



Staff Report to the Planning Commission

Application Number: **05-0342**

Applicant: David Subocz
Owner: Douglas and Karen Ransone
APN: 037-141-59

Agenda Date: April 12, 2006
Agenda Item #: 10
Time: After 9:00 a.m.

Project Description: Proposal to divide one parcel into three lots and construct a single family residence on each lot.

Location: Merrill Road and Soquel Drive

Supervisory District: Second District (District Supervisor: Ellen Pirie)

Permits Required: Minor Land Division

Staff Recommendation:

- Approval of Application 05-0342, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Exhibits

- | | | | |
|----|--|----|---|
| A. | Project plans | I. | Soil Report Review Letter |
| B. | Findings | J. | County of Santa Cruz Sanitation District Memo |
| C. | Conditions | K. | Central Fire Protection District Letter |
| D. | Categorical Exemption (CEQA determination) | L. | Soquel Creek Water District Letter |
| E. | Location map | M. | Department of Public Works/Survey Memo |
| F. | General Plan map | N. | Urban Designer's Memo |
| G. | Zoning map | | |
| H. | Discretionary Application Comments | | |

Parcel Information

Parcel Size:	11,695 sq. ft.
Existing Land Use - Parcel:	Commercial
Existing Land Use - Surrounding:	Residential / Commercial
Project Access:	Merrill Road

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

Planning Area: Soquel
Land Use Designation: RM-3 (Multi-family Residential – 3,000 sq. ft. min. site area)
Zone District: R-UH (Urban High Residential)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: USDA Soil Type 177 (a soils report has been submitted and accepted)
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Minor grading proposed to construct level building pads
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: A drainage plan has been submitted and accepted
Archeology: Not mapped/no physical evidence on site
Traffic: Traffic on Soquel Avenue operates at **an** acceptable level of service; any increase from the proposed project will not result in a reduction in the current level of service.
Roads: No requirements for upgrade of public right-of-way
Parks: Park fees are required.
Sewer Availability: Sewer service is available for the proposed development
Water Availability: Municipal water is available from the Soquel Creek Water District

Services Information

Urban/Rural **Services** Line: ☒ Inside ☐ Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone **6**

Project Setting

The subject parcel fronts Merrill Avenue, which **is** a publicly maintained street. The parcel is relatively flat, with slopes less than **5%**.

The current use of the subject parcel is commercial, which is a non-conforming use given the parcel's RM-3 zoning and RUH General Plan designation. Surrounding development consists of residential uses, developed to a similar density as that requested by this proposal. Zoning in the immediate area is **RM-3** and **RM-4**, with Public Facility (PF) zoning to the southeast where the recreational facilities for the Willowbrook development are located.

	RM-3	Parcel A	Parcel B	Parcel C
Front yard setback:	15 feet min.	23'± min.	21'± min.	21'± min.
Side yard setback:	5 feet / 5 feet	5'-0"/ 5'-0"	5'-0"/ 6'-0" (North)	5'-0"/ 5'-0"
Rear yard setback:	15 ft. min.	16'-6"	15'-0"	15'-0"
Lot Coverage:	40 % maximum	25.8 %	29.7 %	28.9 %
Building Height:	28 feet maximum	23'-0"	23'-0"	23'-0"
Floor Area Ratio (F.A.R.):	0.5:1 maximum (50 %)	43.1 %	50 %	49.9 %
Parking	3 spaces for four bedrooms	two in garage one uncovered	two in garage one uncovered	two in garage one uncovered

Density

The site is proposed to be developed at the maximum density possible given the design limitations placed upon the site by the zone district site standards. A maximum of three lots is all that may be achieved on this site. The proposed three-lot land division is consistent with the site's R-UH (Urban High Residential) General Plan designation. The objective of this land use designation is to provide for high-density residential development in areas within the Urban Services Line that have a full range of urban services. The Urban High Residential land use designation allows for a range of density from 10.9 – 17.4 units per acre and a range of lot sizes

from 2,500 sq. ft. – 4,000 sq. ft. This Minor Land Division is at a density of 11-17 units per acre which is above the minimum allowable. All of the lots fall within the allowable range of lot sizes (see Table above).

Attached vs. Detached Units

The General Plan states, “housing types appropriate to the Urban High Density designation may include small lot detached houses”. While the RM zoning allows attached housing, there may be no advantage to having three attached units on this site. The driveway and backup for parking would consume a high proportion of the site. The shape of the property is a parallelogram, making it more difficult to do a conventional attached multi-family housing project.

Multi-family units would not be required to be rental units; they could be in condominium ownership (thereby not increasing the stock of rental housing in the County). The affordable housing obligation is a contribution of \$10,000, regardless of the type of housing constructed.

While there is affordable attached housing just to the north of this site, Merrill Road consists primarily of single family detached housing, beginning with R-1-6 and continuing with R-1-10 and R-1-15 zoning.

Design Review Issues

Because the project is a land division located inside the Urban Services Line, it is subject to the provisions of County Code Chapter 13.11; Site, Architectural and Landscape Design Review. A primary purpose of the Design Review ordinance, as defined by General Plan Objective 8.1, is to achieve functional high quality development through design review policies that recognize the diverse characteristics of the area, maintain design creativity, and preserve and enhance the visual fabric of the community. Architectural drawings for the proposed new homes are included as part of Exhibit “A.”

The new homes are proposed to be two story with a design that incorporates some of the detailing found on the existing homes in the area. Siding is proposed for one of the homes to be cedar shingles with board and batt siding and the other home is proposed to have stucco. Walls are to be painted in beige tones, with the trim to be a corresponding beige tone. Roofing material is proposed to be dark colored composition shingles.

To assure that the final construction is in conformance with the information submitted, a condition of approval has been included that requires all construction to be as presented in Exhibits “A”. An additional condition of approval has been incorporated that prohibits changes in the placement of windows that face directly towards existing residential development without review and approval by the Planning Commission.

The proposed project has been designed to complement and harmonize with the existing and proposed land uses in the vicinity. It will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood. A condition has been added to require street trees selected from the Department of Public Works list.

Drainage Issues

A Preliminary Grading and Drainage Plan has been submitted (Exhibit A) that includes drainage improvements to address runoff from the proposed new development. Area drains are proposed at the rear of all lots. The proposed drainage improvements will convey runoff under the sidewalk and to the gutter on Soquel Drive. There is a silt and grease trap proposed at the last catch basin on the site before the stormwater is released to the street. A maintenance agreement is required and has been made a condition of approval.

Geotechnical Investigation

Jo Crosby and Associates have prepared a soils report for this site. Two borings were taken between 15 and 20 feet deep. No groundwater was encountered. The report was reviewed and accepted by the Environmental Planning Division (See Exhibit I). The surface soils on ~~this~~ site are typical terrace deposits of sand, silt and clay mixtures. While there was no indication of any fill materials, previous site grading may have removed some materials. It is recommended by the geotechnical engineer that run-off water be directed away from the planned improvements.

The report recommends continuous perimeter footings and isolated interior piers. Where concrete slab on grade is used the report recommends thickened and reinforced elements

Environmental Review

Environmental review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for an exemption because the property is located with the Urban Services line, is already *served* by existing water and sewer utilities, and no change of use is proposed. As conditioned, the project will not have a significant effect on the environment.

Conclusion

All required findings ~~can~~ be made to approve this application, as conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.
- APPROVAL of Application Number **05-0342**, based on the attached findings and conditions.

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

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

Report Prepared By: _____


Lawrence Kasparowitz
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2676
E-mail: pln795@co.santa-cruz.ca.us

Report Reviewed By: _____


Cathy Graves
Principal Planner
Development Review

Subdivision Findings

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

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.

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

The proposed division of land, its design, and its improvements, are consistent with the General Plan. The project creates two single family lots and is located in the Residential Urban High Density General Plan designation which allows a density of one dwelling for each 2,500 to 4,000 square feet of net developable parcel area.

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 parcel created, including municipal water and sewer service. The land division is on an existing street, and no improvements are needed to provide satisfactory access to the project, with the exception of a new driveway to each lot. The proposed land division is similar to the pattern and density of surrounding development, is near commercial shopping facilities and recreational opportunities, and will have adequate and safe vehicular access.

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 homes are 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 designated for this type and density of development.

3. That the proposed subdivision complies with the zoning ordinance 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, lot sizes meet the minimum dimensional standards for the RM-3 Zone District where the project is located, and all setbacks will be consistent with the zoning standards. The proposed new dwellings will both 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

Application#: 05-0342
APN: 037-141-59
Owner: Douglas and Karen Ransone

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 site, 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 environmental 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 was determined to be exempt from CEQA, pursuant to the California Environmental Quality Act and the County Environmental Review Guidelines (see Exhibit D).

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 parcels, and these services will be extended 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 existing public roads.

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. All of the 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

Application #: 05-0342
APN: 037-141-59
Owner: Douglas and Karen Ransone

(Section 13.11.070 through 13.11.076) and 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 RM-3 zone district, and all development standards for the zone district will be met. The new homes are proposed to be two stories with a design that incorporates some of the Craftsman detailing found on other homes in the area. Siding for the new homes is proposed to be horizontal siding, vertical siding and stucco. Walls are proposed to be painted in beige tones. Roofing material is proposed to be ~~dark~~ colored composition shingles.

To assure that the final construction is in conformance with the information submitted, a condition of approval has been included that requires all construction to be as presented in Exhibit "A". **An** additional condition of approval has been incorporated that prohibits changes in the placement of windows that face directly towards existing residential development without review and approval by the Planning Commission.

The proposed project has been designed to complement and harmonize with the existing and proposed land uses in the vicinity. It will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood. Street trees are required in the project conditions.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses 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. The proposed three lot division with single family residences, 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.

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

This finding can be made, in that the proposed location of the three lot division with single family residences, and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RM-3 (Multi-family Residential – 3,000 sq. ft. min. site area) zone district in that the primary use of the property will be three new lots with single family residences that meet 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.

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

The proposed single family residences will not adversely impact the light, solar opportunities, air, 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 single family residences 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 single family residences, 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 single family residences will comply with the site standards for the **RM-3** zone district (including setbacks, lot coverage,

Application #: 05-0342
APN: 037-141-59
Owner Douglas and Karen Ransone

floor area ratio, height, and number of stories) 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.

This finding can be made, in that the proposed ~~three~~ lot division with single family residences, is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only 3 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 vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structures are located in a mixed neighborhood containing a variety of architectural styles, and the proposed single family residences, are consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed three single family residences 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

Application#: 050342
APN: 037-141-59
Owner: Douglas and Karen Ransone

Conditions of Approval

Minor Land Division Permit No.: 05-0342

Applicant: David Subocz

Property Owners: Douglas and Karen Ransone

Assessor's Parcel No.: 037-141-59

Property Location and Address: Merrill Road and Soquel Drive.

Planning Area: Soquel

Exhibits:

- A. Civil drawings prepared by Michael F. Beautz, R.C.E., dated November 2005;
 - B. Architectural plans prepared by William de Ess Studios, dated 10.31.05
 - C. Landscape plan prepared by Greg Lewis, Landscape Architect dated 5/11/05 and revised 6/2/05.
-

All correspondence and maps relating to this land division shall carry the land division number noted above.

- I. This permit authorizes the division of one parcel into three lots and the construction of one single-family residence on each lot. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:
 - A. The Parcel Map shall be in general conformance with the approved tentative map and shall conform with the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
 - B. This land division shall result in no more than three (3) single-family residential lots.

Application#: 05-0342
APN: 037-141-59
owner: Douglas and Karen Ransone

- C. The minimum lot size shall be 3,500 square feet, net developable land.
- D. The following items shall be shown on the Parcel Map:
1. Development envelopes and/or building setback lines located according to the approved Tentative Map.
 2. Show the net area of each lot to nearest square foot.
 3. The Owner's Certificate shall include an irrevocable offer of dedication to the County of Santa Cruz for the improvements shown on the tentative map.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
1. Lots shall be connected for sewer service to Santa Cruz County Sanitation District.
 2. Lots shall be connected for water service to Soquel Creek Water District.
 3. All future construction on the lots shall conform to the Architectural Floor Plans and Elevations, and the Perspective Drawing as stated or depicted in Exhibits "A" and shall also meet the following additional conditions:
 - a. No changes in the placement of windows that face directly towards existing residential development as shown on the architectural plans, shall be permitted without review and approval by the Planning Commission.
 - b. Exterior finishes shall incorporate wood siding or stucco, as shown on the architectural plans and color sample board.
 - c. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the RM-3 zone district. No residence shall exceed 40% lot coverage, or a 50% floor area ratio, or other standards as may be established for the zone district. No fencing shall exceed three feet in height within the required front setback.
 4. A final Landscape Plan for the entire site specifying the species, their size, and irrigation plans and meet the criteria of the Soquel Creek Water Department.

The following specific landscape requirements apply:

- 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 80 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 landscape area), need not be drought tolerant, provided they are grouped together and *can* be irrigated separately.
- c. 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.
- d. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, 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-irrigated areas, walks, roadways or structures

The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.

Appropriate irrigation 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.

Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.

Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.

- e. All planting shall conform to the landscape plan shown as part of Exhibit

'A'. The following specific landscape requirements shall apply:

- i. ~~Three~~, minimum 24" box sized Pistacia chinensis (Chinese Pistache) shall be installed as street trees along Soquel Drive (in-lieu of the 3-15 gallon trees shown on Exhibit A).
 - ii. Street trees shall be installed in conformance with the County of Santa Cruz Department of Public Works Design Criteria.
5. All future development on the lots shall comply with the requirements of the geotechnical report prepared by Jo Crosby and Associates, dated June 29, 2005.
 6. 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.
 7. 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. Any changes that are on the final plans which do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet and highlighted in yellow on any set of plans submitted to the County for review.
 8. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, the building plans must include a roof 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.

III. 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. Meet all requirements of the Santa ~~Cruz~~ County Sanitation District including, without limitation, the following standard conditions:
 1. Submit and secure approval of an engineered sewer improvement plan providing

sanitary sewer service to each parcel.

2. Pay all necessary bonding, deposits, and connection fees.
- C. Submit and secure approval of engineered improvement plans from the Department of Public Works 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% of engineer'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:
1. All improvements shall meet the requirements of the County of Santa Cruz Design Criteria Manual except as modified in these conditions of approval.
 2. A detailed erosion and sediment control plan for the subdivision shall be integrated with the improvement plans and shall be submitted to the Planning Department, Environmental Planning Section, for review and approval prior to submittal to the Department of Public Works and approval of the Final Map. The plan shall include a clearing and grading schedule, clearly marked disturbance envelope, revegetation specifications, temporary road surfacing and construction entry stabilization, details of temporary drainage control including lined swales, erosion protection at the outlets of pipes, sediment barriers around drain inlets, etc.
 3. A landscape plan for areas designated on the tentative map shall be submitted for Planning Department review and approval prior to submittal to the Department of Public Works. Wherever irrigation for landscaping is required, stub outs for water service shall be shown on the improvement plans. The landscape plan shall be compared to the utility plan to prevent placement conflicts. No change in the landscape plan shall be granted without County of Santa Cruz review.
 4. Plans shall comply with the requirements of the geotechnical report prepared by Jo Crosby and Associates, dated June 29, 2005. A plan review letter from the geotechnical engineer shall be submitted with the plans, stating that the plans have been reviewed and found to be in compliance with the recommendations of the geotechnical report.
 5. Engineered drainage plans shall be reviewed and approved by the Department of Public Works. The drainage plans shall include all improvements to the drainage system on Soquel Drive. Appropriate fees for new impervious surface shall be paid.
 6. All new utilities shall be constructed underground. All facility relocations,

Application #: 05-0342
APN: 037-141-59
Owner: Douglas and Karen Ransone

upgrades or installations required for utilities service to the project shall be noted on the improvement plans. All preliminary engineering for such utility improvements is the responsibility of the developer.

7. Acquire all rights of way and easements and make all dedications thereof as needed for construction of required improvements. Any and all costs incurred by the County of Santa Cruz to obtain title to any property in the event that condemnation proceedings are necessary to implement this condition, shall be paid in full by the applicant/subdivider prior to the recording of the Final Map.
 8. All improvements shall comply with applicable provisions of the California Building Code (Title 24 of the California State Code). The applicant is responsible for compliance with the Americans with Disabilities Act (separately from the County of Santa Cruz building plan check process).
- B. Engineered improvement plans for all water line extensions required by Soquel Creek Water District shall be submitted for the review and approval of the water agency.
 - C. All requirements of the Central Fire District shall be met.
 - D. Park dedication in-lieu fees shall be paid for four **(4)** bedrooms per unit. Currently this fee is \$800 per bedroom, but is subject to change.
 - E. Transportation improvement fees shall be paid for three **(3)** single-family dwelling units. Currently, this fee is \$2,000 per unit, but is subject to change. An application for a fee credit for any off site improvement installed may be applied for with the DPW.
 - F. Roadside improvement fees shall be paid for three **(3)** dwelling units. Currently, this fee **is**, \$2,000 per unit, but is subject to change.
 - G. **An** application for a fee credit for any off site improvement installed may be applied for with the DPW.
 - H. Child Care Development fees shall be paid **for** four **(4)** bedrooms per unit. Currently this fee is \$109 per bedroom, but is subject to change.
 - I. Submit one reproducible copy of the Parcel Map to the County Surveyor for distribution and assignment of temporary Assessor's parcel numbers and situs address.
- IV. All subdivision improvements shall be constructed in accordance with the approved improvement plans. 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 staff shall 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, if 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.
- 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-control plan.
- D. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out other work specifically required by another of these conditions).
- E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at anytime 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. Construction of improvements shall comply with the requirements of the geotechnical report prepared by Jo Crosby and Associates, dated June 29, 2005. The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report.
- G. 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 construction work
 - 1. Limit all construction to the time between 8:00 ~~am~~ and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation.
 - 2. The owner/developer shall designate a disturbance coordinator to respond to citizen complaints and inquiries from area residents during construction. A 24-hour contact number shall be conspicuously posted on the job site, on a sign that shall be a minimum of two feet high and four feet wide. This shall be separate from any other signs on the site, and shall include the language "for construction noise and dust problems call the 24 hour contact number". The name, phone

Application #: 05-0342
APN: 037-141-59
Owner: Douglas and Karen Ransone

number, and nature of the disturbance shall be recorded by the disturbance coordinator. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within **24** hours of receipt of the complaint or inquiry. Unresolved complaints received by County staff from area residents may result in the inclusion of additional Operational Conditions.

3. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site. Street sweeping on adjacent on nearby streets maybe be required to control the export of excess dust and dirt.
 4. Saw cuts within the traveled roadway, which cause temporary depressions in the surfacing prior to repair, shall be leveled with temporary measures and signage shall be posted noting such.
- H. All required subdivision improvements shall be installed and inspected prior to final inspection clearance for any new structure on the subdivision lots.
- I. The project engineer who prepares the grading plans must certify that the grading was completed in conformance with the approved tentative map and/or the engineered improvement plans.
- V. All future construction within the subdivision shall meet the following conditions:
- A. 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.
- VI. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.
- VII. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval

Application #: 05-0342
APN: 037-141-59
Owner: Douglas and Karen Ransone

Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

- B. Nothing contained herein shall prohibit the COUNTY ~~from~~ participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation ~~or~~ settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the county.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
- E. Within **30** days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement which incorporates the provisions of this condition, or this development approval shall become null and void.

Application #: 05-0342
APN: 037-141-59
Owner: Douglas sod Karen Ransone

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

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

cc: County Surveyor

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Cathy Graves
Principal Planner

Lawrence Kasparowitz
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 05-0342
Assessor Parcel Number: 037-141-59
Project Location: 6195 Soquel Drive

Project Description: Proposal to create three single family residential parcels.

Person Proposing Project: David Subocz

Contact Phone Number: (831) 426-8941

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

Specify type:

E. **X** Categorical Exemption

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

F. Reasons why the project is exempt:

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

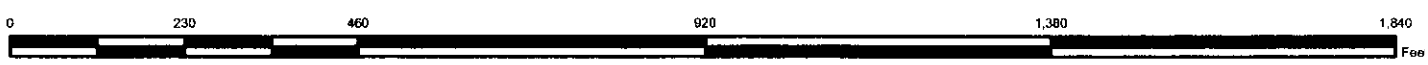
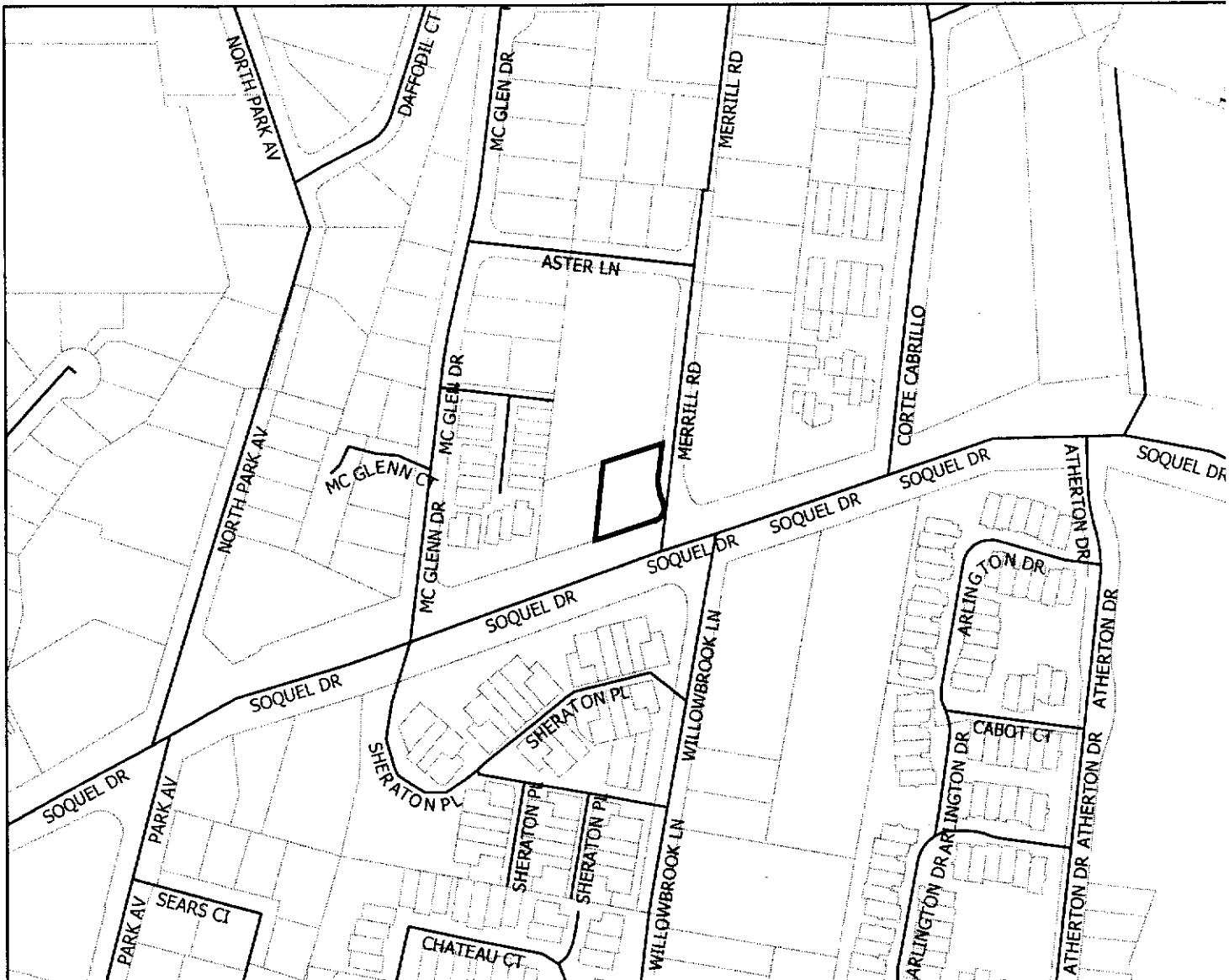
In addition, none of the conditions described in Section 15300.2 apply to this project

Lawrence Kasparowitz, Project Planner

Date: _____

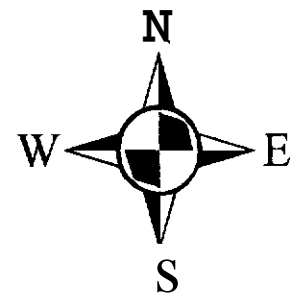


Location Map



Legend

- APN 037-141-59
- Streets
- Assessors Parcels

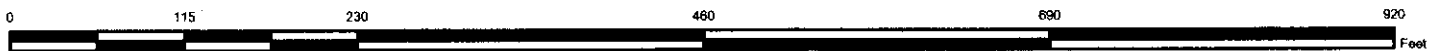
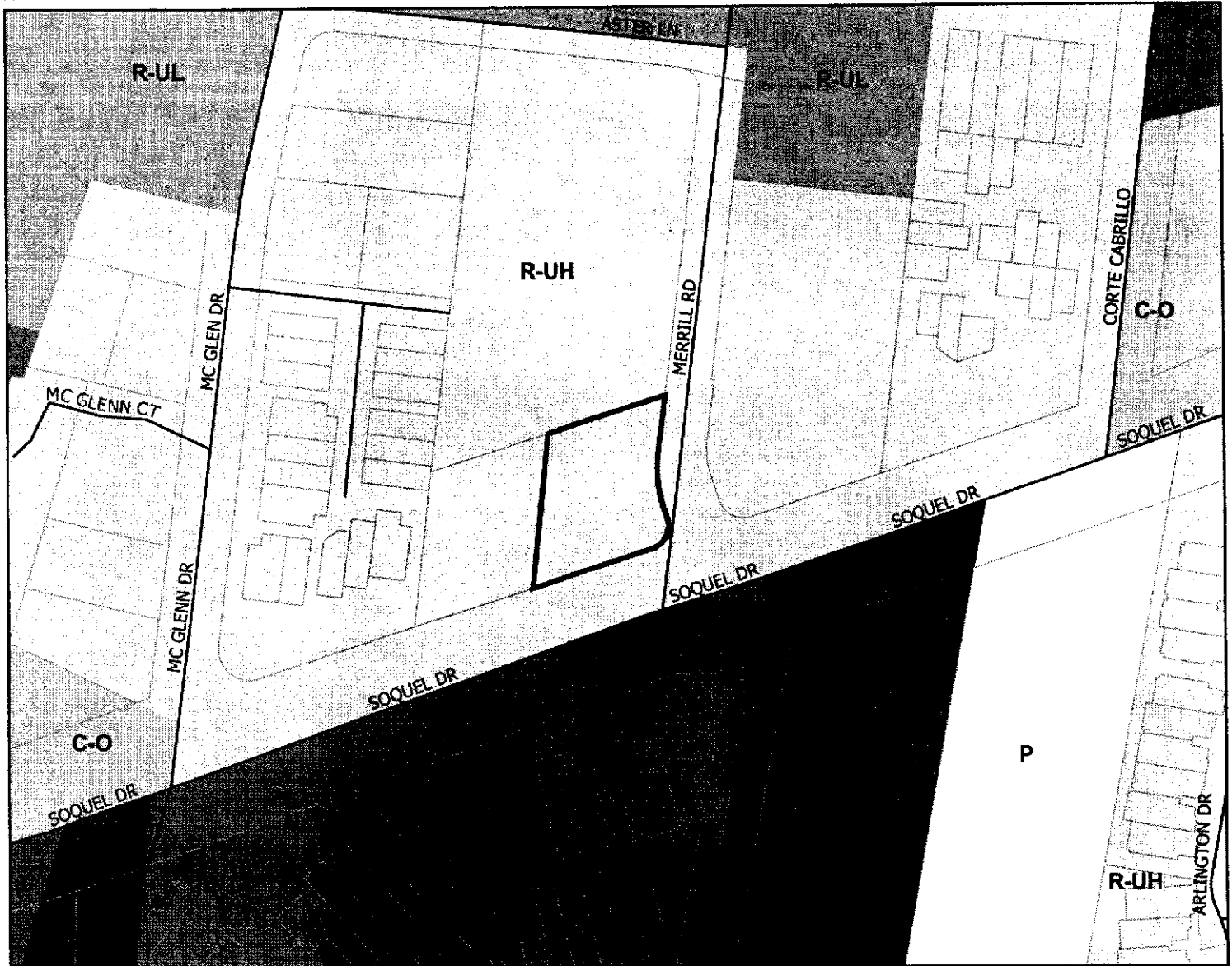


Map Created by
County of Santa Cruz
Planning Department
June 2005

EXHIBIT E

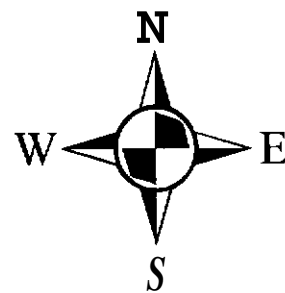


General Plan Designation Map



Legend

- APN 037-141-59
- Streets
- Assessors Parcels
- Residential - Urban High Density (R-UH)
- Residential - Urban Low Density (R-UL)
- Residential - Urban Medium Density (R-UM)
- Parks and Recreation (O-R)
- Urban Open Space (O-U)
- Commercial-Office (C-O)
- Public Facilities (P)

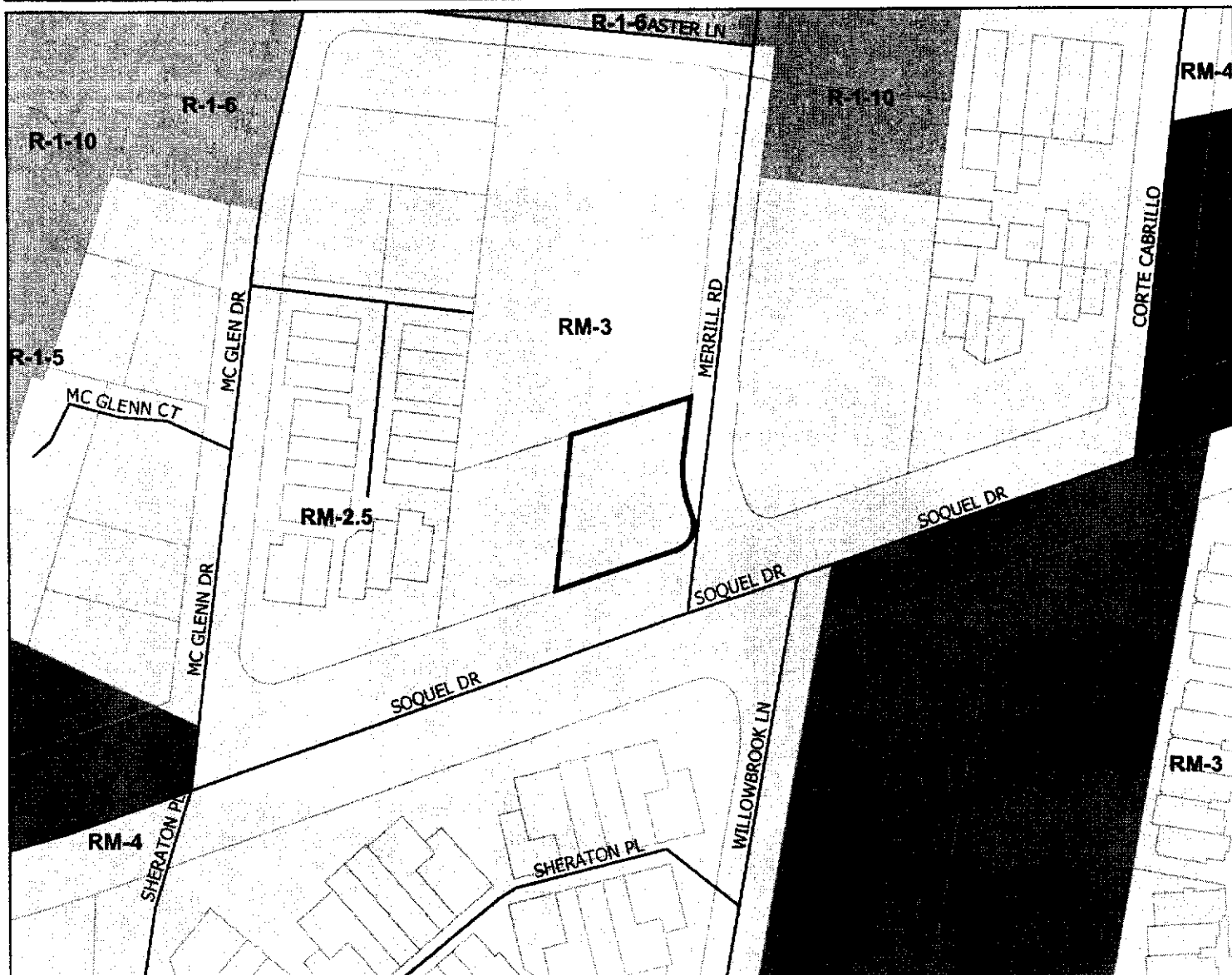


Map Created by
County of Santa Cruz
Planning Department
June 2005








EXHIBIT F

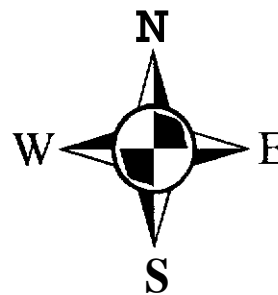


Zoning Map



Legend

-  APN 037-141-59
-  Streets
-  Assessors Parcels
-  COMMERCIAL-PROFFICE (PA)
-  PUBLIC FACILITY (PF)
-  RESIDENTIAL-MULTI FAMILY (RM)
-  RESIDENTIAL-SINGLE FAMILY (R-1)



Map Created by
County of Santa Cruz
Planning Department
June 2005

EXHIBIT G

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

Project Planner: Larry Kasparowitz
Application No. : 05-0342
APN: 037-141-59

Date: January 9, 2006
Time: 08:10:55
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JUNE 14, 2005 BY KEVIN D CRAWFORD =====

06/14/05 - Review of plans by Michael Beautz. 9 sheets, dated June 2005. A Soils Report will be required to provide design recommendations for the proposed structures and improvements. Plans are otherwise complete for review from the standpoint of preliminary review of grading. Kevin Crawford

===== UPDATED ON DECEMBER 5, 2005 BY KENT M EDLER ===== The soils report has been accepted

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 14, 2005 BY KEVIN D CRAWFORD =====

06/14/05 - Review of 9-sheet civil plans by Michael Beautz, dated June 2005. Sheet 5: Provide "Limits of Grading" line around all areas to be disturbed. Provide top and bottom elevations at existing concrete retaining walls to north and west of this parcel.

Sheet 6: The typical cross sections should depict the subgrade and concrete slabs under the proposed houses.

Sheet 9: Extend proposed silt fence along entire western boundary as surface drainage is directed to the west. Provide stabilized construction access location on site and include construction detail. ===== UPDATED ON DECEMBER 5, 2005 BY KENT M EDLER =====

Dpw Drainage Completeness Comments

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

===== REVIEW ON JUNE 22, 2005 BY ALYSON B TOM ===== Application with civil plans dated June 2005 has been received. Please address the following:

1) In order to assess the impacts from this project please clarify and provide documentation that the asphalt and concrete areas on site are permitted, or that they were installed prior to 1969. This information is necessary in determining hydrology impacts and fees. If the impervious coverage is documented as permitted there are no other completeness comments. If the coverage cannot be documented as permitted the drainage impacts will need to be reassessed.

Please see miscellaneous comments for issues to be addressed prior to recordation of the final map.

===== UPDATED ON NOVEMBER 28, 2005 BY ALYSDN B TOM ===== Application with building records demonstrating the paving was installed prior to 1969 has been received. Application is complete with regards to stormwater management for the discretionary stage. Please see miscellaneous comments.

Dpw Drainage Miscellaneous Comments

EXHIBIT H

Project Planner: Larry Kasparowitz
Application No.: 05-0342
APN: 037-141-59

Date: January 9, 2006
Time: 08:10:55
Page: 2

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

===== REVIEW ON JUNE 22, 2005 BY ALYSON B TOM ===== The following should be addressed prior to recordation of the final map:

1) All parking and driveway runoff should be treated prior to discharge from the site. Either, direct runoff to stable landscaped areas for filtering prior to entering the storm drain system, or install structural treatment at the bottom of the storm drain system. If structural treatment is used, it should be located within a drainage easement, and a recorded maintenance agreement for the system is required.

2) If the project results in a net increase in impervious area, Zone 5 fees will be assessed accordingly.

For questions regarding this review Public Works stormwater management staff is available from 8-12 Monday through Friday. All submittals for this project should be made through the Planning Department.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JUNE 28, 2005 BY GREG J MARTIN =====

A 20 foot setback is recommended from the back of the sidewalk to the face of the garage.

Please show each required parking space on the plans.

The abandoned driveway on Soquel Drive is recommended to be reconstructed with standard curb, gutter, and sidewalk.

Please contact Santa Cruz Metro to consider the relocation of the existing bus stop on the northeast corner of Soquel Drive and Merrill Street to the project's frontage.

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

===== UPDATED ON DECEMBER 2, 2005 BY GREG J MARTIN ===== Previous comments have been addressed.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JUNE 28, 2005 BY GREG J MARTIN =====

===== UPDATED ON DECEMBER 2, 2005 BY GREG J MARTIN =====



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

December 5, 2005

David Subocz
719 Swift Street #12
Santa Cruz, CA, 95060

Subject: Review of Geotechnical Investigation by Jo Crosby 8I Associates
Dated June 29, 2005; Project #: 4418-14 with November 29, 2005 Addendum
APN 037-141-59, Application #: 05-0342

Dear Applicant:

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

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. Prior to building permit issuance a plan review *letter* shall be submitted to Environmental Planning. The author of the report shall write the plan review letter. The letter shall state that the project plans conform to the report's recommendations.

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

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

Please submit two copies of the report at the time of building permit application

Please call the undersigned at (831) 454-3168 if we can be of any further assistance.

Sincerely,


Kent Edler
Civil Engineer

Cc: Larry Kasparowitz, Project Planner
Andrea Koch, Environmental Planning
Jo Crosby & Associates
Douglas and Karen Ransone, Owner

(over)

SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: June 17, 2005

TO: Planning Department, ATTENTION: Randall Adams

FROM: Santa Cruz County Sanitation District

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

APN: 37-141-59

APPLICATION NO.: 05-0342

PROJECT DESCRIPTION THREE PARCEL RESIDENTIAL MINOR LAND DIVISION

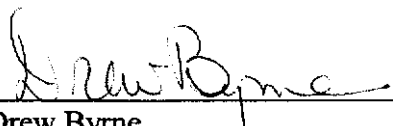
Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant **the** time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Department of Public Works and District approval shall be obtained for an engineered sewer improvement plan showing sewers needed to provide service to each lot or unit proposed. This plan shall be approved by the District and the County of Santa Cruz Public Works prior to the issuance of any building permits. This plan shall conform to the County of Santa Cruz Design Criteria and shall show any easements necessary. Existing and proposed easements shall be shown on any required Final Map.

Following completion of the above mentioned engineered sewer plan and Final Map, the following conditions shall be met during **the** building permit process:

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

Show all existing and proposed plumbing fixtures on floor plans of building application. Completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.



Drew Byrne
Sanitation Engineering

DB:

c: Applicant: David Subocz, 719 Swift Street, Santa Cruz, CA 95060

Owner: Karen & Douglas Ransone, 6195 Soquel Drive, Aptos, CA 95003



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

93017th Avenue, Santa Cruz, CA 95062
phone (831)479-6843 fax (831)479-6847

Date: June 21, 2005
To: Douglas and Karen Ransone
Applicant: David Subocz
From: Tom Wiley
subject: 05-0342
Address 6195 Soquel Dr.
APN: 037-141-59
OCC: 1614
Permit: 20050190

Based upon a review of the plans submitted, District requirements appear to have been met, and PLANS ARE APPROVED FOR MINOR LAND DIVISION.

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

When plans are *submitted* for multiple lots in a tract, and several standard Floor Plans are depicted, include Fire District Notes on the small scale Site Plan. For each lot, submit *only* sheets with the following information; Site Plan (small scale, highlight lot, with District notes), Floor Plan, Elevation (*roof* covering and spark arrestor notes), Electrical Plan (if smoke detectors are shown on the Architectural Floor Plan this sheet is not required). Again, we must receive, VIA the COUNTY, SEPARATE submittals (appropriate site plans and sheets) FOR EACH APN!!

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

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and 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 can 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 the plans that the building shall be protected by an approved automatic sprinkler 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 and overhead Residential Automatic Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

Serving the communities of Capitola, Live Oak, and Soquel

Show on the plans 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 (hall, foyer, balcony, or etc).
- One detector in each sleeping room.
- One at the top of each stairway of 2 4 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 a color contrasting to their background.

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

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

NOTE on the plans that a 100-foot clearance will be maintained with non-combustible vegetation around all structures.

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

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at tomw@centralFDd.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 conditions which, in the opinion of the Fire Chief, pose an immediate threat 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.

1614-062105



P.O. Box 158
 Mail to: 5180 Soquel Drive
 Soquel, CA 95073-0158
 PHONE (831) 475-8500 FAX (831) 475-4291

PROJECT COMMENT SHEET

Date of Review: 6/17/05
 Reviewed By: Carol Carr

Returned	Randall Adams
Project	County of Santa Cruz
Comments to:	Planning Department
	701 Ocean St., Ste. 400
	Santa Cruz, CA 95060-4078

Owner: Karen & Douglas Ransone
 6195 Soquel Dr.
 Aptos, CA 96003

Applicant: David Subocz
 719 Swift St. #12
 Santa Cruz, CA 95060

Type of Permit: Development Permit
 County Application #: 05-0342

Subject APN: 037-141-58

Location: Property located on the northwest corner of the intersection of Soquel Drive and Merrill Rd.

Project Description: Proposal to mate 3 single-family residential parcels. Requires a Minor Land Division.

Notice

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

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

Requirements

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

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



P.O. Box 158
Mail to: 5180 Soquel Drive
Soquel, CA 95073-0158
PHONE (831) 475-8500 FAX (831) 475-4291

PROJECT COMMENT SHEET

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

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

4) Complete LAFCO annexation requirements, if applicable;

5) All units shall be individually metered with a minimum size of 5/8-inch by 3/4-inch standard domestic water meters;

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

Soquel Creek Water District Project Review Comments:

1. 1) The applicant will need to follow the *Procedures For Processing Minor Land Divisions (MLD)*. 2) A *New Waterservice Application Request* will need to be completed and submitted to the SCWD Board of Directors; however, please be advised that additional conditions may be imposed as per the above Notice. A Will Serve Letter, which is the first step in the application process, was issued on 5/31/2005. Please note; the plans indicate an existing water service to the parcel. The applicant will need to apply for two new services only. The existing service will be abandoned and relocated to Merrill Rd. A fee for the abandonment & relocation will apply to the existing service; however, Storage and Transmission fees will not be assessed as they were paid at the time of the original installation. 3) The applicant shall be required to offset the expected water use of their respective development by a 1.2 to 1 ratio by retrofitting existing developed property within the Soquel Creek Water District service area. Applicants for new service shall bear those costs associated with the retrofit. Calculations of the expected water demand for the new parcels were issued at the time of the request for a Will Serve letter. Please note; the calculations were based on a request for three new service. Those calculations have been revised downward to reflect only the two new services. Offsets are not required on existing services (a copy of the revised calculations has been attached). 4) All units shall be metered separately. 5) All interior plumbing fixtures shall be low flow and have the EPA Energy Star label. 6) The landscape-planting plan has been reviewed and approved by District Conservation Staff. 7) A Fire Protection Requirements Form will need to be completed and reviewed by the appropriate Fire District. 8) Water pressure in this area is high. A Water Waiver For Pressure and/or Flow will need to be recorded for each parcel.

Attachments:


- ☒ Soquel Creek Water District Procedures for Processing Minor Land Divisions (MLD) dated November 9, 1992
- ☐ Soquel Creek Water District Procedures for Processing Water Service Requests for Subdivisions and Multiple Unit Developments
- ☒ The Soquel Creek Water District, Water Use Efficiency Requirements for Single-Family Lots
- ☒ Water Demand Offset Policy Fact Sheet
- ☒ New Applicant Water Demand Offset Form
- ☐ Soquel Creek Water District New Water Service Application Request

COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

DATE: November 23, 2005

TO: Larry Kasparowitz, Planning Department

FROM: Carl Rom, Department of Public Works 

SUBJECT: APPLICATION 05-0342, APN 037-141-59, MERRILL ROAD, SECOND SUBMITTAL

This submittal appears to address all my comments from the first submittal in my memo to Randall Adams dated June 15, 2005.

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

CDR:cdr

INTEROFFICE MEMO

APPLICATION NO **05-0342** (second routing)

Date: November 23, 2005

To: Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a three lot subdivision at 6195 Soquel Drive, Soquel (Douglas and Karen Ransone/ owner, David Subocz/ applicant)

GENERAL PLAN / ZONING CODE ISSUES

Design Review Authority

13.11.40 Projects requiring design review.

(b) Residential development of three (3) or more units.

Design Review Standards

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		
Relate to surrounding topography	✓		
Retention of natural amenities			N/A
Siting and orientation which takes advantage of natural amenities	✓		

Ridgeline protection			N/A
Views			
Protection of public viewshed			N/A
Minimize impact on private views			N/A
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles		✓	
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Massing of buildingform	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture	✓		
Buildings scale	✓		
Proportion and composition of projections and recesses, doors and window, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		

Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting		✓	