



Staff Report to the Planning Commission

Application Number: **06-0149**

Applicant: Ifland Engineers
Owner: John & Patricia Marlo, trustees
APN: 039-083-11

Agenda Date: 11/19/08
Agenda Item #: 7
Time: After 9:00 a.m.

Project Description: Proposal to divide an existing 1.05 acre parcel into 3 lots.

Location: Property is located approximately 150 feet south of Mesa Drive at the intersection with Mar Vista Drive in Aptos.

Supervisory District: 2nd District (District Supervisor: Ellen Pirie)

Permits Required: Minor Land Division, Roadway/Roadside Exception
Technical Reviews: Preliminary Grading Review, Soils Report Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0149, based on the attached findings and conditions.

Exhibits

- | | |
|---|-------------------------------|
| A. Project plans | E. Assessor's parcel map |
| B. Findings | F. Zoning & General Plan maps |
| C. Conditions | G. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | |

Parcel Information

Parcel Size:	1.05 acres
Existing Land Use - Parcel:	Vacant/vineyard
Existing Land Use - Surrounding:	Single family residential neighborhood
Project Access:	Private right of way (off Mar Vista Drive at Mesa Drive)
Planning Area:	Aptos
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-10 (Single family residential - 10,000 square feet minimum)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside

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

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Report reviewed and accepted
Fire Hazard: Not a mapped constraint
Slopes: 10-20%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 547 cubic yards (cut) & 753 cubic yards (fill), not including over-
excavation and recompaction for building foundations
Tree Removal: Existing vegetation at the intersection with Mar Vista Drive to be removed
to accommodate access improvements
Scenic: Mapped scenic resource - no views of property from scenic roads or public vistas
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Zone 6 Flood Control District

Project Setting

The subject property is located in a single family residential neighborhood accessed by Mesa Drive in Aptos. The property is off of a private right of way that connects to Mesa Drive at the intersection with Mar Vista Drive. The property is vacant of structures and is currently used as a vineyard.

Minor Land Division

The proposed land division will create three single family residential parcels which will be accessed from a new private roadway off of the intersection with Mar Vista Drive and Mesa Drive.

The subject property is 1.05 acres in area. The division of the parcel into three separate single family residential parcels requires a minimum of 10,000 square feet of net developable land per parcel. The 40 feet wide right of way for the proposed private roadway (Grapevine Place) is deducted from the net developable land area. The proposed land division will comply with the minimum parcel size of the R-1-10 (Single family residential - 10,000 square feet minimum) zone district.

The subject property is designated as Urban Low Density Residential (R-UL) in the General Plan. The Urban Low Density Residential (R-UL) General Plan designation requires new development to be within a density range of 6,000 to 10,000 square feet of net developable land per residential unit. The proposed land division complies with the General Plan density range.

Design Review & Scenic Resources

Three single family dwellings are proposed to be constructed on the new parcels. The new homes will be two stories in height and will contain 4 to 5 bedrooms. The residences will be approximately 3,294 square feet (Lot 1), 4,545 square feet (Lot 2), and 5,254 square feet (Lot 3) in area.

Proposed building materials include stucco and horizontal wood siding, and flat tile roofs. The buildings include varied roof planes, with porches and bay window elements, and individual garage doors. These features and the variety of proposed materials and colors will break up the visual bulk and mass of the proposed structures.

The project is located within a mapped scenic resource area, as designated in the County General Plan. However, no public scenic resources can be identified on the project site or within the project area. The only views that will be affected by the project are those from private property and from roadways that are not designated as scenic roads in the County General Plan.

Roadside Exception

The proposed roadway (Grapevine Place) will vary from the County Design Criteria in terms of width and improvements with a 40 feet wide right of way (currently a 20 feet wide flag and 20 feet wide easement), 24 feet wide pavement section, no sidewalks, with parking and landscaping on one side of the roadway. The County Design Criteria standard for a local street is a 56 feet wide right of way with parking, sidewalks, and landscaping on both sides of the roadway. A Roadway/Roadside Exception is required for the proposed roadway and to recognize the existing substandard intersection at Mar Vista Drive and Mesa Drive. The intersection at Mar Vista Drive and Mesa Drive is not conforming to County Design Criteria due to the angle and slope of the intersection at Mesa Drive and the narrow (12 feet) width of Mar Vista Drive. Additionally, the proposed roadway (Grapevine Place) will create a non-standard three way intersection with these roadways. The proposed widening at the Mar Vista Drive, Mesa Drive, and Grapevine Place intersection will be adequate for the low level of traffic that will utilize Grapevine Place (3 residences) and Mar Vista Drive (3 residences). A Roadway/Roadside Exception is considered as appropriate due to the number of residences served and the existing conditions within the surrounding neighborhood.

Grading, Drainage & Utilities

The proposed land division and associated improvements will require site grading and preparation. A total of approximately 547 cubic yards of earth will be cut and a total of approximately 753 cubic yards of earth will be placed as fill to allow for the preparation of the project site. Additional over-excavation and re-compaction will be necessary below the proposed residences to remove unsuitable, expansive soil and replace it with engineered fill material. Retaining walls will be installed within the building footprints and adjacent to the proposed roadway due to existing grades adjacent to areas proposed for development. The grading volumes are considered as reasonable and appropriate due to the nature and scale of the required improvements.

Additional improvements include a complete drainage and detention system, which will collect water from the proposed development and release it in a controlled manner. The drainage system will utilize subsurface detention features to reduce storm water flows and improve water quality.

Although the drainage system will adequately mitigate the impacts of the proposed development on site, there is one point down-stream that is constricted due to activities by a private property owner. The drainage that runs downhill between the subject property and Soquel Drive crosses private property (without a drainage easement) where the prior property owner had filled in the previously open drainage ditch. A small drainage pipe was placed under the fill material which was deposited to create a yard area. The existing situation functions adequately for most small rainfall events, but in high flow conditions the down-stream property owner's yard may flood temporarily. The project engineer and property owner have discussed the situation and have concluded that the down-stream property owner is not interested in removing the fill material regardless of the potential overflow on their property. This situation only affects the one down-stream property and the drainage flows freely into the storm drain at Soquel Drive after passing this one property where the fill was placed. The Department of Public Works, Drainage has found this situation unacceptable and drainage staff are unwilling to support the application as a result. However, the downstream property owner has chosen to maintain an inadequate drainage across the property and no drainage easement exists to require the drainage be restored to its prior condition. For these reasons, it is not considered appropriate to hold up the entire development for a down-stream problem that affects one down-stream property owner who is unwilling to participate in a resolution.

Water, sanitary sewer, and electrical utilities are available to the subject property. The existing water and sanitary sewer mains are capable of handling the additional volume necessary to serve the proposed development.

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 this exemption due to the fact that the proposed parcels are located within the Urban Services line and the existing parcel is currently served by water and sewer utilities. No extenuating circumstances or special site conditions that would require further review under CEQA are evident in the proposed project.

Conclusion

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

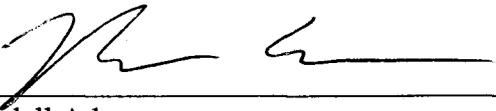
Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **06-0149**, 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.

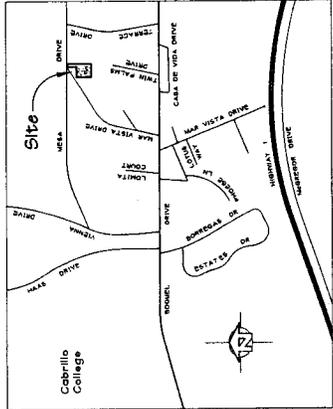
The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: _____


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

Report Reviewed By: _____


Mark Deming
Assistant Director
Santa Cruz County Planning Department



Storm Drainage Calculations

PROJECT AREA • 1.00 Acres
 25-YEAR RAINFALL INTENSITY • 2.10
 RUN-OFF COEFFICIENT - Pre-Development • 0.25
 Post-Development • 0.45

PRE-DEVELOPMENT RUN-OFF
 0.25 • 10.15(2.10)(0.8) • 0.65 c.f.s.
 0.00 • 10.15(2.10)(0.0) • 0.00 c.f.s.

POST-DEVELOPMENT RUN-OFF
 0.45 • 10.48(2.10)(0.8) • 0.81 c.f.s.
 0.00 • 10.48(2.10)(0.0) • 0.00 c.f.s.

INCREASE IN STORM DRAIN RUN-OFF TO BE DETAILED
 AND DISCHARGED INTO THE NATURAL DRAINAGE BY PAIR
 CHANNELS ALONG DRIVE. SEE SHEET 10-1.

Project Benchmark

SPICE ALONG THE CENTERLINE OF MEAD DRIVE OPPOSITE FROM
 THE DRIVEWAY - BENCH MARK - BENCH MAPING CONTROL
 POINT - ELEVATION = 2847

Project Data

Owner & Subdivider
 John A. & Patricia A. Marlo
 7278 Mead Drive
 Aptos, California 95003
 Phone (831) 661-9103

Project Area
 Parcel 10' - M.L.D. 14 pm 27
 Site Area • 46,057 Sq. Ft. or 1.05 Ac.

Existing Use
 Vineyard (To be Removed)

Proposed Use
 b) Single-Family Lots

Existing Zoning
 R-10

General Plan Designation
 R-10L - (Urban, Very Low-Density Residential)

Water Supply
 Sequel Creek Water District

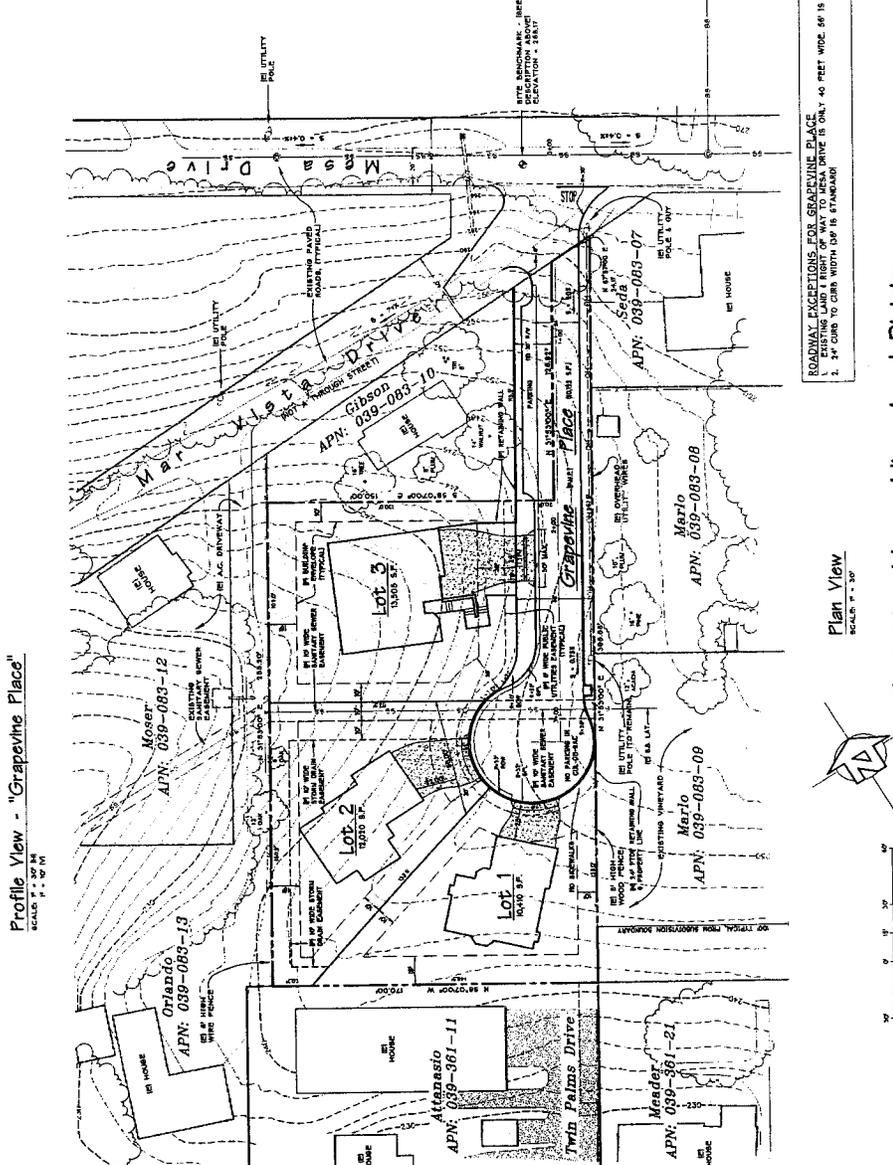
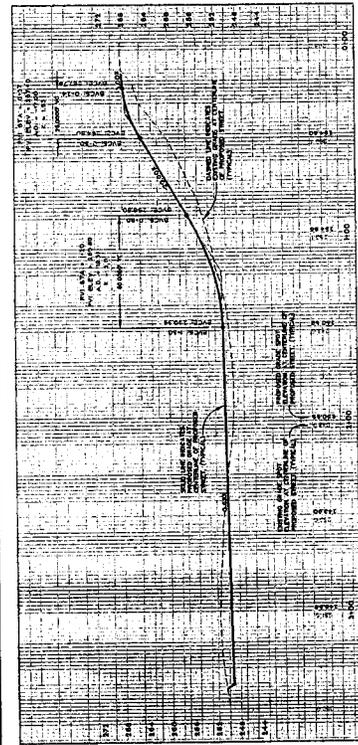
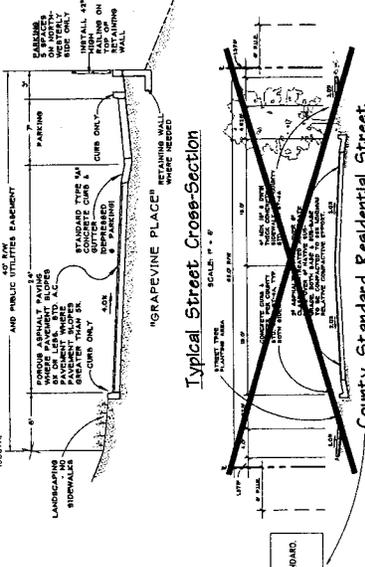
Sewage Disposal
 Santa Cruz County Sanitation District

Gas & Electric
 Pacific Gas & Electric Company

Telephone Service
 AT&T

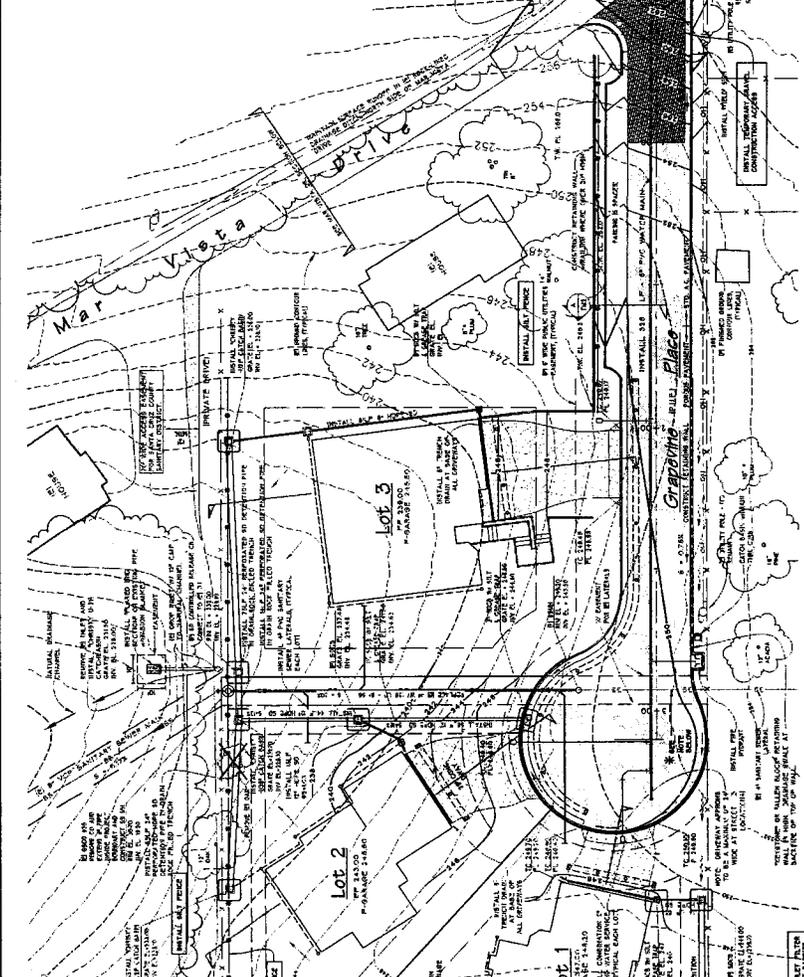
General Notes

1. ALL EXISTING TOPOGRAPHIC DATA, SHOWING HEREON WAS OBTAINED FROM THAT CERTAIN PARCEL MAP RECORDED IN VOLUME 14 OF PARCEL MAPS MADE BY OFFICIAL SANTA CRUZ COUNTY RECORDS.
2. ALL EXISTING TOPOGRAPHIC DATA, SHOWING HEREON WAS OBTAINED FROM A TOPOGRAPHIC SURVEY MAP PREPARED BY ROMAN AND WILLIAMS CIVIL ENGINEERS, FOR THE COUNTY OF SANTA CRUZ, DEPARTMENT OF PUBLIC WORKS, FILE NO. 8740. ELEVATIONS SHOWN HEREON ARE FROM U.S.G.S. DATUM.
3. FUTURE HOMES FOR EACH LOT ARE TO BE INDIVIDUALLY CUSTOM DESIGNED TO BEST FIT THE EXISTING TOPOGRAPHY AS MUCH AS POSSIBLE TO KEEP ANY NECESSARY GRADINGS TO A MINIMUM.
4. APPLICABLE SLOPE REQUIREMENTS FOR THE PROPOSED USE, INDICATED IS A SHORTER DISTANCE REGULATION, UNLESS ALL STRUCTURES ON THE PROPERTY USE, INDICATED IS A SHORTER DISTANCE (STREET TO BE A PRIVATE STREET).



Erosion Control Notes

1. UNNECESSARY GRADING AND DISTURBANCE OF SOIL SHALL BE AVOIDED.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
3. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL SURFACE AND TO PREVENT SEDIMENTATION OF ADJACENT WATERWAYS.
4. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL SURFACE AND TO PREVENT SEDIMENTATION OF ADJACENT WATERWAYS.
5. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL SURFACE AND TO PREVENT SEDIMENTATION OF ADJACENT WATERWAYS.
6. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL SURFACE AND TO PREVENT SEDIMENTATION OF ADJACENT WATERWAYS.
7. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL SURFACE AND TO PREVENT SEDIMENTATION OF ADJACENT WATERWAYS.
8. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL SURFACE AND TO PREVENT SEDIMENTATION OF ADJACENT WATERWAYS.
9. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL SURFACE AND TO PREVENT SEDIMENTATION OF ADJACENT WATERWAYS.
10. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL SURFACE AND TO PREVENT SEDIMENTATION OF ADJACENT WATERWAYS.



CONSTRUCTION SPECIFICATIONS:

1. THE SLOPE OF THE EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

2. THE SLOPE OF THE EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

3. THE SLOPE OF THE EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

4. THE SLOPE OF THE EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

5. THE SLOPE OF THE EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

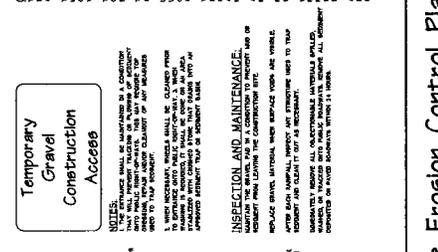
6. THE SLOPE OF THE EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

7. THE SLOPE OF THE EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

8. THE SLOPE OF THE EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

9. THE SLOPE OF THE EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

10. THE SLOPE OF THE EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.



SILT FENCE

CONSTRUCTION SPECIFICATIONS:

1. THE SILT FENCE SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

2. THE SILT FENCE SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

3. THE SILT FENCE SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

4. THE SILT FENCE SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

5. THE SILT FENCE SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

6. THE SILT FENCE SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

7. THE SILT FENCE SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

8. THE SILT FENCE SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

9. THE SILT FENCE SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

10. THE SILT FENCE SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

STANDARD DETAIL:

NOTE:

1. INSPECT AND REPAIR FENCE AFTER EACH RAINFALL EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVE SEDIMENT WHEN NECESSARY.
3. REMOVE SEDIMENT WHEN NECESSARY.
4. REMOVE SEDIMENT WHEN NECESSARY.
5. REMOVE SEDIMENT WHEN NECESSARY.
6. REMOVE SEDIMENT WHEN NECESSARY.
7. REMOVE SEDIMENT WHEN NECESSARY.
8. REMOVE SEDIMENT WHEN NECESSARY.
9. REMOVE SEDIMENT WHEN NECESSARY.
10. REMOVE SEDIMENT WHEN NECESSARY.

Drop Inlet Filter Fabric Sediment Barrier

INSPECTION AND MAINTENANCE:

1. THE DROP INLET FILTER FABRIC SEDIMENT BARRIER SHALL BE MAINTAINED AT ALL TIMES TO PREVENT EROSION AND SEDIMENTATION.

2. THE DROP INLET FILTER FABRIC SEDIMENT BARRIER SHALL BE MAINTAINED AT ALL TIMES TO PREVENT EROSION AND SEDIMENTATION.

3. THE DROP INLET FILTER FABRIC SEDIMENT BARRIER SHALL BE MAINTAINED AT ALL TIMES TO PREVENT EROSION AND SEDIMENTATION.

4. THE DROP INLET FILTER FABRIC SEDIMENT BARRIER SHALL BE MAINTAINED AT ALL TIMES TO PREVENT EROSION AND SEDIMENTATION.

5. THE DROP INLET FILTER FABRIC SEDIMENT BARRIER SHALL BE MAINTAINED AT ALL TIMES TO PREVENT EROSION AND SEDIMENTATION.

6. THE DROP INLET FILTER FABRIC SEDIMENT BARRIER SHALL BE MAINTAINED AT ALL TIMES TO PREVENT EROSION AND SEDIMENTATION.

7. THE DROP INLET FILTER FABRIC SEDIMENT BARRIER SHALL BE MAINTAINED AT ALL TIMES TO PREVENT EROSION AND SEDIMENTATION.

8. THE DROP INLET FILTER FABRIC SEDIMENT BARRIER SHALL BE MAINTAINED AT ALL TIMES TO PREVENT EROSION AND SEDIMENTATION.

9. THE DROP INLET FILTER FABRIC SEDIMENT BARRIER SHALL BE MAINTAINED AT ALL TIMES TO PREVENT EROSION AND SEDIMENTATION.

10. THE DROP INLET FILTER FABRIC SEDIMENT BARRIER SHALL BE MAINTAINED AT ALL TIMES TO PREVENT EROSION AND SEDIMENTATION.

CONSTRUCTION SPECIFICATIONS:

1. THE SLOPE OF THE EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

2. THE SLOPE OF THE EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

3. THE SLOPE OF THE EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

4. THE SLOPE OF THE EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

5. THE SLOPE OF THE EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

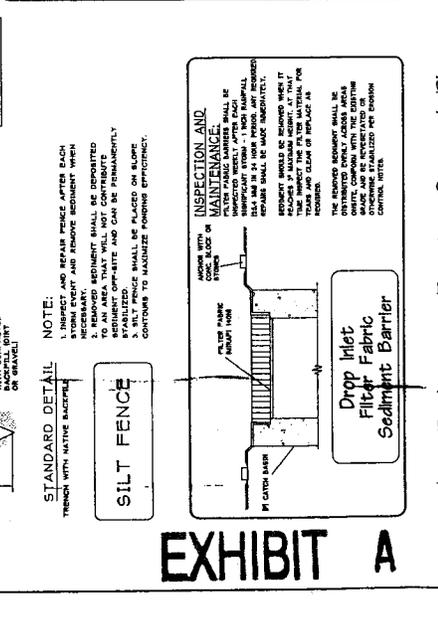
6. THE SLOPE OF THE EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

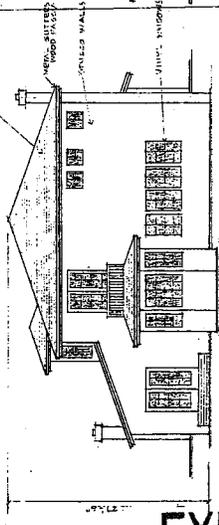
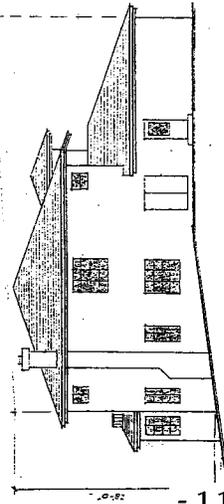
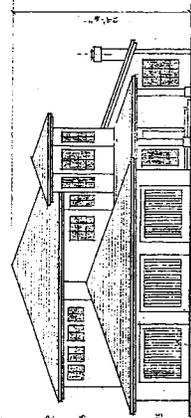
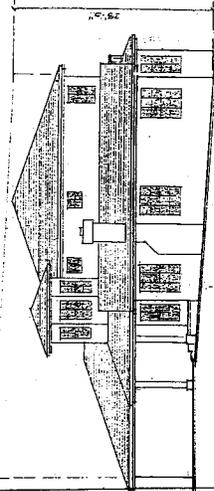
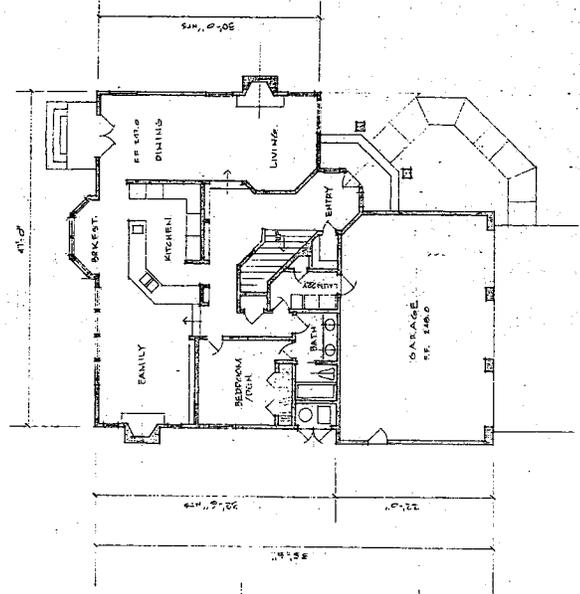
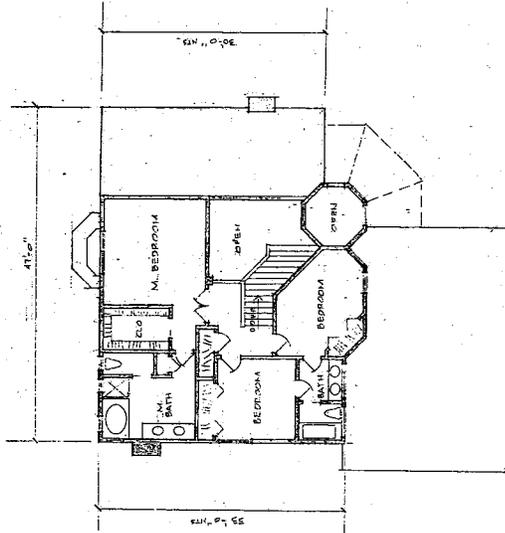
7. THE SLOPE OF THE EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

8. THE SLOPE OF THE EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

9. THE SLOPE OF THE EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.

10. THE SLOPE OF THE EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.



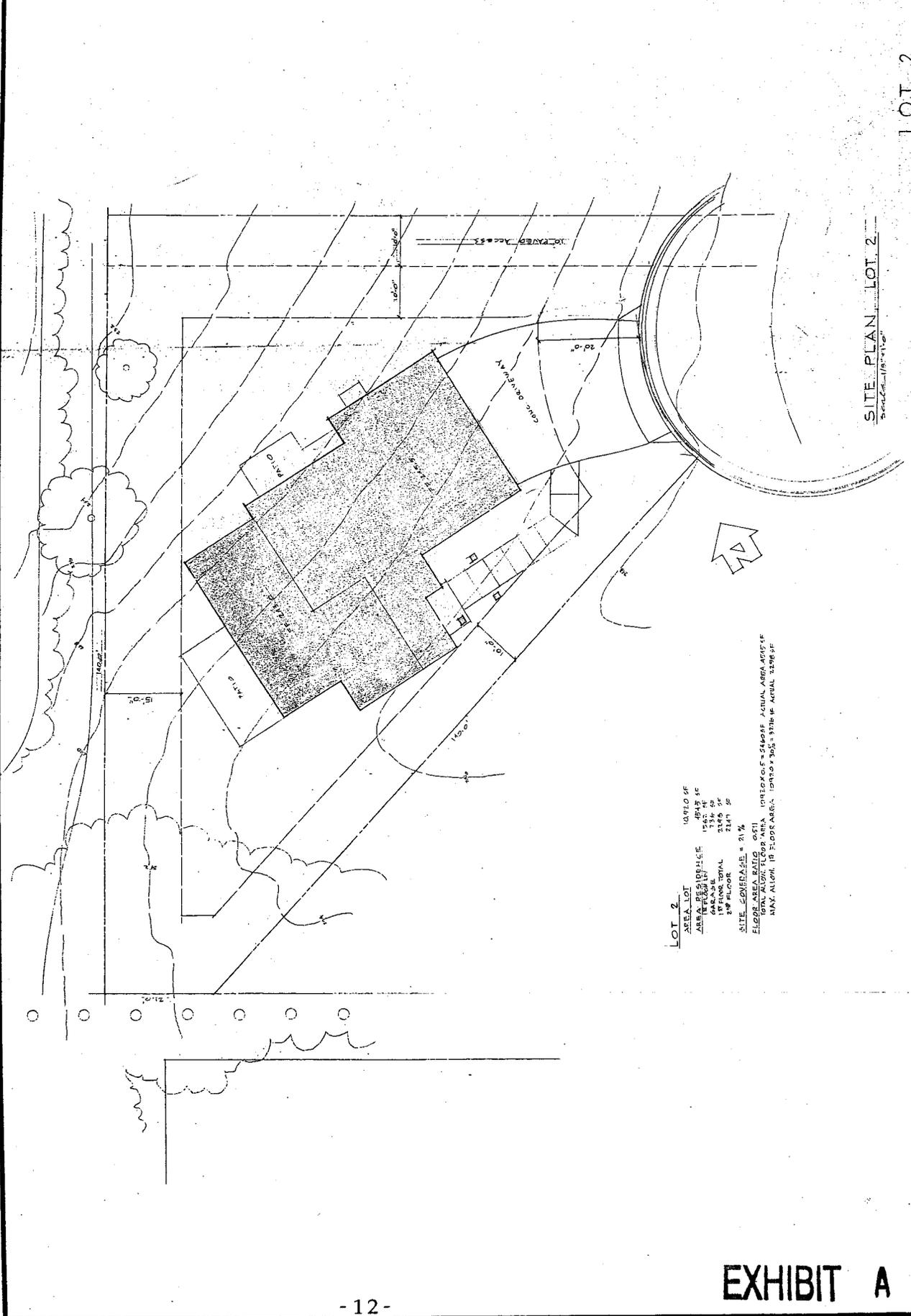


WILLIAM S. BAGNALL ARCHITECTS INC.
 ARCHITECTURE & PLANNING
 125 MISSION STREET, SANTA CRUZ, CALIFORNIA 95060-4977

PRELIMINARY RESIDENCE LOT 2
 JOHN & PATRICIA MARLO
 GRAPEVINE PLACE APTOS CALIFORNIA

DATE: 5 SEPT 2005
 JOB: C/S 11
 REVISIONS: N/A / 5/05/06

SHEET
 A1.2



LOT 2
 AREA LOT 10,710 SF
 AREA RESIDENCE 4,745 SF
 AREA DRIVEWAY 1,562 SF
 TOTAL 12,277 SF
 1ST FLOOR 2,145 SF
 2ND FLOOR 2,147 SF
 SITE COVERAGE = 21%
 FLOOR AREA RATIO 0.511
 TOTAL ALLOD. FLOOR AREA 12,277 SF
 MAX. ALLOD. FLOOR AREA 12,277 SF
 DIRECTION OF ACTUAL AREA ADJUSTED
 12,277 SF * 0.95 = 11,663 SF ACTUAL 12,277 SF

SITE PLAN LOT 2
 1/8" = 1'-0"

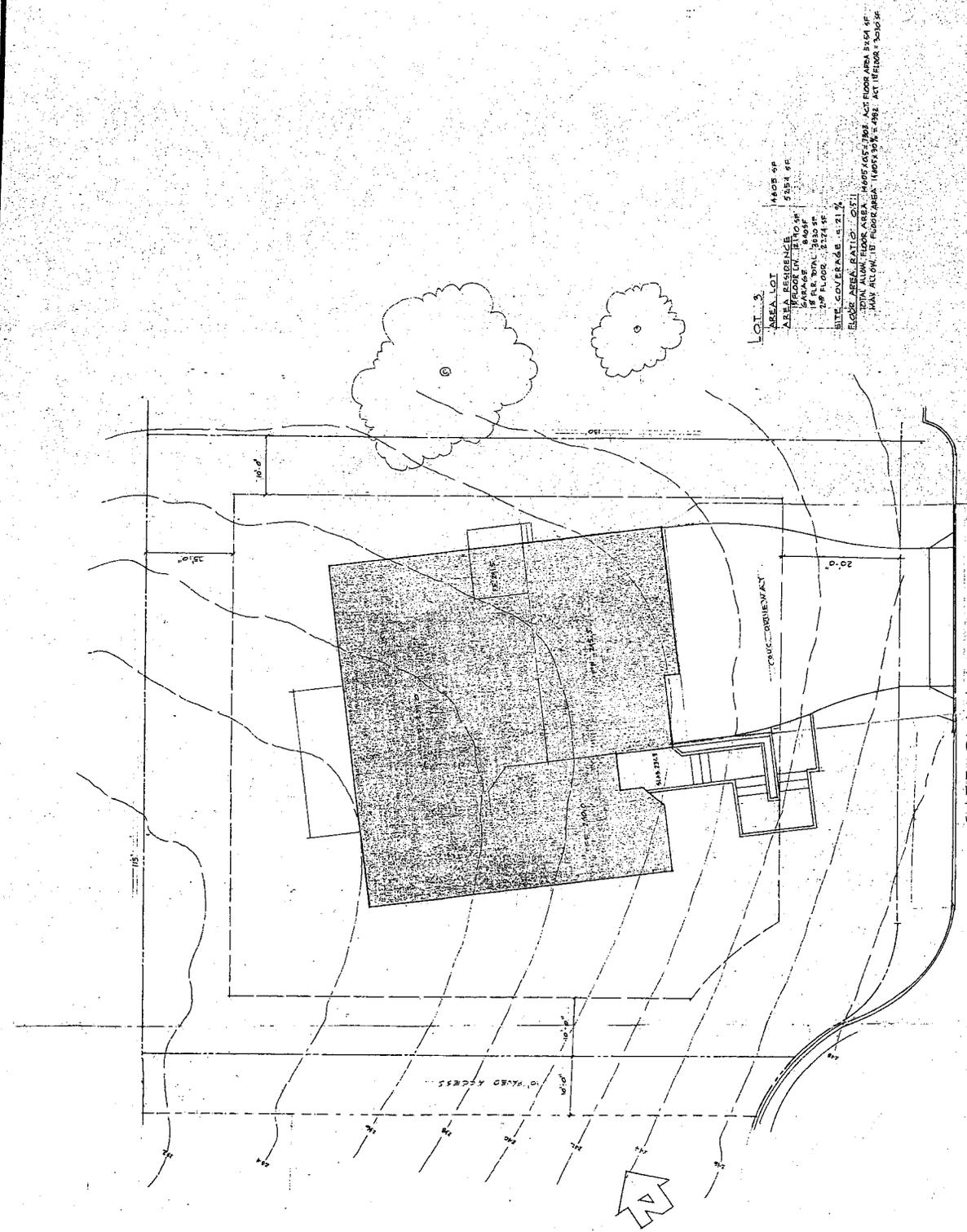
LOT 2

EXHIBIT A

WILLIAM S. BAGNALL ARCHITECTS INC.
 ARCHITECTURE & PLANNING
 125 Mission Street, Santa Cruz, California 95060-4977

PRELIMINARY RESIDENCE LOT 3
 JOHN & PATRICIA MARIO
 GRAPEVINE PLACE APTO CALIFORNIA

DATE: SEPT. 2005
 JOB: 0811
 REVISIONS:
 12/05
 11/06
 SHEET: AMPS

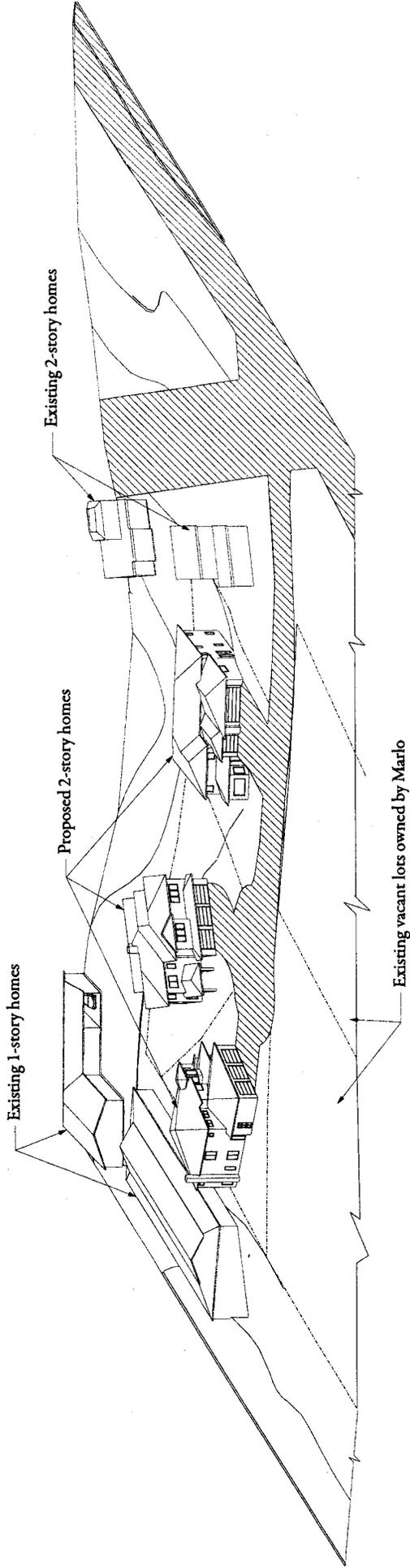


LOT 3
 AREA LOT 14605 SF
 AREA RESIDENCE 2254 SF
 TOTAL FLOOR AREA 14605 SF
 MAX. ALUM. TO FLOOR AREA 14605 SF x 0.15 = 2190.75 SF
 TOTAL ALUM. FLOOR AREA 14605 SF x 0.15 = 2190.75 SF
 MAX. ALUM. TO FLOOR AREA 14605 SF x 0.15 = 2190.75 SF
 SITE COVERAGE = 21%
 FLOOR AREA RATIO: 0.15

TOTAL ALUM. FLOOR AREA 14605 SF x 0.15 = 2190.75 SF
 MAX. ALUM. TO FLOOR AREA 14605 SF x 0.15 = 2190.75 SF

SITE PLAN LOT 3
 SCALE: 1/8" = 1'-0"

LOT 3



Marlo proposed homes
Mesa Drive at Mar Vista Drive, Aptos
Axonometric: ArchiGraphics

Subdivision Findings

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

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

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

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan. The project creates three single family residential parcels and is located in the Urban Low Density Residential (R-UL) General Plan designation which allows a density of one parcel for each 6,000 to 10,000 square feet of net developable parcel area. The proposed project is consistent with the General Plan, in that each residential parcel will contain a minimum of 10,000 square feet of net developable area.

The project is consistent with the General Plan in that the full range of urban services is available, including public water and sewer service. Parcels will be accessed by a new private roadway (Grapevine Place) to Mesa Drive. The proposed access road (Grapevine Place) will require an exception to the County Design Criteria due to variation in pavement width, parking configuration, and roadside improvements. The proposed roadway design provides adequate and safe vehicular and pedestrian access.

The subdivision, as conditioned, will be consistent with the General Plan regarding infill development, in that the proposed residential development will be consistent with the pattern of surrounding development, and the design of the proposed structures are consistent with the character of similar developments in the surrounding area.

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

This finding can be made, in that the use of the property will be residential in nature, unit densities meet the minimum standards for the R-1-10 (Single family residential - 10,000 square feet minimum) zone district where the project is located, and the project will be consistent with the required site standards of the R-1-10 zone district.

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

This finding can be made, in that no challenging topography affects the building site, technical reports prepared for the property conclude that the site is suitable for residential development, and the proposed units are properly configured to allow development in compliance with the required site standards. No environmental resources would be adversely impacted by the proposed development.

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

This finding can be made, in that no mapped or observed sensitive habitats or threatened species will be adversely impacted through the development of the site.

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

This finding can be made, in that municipal water and sewer services are available to serve all proposed parcels.

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

This finding can be made, in that no such easements are known to affect the project site.

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

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

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

This finding can be made, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The surrounding neighborhood contains single family residential development. The proposed residential development is compatible with the architecture in the neighborhood and the surrounding pattern of development.

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.

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 use of the property will be residential in nature, unit densities meet the minimum standards for the R-1-10 (Single family residential - 10,000 square feet minimum) zone district where the project is located, and the project will be consistent with the required site standards of the R-1-10 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 division of land, its design, and its improvements, will be consistent with the General Plan. The project creates three single family residential parcels and is located in the Urban Low Density Residential (R-UL) General Plan designation which allows a density of one parcel for each 6,000 to 10,000 square feet of net developable parcel area. The proposed project is consistent with the General Plan, in that each residential parcel will contain a minimum of 10,000 square feet of net developable area.

The project is consistent with the General Plan in that the full range of urban services is available, including public water and sewer service. Parcels will be accessed by a new private roadway (Grapevine Place) to Mesa Drive. The proposed access road (Grapevine Place) will require an exception to the County Design Criteria due to variation in pavement width, parking configuration, and roadside improvements. The proposed roadway design provides adequate and safe vehicular and pedestrian access.

The subdivision, as conditioned, will be consistent with the General Plan regarding infill development, in that the proposed residential development will be consistent with the pattern of surrounding development, and the design of the proposed structures are consistent with the character of similar developments in the surrounding area.

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 expected level of additional traffic generated by the proposed project is anticipated to be 3 additional peak vehicle trips per day (1 per single family dwelling), the proposed 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 project site is located in a mixed neighborhood containing a variety of architectural styles, and 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 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 structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The surrounding neighborhood contains single family residential development. The proposed residential development is compatible with the architecture in the neighborhood and the surrounding pattern of development.

Roadway/Roadside Exception Findings

1. The improvements are not appropriate due to the character of development in the area and the lack of such improvements on surrounding developed property.

This finding can be made, in that full local street improvements would not be consistent with the pattern of development in the neighborhood or the improvements on the existing roadways that access the project site (Mesa Drive and Mar Vista Drive). The proposed roadway (Grapevine Place) varies from the County Design Criteria in terms of width and improvements with a 40 feet wide right of way, 24 feet wide pavement section, no sidewalks, and with parking and landscaping on one side of the roadway. The County Design Criteria standard for a local street is a 56 feet wide right of way with parking, sidewalks, and landscaping on both sides of the roadway. A Roadway/Roadside Exception is required for the proposed roadway and to recognize the existing substandard intersection at Mar Vista Drive and Mesa Drive. The intersection at Mar Vista Drive and Mesa Drive is not conforming to County Design Criteria due to the angle and slope of the intersection at Mesa Drive and the narrow (12 feet) width of Mar Vista Drive. Additionally, the proposed roadway (Grapevine Place) will create a non-standard three way intersection with these roadways. The proposed widening at the Mar Vista Drive, Mesa Drive, and Grapevine Place intersection will be adequate for the low level of traffic that will utilize Grapevine Place (3 residences) and Mar Vista Drive (3 residences). A Roadway/Roadside Exception is considered as appropriate due to the number of residences served and the existing conditions within the surrounding neighborhood.

County Code Section 15.10.050(f)(1) allows for exceptions to roadside improvements when those improvements would not be appropriate due to the character of existing or proposed development.

Conditions of Approval

Land Division 06-0149

Applicant: Ifland Engineers

Property Owner: John & Patricia Marlo, trustees

Assessor's Parcel Number(s): 039-083-11

Property Address and Location: Property is located approximately 150 feet south of Mesa Drive at the intersection with Mar Vista Drive. No situs address.

Planning Area: Aptos

Exhibit(s):

- A. Tentative Map - prepared by Ifland Engineers, dated 4/23/08; Landscape plans - prepared by Gregory Lewis Landscape Architect, revised 6/11/07; Architectural and floor plans - prepared by William S. Bagnall Architects, revised 11/06.
-

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

- I. Prior to exercising any rights granted by this Approval, the owner shall:
- A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof.
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:
- A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
- B. This land division shall result in no more than three (3) single family residential units, and a private right of way for access, utilities, and landscaping.
- C. The minimum aggregate parcel area shall be 10,000 square feet of net developable land per unit.
- D. The following items shall be shown on the Final Map:

1. Building envelopes, common area and/or building setback lines located according to the approved Tentative Map. The building envelopes for the perimeter of the project shall meet the minimum setbacks for the R-1-10 zone district of 20 for front yards, 10 feet for side yards, and 15 feet for rear yards.
 2. Show the net area of each lot to nearest square foot.
 3. All easements and dedications to be recorded prior to recordation of the Parcel 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. New parcel numbers for all of the parcels must be assigned by the Assessors Office prior to application for a Building Permit on any parcel created by this land division.
 2. Lots shall be connected for water service to Soquel Creek Water District. All regulations and conditions of the water district shall be met.
 3. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the sanitation district shall be met.
 4. All future construction on the lots shall conform to the Architectural Floor Plans and Elevations as stated or depicted in the approved Exhibit "A" and shall also meet the following additional conditions:
 - a. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the R-1-10 zone district. Development on each parcel shall not exceed a 40% lot coverage, or a 50% floor area ratio, or other standard as may be established for the zone district.
 - b. 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.

5. All future development on the lots shall comply with the requirements of the approved geotechnical report(s) for this project.
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. Prior to any building permit issuance or 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 type of erosion control practices to be used and shall include the following:
 - a. Silt and grease traps shall be installed according to the approved improvement plans.
 - b. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.
 - c. Spoils management that prevents loose material from clearing, excavation, and other activities from entering any drainage channel.
8. Any changes from the approved Exhibit "A", including but not limited to the Tentative Map, Preliminary Improvement Plans, or the attached exhibits for architectural and landscaping plans, must be submitted for review and approval by the Planning Department. Changes may be forwarded 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.

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 connections fees, and furnish a copy of the CC&R's to the district.
- C. A Homeowners Association (HOA) shall be formed for maintenance of all areas under common ownership including, sidewalks, roadways, all landscaping, drainage structures, water lines, sewer laterals, fences, silt and grease traps and buildings. CC&R's shall be sent furnished to the Planning Department and shall include the following, which are permit conditions:
1. All landscaping within the private right of way (Grapevine Place) shall be permanently maintained by the Homeowners Association.
 2. All drainage structures, including silt and grease traps and detention facilities, shall be permanently maintained by the Homeowners Association.
 3. Annual inspection of the silt and grease traps shall be performed and reports sent to the Drainage section of the Department of Public Works on an annual basis. Inspections shall be performed prior to October 15 each year. The expense for inspections and report preparation shall be the responsibility of the Homeowners Association.
 - a. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage section of the Department of Public Works within 5 days of the inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.
- D. 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.
- E. 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 from public 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. Backflow prevention devices must be located in the least visually obtrusive location.
- F. All requirements of the Aptos/La Selva Fire Protection District shall be met.
- G. Park dedication in-lieu fees shall be paid for three (3) dwelling units. These fees

are currently \$1,000 per bedroom, but are subject to change.

- H. Child Care Development fees shall be paid for three (3) dwelling units. These fees are currently \$109 per bedroom, but are subject to change.
- I. Transportation improvement fees shall be paid for three (3) dwelling units. These fees are currently \$2,540 per unit, but are subject to change.
- J. Roadside improvement fees shall be paid for three (3) dwelling units. These fees are currently \$2,540 per unit, but are subject to change.
- K. Pay the small projects fee for the third unit to meet the Affordable Housing Requirements specified by Chapter 17.10 of the County Code. This fee is currently \$15,000 per applicable unit, but is subject to change.
- L. 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% 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 be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria except as modified in these conditions of approval. Plans shall also comply with applicable provisions of the State Building Code regarding accessibility.
 - a. The construction of the proposed access road (Grapevine Place) shall include a 24 feet wide road section. A Roadside/Roadway Exception is approved to vary from County standards with respect to the width of the right of way, sidewalks, landscaping, and on-street parking.
 - b. The existing intersection and proposed widening at the intersection of the proposed access road (Grapevine Place), Mar Vista Drive, and Mesa Drive shall be constructed per the approved improvement plans for this permit. A Roadside/Roadway Exception is approved to vary from County standards with respect to the intersection design.
 - 2. Complete drainage details including existing and proposed contours, plan views and centerline profiles of all driveway improvements, complete drainage calculations and all volumes of excavated and fill soils.

3. Details for the installation of required silt and grease traps to filter runoff from the parking area. Submit a silt and grease trap maintenance agreement to the Department of Public Works.
4. A detailed erosion control plan shall be submitted which includes the following: a clearing and grading schedule that limits grading to the period of April 15 - October 15, clearly marked disturbance envelope, revegetation specifications, silt barrier locations, temporary road surfacing and construction entry stabilization, sediment barriers around drain inlets, etc. This plan shall be integrated with the improvement plans that are approved by the Department of Public Works, and shall be submitted to Environmental Planning staff for review and approval prior to recording of the final map.
5. In order to ensure that the one hour air quality threshold for the pollutant acrolein is not exceeded during demolition and paving, prior to the issuance of the grading permit, the applicant shall modify the grading plans to include notes incorporating the construction conditions given by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) as follows:
 - i. All pre-1994 diesel equipment shall be retrofitted with EPA certified diesel oxidation catalysts *or* all such equipment shall be fueled with B99 diesel fuel;
 - ii. Applicant shall retain receipts for purchases of catalysts or b99 diesel fuel until completion of the project;
 - iii. Applicant shall allow MBUAPCD to inspect receipts and equipment throughout the project.

Alternatively, the applicant may submit a health risk assessment to the MBUAPCD for review and approval. Any recommendations and requirements of the MBUAPCD will become conditions of constructing the project.

- M. Submit a final Landscape Plan for the entire site for review and approval by the Planning Department. The landscape plan shall specify plant species, size and location, and shall include irrigation plans, which meet the following criteria and must conform to all water conservation requirements of the local water district and the following conservation regulations:
 1. 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.
 2. 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 landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.

3. 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.
4. 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, over-spray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
 - a. 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.
 - b. 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.
 - c. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
 - d. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.
5. All planting shall conform to the landscape plan shown as part of the approved Exhibit "A", with the following exceptions:
 - a. Tree species will be selected by the landscape architect and/or licensed arborist that are native and/or well suited to the conditions on the project site.

- IV. All future construction within the property 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. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria unless otherwise specifically excepted by these conditions of approval.
 - B. 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 that may or may not be granted.
 - C. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
 - E. 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; and
 - 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
 - 3. 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.

- F. Construction of improvements shall comply with the requirements of the approved geotechnical report(s) for this project. The project geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report(s).
- G. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots.
- V. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.
- VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
 - A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
 - C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

**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: _____

Mark Deming
Assistant Director

Randall Adams
Project Planner

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

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: 06-0149

Assessor Parcel Number: 039-083-11

Project Location: No situs

Project Description: Minor land division to create three single family residential parcels.

Person or Agency Proposing Project: Ifland Engineers

Contact Phone Number: (831) 426-5313

- 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. **Categorical Exemption**

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

F. **Reasons why the project is exempt:**

Minor land division within an urbanized area with all urban services available.

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

Randall Adams, Project Planner

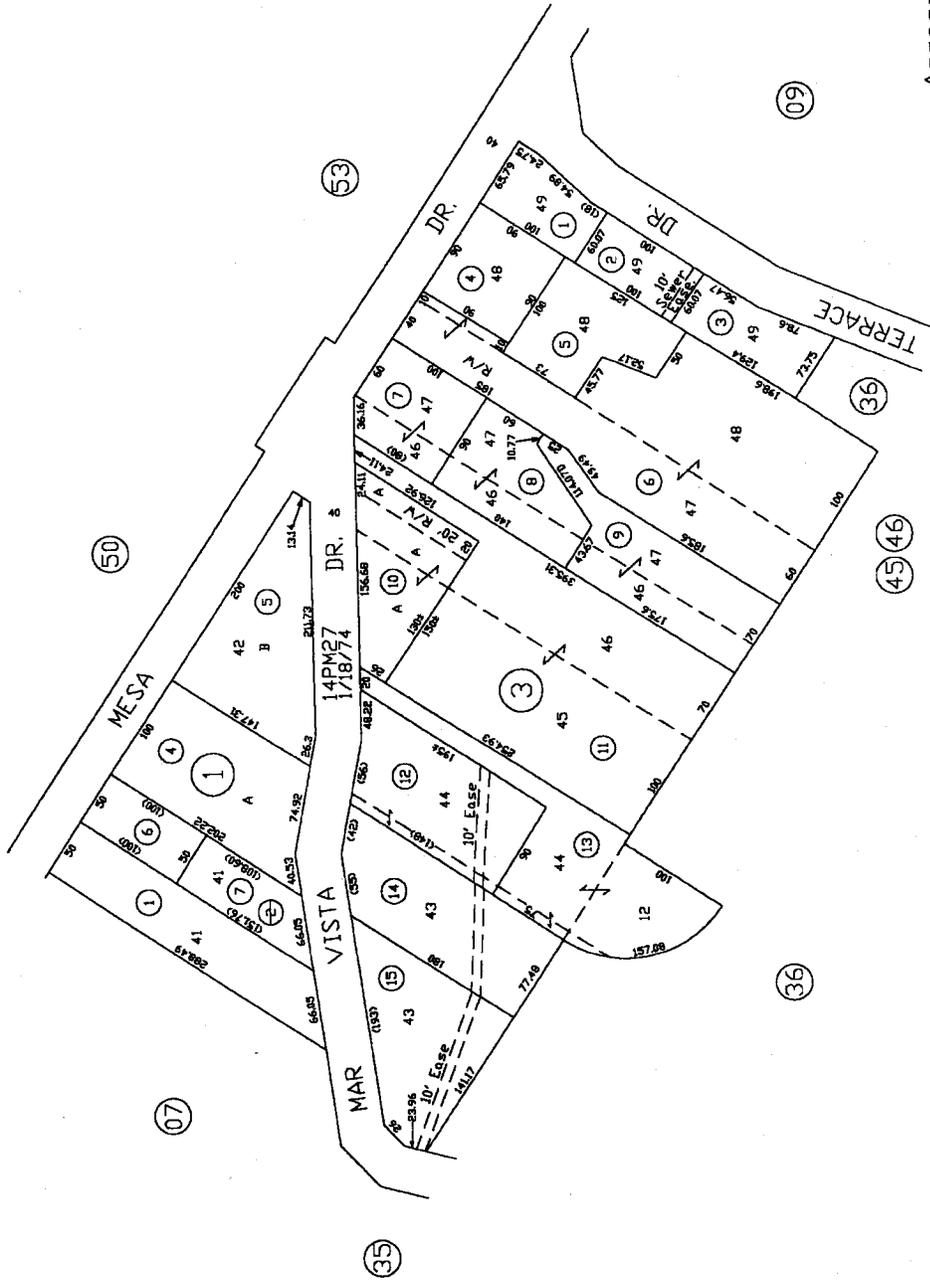
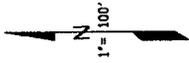
Date: _____

FOR TAX PURPOSES ONLY
 THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY, NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1997

POR. APTOS RANCHO
 S.E. 1/4 SEC. 12 T.11S., R.1W. M.D.B. & M.

Tax Area Code
 69-273

39-08



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

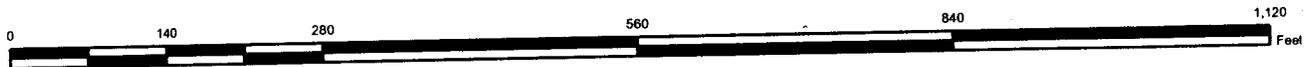
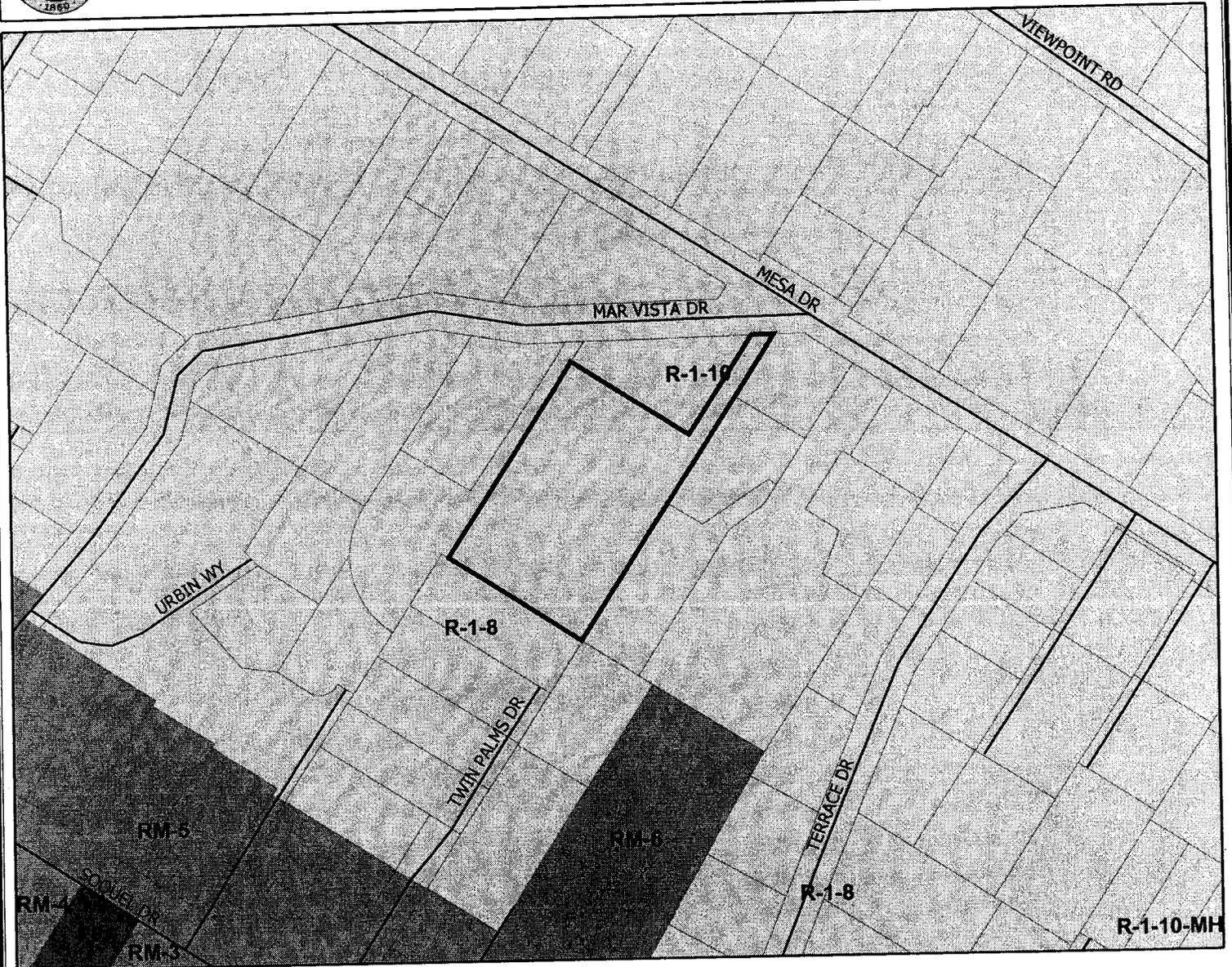
Assessor's Map No. 39-08
 County of Santa Cruz, Calif.
 Dec., 1997

EXHIBIT E

Electronically Redrawn 12/12/97 whp
 Rev. 4/29/98 CSA (CD)
 Rev. 7/9/98 (5) Cor. & 3-05
 Rev. 5/1/01 (M) Changed page refs.)

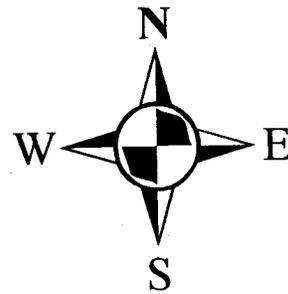


Zoning Map



Legend

-  APN 039-083-11
-  Streets
-  Assessors Parcels
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  RESIDENTIAL-MULTI FAMILY (RM)
-  PUBLIC FACILITY (PF)

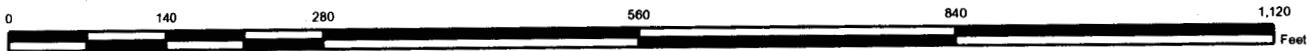
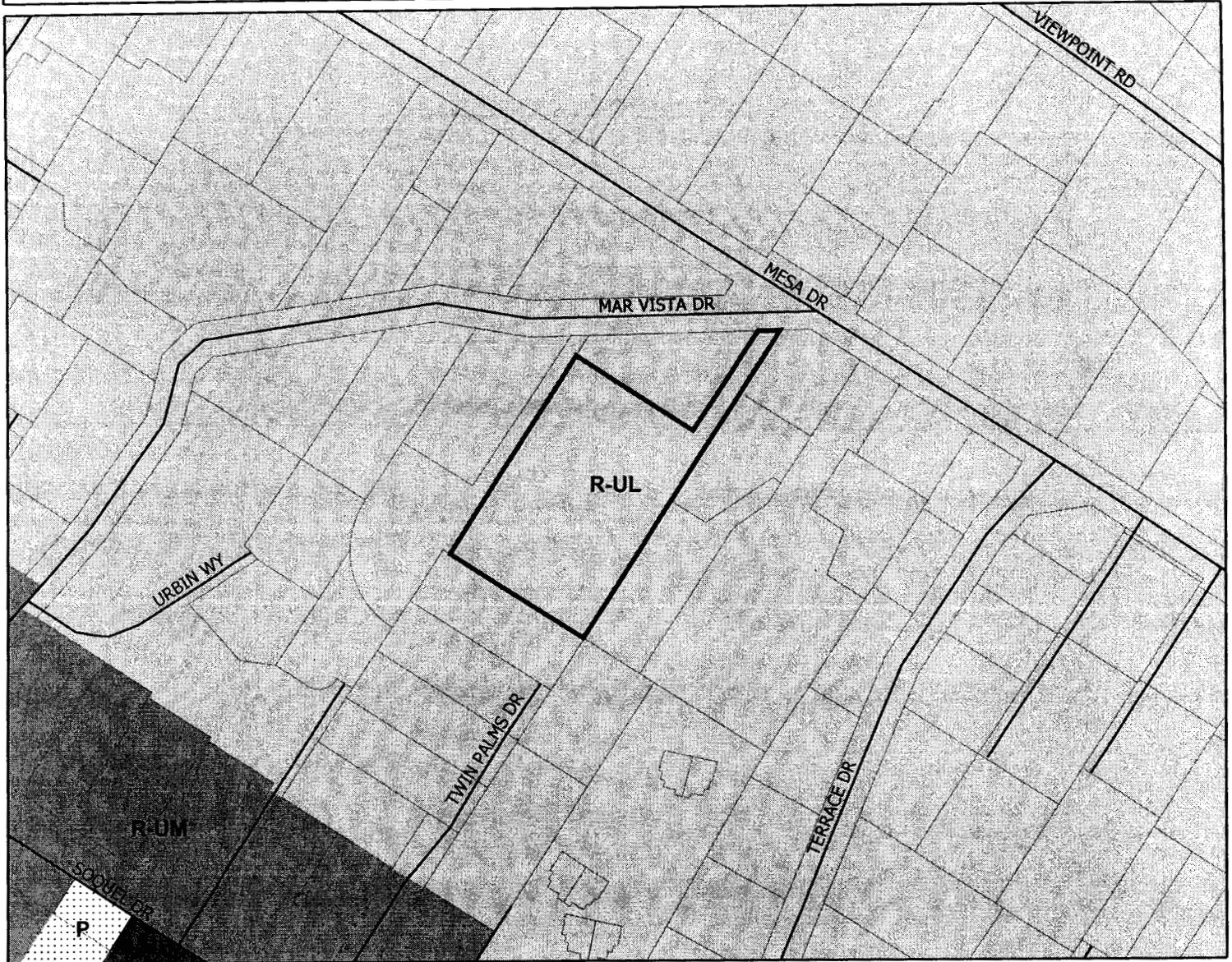


Map Created by
County of Santa Cruz
Planning Department
March 2006

EXHIBIT F

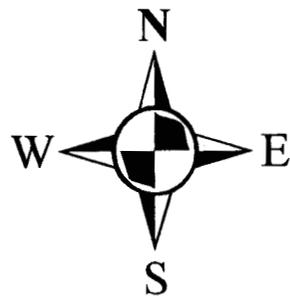


General Plan Designation Map



Legend

-  APN 039-083-11
-  Streets
-  Assessors Parcels
-  Residential - Urban Low Density (R-UL)
-  Residential - Urban Medium Density (R-UM)
-  Residential - Urban High Density (R-UH)
-  Public Facilities (P)



Map Created by
 County of Santa Cruz
 Planning Department
 March 2006

EXHIBIT F

C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Randall Adams
Application No.: 06-0149
APN: 039-083-11

Date: September 16, 2008
Time: 09:40:13
Page: 1

Environmental Planning Completeness Comments

===== UPDATED ON APRIL 3, 2007 BY KEVIN D CRAWFORD =====
4/3/07 - (comments below by Kevin Crawford for Kent Edler)

Previous comments have been addressed except for Item 1 by Kent, as follows: 1. The soils report indicates that expansive soils onsite will need to be removed. The plans need to indicate an estimate of the removal of the expansive materials and replacement with engineered fill (in cy's). 2 estimates should be provided - one for pier and grade beam foundations and the other for conventional foundations.

Please provide the information requested above. Also, remove the note below the earthwork quantity estimate on Sht TM2 since it is inaccurate. Only the excavation volume for the structural foundation itself is exempted from ordinance requirements. "Excavation below existing grade" or over-excavation / recompaction volumes are not exempted.

Proposed retaining walls are depicted differently on Sheets TM1 & TM2. Resolve these differences such that the design is consistent. Provide the proposed top & bottom wall elevations at all critical points in the walls. Also provide a typical construction detail for the retaining walls.

As previously requested, please provide a construction detail for the proposed drainage outlet energy dissipator. This is an important element of the Erosion Control Plan and needs to be depicted as to type and location. Please note that the proposed "SD controlled release CB" has a higher invert elevation than the upstream CB to the south. Also the detension pipe segment on Lot 3 is designed with no fall. Please verify design.

===== UPDATED ON JULY 30, 2007 BY KENT M EDLER ===== Application is complete for Soils and Grading Issues. Note: See compliance comments.

Environmental Planning Miscellaneous Comments

===== UPDATED ON APRIL 3, 2006 BY KENT M EDLER =====

The following items must be included with improvement plans:

1. An erosion and sediment control plan that shows locations and details of erosion and sediment control measures to be implemented during construction.
2. Roadway structural section.
3. Details of the drainage dissipator.
4. A plan review letter from the soils engineer that reviews the improvement plans must be submitted.

Note: winter grading will not be allowed on this site. Grading must also commence by August 15 or the start of grading must wait until the following April 15th.

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 06-0149
APN: 039-083-11

Date: September 16, 2008
Time: 09:40:13
Page: 2

===== UPDATED ON APRIL 10, 2006 BY ANDREA M KOCH =====
1) No additional comments. See Kent Edler's comments. ===== UPDATED ON JULY 21,
2006 BY ANDREA M KOCH =====
===== UPDATED ON APRIL 3, 2007 BY KEVIN D CRAWFORD =====
4/3/07 - (comments below by Kevin Crawford for Kent Edler):

Sht TM1 - 1) Provide proposed structural section for parking area (as well as the traveled way). 2) Resolve differences between Sht TM2 relative to proposed retaining walls (see comment under "completeness").

Sht TM2 - 1) Revise note under "Geotechnical Notes" as follows: Replace "shall be included on" with "have been incorporated into". This is the designer's responsibility, not the contractor's. 2) Provide a typical cross section for Grapevine Place from R/W to R/W. 3) Provide an actual line of demarcation for the Limits of Grading. The note provided does not indicate an actual grading limits line. 4) Provide more detail on the proposed grading. Note 1 under "Grading Notes" indicates all lot grading to be done with house construction, but driveway & garage grading is indicated on these plans. It is assumed driveway & garage grading will occur with the road and infrastructure grading. Based on that assumption, some lot grading will be necessary that is not depicted (ie adjacent to the driveways and garages). Also the paved access for the sewer easement is not depicted--neither finished grades nor structural section. Please provide this additional grading information. Provide an additional typical cross section for each lot that is perpendicular to those already provided, and extending from property line to property line. 5) Resolve differences between Sht TM1 & TM2 relative to proposed retaining walls. Walls must have at least a preliminary design and the information on each sheet must be in agreement. (see comments under "completeness").

===== UPDATED ON JULY 30, 2007 BY KENT M EDLER ===== Compliance comments for soils and grading issues:

1. Submit a plan review letter from the soils engineer.
2. Sheet TM2 has a note stating "Construct Retaining Wall" on the east side of Grapevine Place. There are no details of this retaining wall and it is not clear why it is needed. Please clarify / add information on the plans as to the height and length of the wall.
3. It appears that a low retaining wall is needed at the east side of the proposed cul de sac. Proposed grades show 250.11, but existing grades at the property line are approximately 252.5. Show the length and height of the wall or revise grades accordingly.

Misc. Comments for soils and grading issues (to be addressed on the Final Improvement Plans):

1. Submit a plan review letter from the soils engineer that reviews the Final Improvement Plans.
2. Submit an erosion control plan that shows locations and details of erosion and sediment control devices to be implemented during construction.

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 06-0149
APN: 039-083-11

Date: September 16, 2008
Time: 09:40:13
Page: 3

3. Plans must clearly show how drainage will be directed away from the SE side of the proposed house on lot 2.
4. Revise the geotechnical notes on Sheet TM2 from "shall be included on the final site grading and improvement plans" to "are incorporated into these plans."
5. Show the limits of grading line.
6. Include grading x-sections through the proposed structures that are perpendicular to the one shown.

Conditions of Approval:

1. Winter grading will not be allowed on this site.
2. Site grading must start prior to August 15. If site grading does not start by August 15, the start of grading must wait until the following April 15.

Dpw Drainage Completeness Comments

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

===== REVIEW ON APRIL 10, 2006 BY DAVID W SIMS ===== General Plan policies: <http://www.sccoplanning.com/pdf/generalplan/toc.pdf> 7.23.1 New Development 7.23.2 Minimizing Impervious Surfaces 7.23.3 On-Site Stormwater Detention 7.23.4 Downstream Impact Assessments 7.23.5 Control Surface Runoff The submitted drainage plan was reviewed for completeness and compliance with stormwater management controls provided by County policies listed above. The plan needs the following additional information and revisions prior to approving discretionary stage Stormwater Management review. ***** May 15, 2008 By ISD223 ***** Comments saved in another document to provide more space for 2008 comments.

===== UPDATED ON JULY 27, 2006 BY DAVID W SIMS ===== 2nd Routing: Applicant has not provided complete information and has not proposed a development conforming to County development policies. Approval is not recommended. ***** May 15, 2008 By ISD223 ***** Comments saved in another document to provide more space for 2008 comments.

===== UPDATED ON APRIL 5, 2007 BY DAVID W SIMS ===== 3rd Routing: Applicant has not provided complete information and has not proposed a development conforming to County development policies. Approval is not recommended. The proposed project has not: A) Provided offsite assessment of drainage conditions. B) Minimized development impacts, specifically impervious surfacing. C) Provided acceptable mitigation measures for the impacts created. D) Avoided runoff diversion. Detailed comments were previously provided on these subjects and are to be referred to again for this detail. The applicant is required to meet with the Stormwater Management Section prior to resubmittal or any further review of this project.

===== UPDATED ON AUGUST 2, 2007 BY DAVID W SIMS ===== 4th Routing: Applicant has significantly improved the on-site proposal, however several issues remain unresolved. Approval is not yet recommended. Prior item 1) Complete. Applicant has proposed on-site mitigations which appear to have the potential to meet County

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 06-0149
APN: 039-083-11

Date: September 16, 2008
Time: 09:40:13
Page: 4

mitigation requirements. Additional calculations and plan details will be needed upon recording of the final map and improvement plans. Prior item 2) Incomplete. The proposal now extensively minimizes impervious surfacing principally by proposing porous pavements. A method of draining sub-grade water from below these pavements is not shown, although site grades could accommodate this. Sub-grade drainage will be necessary to meet design criteria requirements, and because site soils at sub-grade depth are too tight to provide this drainage naturally. Prior item 3) Incomplete. Show/identify the drainage divide (existing and proposed) on the plans and label it. Prior item 4) Incomplete. More complete assessment will be required for the western drainage route. The current assessment indicates two pipe sections that are under-sized, but implies, without supporting analysis, that a detention affect upstream resolves this problem. The assessment still needs to provide all other pertinent descriptions and analysis that serve to clearly communicate existing conditions and determine the extent of needed corrections in order for this routing to meet County standards, including but not limited to the following: a) Fully describe the configuration and condition of all reaches of the routing between the project & Soquel Dr even if simply open natural channel. b) Identify all near channel structures, including verifying the absence of absence of such where that occurs. c) Describe the lengths and conditions of the under capacity pipes and any properties affected. Describe the length of open channel sections between pipes. d) Describe the size of the detention areas and determine the actual amount of benefit they provide. e) Determine what size pipes would be needed to meet County standards without the influence of upstream channel detention. f) Describe what construction disturbances and impediments would be entailed if capacity upgrades were to be made. Prior item 5) Complete. See miscellaneous comment A regarding easement. Prior item 6) Incomplete. There appears to be as much as a 2 1/2 foot cut in the bulb end of Grapevine Place directly on the property line. No grading changes, retaining walls or drainage provisions are shown. How will runoff be handled along this transition? Eastern runoff may not be routed south along the edge of Grapevine place as this would create diversion. Prior item 7) Complete. The proposal for porous pavements provides water quality treatment within the sub-grade and other measures will not be required as long as pavement drainage design issues are resolved. ===== UPDATED ON FEBRUARY 26, 2008 BY DAVID W SIMS ===== 5th Routing: Several important issues remain unresolved, particularly the inadequacy of an off-site drainage pipe through which this project flows, and the proposed means of sub-draining permeable pavements to meet CDC requirements. Approval is not yet recommended. Prior item 1) Complete. Additional calculations and plan details for site mitigations will be needed upon recording of the final map and improvement plans. Prior item 2) Incomplete. A method of draining sub-grade water from below permeable pavements is not shown, although site grades could accommodate this. Bore logs show the underlying sandy soils to be beyond depths typically associated with pavement sub-grade construction, and typical construction would contact soils containing clays. How will this be resolved? A feasible means of sub-grade drainage needs to be shown. Prior item 3) Incomplete. Show/identify the drainage divide (existing and proposed) on the plans and label it. Prior item 4) Incomplete. The off-site drainage assessment provided has not fully answered the issues requested. However, it is apparent from the last submittal that the 15" diameter RCP under the rear lawn of parcel 039-361-07 is substantially inadequate in flow capacity. Even if the contributing drainage basin B were reduced to half its size, the flows generated exceed the pipe capacity by 100% (>13cfs) for a 2-year storm. This is per the civil engineer's stated assessed capacity of the pipe of 6.46 cfs. Needed capacity, either as open channel, piped, or as a combination, is

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 06-0149
APN: 039-083-11

Date: September 16, 2008
Time: 09:40:13
Page: 5

for a 10-year storm to meet County requirements. The civil engineer is to include a plan sheet with the discretionary application showing details of parcel 039-361-07, the existing pipe structure, and all needed improvements and calculations to achieve required capacity, along with any associated landscaping modifications. Extend channel plan alignment, profile grade, and sections upstream and downstream to show proper tie in with other hydraulic features and encroaching urban structures. Design attention should be given and plans should show the routing to be provided for future 25-year overflow conditions.

Prior item 5) Complete. Prior item 6) Incomplete. Applicant has included an inlet to intercept the swale runoff along the edge of the road and to keep it directed within the correct drainage area, avoiding diversion. Prior item 7) Complete. ===== UP-DATED ON MAY 15, 2008 BY LOUISE B DION =====

One important issue remains unresolved - the inadequacy of the off-site drainage pipe through which this project flows. Approval is not yet recommended.

Prior item 1) Complete. Additional calculations and plan details for site mitigations will be needed upon recording of the final map and improvement plans.

Prior item 2) Complete. Provide calculations quantifying the capacity of this feature to drain the sub-grade water prior to recording of the final map and improvement plans.

Prior item 3) Incomplete. This information is useful for the hearing review. However you may consider it a miscellaneous comment.

Prior item 4) Incomplete. The report submitted by Ifland date April 2008 states that a 10 year storm would generate 43.31 cfs from basin B. The engineering analysis of the 24" C.M.P. under Urban Way indicates a flow capacity is 27.4 cfs not including head pressure. The analysis also quantifies the storage volume behind the headwall as 8,000 cubic feet but does not provide an analysis on how this influences the downstream capacity of the 24" C.M.P., which is undersized, i.e. 27.4 cfs << 43.31 10 year storm flow. The report is unclear as to how this area was calculated. Please provide some documentation.

The engineering analysis also states that the existing 15" R.C.P. and 8" C.C.P. pipes located in the rear yard of APN 039-361-05 combined capacity is 12 cfs <<< 43.31 cfs 10 year storm flow. The analysis states that there is a ponding area upstream from these pipes but does not quantify this nor provide an analysis of how this influences the downstream drainage capacity. The report provides pictures of the 15" pipe but none of the 8" pipe. Was the entrance to the 8" not visible?

The report does not sufficiently address overflow runoff from larger storm events. This flow must be quantified and the entire overflow path must be described to a safe point of release. Hearsay observations such as those of Mr. Herkomer, while anecdotal, are not what should be relied upon when assessing whether downstream properties will be impacted by flooding. The civil engineer must quantify the flow, describe the entire overflow path to a safe point of release, assess the impact and quantify the detention affect they are stipulating.

Finally the engineer states that replacing the 15" and 8" pipes with one 24" H.D.P.E. pipe will cause significant disruption to the homeowners. Is this the only

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 06-0149
APN: 039-083-11

Date: September 16, 2008
Time: 09:40:13
Page: 6

solutions? Has the engineer evaluates installing two 18" pipes? Or whether the cover could be less than 2 feet? All available mitigation options should be evaluated not one.

Prior item 5) Complete. Prior item 6) Complete. Prior item 7) Complete.

===== UPDATED ON MAY 15, 2008 BY LOUISE B DION =====

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON APRIL 10, 2006 BY DAVID W SIMS ===== ***** May 15, 2008
By ISD223 ***** Comments saved in another document to provide more space for
2008 comments.

===== UPDATED ON JULY 27, 2006 BY DAVID W SIMS ===== Applicant has sig-
nificantly modified existing contouring information to include additional drainage
details, but has not properly attributed these modifications in the general notes.
Proposed contours should be shown on the plans along the length of Grapevine Place
to help clarify the alterations to drainage routings caused by the substantial cut
and fills. ===== UPDATED ON APRIL 5, 2007 BY DAVID W SIMS ===== NO COMMENT
===== UPDATED ON AUGUST 2, 2007 BY DAVID W SIMS ===== A) It is recommended
that the easement established for the new flared outlet and gabion mattress dis-
sipater be extended fully to meet the development property boundary so as to include
the existing drainage line segment that this development will make connection to and
will be reliant upon for future operation. B) Calc Sheet 1: Intensity is shown as
2.10 for a 25 year storm. This actually appears to be the intensity for a 10 year
storm. Analysis for 10 year storm would be the correct County standard, so it ap-
pears that notations should be corrected to reflect the calculations. C) Calc Sheet
2) Storage value interpolated from SWM-15c is in error. Rather than 1300 CF/ac the
value should be approximately 2250. The additional 15% is not required as the values
from SWM-15c already include a 25% safety factor. D) The NE edge of Grapevine Place
notes a retaining wall but grading lines indicate a surface swale along the property
edge. Please clarify. E) A visual pavement separation will be needed between the
porous asphalt and the standard asphalt near the entrance intersection. F) Plans
note reconstruction of the outfall of the culvert under Mesa Drive but this is lo-
cated in the newly paved travel section. More specific direction is needed. G) Lot 2
Cross-section elevations do not agree with plan view driveway contours. H) Architect
plans need to be updated to agree with the Civil proposal. ===== UPDATED ON
FEBRUARY 26, 2008 BY DAVID W SIMS ===== See previous miscellaneous comments for
items A through H, excluding D. Prior item D) Item clarified with addition of inlet
in item 6. ===== UPDATED ON MAY 15, 2008 BY LOUISE B DION =====
All applicable miscellaneous comments still apply. Item 3 from completeness comments
has been moved to miscellaneous comments. However including the drainage divide in-
formation on the plans prior to the hearing would be very useful.

Dpw Road Engineering Completeness Comments

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 06-0149
APN: 039-083-11

Date: September 16, 2008
Time: 09:40:13
Page: 7

===== REVIEW ON APRIL 17, 2006 BY GREG J MARTIN =====

The project proposes to create a new street intersection on Mar Vista Drive less than 20 feet from the existing intersection of Mar Vista Drive and Mesa Drive essentially creating an unusual four-legged intersection. There are no driveways or roads currently at this proposed access point. Vehicle access to the parcel is provided through the adjacent parcels which have a forty foot frontage on Mesa Drive. The forty foot frontage is better suited for access as it creates an intersection on Mesa Drive 120 feet from the existing intersection of Mar Vista Drive and Mesa Drive. The adjacent parcels appear to have development potential as well which should be evaluated with respect to this project.

----- There are additional concerns regarding the proposed intersection. The proposed intersection does not meet the requirements of the County Design Criteria. The gradient of a street entering an intersection shall not be more than 3 percent within a distance of 20 feet from the intersecting street. Each approach leg of the intersection of Mesa Drive/Mar Vista Drive/Grapevine Place would be recommended to comply with this requirement as well as current geometric requirements. A striping plan which considers how this intersection will operate would be required.

----- We do not support the proposed exception for Grapevine Place. The recommended street section for Grapevine Place is an Urban Local Street with Parking street section with 56 feet of right-of-way. Typically, for roads serving four lots or less, a standard exception to a 40 right-of-way is acceptable. The exception is not shown properly. The recommended street section should be shown crossed out with the proposed exception below.

----- The right-of-way for the cul-de-sac is recommended at a 42 foot radius. The setback from the face of garage to the right-of-way is recommended to be 20 feet.

If you have any questions please call Greg Martin at 831-454-2811. ===== UPDATED ON AUGUST 1, 2006 BY GREG J MARTIN =====

The project proposes to create a new street intersection on Mar Vista Drive less than 20 feet from the existing intersection of Mar Vista Drive and Mesa Drive. The new road would utilize the existing 20 foot flag pole of the existing flag lot and an existing 20 foot easement for a 40 foot right-of-way. This 40 foot right-of-way is currently not in use.

----- Access to the parcel, APN 039-083-11, is currently obtained through adjacent property APN 039-083-09 and APN 039-083-06 also owned by the owner of the proposed project. The existing access is 120 feet from the intersection of Mar Vista Drive and Mesa Drive. This access is wider and at a better location than the proposed access. The addi-

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 06-0149
APN: 039-083-11

Date: September 16, 2008
Time: 09:40:13
Page: 8

tional parcels, APN 039-083-09, APN 039-083-06, and APN 039-083-05 appear to have development potential as well which is recommended to be evaluated with respect to this project and access.

----- There are additional concerns regarding the creation of a new

intersection at this location. The proposed new intersection at Mar Vista Drive and Grapevine Place does not meet the requirements of the County Design Criteria. The gradient of each approach leg entering an intersection shall not be more than 3 percent within a distance 20 feet from the intersecting street. The proposed leg on Grapevine meets this requirement, however both proposed new legs on Mar Vista Drive do not meet requirements. The intersection itself is new therefore the requirement applies to all legs of the intersection.

----- Retaining walls are shown at the right-of-way/easement line on both sides of Grapevine Place. The exact height of the retaining walls should be shown on a profile. Railing and guardrail shall shall need to be considered.

----- A striping plan which considers how this intersection will operate is required.

----- We do not support the proposed exception for Grapevine Place. The recommended street section for Grapevine Place is an Urban Local Street with Parking street section with 56 feet of right-of-way. Typically, for roads serving four lots or less, a standard exception to a 40 right-of-way is acceptable. However, the potential development of the adjacent parcels could lead to the road serving more than four lots.

----- The right-of-way for the cul-de-sac is recommended at a 42 foot radius.

If you have any questions please call Greg Martin at 831-454-2811. ===== UPDATED ON MARCH 26, 2007 BY GREG J MARTIN =====
Previous comments have not been addressed. ===== UPDATED ON JULY 20, 2007 BY GREG J MARTIN =====
Previous comments have not been addressed. ===== UPDATED ON FEBRUARY 21, 2008 BY GREG J MARTIN =====
Previous comments regarding intersection still apply.

Dpw Road Engineering Miscellaneous Comments

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 06-0149
APN: 039-083-11

Date: September 16, 2008
Time: 09:40:13
Page: 9

===== REVIEW ON APRIL 17, 2006 BY GREG J MARTIN =====
===== UPDATED ON AUGUST 1, 2006 BY GREG J MARTIN =====
===== UPDATED ON MARCH 26, 2007 BY GREG J MARTIN =====
===== UPDATED ON JULY 20, 2007 BY GREG J MARTIN =====
===== UPDATED ON FEBRUARY 21, 2008 BY GREG J MARTIN =====

Dpw Sanitation Completeness Comments

No. 4 Review Summary Statement for Appl. 06-0149, APN: 39-083-11; Marlo:

The Proposal is out of compliance with District or County sanitation policies and the County Design Criteria (CDC) Part 4, Sanitary Sewer Design, June 2006 edition, and also lacks sufficient information for complete evaluation. The District/County Sanitation Engineering and Environmental Compliance sections cannot recommend approval of the project as proposed.

Reference for County Design Criteria: <http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF>

Policy Compliance Items:

Item 1) This review notice is effective for one year from the issuance date 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 availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Information Items:

Item 1) A complete engineered sewer plan, addressing all issues required by District staff and meeting County -Design Criteria- standards (unless a variance is allowed), is required. District approval of the proposed discretionary permit is withheld until the plan meets all requirements. The following items need to be shown on the plans:

Item 2) The sewer improvement plan submitted for the subject project is approved by the District based upon plans dated June 5, 2007 with the addition of the Sanitation General Notes. Any future changes to these plans shall be routed to the District for review to determine if additional conditions by the District are required by the plan change. All changes shall be highlighted as plan revisions and changes may cause additional requirements to meet District standards. The District is reviewing a proposed 20-foot wide District easement on the adjacent (APN: 39-083-13) property for District maintenance of the existing public sewer. Conditions of approval of this application shall be that: a. Prior to the filing of the final map, the applicant shall show the easement on the adjacent property on the final map and the easement shall be approved by the District and recorded. b. The easement shall include a 12-foot wide, paved vehicle access for District maintenance and repair of the sewer main. Full vehicular access for District shall be provided within the twenty feet wide sewer easement by constructing a 12 feet wide paved (all weather)

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 06-0149
APN: 039-083-11

Date: September 16, 2008
Time: 09:40:13
Page: 10

access road. c. No improvements or impediments to access shall be allowed within either the Sanitation District easements, including overhanging trees or fences that block District vehicular access to the manholes

Item 3) Attach an approved (signed by the District) copy of the sewer system plan to the building permit submittal.

Any questions regarding the above comments should be directed to Diane Romeo of the Sanitation Engineering division at (831) 454-2160. There are no miscellaneous comments. ===== UPDATED ON AUGUST 2, 2007 BY DIANE ROMEO =====

No.5 Review Summary Statement for Appl. 06-0149, APN: 39-083-11; Marlo:

Reference for County Design Criteria: <http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF>

Completeness Items: . Sewer service is available for this project provided that the following completeness issues are addressed.:

The civil engineering and sewer improvement plans submitted as the 5th submittal are approved with the addition of the following:

Show new manhole (noted as -To be construct to replace existing clean out on Marlo property. Full access shall be maintained through side yard for District staff and equipment.

Clarify location of 10- wide private easement for existing sewer lateral for adjacent property. Remove reference to 20- wide easement on adjacent property.

Any changes to plans that affect District sewers shall necessitate additional review by staff and additional revisions may be required.

Any questions regarding the above criteria should be directed to Diane Romeo of the Sanitation Engineering division at (831) 454-2160.

There are no miscellaneous comments.

Dpw Sanitation Miscellaneous Comments

===== REVIEW ON APRIL 3, 2007 BY DIANE ROMEO =====
Miscellaneous:

Attach an approved (signed by the District) copy of the sewer system plan to the building permit submittals.

The District wishes to notify the property owner that any improvements within an easement for a public sewer main will be removed if the District needs to replace/repair the sewer main.

Any questions regarding the above Miscellaneous comments should be directed Diane Romeo of the Sanitation Engineering division at (831) 454-2160.

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 06-0149
APN: 039-083-11

Date: September 16, 2008
Time: 09:40:13
Page: 11

===== UPDATED ON JULY 26, 2007 BY DIANE ROMEO ===== Item1) Attach an approved (signed by the District) copy of the sewer system plan to the building permit submittal.

Any questions regarding the above Miscellaneous comments should be directed Diane Romeo of the Sanitation Engineering division at (831) 454-2160.

===== UPDATED ON JULY 27, 2007 BY DIANE ROMEO =====
There are no Miscellaneous comments.

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON APRIL 11, 2006 BY ERIN K STOW =====

DEPARTMENT NAME:Aptos/La Selva Fire Dept. APPROVED

This project requires an Urban Wildland Interface Code plan review before any other plans are approved.

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

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

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON APRIL 11, 2006 BY ERIN K STOW =====

NO COMMENT



Board of Directors
 Bruce Daniels, *President*
 Dr. Thomas R. LaHue, *Vice President*
 John W. Beebe
 Dr. Bruce Jaffe
 Daniel F. Kriege
 Laura D. Brown, *General Manager*

February 22, 2006

Judy Hutchison
 Ifland Engineers, Inc.
 110 Water Street, Suite 2
 Santa Cruz, CA 95062

**SUBJECT: Conditional Water Service Application – 7278 Mesa Drive,
 Aptos, APN 039-083-11**

Dear Ms. Hutchison:

In response to the subject application, the Board of Directors of the Soquel Creek Water District at their regular meeting of February 21, 2006, voted to grant you a conditional Will Serve Letter for your project so that you may proceed through the appropriate planning entity. An Unconditional Will Serve Letter cannot be granted until such time as you are granted a Final Discretionary Permit on your project. At that time, an Unconditional Will Serve Letter will be granted subject to your meeting the requirements of the District's Water Demand Offset Program and any additional conservation requirements of the District prior to obtaining the actual connection to the District facilities subject to the provisions set forth below.

Possible Infrastructure Check List	yes	no
1. LAFCO Annexation required		X
2. Water Main Extension required off-site		X
3. On-site water system required <i>Service lines only</i>	X	
4. New water storage tank required		X
5. Booster Pump Station required		X
6. Adequate pressure	X	
7. Adequate flow	X	
8. Frontage on a water main	X	
9. Other requirements that may be added as a result of policy changes.	X	

This present indication to serve is valid for a two-year period from the date of this letter; however, it should not be taken as a guarantee that service will be available to the project in the future or that additional conditions, not otherwise listed in this letter, will not be imposed by the District prior to granting water service. Instead, this present indication to serve is intended to acknowledge that, under existing conditions, water service would be available on condition that the developer agrees to provide the following items without cost to the District:

EXHIBIT G

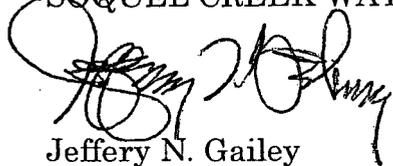
- 1) Destroys any wells on the property in accordance with State Bulletin No. 74;
- 2) Satisfies all conditions imposed by the District to assure necessary water pressure, flow and quality;
- 3) Satisfies all conditions of Resolution No. 03-31 Establishing a Water Demand Offset Policy for New Development, which states that all applicants for new water service 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;
- 4) Satisfies all conditions for water conservation required by the District at the time of application for service, including the following:
 - a) Plans for a water efficient landscape and irrigation system shall be submitted to District Conservation Staff for approval. Current Water Use Efficiency Requirements are enclosed with this letter, and are subject to change;
 - b) All interior plumbing fixtures shall be low-flow and all Applicant-installed water-using appliances (e.g. dishwashers, clothes washers, etc.) shall have the EPA Energy Star label plus new clothes washers also shall have a water use factor of 7.5 or less;
 - c) District Staff shall inspect the completed project for compliance with all conservation requirements prior to commencing domestic water service;
- 5) Completes LAFCO annexation requirements, if applicable;
- 6) All units shall be individually metered with a minimum size of 5/8-inch by 3/4-inch standard domestic water meters;
- 7) 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.

Future conditions which negatively affect the District's ability to serve the proposed development include, but are not limited to, a determination by the District that existing and anticipated water supplies are insufficient to continue adequate and reliable service to existing customers while extending new service to your development. In that case, service may be denied.

You are hereby put on notice that the Board of Directors of the Soquel Creek Water District is considering adopting additional policies to mitigate the impact of new

development on the local groundwater basins, which are currently the District's only source of supply. Such actions are being considered because of concerns about existing conditions that threaten the groundwater basins and the lack of a supplemental supply source that would restore and maintain healthy aquifers. The Board may adopt additional mandatory mitigation measures to further address the impact of development on existing water supplies, such as the impact of impervious construction on groundwater recharge. Possible new conditions of service that may be considered include designing and installing facilities or fixtures on-site or at a specified location as prescribed and approved by the District which would restore groundwater recharge potential as determined by the District. The proposed project would be subject to this and any other conditions of service that the District may adopt prior to granting water service. As policies are developed, the information will be made available at the District Office.

Sincerely,
SOQUEL CREEK WATER DISTRICT



Jeffery N. Gailey
Engineering Manager/Chief Engineer

Cc: Patricia & John Marlo
7278 Mesa Drive
Aptos, CA 95003

*Enclosures: Water Use Efficiency Requirements & Sample
Unconditional Water Service Application*

Report of Neighborhood Meeting
Marlo Minor Land Division
Appl # 06-0149

A neighborhood meeting was held at 2:00 pm on December 30, 2006 at the meeting room of the Aptos-La Selva Fire Station at 6934 Soquel Drive, Aptos. A development sign was installed at the property on December 5, 2006. See enclosed Sign Installation Certificate. Neighbors were notified by mail with invitation letters mailed out December 10 or before. A copy of the letter with attachments is enclosed. The letter included a reduced copy of the landscape plan for the project so recipients could see the location of the project, configuration of the parcel and the design for the 3 lot subdivision proposed by the applicant.

All parcels within 300' of the project boundaries were identified on assessor parcel maps. A mailing list was generated to include all owners of these properties plus, where the property owner did not reside in the property, all occupants of the identified parcels. A copy of all the maps, the mailing lists, the invitation letter and the reduced landscape plan were mailed to the project planner on December 22, 2006. See attached Letter of Transmittal.

Four neighbors attended the meeting. Their names and addresses are shown on the attached sign in list. In addition, neighbor Herb Ichikawa called and said he was unable to attend but had no adverse comments on the proposal. Available for review at the meeting were full size prints of all plans for the project, including both civil and architectural plans. The axonometric view of the project was available at that time, so reduced copies of that were available at the meeting for review as well.

Issues raised at the meeting were:

Stew & PK Gibson

They wanted to confirm that their existing fence will not be removed to construct the proposed street. The original base map for the project showed a fence being removed from the proposed ROW. The fence shown on the plans was an old fence that is no longer there. Their existing fence is outside the ROW and will remain.

They requested that all landscape plantings along the common boundary of their property and the subdivision be dense and high enough for privacy (6-8'), but also not be excessively high (15'+) and shade their yard. This will be done by the selection of plant materials along the fence by the landscape architect in the final landscape plan for the project.

The Gibson's rear yard is higher in elevation than the adjacent Lot 3. They asked if the fence to be built along the property line could be 6' high when measured from their side of the fence. If due to grading of the lot, the fence is 6' high on the Lot 3 side but

only 4' high on their side, their privacy would be impacted. This issue will be addressed when the project goes to hearing by, if necessary, requesting a fence height variance to provide adequate screening for the Gibson's yard.

Randy Stanley

He lives at the northwest corner of Mar Vista and Mesa. He was concerned about the amount of tree removal that would be needed to make improvements to the intersection. After reviewing the plans, he saw that the area to be improved was much smaller than he originally thought so the amount of tree and vegetation removal was less than he feared. He asked that the amount of tree removal be minimized consistent with completing the proposed intersection improvements.

He inquired if there was to be a curb on the north side of Mar Vista Drive could it be a rolled curb allowing a vehicle to drive over it on occasion. He has a driveway he uses infrequently that enters the street at the intersection. The current proposal does not call for any curb on the north side of Mar Vista. Therefore, no change will be made in his ability to access his property.

John Orlando

He attended on behalf of his mother who lives on the west boundary of the project site. After looking at the plan attached to the invitation letter, he just wanted to clarify a few aspects of the plan as it affected his mother's home. He had no criticisms of the plan.

John & Patricia Marlo
7278 Mesa Drive
Aptos, California 95003
831.662.9102

December 5, 2006

Dear Neighbor,

As required by new County regulations, we will be holding a meeting on Saturday, December 30, 2006 at 2:00pm to present our plans for a 3-lot subdivision of a one acre parcel we own. The property is a flag lot located off Mar Vista Drive near the intersection of Mar Vista Drive and Mesa Drive. We will have available for your review the plans for the land division and the three new homes proposed for the property. A reduced copy of the subdivision plan is enclosed.

You are invited to attend the meeting, look over our plans and let us know your thoughts about the project. The meeting will be held at the Aptos Fire Department at 6934 Soquel Drive. If you plan to attend, please give us a call a few days ahead so we will have an idea of how many people we should expect. If you cannot attend but have questions about our proposal, please give our consultant, Steve Mills at Ifland Engineers, a call at 426-5313 x225. In addition, you may call Randall Adams, the County Project Planner assigned to our project, at 454-3218 with questions.

We know we have spoken with many of you over the years about our plans for the property. However, this meeting will give everyone living nearby a chance to see our plans and comment upon them before they will be considered by the County Planning Commission.

We look forward to meeting you.

John & Patricia Marlo