



Staff Report to the Planning Commission

Application Number: **121080**

Applicant: John Swift / Hamilton Swift & Associates, Inc.

Agenda Date: November 14, 2012

Owner: Katz

Agenda Item #: 8

APNs: 041-232-36 and 041-421-10

Time: After 9:00 a.m.

Project Description: Proposal to do an equal exchange of land between APNs 041-421-10 and 041-232-36 and to divide the resulting APN 041-421-10 into two parcels, one to contain the existing house.

Location: Property located about one-half mile from the intersection of Soquel Drive and Monroe Ave. in Aptos (9757 Monroe Ave.)

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

Permits Required: Minor Land Division and Categorical Exemption under Class 15 of CEQA

Technical Reviews: Soils Report Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 121080, based on the attached findings and conditions.

Exhibits

- | | |
|--------------------------------|-------------------------------------|
| A. Project plans | E. Assessor's, Location, Zoning and |
| B. Findings | General Plan Maps |
| C. Conditions | F. Will Serve Letters |
| D. Categorical Exemption (CEQA | G. Comments & Correspondence |
| determination) | H. Neighborhood Meeting |

Parcel Information

Parcel Size:	122,258 s.f. (2.8 acres)
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential and Church
Project Access:	Monroe Ave
Planning Area:	Aptos

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

Land Use Designation: R-UVL (Residential-Urban Very Low)
Zone District: R-1-20 (Single-family Residential - 20,000 square feet minimum parcel size)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Commission ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Soils Report reviewed and accepted (REV121021)
Fire Hazard: Not a mapped constraint
Slopes: 0-30+/%
Env. Sen. Habitat: No physical evidence on site
Grading: No grading proposed as a part of this application
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Engineered drainage plan required at building permit stage
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Septic
Fire District: Aptos/La Selva Fire Protection Service
Drainage District: Unspecified

Project Setting

The subject parcel is 2.8 acres in size and located within the Urban Services Line on a hillside above Highway 1. The parcel is currently developed with a single-family dwelling which was constructed in the 1950s before building permits were required. The dwelling is located on a flat graded spot in the northern corner of the existing parcel. The rest of the parcel is a grassy slope dotted with oak trees.

The surrounding neighborhood is zoned for single-family residences with a range of minimum parcel sizes. The subject parcel is in a zone district with a 20,000 square foot minimum, but is adjacent or near to zone districts with minimum parcel sizes of 6,000 square feet, 10,000 square feet, and one acre. One exception to the overall residential zoning of the area is located across the street from the subject parcel. That parcel is zoned PF (Public Facilities) and is developed with a church.

Proposed Project

The current application includes two requests; first, an equal exchange lot line adjustment is proposed between the subject parcel and an adjacent parcel (APN 041-421-10) and then, the resulting parcel configuration will be divided into two new parcels, one with the existing

dwelling.

Zoning & General Plan Consistency

The subject property is located in the R-1-20 (Single-family, 20,000 square feet minimum) zone district, a designation which allows residential uses. The proposed minor land division is an allowed use within the zone district and the project is consistent with the site's Residential-Urban Very Low (R-UVL) General Plan designation. The net developable area of this parcel is calculated by deducting the right-of-way and slopes over 30 percent from the gross parcel size. The proposed land division will result in two parcels averaging 1.18 net developable acres each, which is consistent with the R-UVL General Plan Designation. This General Plan Designation requires densities equal to or less than 4.3 units per net developable acre, or parcels between 10,000 square feet and one acre in size. In this case, the proposed parcels slightly exceed the one acre size, but there is insufficient area with which to assemble another parcel.

Lot Line Adjustment

Improvements on the neighboring parcel (APN 041-421-10) currently cross the property line onto the subject parcel. The proposed lot line adjustment is an equal exchange of 2,341 square feet to cure that encroachment. No new parcels will be created as a result of the lot line adjustment and both parcels are currently developed with a single-family residence.

Urban Services Line

As noted above, the subject parcel is located within the Urban Services Line (USL). Generally, parcels located within the USL are required to connect to sewer and water services (General Plan Figure 2-1). However, because the new parcels have a density greater than one acre, they are not required to connect to sewer (County Code 17.02.070(b)). Given this, both new parcels are proposed to be served by septic systems.

In addition, despite being within the USL, the sewer line has not been extended to serve the area. Parcels are required to hook-up to an existing sewer system when the system is within 200 feet. The nearest force main is approximately 1,000 feet away and the nearest gravity main is approximately 600 feet away. There are no current plans to extend the sewer system in this area. As a result, DPW Sanitation is not requiring the parcel to connect to the existing system, and Environmental Health has reviewed and accepted the proposed new septic system.

Design Review

The proposed minor land division complies with the requirements of the County Design Review Ordinance, in that the applicant has submitted Architectural Guidelines which will ensure that when Lot A is developed, the resulting dwelling will be compatible with the neighborhood. For example, the Architectural Guidelines include a requirement to break up the mass and bulk of a two-story home with variations in the wall planes and roof lines to reduce the visual impact of the dwelling on the surrounding neighborhood and natural landscape. New landscaping will complement the natural landscaping on the site. A condition of approval is included requiring future construction to conform to the submitted Architectural Guidelines.

Improvement Plan

Because there are no shared improvements, no improvement plan will be required to be recorded with the parcel map. As noted above, the existing house will be located on Parcel B. When Parcel A is developed, the property owner will be required to install a driveway and improvements based upon engineered grading, drainage, and erosion control plans.

Environmental Planning

County Code 16.22.050 prohibits the creation of new lots where the driveway crosses slopes exceeding 30%. In this case, about eight feet of the driveway crosses an area that exceeds 30%. This steep slope is located on the uphill side of Monroe Avenue and was created when the road was graded. With this project, it will be re-graded to a 20 percent maximum slope.

The intent of prohibiting new driveways from crossing slopes greater than 30 percent is to limit erosion and minimize grading. In this case, the cut slopes will be fully retained which will minimize grading since the slopes will not be graded back, and the cut slope will be protected from erosion by the retaining wall. As noted above, an engineered drainage plan will be required as a part of the building permit. This drainage plan will ensure that runoff from the driveway and drainage behind the retaining wall is controlled to limit erosion.

Environmental Review

This project is eligible for a Class 15 Categorical Exemption. Class 15 Exemptions are for minor land divisions involving four or fewer new parcels where all services are available and where the average slope of the resulting parcel is less than 20 percent. The applicant has demonstrated that the average slope of the site does not exceed 20 percent (see Exhibit A, Sheet 3).

Conclusion

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

Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act (CEQA Guidelines Section 15315 – Minor Land Divisions)
- **APPROVAL** of Application Number **121080**, 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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Report Reviewed By: _____
Ken Hart
Principal Planner
Santa Cruz County Planning Department

PROPOSED LOT LINE ADJUSTMENT AND TENTATIVE MAP APPLICATION No. 121080

PROPOSED LOT LINE ADJUSTMENT:

BETWEEN ASSESSOR PARCEL NUMBERS 041-421-10 & 041-232-36

OWNERS A.P.N. 041-421-10:
LEE ASHER TINDER
BONNIE ERLANDSON TINDER
450 BOWEN AVENUE
APTOS, CA 95003

OWNER A.P.N. 041-232-36:
ROBERT JAY KATZ
1000 MOON VALLEY RANCH RD.
WATSONVILLE, CA 95076

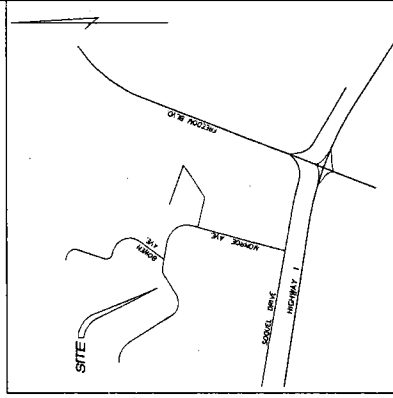
TENTATIVE MAP FOR TWO-PARCEL MINOR LAND DIVISION OF A.P.N. 041-232-36 FOLLOWING LOT LINE ADJUSTMENT

PREPARED BY:
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SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	PROPOSED LOT LINE ADJUSTMENT
SHEET 3	TENTATIVE MAP
SHEET 4	CONCEPTUAL SITE PLAN
SHEET 5	CONCEPTUAL DRAINAGE ANALYSIS & DETAILS
SHEET 6	CONCEPTUAL DRIVEWAY PLAN AND PROFILE

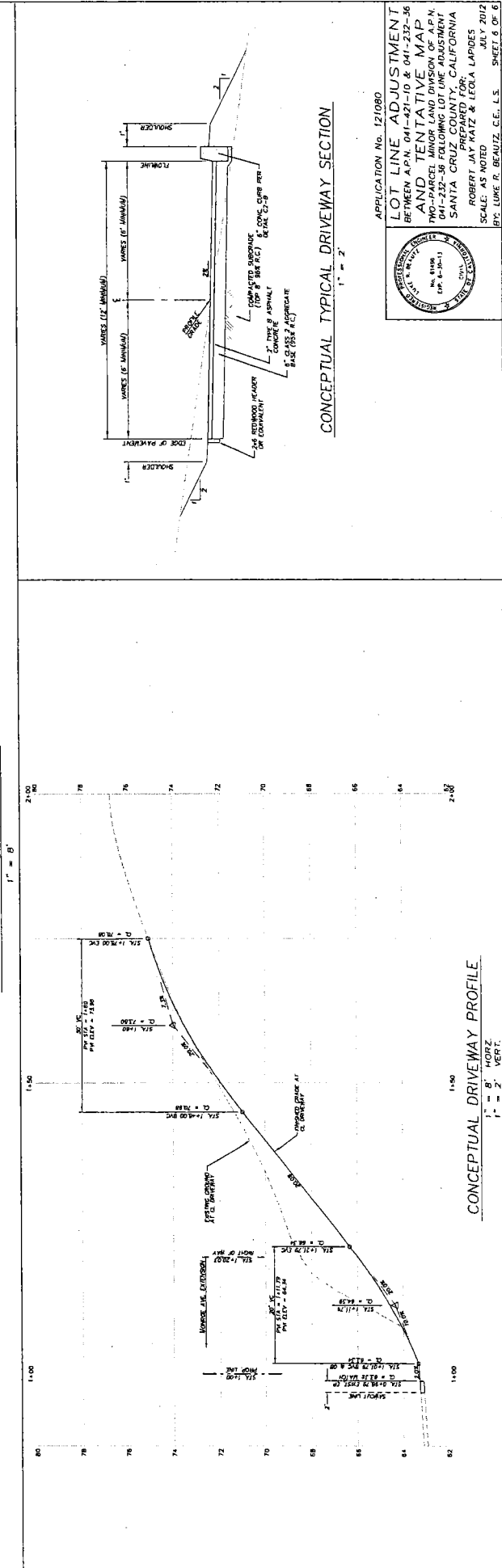
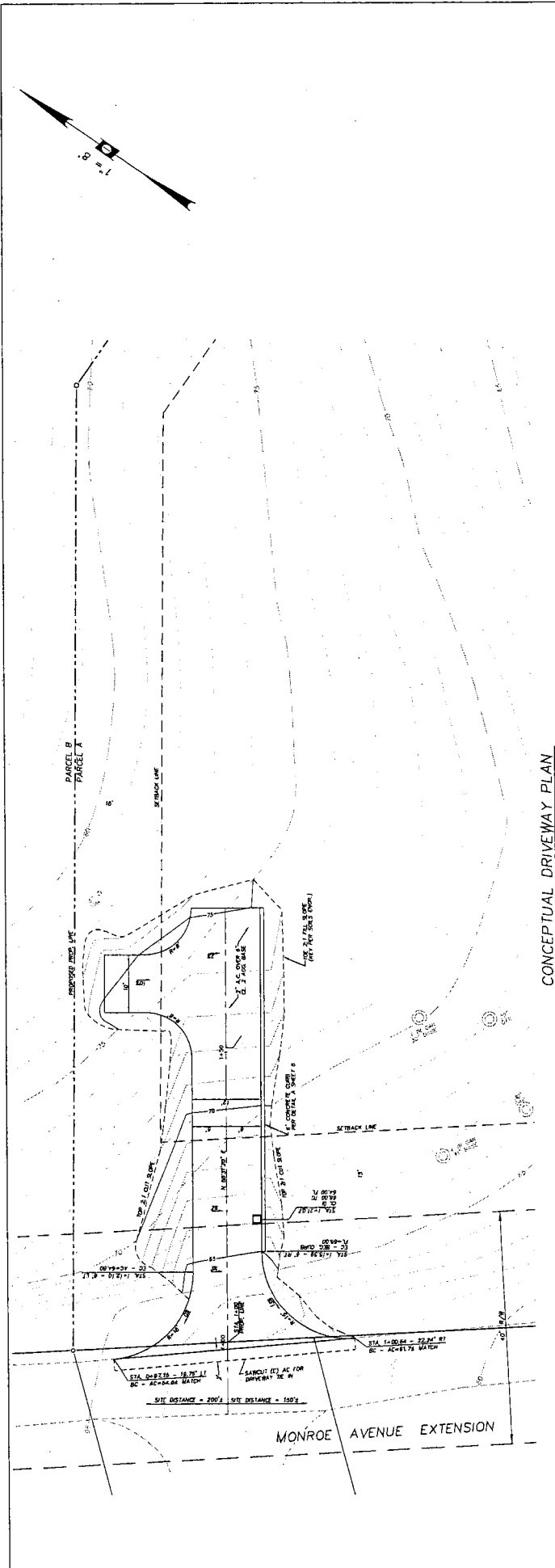
ABBREVIATIONS	
AC	ASPHALT CONCRETE
AGG	AGGREGATE
BOI	BOTTOM OF VERTICAL CURVE
CL	CENTERLINE
CS	DOWN SPOUT
EC	EXISTING GRADE
FC	FINISHED GRADE
FL	FLORIANE
FS	FINISHED SURFACE
HW	HYDRAULIC
LF	LINEAR FEET
LT	LEFT
PCC	POINT OF COMPOUND CURVE
PGC	POINT OF GRADE CHANGE
RT	RIGHT
S	SLOPE
SD	STORM DRAIN
SLA	STORM LINE
TC	TOP OF CURB
TF	TOP OF FOOTING
IG	TOP OF GRADE
ISW	TOP OF SIDEWALK
ISW	TOP OF STEEL WALL
TPP	TYPICAL



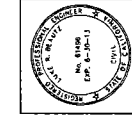
VICINITY MAP



LOT LINE ADJUSTMENT
BETWEEN A.P.N. 041-421-10 & 041-232-36
AND TENTATIVE MAP
TWO-PARCEL MINOR LAND DIVISION OF A.P.N.
041-232-36 FOLLOWING LOT LINE ADJUSTMENT
SANTA CRUZ, COUNTY OF CALIFORNIA
PREPARED BY:
ROBERT JAY KATZ & LEOA LAPIDES
SCALE: AS NOTED
BY: LUKE R. BEAUTZ, C.E., L.S.
JULY 2012
SHEET 1 OF 6

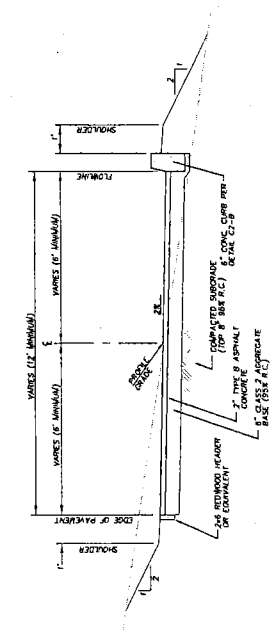


APPLICATION No. 121080
 LOT LINE ADJUSTMENT
 BETWEEN A.P.N. 041-421-10 & 041-232-36
 AND TENTATIVE MAP
 TWO-PARCEL MINOR LAND DIVISION OF A.P.N.
 041-232-36 FOLLOWING LOT LINE ADJUSTMENT
 SANTA CRUZ COUNTY, CALIFORNIA
 PREPARED FOR
 ROBERT JAY KATZ & LEOA LAPIDES
 SCALE: AS NOTED JULY 2012
 BY: LUKE R. BEAUTZ, C.E., L.S. SHEET 6 OF 6



CONCEPTUAL TYPICAL DRIVEWAY SECTION

1" = 2'



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 consists of a lot line adjustment and two-lot land division and meets all of the technical requirements of the Subdivision Ordinance and is consistent with the County General Plan and the Zoning Ordinance as set forth in the findings below.

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

This finding can be made, in that this project creates two parcels averaging 1.18 acres in size and is located in the Residential, Urban Very Low density General Plan land use designation which authorizes a density of development of one dwelling unit per 10,000 square feet to 1 acre of net developable area.

The project is consistent with the General Plan in that Soquel Creek Water District will provide water to the project and both parcels will be served by septic systems. Although development located within the Urban Services Line is typically required to connect to sewer, the General Plan acknowledges in Figure 2-1 that this requirement is a "guideline." Further, Objective 2.7 (Urban Very Low Density Residential Designation (R-UVL)) indicates that when parcels, such as the subject parcel, are located within the Urban Services Line in areas developed to urban densities, then the full range of urban services is not required. In addition, County Code 17.02.070 (Urban Development Standards) only requires that new development connect to sewer for projects with densities greater than one unit per acre. Since the density of this project is less, connecting to the sewer is not required. Further supporting this is the fact that the sewer system has not been extended to serve this area and there are no current plans to extend it in the future.

The proposed land division is similar to the pattern and density of surrounding residential development, near neighborhood and community shopping facilities and opportunities, and enjoys adequate access from public streets.

The land division is consistent with the General Plan regarding infill development, in that the proposed residential development is harmonious to the pattern of surrounding development, and that any dwelling constructed on Lot A will be similar to the architectural style in the area, and will be compatible to the residential character of the neighborhood.

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

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

This finding can be made, in that the use of the property will be residential in nature, lot sizes meet the minimum dimensional standard for the R-1-20 zone district where the project is located, and all yard setbacks will be consistent with zoning standards. Further, the project, as conditioned, is consistent with all requirements of Chapter 13.11 of the County Code, the Site, Architectural and Landscape Design Review ordinance.

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 a geotechnical report prepared for the property concludes that the site is qualified for the land division, and the proposed parcels offer a traditional arrangement and shape to ensure development without the need for site standard exceptions or variances. No environmental constraints exist which necessitate that the area remain fully undeveloped.

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

This finding can be made, in that no mapped or observed sensitive habitats or threatened species impede development of the site and the project is categorically exempt (Class 15) under the California Environmental Quality Act (CEQA) 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 municipal water is available to serve the proposed development and the new septic system requires a permit from Environmental Health. As a part of that permitting process, Environmental Health staff will ensure that no serious public health problems will result from the installation of new septic systems.

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

This finding can be made, in that no easements are known to encumber the 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 the resulting parcels are oriented to the fullest extent possible in a manner to take advantage of solar opportunities. Although house designs were not included in this proposal, the configuration of the parcels will allow for future passive or natural heating or cooling opportunities.

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

This finding can be made, in that the submitted Architectural Guidelines will result in a future dwelling on Lot A which is compatible with development in the surrounding area.

Lot Line Adjustment Findings

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

This finding can be made, in that there were two parcels prior to the adjustment and there will be two parcels subsequent to the adjustment.

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

This finding can be made, in that no additional building sites will be created by the transfer as all parcels are currently developed, none of the parcels have a General Plan designation of 'Agriculture' or 'Agricultural Resource', none of the parcels are zoned 'TP' or have a designated Timber Resource as shown on the General Plan maps, technical studies are not necessary as all lots are already developed with single-family dwellings and the proposal complies with the General Plan designation of the parcels (Residential – Urban Very Low) per 13.10.673(e).

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

This finding can be made, in that none of the parcels included in the proposal will be reduced below the minimum parcel size required by the zone district as a result of this lot line adjustment. Because this is an equal exchange of land, there will be no change to the existing parcel sizes.

Conditions of Approval

Minor Land Division Permit No.: 121080

Applicant: John Swift of Hamilton Swift & Associates

Property Owners: Robert Katz

Assessor's Parcel No.: 041-232-36

Property Location and Address: Property located on the eastern side of Monroe Avenue which is accessed from North Main in Soquel (9757 Monroe Ave, Aptos).

Planning Area: Aptos

Exhibit A

6 sheets by Luke Beautz, Registered Civil Engineer: Sheet 1, Title Sheet; Sheet 2, Lot Line Adjustment; Sheet 3, Tentative Map; Sheet 4, Conceptual Site Plan; Sheet 5, Conceptual Drainage Analysis and Detail; Sheet 6, Conceptual Driveway Profile; all date July 2012.

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

- I. This permit authorizes the division of APN 041-232-36 into two new parcels and a Roadway/Roadside Exception. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the tentative map and prior to the sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:
 - A. The Parcel Map shall be in general conformance with the approved tentative map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
 - B. This land division shall result in no more than two (2) single-family residential lots.

- C. The average minimum lot size shall be 1 acre, net developable land.
- D. The following items shall be shown on the Parcel Map:
 - 1. Development envelopes corresponding to the required building setback lines located according to the approved Tentative Map.
 - 2. Show the net area of each lot to the nearest square foot.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
 - 1. Lot A's septic system shall be approved by Environmental Health.
 - 2. Lots shall be connected for water service to Soquel Creek Water District.
 - 3. All future construction on Lot A shall conform to the Architectural Guidelines 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-1-20 zone district. No residence shall exceed 40% lot coverage, or a 50% floor area ratio, or other standards as may be established for the zone district. No fencing shall exceed three feet in height within the required front setback unless otherwise approved by the Planning Department.
 - 5. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located.
 - 6. Any substantial changes between the approved Tentative Map and Parcel Map must be submitted for review and approval by the decision-making body. Such proposed changes will be included in a report to the decision making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code. Any changes that are on the final plans which do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet and highlighted in yellow on any set of plans submitted to the County for review.

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

- A. The Lot Line Adjustment shall be finalized.
- B. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- C. Meet all requirements, including the payment of fees, of Environmental Health.
- D. Meet all requirements, including the payment of fees, of the Aptos/La Selva Fire Protection District.

- E. Park Dedication in-lieu fees shall be paid for three (3) bedrooms (unless more bedrooms are proposed) for Lot A. Currently this fee is \$1000 per bedroom, but is subject to change.
- H. Transportation Improvement fees shall be paid for one (1) single-family dwelling unit. Currently, this fee is \$3,000 per unit, but is subject to change.
- I. Roadside Improvement fees shall be paid for one (1) dwelling unit. Currently, this fee is, \$3,000 per unit, but is subject to change.
- J. Child Care Development fees shall be paid for three (3) bedrooms for Lot A (unless additional bedrooms are proposed). Currently this fee is \$109 per bedroom, but is subject to change.
- K. Submit one reproducible copy of the Parcel Map to the County Surveyor for distribution and assignment of temporary Assessor's parcel numbers and situs address.

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

- A. All future construction on Lot A shall comply with the project's Architectural Guidelines.
- B. Submit a letter from an arborist approving of the location of the proposed drainage improvements relative to the oak trees. Include protection recommendations to be implemented during construction.
- C. Submit engineered plans for Lot A, including erosion control, grading and drainage plans, and secure approval from the Department of Public Works, Fire Department, Environmental Health and the Planning Department.
 - 1. The engineered drainage plan shall include the following:
 - a. A detention basin detail showing the overflow pipe and showing where this overflow would be directed.
 - b. Site planning for new development on Lot A shall incorporate appropriate best management practices to provide reasonable mitigation of likely drainage problems, stormwater runoff pollution and sedimentation impacts resulting from new impervious surfaces.
 - c. Recorded Notice: A Stormwater Management Maintenance Agreement shall be recorded by the property owner with the County Recorder's Office on the deed of any property served by an approved stormwater management facility. The Stormwater Management Maintenance Agreement will include the following information: (1) Statement of the operating requirements to ensure proper performance of the Stormwater management facility. (2) Specification of any Best management Practices that must be implemented and maintained. The maintenance agreement form can be picked up from the Public Works office or can be found online at: http://www.dpw.co.santa-cruz.ca.us/Storm_Water/FigureSWM25A.pdf.
 - d. Upon approval of the project a drainage "Hold" will be placed on the permit and will be cleared once the construction is complete and the stormwater improvements are constructed per the approved plans.

- D. Prior to any disturbance, the owner/applicant shall organize a pre-construction meeting on the site. The applicant, grading contractor, Department of Public Works inspector and Environmental Planning staff shall participate. During the meeting the applicant shall identify the site(s) to receive the export fill and present valid grading permit(s) for those sites, if any site will receive greater than 100 cubic yards or where fill will be spread greater than two feet thick or on a slope greater than 20% gradient, if applicable.
- E. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan.
- F. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out other work specifically required by another of these conditions).
- G. 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.
- H. Construction of improvements shall comply with the requirements of the geotechnical report prepared by Haro, Kasunich and Associates, Inc. dated December 19, 2000 and the update letter dated March 27, 2012.

The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report.

- I. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:
 - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address and emergency situation.
 - 2. The owner/developer shall designate a disturbance coordinator to respond to citizen complaints and inquiries from area residents during construction. A 24-hour contact number shall be conspicuously posted on the job site, on a sign that shall be a minimum of two feet high and four feet wide. This shall be separate from any other signs on the site, and shall include the language "for construction noise and dust problems call the 24 hour contact number". The name, phone number, and nature of the disturbance shall be recorded by the disturbance coordinator. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. Unresolved complaints received by County staff from area residents may result in the inclusion of additional Operational Conditions.
 - 3. Each day it does not rain, wet all exposed soil frequently enough to prevent

significant amounts of dust from leaving the site. Street sweeping on adjacent on nearby streets maybe be required to control the export of excess dust and dirt.

- J. The project engineer who prepares the grading plans must certify that the grading was completed in conformance with the approved tentative map.
- V. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.
- VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
 - A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
 - C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
 - D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
 - E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

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

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

cc: County Surveyor

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Ken Hart
Principal Planner

Annette Olson
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 121080

Assessor Parcel Number: 041-232-36, 041-421-10

Project Location: 9757 Monroe Ave., Aptos

Project Description: Proposal to do an equal exchange lot line adjustment and divide the resulting parcel into two parcels, one with the existing house

Person or Agency Proposing Project: John Swift / Hamilton Swift & Associates, Inc.

Contact Phone Number: (831) 459-9998

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

Specify type:

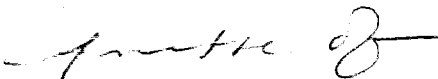
E. X **Categorical Exemption**

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

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

Minor land division within the Urban Services Line with all services available.

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

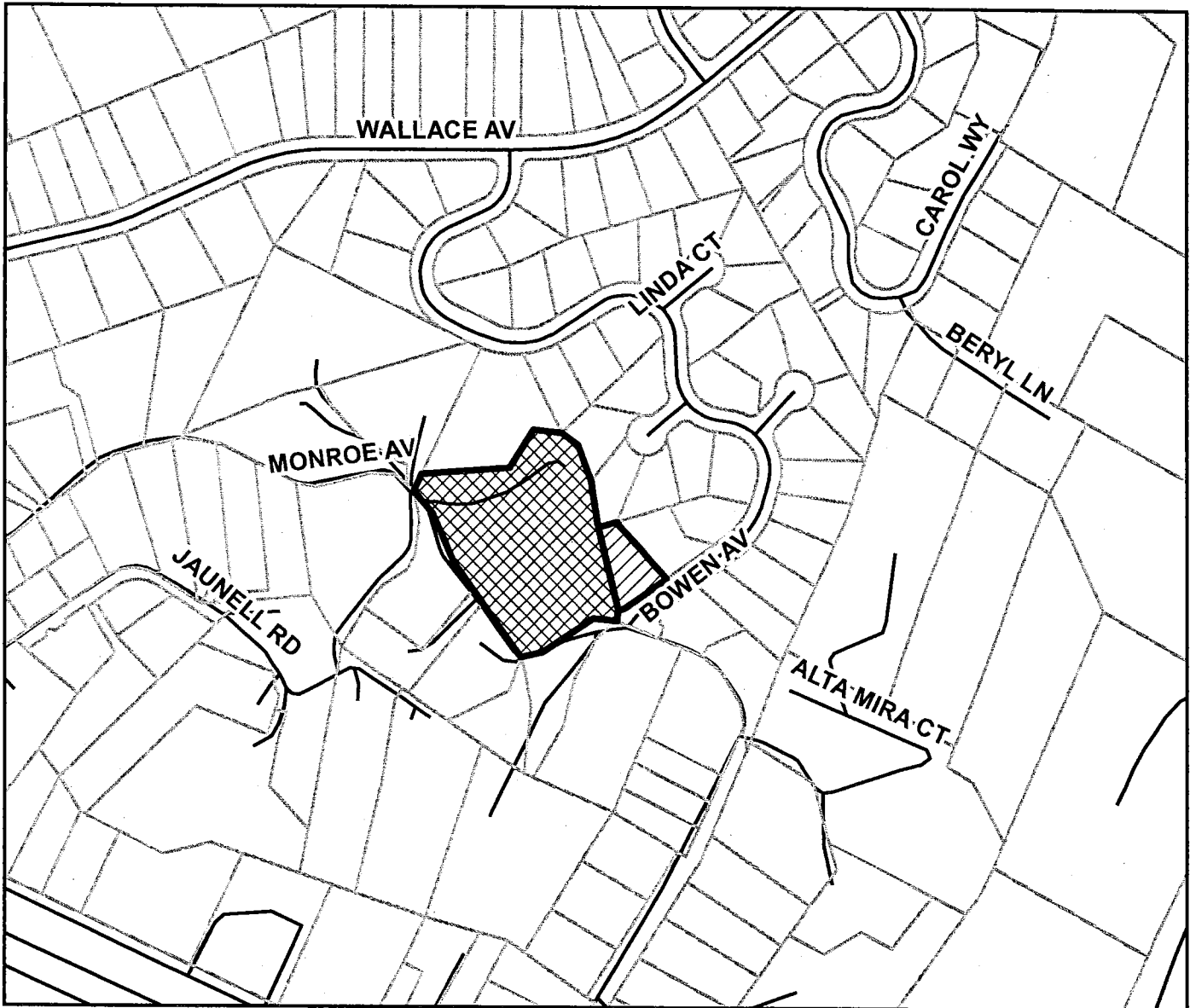


Annette Olson, Project Planner

Date: 10/15/12

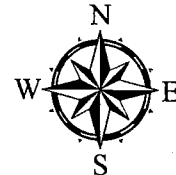


Location Map



LEGEND

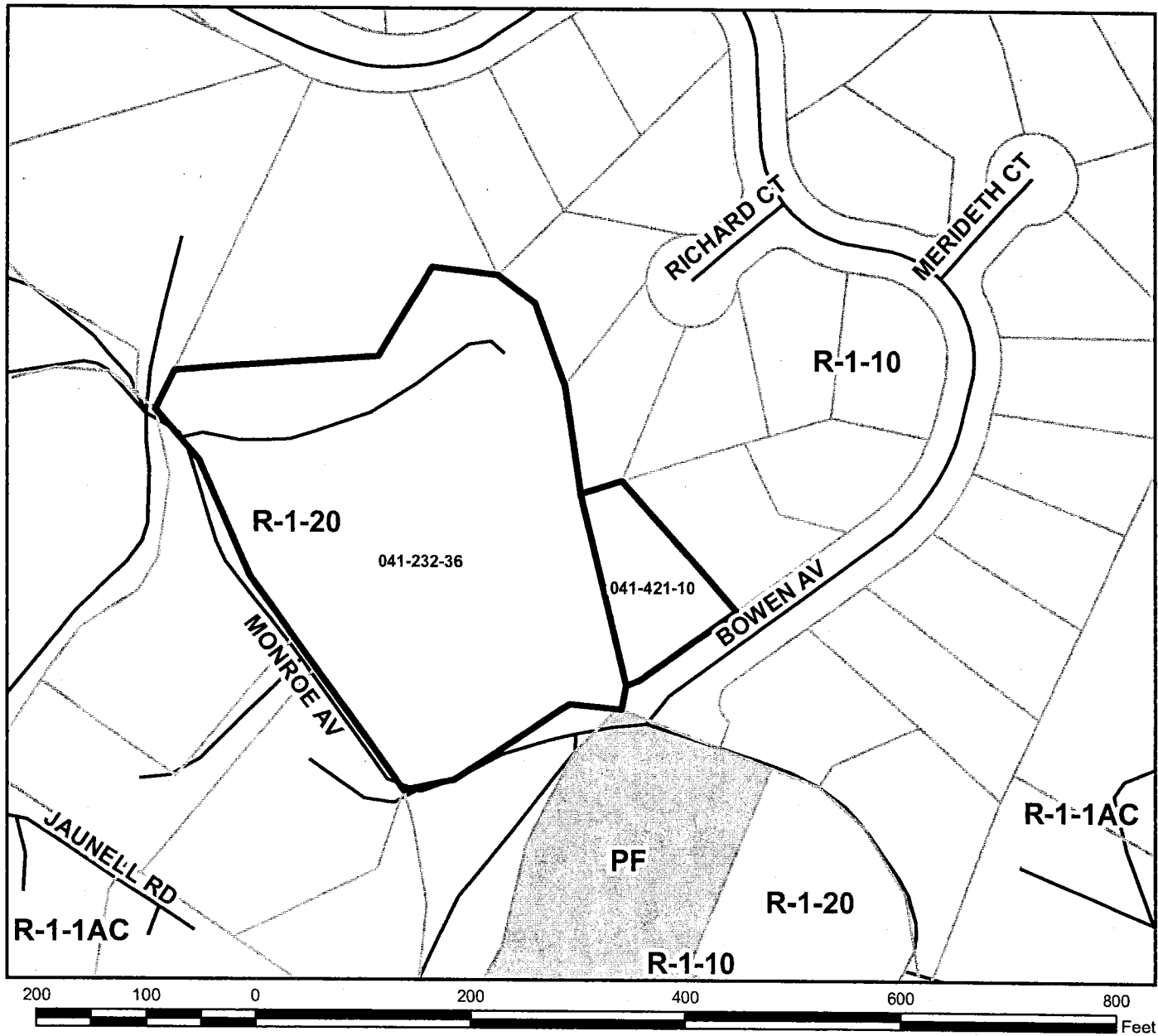
-  APN: 041-421-10
-  APN: 041-232-36
-  Assessors Parcels
-  Streets









Map Created by
County of Santa Cruz
Planning Department
October 2012

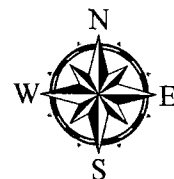


Zoning Map



LEGEND

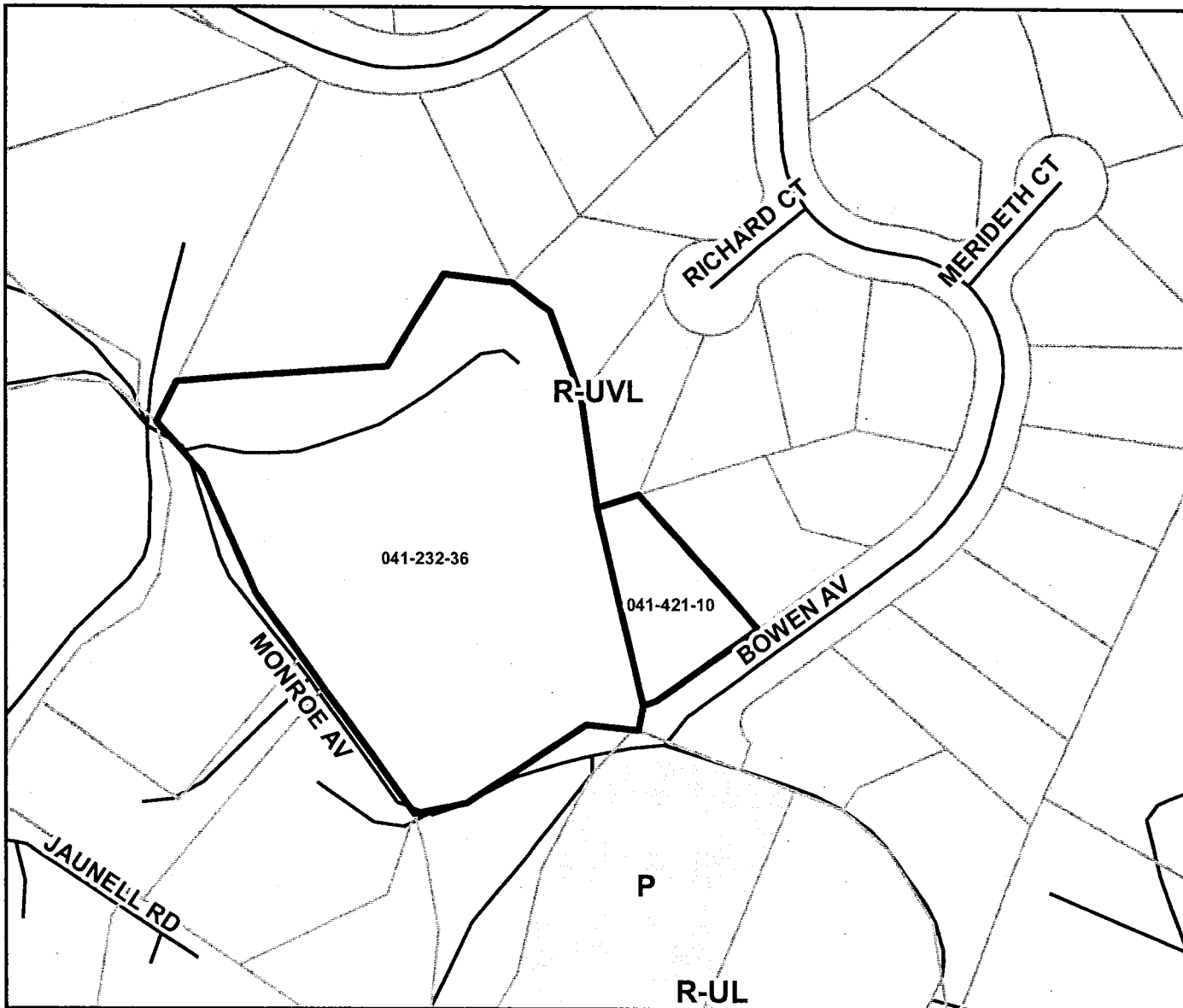
-  APN: 041-421-10
-  APN: 041-232-36
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY
-  PUBLIC FACILITY



Map Created by
County of Santa Cruz
Planning Department
October 2012



General Plan Designation Map



LEGEND



APN: 041-421-10



APN: 041-232-36



Assessors Parcels



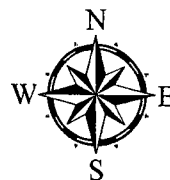
Streets

Residential - Urban Very Low Density

Public Facilities



Residential - Urban Low Density



Map Created by
County of Santa Cruz
Planning Department
October 2012



October 20, 2011

Mr. Bob Katz
c/o Hamilton Swift
500 Chestnut Street, Suite 100
Santa Cruz, CA 95060

SUBJECT: Conditional Water Service Application for Tier II Single-Family Residential Development at 9757 Monroe Ave, Aptos, APN 041-232-36

Dear Mr. Katz:

In response to the subject application, the Board of Directors of the Soquel Creek Water District (SqCWD) at their regular meeting of October 18, 2011 voted to grant you a Conditional Will Serve Letter for the proposed Tier II single-family dwelling to be located at 9757 Monroe Ave. in Aptos so that you may proceed through the appropriate land use planning entity.

After you have received a building permit from the land use planning agency, you will be required to meet all applicable SqCWD requirements defined in the attached Requirements Checklist before your application can be considered for final Board approval. If you meet all of the applicable requirements (*including possible future requirements that arise prior to development approval of your project*), and final Board approval is granted, you will be issued an Unconditional Will Serve Letter, which would secure your water service.

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

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

October 20, 2011

Page 2 of 2

The Board of Directors of the SqCWD also reserves the right to adopt additional policies to mitigate the impact of new development on the local groundwater basins, which are currently the District's only source of supply. Such actions would be in response to concerns about existing conditions that threaten the groundwater basins and the lack of a supplemental supply source that would restore and maintain the aquifers. The subject project would be subject to any applicable conditions of service that the District may adopt prior to granting water service. As new policies and/or requirements are developed, the information will be made available by the SqCWD.

Sincerely,

SOQUEL CREEK WATER DISTRICT



Taj A. Dufour, P.E.

Engineering Manager/Chief Engineer

Attachment: Requirements Checklist for APN {insert APN}

Enclosures – Green (for Tier II Single-Family and Multi-Family Residential Development):

1. Overview of the SqCWD Water Use Efficiency Requirements for Tier II Single Family Residential, Multi-Family Residential, Commercial, Industrial & Public Development
2. Indoor Water Use Efficiency Checklist
3. Landscape Project Application Submittal Requirements Package
4. Water Demand Offset Policy Fact Sheet
5. Go Green Program/Water Demand Offset Residential Green Credits Fact Sheet and Application

Requirements Checklist for APN 041-232-36

	Required	Not Required	Not Applicable	Comments
Engineering:				
Record Water Waiver (required if water pressure is not between 40 psi – 80 psi) with the County Recorder of the County of Santa Cruz to insure that any future property owners are notified of the conditions set forth herein	X			
Variance request for property not having frontage on a water main		X		
New water main to site (required if existing water main not sized to serve new project)		X		
LAFCO annexation		X		
Off-site water main extension		X		
On-site water system with dedicated easements		X		
Backflow prevention		X		
New water storage tank		X		
Booster pump station		X		
Destroy any wells on the property in accordance with State Bulletin No. 74		X		
Satisfy all conditions imposed by the District to assure necessary water pressure, flow and quality	X			
Meter all units individually with a minimum size of 5/8-inch by 3/4-inch standard domestic water meter	X			
Complete fire service requirements form	X			
Sign Infrastructure Agreement & pay all fees (for planned developments only)		X		
Conservation:				
Complete Indoor Water Use Efficiency Checklist	X			
Complete Landscape Project Application Submittal Requirements Package	X			
Complete Residential Green Credit Application				Recommended
Pay Water Demand Offset fees	X			
General:				
Allow SqCWD Staff to inspect the completed project for compliance with all the applicable project requirements prior to commencing domestic water service	X			
Other requirements that may be added as a result of policy changes:	X			



Drainage Review

Routing No: 1 | Review Date: 04/20/2012

GERARDO VARGAS (GVARGAS) : Incomplete

Application No.: 121080

Not Approved

4/20/12

Completeness Comments:

Please provide downstream assessment, describing and showing in detail on the plans the entire off-site drainage path from the site to a County maintained inlet or a natural channel. Indicate any and all drainage problems found along the length of this flow path.

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

Miscellaneous comments:

1. Include a detention basin a detail showing the overflow pipe and show where this overflow would be directed.
2. Site planning for new development on individual parcels shall incorporate appropriate best management practices to provide reasonable mitigation of likely drainage problems, stormwater runoff pollution, and stream erosion and sedimentation impacts resulting from new impervious surfaces.
3. Recorded Notice. A Stormwater Management Maintenance Agreement shall be recorded by the property owner with the County Recorder's Office on the deed of any property served by an approved stormwater management facility. The Stormwater Management Maintenance Agreement will include the following information: (1) Statement of the operating requirements to ensure proper performance of the Stormwater management facility. (2) Specification of any Best Management Practices that must be implemented and maintained. The maintenance agreement form can be picked up from the Public Works office or can be found online at:
http://www.dpw.co.santa-cruz.ca.us/Storm_Water/FigureSWM25A.pdf

Upon approval of the project, a drainage "Hold" will be placed on the permit and will be cleared once the construction is complete and the stormwater management improvements are constructed per the approved plans: In order to clear the Hold, one of these options has to be exercised:

1. The civil engineer has to inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The civil engineer's letter shall be specific as to what got inspected whether invert elevations,



Drainage Review

Routing No: 1 | Review Date: 04/20/2012

GERARDO VARGAS (GVARGAS) : Incomplete

pipe sizing, the size of the mitigation features and all the relevant design features. Notes of “general conformance to plans” are not sufficient.

2. As-built plans stamped by the civil engineer may be submitted in lieu of the letter. The as-built stamp shall be placed on each sheet of the plans where stormwater management improvements were shown.

3. The civil engineer may review as-built plans completed by the contractor and provide the county with an approval letter of those plans, in lieu of the above two options. The contractor installing the drainage improvements will provide the civil engineer as-built drawings of the drainage system, including construction materials, invert elevations, pipe sizing and any modifications to the horizontal or vertical alignment of the system. The as-built drawings, for each sheet showing drainage improvements and/or their construction details, must be identified with the stamp (or label affixed to the plan) stating the contractor’s name, address, license and phone #. The civil engineer will review the as-built plans for conformance with the design drawings. Upon satisfaction of the civil engineer that the as-built plans meet the design intent and are adequate in detail, the civil engineer shall submit the as-built plans and a review letter, stamped by the civil engineer to the County Public Works Department for review to process the clearance of the drainage Hold if the submittal is satisfactory.

You may call the Dept. of Public Works, Stormwater Management Section, from 8:00 to 12:00 A.M. if you have questions.

Routing No: 2 | Review Date: 08/13/2012

GERARDO VARGAS (GVARGAS) : Complete

Application No.: 121080

Approved

8/13/12

Completeness Comments:

See miscellaneous comments to be addressed at the building application stage.

Miscellaneous comments:

Please provide downstream assessment, describing and showing in detail on the plans the entire off-site drainage path from the site to a County maintained inlet or a natural channel. Indicate any and all drainage problems found along the length of this flow path.

1. Include a detention basin a detail showing the overflow pipe and show where this overflow would be directed.

2. Site planning for new development on individual parcels shall incorporate appropriate best



Drainage Review

Routing No: 2 | Review Date: 08/13/2012

GERARDO VARGAS (GVARGAS) : Complete

management practices to provide reasonable mitigation of likely drainage problems, stormwater runoff pollution, and stream erosion and sedimentation impacts resulting from new impervious surfaces.

3. Recorded Notice. A Stormwater Management Maintenance Agreement shall be recorded by the property owner with the County Recorder's Office on the deed of any property served by an approved stormwater management facility. The Stormwater Management Maintenance Agreement will include the following information: (1) Statement of the operating requirements to ensure proper performance of the Stormwater management facility. (2) Specification of any Best Management Practices that must be implemented and maintained. The maintenance agreement form can be picked up from the Public Works office or can be found online at:

http://www.dpw.co.santa-cruz.ca.us/Storm_Water/FigureSWM25A.pdf

Upon approval of the project, a drainage "Hold" will be placed on the permit and will be cleared once the construction is complete and the stormwater management improvements are constructed per the approved plans: In order to clear the Hold, one of these options has to be exercised:

1. The civil engineer has to inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The civil engineer's letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of "general conformance to plans" are not sufficient.

2. As-built plans stamped by the civil engineer may be submitted in lieu of the letter. The as-built stamp shall be placed on each sheet of the plans where stormwater management improvements were shown.

3. The civil engineer may review as-built plans completed by the contractor and provide the county with an approval letter of those plans, in lieu of the above two options. The contractor installing the drainage improvements will provide the civil engineer as-built drawings of the drainage system, including construction materials, invert elevations, pipe sizing and any modifications to the horizontal or vertical alignment of the system. The as-built drawings, for each sheet showing drainage improvements and/or their construction details, must be identified with the stamp (or label affixed to the plan) stating the contractor's name, address, license and phone #. The civil engineer will review the as-built plans for conformance with the design drawings. Upon satisfaction of the civil engineer that the as-built plans meet the design intent and are adequate in detail, the civil engineer shall submit the as-built plans and a review letter, stamped by the civil engineer to the County Public Works Department for review to process the clearance of the drainage Hold if the submittal is satisfactory.



Drainage Review

Routing No: 2 | Review Date: 08/13/2012

GERARDO VARGAS (GVARGAS) : Complete

You may call the Dept. of Public Works, Stormwater Management Section, from 8:00 to 12:00 A.M. if you have questions.

Driveway/Encroachment Review

Routing No: 1 | Review Date: 04/04/2012

DAVID GARIBOTTI (DGARIBOTTI) : Complete

Review indicates that this section of Monroe is not a County maintained road.

Routing No: 2 | Review Date: 07/30/2012

ANNETTE OLSON (AOLSON) : Not Required

Environmental Health Review

Routing No: 1 | Review Date: 04/19/2012

JIM SAFRANEK (JSafrank) : Incomplete

EH can approve and equal exchange for 041-421-10 and parcel A, but not the adjustment proposed which would decrease the existing parcel size of -10, which is 14,197 sf.

Assuming an equal exchange is feasible...

--The existing permitted septic tank and sewage disposal pits on -10 need to be illustrated to scale on sheet T1 so setbacks can be confirmed; a septic consultant must identify and propose a future septic expansion leachfield area on -10 (note that expansion area sewage pits for a future septic failure will not be permitted on this parcel).

--After field confirmation by a septic systems consultant, a septic system envelope for a replacement septic system to serve the SFR on -36 needs to be illustrated to scale on sheet T1.

--On sheet C1 the septic envelope shown on parcel A does not appear to meet the required 25' setback to the proposed stormwater system. A septic system consultant will need to confirm the location of a revised septic envelope, and sheet C1 should show this revision.

Routing No: 2 | Review Date: 08/10/2012

JIM SAFRANEK (JSafrank) : Complete

The EH compliance issues previously identified have been resolved, project is now complete.

Environmental Planning

Routing No: 1 | Review Date: 04/24/2012

ROBERT LOVELAND (RLOVELAND) : Incomplete

Incomplete Items:

1. Extend the slope density analysis on "Parcel A" to include the entire right-of way of Monroe Ave.



Environmental Planning

Routing No: 1 | Review Date: 04/24/2012

ROBERT LOVELAND (RLOVELAND) : Incomplete

NOTE TO PLANNER: County Code 16.22.050 (b) states: "New lots shall not be created which will: 1. Require new access roads and driveways to cross slopes exceeding 30 percent". The driveway access shown on Sheet C1 does not comply with county code listed above.

2. NOTE TO PLANNER: It appears that a building and/or development envelope(s) should be identified as part of this application.

3. The soils report has been reviewed and accepted.

Misc. Comment:

1. Remove grading volume estimate for new residence and driveway on Sheet C2.

2. Remove the following note from Sheet C2: "The estimated grading for the new residence is based on an assumed 2,500 sq.ft. house with a non-stepped foundation".

3. Please remove information pertaining to lot line adjustment on "Sheet T1".

NOTE TO PLANNER: Why is there reference to a lot line adjustment on Sheet T1? This does not appear to be in the project description. No analysis was completed regarding a lot line adjustment.

Routing No: 2 | Review Date: 08/13/2012

ROBERT LOVELAND (RLOVELAND) : Complete

No new comments.

Fire Review

Routing No: 1 | Review Date: 04/24/2012

ERIN COLLINS (ECOLLINS) : Complete

Aptos/La Selva Fire Department has reviewed the plans for the above cited project and has no objections as presented.

Road standard shall meet the Santa Cruz County General Plan at the time of building application.

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

Routing No: 2 | Review Date: 08/14/2012

ERIN COLLINS (ECOLLINS) : Complete

Project Review

Routing No: 1 | Review Date: 04/19/2012

ANNETTE OLSON (AOLSON) : Incomplete

See letter in file.



Project Review

Routing No: 2 | Review Date: 08/23/2012

ANNETTE OLSON (AOLSON) : Incomplete

Complete when sign is installed

Road Engineering Review

Routing No: 1 | Review Date: 04/16/2012

RODOLFO RIVAS (RRIVAS) : Complete

Routing No: 2 | Review Date: 07/30/2012

ANNETTE OLSON (AOLSON) : Not Required

Surveyor Review

Routing No: 1 | Review Date: 04/17/2012

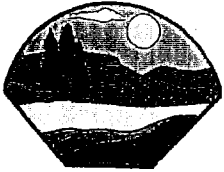
KATE CASSERA (KCASSERA) : Incomplete

1. Provide proper tentative map title sheet with title, application number, owner information, notes, sheet index, legend, etc.
2. Add application number to all sheets in the plan set.
3. Remove improvement plan information from tentative parcel map.
4. Slope map and contours need to be a separate sheet from tentative parcel map.
5. Why is a separate parcel being created on Monroe Avenue Extension?
6. If parcel swap is to be completed with this map, this should be a three lot minor land division including apn 041-421-10.
7. Remove all references to "proposed property lines."
8. Where is public utility easement?
9. Please label tentative map correctly. Sheet T1 indicates these are preliminary improvement plans.
10. Please provide a legend of symbols and linetypes used on the tentative parcel map. It is very hard to determine the difference between an existing property line and a set back line.

Routing No: 2 | Review Date: 08/07/2012

KATE CASSERA (KCASSERA) : Complete

1. Please make sure conditions of approval specifically state there will be no improvement plans to be approved by the Department of Public Works required for this land division.



Aptos/La Selva Fire Protection District

6934 Soquel Drive • Aptos, CA 95003
Phone # 831-685-6690 • Fax # 831-685-6699

April 27, 2012 - REVISED

Planning Department
County of Santa Cruz
Attention: Annette Olson
701 Ocean Street
Santa Cruz, CA 95060

Subject: APN: 041-232-36 / Appl # 121080
Monroe Avenue - lot split

Dear Ms. Olson:

Aptos/La Selva Fire Department has reviewed the plans for the above cited project and has no objections as presented.

Road standard shall meet the Santa Cruz County General Plan at the time of building application.

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

Sincerely,

Evan Collins

For Carol Wallace

Carol Wallace, Fire Marshal
Fire Prevention Division
Aptos/La Selva Fire Protection District

Cc: Robert Jay Katz
314 Capitola Avenue
Capitola, CA 95010

Cc: John Swift
500 Chestnut Street Suite 100
Santa Cruz, CA 95060

Project No. SC7194.1
27 March 2012

ROBERT KATZ and LEOLA LAPIDES
c/o Hamilton-Swift & Associates, Inc.
500 Chestnut Street #100
Santa Cruz, California 95060-3671

Attention: Mr. John Swift

Subject: Geotechnical Investigation Update and
Review of Preliminary Civil Engineering Plans

Reference: Proposed Lot Split and New Residence
9757 Monroe Avenue Extension
APN 041-232-36
Santa Cruz County, California

Dear Mr. Katz and Ms. Lapides:

Our firm previously prepared the Geotechnical Investigation for a Proposed Lot Split – APN 041-232-36 dated 19 December 2000. The parcel designated APN 041-232-36 contains the existing residence at 9757 Monroe Avenue Extension, situated in the Aptos area of Santa Cruz County. Our 2000 soils report outlined geotechnical design criteria for the proposed two lot land division and construction of a new residence on the southern portion of parcel APN 041-232-36.

The project to divide parcel APN 041-232-36 has been reactivated. The proposed land division is delineated on the Tentative Map & Preliminary Improvement Plan dated November 2011 by Luke Beautz, PE, LS.

This letter report updates our 2000 soils report to the 2010 California Building Code (CBC) and the 2010 Green Building Standards Code (CALgreen). With compliance to these current building codes, our 2000 soils report may be used for the design and construction a residence on the new parcel created by the lot split.

Building Code Update

The proposed new residence should be designed and constructed in conformance to the following current building codes:

- 2010 California Building Code (CBC); and
- 2010 Green Building Standards Code (CALgreen).

Robert Katz and Leola Lapides
Project No. SC7194.1
APN 041-232-36
27 March 2012
Page 2

For proposed interior slab on grade floors, the project should adhere to Section 1910 – Minimum Slab Provisions of the CBC and Sections 4.5.05.2 - Concrete Slab Foundations/4.505.2.1 – Capillary Break of the CALgreen.

2010 CBC Site Class

In accordance with Section 1613.5.2 of the 2010 California Building Code (CBC), the project site should be assigned the Site Class D.

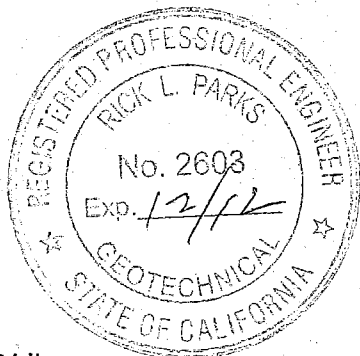
Preliminary Project Plan Review

We have also reviewed the geotechnical engineering aspects of the preliminary civil engineering plans prepared by Luke Beautz, PE, LS and dated November 2011. Specifically we reviewed the following plan sheets:

- a. Sheet C1 – Preliminary Grading and Drainage Plan;
- b. Sheet C2 – General Notes and Drainage Details;
- c. Sheet C3 – Preliminary Driveway Plan; and
- d. Sheet C4 - Preliminary Erosion Control Plan.

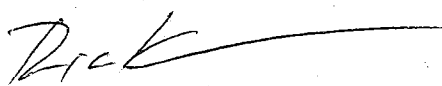
The aforementioned plan sheets have been prepared in general conformance to our geotechnical recommendations. During the design phase of the project we will work with the project civil engineer to fine tune the preliminary earthwork and drainage plans for the long term protection of the proposed improvements.

If you have any questions regarding this letter or the geotechnical aspects of the project, please call our office.



Respectfully Submitted,

HARO, KASUNICH AND ASSOCIATES, INC


Rick L. Parks, GE 2603
Senior Geotechnical Engineer

RLP/dk

Copies: 1 to Addressees
4 to John Swift



Drainage Review

Routing No: 2 Review Date: 08/13/2012

GERARDO VARGAS (GVARGAS) : Complete

Application No.: 121080

Approved

8/13/12

Completeness Comments:

See miscellaneous comments to be addressed at the building application stage.

Miscellaneous comments:

Please provide downstream assessment, describing and showing in detail on the plans the entire off-site drainage path from the site to a County maintained inlet or a natural channel. Indicate any and all drainage problems found along the length of this flow path.

1. Include a detention basin a detail showing the overflow pipe and show where this overflow would be directed.
2. Site planning for new development on individual parcels shall incorporate appropriate best management practices to provide reasonable mitigation of likely drainage problems, stormwater runoff pollution, and stream erosion and sedimentation impacts resulting from new impervious surfaces.
3. Recorded Notice. A Stormwater Management Maintenance Agreement shall be recorded by the property owner with the County Recorder's Office on the deed of any property served by an approved stormwater management facility. The Stormwater Management Maintenance Agreement will include the following information: (1) Statement of the operating requirements to ensure proper performance of the Stormwater management facility. (2) Specification of any Best Management Practices that must be implemented and maintained. The maintenance agreement form can be picked up from the Public Works office or can be found online at:
http://www.dpw.co.santa-cruz.ca.us/Storm_Water/FigureSWM25A.pdf

Upon approval of the project, a drainage "Hold" will be placed on the permit and will be cleared once the construction is complete and the stormwater management improvements are constructed per the approved plans: In order to clear the Hold, one of these options has to be exercised:

1. The civil engineer has to inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The civil engineer's letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of "general conformance to plans" are not sufficient.
2. As-built plans stamped by the civil engineer may be submitted in lieu of the letter. The as-built



Drainage Review

Routing No: 2 Review Date: 08/13/2012

GERARDO VARGAS (GVARGAS) : Complete

stamp shall be placed on each sheet of the plans where stormwater management improvements were shown.

3. The civil engineer may review as-built plans completed by the contractor and provide the county with an approval letter of those plans, in lieu of the above two options. The contractor installing the drainage improvements will provide the civil engineer as-built drawings of the drainage system, including construction materials, invert elevations, pipe sizing and any modifications to the horizontal or vertical alignment of the system. The as-built drawings, for each sheet showing drainage improvements and/or their construction details, must be identified with the stamp (or label affixed to the plan) stating the contractor's name, address, license and phone #. The civil engineer will review the as-built plans for conformance with the design drawings. Upon satisfaction of the civil engineer that the as-built plans meet the design intent and are adequate in detail, the civil engineer shall submit the as-built plans and a review letter, stamped by the civil engineer to the County Public Works Department for review to process the clearance of the drainage Hold if the submittal is satisfactory.

You may call the Dept. of Public Works, Stormwater Management Section, from 8:00 to 12:00 A.M. if you have questions.

Driveway/Encroachment Review

Routing No: 2 Review Date: 07/30/2012

ANNETTE OLSON (AOLSON) : Not Required

Environmental Health Review

Routing No: 2 Review Date: 08/10/2012

JIM SAFRANEK (JSafranek) : Complete

The EH compliance issues previously identified have been resolved, project is now complete.

Environmental Planning

Routing No: 2 Review Date: 08/13/2012

ROBERT LOVELAND (RLOVELAND) : Complete

No new comments.

Fire Review

Routing No: 2 Review Date: 08/14/2012

ERIN COLLINS (ECOLLINS) : Complete

Project Review



Project Review

Routing No: 2 Review Date: 09/20/2012

ANNETTE OLSON (AOLSON) : Complete

Complete when sign is installed

Road Engineering Review

Routing No: 2 Review Date: 07/30/2012

ANNETTE OLSON (AOLSON) : Not Required

Surveyor Review

Routing No: 2 Review Date: 08/07/2012

KATE CASSERA (KCASSERA) : Complete

1. Please make sure conditions of approval specifically state there will be no improvement plans to be approved by the Department of Public Works required for this land division.

Proposed Design & Architectural Guidelines
Proposed Minor Land Division
9757 Monroe Avenue Extension, APN 041-232-36

PURPOSE AND GOALS

These guidelines provide a framework to ensure that the residential development of the approved parcels will achieve a high standard of residential site design and architectural excellence. The proposed project includes the minor land division of an approximately 2.8 acre parcel (041-232-36) with an existing single family dwelling resulting in two parcels of approximately 1 acre each. Zoned R-1-20 (minimum of 20,000 square feet per new parcel), the proposed parcels are larger and lower density than the typical surrounding urban lots. The site is characterized by varying slopes, ranging mostly from 0-30%, with select small areas containing slopes 30-50%. The purpose of these guidelines is to provide general direction for the design of the parcels while not prohibiting creative design that reflects the individuality of future property owners. The proposed guidelines display conformance with applicable General Plan and Zoning Ordinance regulations.

SITE PLANNING GUIDELINES

1. Minimize Grading

Encourage the minimization of grading where feasible. As stated, the topography of the site contains varying slopes and grading is to be expected to accommodate a desire building site, driveway, and various other associated improvements. Design of future improvements should consider the existing natural slopes of the site and minimize grading when possible.

2. Building Envelope

To demonstrate development feasibility with regards to grading, drainage, access, and topography, the development of the dwellings, garage and any habitable accessory structures shall be limited to the development envelope delineated on the final parcel map (as required by the development standards of the Zoning Ordinance). Development which may occur outside of development envelopes are:

- a. Within the front yard setback- paved driveways, sidewalks and fences are described below.
- b. Within the rear yard- patios, decks, sidewalks, and fences, spas (e.g. hot tubs), and gazebos and non-habitable accessory structures. Such structures must comply with County Zoning Ordinance setbacks and other standards.

3. Fencing

Any fencing shall be limited to 6 feet in height (plus 2' of trellis) within the side and rear yards and 3 feet in height within the front yard, including the portion of the side yard within the 20 foot front yard setback. No chain link fencing may be used along the front, side or rear yards.

4. Driveways

All driveways shall be improved with a hardscape material. No driveway shall exceed 20 feet in width, except for the creation of R.V. storage pads in the side or rear yards, or to provide access for accessory dwellings. A separate driveway for accessory dwellings may be allowed. The use of semi-pervious materials are encouraged.

5. Lighting

Lighting of driveways shall be the minimum need for security and safety. All exterior lighting shall be designed so it does not shine directly onto adjacent properties.

6. Accessory Dwelling Units

Accessory dwellings shall be no larger than the County regulations allow. Building materials should complement both the natural surroundings, as well as the existing neighborhood character.

ARCHITECTURAL GUIDELINES

1. General Building Form

Dwellings shall conform to the development standards of the parcel's zoning district (R-1-20) for setbacks, lot coverage, and height. Garages may be detached or attached. Dwellings shall be in conformance with the policies set forth by the General Plan relating to neighborhood character and aesthetics.

2. General Building Scale

If two story structures are constructed, the two story façades that are visible from surrounding streets or that may significantly impact adjacent parcels shall be broken with indentations, projecting bays or similar techniques that prevent block monolithic structural appearance.

3. Roofs

To achieve a sense of variety and individuality, roofs are encouraged to be designed with different pitch and roofing material.

4. Materials

Use of natural materials such as wood, stone, brick, rock, etc. are encouraged to promote visual harmony with the dwelling's surroundings, without precluding the creative expression of the property owner. Colors and materials should complement the existing dwellings in the area, as well as the natural environment. "Green" and innovative building materials are encouraged, per the 2010 California Green Building Standards.

5. Solar Orientation

Encourage structures to be designed and oriented to maximize natural solar exposure and reduce artificial lighting and heating of the dwellings to the extent feasible. Glazing shall be minimized on the north side of the structures, except where the front of the dwelling is the north side. Passive solar design that incorporates adequate mass for heat storage in relation to southern/northern glazing is encouraged.

LANDSCAPE GUIDELINES

1. General

The wooded nature of the parcels provides natural landscaping for the site, and new landscaping should complement the natural surroundings. Efficient irrigations systems, such as drip-systems, are also encouraged.

2. Species Type

The use of native, drought-resistant plants is encouraged. Invasive exotic species such as acacia, pampas grass, French broom, and Blue Gum eucalyptus shall not be used.

INFRASTRUCTURE

1. Water

The existing parcel is served by the Soquel Creek Water District. A Will Serve letter was issued for the proposed new parcel, and water service will be provided by the District to the proposed two parcels. See attached Will Serve letter.

2. Sewage Disposal

Each lot will provide its own septic facilities (tank and leachfield, or other allowed septic facilities) to County Environmental Health Standards.



July 23, 2012

Annette Olson
County Planning
701 Ocean St.
Santa Cruz, CA 96060

**RE: MLD/LLA Proposal, APP# 121080 APNs 041-232-36 & 041-421-10
Summary of Neighborhood Meeting held May 1, 2012**

Dear Annette,

Following is a summary of the neighborhood meeting held at St. Andrews Presbyterian Church at 9850 Monroe Ave., Aptos at 7:00 on May 1, 2012. Six neighbors not including the owner of the subject property were in attendance. The names, addresses and phone numbers of the attendees are included on the attached sheet.

John Swift of Hamilton Swift & Assoc., Inc. presented the project. The Tentative Map and conceptual civil plans were reviewed. The project was described as a two lot land division where both parcels will be greater than 1 acre in size. Also included in the application is a Lot Line Adjustment with the property owned by Mr. & Mrs. Tinder, to cure an existing encroachment on the property. It was emphasized that the grading and driveway plans were conceptual designs to demonstrate the feasibility of developing the proposed new lot consistent with County standards. It was explained that the actual design of the driveway, drainage system and septic system may vary from the conceptual plans based on the unique design requirements of a specific house. This application does not include the design of a house but does include design guidelines.

The neighbors had a number of questions and comments about the size of the parcel, the septic system, and the past failed efforts to extend public sewer to the area.

A couple of neighbors asked questions related to the driveway and drainage. John Swift responded by explaining how the drainage from the driveway would be captured in a drain inlet and then would enter into a drain system that would provide for detention and then a controlled release at predevelopment levels. A more specific design of the drainage system would be required at the time of the Building Permit when the size of the house and amount of impervious pavement is known. Given the topography and proposed drainage system, storm water should not affect the properties located across Monroe Ave. (9770 Monroe Ave. and 9757 Monroe Ave). *9757 is our address*

A question was asked about future division potential of the parcel. It was noted that no additional division can take place under the current General Plan rules absent public sewers since the County currently requires a 1 acre minimum parcel size for newly created parcels utilizing septic systems. Also discussed was that each parcel would be eligible for a second unit (ADU), subject to the permit process.

It was noted that the existing house and driveway will remain on its own parcel of at least 1 acre.

Please let me know if you have any questions about the neighborhood meeting.

John Swift

NEIGHBORHOOD MEETING FOR APPLICATION 121080 – 5/1/12

List of Attendees

NAME	ADDRESS	PHONE
Lee Tinder	450 Bowen Avenue	662-0554
Bonnie E. Tinder	450 Bowen Avenue	662-0554
Parker Santiago	9770 Monroe Avenue	662-2984
Leslie Fine	9770 Monroe Avenue	662-2984
Tim Sherman	9750 Monroe Avenue	713-7832
Bob Katz	9757 Monroe Avenue	419-6981
Kathy Rodden (Church Member)	9850 Monroe Avenue (Church)	688-4211