



Staff Report to the Planning Commission

Application Number: **08-0120**

Applicant: Craig and Mary French
Owner: Craig and Mary French
APN: 049-221-20, 85, 86, & 87

Agenda Date: September 9, 2009
Agenda Item #: 9
Time: After 9:00 a.m.

Project Description: Proposal to divide an existing 40,000 square foot parcel into four parcels and one remainder parcel for the construction of four single family dwellings each with an attached second unit. This project includes a sanitary sewer easement over the southwest adjacent parcel (APN 049-221-20), frontage improvements to the northwest adjacent parcel (APN 049-221-87), and an easement for partial street construction on the south adjacent parcel (APN 049-221-85). Requires a Minor Land Division, a Residential Development Permit, Preliminary Grading Approval, Soils Report Review, and a Roadside/Roadway Exception.

Location: Property located on the east side of Bowker Road approximately 675 feet from Freedom Boulevard.

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 of the Mitigated Negative Declaration per the requirements of the California Environmental Quality Act.
- Approval of Application 08-0120, based on the attached findings and conditions.

Exhibits:

- A. Project plans
- B. Findings
- C. Conditions
- D. Mitigated Negative Declaration (CEQA Determination) with the following attached documents:
 - (Attachment 1) Location Map
 - (Attachment 2) Zoning Map
 - (Attachment 3) General Plan Map
 - (Attachment 4) Project Plans
 - (Attachment 5) Assessor's Parcel Map

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

- (Attachment 6) Soils Reports
- (Attachment 7) Will Serve Letter- City of Watsonville
- (Attachment 8, 9, 10, & 11) Biotic Report, Arborist Report, Archeological Reconnaissance Results, Noise letter
- (Attachment 12) Discretionary Application Comments
- E. Neighborhood Meeting Results

Parcel Information (for APN 049-221-86 to be divided)

Parcel Size:	40,004 square feet (approx. 0.92 acres)
Existing Land Use - Parcel:	Residential accessory buildings including a garage.
Existing Land Use - Surrounding:	Single family residences
Project Access:	Via Bowker Road
Planning Area:	Pajaro Valley
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-6 (Single Family Residential - 6,000 square feet minimum)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	Liquifaction, lateral spreading, and subsidence not areas of concern in the geotechnical report. Building foundation specifications provided to mitigate for potentially expansive soils.
Fire Hazard:	Not a mapped constraint
Slopes:	No slopes exceed 30%.
Env. Sen. Habitat:	Not mapped/no candidate, sensitive or special status species, or biotic communities were identified on site. Site determined to not be within seed dispersal area for Santa Cruz Tarplant.
Grading:	238 cubic yards of cut and 780 cubic yards of fill proposed.
Tree Removal:	Few small fruit trees proposed for removal; all other trees to remain.
Scenic:	Not a mapped resource
Drainage:	New onsite drainage system proposed to include retention trenches, a detention pipe and pervious paving. Off-site improvements that extend to Freedom Boulevard and to Corralitos Creek, approved under previous permit 04-0598, shall be required as a part of the subject land division if drainage improvements are not constructed as a part of 04-0598 prior to building permit issuance.
Archeology:	Mapped archeological site; reconnaissance found no evidence of cultural resources at site.

Services Information

Urban/Rural Services Line:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Water Supply:	City of Watsonville

Sewage Disposal:	County Sanitation District
Fire District:	Pajaro Valley Fire District
Drainage District:	Zone 7

History and Setting

The subject properties are located about 500 feet north of the Watsonville Airport in an urban area. The parcel to be divided (APN 049-221-86) is currently used as the rear yard of APN 049-221-87, which is developed with a single family dwelling and takes access from Bowker Road. The detached garage associated with the single family dwelling is located on parcel 86, as well as some residential outbuildings.

Parcel 049-221-20 is the south east adjacent parcel and is currently developed with a single family dwelling. The parcel takes access from Calabasas Road and is included in this application to accommodate a new sewer easement and line which will connect the proposed new units to the existing sanitary sewer in Calabasas Road.

There are several trees located on parcels 86 and 87: several small fruit trees, a 12" Magnolia, a 22" Coast Live Oak, and a large diameter, multi branch Cedar. The ground cover is made up of grasses and shrubs.

In 2007, a Boundary Adjustment was permitted between parcels 85, 86, 87 to create the existing parcel configuration. The lot line adjustment created a smaller parcel for lot 87 as well as an area at the south east property line of parcel 86 to accommodate a sewer connection to Calabasas Road.

The parcels are surrounded by land zoned R-1-6 (Single Family Residential - 6,000 square foot minimum) that are developed with single family residences built at primarily urban densities.

Minor Land Division

The proposed project is to divide parcel 86 into four parcels for the development of single family dwellings with attached second units and a remainder parcel to be conveyed to the southwest adjacent property owner. The existing single family dwelling is located on parcel 87 (as created by the lot line adjustment under permit 07-0108) and is included in this application for the purpose of providing road improvements and utility connections along the front and street side property lines (north and west).

The subject parcel is approximately 40,004 square feet. The proposed lots will be approximately 6,007 square feet, 6,154 square feet, 6,955 square feet, and 6,777 square feet. The proposed street and cul-de-sac will be approximately 13,549 square feet and will be offered to the County for dedication. The proposal includes a remainder parcel consisting of a small strip of land, approximately 562 square feet, on the south side of the proposed cul-de-sac to be conveyed to the southwest adjacent property owner for the purposes of creating a legal street side yard setback for the existing single family dwelling on parcel 85.

There are two easements, X and Y as shown on the plans, which would allow a portion of the proposed cul-de-sac to be constructed upon the southwest adjacent parcel (APN 049-221-85) and

would allow frontage improvements along Bowker Road to occur as a part of the proposed project.

County Code Section 13.10.681 permits second units to be constructed and attached to a main residence within this zone district and requires a maximum size of 640 square feet for parcels outside of the urban and rural services line which are less than 10,000 square feet with public sewer. All of the proposed second units comply with the 640 square foot maximum size requirement. In addition, the square footage of each second unit has been included in the calculations to determine lot coverage and floor area ratio compliance.

Zoning & General Plan Consistency

The subject property is a 40,004 square foot lot located in the R-1-6 (Single Family Residential - 6,000 square foot minimum) zone district. All of the proposed lots meet the 6,000 square foot requirement for the R-1-6 zone district and are in compliance with all of the applicable site standards for the zone district, as shown in the table below:

	Required as per County Code 13.10.323(b) R-1-6 District	Proposed Site Standards
Front Yard	20'	20' minimum
Side Yards	5' & 8'	5' & 8' minimum
Rear Yard	15'	15'
Lot Coverage	40%	<40% (includes 2 nd unit)
Floor Area Ratio	50%	<50% (includes 2 nd unit)
Maximum Height	28'	<25'
Frontage	60' & 40' (on cul-de-sac)	60' & 40' (cul-de-sac lots)
Width	60'	60' minimum

The proposed single family dwellings are a principal permitted use within the zone district and the project is consistent with the site's (R-UL) Urban Low Residential General Plan designation, as shown in the table below:

Gross Area	Units Proposed	R-UL Required Density (GP 2.8)	Sq. ft./DU	DU/Net Dev. Acre
.92 ac. (40,004 sq.ft.)	4	4.4 - 7.2 DU/Net Dev. Acre	6,473 sq. ft.	6.67

Geotechnical Report

A geotechnical report was prepared for the proposed project by Haro, Kasunich and Associates, Inc., which was evaluated by Environmental Planning Staff. According to the geotechnical report, the "site is underlain by potentially expansive soil in the upper 4 feet across the site." The report provides the following two options for foundation design to "mitigate potential heave of the clays": a post-tensioned slab-on-grade foundation system or a conventional shallow foundation system underlain by non-expansive soil. Preliminary grading plans, which propose the use of slab foundations, have been reviewed and approved conceptually by Environmental Planning Staff. If an alternative foundation system (other than slab-on-grade) is proposed at

building permit stage, a condition will require the applicant and/or property owner to submit revised grading plans and earthwork quantities as well as a plan review letter from the project soils engineer to support the use of the alternative foundation system prior to building permit issuance. In addition, if an alternative foundation significantly alters the design of the project or grading quantities as approved in Exhibit A (as determined by Environmental Planning Staff), an Amendment to this permit shall be required.

Grading and Drainage

The proposed land division requires approximately 780 cubic yards of fill to level the site and to route drainage to the proposed facilities. Approximately 238 cubic yards of cut is required for the proposed new roadway.

The proposed project requires the construction of a new stormwater drainage system to adequately mitigate the impacts of the proposed impervious areas both on and off-site. Proposed on-site stormwater management facilities include rock retention trenches located in the rear yards of the parcels to retain runoff from downspouts and hardpiping from the retention trenches to a 120 foot long storm drain detention pipe located in the roadway to handle overflow. In addition, new private driveways are proposed to utilize pervious paving. County Stormwater Management Staff has reviewed the conceptual drainage plans and calculations and has determined that the preliminary on-site improvements would be adequate to mitigate for small storm events and a condition of approval requires the improvement plans to show on-site mitigations/facilities for larger (10 year) storm events prior to parcel map recordation.

In 2006, a subdivision was approved on 3 parcels located northwest of the subject parcels, directly across Bowker Road. This subdivision has not yet been recorded (04-0598) and the applicant has recently submitted an application for a time extension. Preliminarily approved off-site drainage improvements for the subdivision would extend down Bowker Road from the project site and across Freedom Boulevard to APN 050-441-03 where an off site drainage outlet would be diverted to a tributary of Corralitos Creek. These improvements were required in order to address localized flooding that has occurred in the project vicinity during storm events.

In order to ensure that off-site drainage improvements are constructed that can adequately handle runoff from one or both projects, a mitigation requires the applicant to submit off-site drainage improvement plan(s) for review and approval by DPW Stormwater Management Staff prior to final map recordation that will be required if the adjacent subdivision (and associate improvements) are not constructed prior to building permit issuance for the subject project. A condition requires the off-site drainage improvement plan(s) to include calculations and other evidence to support the capacity of the proposed system.

In the event that the approved off-site drainage improvements are constructed in accordance with permit 04-0598 prior to an application for a building permit for the subject project, the off-site drainage improvement plan(s) submitted as part of the subject land division will be waived as a mitigation of the proposed project. However, the applicant shall be required to submit calculations and other evidence for review and approval by DPW Stormwater Management Staff prior to building permit issuance that indicates that the system (constructed under permit 04-0598) has adequate capacity to support additional runoff from the subject project. Additional

facilities may be required if this conclusion cannot be verified by County Staff.

Parking

The proposed minor land division creates four 3-bedroom single family dwellings each with an attached 1-bedroom second unit. As per County Code Section 13.10.552, 3 standard sized (8.5' x 18') parking spaces are required for each residence and 1 standard sized parking space is required for each second unit. The proposed project is in compliance with this requirement in that each residence will have a 2 car garage, an additional parking space in the driveway outside of the right of way, and 1 parking space at the side of the structure for the second unit. As per the County Design Criteria, on-street parking will also provide 9 parallel parking spaces.

Roads

As per County Design Criteria, the standard for an urban local street is a 56' right of way with a 36' wide roadway including 12' travel lanes, 6' of on-street parking on both sides, 4' landscape strips and 4' sidewalks. The subject parcel takes access from Bowker Road, which is a County maintained, unimproved roadway with a 40' right of way and a paving width that varies around 20' at the site frontage.

The proposed interior roadway will be 24' wide with a 40' right of way for the first 100' (approximate), then the roadway and right of way will increase in width to meet County Design Criteria standards for an Urban Local Road for the remaining length (approximately 180'). In order to preserve the three existing large trees on the property, the new roadway is proposed to bump out about 5' in three areas along the proposed roadway. A condition of approval requires the applicant to remove the second bump out on the south side of the roadway by removing the portion of the landscape strip with the intent to preserve the tree and provide room for an additional on-street parking space. The resulting roadway would be approximately 280' long and the interior 180' will meet the County Design Criteria for an urban local road. A Roadside/Roadway Exception is required for the beginning 100' which would have a 40 foot right of way, 12 foot travel lanes and 6' of parking on the south side of the road. The project also includes improvements at the parcel frontage along Bowker Road, which would bring that portion of the east side of Bowker Road into compliance with County Design Criteria road standards for an urban local roadway. Future redevelopment will incrementally bring Bowker Road into compliance with County Standards.

A Roadside/Roadway Exception is appropriate in this location in that a full build-out to County Design Criteria standards would require the removal of an existing magnolia tree greater than 6" in diameter, which is inconsistent with County Design Criteria, and would create a non-conforming residence on the southwest adjacent parcel, where it is currently being made to conform as a part of the project by conveyance of the remainder parcel.

Design Review

The proposed development complies with the requirements of the County Design Review Ordinance, in that the design of the development will enhance the quality of residential development in the surrounding area in that the parcel is located between densely developed

parcels and larger lots with smaller homes and it will retain the existing house on Bowker Road; therefore, the development provides a transitional feature which encourages new development and also retains existing housing stock to help maintain the character of the neighborhood. In addition, the size of the homes will not be disproportionate to the size of the lots and will utilize natural colors and materials and a basic architectural style that will be consistent with both the newer and older styles of homes in the area. The proposed design promotes safety and welfare with the wide, open design of the street and the orientation of the homes towards the street. The development will retain three large trees on site and will install street and front yard landscaping to buffer the view of the homes.

Environmental Review

Environmental review has been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on June 9, 2009. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit D) was made on May 15, 2009. The mandatory public comment period expired on June 8, 2009, with no comments received.

The environmental review process focused on the potential impacts of the project in the areas of Geology/Soils, Biological Resources, Cultural Resources, Noise, Public Services & Utilities, and Land Use, Population & Housing. The environmental review process identified four areas of potential impact: drainage, emergency vehicle access, contribution to landfill capacity, and air quality. Mitigation measures have been included that will reduce potential impacts from the proposed development and adequately address these issues.

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 of the Mitigated Negative Declaration per the requirements of the California Environmental Quality Act.
- **APPROVAL** of Application Number **08-0120**, 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

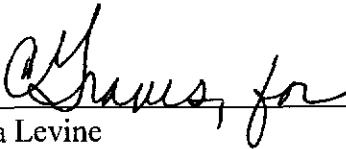
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Subdivision Findings

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. The subject parcel is a legal lot and the existing Single Family Residential zoning district and Urban Low Residential General Plan designation are intended to create areas for low density single family residential development. The proposed development complies with all applicable R-1-6 site standards and the project will create 6.67 dwelling units per net developable acre which is within the permitted range of 4.4 - 7.2 dwelling units per net developable acre for the R-UL General Plan designation.

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

This finding can be made, in that this project creates four parcels with a minimum of 6,000 net developable acres per parcel and is located in the R-UL General Plan land use designation; therefore the project is in compliance with the parcel's density requirements.

The project is consistent with the General Plan in that the full range of urban services is available to the site including municipal water, sewer service, and nearby commercial services. The land division is located on a designated collector (local) street that provides satisfactory access and that will be improved at the frontage of the subject parcel as a result of the project. The proposed land division is similar to the pattern and density of surrounding residential development, is near to neighborhood and community shopping facilities, and allows for adequate and safe vehicular and pedestrian access from surrounding public streets.

The project is consistent with the General Plan in that the necessary infrastructure is available to the site including City water service and County sanitation, and the parcel is in the general vicinity of surrounding commercial services. The land division is located off of Bowker Drive, a public right of way off that provides adequate access and which will be improved to Public Works standards at the subject site frontage as a result of the project. The proposed land division is similar to the pattern and density of the surrounding existing and potential future residential development in the project vicinity.

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 single family residential, which is an allowed and principal permitted use in the R-1-6 zone district, where the project is located. The proposed parcel configuration meets the minimum dimensional standards and setbacks for the zone district including 20' minimum front yard setbacks, 5' and 8' minimum side yard setbacks and 15' rear yard setbacks. The density of the proposed 4-unit development has an average of 6,473 square feet of net developable area per dwelling unit; therefore, the project is consistent with the density requirements of the R-1-6 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 the site is primarily flat and preliminary grading plans were conceptually approved which minimize alteration of the natural topography of the site. The proposed development was designed in a typical arrangement to ensure that no site standard exceptions or variances are required. No environmental constraints exist which would be adversely impacted by the proposed development.

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

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

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

This finding can be made, in that no private wells or on site septic systems are proposed as a part of the project. The City of Watsonville issued a conditional will-serve letter for the proposed 4 single family dwellings and second units and the property owner/applicant will be required to comply with the City's requirements for offsetting water demand. In addition, the property has received preliminary approval from the County Sanitation District to connect to existing sanitary sewer facilities in Calabasas Road.

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

This finding can be made, in that the proposed road improvements to Bowker Road have been conceptually approved by Department of Public Works Road Engineering Staff and will improve accessibility for the public and for future property owners. There are no other known easements for public access on or through the subject property.

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 most of the resulting single family dwellings will have south facing windows to take advantage of solar opportunities. The units that are not directly oriented for natural heating or cooling will not be shaded by adjacent buildings.

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

requirements of this chapter.

This finding can be made, in that the proposed development was reviewed for neighborhood compatibility and was determined by the County Urban Designer to be an appropriate design for the parcel and consistent with the surrounding developments. The single family dwellings will incorporate attached second units that blend in with the main dwelling. The exterior materials will consist of a mix of horizontal wood siding and stucco, with shingles and stacked veneer as natural accent materials. The colors will be a mix of earth tones including muted browns, greens and grays which will blend in with the proposed and existing landscaping and natural environment. The development complies with the 50% maximum floor area ratio allowed within the R-1-6 zone district; therefore, the mass of the housing units will not be un-proportional to the size of the lots.

Landscaping will include street trees along the new roadway with groundcover and shrubs as well as landscaping and lawns at the front of the residences to both buffer the development and enhance the structures and outdoor spaces.

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, as per County Design Criteria, full urban local street improvements consist of a 56 foot right of way with parking, sidewalks and landscaping on both sides, which would not be appropriate for the proposed interior roadway that will access four single family dwellings and second units. The development is small enough to vary slightly from the standard requirements in order to preserve an existing tree and to retain existing housing stock. The proposed roadways vary from the County Design Criteria in terms of width and improvements in that the first approximately 100 feet will have a 40 foot right of way with a 24 foot wide roadway at the intersection and a 30 foot paved roadway (12 foot lanes & 6 feet of parking on one side) for about 80 feet. The remaining 180 feet of roadway (approximate) will be developed to meet County Design Criteria for an urban local roadway.

The length of the substandard section of the road will incorporate the standard curb, gutter, and sidewalk requirements; however, a landscape strip will not begin until the point at which the road meets the full road requirements (about 100 feet into the development). The purpose of the exception will be to retain an existing single family dwelling on the south west adjacent parcel without creating a non-conforming structure and to retain an existing tree at the parcel frontage.

The proposed development will provide nine on-street parking spaces and landscaping on the street and at the front of the parcel. A Roadway/Roadside Exception is required in order to allow interior roadway variations which are considered as appropriate within the proposed development, as per County Code Section 15.10.050(f)(1). The parcel fronts on Bowker Road, which is currently unimproved, and the proposed development will complete the improvements required at the Bowker Road frontage to bring the public road up to current County Design Criteria requirements at the location of the project.

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 development 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 California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed residences will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structures meet all current required setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in that the proposed locations of the residences and the conditions under which they will be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single Family Residential - 6,000 square feet minimum) zone district in that the primary use of the property will be 4 single family residences and attached second units that meet all current site standards for the zone district.

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

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

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

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

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

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

This finding can be made, in that the proposed residences are to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be 8 peak trips per day (1 peak trip per dwelling unit and 1 peak trip per second unit) and such an increase will not adversely impact existing roads and intersections in the surrounding area.

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

This finding can be made, in that the proposed development is located in a mixed neighborhood containing a variety of architectural styles including newer homes and smaller older homes and the proposed residences will be a fairly simple design that will complement the existing architectural variety in the neighborhood. In addition, the development is consistent with the land use intensity and density of the developed single family residential neighborhood.

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

This finding can be made in that the proposed residences will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The proposed residences will incorporate horizontal wood siding, stucco, stone veneer and shingles and natural earth tones in green, grey, and brown which blends in with the surrounding variety and natural environment.

Application #: 08-0120
APN: 049-221-86
Owner: Craig and Mary French

Conditions of Approval

Land Division 08-0120

Applicant: Craig and Mary French

Property Owner: Craig and Mary French

Assessor's Parcel Number(s): 049-221-20, 049-221-86 & -87

Property Address and Location: East side of Bowker Road approximately 675 feet from Freedom Boulevard.

Planning Area: Pajaro Valley

Exhibit(s):

- A. Tentative Map and Improvement Plans - prepared by Robert DeWitt & Associates, Inc., dated 3/08, Revised 8/08, Sheet P4 Revised 11/25/08; Architectural and Floor Plans - prepared by The Envirotechs, dated 1/30/08, sheet A1-A2.2 revised 10/18/08; Preliminary Landscape Plans - prepared by Gregory Lewis Landscape Architect, dates 3/11/08.
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All correspondence and maps relating to this land division shall carry the land division number noted above.

- I. Prior to exercising any rights granted by this Approval, the owner shall:
- A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof.
 - B. Pay the required fee to the Clerk of the Board of the County of Santa Cruz for posting the Negative Declaration as required by the California Department of Fish and Game mitigation fees program.
 - C. Obtain a Construction Activities Storm Water General NPDES Permit from the State Water Resources Control Board. For more information see: <http://www.swrcb.ca.gov/stormwtr/constfaq.html>
 - D. Obtain approval from the Environmental Protection Agency for the proposed retention trenches, which may be regulated as a Class V injection well. For more information see: http://www.epa.gov/npdes/pubs/memo_gi_classvwells.pdf
- 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 and Improvement Plans shall comply with the following requirements:

- A. The Parcel Map and Improvement Plans shall be in general conformance with the approved Exhibit A 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. 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.
 - B. This land division shall result in no more than 4 residential parcels, 4 single family dwelling units, and 4 attached second units.
 - C. The minimum parcel area shall be 6,000 square feet.
 - D. Show all recorded easements and identify who is responsible for the maintenance of drainage facilities including pervious pavement. Map shall note guidelines for long term maintenance of drainage facilities which are consistent with the Recorded Maintenance Agreement. (Sewer easements, drainage easements, etc.)
 - E. The map shall reflect current and correct Assessor's Parcel Numbers and property owners.
 - F. Sheet P2 of the plans shall be revised to reflect the correct property owner and document number for the south east adjacent parcel.
 - G. All references to a future Minor Land Division on the south adjacent parcel shall be removed from the map and plans, including the site plan, parking plan, and shadow plan.
- III. Prior to parcel map recordation, the following fees must be paid:
- A. Park dedication in-lieu fees shall be paid for 4 dwelling units. The second units shall be included in the bedroom calculation. These fees are currently \$1000 per bedroom, but are subject to change.

- B. Child Care Development fees shall be paid for 4 dwelling units. The second units shall be included in the bedroom calculation. These fees are currently \$109 per bedroom, but are subject to change.
 - C. Drainage impact fees for common improvements will be assessed on the net increase in impervious area. The fees are currently \$1.03 per square foot (subject to change) and will be assessed with the improvement plans. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.
 - D. The development is subject to Pajaro Valley Transportation Improvement (TIA) fees at a rate of \$5080 for each new lot created. The number of new lots is 4 new lots minus the existing lot which equals 3 lots. The fee is calculated as 3 lots multiplied by \$5080/lot for a total of \$15,240. The total TIA fee of \$15,240 is to be split between transportation improvement fees (\$11,430) and roadside improvement fees (\$3,810). Fees are subject to change.
- IV. Prior to parcel map recordation, the following additional items must be submitted for review and approval:
- A. A letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
 - B. Evidence that all requirements of the Pajaro Valley Fire Protection District have been met.
 - C. A recorded, signed copy of the sewer easement agreement that includes language regarding the maintenance of and access to these facilities.
 - D. A right of entry agreement with the adjacent property owner of APN 049-221-20 with right to construct for all development to be located on the adjacent property.
 - E. A recorded signed copy of the drainage easement that includes language regarding maintenance of and access to drainage facilities on parcel 050-441-03, if applicable. A right of entry to construct facilities on parcel 050-441-03 shall also be required if applicable.
 - F. A final updated copy of the soils report that reflects the requirements of the most current California Building Code. The updated soils report must be formally accepted by Environmental Planning Staff prior to acceptance of the final improvement plans. An electronic copy of the soils report shall be submitted in .pdf format by compact disc or email to:
kent.edler@co.santa-cruz.ca.us.
 - G. A review letter written by Haro, Kasunich and Associates which states that the final plans are in compliance with the reports recommendations. The letter shall refer to dated plans.

- H. A signed, notarized, and recorded maintenance agreement with the County of Santa Cruz for any structural detention, retention, or water quality facility.
 - I. An analysis of the entire diversion path for the Bowker road system to discharge to the channel. Please note that the previously submitted drainage study for the Carmela Court subdivision (prepared by Roper Engineering, dated 11/12/04) did not contain an analysis of the proposed pipe system in Bowker Road, Freedom Boulevard or the outflow system. The Carmela Court subdivision has not yet been approved and associated improvements are not constructed. The analysis shall assume no detention on site and full build out of the watershed. The analysis shall be based on Figure SWM-6 and follow County Design Criteria and Figure SWM-7 guidelines. The analysis should include an erosion and stability analysis of the proposed outlet to the creek.
 - J. Submit an analysis for the proposed detention facility that demonstrates compliance with the County Design Criteria for mitigating an up to 10 year storm event. The allowable release rate shall be based on the predevelopment area that drained to the Bowker watershed.
- V. Prior to parcel map recordation, the following shall be shown or noted on the map:
- A. Parcels/building envelopes, building footprints, common area and building setback lines located according to the approved Tentative Map. The building envelopes shall meet the minimum setbacks for the R-1-6 zone district of 20 feet for front yards, 5 feet & 8 feet for side yards, and 15 feet for rear yards.
 - B. Show the net area of each lot to nearest square foot.
 - C. The following requirements shall be noted on the Parcel Map as items to be addressed prior to obtaining a building permit on lots created by this land division:
 - 1. A plan review letter prepared by Haro, Kasunich and Associates, Inc. shall be submitted prior to building permit issuance that supports the proposed building and foundation design and any changes from the approved improvement plans including new earthwork quantities. If building plans are submitted in phases, a plan review letter will be required with each building permit application regarding the specific construction to take place. Significant changes in earthwork quantities, as determined by Environmental Planning Staff, will require an Amendment to this permit.
 - 2. 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:
 - 3. Lots shall be connected for water service to the City of Watsonville Water

- District. All regulations and conditions of the water district shall be met.
4. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the sanitation district shall be met.
 - a. The property owner shall attach an approved (signed by the District) copy of the sewer system plan to the building permit submittal. All elements (notes and details) pertaining to the sewer improvement plan shall be contained on the sewer improvement plan and shall be the same as those approved under this permit. Sanitation District signed copy shall be the version approved along with discretionary approval.
 5. All future construction on the lots shall conform to the Architectural Floor Plans, Elevations, Colors and Materials Board, and Perspective Drawings depicted in the approved Exhibit "A" and as held on file for this permit 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-1-6 zone district. Development on each parcel shall not exceed 40% lot coverage or 50% floor area ratio, or other standard as may be established for the zone district.
 - b. No fencing or walls shall exceed three feet in height within the required front yards or six feet in height within the required side or rear yards.
- D. Prior to Parcel Map recordation, 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.
 2. Plans shall reference the plan review letter prepared by Haro, Kasunich and Associates, Inc. that states that the project plans conform to the report's recommendations.

3. Tree protection details provided in the arborist report (Maureen Hamb, dated 3/14/08) shall be clearly identified in writing and reflected on construction details provided on the landscaping plan.
4. Final plans shall reference the County accepted geotechnical report and include a statement that the project shall conform to the report's recommendations.
5. Plans shall note that standard dust control Best Management Practices shall be implemented during all grading and demolition work. Actions shall include the following:
 - a. Water site as needed on a daily basis
 - b. Cover all inactive soils piles
 - c. Refrain from grading on windy days (15 mph or more average wind speed)
 - d. Install minimum 30 feet of 1-inch rock at site entrance and exit to prevent tracking sediment off site.
6. Plans shall show a minimum of nine on-street parking spaces.
7. Sheet A2.1 of the final plans shall indicate that on-street parking spaces shall not be marked on site.
8. Meet all requirements and pay all required fees of the Department of Public Works Road Engineering Division including the following:
 - a. Plans shall be revised to indicate 20 foot curb returns on the north side of the proposed driveway at the intersection with Bowker Road. Radii shall be dimensioned on the plans.
 - b. Plans shall be revised to indicate an approximately 4 foot curb return on the south side of the proposed driveway at the intersection with Bowker Road to create an additional on-street parking space. Radii shall be dimensioned on the plans.
 - c. Plans shall be revised to remove the bulb-out at the existing oak tree by eliminating the landscape strip in the location of the tree to create a contiguous sidewalk with a straight curb. (Travel lanes may be reduced to 11 feet in this location to accommodate the revision.)
 - d. Plans shall indicate that "No Parking" signs shall be posted in the cul-de-sac, in accordance with the County Design Criteria.
 - e. Plans shall indicate that no alternative materials shall be used

within the proposed crosswalk.

9. Meet all requirements and pay all required fees of the Department of Public Works Stormwater Management Division including the following:
 - a. The drainage system shall be designed to mitigate up to the 10 year storm event and overflow sheet flows shall follow natural drainage paths.
 - b. The proposed drainage system shall be designed to maintain drainage to the Calabasas watershed so that overflow from lot 4 is not diverted to the Bowker Road system.
 - c. Improvement plans for off-site stormwater management shall be submitted which are consistent with the offsite drainage analysis. Please note that construction of offsite drainage improvements (as approved by DPW Stormwater Management Staff) will be waived if the off-site improvements approved previously as a part of the adjacent subdivision (Carmela Court) are constructed prior to the building permit application for any of the subject units. The applicant shall provide evidence satisfactory to DPW Stormwater Management Staff that the improvements are adequate to handle additional runoff resulting from the subject development.
 - d. Details and analysis of the proposed onsite stormwater facilities shall be provided that demonstrates compliance with County Design Criteria requirements. Watershed and subwatershed maps shall be provided with a facility(ies) analysis showing watershed areas draining to the facility(ies) and those that bypass.
 - e. Plans shall show water quality treatment for all runoff from parking and driveway areas prior to discharge from the site. Consider outsloping driveways to drain to landscaped areas for filtering prior to discharge from the site.
 - f. Plans shall update the detail for the proposed pervious driveways so that the base material is installed with a flatter slope in order to further retard flows.
 - g. The final stormwater management plan shall be consistent with other project plans including easements, grading, landscaping, etc.
10. Plans shall note that drainage impact fees for parcel specific improvements will be paid with building permit applications. Drainage impact fees are assessed on the net increase in impervious area. The fees are currently \$1.06 per square foot and will be assessed upon building permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and

encourage more extensive use of these materials.

11. A Roadside/Roadway Exception is approved for the interior project access road to vary from County standards with respect to the width of the right of way, paving width, and on-street parking, as shown in Exhibit A.
12. Improvement plans shall include an operational erosion and sediment control plan prepared by a Certified Professional in Erosion and Sediment Control. The plans must indicate how erosion, sediment and drainage will be controlled and stages between October 15th and April 15th.
13. Plans shall note that winter grading (Oct. 15th - April 15th) is not permitted on this site unless a winter grading permit is obtained.
14. Submit a plan that overlays the proposed landscaping and utilities (storm drain, water, sewer, electric, etc) to ensure that there is no conflict.
15. Meet all requirements and pay all required fees of the Freedom Sanitation District. A complete engineered sewer plan shall be submitted that addresses all issues require by District staff and that complies with County Design Criteria including the following:
 - a. All laterals proposed shall include a backflow or overflow prevention device.
 - b. The full extent of the sewer required to connect to Calabasas Road shall be shown in plan and profile.
 - c. The sewer lateral serving Lot 2 shall be connected to the sewer main (not sewer manhole). Use the current version of Sanitation General Notes, Note 19 and revise Sheet C3.
 - d. The sewer improvement plan shall include a note that reads: "Extra precautions and inspection will be required to ensure that sewer lines are constructed as designed and to meet less than minimum slope. Elevations at upstream and downstream ends of the proposed sewer shall be surveyed prior to construction of sewer and again prior to sewer improvements sign off and acceptance."
 - e. The side yard sewer easement shall be exclusive to the Freedom County Sanitation District and no other utilities or pipelines shall be located within the 20 foot easement.
 - f. Plans shall include the following note: "Permanent improvements and trees shall not be placed in the 20 feet wide sewer easement."
 - g. The full 20 feet wide easement for the side yard sewer shall be

offered to the District and the parcel map and improvement plans shall not be approved by District and recorded by owner without dedication to District. The property owner shall attach an approved (signed by the District) copy of the sewer system plan to the building permit submittal. All elements (notes and details) pertaining to the sewer improvement plan shall be contained on the sewer improvement plan and shall be the same as those approved under this permit. Sanitation District signed copy shall be the version approved along with discretionary approval.

- h. Sewer System plans shall be the same as that approved in this discretionary permit. Any changes shall be highlighted on the plans and may result in delay in issuing the building permit.

- 16. 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.

- E. Prior to Parcel Map recordation, the property owner shall enter into a Certification and Participation Agreement with the County of Santa Cruz to meet the Affordable Housing Requirements specified by Chapter 17.10 of the County Code.

VI. Obtain Building Permits from the Santa Cruz County Building Official. Prior to building permit issuance:

- A. The property owner shall pay two small project fees for the third and fourth units totaling \$30,000 to the County of Santa Cruz Housing Division. If building permits are submitted in phases, this fee must be paid with the submittal of the first building permit application.
- B. The property owner shall submit a recycling and/or reuse plan for excess post construction materials to be reviewed and approved by Planning Staff.
- C. 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.
- D. The property owner shall submit evidence of a Homeowners Property Tax

Exemption on the parcel to be constructed to ensure that the property owner resides in either the main dwelling or the second unit. If the second unit is constructed by the developer, then the purchaser of said property shall be required to submit a property tax exemption prior to occupancy of the second unit and shall be subject to the deed restriction noted in "E" below.

- E. The property owner shall provide to the Planning Department proof of recordation of a Declaration of Restriction containing reference to the deed under which the property was acquired by the present owner and stating that the property owner shall permanently reside, as evidenced by a Homeowner's Property Tax Exemption on the parcel, in either the main dwelling or second unit.

VII. Prior to any onsite disturbance, the property owner shall:

- A. Obtain Demolition Permits from the Santa Cruz County Building Official.
- B. Convene a pre-construction meeting on the site. The following parties shall attend: applicant/owner, grading contractor supervisor, Santa Cruz County resource planning staff, and project arborist. Any temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing will be inspected at that time.
- C. Winter grading (Oct 15th - April 15th) is not permitted at this site unless a winter grading permit is obtained.
- D. 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.
- E. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).

VIII. Operational Conditions

- A. One lane of traffic on Bowker Road shall remain open and unobstructed at all times during construction to ensure emergency vehicle access.
- B. The maximum occupancy of a second unit may not exceed that allowed by the State Uniform Housing Code, or other applicable state law, based on the unit size and number of bedrooms in the unit.

- C. The property owner shall permanently reside, as evidenced by a Homeowners Property Tax Exemption on the parcel, in either the main dwelling or the second unit
 - D. Prior to property transfer or sale, the property owner shall provide to the Planning Department proof of recordation of an avigation easement with the City of Watsonville to run with the title of the property as disclosure and notice in deed at the time of transfer or sale of all newly created parcels. The disclosure shall inform future property owners that their property is located in an airport approach zone and that the City of Watsonville has the right to regulate or prohibit light emissions, either direct or indirect which may interfere with pilot vision; regulate or prohibit release into the air any substances that would impair the visibility or other interfere with the operation of aircraft including steam, dust, and smoke; and regulate or prohibit electrical emissions which would interfere with aircraft communication systems or navigational equipment. The easement shall run with the land until such time the Watsonville Municipal Airport is no longer in use.
 - E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
 - F. In order to mitigate impacts to air quality, standard dust control Best Management Practices shall be implemented during all grading and demolition work. Notes reflecting this shall be included in the final project plans and shall include, at a minimum, the following measures:
 - 1. Water site as needed on a daily basis
 - 2. Cover all inactive soils piles
 - 3. Refrain from grading on windy days (15 mph or more average wind speed)
 - 4. Install minimum 30 feet of 1-inch rock at site entrance and exit to prevent tracking sediment off site.
 - G. Construction of improvements shall comply with the requirements of the County accepted Geotechnical Report. 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).
 - H. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots.
- IX. 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.

- X. 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.

XI. Mitigation Monitoring Program

The mitigation measures listed under this heading have been incorporated in the

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

A. Mitigation Measure: Air Quality

In order to mitigate impacts to air quality, Environmental Planning Staff shall ensure that standard dust control Best Management Practices are implemented during all grading and demolition work. Notes reflecting this shall be included in the final project plans and shall include, at a minimum, the following measures:

1. Water site as needed on a daily basis
2. Cover all inactive soils piles
3. Refrain from grading on windy days (15 mph or more average wind speed)
4. Install minimum 30 feet of 1-inch rock at site entrance and exit to prevent tracking sediment off site.

B. Mitigation Measure: Off-Site Drainage

In order to mitigate impacts to downstream stormwater facilities and to ensure that off-site improvements are constructed that can adequately handle runoff from this project, the applicant is required to submit off-site drainage improvement plan(s) for review and approval by DPW Stormwater Management Staff prior to parcel map recordation that will be required if the adjacent subdivision (and associate improvements) are not constructed prior to building permit issuance for the subject project. Off-site drainage improvement plan(s) shall include calculations and other evidence to support the capacity of the proposed system.

In the event that approved off-site drainage improvements are constructed in accordance with permit 04-0598 (the adjacent subdivision) prior to an application for a building permit for the subject project, the off-site drainage improvement plan(s) submitted as part of the subject land division will be waived as a mitigation of the proposed project. However, the applicant shall be required to submit calculations and other evidence for review and approval by DPW Stormwater Management Staff prior to building permit issuance that indicates that the system (constructed under permit 04-0598) has adequate capacity to support additional runoff from the subject project. Additional facilities may be required if this conclusion cannot be verified by County Staff.

C. Mitigation Measure: Emergency Access

In order to ensure adequate emergency vehicle access during construction, the applicant is required to ensure one lane remains open and unobstructed at all times during construction. County Planning Staff will verify compliance during

inspections and site visits.

D. Mitigation Measure: Landfill Capacity

In order to mitigate the impacts of temporary construction debris on landfill capacity, the applicant shall submit a plan to recycle and/or reuse excess post-construction materials, for review and approval by Planning Staff prior to building permit issuance.

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

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

cc: County Surveyor

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Paia Levine
Principal Planner

Samantha Haschert
Project Planner

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



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

08-0120

NO SITUS

APN: 049-221-86 & -87; 049-221-20

Proposal to divide an existing 40,000 square foot parcel (APN 049-221-86) into four parcels and one remainder parcel for the construction of four single-family dwellings each with an attached second unit. This project includes a sanitary sewer easement over the southeast adjacent parcel (APN 049-221-20) and frontage improvements to the northwest adjacent parcel (APN 049-221-87). Requires a Minor Land Division, a Residential Development Permit, Design Review, Preliminary Grading Approval, Soils Report Review, and a Roadside/Roadway exception. Property located on the east side of Bowker Road approximately 675 feet from Freedom Blvd.

Zone District: R-1-6 (Single Family Residential – 6,000 square feet minimum)

OWNER/APPLICANT Craig and Mary French

STAFF PLANNER: Samantha Haschert, 454-3214

ACTION: NEGATIVE DECLARATION WITH MITIGATIONS

REVIEW PERIOD ENDS: JUNE 8, 2009

This project will be considered at a public hearing by the Planning Commission.

Findings:

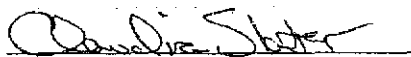
This project, if conditioned to comply with required mitigation measures or conditions shown below, will not have significant effect on the environment. The expected environmental impacts of the project are documented in the Initial Study on this project, attached to the original of this notice on file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

Required Mitigation Measures or Conditions:

_____ None
XX _____ Are Attached

Review Period Ends: _____ June 8, 2009

Date Approved By Environmental Coordinator: _____ June 9, 2009


CLAUDIA SLATER
Environmental Coordinator
(831) 454-5175

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

NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by _____

on _____ No EIR was prepared under CEQA.
(Date)

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

Date completed notice filed with Clerk of the Board: _____
29 / 126

EXHIBIT D



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: Craig and Mary French / David and Martha Getchell

APPLICATION NO.: 08-0120

APN: 049-221-86 &-87 and 049-221-20

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

XX Negative Declaration
(Your project will not have a significant impact on the environment.)

XX Mitigations will be attached to the Negative Declaration.

 No mitigations will be attached.

 Environmental Impact Report
(Your project may have a significant effect on the environment. An EIR must be prepared to address the potential impacts.)

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. Please contact Matt Johnston, Environmental Coordinator at (831) 454-3201, if you wish to comment on the preliminary determination. Written comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: JUNE 8, 2009

SAMANTHA HASCHERT
Staff Planner

Phone: (831) 454-3214

Date: MAY 15, 2009

NAME: Craig and Mary French
APPLICATION: 08-0120
A.P.N: 049-221-86, 87, 049-221-20

NEGATIVE DECLARATION MITIGATIONS

- A. In order to mitigate impacts to downstream stormwater facilities and to ensure that off-site improvements are constructed that can adequately handle runoff from this project, the applicant is required to submit off-site drainage improvement plan(s) for review and approval by DPW Stormwater Management Staff prior to parcel map recordation that will be required if the adjacent subdivision (and associate improvements) are not constructed prior to building permit issuance for the subject project. Off-site drainage improvement plan(s) shall include calculations and other evidence to support the capacity of the proposed system.

In the event that approved off-site drainage improvements are constructed in accordance with permit 04-0598 (the adjacent subdivision) prior to an application for a building permit for the subject project, the off-site drainage improvement plan(s) submitted as part of the subject land division will be waived as a mitigation of the proposed project. However, the applicant shall be required to submit calculations and other evidence for review and approval by DPW Stormwater Management Staff prior to building permit issuance that indicates that the system (constructed under permit 04-0598) has adequate capacity to support additional runoff from the subject project. Additional facilities may be required if this conclusion cannot be verified by County Staff.

- B. In order to ensure adequate emergency vehicle access during construction, the applicant is required to ensure one lane remains open and unobstructed at all times during construction.
- C. In order to mitigate the impacts of temporary construction debris on landfill capacity, the applicant shall submit a plan to recycle and/or reuse excess post-construction materials, for review and approval by Planning Staff prior to building permit issuance.
- D. In order to mitigate impacts to air quality, standard dust control Best Management Practices shall be implemented during all grading and demolition work. Notes reflecting this shall be included in the final project plans and shall include at a minimum the following measures:
1. Water site as needed on a daily basis.
 2. Cover all inactive spoils piles.
 3. Refrain from grading on windy days (15mph or more average wind speed)
 4. Install minimum 30 feet of 1-inch rock at site entrance and exit to prevent tracking sediment off site.



Environmental Review Initial Study

Application Number: 08-0120

Date: May 4, 2009

Staff Planner: Samantha Haschert

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Craig and Mary French

APN: 049-221-86 & 87; 049-221-20

OWNERS: Craig and Mary French
David and Martha Getchell

SUPERVISORAL DISTRICT: 2nd (Pirie)

LOCATION: Parcels 049-221-86 & 87 located on the southeast side of Bowker Road approximately 675 feet from Freedom Boulevard. Parcel 049-221-20 located on the northeast side of Calabazas Road, about 400 feet southeast of Bowker Road.

SUMMARY PROJECT DESCRIPTION: Proposal to divide an existing 40,000 square foot parcel (049-221-86) into four parcels and one remainder parcel for the construction of four single family dwellings each with an attached second unit. Requires a Minor Land Division, a Residential Development Permit, Design Review, Preliminary Grading Approval, Soils Report Review, and a Roadside/Roadway Exception.

ALL OF THE FOLLOWING POTENTIAL ENVIRONMENTAL IMPACTS ARE EVALUATED IN THIS INITIAL STUDY. CATEGORIES THAT ARE MARKED HAVE BEEN ANALYZED IN GREATER DETAIL BASED ON PROJECT SPECIFIC INFORMATION.

<input checked="" type="checkbox"/> Geology/Soils	<input checked="" type="checkbox"/> Noise
<input type="checkbox"/> Hydrology/Water Supply/Water Quality	<input type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Public Services & Utilities
<input type="checkbox"/> Energy & Natural Resources	<input checked="" type="checkbox"/> Land Use, Population & Housing
<input type="checkbox"/> Visual Resources & Aesthetics	<input type="checkbox"/> Cumulative Impacts
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Mandatory Findings of Significance
<input type="checkbox"/> Transportation/Traffic	

DISCRETIONARY APPROVAL(S) BEING CONSIDERED

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

NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations: None

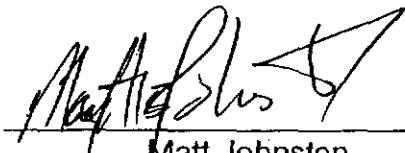
ENVIRONMENTAL REVIEW ACTION

On the basis of this Initial Study and supporting documents:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the attached mitigation measures have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.


Matt Johnston

May 15, 2009
Date

For: Claudia Slater
Environmental Coordinator

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Sizes: .9 acres/40,003 square feet (APN 049-221-86)

Existing Land Uses: Single Family Residential; Existing single family dwellings on APN's 049-221-87 & 20. APN 049-221-86 currently vacant but used as rear yard of dwelling on parcel 87.

Vegetation: Magnolia tree (1); Oak tree (1); Cedar (1); fruit trees, grasses and shrubs

Slope in area affected by project: X 0 - 30% ____ 31 - 100% (Primarily flat site)

Nearby Watercourse: Corralitos Creek located about 1500 feet northeast of the project site.

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: Not Mapped

Water Supply Watershed: Not Mapped

Groundwater Recharge: Not Mapped

Timber or Mineral: Not Mapped

Agricultural Resource: None Mapped

Liquefaction: Mapped low

Fault Zone: Not mapped

Scenic Corridor: Not mapped

Historic: None mapped

Archaeology: Mapped;
reconnaissance negative for
evidence of prehistoric resources in
proposed areas of disturbance.

Noise Constraint: None

Biologically Sensitive Habitat: None Mapped;
Biotic report submitted and evaluated in 2005 found
that Santa Cruz Tarplants were not identified on site
and the existence of a viable seed bank at the site is
unlikely; no further biotic reports required for this
project regarding Santa Cruz Tarplant.

Fire Hazard: Not Mapped

Floodplain: Not Mapped

Erosion: Not Mapped

Landslide: None Mapped

Electric Power Lines: Power poles
and lines located along Bowker Road.

Solar Access: Excellent; flat
parcel; no existing shaded areas.

Solar Orientation: Proposed
residences are primarily south
facing.

Hazardous Materials: None

SERVICES

Fire Protection: Pajaro Valley FD

School District: Pajaro Valley USD

Sewage Disposal: Freedom County
Sanitation District

Drainage District: Zone 7

Project Access: Via Bowker Road

Water Supply: City of Watsonville

PLANNING POLICIES

Zone District: R-1-6 (Single Family
Residential - 6,000 square foot minimum)

General Plan: R-UL (Urban Low Residential)

Special Designation: None

Urban Services Line:	<u>X</u> Inside	<u> </u> Outside
Coastal Zone:	<u> </u> Inside	<u>X</u> Outside

PROJECT SETTING AND BACKGROUND:

The subject properties are located in an urban area about 500 feet north of the Watsonville Airport. The parcel to be divided (APN 049-221-86) is currently used as the rear yard of APN 049-221-87, which is currently developed with a single family dwelling and takes access from Bowker Road. The detached garage associated with the single family dwelling is located on parcel 86.

Parcel 049-221-20 is the south east adjacent parcel and is currently developed with a single family dwelling. The parcel takes access from Calabasas Road and is included in this application to accommodate a new sewer easement and line which will connect to the existing sanitary sewer in Calabasas Road.

There are several trees located on parcels 86 and 87: several small fruit trees, a 12" Magnolia, a 22" Coast Live Oak, and a large diameter, multi branch Cedar. The ground cover is made up of grasses and shrubs.

In 2007, a Boundary Adjustment was permitted between parcels 85, 86, 87 to create the existing parcel configuration which allows the existing single family dwelling on parcel 87 to remain on its own parcel and not be included in the land division. In addition, the lot line adjustment created an area at the south east property line of parcel 86 to accommodate a sewer connection to Calabasas Road.

The parcels are surrounded by land zoned R-1-6 (Single Family Residential - 6,000 square foot minimum) that are developed with single family residences built at urban densities.

DETAILED PROJECT DESCRIPTION:

The proposed project would divide parcel 86 into four parcels for the development of single family dwellings with attached second units and a remainder parcel to be conveyed to the southwest adjacent property owner. The existing single family dwelling would remain on parcel 87 (as created by the lot line adjustment under permit 07-0108) and is included in this application for the purpose of providing road improvements and utility connections along the front and street side property lines (north and west).

The subject parcel is approximately 40,004 square feet. The proposed lots would be approximately 6,007 square feet, 6,154 square feet, 6,955 square feet, and 6,777 square feet. The proposed street and cul-de-sac would be approximately 13,549 square feet and would be offered to the County for dedication. The proposal includes a remainder parcel consisting of a small strip of land, approximately 562 square feet, on the south side of the proposed cul-de-sac to be conveyed to the southwest adjacent property owner for the purposes of creating a legal street side yard setback for the existing single family dwelling on parcel 85.

Approximately 780.8 cubic yards of fill and 238 cubic yards of cut are proposed as a part of this project.

All of the proposed lots meet the 6,000 square foot requirement for the R-1-6 (Single Family Residential - 6,000 square foot minimum) zone district and are in compliance with the density requirements for the R-UL Urban Low Residential General Plan designation (6,000 - 10,000 square feet net developable parcel area per unit).

Gross Area	Units Proposed	R-UL Required Density (GP 2.8)	Sq. ft./DU	DU/Net Dev. Acre
.92 ac. (40,004 sq.ft.)	4	4.4 - 7.2 DU/Net Dev. Acre	6,473 sq. ft.	6.67

There are two easements, X and Y as shown on the plans, which would allow a portion of the proposed cul-de-sac to be constructed upon the southwest adjacent parcel (APN 049-221-85) and would allow frontage improvements along Bowker Road to occur as a part of the proposed project.

An Arborist's Tree Evaluation, a Geotechnical Investigation, an Archaeological Reconnaissance Survey, and Drainage Calculations have been submitted for the proposed project.

This proposal requires a Minor Land Division, a Residential Development Permit, Preliminary Grading Review, Soils Report Review, and a Roadside/Roadway Exception.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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III. ENVIRONMENTAL REVIEW CHECKLIST

A. Geology and Soils

Does the project have the potential to:

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

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

_____ X _____

There are no mapped faults on or adjacent to the subject property. The closest mapped fault is the Zayante-Vergales fault, which is located just over one mile northeast of the subject parcel; therefore, ground rupture of a known earthquake fault was not an area of concern in the geotechnical engineering report submitted for the site (Haro, Kasunich, and Associates, dated December 2005; Attachment 6). Foundations for all proposed structures must be designed in accordance with the most recent California Building Code (CBC) and the applicant would be required to submit an update to the 2005 soils report that reflects the requirements of the 2007 CBC prior to parcel map recordation.

- B. Seismic ground shaking?

_____ X _____

The subject property will likely be subjected to strong seismic shaking from one of the local fault systems during the life of the planned structures. The Geotechnical Engineering Report submitted for the proposed project (Attachment 6), recommends that all planned improvements are designed to resist seismic shaking. Specific seismic design parameters are listed in the report and the applicant would be required to submit an update to the 2005 geotechnical investigation that reflects the requirements of the most recent California Building Code for review and approval by Planning Staff prior to parcel map recordation.

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

_____ X _____

The subject parcels are mapped for low liquefaction potential. The geotechnical investigation identified clayey soils at the site rather than sandy soils and groundwater at a depth of 26 feet below existing grade; therefore, liquefaction is not an area of

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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concern for the proposed project.

D. Landslides?

X

The topography of the site is primarily flat and the natural grade slopes gently to the southeast. Surrounding land is also primarily flat with a slight downward slope of about 20% located off site about 85 feet to the northeast; therefore, landslides are not an area of concern for the proposed project.

2. Subject people or improvements to damage from soil instability as a result of on- or off-site landslide, lateral spreading, to subsidence, liquefaction, or structural collapse?

X

The Geotechnical Report (Attachment 6) submitted for the proposed project did not identify landslides, lateral spreading, subsidence, or liquefaction as areas of concern due to the existence of clayey soil types, low groundwater depth, and primarily flat topography. In addition, the report did not identify fault zones, fault traces, or landslides on or around the subject parcel. The report provides recommendations for grading and foundation design and the applicant would be required to submit an update to this report that reflects the requirements of the most current California Building Code. Final building foundations and grading plans must comply with the most current California Building Code to resist seismic shaking and avoid structural collapse and shall be reviewed and approved by Environmental Planning staff prior to parcel map recordation.

3. Develop land with a slope exceeding 30%?

X

Not applicable because there are no slopes that exceed 30% on the subject properties.

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

X

Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because the site is flat and because prior to approval of the improvement plans and parcel map recordation, the property owner/applicant must submit final Erosion Control Plans for review and approval by Environmental Planning Staff. The plans must specify detailed erosion and sedimentation control measures and must include provisions for disturbed areas to be planted with ground cover and maintenance plans to minimize surface erosion. In addition, winter grading is not permitted at this site. Therefore the impacts of construction and grading on site erosion will be less than significant.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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5. Be located on expansive soil, as defined in section 1802.3.2 of the California Building Code(2007), creating substantial risks to property?

X

According to the geotechnical report for the project, the "site is underlain by potentially expansive soil in the upper 4 feet across the site." The report provides the following two options for foundation design to "mitigate potential heave of the clays": a post-tensioned slab-on-grade foundation system or a conventional shallow foundation system underlain by non-expansive soil. Preliminary grading plans, which propose the use of slab foundations, have been reviewed and approved conceptually by Environmental Planning Staff. Due to the expansive nature of the soils, if an alternative foundation system (other than slab-on-grade) is proposed at building permit stage, the property owner/applicant will be required to submit a plan review letter from the project soils engineer to support the use of the alternative foundation system and the applicant/property owner will be required to submit revised grading plans and earthwork quantities for review and approval by Environmental Planning Staff prior to building permit issuance. Implementation of either option for foundation design recommended in the submitted geotechnical report would reduce impacts from expansive soil to less than significant.

6. Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems?

X

This is not applicable because the proposed project would connect to existing County Sanitation facilities rather than utilize septic tanks, leach fields, or alternative waste water disposal systems.

7. Result in coastal cliff erosion?

X

This is not applicable because the subject parcel is not located in the vicinity of an ocean bluff.

B. Hydrology, Water Supply and Water Quality

Does the project have the potential to:

1. Place development within a 100-year flood hazard area?

X

This is not applicable because according to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated March 2, 2006, no portion of the project site lies within a 100-year flood hazard area.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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2. Place development within the floodway resulting in impedance or redirection of flood flows? _____

X

This is not applicable because according to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated March 2, 2006, no portion of the project site lies within a floodway.

3. Be inundated by a seiche or tsunami? _____

X

This is not applicable because the subject parcels are not located in the vicinity of the ocean.

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

X

The project is not located in a mapped groundwater recharge area and there are no existing or proposed agricultural uses on site. The proposed single family dwellings will obtain water from the City of Watsonville and will not rely on private well water. The City of Watsonville has indicated that adequate supplies are available to serve the project (Attachment 7) and has issued a conditional will-serve letter for the proposed project, which is contingent upon final discretionary permit issuance by the County and compliance with additional requirements, including the payment of groundwater impact fees; therefore, the proposed project will not significantly deplete groundwater supplies or interfere with groundwater recharge.

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

X

The proposed project will not degrade or contaminate a known public or private water supply in that none exist in the surrounding vicinity. The City of Watsonville serves the surrounding area and the closest waterway, Corralitos Creek, is located over 1500 feet to the northeast.

6. Degrade septic system functioning? _____

X

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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The County Sanitation District serves the subject parcel and the surrounding developed parcels; therefore, no septic systems will be impacted by the proposed development.

7. Alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which could result in flooding, erosion, or siltation on or off-site?

X

The proposed drainage plan would slightly alter the existing drainage pattern on the site by constructing a new road and four buildings; however, the proposed development will not alter the course of a stream or river or result in flooding, erosion, or siltation on or off-site, in that no rivers or streams are located in the proximity of the project and the subject parcel is located over 1500 feet southwest of the Corralitos Creek. The Department of Public Works Stormwater Management Staff and County Environmental Planning Staff have reviewed and approved preliminary drainage and erosion control plans, and a condition of approval of the project would require the applicant to obtain Environmental Planning and DPW approval of final drainage and erosion control plans, drainage calculations, and off-site drainage improvement plans prior to parcel map recordation, which will reduce the possible impacts of flooding, erosion, or siltation to less than significant.

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

X

Runoff from this project may contain small amounts of chemicals and other household contaminants; however, since no commercial or industrial activities are proposed, the contribution will be minimal. Preliminary drainage plans have been conceptually approved by Department of Public Works Stormwater Management Staff. Proposed new drainage facilities include five retention trenches that would be located in the rear yards of the proposed parcels, a detention pipe located within the roadway, and pervious concrete to be used on individual driveways. Prior to parcel map recordation, the applicant will be required to submit the following for review and approval by Department of Public Works Stormwater Management Staff:

- Off-site drainage improvement plans
- Demonstrate that the post development runoff rate will not exceed the predevelopment runoff rate for a 10 year storm;
- An analysis of the entire diversion path for the Bowker Road system to the channel where it discharges.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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- Details and analysis of the proposed on-site stormwater facilities and that demonstrate compliance with County Design Criteria.
- Watershed and subwatershed maps with additional analysis of existing and proposed facilities.

In addition, the applicant/property owner must obtain approval for final erosion control plans from County Environmental Planning Staff prior to parcel map recordation to reduce impacts of potential siltation during project construction to less than significant.

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

X

Corralitos Creek is the closest natural water course, which is located just over 1 mile to the northeast and would therefore not be impacted by discharges of newly collected runoff as a result of the project. See response B-8 for additional information to be reviewed and approved by County Stormwater Management staff prior to parcel map recordation.

10. Otherwise substantially degrade water supply or quality?

X

Few pollutants would be added to the existing water supply as a result of this project. Department of Public Works Stormwater Management Staff have reviewed and approved preliminary drainage plans, which include various treatment methods prior to discharge off site including underground rock filled trenches and pervious concrete in the driveways. The applicant will be required to submit final drainage plans and calculations for review and approval by DPW Stormwater Management Staff prior to parcel map recordation and filing of the improvement plans to ensure the appropriate placement and design of treatment measures. This condition will ensure that the impacts of runoff on water quality are less than significant. See response B-4 regarding impacts to water supply.

C. Biological Resources

Does the project have the potential to:

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

X

No candidate, sensitive, or special status species were identified on site or in the biotic

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report referenced for this project that was completed for a 2006 subdivision across Bowker Road (Attachment 8).

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

X

The subject parcels are not mapped for sensitive biotic communities and none were observed on site; therefore there would be no impact as a result of development.

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

X

The proposed development would not interfere with the movement of any native resident, migratory fish or wildlife species in that there are no waterways on the subject parcels and that the only trees to be removed from the site are small fruit trees. An existing magnolia tree, cedar, and coast live oak would be retained. In addition, the surrounding parcels are developed with single family dwellings; therefore, the parcel is not adjacent to areas that could be used as wildlife corridors.

4. Produce nighttime lighting that will illuminate animal habitats?

X

The subject property is located in a primarily urbanized area and is surrounded by existing residential development that generates nighttime lighting. County Environmental Planning staff concluded that there are no sensitive animal habitats within or adjacent to the project site that will be impacted by the additional nighttime lighting. In addition, the applicant shall be required to install only lighting features that are in accordance with the County Design Criteria.

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

X

Refer to C-1 and C-2 above.

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

X

No sensitive habitats were identified in a 2005 biotic report for a subdivision project across Bowker Road from the subject parcels. An Arborists Report, prepared by certified arborist, Maureen Hamb, dated March 14, 2008 (Attachment 9) was submitted for the proposed project which evaluates the existing trees on site. The report identifies 3 existing trees on site with a trunk size of 6 inches in diameter or greater (cedar, coast live oak, & magnolia) and several small fruit trees. The cedar, magnolia and oak tree would remain in the existing locations and would be protected during construction as per the arborist report. In order to ensure compliance with local ordinances and policies regarding tree removal, a condition of approval will require the applicant to comply with all recommendations of the project's arborist report.

7. Conflict with the provisions of an adopted Habitat Conservation Plan, Biotic Conservation Easement, or other approved local, regional, or state habitat conservation plan?

X

This is not applicable because there are no Habitat Conservation Plans, Biotic Conservation Easements, or other approval local, regional, or state habitat conservation plans that exist on the subject parcel.

D. Energy and Natural Resources

Does the project have the potential to:

1. Affect or be affected by land designated as "Timber Resources" by the General Plan?

X

This is not applicable as the subject parcel is not a designated Timber Resource in the General Plan, nor are the adjacent and surrounding parcels.

2. Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use?

X

This is not applicable because the project site is not a designated Agricultural

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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Resource in the General Plan, nor are the adjacent and surrounding parcels. The project site is not currently being used for agriculture and no agricultural activities are proposed on the site or in the project vicinity.

3. Encourage activities that result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner?

X

No proposed activities would result in the use of large amounts of fuel, water, or energy because the amount of water and energy required to construct and service the proposed development would be consistent with other developments of similar size and design. The parcel is currently vacant so demolition would not be required prior to construction; therefore consumption of large amounts of fuel, water and energy would be less than significant.

4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?

X

This is not applicable because the subjects parcels are not mapped for mineral resources and no natural resources will be used, extracted, or depleted as a result of this project.

E. Visual Resources and Aesthetics

Does the project have the potential to:

1. Have an adverse effect on a scenic resource, including visual obstruction of that resource?

X

This is not applicable because the proposed project is not visible from a County designated scenic resource.

2. Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings?

X

This is not applicable because the project site is not located along a County designated scenic road or within a designated scenic resource area.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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3. Degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridge line?

X

The existing visual setting is characterized as urban with the surrounding parcels developed with single family dwellings on primarily larger lots. The subject parcel is flat and the proposed development would include about 781 cubic yards of fill and about 238 cubic yards of cut for the proposed new street. The applicant will be required to obtain approval of final grading plans by Environmental Planning Staff prior to parcel map recordation to ensure that site grading is minimized and does not substantially impact the existing character of the site. The subject parcels are not located on a ridgeline.

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

X

The proposed lighting associated with the project will be reviewed and approved by County Planning Staff in a lighting plan prior to building permit issuance. As per County design criteria, all lighting must be directed downwards and landscape lighting must utilize low rise light standards and shall be directed away from adjacent properties; therefore, new sources of light will not be a significant impact on day or nighttime views in the area.

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

X

This is not applicable because there are no unique geological or physical features on or adjacent to the site that would be destroyed, covered, or modified by the project.

F. Cultural Resources

Does the project have the potential to:

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

X

This is not applicable because the parcel is currently vacant.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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2. Cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 15064.5?

X

Both parcels are mapped for archaeological resources. An archaeological reconnaissance (Santa Cruz County Archeological Society) uncovered no evidence of pre-historic cultural resources at the proposed areas of disturbance (Attachment 10). Pursuant to Section 16.40.040 of the Santa Cruz County Code, if archeological resources are uncovered during construction or grading, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

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

X

See response F-2. Pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.

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

X

The subject parcel is not within or in the vicinity of a mapped paleontological resource area; therefore, no further studies were required as part of the application for development.

G. Hazards and Hazardous Materials

Does the project have the potential to:

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

X

Not applicable because no hazardous materials will be stored, used, disposed of, or

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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transported to and from the site.

2. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

X

The project site is not included on the 12/1/2008 list of hazardous sites in Santa Cruz County compiled pursuant to the specified code and the closest listed site is the Brothers Country Corner Market, which is about 500 feet south of the project site; therefore, hazardous materials are not an area of concern for this project.

3. Create a safety hazard for people residing or working in the project area as a result of dangers from aircraft using a public or private airport located within two miles of the project site?

X

The Watsonville public airport is located about 550 feet south of the subject parcels; however, the airport's recommended flight path for take off and landing does not cross the airspace directly over the parcels and no building or feature would exceed 28' in height. Therefore, the proximity of the airport to the subject parcel would not create a safety hazard for the proposed development.

4. Expose people to electro-magnetic fields associated with electrical transmission lines?

X

All new electrical transmission lines proposed as a part of the project would be located underground and no high voltage transmission lines exist on the subject parcel; therefore, exposure to electromagnetic fields would be less than significant.

5. Create a potential fire hazard?

X

The project design incorporates all applicable fire safety code requirements and will include fire protection devices as required by the local fire agency.

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

X

This is not applicable because there will be no bio-engineered organisms or chemicals

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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created or used at the proposed site.

H. Transportation/Traffic

Does the project have the potential to:

1. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

_____ X _____

The project has the potential to increase traffic on Bowker Road and surrounding intersections and roadways with the development of 4 new single family dwellings with attached second units. According to the County Department of Public Works Road Engineering, the proposed increase in population is less than significant from a trip perspective and would not create congestion at any of the surrounding intersection, none of which are currently congested intersections.

2. Cause an increase in parking demand which cannot be accommodated by existing parking facilities?

_____ X _____

The project would meet the County Code requirements for the required number of resident parking spaces; therefore, new parking demand would be accommodated by new on-site and on-street parking.

3. Increase hazards to motorists, bicyclists, or pedestrians?

_____ X _____

The proposed project would not increase hazards to motorists, bicyclists, or pedestrians because the project would include improvements along the Bowker Road frontage as required for an Urban Local Street in the County Design Criteria and the new street would include sidewalks and 24' travel lanes to protect pedestrians and allow adequate space for vehicular travel and bicyclists and provide visibility. The intersection of the new street and Bowker road would include a stop sign, a painted stop legend on the street, and a new crosswalk that would comply with the County Design Criteria. The property owner/applicant will be required to submit final improvement plans for review and approval by Department of Public Works Road Engineering Staff prior to parcel map recordation to ensure safety.

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

4. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the county congestion management agency for designated intersections, roads or highways?

X

None of the surrounding intersections and roads are currently congested; therefore, the addition of minimal traffic as a result of the proposed project would not reduce the level of service standard on surrounding roads and intersections.

I. Noise

Does the project have the potential to:

1. Generate a permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

X

The project would minimally increase the ambient noise levels in the project vicinity above levels existing without the project given that the parcel is currently vacant and would be replaced by four single family dwellings with second units. Vehicular noise and conversational noise would be generated by the proposed project; however, these noises would be similar in character to noise generated by surrounding single family dwelling uses. The project would be located in a developed, urban area; therefore, impacts of noise as a result of the project will be less than significant given the location of the parcel and existing surrounding uses.

2. Expose people to noise levels in excess of standards established in the General Plan, or applicable standards of other agencies?

X

Per County General Plan Policies 6.9.1 and 6.9.2, new residential projects must maintain an indoor noise exposure standard of 45 dB L_{dn}. The subject parcel is surrounded by parcels developed with single family dwellings at urban densities and is not located adjacent to a heavily traveled roadway or stationary noise source. The parcel is located about 550 feet north of the Watsonville airport, which periodically increases the ambient noise level in the project vicinity; however, the airport only accommodates small aircrafts and has implemented Noise Abatement and Traffic Pattern Procedures to reduce the impact of aircraft noise on the surrounding residential, noise sensitive areas. Airport recommended traffic patterns for take off and landing do not cross directly over the subject parcels. The impacts of airport noise were reviewed under a 2006 approved subdivision on a north adjacent parcel. Those

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

parcels were found to be located within a 55 decibel Community Noise Equivalent Level (CNEL) airport noise contour, according to the Watsonville Municipal Airport Master Plan 2001-2020. Interior noise levels cannot be measured prior to construction; however, the proposed buildings are proposed to be constructed to achieve an interior noise level of 45 decibels or less through standard construction techniques. New construction requirements for energy efficiency also ensure the inclusion of additional features that will minimize interior noise levels. Such features would include additional caulking, R30 insulation in the ceilings, R15 insulation in the walls, and double paned window glass. Therefore, the impacts from temporary, periodic increases in ambient noise level as a result of the airport will be less than significant for both the interior and exterior living environments.

3. Generate a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

_____ X _____

Refer to I-1.

J. Air Quality

Does the project have the potential to:
(Where available, the significance criteria established by the MBUAPCD may be relied upon to make the following determinations).

1. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

_____ X _____

The North Central Coast Air Basin does not meet State standards for ozone and particulate matter (PM10); therefore, the regional pollutants of concern are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NOx]), and dust. The Department of Public Works Road Engineering Division reviewed the conceptual plans and determined that the amount of new traffic that would be generated by the project will not be substantial; therefore there is no indication that new emissions of VOCs or NOx would exceed Monterey Bay Unified Air Pollution Control District (MBUAPCD) thresholds for these pollutants and therefore there would not be a significant contribution to an existing air quality violation. Project construction may result in a short-term, localized decrease in air quality due to generation of dust and particulate matter (PM10). Standard dust control best management practices, such as periodic watering, covering of spoils piles, restrictions on grading on windy days, and site entrance rocking will be implemented during construction to reduce impacts to a less than significant level.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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2. Conflict with or obstruct implementation of an adopted air quality plan? _____

X

The Department of Public Works Road Engineering Division has reviewed and approved conceptual plans for the proposed project and has determined that the amount of traffic that would be generated by the proposed project is less than significant. In addition, the proposed project would create 4 single family dwellings and 4 second units and the Monterey Bay Unified Air Pollution Control District (MBUAPCD) does not review projects for consistency with the Air Quality Management Plan (AQMP) unless the project proposes more than 16 new units; therefore, the amount of traffic generated by the proposed 8 new units will not exceed the goals of the AQMP for Santa Cruz County.

3. Expose sensitive receptors to substantial pollutant concentrations? _____

X

See response J-1 regarding the impacts of temporary construction dust. The project has the potential to expose sensitive receptors in the surrounding residential neighborhood to pollutant concentrations during construction. However, dust is the only potential pollutant that would result from the project and the applicant shall be required implement standard dust control best management practices during construction which will reduce the impacts of pollutants on surrounding sensitive receptors is less than significant.

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

X

No objectionable odors will be created by the proposed use.

K. Public Services and Utilities

Does the project have the potential to:

1. Result in the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

- a. Fire protection? _____

X

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
b. Police protection?	_____	_____	X	_____
c. Schools?	_____	_____	X	_____
d. Parks or other recreational activities?	_____	_____	X	_____
e. Other public facilities; including the maintenance of roads?	_____	_____	X	_____

While the project would contribute to the need for additional future services by increasing the general population served in the Watsonville area, the final development would meet all of the standards and requirements identified by the Pajaro Valley Fire Protection District. School, park, and transportation fees to be paid by the applicant will be used to offset the incremental increase in demand for school and recreational facilities and public roads.

2. Result in the need for construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

_____ X _____

The project requires the construction of a new storm water drainage system to adequately mitigate the impacts of the proposed impervious areas both on and off-site. County Stormwater Management Staff has reviewed the conceptual drainage plans and calculations and has determined that the preliminary on-site improvements would be adequate to mitigate for small storm events; however, final plans shall be required which include on-site mitigations/facilities for larger (10 year) storm events as well.

In 2006, a subdivision was approved on 3 parcels located northwest of the subject parcels, directly across Bowker Road. This subdivision has not yet been recorded (04-0598). The subdivision would create 12 parcels with single family dwellings, each with an accessory dwelling unit. Proposed drainage improvements for the subdivision would extend from the project site, down Bowker Road and across Freedom Boulevard to APN 050-441-03 where an off site drainage outlet would be diverted to a tributary of Corralitos Creek. These improvements were required in order to address localized flooding that has occurred in the project vicinity during storm events. A negative declaration was prepared and approved for this project, the focus of which was primarily drainage issues.

In order to ensure that off-site improvements are constructed that can adequately handle runoff from one or both projects, a mitigation will require that the applicant submit off-site drainage improvement plan(s) for review and approval by DPW

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

Stormwater Management Staff prior to parcel map recordation that will be required if the adjacent subdivision (and associate improvements) are not constructed prior to building permit issuance for the subject project. Off-site drainage improvement plan(s) shall include calculations and other evidence to support the capacity of the proposed system.

In the event that approved off-site drainage improvements are constructed in accordance with permit 04-0598 prior to an application for a building permit for the subject project, the off-site drainage improvement plan(s) submitted as part of the subject land division will be waived as a mitigation of the proposed project. However, the applicant shall be required to submit calculations and other evidence for review and approval by DPW Stormwater Management Staff prior to building permit issuance that indicates that the system (constructed under permit 04-0598) has adequate capacity to support additional runoff from the subject project. Additional facilities may be required if this conclusion cannot be verified by County Staff.

These mitigations will reduce the impacts of downstream flooding on Bowker Road and Freedom Boulevard to less than significant.

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

X

The project would connect to an existing municipal water supply and the City of Watsonville has determined that adequate supplies are available to serve the project; therefore, no new or expanded water facilities would be required (Attachment 7). In addition, municipal sewer service is available to serve the project, as reflected by the County of Santa Cruz Sanitation District (Attachment 12). The project would require new connections to the existing facilities located in Bowker Road; however, no expansions or new improvements to the public system would be required as a result of the project. The applicant must submit final improvement plans to be reviewed and approved by the City of Watsonville and the County Sanitation District to ensure service prior to parcel map recordation; therefore, the proposed connections will comply with all current requirements that protect environmental resources.

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

X

The project's wastewater flows would not violate any wastewater treatment standards of the Regional Water Quality Control Board because the applicant will be required to obtain approval from the County Sanitation District for final improvement plans prior to

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

parcel map recordation to ensure compliance with County and State requirements for wastewater treatment.

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

_____ X _____

There would be one new fire hydrant installed within the cul-de-sac to serve the project. The Pajaro Valley Fire Protection District has reviewed and approved the conceptual improvements plans and will review and approve final plans prior to parcel map recordation to assure conformity with fire protection standards that includes minimum requirements for water supply for fire protection. In addition, the City of Watsonville has determined that there is adequate water available to serve the proposed development (Attachment 7) and provide fire protection.

6. Result in inadequate access for fire protection?

_____ X _____

The project's road access and interior circulation pattern has been preliminarily reviewed by the Pajaro Valley Fire Protection District. To ensure access for emergency vehicles, a mitigation will require one lane to remain open and unobstructed at all times during construction.

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

_____ X _____

The project would make an incremental contribution to the reduced capacity of regional landfills as the single family dwellings and accessory units become occupied. In addition, the project would make a one time contribution to the landfill as a result of construction. However, the property is currently vacant therefore no demolition is required and in order to mitigate the impacts of temporary construction debris to less than significant, a mitigation will require the applicant to submit a plan to recycle and/or reuse excess post-construction materials, for review and approval by Planning Staff prior to building permit issuance. Implementation of this mitigation will maximize recycling and reuse of construction materials and will minimize contributions to the landfill.

8. Result in a breach of federal, state, and local statutes and regulations related to solid waste management?

_____ X _____

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

Solid waste accumulation is anticipated to increase slightly as a result of creating four new living units; however, residential daily trash accumulation is minimal and is not anticipated to result in a breach of federal, state, or local statutes and regulations.

L. Land Use, Population, and Housing

Does the project have the potential to:

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

X

The proposed project would not conflict with any policies adopted for the purpose of avoiding or mitigating an environmental effect in that mitigations will be required as stated throughout the above document to ensure: public health and safety regarding geotechnical site conditions, structural safety, effective storm water management and minimization of impervious surfaces, reduced noise and air quality impacts, and minimization of nighttime lighting.

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

X

The proposed project would require minimal grading as the site is currently flat; however, final engineered grading plans will be required for review and approval by County Environmentally Planning Staff prior to building permit issuance to ensure consistency with Chapter 16.20 (Grading Regulations) of the County Code.

3. Physically divide an established community?

X

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

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

X

The proposed project has been designed to meet the density and intensity of development allowed by the General Plan and zoning designations for the parcel. Surrounding parcels are currently developed with single family homes. Consequently, the proposed project is not expected to have a significant growth-inducing effect.

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

X

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

M. Non-Local Approvals

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

Yes _____ No X

N. Mandatory Findings of Significance

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant, animal, or natural community, or eliminate important examples of the major periods of California history or prehistory?

Yes _____ No X

2. Does the project have the potential to achieve short term, to the disadvantage of long term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts endure well into the future)

Yes _____ No X

3. Does the project have impacts that are individually limited, but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, and the effects of reasonably foreseeable future projects which have entered the Environmental Review stage)?

Yes _____ No X

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

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Yes _____ No X

Significant
Or
Potentially
Significant
Impact

Less than
Significant
with
Mitigation
Incorporation

Less than
Significant
Or
No Impact

Not
Applicable

TECHNICAL REVIEW CHECKLIST

	<u>REQUIRED</u>	<u>COMPLETED*</u>	<u>N/A</u>
Agricultural Policy Advisory Commission (APAC) Review			X
Archaeological Review	XXX	6/3/08	
Biotic Report/Assessment			X
Geologic Hazards Assessment (GHA)			X
Geologic Report			X
Geotechnical (Soils) Report	XXX	12/05	
Riparian Pre-Site			X
Sewage Disposal System Permit			
Other:			

Attachments:





1. Vicinity Map
2. Map of Zoning Districts
3. Map of General Plan Designations
4. Project Plans
5. Assessors Parcel Map
6. Geotechnical Investigation Report (Conclusions and Recommendations) prepared by Haro, Kasunich & Associates, Inc. dated December 2005
7. Water Will-Serve Letter submitted by the City of Watsonville, dated December 20, 2007
8. Biotic Report prepared for the Carmela Court Subdivision by Central Coast Wilds, dated June 16, 2005.
9. Arborist Report prepared by Maureen Hamb, dated March 14, 2008 & Addendum dated July 16, 2008
10. Archeological Reconnaissance Survey Results, dated June 3, 2008
11. Department of Transportation Division of Aeronautics comments for Carmela Court Subdivision 04-0598, dated May 22, 2006.
12. Discretionary Application Comments

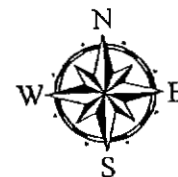


Location Map



LEGEND

-  APN: 049-221-86
-  Assessors Parcels
-  Streets
-  WATSONVILLE



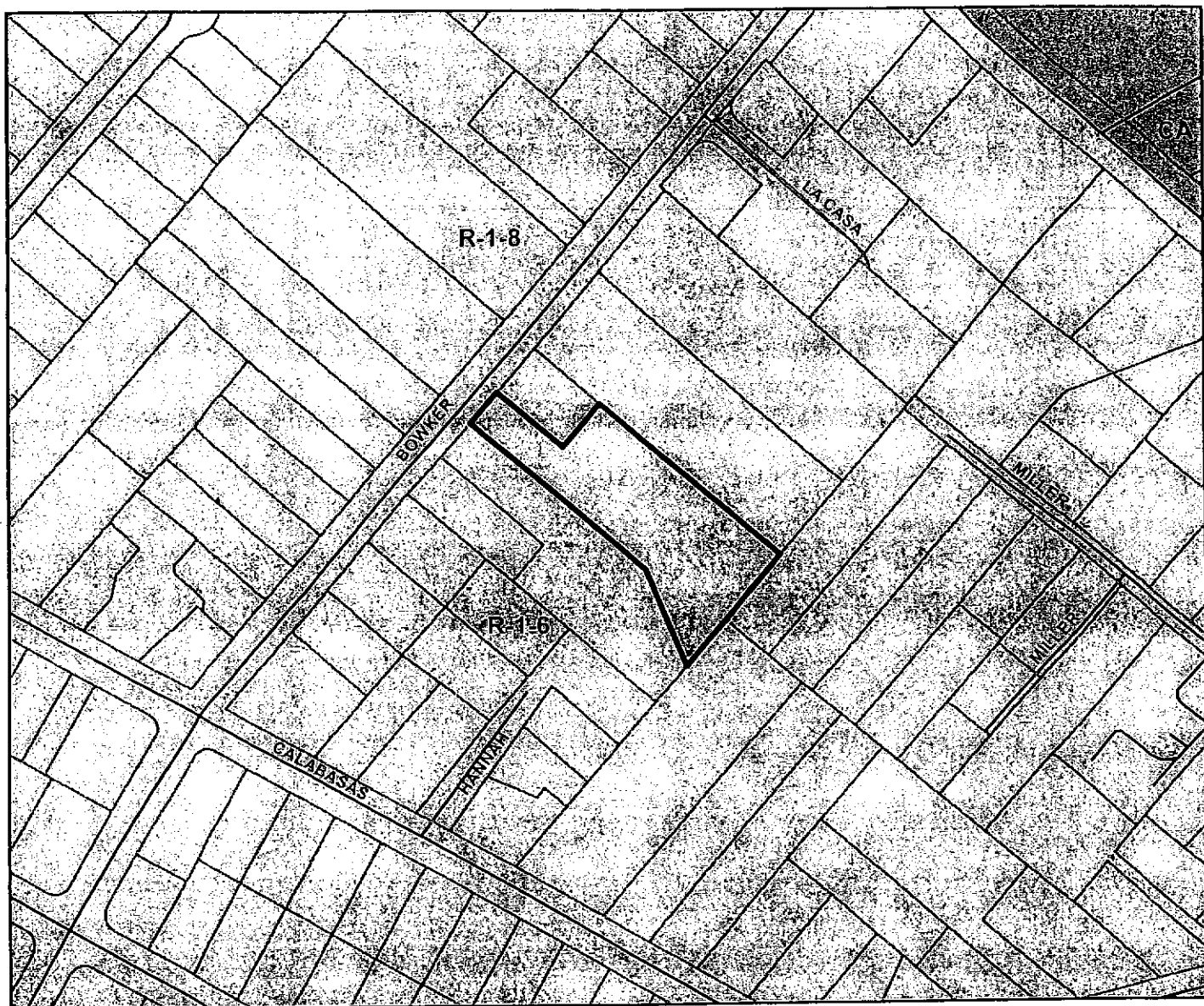
Map Created by
County of Santa Cruz
Planning Department
April 2009

08-0120
Attachment 1

EXHIBIT D



Zoning Map



LEGEND

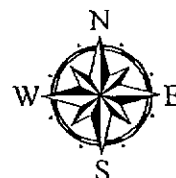
APN: 049-221-86

Assessors Parcels

Streets

RESIDENTIAL-SINGLE FAMILY

AGRICULTURE COMMERCIAL

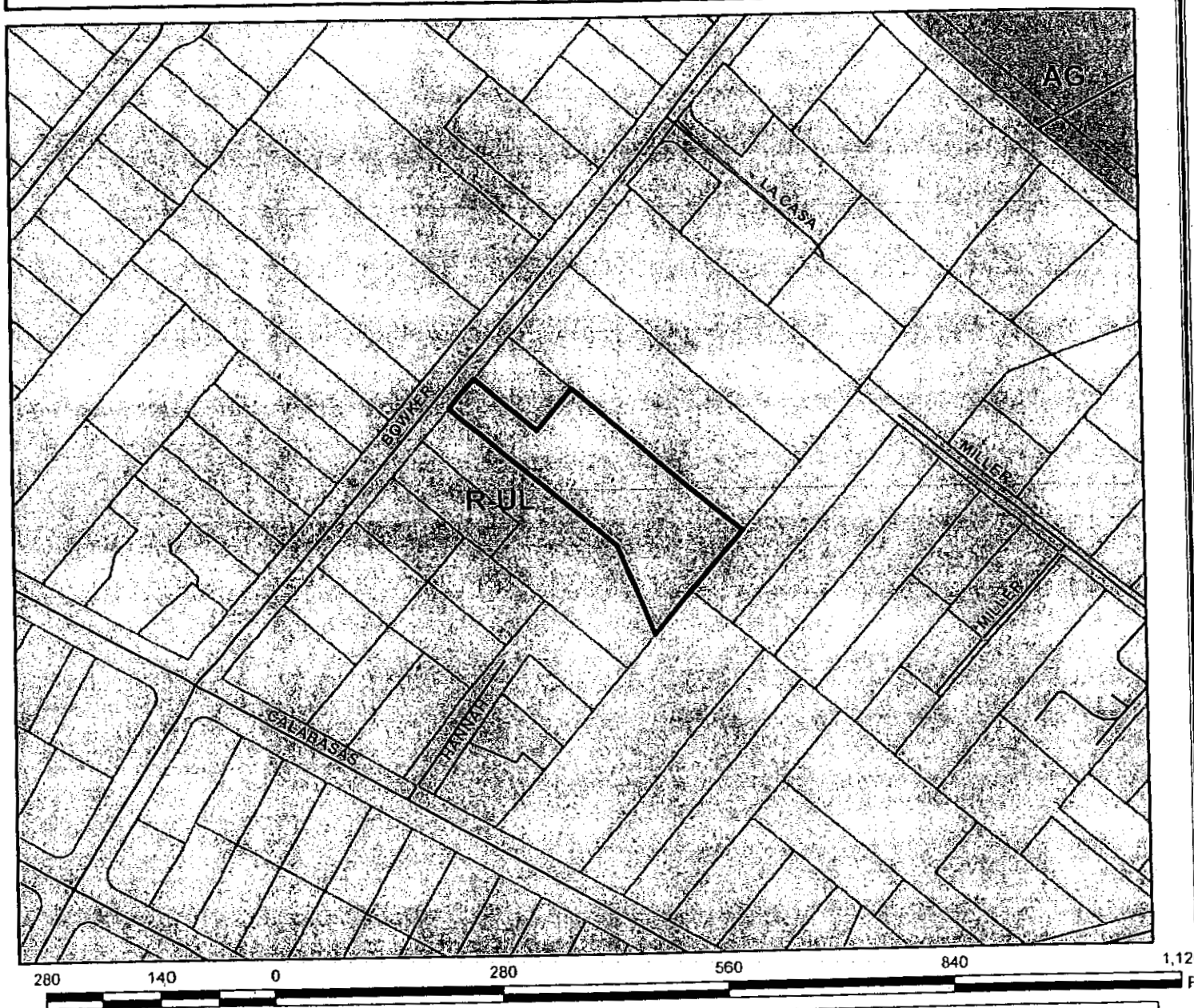


Map Created by
County of Santa Cruz
Planning Department
April 2009

08-0120
Attachment 2

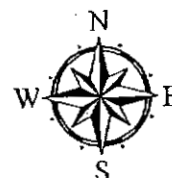


General Plan Designation Map



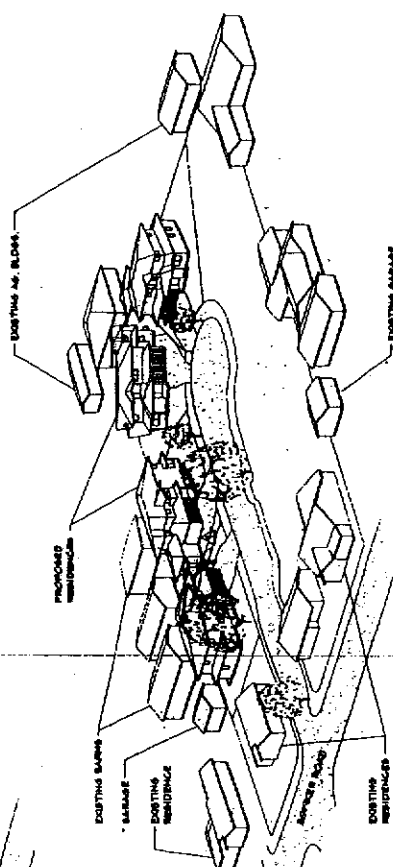
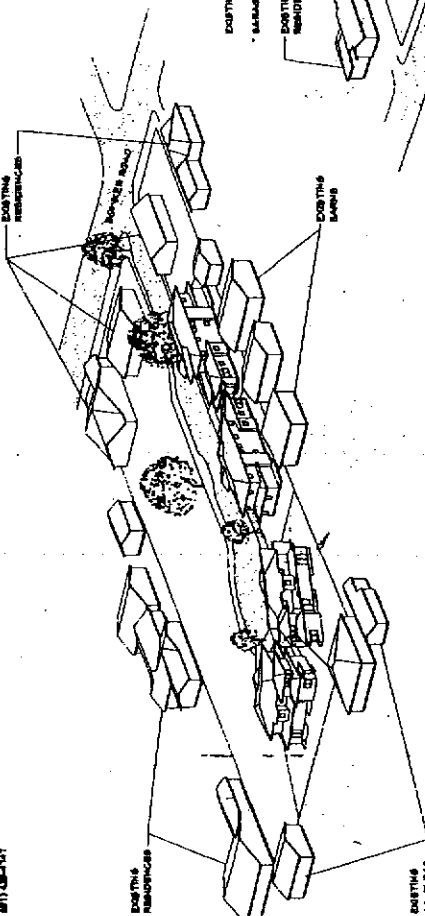
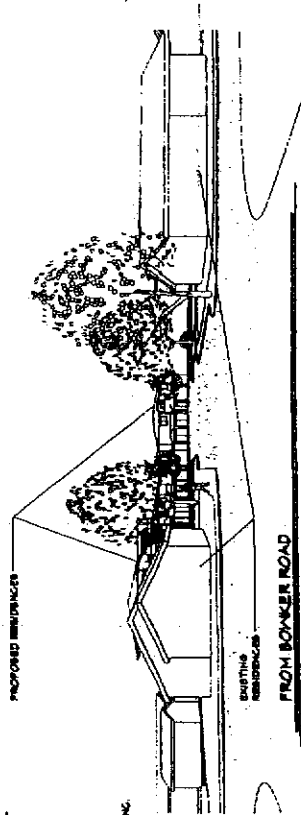
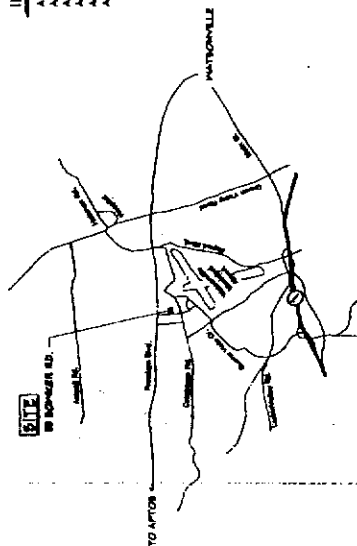
LEGEND

-  APN: 049-221-86
-  Assessors Parcels
-  Streets
-  Residential - Urban Low Density
-  Agriculture

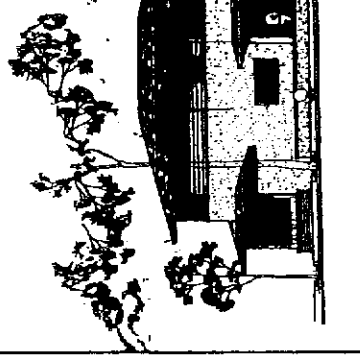


Map Created by
County of Santa Cruz
Planning Department
April 2009

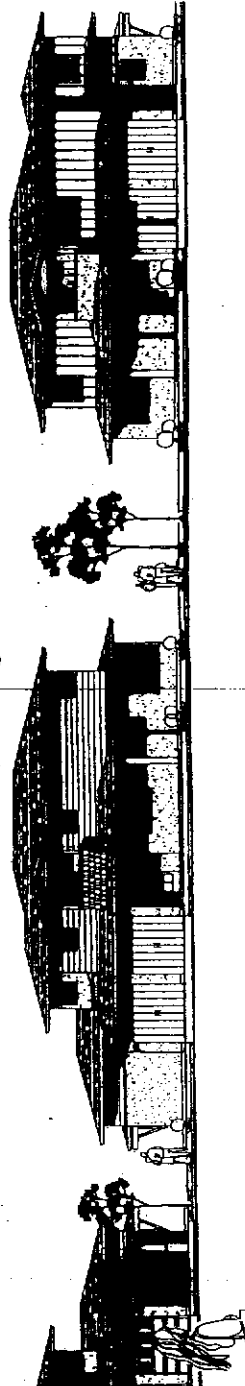
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Attachment 3

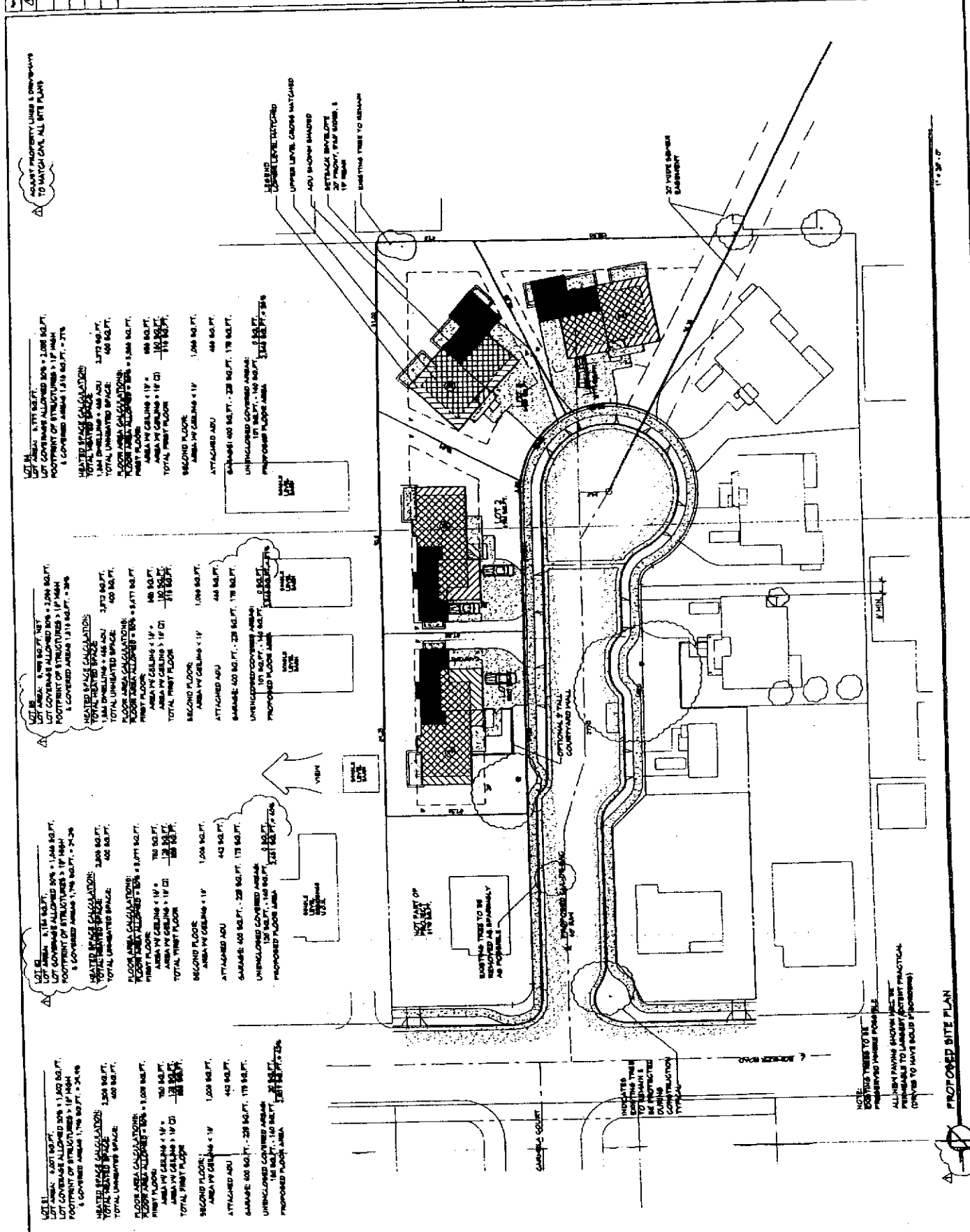
[illegible]

BIRD'S EYE FROM REAR



A BIRD'S EYE FROM FRONT


$$D^2 = 1 - \sigma^2$$



A2.2

DATE: 01-08-08
 BY: [Signature]
 CHECKED: [Signature]
 APPROVED: [Signature]

PROJECT: CRAFTS FRENCH
 25 BOWEN ROAD
 WATSONVILLE, CA 95076
 PROJECT NO: 04-0221-51.50

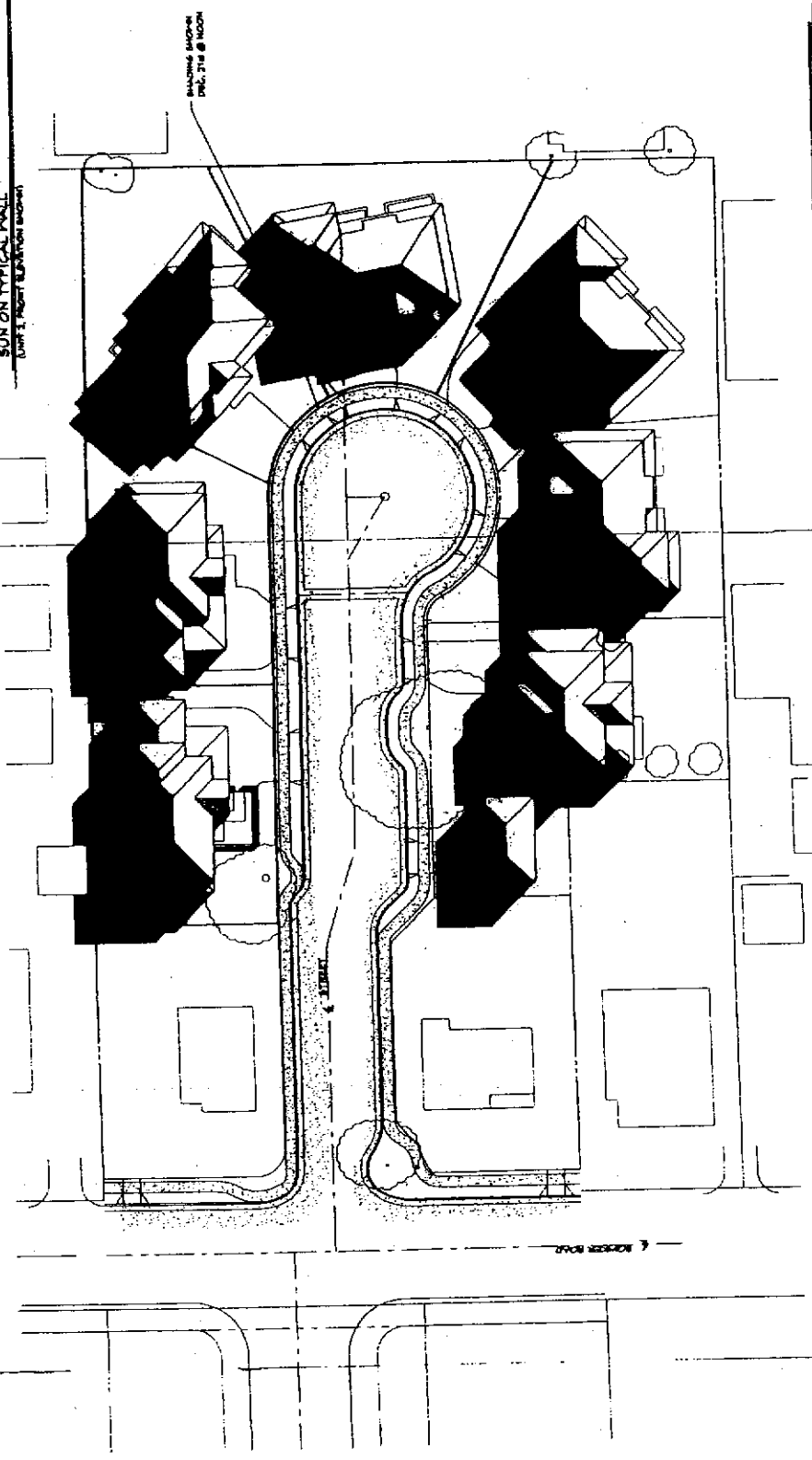
Prepared by: [Signature]
 P. J. [Signature]
 4100 Central Ex. Blvd., Suite 200, San Jose, CA 95128
 (408) 253-1234

SHADOW PLAN

SUN ON TYPICAL WALL
 (USE 1:1000 SCALE FOR SHADOWS)

SHADING SHOWN
 DEC. 21 @ NOON

SHADE
 1/4" = 1'-0"
 1/8" = 1'-0"
 1/16" = 1'-0"

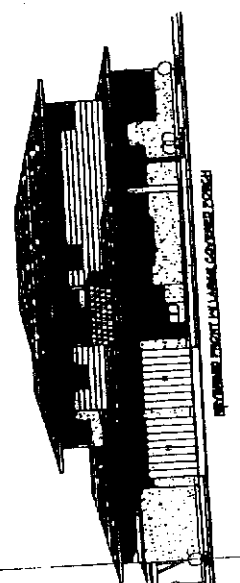


UNIT ⑤

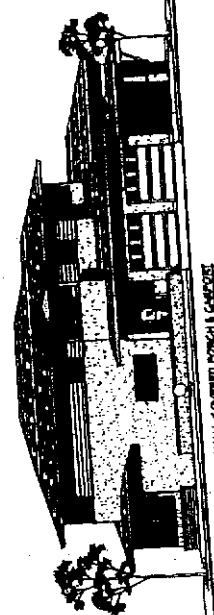
A4

PROPOSED SUBDIVISION FOR
CRAIG FRENCH
25 BOWEN ROAD
WATSONVILLE, CA 95076
APN 044-221-25-30

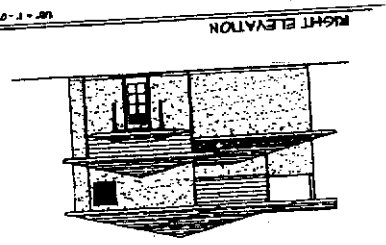
Prepared by
P. J. Architects
210 Ocean Ave., Suite 200, Watsonville, CA 95076
Tel: (831) 842-1111



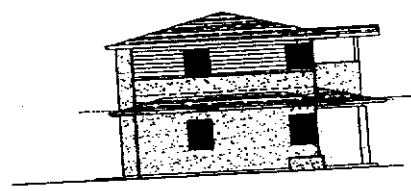
REAR ELEVATION
1" = 1'-0"



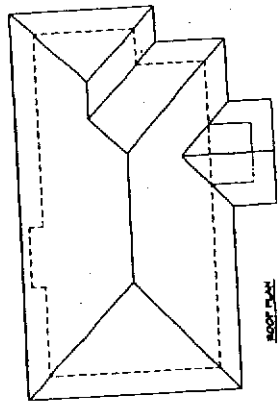
FRONT ELEVATION
1" = 1'-0"



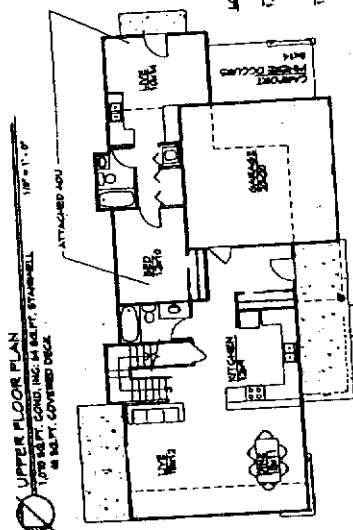
RIGHT ELEVATION
1" = 1'-0"



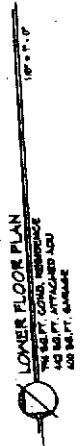
LEFT ELEVATION
1" = 1'-0"



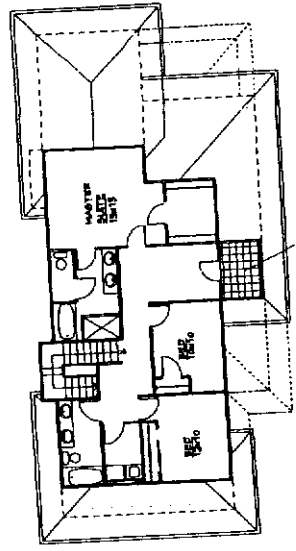
ROOF PLAN
1" = 1'-0"



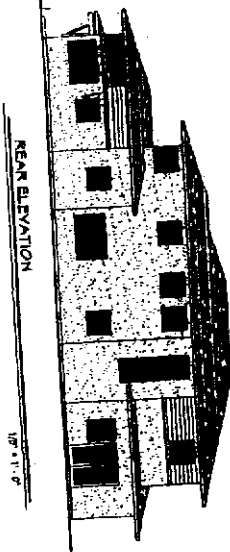
UPPER FLOOR PLAN
1" = 1'-0"



LOWER FLOOR PLAN
1" = 1'-0"



MAIN FLOOR PLAN
1" = 1'-0"

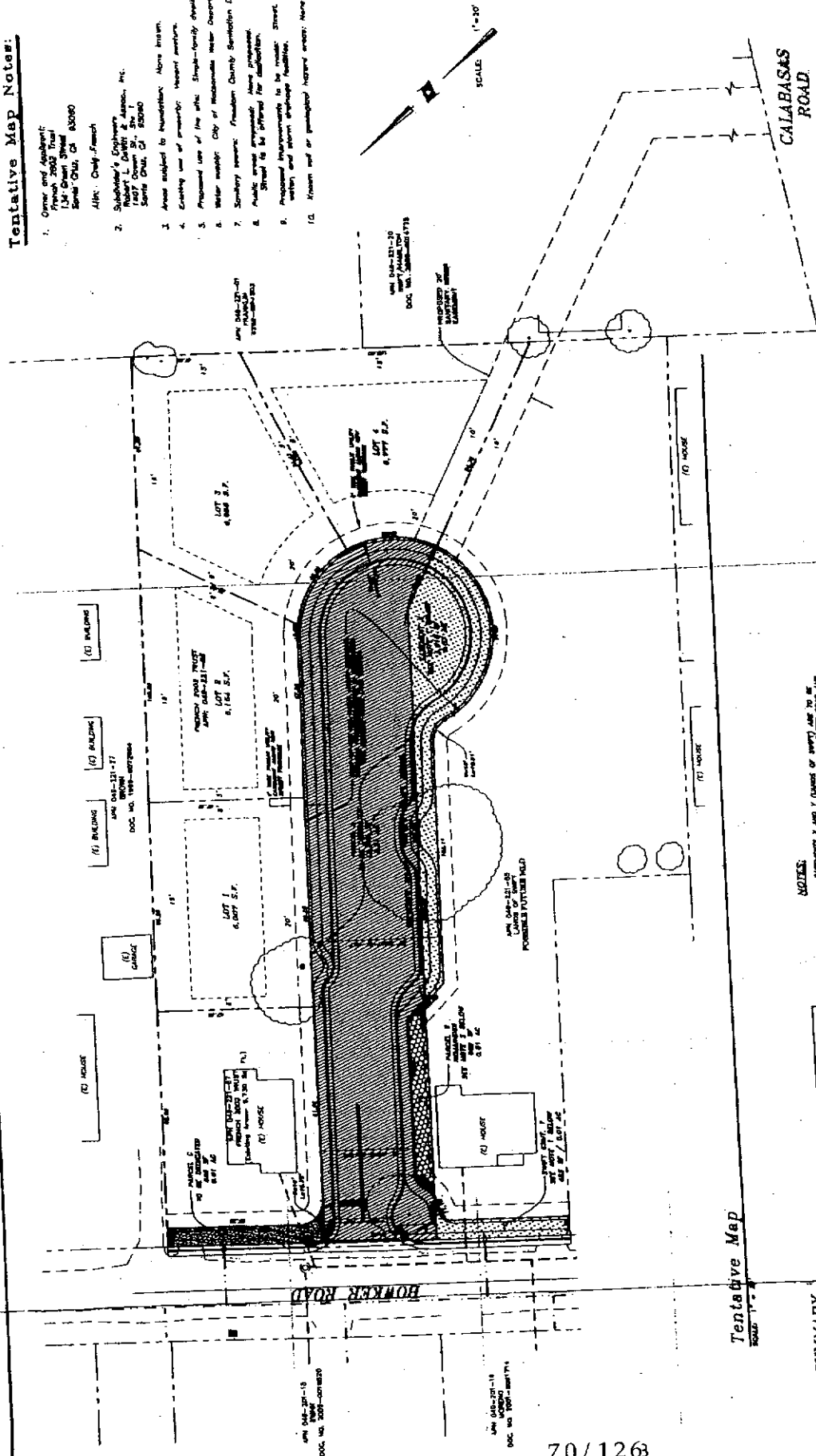


REAR ELEVATION
1" = 1'-0"

NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES.
2. ALL MATERIALS SHALL BE OF QUALITY AND IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES.

Tentative Map Notes:

- Owner and Applicant:
French 2002 Trust
134 Grant Street
Santa Cruz, CA 95060
- Attorney: Only French
- Subdividing Engineer:
Robert L. Demille
1407 Ocean Blvd., Ste. 1
Santa Cruz, CA 95060
- Area subject to Easements: None known.
- Existing use of property: Single-family dwellings.
- Proposed use of the site: Single-family dwellings.
- Water supply: City of Hollister Water Department.
- Sanitary sewage: Foundation County Sanitation District.
- Public roads proposed: None proposed.
- Shall be left for dedication.
- Proposed improvements to be made: Street, sewer, water, and storm drainage facilities.
- Known and/or proposed legal interests: None known.



NOTES:

- Subdivisions 1 and 2 (shown in gray) are to be subdivided into lots of approximately 6,000 square feet each. The lots are to be subdivided into lots of approximately 6,000 square feet each. The lots are to be subdivided into lots of approximately 6,000 square feet each.
- Subdivisions 3 and 4 (shown in gray) are to be subdivided into lots of approximately 6,000 square feet each. The lots are to be subdivided into lots of approximately 6,000 square feet each. The lots are to be subdivided into lots of approximately 6,000 square feet each.
- Subdivisions 5 and 6 (shown in gray) are to be subdivided into lots of approximately 6,000 square feet each. The lots are to be subdivided into lots of approximately 6,000 square feet each. The lots are to be subdivided into lots of approximately 6,000 square feet each.
- Subdivisions 7 and 8 (shown in gray) are to be subdivided into lots of approximately 6,000 square feet each. The lots are to be subdivided into lots of approximately 6,000 square feet each. The lots are to be subdivided into lots of approximately 6,000 square feet each.

DISTINGUISHING LOT AREA	PROPOSED LOTS		RELOCATIONS AND REMAINING		TOTAL AREAS
	AREA	AREA	AREA	AREA	
LOT 1	6,007 S.F.	6,007 S.F.	6,007 S.F.	6,007 S.F.	12,014 S.F.
LOT 2	6,146 S.F.	6,146 S.F.	6,146 S.F.	6,146 S.F.	12,292 S.F.
LOT 3	6,146 S.F.	6,146 S.F.	6,146 S.F.	6,146 S.F.	12,292 S.F.
LOT 4	6,146 S.F.	6,146 S.F.	6,146 S.F.	6,146 S.F.	12,292 S.F.
LOT 5	6,146 S.F.	6,146 S.F.	6,146 S.F.	6,146 S.F.	12,292 S.F.
LOT 6	6,146 S.F.	6,146 S.F.	6,146 S.F.	6,146 S.F.	12,292 S.F.
LOT 7	6,146 S.F.	6,146 S.F.	6,146 S.F.	6,146 S.F.	12,292 S.F.
LOT 8	6,146 S.F.	6,146 S.F.	6,146 S.F.	6,146 S.F.	12,292 S.F.
LOT 9	6,146 S.F.	6,146 S.F.	6,146 S.F.	6,146 S.F.	12,292 S.F.
LOT 10	6,146 S.F.	6,146 S.F.	6,146 S.F.	6,146 S.F.	12,292 S.F.
LOT 11	6,146 S.F.	6,146 S.F.	6,146 S.F.	6,146 S.F.	12,292 S.F.
LOT 12	6,146 S.F.	6,146 S.F.	6,146 S.F.	6,146 S.F.	12,292 S.F.
LOT 13	6,146 S.F.	6,146 S.F.	6,146 S.F.	6,146 S.F.	12,292 S.F.
LOT 14	6,146 S.F.	6,146 S.F.	6,146 S.F.	6,146 S.F.	12,292 S.F.
LOT 15	6,146 S.F.	6,146 S.F.	6,146 S.F.	6,146 S.F.	12,292 S.F.
LOT 16	6,146 S.F.	6,146 S.F.	6,146 S.F.	6,146 S.F.	12,292 S.F.
LOT 17	6,146 S.F.	6,146 S.F.	6,146 S.F.	6,146 S.F.	12,292 S.F.
LOT 18	6,146 S.F.	6,146 S.F.	6,146 S.F.	6,146 S.F.	12,292 S.F.
LOT 19	6,146 S.F.	6,146 S.F.	6,146 S.F.	6,146 S.F.	12,292 S.F.
LOT 20	6,146 S.F.	6,146 S.F.	6,146 S.F.	6,146 S.F.	12,292 S.F.

Tentative Map

Scale 1"=30'

Tentative Map
Prepared at the Request of
French 2002 Trust
Located at
55 Bowker Road
Hollister, CA
95031-1000
APN: 040-001-000 & -001
SAC: 040-001-000



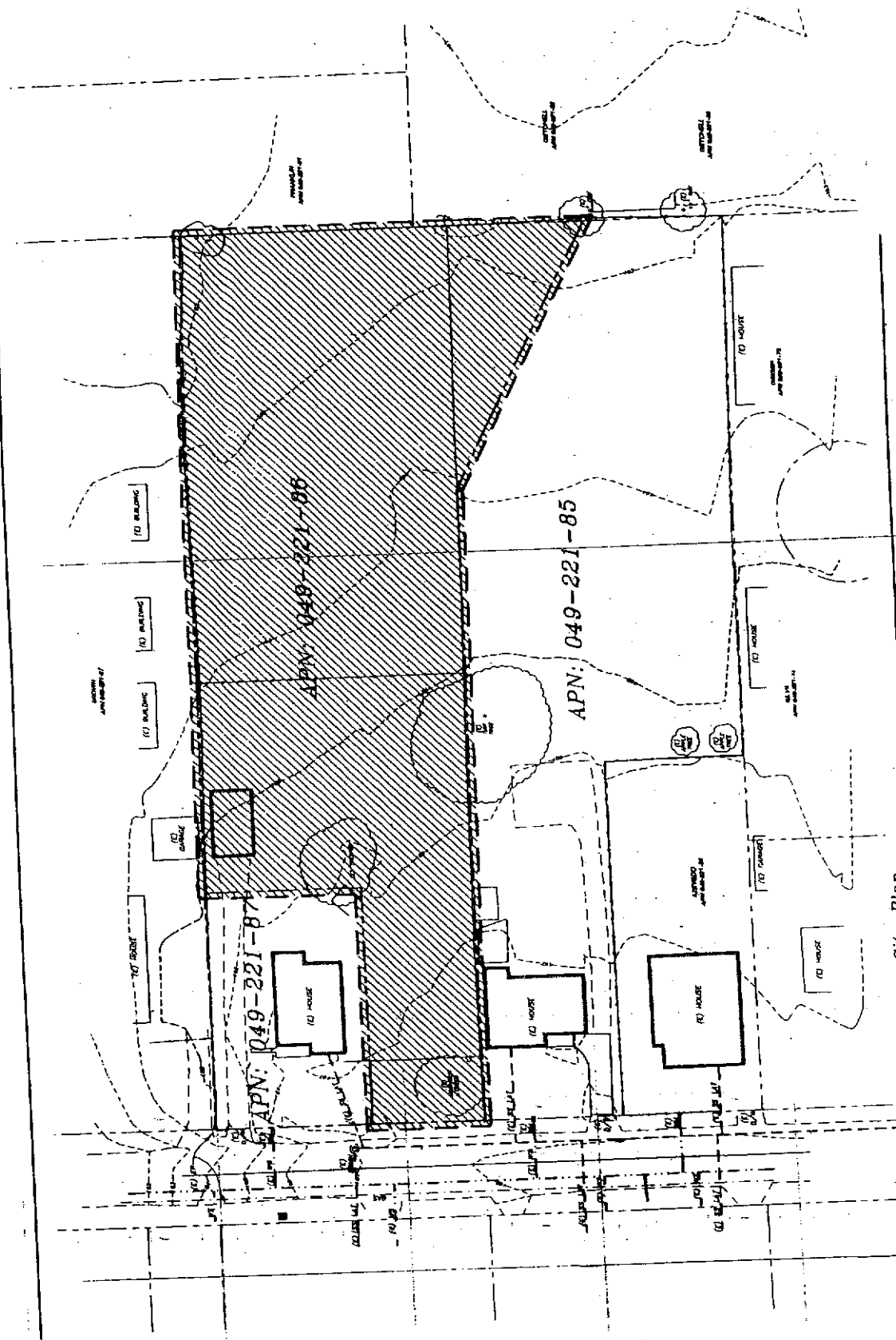
CEL SOC

CITY OF HOLLISTER

CEL SOC

CITY OF HOLLISTER

EXHIBIT D



Existing Site Plan
2006-11-28

Existing Site Plan
Prepared at the Request of
French 2002 Trust
Located at
55 Bowker Road
Fremont, CA
APN: 049-221-85 & -87
P307



[Signature]

CEL SOC

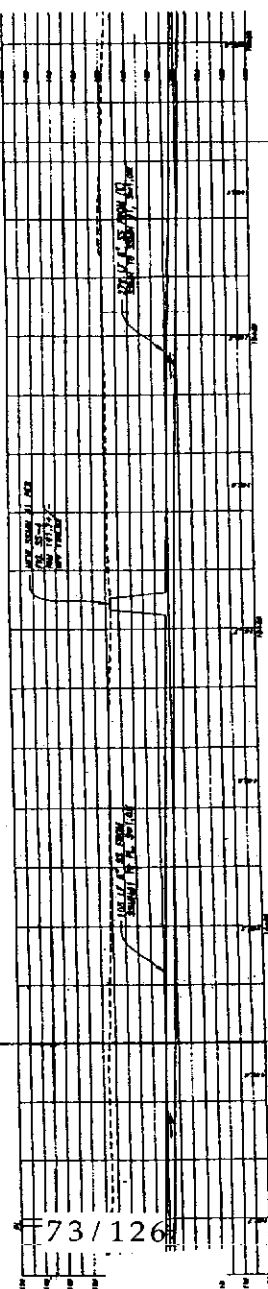
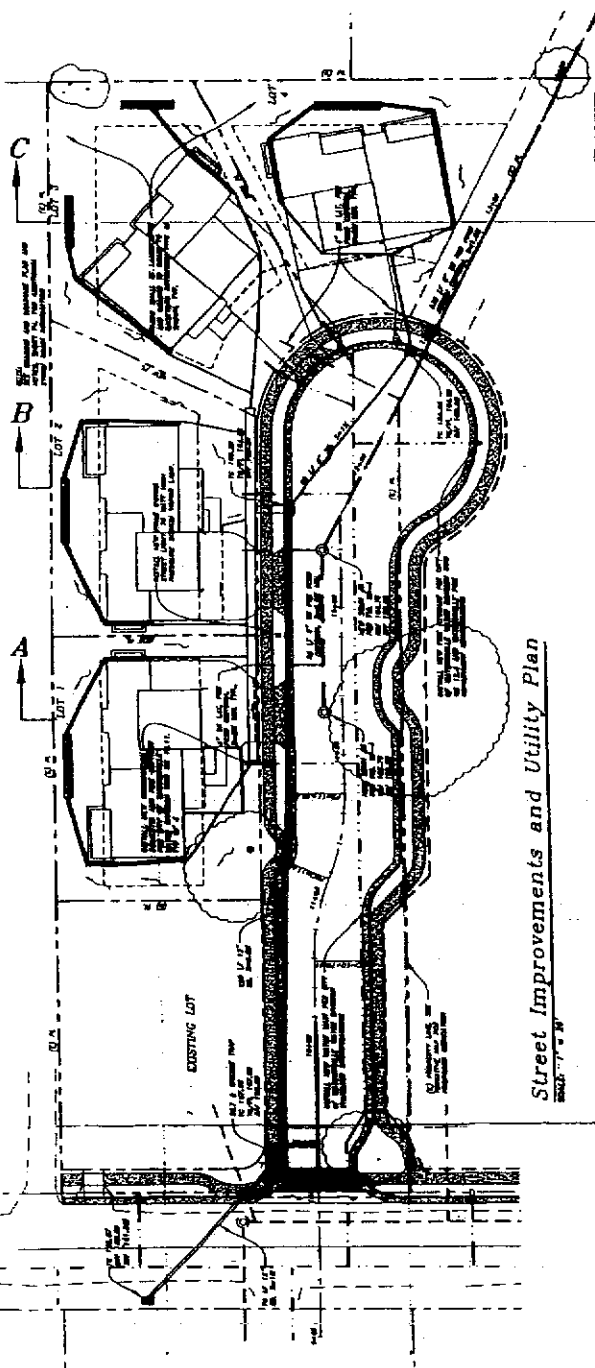
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CEL SOC

UNAUTHORIZED CHANGES & USES: No portion of this plan may be altered, modified, or changed in any way without the written consent of the engineer. The engineer is not responsible for any errors or omissions in this plan.

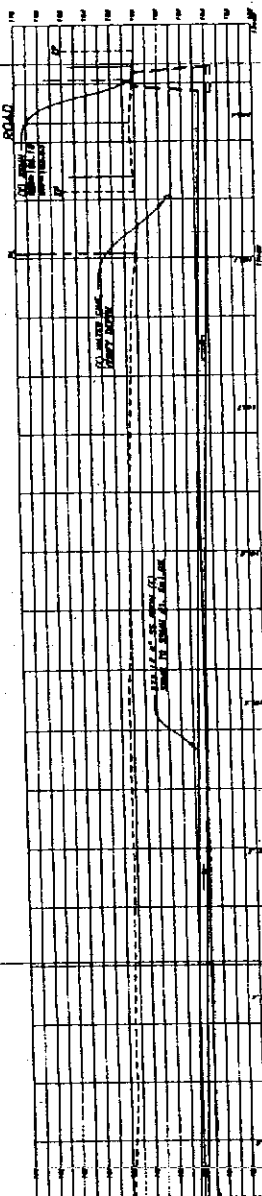
Freedom County Sanitation District General Notes

1. All improvements shall comply with applicable standards in the current edition of the "Sanitary Sewer Design Manual" published by the American Society of Civil Engineers (ASCE).
2. The proposed improvements shall be designed to provide for the collection and conveyance of sanitary sewage from the area shown on the plan.
3. The proposed improvements shall be designed to provide for the collection and conveyance of sanitary sewage from the area shown on the plan.
4. The proposed improvements shall be designed to provide for the collection and conveyance of sanitary sewage from the area shown on the plan.
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20. The proposed improvements shall be designed to provide for the collection and conveyance of sanitary sewage from the area shown on the plan.



Sanitary Sewer Profile

CALIBRIS ROAD



Sanitary Sewer Profile

CALIBRIS ROAD

CALIBRIS ROAD

CALIBRIS ROAD

CALIBRIS ROAD

CALIBRIS ROAD

CALIBRIS ROAD

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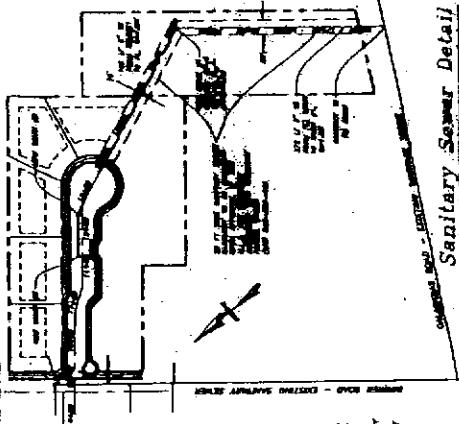
CALIBRIS ROAD

CALIBRIS ROAD

73/126

EXHIBIT D

Sanitary Sewer Detail



Street Improvements, Utility Plan and Sewer Profile

Prepared at the Request of
French 2002 Trust
Located at
55 Bowker Road
Watsonville, CA
APN: 049-221-04 & -07
MLR 000-010



4-7-04

Robert L. DeWitt

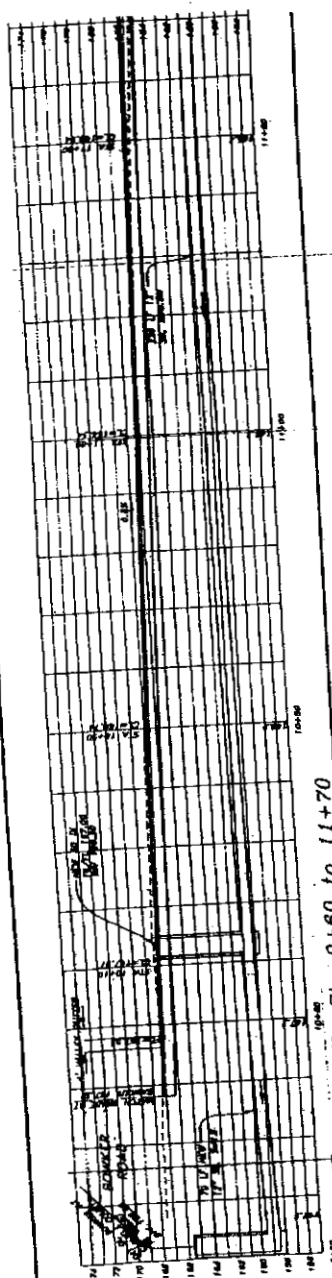
CELSOC

CELSOC

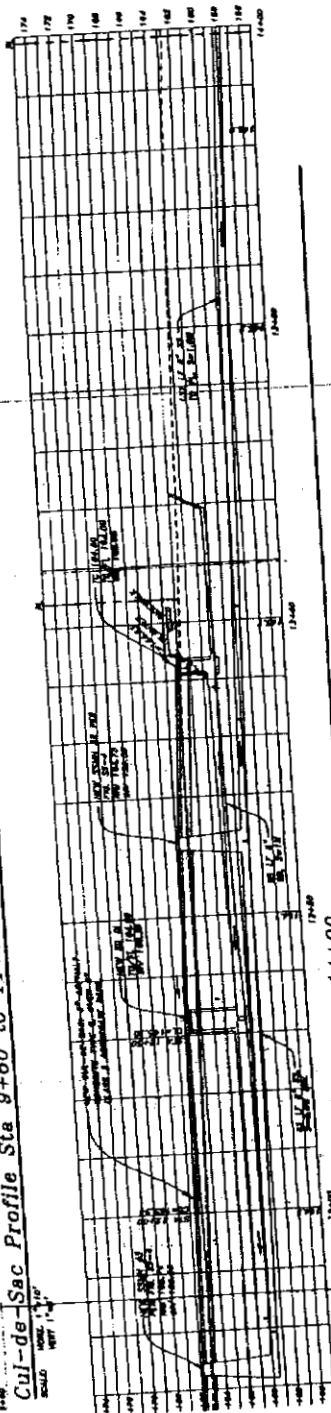
CELSOC

CELSOC

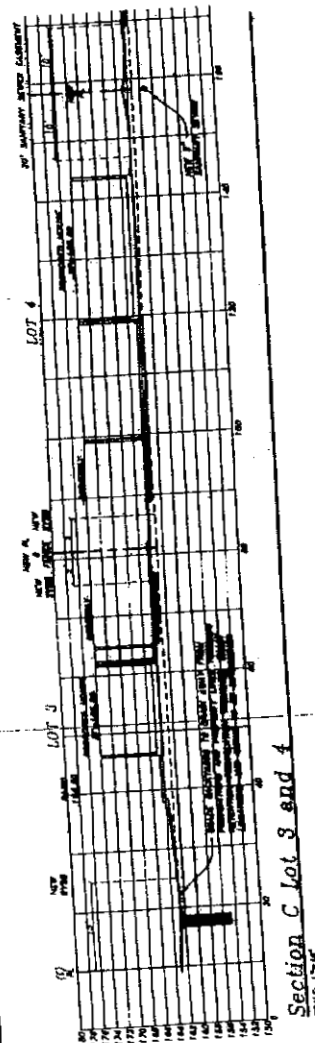
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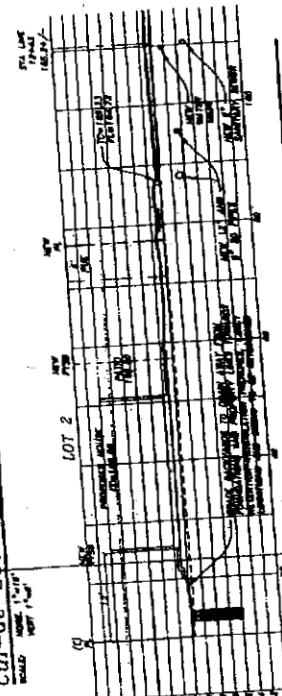
Cul-de-Sac Profile Sta 9+60 to 11+70



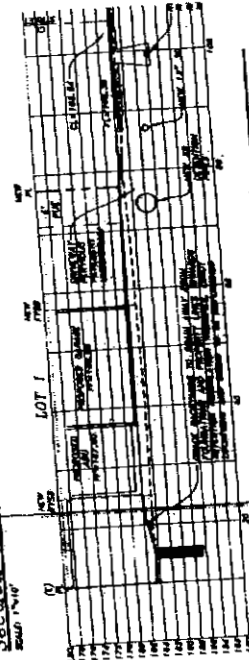
Cul-de-Sac Profile Sta 11+70 to 14+00



Section C Lot 3 and 4



Section B Lot 2



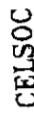
Section A Lot 1

Site Sections Cul-de-Sac Profile

Prepared at the Request of
French 2002 Trust
Located at:
65 Bowler Road
Belmontville, CA
APN: 045-321-00 & -07
DATE: 6-2-06



Robert L. Demitt
Professional Engineer
State of California
License No. 10000



CELSOC
Professional Engineer
State of California
License No. 10000



CELSOC
Professional Engineer
State of California
License No. 10000

EXHIBIT D

UNAUTHORIZED DISSEMINATION: This document contains information that is exempt from public release under the Freedom of Information Act, 5 U.S.C. 552. It is to be controlled by the Project of the State of California, Department of Public Works, and is not to be released to the public without the written approval of the Project Manager.

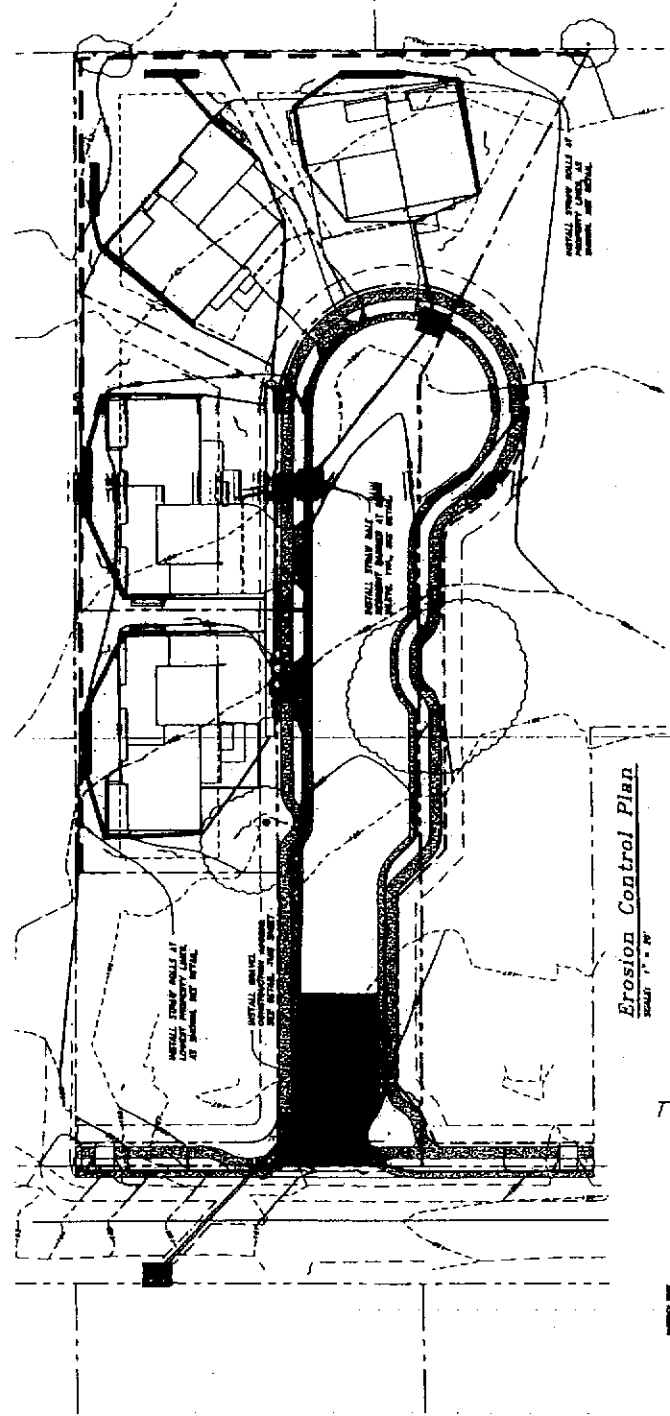
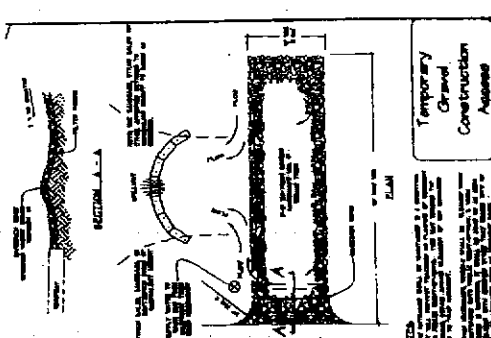
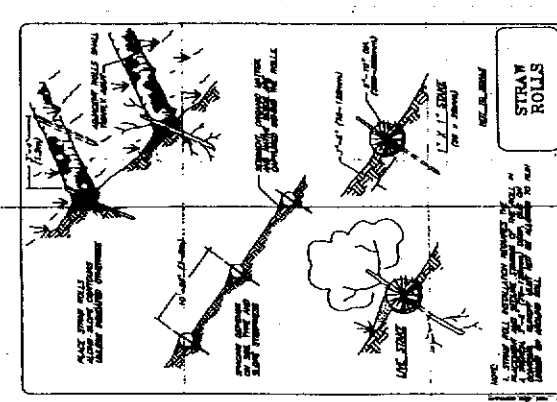
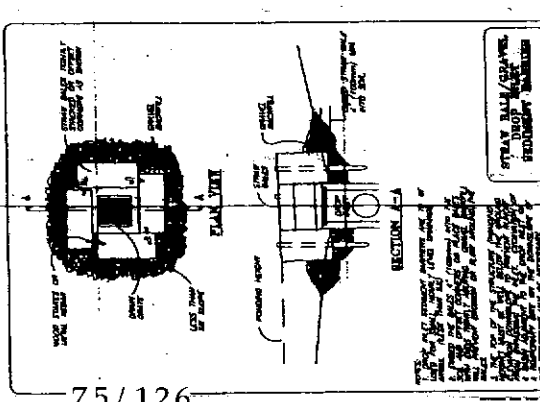
CEL SOC
Consulting Engineers and
Land Surveyors of California

ROBERT L. DEWITT



Erosion Control Plan
Prepared at the Request of
French 2002 Trust
Located at
55 Bowker Road
Palo Alto, CA
APN: 045-231-00 & -07
JUN 2008

EROSION CONTROL DETAILS



Erosion Control Plan
SCALE: 1" = 40'

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL REMAIN IN PLACE UNTIL THE EROSION CONTROL MEASURES HAVE BEEN REMOVED AND THE EROSION CONTROL MEASURES HAVE BEEN REPLACED BY PERMANENT EROSION CONTROL MEASURES.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL REMAIN IN PLACE UNTIL THE EROSION CONTROL MEASURES HAVE BEEN REMOVED AND THE EROSION CONTROL MEASURES HAVE BEEN REPLACED BY PERMANENT EROSION CONTROL MEASURES.
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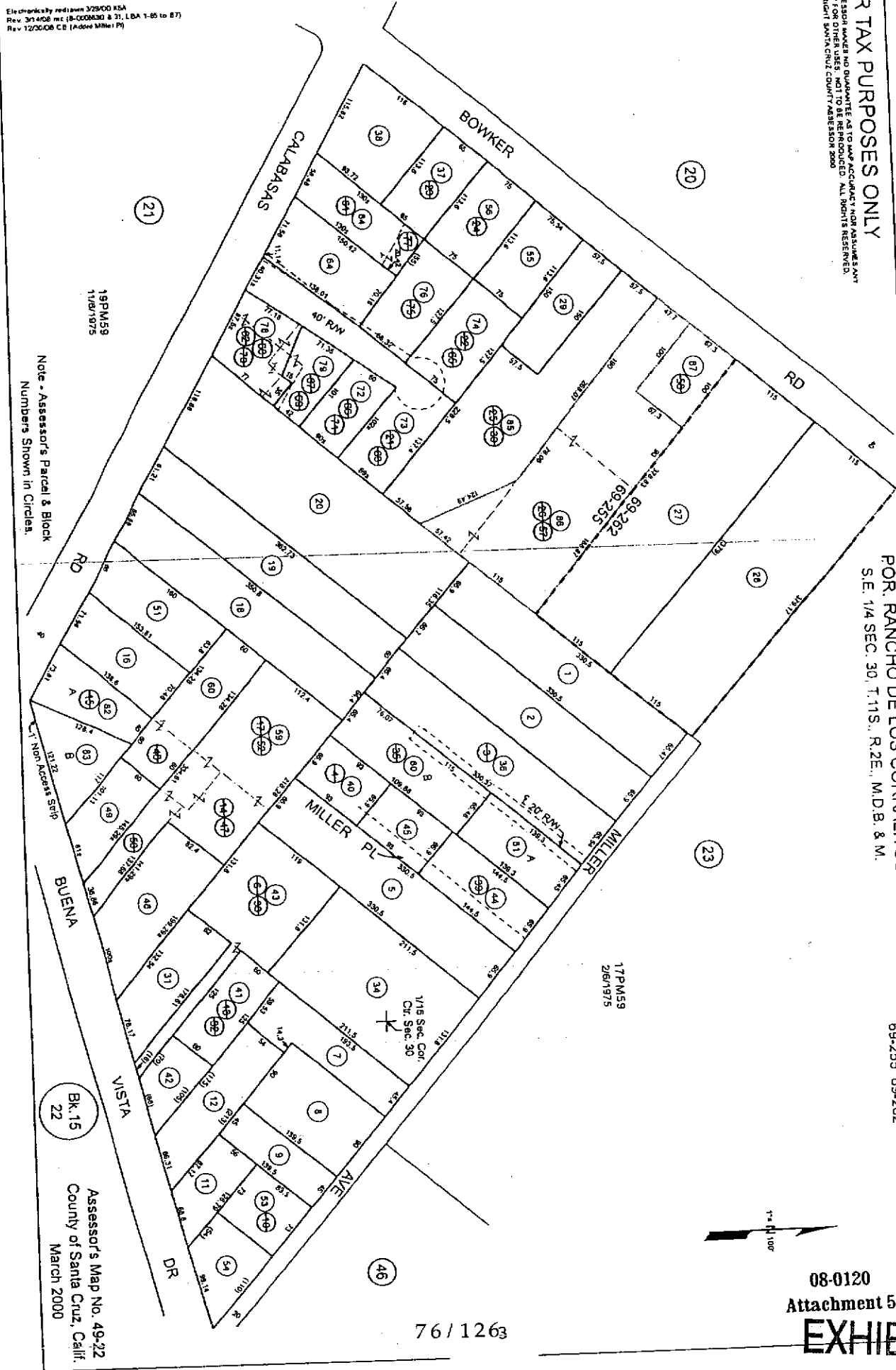
FOR RANCHO DE LOS CORRALITOS
 S.E. 1/4 SEC. 30, T.11S., R.2E., M.D.B. & M.

Tax Area Code
 69-255 69-262

49-2
 Attachment 5
EXHIBIT D

Electronically redrawn 3/25/00 RJA
 Rev. 3/14/00 m/c (8-000030) & T. LBA 1-85 to 87)
 Rev. 12/20/00 CB (Adopted Mike P)

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



76/1263

**GEOTECHNICAL INVESTIGATION
for
PROPOSED RESIDENTIAL DEVELOPMENT
Bowker Avenue (APN 49-221-57/58)
Santa Cruz County, California**

**Prepared For
Craig and Mimi French**

**Prepared By
HARO, KASUNICH AND ASSOCIATES, INC.
Geotechnical & Coastal Engineers
Project No. SC9046**

December 2005

**08-0120
Attachment 6**

Project No. SC9047
28 December 2005

CRAIG AND MIMI FRENCH
c/o HAMILTON-SWIFT LUDC
1509 Seabright Avenue, Suite A-1
Santa Cruz, California 95062

Subject: Geotechnical Investigation

Reference: Residential Development
Bowker Avenue (APN 49-221-57/58)
Santa Cruz County, California

Dear Mr. and Mrs. French:

The following report presents the results and conclusions of our Geotechnical Investigation for the proposed residential construction. This report includes design criteria and recommendations addressing the geotechnical aspects of the proposed development.

The results of our investigation indicate there are no significant geotechnical concerns at the site provided the recommendations presented in this report are followed in development of project plans and specifications.

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

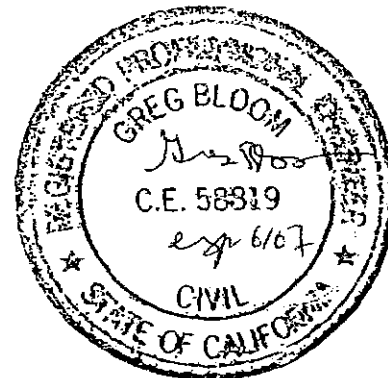
Very truly yours,

HARO, KASUNICH AND ASSOCIATES, INC.

Greg Bloom
C.E. 58819

GB/ag

Copies: 5 to Addressee



RECOMMENDATIONS

The following recommendations should be used as guidelines for preparing project plans and specifications:

Site Grading

1. We request the opportunity to review project grading and foundation plans during the ~~design phase of the project.~~ We can then provide our opinion regarding geotechnical considerations.
2. Observation and testing services for earthwork performed at the project site should be provided by Haro, Kasunich and Associates. The observation and testing of earthwork allows for contractors compliance evaluation to project plans and specifications and our geotechnical recommendations. It also allows us the opportunity to confirm that actual soil conditions encountered during construction are essentially the same as those anticipated based on the subsurface exploration.
3. The geotechnical engineer should be notified at least four (4) working days prior to any site clearing or grading so that the work in the field can be coordinated with the grading contractor and arrangements for testing and observation can be made. The recommendations of this report are based on the assumption that the geotechnical

engineer will perform the required testing and observation during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.

4. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557-91.

5. ~~Areas to be graded or to receive building foundations should be cleared of~~ obstructions including loose fill, debris, foundations, trees not designated to remain and their principal roots, or other unsuitable material. Existing depressions or voids created during site clearing should be backfilled with engineered fill.

6. Engineered fill should be placed in thin lifts not exceeding 8 inches in loose thickness, moisture conditioned, and compacted to a minimum of 90 percent relative compaction. The upper 8 inches should be compacted to a minimum of 95 percent relative compaction.

7. The on-site clays may not be re-used as engineered fill. The near surface silty and clayey sand may be re-used as engineered fill.

8. Any imported fill should meet the following criteria:
- a. Be free of wood, brush, roots, grass, debris and other deleterious materials.
 - b. Not contain rocks or clods greater than 2.5 inches in diameter.
 - c. Not more than 20 percent passing the #200 sieve.
 - d. Have a plasticity index less than 15.
 - e. Be approved by the geotechnical engineer. Submit to the geotechnical engineer samples of import material or utility trench backfill for compliance testing a minimum of 4 days before it is delivered to the job site.

9. After the earthwork operations have been completed and the geotechnical engineer has finished his observation of the work, no further earthwork operations shall be performed except with the approval of and under the observation of the geotechnical engineer.

Conventional Shallow Foundations

The proposed structures may be founded on a minimum of 18 inches of non-expansive engineered fill. The non-expansive fill should extend a minimum of 12 inches beyond the footing trench in all directions

10. The proposed structures may be supported on conventional spread footings founded on a minimum of 18 inches of non-expansive engineered fill as outlined in the grading section of this report. Footing dimensions should be determined in accordance with anticipated use and applicable design standards, but should be a minimum of 15 inches wide and be embedded a minimum of 12 inches for one-story structures and 18 inches for two-story structures. The footings should be reinforced as required by the structural designer based on the actual loads transmitted to the foundation.

11. Foundations designed in accordance with the above may be designed for an allowable soil bearing pressure of 2,000 psf for dead plus live loads. This value may be increased by one-third to include short-term seismic and wind loads.

12. Lateral load resistance for the buildings supported on footings may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.35 is considered applicable. Passive resistance of 300 pcf may be used below a depth of 12 inches against engineered fill.

Post-Tensioned Slab-on-Grade Foundation

As an option, a post-tensioned slab-on-grade foundation may be used.

13. Post-tensioned slabs may be used to support the structures bearing on in-situ soil. Post tensioned slabs should be designed in accordance with the latest recommendations of the Post-Tensioning Institute using the following criteria.

- a. Depth to constant moisture= depth of clay with a maximum of 5 feet
- b. Effective Plasticity Index= 35
- c. Allowable Bearing Capacity= 2,000 psf
- d. e_m = 3 feet for edge lift and 5 feet for center lift
- e. y_m = 0.26 inches for edge lift and 1.15 inches for center lift

1997 UBC Seismic Design Considerations

For purposes of design of structural features for the proposed project seismic coefficients may be used based on a soil profile S_d as described in Table 16-J of the 1997 UBC. The coefficients should be based on the 1997 UBC and the San Andreas Fault (Type A at a distance of 6 ½ kilometers) and/or the Zayante-Vergales Fault (Type B at a distance of 2 ½ kilometers).

Slabs-on-Grade (not post-tensioned slabs)

14. Concrete slabs-on-grade planned for the site should be constructed on a minimum of 18 inches of engineered fill as outlined in the grading section of this report. Prior to construction of the slab, the subgrade surface should be proof-rolled to provide a smooth, firm, uniform surface for slab support. Slab reinforcement should be provided in

Project No. SC9046
28 December 2005

accordance with the anticipated use and loading of the slab. As a minimum, we recommend the use of number 4 bars placed within the slab at 18 inches on center. Slab joints should be spaced no more than 15 feet on center to minimize random cracking. While some movement of slabs is likely, a well-prepared subgrade including pre-moistening prior to pouring concrete, adequately spaced expansion joints, and good workmanship should minimize cracking and movement.

15. In areas where floor wetness would be undesirable, a blanket of 4 inches of free-draining gravel should be placed beneath the floor slab to act as a capillary break. In order to minimize vapor transmission, an impermeable membrane should be placed over the gravel. The membrane should be covered with 2 inches of sand or rounded gravel to protect it during construction. The sand or gravel should be lightly moistened just prior to placing the concrete to aid in curing the concrete. If moisture is expected a surface treatment or moisture retardant should be added to the concrete.

Site Drainage

16. Proper control of drainage will be essential to the project.

17. Surface drainage should include positive gradients so that surface runoff is not permitted to pond adjacent to foundations, slabs or retaining walls. Surface drainage should be directed away from building foundations. The slope from the foundation elements should be 2 percent for a minimum of 5 feet.

18. Full roof gutters and downspouts should be placed around eaves. Discharge from the roof gutters should be collected into closed plastic pipe and released into the proposed on-site storm drain system.

19. The migration of water or spread of extensive root systems below foundations, slabs, or pavements may cause undesirable differential movements and subsequent damage to these structures. Landscaping should be planned accordingly.

Plan Review, Construction Observation, and Testing

20. Our firm must be provided the opportunity for a general review of the final project plans prior to construction so that our geotechnical recommendations may be properly interpreted and implemented. If our firm is not accorded the opportunity of making the recommended review, we can assume no responsibility for misinterpretation of our recommendations. We recommend that our office review the project plans prior to submittal to public agencies, to expedite project review. The recommendations presented in this report require our review of final plans and specifications prior to construction and

Project No. SC9046
28 December 2005

upon our observation and, where necessary, testing of the earthwork and foundation excavations. Observation of grading and foundation excavations allows anticipated soil conditions to be correlated to those actually encountered in the field during construction.

DISCUSSIONS AND CONCLUSIONS

Based on the results of our investigation, the proposed development, from a geotechnical standpoint, is feasible. The recommendations presented in this report are to be incorporated into the design and construction of the proposed development.

~~The site is underlain by potentially expansive soil in the upper 4 feet across the site. To~~
mitigate potential heave of the clays it is recommended that the improvements be founded on a post-tensioned slab-on-grade foundation system or a conventional shallow foundation system underlain by non-expansive soil.

All concrete flat work and paved areas will be subject to heave depending on the proposed grading plan. This should be factored into the design considerations in the preparation of the plans by the designer.

CITY OF WATSONVILLE

"Opportunity through diversity; unity through cooperation"



ADMINISTRATION BUILDING

215 Union Street
Second Floor
Fax 831.761.0736

MAYOR & CITY COUNCIL

215 Union Street
831.768.5008

CITY MANAGER
831.768.3010

CITY ATTORNEY
831.768.3030

CITY CLERK
831.768.3040
PERSONNEL
831.768.5020

CITY HALL OFFICES

250 Main Street

COMMUNITY DEVELOPMENT
831.768.3050

Fax 831.728.6173

FINANCE

831.768.3450

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PUBLIC WORKS & UTILITIES

831.768.3100

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831.768.3461

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REDEVELOPMENT & HOUSING

831.768.3080

Fax 831.763.4114

AIRPORT

100 Aviation Way

831.768.3480

Fax 831.763.4058

FIRE

115 Second Street

831.768.3200

Fax 831.763.4054

LIBRARY

310 Union Street

831.768.3400

Fax 831.763.4015

PARKS & COMMUNITY SERVICES

30 Maple Avenue

831.768.3240

Fax 831.763.4078

December 20, 2007

John Swift

Hamilton Swift Land Use & Development Consultants

500 Chestnut Street Suite 100

Santa Cruz, CA 95060

Subject: Water Availability for proposed minor land division located at 55 Bowker Road (APN 049-221-57,58)


Dear Mr. Swift:

This letter is to inform you that your request for water availability was approved by Watsonville City Council on December 11, 2007. City of Watsonville (City) water ~~may be provided to serve the four new parcels created by the minor land division of~~ 55 Bowker Road (APN 049-221-57,58), provided the following conditions are met:

1. The minor land division is completed and the parcel map recorded.
2. The unit count shall be at least eight new units. Four principle dwellings and four accessory dwellings.
3. Each accessory dwelling shall be constructed and available for occupancy concurrent with the principal dwelling.
4. Accessory dwelling units shall meet Santa Cruz County affordable housing policies in effect at the time of construction.
5. The primary dwelling unit and accessory dwelling unit shall have valid addresses assigned by the County of Santa Cruz.
6. Property owner shall obtain Santa Cruz Local Agency Formation Commission (LAFCO) approval for the City of Watsonville to be the provider of domestic water.
7. Submit a completed water service application along with evidence satisfying the above conditions to the City of Watsonville.
8. Pay applicable connection, construction, and groundwater impact fees.

This letter is not a guarantee of water availability. The provision of water service district wide is determined by the City Council of the City of Watsonville. Please contact me at (831) 768-3077 if you have any questions or concerns.

Yours truly,


Valerie Greenway, Assistant Engineer
Community Development Department

08-0120

Attachment 7

EXHIBIT D

P.O. BOX 5088 / 126 WATSONVILLE, CA 95077-5000

ENGINEER Water 2007 will serve bowker 07 oct Bowker 55 will serve 07 dec 20.d

46, 54 & 62 BOWKER ROAD
SANTA CRUZ TARPLANT
HABITAT ASSESSMENT

Prepared for:

John Swift
Hamilton Swift
1509 Seabright Avenue
Santa Cruz, CA 95062

Application Number: 04-0598
APN: 049—201-15
049—201-16
049—201-17

Prepared By:

Joshua Fodor
Ellen Holmes
Central Coast Wilds
114 Liberty Street
Santa Cruz, CA 95060

June 16, 2005

Introduction

The following monitoring report is for SAR Enterprise/Bob Ridino's property at 46, 54 and 62 Bowker Road (APN 49-201-15, -16, -17) in Santa Cruz County (Map 1). This report fulfills the requirement by the California Department of Fish and Game (CDFG) to monitor the parcel for the presence of Santa Cruz Tarplant (*Holocarpha macradenia*).

Project Background

On January 22, 2005, Central Coast Wilds (CCW) submitted a protocol for the assessment of 46, 54 and 62 Bowker Road for the presence or absence of Santa Cruz Tarplant (Attachment 1). On February 24, Dave Johnston of the CDFG responded with a modified protocol that directed the client to scrape sample areas of the property to a depth of 1-inch using a box scraper (Attachment 2). This scraping work was completed in early March 2005.

Subsequently, Mr. Johnston directed the client to perform two surveys of the sample plots (Attachment 3). These surveys were to be performed two weeks apart and compared to sample plots monitored by John Gilchrist at the Watsonville airport.

Monitoring Surveys

A total of four monitoring surveys were performed. Monitoring surveys occurred on 4/6/05, 4/21/05, 5/4/05 and 5/20/05. All monitoring and reporting was performed by Josh Fodor and Ellen Holmes of Central Coast Wilds. The results of the surveys are attached as Table 1.

Photopoints

Photos 1-4 (attached) were taken of the sample plots shortly after scraping occurred on March 17, 2005.

Discussion of Findings

No Santa Cruz Tarplant seedlings were discovered in any of the sample plots at 46, 54 and 62 Bowker Road. Two of the Bowker Road monitoring events took place after John Gilchrist first noted *Holocarpha macradenia* seedlings at the Watsonville airport on May 2, 2005. As indicated in the monitoring results in Table 1, less than 8% of species discovered are California native species. Three of the four species of California natives had very few plants present. Over 92% of the species, and 99.9% of the vegetative cover in the sample plots are non-native weedy herbaceous species that are indicative of significant long-term disturbance characteristic of agricultural and residential development. Although the sample plots do not represent an exhaustive study of the entire property, it is highly unlikely that a viable seed bank of Santa Cruz Tarplant exists on this site.

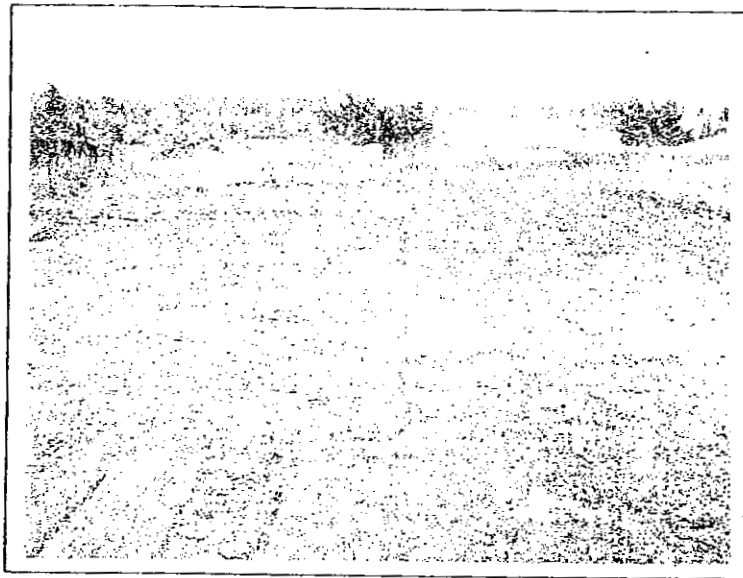
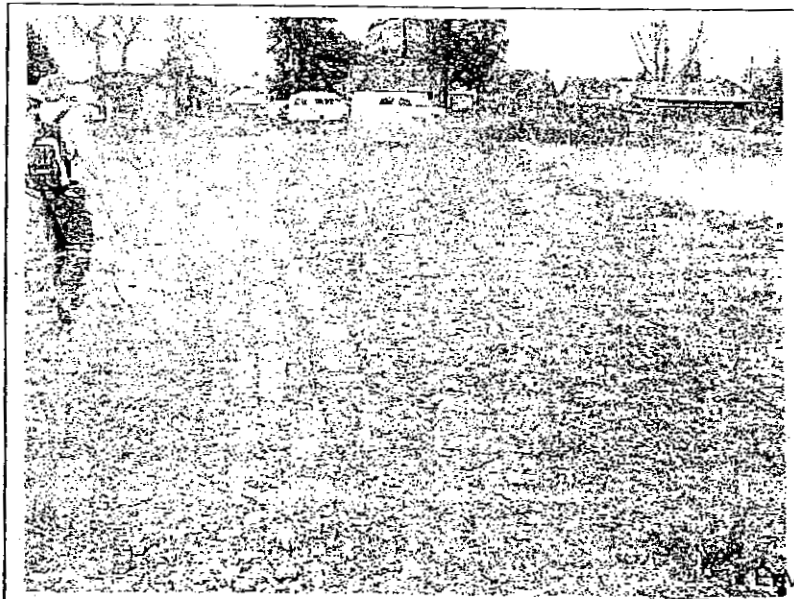


Photo 1: 46, 54 and 62 Bowker Road North-East View



Photos 2: 46, 54 and 62 Bowker Road South- East View

Environmental Review Initial Study
 ATTACHMENT 12, 3 of 9
 APPLICATION 04-0598



March 14, 2008

Hamilton-Swift Land Use Consultants
Attention: John Swift

Project: 61 and 55 Bowker Road/APN 049-221-30 and 049-221-57, 58
Phase: Plan Review

In September of 2007 I visited the above named properties to inspect the trees on the site and provide recommendations for incorporating them into the proposed development project. On March 10th I returned to the site to complete a thorough evaluation of tree condition and review the most recent development plans prepared for the proposed subdivision.

Observations

The large rural properties are sparsely vegetated; three trees are growing on the property at 55 Bowker Road, one multi-trunked cedar, one small fruit tree and one immature magnolia tree.

The cedar is a healthy tree with several large diameter stems that support the foliar canopy. The multiple stems are weakly attached to the main trunk and branch failure has occurred recently.

The magnolia tree is 12 inches in trunk diameter. It is well structured and in good vigor.

A healthy, mature coast live oak is growing on the 61 Bowker Road property. The tree is 22.5 inches in trunk diameter with a symmetrical, well balanced canopy. Several small fruit trees are also growing on the site.

Construction Impacts/Recommendations

The proposed subdivision includes the addition of a new public road that will service the seven residential properties.

The three trees, magnolia, cedar and coast live oak will be retained and incorporated into the development. All will be located between the proposed roadway and the sidewalk, providing mature screening between the homes and the street.

As recommended in my preliminary analysis, the sidewalk has been "bubbled out" to provide a larger growing area for the trees and reduce impacts to root systems.

The back of the curb is approximately eight feet from the trunk of the magnolia tree. Although the excavation needed in this area may encroach into the root system of the tree, it will not be a significant impact. Healthy, young trees can tolerate a significant level of root loss without suffering long term impacts.

The mature cedar and oak are growing at least 10 feet from the back of the proposed sidewalk. The excavation necessary to construct the sidewalk may encroach into the structural root zone of the trees. To avoid unnecessary damage to supporting roots I recommend that the sidewalk be installed close to natural grade. If roots greater than one inch in diameter are unearthed during construction they must be properly pruned to avoid decay organisms from entering the root.

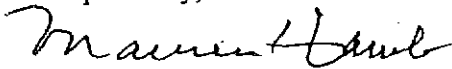
Prior to the onset of site disturbance I recommend the creation of an exclusion zone around the three retained trees. A sturdy fence surrounded by straw bale barricades can provide an adequate barrier between the tree trunk, critical root zone and the construction workers to avoid inadvertent damage during construction.

Conclusion

The three significant trees growing on these two properties will be retained and incorporated into the development project. My preliminary recommendations for sidewalk modifications have been utilized to reduce potential impacts to the trees during development.

Please call my office with any questions about the trees growing adjacent to the proposed subdivision.

Respectfully,



Maureen Hamb-WCISA Certified Arborist #2280



July 16, 2008

Hamilton-Swift Land Use Consultants

Attention: John Swift
500 Chestnut Street
Santa Cruz, CA 95060

Project: 61 and 55 Bowker Road/APN 049-221-30 and 049-221-57, 58
Phase: Plan Review Update

In March of this year I provided an analysis of potential impacts to the trees on the above named project. The plans at that time included a "bulb out" in the sidewalk to allow the retention of a healthy 22 inch coast live oak tree. ~~A plan modification has been suggested that reduces the distance between the tree trunk and the sidewalk to approximately four feet.~~

Although the finished sidewalk will be placed four feet from the trunk, the overbuild necessary to construct forms and install the sub-grade materials could occur two feet from the trunk. Excavation within this area would not only remove an extensive amount of absorbing roots (small diameter roots responsible for providing the tree with moisture and nutrients) but larger diameter structural roots (responsible for keeping the tree anchored) would be removed.

Impacts of this severity would affect tree vigor and cause destabilization. The proposed plan changes cannot be implemented without removing this healthy, well structured tree.

Please call my office with any additional questions or concerns about the trees on this project site.

Respectfully,

Maureen Hamb-WCISA Certified Arborist #2280

849 Almar Ave, Suite C #319
Santa Cruz, CA 95060
email: maureenah@sbcglobal.net

Telephone: 831-420-1287
Fax: 831-420-1251
Mobile: 831-234-7735



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

08-0120

June 3, 2008

Alan & Mary Ruth French
5 Clubhouse Rd
Santa Cruz, CA 95060

SUBJECT: Archaeological Reconnaissance Survey for APNs 049-221-57, 049-221-58

Dear Alan & Mary Ruth,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcel referenced above. The research has concluded that cultural resources were not evident at the site. A copy of the review documentation is attached for your records. No further archaeological review will be required for the proposed development.

Please contact me at 831-454-2512 if you have any questions regarding this review.

Sincerely,

Christine Hu
Planning Technician

Enclosure
CC Owner, Project Planner, File

EXHIBIT D

08-0120
Attachment 10

Santa Cruz County Survey Project

Exhibit B

Santa Cruz Archaeological Society
1305 East Cliff Drive, Santa Cruz, California 95062

Preliminary Cultural Resources
Reconnaissance Report

Parcel APN: 049-221-57, 58

SCAS Project number: SE- 08-1095

Development Permit Application No. 08-6120

Parcel Size 21344.4 sq. ft. + 22215.6 ft.

Applicant: Alan & Mary French Trustees

Nearest Recorded Cultural Resource: 1 mile East, 1 mile South, 1 1/2 mile South East.

On 5/17/08 (date) Three (3) (#) members of the Santa Cruz Archaeological Society spent a total of 3 1/2 hours on the above described parcel for the purpose of ascertaining the presence or absence of cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and diligently examined, the Society cannot guarantee the surface absence of cultural resources where soil was obscured by grass, underbrush, or other obstacles. No core samples, test pits or any subsurface analysis was made. A standard field form indicating survey methods, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with this report at the Santa Cruz County Planning Department.

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

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

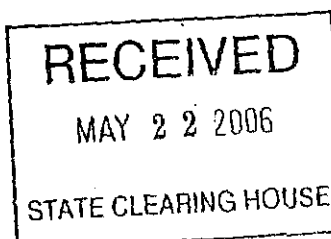
DEPARTMENT OF TRANSPORTATION
DIVISION OF AERONAUTICS - M.S.#40
1120 N STREET
P. O. BOX 942873
SACRAMENTO, CA 94273-0001
PHONE (916) 654-4959
FAX (916) 653-9531
TTY (916) 651-6827



Flex your power!
Be energy efficient!

May 22, 2006

Ms. Paja Levine
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060



Clear
5-23-06
P

Dear Ms. Levine:

Re: Santa Cruz County's Negative Declaration for Carmela Court Subdivision; SCH# 2006042129

The California Department of Transportation (Caltrans), Division of Aeronautics (Division), reviewed the above-referenced document with respect to airport-related noise and safety impacts and regional aviation land use planning issues pursuant to the California Environmental Quality Act (CEQA). The Division has technical expertise in the areas of airport operations safety, noise and airport land use compatibility. We are a funding agency for airport projects and we have permit authority for public and special use airports and heliports. The following comments are offered for your consideration.

The proposal is a residential subdivision consisting of three existing single-family homes and 18 new half-plexes on 2.5 acres. The project site is surrounded by existing residential development.

The project site is located approximately 1,200 feet northeast of the Watsonville Municipal Airport. Watsonville Municipal Airport is an active airport with 330 based-aircraft and 125,000 annual operations. Due to its proximity to the airport, the project site may be subject to aircraft overflights and subsequent aircraft-related noise and safety impacts.

Protecting people and property on the ground from the potential consequences of near-airport aircraft accidents is a fundamental land use compatibility-planning objective. While the chance of an aircraft injuring someone on the ground is historically quite low, an aircraft accident is a high consequence event. To protect people and property on the ground from the risks of near-airport aircraft accidents, some form of restrictions on land use are essential. The two principal methods for reducing the risk of injury and property damage on the ground are to limit the number of persons in an area and to limit the area covered by occupied structures.

In accordance with CEQA, Public Resources Code Section 21096, the Caltrans Airport Land Use Planning Handbook (Handbook) must be utilized as a resource in the preparation of environmental documents for projects within airport land use compatibility plan boundaries or if such a plan has not been adopted, within two miles of an airport. The Handbook is published on-line at <http://www.dot.ca.gov/hq/planning/aeronaut/>. The Handbook identifies six airport safety zones based on risk levels. Half of the project site appears to be within the Inner Turning Zone 3 and half within the Traffic Pattern Zone 6 as designated in the Handbook.

The area within the Inner Turning Zone appears to have the three existing single-family homes and six new half-plexes. The Handbook recommends limiting residential uses to "very low densities (if not deemed unacceptable due to noise)". However, more specifically, Table 9C of the Handbook allows "infill at up to average of surrounding residential area" within the Inner Turning Zone within an urban area.

EXHIBIT D

The project site also appears to be within the 55 decibel (dB) Community Noise Equivalent Level (CNEL) airport noise contour according to the Watsonville Municipal Airport Master Plan 2001-2020. Section 11010 of the Business and Professions Code and Sections 1102.6, 1103.4, and 1353 of the Civil Code (<http://www.leginfo.ca.gov/calaw.html>) address buyer notification requirements for lands around airports. Any person who intends to offer land for sale or lease within an *airport influence area* is required to disclose that fact to the person buying the property.

Aviation plays a significant role in California's transportation system. This role includes the movement of people and goods within and beyond our state's network of over 250 airports. Aviation contributes nearly 9 percent of both total state employment (1.7 million jobs) and total state output (\$110.7 billion) annually. These benefits were identified in a recent study, "Aviation in California: Benefits to Our Economy and Way of Life," prepared for the Division of Aeronautics which is available at <http://www.dot.ca.gov/hq/planning/aeronaut/>. Aviation improves mobility, generates tax revenue, saves lives through emergency response, medical and fire fighting services, annually transports air cargo valued at over \$170 billion and generates over \$14 billion in tourist dollars, which in turn improves our economy and quality-of-life.

The protection of airports from incompatible land use encroachment is vital to California's economic future. Watsonville Municipal Airport is an economic asset that should be protected through effective airport land use compatibility planning and awareness. Although the need for compatible and safe land uses near airports in California is both a local and a State issue, airport staff, airport land use commissions and airport land use compatibility plans are key to protecting an airport and the people residing and working in the vicinity of an airport. Consideration given to the issue of compatible land uses in the vicinity of an airport should help to relieve future conflicts between airports and their neighbors.

These comments reflect the areas of concern to the Division of Aeronautics with respect to airport-related noise and safety impacts and regional airport land use planning issues. We advise you to contact our District 5 Office in San Luis Obispo at (805) 549-3111 concerning surface transportation issues.

Thank you for the opportunity to review and comment on this proposal. If you have any questions, please call me at (916) 654-5314.

Sincerely,

Original Signed by

SANDY HESNARD
Aviation Environmental Specialist

c: State Clearinghouse, Watsonville Municipal Airport

INTEROFFICE MEMO

APPLICATION NO: 08-0120

Date: March 25, 2008

To: ~~SKUMATHA HASHECT~~
Maria Perez, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Four lot minor land division at 55 Bowker Road, Freedom

Design Review Authority

13.20.130 The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.			N/A
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.			N/A
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A

Rural Scenic Resources			
Location of development			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A
Beach Viewsheds			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and			N/A

shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			
--------------------------------------------------------------------------------------------------------------------------	--	--	--

Design Review Authority**13.11.040 Projects requiring design review.**

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

Design Review Standards**13.11.072 Site design.**

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship	✓		
Street design and transit facilities			N/A
Relationship to existing structures	✓		
Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed			N/A
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles	✓		

Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		
Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting		✓	

Samantha Haschert

From: Tom Stickel [toms@scmtd.com]
Sent: Thursday, May 01, 2008 12:14 PM
To: Samantha Haschert
Cc: mikeb@scmtd.scmtd.com
Subject: Application: 08-0120, APN: 049-221-57,58

Samantha,

Santa Cruz METRO places no contingencies on this project.

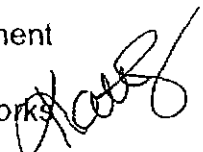
Thanks,

Tom Stickel
Maintenance Manager
110 B Vernon St.
Santa Cruz, CA. 95060
831-469-1954
FAX 831-469-1958
tstickel@scmtd.com

COUNTY OF SANTA CRUZ
DEPARTMENT OF PUBLIC WORKS
INTER-OFFICE CORRESPONDENCE

DATE: August 25, 2008

TO: Samantha Haschert, Planning Department

FROM: Kate Seifried, Department of Public Works 

SUBJECT: APPLICATION 08-0120, APN 049-221-57 & 58, BOWKER ROAD
Second Submittal

This submittal addresses the comments in Carl's memo dated April 11, 2008. I have the following comments on this submittal:

Compliance

1. From the County Surveyor's perspective, the main concern is the right of way and public utility easement. The tentative map should be revised to indicate that the areas within "easement x" and "easement y" are to instead be offered for dedication as right of way and public utilities easements with this application.

Completeness

1. The improvement plans indicate a 36" storm drainage detention pipe located within the public utility easement. This pipe must be relocated to be completely clear of the public utility easement. Also if this pipe is a common facility for multiple lots it must be located within a private drainage easement.

I'll defer to the traffic and drainage folks for any comments relevant to their areas of concern.

If you have any questions or would like to discuss these comments, please call me at extension 2824.

KNS:kns

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

Project Planner: Samantha Haschert
Application No.: 08-0120
APN: 049-221-20

Date: April 28, 2009
Time: 14:04:39
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON APRIL 14, 2008 BY KENT M EDLER =====

Following are completeness comments for grading & soils issues:

1. Provide calculations for the grading volumes. Also breakout the cut and fill volumes as follows: 1. For the new road 2. For each lot 3. Overexcavation / recompaction for each lot, 4. Overexcavation / recompaction for the new road. Also include estimated offhaul amounts.

Please note that the quantites for the road must reflect 100 percent of the volume of the road and not 4/7's as the plans suggest, unless the plan is to only construct 4/7 of the road. If this is the case, indicate on the plans the 4/7 of the road which is intended to be constructed as part of this applciation.

Also note that if the cut or fill quantities are greater than 1,000 cy's, Environmental Review must be added to the project description and the associated fees must be paid.

===== UPDATED ON APRIL 15, 2008 BY ROBERT S LOVELAND =====

1. The archaeological site evaluation is currently in review status.

===== UPDATED ON DECEMBER 31, 2008 BY ROBERT S LOVELAND =====

Comments above have been addressed.

Environmental Planning Miscellaneous Comments

===== REVIEW ON APRIL 14, 2008 BY KENT M EDLER =====

The following items are compliance comments regarding soils & grading issues:

1. Show existing contours for 20' beyond the property lines.
2. Show the proposed 167 contour in the new road.
3. The proposed 163, 164 & 165 contours do not daylight correctly SW of lot 4.
4. The soils report must be updated to reflect the requirements of the 2007 CBC. Please also submit a pdf of the soils report.
5. The site retaining walls and the associated fill for the project do not appear to be necessary and do not minimize grading. The grading plans need to be revised to eliminate the need for the perimeter retaining walls.

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 08-0120
APN: 049-221-20

Date: April 28, 2009
Time: 14:04:39
Page: 2

Following are Misc. Comments / Conditions of Approval for Soils and Grading Issues:

1. Winter grading will not be allowed on this site.
2. A plan review letter from the soils engineer will be required prior to approval of the improvement plans.

===== UPDATED ON APRIL 15, 2008 BY ROBERT S LOVELAND =====

Conditions of Approval:

1. Tree protection details provided in the arborist report (Maureen Hamb, dated 3/14/08) shall be clearly identified in writing and construction details provided on the landscaping plan.
2. Grading plans dated 8/2008 imply that post-tension slab foundations are to constructed. If another type of foundation is proposed, such as conventional, new earthwork quantities and an amendment to this application shall be required.
3. Prior to Improvement Plan approval, the soils report must be updated to reflect the requirements of the 2007 CBC.

Misc. Comments:

1. The arborist report has been reviewed and accepted.

NOTE TO PLANNER:

1. A development permit application was submitted back in 2004 for a similiar type of project (04-0598). During the processing of this application, a biotic resource issue regarding Santa Cruz Tarplant became apparent. The Watsonville Airport has a population of Santa Cruz Tarplant and both of these two projects are within potential seed dispersal area of the airport. An evaluation and report for Santa Cruz Tarplant was completed for the previous application (Central Coast Wilds, dated 6/16/05). The results of the report was that no plants were identified and that the possibility of a viable seed bank existed was highly unlikely. Given the report findings from the parcel across the street (049-201-15) and that no plants were cited on this property there will be no need to provide a similiar type of report for this parcel. ===== UPDATED ON SEPTEMBER 17, 2008 BY ROBERT S LOVELAND =====

Comments 1-5 above have been addressed.

COMPLIANCE ISSUES:

1. Grading volumes were provided on the second submittal (Sheet P4) but the calculations requested were not provided for review.
2. Grading quantities shown on Sheet P4 only identify a cut volume for the street

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 08-0120
APN: 049-221-20

Date: April 28, 2009
Time: 14:04:39
Page: 3

and no fill volume for the street. The plan view on Sheet P4 shows fill being placed on the street. Fill volumes need to be provided.

3. Submit a Plan Review letter from the geotechnical engineer that specically reviews the following sheets P4, P5, P6 & P7. NOTE: Any recommendations made by geotechnical shall be added to the plan sheet prior to building permit submittal.

===== UPDATED ON DECEMBER 31, 2008 BY ROBERT S LOVELAND =====

===== UPDATED ON DECEMBER 31, 2008 BY ROBERT S LOVELAND =====

Comments above have been addressed. ===== UPDATED ON DECEMBER 31, 2008 BY ROBERT S LOVELAND =====

Housing Completeness Comments

===== REVIEW ON MARCH 26, 2008 BY PATRICK J HEISINGER =====

NO COMMENT

Please ensure that adjacent properties were not developed in the past by thme owner. This proposal if for 4 units, a fifth would trigger 17.10. I t is standard for the Housing division to look at surrounding properties with these proposals.

Housing Miscellaneous Comments

===== REVIEW ON MARCH 26, 2008 BY PATRICK J HEISINGER =====

===== UPDATED ON MARCH 26, 2008 BY PATRICK J HEISINGER =====

NO COMMENT

It appears that this project would be subject to two \$15,000 small project for a total fee of \$30,000. Only the third and fourth units are charged tfee. ===== UP- DATED ON APRIL 11, 2008 BY PATRICK J HEISINGER =====

NO COMMENT

It appears that Mr. Swift has a development agreement with the property owner of the adjacent property. It is my understanding that this owner will be submitting an application in the future. If that is the case, these projects may be considered as one under County Code 17.10. If Mr. Swift wants to discuss this he As I stated on March 26, this project will be subject to two \$15,000 small project fees for a total of \$30,000. should contact the Housing Section directly at: 454-2322. ===== UP- DATED ON AUGUST 28, 2008 BY PATRICK J HEISINGER =====

NO COMMENT

Dpw Drainage Completeness Comments

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

===== REVIEW ON APRIL 8, 2008 BY ALYSON B TOM ===== Application with plans by Robert L. DeWitt and Associates dated March 2008 has been received. Please address the following completeness comments:

1) Additional survey information is required per the CDC. Please include benchmark datum (to a County datum) on the plans. County policy requires topography be shown a minimum of 50 feet beyond the project work limits so that local drainage patterns are clear.

Discretionary Comments - Continued

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2) Please provide a watershed map that includes the project site as well as any upstream areas that drain to the site. The map should include existing and proposed downstream drainage paths to points of safe release. Provide map(s) showing existing and proposed watershed boundary areas on the subject site.

3) It appears that the installation of the drainage facilities in the proposed cul-de-sac will result in a local diversion of runoff as well as a watershed diversion of runoff from areas that currently drain toward airport property to Bowker Road. Sufficient justification and a description and analysis of the entire diversion path demonstrating adequacy in terms of capacity and condition will be required in order to allow the proposed local diversion. Please note that the Carmela Court subdivision has not yet been approved and associated improvements are not constructed. The analysis should assume no detention on site and full build out of the watershed. The plans should include the replacement/upgrade of any downstream facility that is not adequate. The existing drainage pattern draining to the airport property should be maintained if feasible. The applicant should attempt (and provide documentation of this attempt) to obtain easements etc. to maintain existing drainage patterns to the airport property. Provide a description and analysis of the downstream runoff path from the site towards the airport property to a safe point of release. The assessment should include condition and capacity for the required design and overflow storms. The project should include upgrades, mitigations and easements as necessary based on the assessment.

4) All projects are required to limit post development runoff rates to predevelopment levels for a range of storms up to the 10 year storm. It appears that the project is proposing percolation pits and pervious surfacing as two mitigations for small storm impacts due to development on the site. Please clearly show where pervious paving is proposed and provide details for the proposed percolation pits and safe overflow provisions. The project must also provide mitigations for the 10 year peak flows per the CDC. Per a Memorandum of Agreement between the Public Works and Planning Departments, retention of the 10 year storm is not considered feasible on this site because the NRCS soils survey shows soils with a permeability less than the required 2 inches per hour. Please provide mitigation measures to control larger flows, the allowable release rate from this facility(ies) shall be limited to the 10 year predevelopment flow rate(s) (or less based on the downstream assessments completed as part of comment No. 3). Describe and analyze, if necessary, the safe overflow path(s) for the proposed mitigation system(s).

5) Provide an analysis for the proposed on site stormwater facilities demonstrating compliance with CDC requirements. Provide watershed and subwatershed maps with the facility(ies) analysis showing watershed areas draining to the facility(ies) and those that bypass.

6) Plans should describe how runoff from roof areas and all proposed impervious areas will be directed.

See miscellaneous comments.

===== UPDATED ON MAY 2, 2008 BY ALYSON B TOM ===== The following is an update to previous comment No. 2. Per discussion with Public Works Director, a site specific soils investigation may be used in lieu of the NRCS soils survey given that the investigation for permeability rate follows an appropriate standard testing

Discretionary Comments - Continued

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methodology (which is included with the signed report along with a description of any variations from the standard method and justification as to why the variation is needed). The design permeability rate should be calculated based on the volume of water (taking into account gravel volumes) percolated per the wetted surface area per time.

===== UPDATED ON SEPTEMBER 8, 2008 BY ALYSON B TOM ===== See miscellaneous comments.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON APRIL 8, 2008 BY ALYSON B TOM ===== Please address the following compliance and informational comments prior to recordation of the final map:

1) All runoff from parking and driveway areas should go through water quality treatment prior to discharge from the site. Consider outsloping driveways to drain to landscaped areas for filtering prior to discharge from the site. If structural treatment is proposed, recorded maintenance agreement(s) are required. The CDC has a sample agreement which can be updated for use on this project. This agreement should be signed, notarized, and recorded, and a copy of the recorded agreement should be submitted to the County Department of Public Works.

2) The applicant is responsible for obtaining any and all necessary easements/access agreements, etc. to complete the work shown on the plans and provide all necessary long term maintenance of proposed drainage facilities.

3) All runoff from parking and driveway areas should go through water quality treatment prior to discharge from the site. Consider outsloping driveways to drain to landscaped areas for filtering prior to discharge from the site. If structural treatment is proposed, recorded maintenance agreement(s) are required. Attached is a sample agreement which can be updated for use on this project. This agreement should be signed, notarized, and recorded, and a copy of the recorded agreement should be submitted to the County Department of Public Works.

4) Please submit a review letter from the Geotechnical engineer approving of the final drainage plan. The letter should refer to dated plans.

5) Please provide permanent markings at each inlet that read: -NO DUMPING - DRAINS TO BAY-, or equivalent. The property owner is responsible for maintaining these markings.

6) Submit detailed plans and supporting calculations demonstrating that the on-site storm water system meets design criteria requirements (capacity, safe overflow, freeboard, velocity, etc.).

7) Zone 7 fees will be assessed on the net increase in permitted impervious area due to the project.

8) Please show private drainage easements for all common drainage facilities. This easements must be recorded prior to map finalization. The easement should identify

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which private entities will be responsible for the long term maintenance of the facilities.

9) Recorded maintenance agreement(s) are needed for any structural detention, retention, or water quality treatment facility.

10) Plans should clearly identify who will be responsible for maintaining each existing and proposed drainage facility as well as guidelines for maintenance.

11) The final stormwater management plan shall be consistent with other project plans including grading, landscaping etc.

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

<http://www.swrcb.ca.gov/stormwtr/constfaq.html>

===== UPDATED ON SEPTEMBER 8, 2008 BY ALYSON B TOM ===== Please address the following compliance and informational comments prior to recordation of the final map:

Application with plans and drainage analysis by Robert L. DeWitt and Associates dated August 2008 has been received. Please address the following comments:

COMPLIANCE:

1) Per the drainage analysis the downstream runoff path for the area draining to the "Calabazas Watershed" is adequate. The proposed drainage plan should maintain drainage to this watershed so that overflow from lot 4 is not be diverted to the Bowker Road system. Please design this system to mitigate up to the 10 year storm and so overflow sheet flows to follow natural drainage patterns.

2) Provide analysis of the entire diversion path for the Bowker road system to discharge to the channel. While a drainage study for the Carmela Court subdivision dated 11/12/04 by Roper Engineering was included in the last submittal it did not contain an analysis of the proposed pipe system in Bowker Road, Freedom Boulevard or the outflow system. Please note that the Carmela Court subdivision has not been yet been approved and associated improvements are not constructed. The analysis should assume no detention on site and full build out of the watershed. The analysis should be on Figure SWM-6 and follow CDC and Figure SWM-7 guidelines. The analysis should include erosion and stability analysis of the proposed outlet to the creek.

3) The proposed retention trenches and pervious driveways appear adequate for mitigating impacts from smaller storms. As designed the retention trenches do not meet CDC requirements for mitigation of the 10 year storm. To use the spreadsheets from the CDC for detention to determine the required storage volume the release rate for the system should be set at the rate at which stormwater will infiltrate into the system (in the analysis provided for lot 2 this rate was 0.00028 cfs). Based on the analysis provided it appears that retention of stormwater for to the 10 year

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storm is not feasible and that detention will be required. Provide analysis for the proposed detention facility demonstrating compliance with the CDC. The allowable release rate should be based on the predevelopment area that drained to the Bowker watershed.

4) Provide final plans, details and analysis for the proposed on site stormwater facilities demonstrating compliance with CDC requirements. Provide watershed and subwatershed maps with the facility(ies) analysis showing watershed areas draining to the facility(ies) and those that bypass.

INFORMATION:

1) All runoff from parking and driveway areas should go through water quality treatment prior to discharge from the site. Consider outsloting driveways to drain to landscaped areas for filtering prior to discharge from the site.

2) Please update the detail for the proposed pervious driveways so that the base material is installed with a flatter slope in order to further retard flows.

3) The applicant is responsible for obtaining any and all necessary easements/access agreements, etc. to complete the work shown on the plans and provide all necessary long term maintenance of proposed drainage facilities. The final plans should show all easements and identify who is responsible for maintenance.

4) Please submit a review letter from the Geotechnical engineer approving of the final drainage plan. The letter should refer to dated plans.

5) Zone 7 fees will be assessed on the net increase in permitted impervious area due to the project. Semi pervious surfacing will be assessed at 50%.

6) Recorded maintenance agreement(s) are needed for any structural detention, retention, or water quality treatment facility. The plans should provide guidelines for long term maintenance of drainage facilities (including the pervious pavement) as well as identify who is responsible for this maintenance. The CDC has a sample agreement which can be updated for use on this project. This agreement should be signed, notarized, and recorded, and a copy of the recorded agreement should be submitted to the County Department of Public Works.

7) The final stormwater management plan shall be consistent with other project plans including grading, landscaping etc.

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

9) As proposed the retention trenches may be regulated by the EPA as a Class V injection well. The applicant/owner is responsible for meeting the EPA's requirements.

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if necessary. For more information see: <http://www.epa.gov/npdes/pubs/swclassvwells-fs.pdf>

Dpw Driveway/Encroachment Completeness Comments

===== UPDATED ON MARCH 25, 2008 BY DAVID GARIBOTTI =====
No comment. project involves a subdivision or MLD.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON MARCH 25, 2008 BY DAVID GARIBOTTI =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON APRIL 10, 2008 BY GREG J MARTIN =====
08-0120 -----

----- These comments
----- pertain to the civil sheets only. all other sheets, architectural, landscaping, etc.
----- should be consistent with the civil sheets.

----- INCOMPLETE

----- 1. The right-
----- of-way and property lines are unclear on Sheet C2, C3, C5, and C7. If necessary each
----- line should be specifically labeled to denote right-of-way, easements, etc.

----- 2. A -future-
----- minor land division is shown on the Street Improvements and Utility Plan on Sheet
----- C3. A separate dedicated sheet or view is required to show the potential development
----- of the adjacent lot. No other sheet should show it. This also applies to the other
----- -future- minor land division shown on the Sanitary Sewer Detail on Sheet C3

----- 3. An arborist
----- report for each tree should be provided.

----- 4. Radii
----- should be dimensioned for all curved curbs on the Street Improvement Plan.

----- COMPLIANCE

----- BOWKER ROAD

----- 4. Bowker Road
----- is recommended to be brought up to standard for an Urban Local Street with Parking
----- for a half width of the road. The standard consists of two 12 foot travel lanes, 6
----- feet on each side for parking, and separated sidewalks on each side. The right-of-
----- way requirement for this road section is 56 feet. The right-of-way dedication for
----- Bowker Road to the County should be independent of other easements and possible
----- dedications and include in front of the proposed project road.

Discretionary Comments - Continued

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----- 5. The project proposes frontage improvements on Bowker Road on the adjacent parcel owned by the applicant. A right-of-way dedication and improvements are recommended consistent with the previously recommended requirements for Bowker Road above. The right-of-way is recommended to be a separate dedication.

----- 6. Asphalt concrete transitions from the sidewalk are required at the end of the sidewalk.

----- 7. The curb returns for the encroachment of the intersection with Bowker Road are recommended to be 20 feet. Please dimension the radii on the plans.

----- 8. Handicapped ramps at the intersection with Bowker Road are recommended as well as a stop sign, stop bar, and stop legend. A double yellow stripe for 50 feet from the stop bar is recommended as well.

----- 9. It appears a tree prevents typical pedestrian access across the intersection. We recommend either the tree be removed or if possible an alternative be designed which provides pedestrian access and maintains the same level of pedestrian safety.

----- PROJECT ROAD

----- 10. The proposed project road is recommended to be at the standard for an Urban Local Street with Parking. The standard consists of two 12 foot travel lanes, 6 feet on each side for parking, and separated sidewalks on each side. The right-of-way requirement for this road section is 56 feet. The road is recommended to be center crowned with cross slopes of 2 percent. Please refer to the County Design Criteria for the design of new roads.

----- It should be noted that the applicant previously did a lot line adjustment between two parcels under their ownership that set the stage for this minor land division. This resulted in the 40 foot right-of-way providing access to the bulk of the interior lot that is now proposed to be divided. This 40 foot right-of-way is below the recommended 56 feet and would only be suitable for a road serving four units, if adjoining properties are built-out in accordance with the General Plan and it is not possible to design access to meet the local street standard.

----- 11. The proposed road alignment does not properly address the 12 foot shift in the road alignment. New roads are recommended to have horizontal curves for alignment changes not hinge points. The County Design Criteria requires a minimum radius of 75 feet for horizontal curves for a road serving 25 lots or less.

----- 12. Parking spaces should not be identified or numbered on the proposed road. Only on-site parking spaces which are required for should be numbered and dimensioned.

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----- 13. No
driveways for the -future- minor land division shall be allowed.

----- 14. A valley
gutter across the proposed road is not recommended. New roads should only have val-
ley gutters at their intersection with other roads if necessary. Standard drainage
improvements are recommended.

----- 15. The bulb-
out for the tree along the project road can be reduced to a contiguous sidewalk so
parking may be allowed. The road width may be 33-34 feet wide which is still suffi-
cient to allow parking on both sides.

----- CUL DE SAC

----- 16. No parking
signs are required in the cul-de-sac in compliance with the MUTCD.

----- DRIVEWAYS

----- 17. Driveways
should have a minimum inside turning radius of 15 feet and a minimum outside turning
radius of 25 feet. Each required parking space should be numbered and dimensioned.

----- 18. The struc-
tural section of each driveway should be shown on the plans.

----- Greg Martin
831-454-2811 ===== UPDATED ON AUGUST 29, 2008 BY GREG J MARTIN =====

----- These comments
pertain to the civil sheets only, all other sheets, architectural, landscaping, etc.
should be consistent with the civil sheets.

----- INCOMPLETE

----- 1. The right-
of-way and property lines are unclear on Sheet C2, C3, C5, and C7. If necessary each
line should be specifically labeled to denote right-of-way, easements, etc.

----- 2. A -future-
minor land division is shown on the Street Improvements and Utility Plan on Sheet
C3. A separate dedicated sheet or view is required to show the potential development
of the adjacent lot. No other sheet should show it. This also applies to the other
-future- minor land division shown on the Sanitary Sewer Detail on Sheet C3

----- COMPLIANCE

----- BOWKER ROAD

----- 3. The curb
returns for the encroachment of the intersection with Bowker Road are recommended to
be 20 feet. -----

----- 4. A stop sign

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at the intersection with Bowker Road is recommended. Alternative material in the crosswalk is not recommended.

----- PROJECT ROAD

----- 5. The proposed project road is recommended to be at the standard for an Urban Local Street with Parking. The standard consists of two 12 foot travel lanes, 6 feet on each side for parking, and separated sidewalks on each side. The right-of-way requirement for this road section is 56 feet. Please refer to the County Design Criteria for the design of new roads.

----- 6. It should be noted that the applicant previously did a lot line adjustment between two parcels under their ownership that set the stage for this minor land division. This resulted in the 40 foot right-of-way providing access to the bulk of the interior lot that is now proposed to be divided. This 40 foot right-of-way is below the recommended 56 feet and is only be suitable for a road serving four units. This does not provide for the adjoining property to be built-out in accordance with the General Plan and local street standards.

----- 7. The proposed road alignment does not properly address the 12 foot shift in the road alignment. New roads are recommended to have horizontal curves for alignment changes not hinge points. The County Design Criteria requires a minimum radius of 75 feet for horizontal curves for a road serving 25 lots or less. The centerline striping should extend through this transition.

----- 8. The bulb-out for the tree along the project road can be reduced to a contiguous sidewalk so parking may be allowed. The road width may be 33-34 feet wide which is still sufficient to allow parking on both sides.

----- DRIVEWAYS

----- 9. The driveways appear poorly designed and could be configured to increase the amount of driveway cut. This will make it easier for vehicles to get in and out. Driveways should have a minimum inside turning radius of 15 feet and a minimum outside turning radius of 25 feet. Each required parking space should be numbered and dimensioned.

----- 10. The structural section of each driveway should be shown on the plans.

----- Greg Martin

831-454-2811 ===== UPDATED ON DECEMBER 23, 2008 BY GREG J MARTIN =====

1. These comments pertain to the civil sheets only, all other sheets, architectural, landscaping, etc. should be consistent with the civil sheets. This has not been done. The The architectural sheets continue to show the potential development on the adjacent property.

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----- INCOMPLETE 2.
A -future- minor land division is shown on the Street Improvements and Utility Plan on the architectural sheets. A separate dedicated sheet or view is required to show the potential development of the adjacent lot. No other sheet should show it. 3. A clearly identified road section along Bowker Road and the newly proposed road is required. Stationing is required along the newly proposed road.

----- COMPLIANCE

----- BOWKER ROAD

----- 4. The curb returns for the encroachment of the intersection with Bowker Road are recommended to be 20 feet. This has been done, however an arborist report has not been provided for the two trees which have affected the curb line proposed. One tree is at the corner of the new road and Bowker Road and the other is along the new road.

----- 5. A stop sign at the intersection with Bowker Road is recommended. Alternative material in the crosswalk is not recommended.

----- PROJECT ROAD

----- 6. The proposed project road is recommended to be at the standard for an Urban Local Street with Parking. The standard consists of two 12 foot travel lanes, 6 feet on each side for parking, and separated sidewalks on each side. The right-of-way requirement for this road section is 56 feet. Please refer to the County Design Criteria for the design of new roads.

----- 7. It should be noted that the applicant previously did a lot line adjustment between two parcels under their ownership that set the stage for this minor land division. This resulted in the 40 foot right-of-way providing access to the bulk of the interior lot that is now proposed to be divided. This 40 foot right-of-way is below the recommended 56 feet and is only be suitable for a road serving four units. This does not provide for the adjoining property to be built-out in accordance with the General Plan and local street standards.

----- 8. The proposed road alignment contains a 12 foot shift in the road alignment. The center-line striping should extend through this transition.

----- 9. The bulb-out for the tree along the project road can be reduced to a contiguous sidewalk so parking may be allowed. The road width may be 33-34 feet wide which is still sufficient to allow parking on both sides.

Dpw Road Engineering Miscellaneous Comments

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===== REVIEW ON APRIL 10, 2008 BY GREG J MARTIN =====
===== UPDATED ON AUGUST 29, 2008 BY GREG J MARTIN =====
===== UPDATED ON DECEMBER 23, 2008 BY GREG J MARTIN =====

Dpw Sanitation Completeness Comments

===== REVIEW ON APRIL 9, 2008 BY DIANE ROMEO ===== No. 1 Review Summary
Statement: APN:49-221-57: Appl. No. 08-0120 :

Sewer service is available for this project provided that the following completeness issues are addressed. 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 the project as proposed.

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

Completeness 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:

The proposed project, as submitted, appears to be the project that will install sewer improvements that will share a sewer system with additional MLDs. This project includes two preliminary alternatives for sewerage one proposed minor land division and neither plan is complete. The Department Public Works will require that an improvement plan be approved prior to approval of an application for land divisions.

A lot line adjustment is required for the proposed configuration of the parcels and it is not shown clearly on the submittal.

Plans shall include accurate surveyed elevations. Finished floor elevations shall be provided on the plan and it shall be specified which lots shall require a sewer backflow or overflow device.

The sewer in Bowker Road shall be replaced as a condition of development if this MLD is to sewer to Bowker Road. No laterals for a future MLD shall be allowed to be con-

Discretionary Comments - Continued

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structed as a part of this sewer plan.

The sewer improvement plan submitted for this MLD (4 lots) shall not include laterals for any future land divisions. The inclusion of sewer improvements for a phased development for multiple land divisions shall not be approved.

The full extent of the sewer required to connect to Calabasas Road shall be shown in plan and profile if this MLD is to sewer to Calabasas Road. No laterals for a future MLD shall be allowed to be constructed as a part of this sewer plan. A manhole shall be constructed on the upstream end of the sewer improvements (cleanouts are not allowed on the end of sewer mains).

Use current version of Sanitation -General Notes.- Note 19, Sheet C3 needs revision.

Show proposed sewer laterals (including length of pipe, pipe material, cleanouts located maximum of 100-feet apart along with ground and invert elevations) and slope noted (minimum 2%) and connection to the existing public sewer. New laterals for the proposed subdivision shall not be connected to the side yard sewer outside of the paved right of way. Note in detail (type of pipe and concrete cap or encasement) and limits special provisions in Fig. SS-11 for sewer mains/laterals with less than minimum cover.

The following note shall be added to the sewer improvement plan: -Extra precautions and inspection will be required to insure that sewer lines are constructed as designed and to meet less than minimum slope. Elevations at upstream and downstream ends of proposed sewer shall be surveyed prior to construction of sewer and again prior to sewer improvements sign off and acceptance.-

The side yard sewer easement shall be exclusive to the Freedom County Sanitation District and no other utilities or pipelines shall be located within the 20 foot easement. Add note to final map: -Permanent improvements and trees shall not be placed in the 20 foot wide sewer easement.- The full 20 feet wide easement for the side yard sewer shall be offered to the District with this MLD application if MLD is to be sewer to Calabasas Road.

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

Construction of sewer improvements, involving multiple parcels and multiple owners, is required to bring a sewer to this property. The applicants/developers are responsible for all costs related to extending the sewer including and approval of the sewer improvement plan shall not be approved until it is complete, and all easements to a full 20 feet width as required by the County's Design Criteria are shown on the improvement plan and map, including entire paved right of way if not accepted by County maintenance.

Attach an approved (signed by the District) copy of the sewer system plan to the building permit submittal. A condition of the development permit shall be that Public Works has approved and signed the civil drawings for the land division improvement prior to filing of the final map and shall be

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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.

No. 2 Review Summary Statement; APN:49-221-57; Appl. No. 08-0120 :

Sewer service is available for this project provided that the following completeness issues are addressed. 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 the project as proposed.

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

Completeness Items:

~~This review notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new 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:

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:

All laterals proposed under this discretionary permit shall include a backflow or overflow prevention device.

Sewer laterals shall be 6-inch and shall meet Design Criteria requirements for cover and slope.

The full extent of the sewer required to connect to Calabasas Road shall be shown in plan and profile if this MLD is to sewer to Calabasas Road.

Sewer lateral serving Lot 2 shall be connected to sewer main (not sewer manhole). Use current version of Sanitation -General Notes.- Note 19, Sheet C3 needs revision.

The following note shall be added to the sewer improvement plan: -Extra precautions and inspection will be required to insure that sewer lines are constructed as designed and to meet less than minimum slope. Elevations at upstream and downstream ends of proposed sewer shall be surveyed prior to construction of sewer and again prior to sewer improvements sign off and acceptance.-

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The side yard sewer easement shall be exclusive to the Freedom County Sanitation District and no other utilities or pipelines shall be located within the 20 foot easement. Add note to final map: -Permanent improvements and trees shall not be placed in the 20 feet wide sewer easement.- The full 20 feet wide easement for the side yard sewer shall be offered to the District and final maps for all proposed MLDs and Subdivision shall not be approved by District and recorded by owner without dedication to District. Attach an approved (signed by the District) copy of the sewer system plan to the building permit submittal. All elements (notes and details) pertaining to the sewer improvement plan shall be contained on sewer improvement plan and shall be the same as those approved under this permit. Sanitation District signed copy shall be the version approved along with discretionary approval. Any changes subsequent to approved version shall be highlighted on plans and may result in delay approving final map. This shall be a condition of approval for this permit application.

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. ===== UPDATED ON SEPTEMBER 10, 2008 BY
DIANE ROMEO =====

Dpw Sanitation Miscellaneous Comments

There are no Sanitation Engineering miscellaneous comments for second review.

Pajaro Valley Fire District Completeness Comments

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

===== REVIEW ON MARCH 27, 2008 BY COLLEEN L BAXTER =====

DEPARTMENT NAME: PAJARO VALLEY FIRE DISTRICT

Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter:

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

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

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

Pajaro Valley Fire District Miscellaneous Comments

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

===== REVIEW ON MARCH 27, 2008 BY COLLEEN L BAXTER =====

Neighborhood meeting

March 17, 2008

Meeting Location: Calabassas Elementary School cafeteria

Project Location: on 55 and 61 Bowker Road

Project Description: Two adjacent MLDs: APN 049-221-57,58 & 049-221-30

Notes from Neighborhood Meeting February 20, 2008

Notes prepared by John Swift & Craig French

Presentation:

John Swift presented the projects. The properties are zoned R-1-6; 6,000 square feet per lot. Each of the proposed new lots is at least 6,000 square feet in size. Projects consist of two adjacent MLDs. The owners are cooperating in the installation of improvements and infrastructure. These lots are problematic to develop individually-but possible with joint development of infrastructure.

Proposing a slightly unique street design to preserve trees and preserve existing houses. The road is narrowed in several places to provide bulb outs for existing trees and to preserve the houses. The preservation of the existing homes will keep them more affordable and is a more responsible environmental alternative compared to demolishing them, filling the land fill with the debris and constructing new homes. The maintenance of the existing homes will preserve the existing streetscape along Bowker Road. The narrower street is expected to encourage slower moving traffic.

The two projects Propose single family homes with second units. SFD's are approximately 1700 S.f. and second units are approximately 450-500 S.F. SFD's are two story with single story elements. Second units do not have an internal connection to the main dwelling. They are completely autonomous.

The two projects are somewhat similar in concept to the 12 lot subdivision which was approved directly across the street on Bowker Rd..

Comments/ Questions

- 1. Illegal conversion of garages into dwelling units. Multiple families in one house. Neighborhood is impacted with these conversions already-won't these projects add to this problem?**

This project is planning for the orderly provision of second units. Parking and infrastructure are being provided to accommodate these units and mitigate the types of impacts they are seeing currently in their neighborhood from these illegal conversions.

2. More people, more congestion.

There will be more people and arguably more congestion. However, the project is consistent with the zoning and General Plan and thus the planned development patterns for the area. We believe that the capacity of the surrounding streets is sufficient to handle the additional traffic.

3. People drive fast on Bowker. Visibility is difficult as cars drive up hill from Freedom. Bowker is a cut off from Calabassas to Freedom.

The owners and developers will investigate traffic speed control measures. This will be reviewed by the public works traffic engineers during project review.

4. No sidewalks on Bowker. Not much space to walk.

The projects will be constructing sidewalks along the projects frontage.

5. Is the sewer adequate on Bowker?

These projects are proposing to gravity feed the sewer through a property in the rear APN and then connect to the sewer in Calabassas to the south of Bowker Road. These projects are not proposing to connect to the sewer in Bowker Road. However the development of Carmela Ct.(across the street on Bowker) is proposing to upgrade the sewer in Bowker.

6. Where will the drainage go?

The two projects drain to two different drainage basins. Some of the lots will connect to a new storm drain system in Bowker Road that will be installed with the Carmella Ct. subdivision which will extend all the way to Corralitos Creek. All of the lots will include drainage percolation pits. Percolation studies have been done and confirm that the soil is suitable for such percolation.

7. Are speed bumps or other traffic controls possible?

The project owners will investigate this with the County traffic engineers.

8. Most homes are one story. Why do the proposed homes have to be two story homes?

There are a number of two story homes in the area. The County lot coverage regulations make single family homes difficult. Two story homes are more efficient and cost effective and allow more yard space. The proposed homes have varied heights and roof lines and include one story elements.

9. Owner of cul de sac which extends from Calabassas and which dead ends at 049-221-30 was concerned that access was proposed from this cul de sac.

No access from existing cul de sac extending from Calabassas is proposed.

10. Too much parking being provided

We are providing parking to make sure that parking impacts to the neighborhood are minimized. We are providing parking for both the main house and the 2nd units. Parking is available on the street and in the driveways, garages and carports.

11. Not enough parking

The parking provided exceeds the code. Several of the driveways were designed to be deep to provide additional tandem parking opportunities.

12. New homes will be a good thing in the neighborhood. Lots of the homes are severely dilapidated

The owners of the projects agree. The neighborhood will benefit from the new homes and the improvements to the infrastructure being constructed in the area. This project will contribute to improvement of infrastructure in the area- sidewalks ; drainage system.

13. How big are the lots?

Six thousand square feet minimum

14. Will there be new fencing along the property lines?

Yes. Six feet fences are proposed along the side and rear property lines.

15. What street improvements will be made on Bowker?

Curb gutter sidewalk and street widening

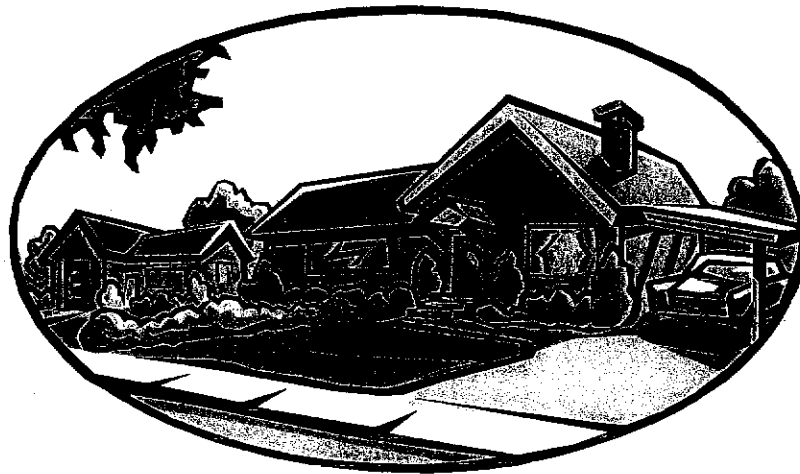
16. One of the neighbors thinks there may be a well on APN 049-221-30. Thought there might be risk of the area sinking. Near the old boat house.

Owner was unaware of well. Owner will investigate. No evidence of well has been found to date, but will continue to investigate

17. Windows from new homes may provide direct views into neighbors homes.

Some view angles from windows in proposed homes may include views of the sides and rears of adjacent homes and side yards. These views are minimal and frequently are not direct-being and angle view. In most cases these new homes will be oriented such that the rear yard of these homes abuts the side yard of adjacent homes. This will result in a minimum of 20' setback and frequently more.

You are invited to a neighborhood meeting!



WHEN: Wednesday, February 20, 2008 7:00-8:00pm

HOSTED BY: John Swift, Hamilton-Swift Land Use and Development

WHERE: Calabasas Elementary School
202 Calabasas Road
Watsonville, CA 95076
In the Cafeteria

Your neighbors at 55 and 61 Bowker Road are currently proposing two minor land divisions and would like to present their plans to you and hear your feedback on their proposed projects. The proposed land division located at 55 Bowker Road would create a total of 4 new lots ranging in size from approximately 6,000 square feet to approximately 7,100 square feet. The land division located at 61 Bowker Road (the adjacent property) proposes to create a total of 4 lots (3 new lots with a remaining lot containing the current dwelling), ranging in size from approximately 6,000 square feet to approximately 8,450 square feet. We believe these land divisions to be examples of smart growth and responsible land management. We hope you do to.

As part of this process, we would like to present the projects to you in person, answer any of your questions and get your suggestions and comments.

Please join us to hear the details of the plans for these projects.

If you cannot attend, but have questions, please call or email John Swift at 831-459-9992 (hs-john@pacbell.net). Thank you.

EXHIBIT E

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APPROXIMATE SEQUENTIAL OWNER NAME	COPIES	OWNER ADDRESS	OWNER ADDRESS	STREET ADDRESS
04820115 0100 SWANK CRYSTAL A LUM	04820115	0100 MOORE ADAM & EVA HW JT	04820115	0100 SWANK CRYSTAL A LUM
04820116 0100 BACON JACK WIM JR	04820116	0100 HERASIO ALAN S & JAY M TRUSTEES	04820116	0100 BACON JACK WIM JR
04820118 0100 CASTILLO JUAN & MARIA HW JT	04820118	0100 GUERRERO ALEJANDRO & MARLENE HW CP RS	04820118	0100 CASTILLO JUAN & MARIA HW JT
04820120 0100 BLOCHER ANTHONY D & PAULENE E HW JT	04820120	0100 CLEMENT IVAN R & JOSEPHINE A HW JT LIFE ESTATE	04820120	0100 BLOCHER ANTHONY D & PAULENE E HW JT
04820122 0100 LUK DEBALD S SM	04820122	0100 BARBOSA JOSE SR & ANA M HW JT	04820122	0100 LUK DEBALD S SM
04820124 0100 PERROS DAVID A & MARLENE S HW JT	04820124	0100 HERANDEZ RAFAEL & GUADALUPE HW JT	04820124	0100 PERROS DAVID A & MARLENE S HW JT
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