1815 Chanticleer Ave, APN: 029-101-03, I found that the traffic report might be flawed. If the Commission is going to approve the road and off-set based on the property to the North (mine) finishing the road to County standards, shouldn't the traffic report reflect the road as a whole with the possibility of 3 more houses using that road before it is approved? And if the road is eventually going to be built out, will the off-street parking that is currently planned going to be lost, or will it crate additional parking?

I really believe that this project is being sold to the County with the mind-set that the road will be finished one day to County standards, and then dedicated to the County (Ref. pg.35 Greg Martin). If that's the case, the Planning Commission has to look at that road with the potential future impact to the neighborhood before *it* approves it, and I believe a traffic report with the roads full potential being used would do this. Sincerely.

Jove Shapiro

Planning Commission
Santa Cruz County Government Center
701 Ocean St
Santa Cruz CA 95060

Santa Cruz Planning Commission

Subject: 4575 Dawn Lane Soquel APN(S) 102-221-53

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Sagul CAL GEODI

Thank you.

Signature Address

Planning Commission
Santa Cruz County Government Center
701 Ocean St
Santa Cruz CA 95060

Santa Cruz Planning Commission

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Signature Address

Signature Add

COUNTY OF SANTA CRUZ PLANNING DEPARTMENT Planning Commission Date: 3/8/06 Agenda Items #: 7 Time: After 9:00 a.m.

# ADDITIONS TO THE STAFF REPORT FOR THE PLANNING COMMISSION

Item 7: 04-0472

# CORRESPONDENCE RECEIVED AFTER THE FEBRUARY 8,2006 PLANNING COMMISSION MEETING

10 February 2006

4617 Dawn Lane Soquel CA. 95073

Planning Commission and Ms Carr Project Planner Planning Department Santa Cruz County Government Center 701 Ocean Street Santa Cruz CA. 95060

Members of the Planning Commission and Ms Carr

04-0472 4575 Dawn Lane Soquel APN(S) 102-221-53

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There is an existing safe Park access with cross **walk** at the entrance to Dawn Lane. The idea of an additional access to the Park so close approximately 125 feet apart in the Park chain link fence or in the new subdivision is absurd, unnecessary, costly and a gross waste of the Santa Cruz County Budget which could be allocated to more important projects in our Community.

aryani

io February 2006

4617 Dawn Lane Soquel CA. 95073

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Sincerely

E Ford

io February 2006

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S Tayebi