



# County of Santa Cruz

## DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCTURE

701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060-4070  
Planning (831) 454-2580 Public Works (831) 454-2160

**Matt Machado, Deputy CAO, Director of Community Development and Infrastructure**

**Carolyn Burke**  
*Assistant Director*  
*Unified Permit Center*

**Stephanie Hansen**  
*Assistant Director*  
*Housing & Policy*

**Kent Edler**  
*Assistant Director*  
*Special Services*

**Steve Wiesner**  
*Assistant Director*  
*Transportation*

**Travis Cary**  
*Director*  
*Capital Projects*

**Kim Moore**  
*Assistant Director*  
*Administration*

**Agenda Date: May 11, 2022**

Planning Commission  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

**Subject: Application 221030**  
Request to extend the approved Tentative Map for Minor Land Division 171357

Members of the Commission:

### Project History

Application No. 171357 (Bunhong Yi - Minor Land Division) was approved by your Commission on January 22, 2020. This approval allowed a minor land division to divide an existing residential property developed with one dwelling unit to create three separate parcels, one maintaining the existing dwelling and two with proposed dwellings. The approved tentative map is included as Exhibit A and the staff report to your Commission, dated January 22, 2020, is included as Exhibit G (for project background information only).

The applicant continues to plan to divide the property but, due to challenges in obtaining reports and meeting other conditions of approval, he is requesting additional time to record the map. The applicant requested a 2-year extension (Exhibit F); however, to allow adequate time to implement condition compliance prior to map recordation, a five-year extension is recommended by staff.

The process of meeting all the required conditions for filing the final map is a complex, multistep process that includes:

- Obtaining an arborist's report and incorporating the findings of the arborist's report into the improvement plans
- Obtaining additional soils transmissivity and water table data and re-evaluating stormwater management calculations and systems
- Reconfiguring stormwater management / improvement plans to include flow control sizing, capacity analysis, treatment including bioswales, improvement / resizing of existing stormwater facilities
- Obtaining a revised letter from the geotechnical engineer

- Development of a Homeowner's Association with detailed, specific provisions to monitor and maintain the stormwater management plan and other common property

The time necessary to obtain and complete consultant services to meet the above requirements, along with the additional time necessary for the submittal, review and approval of the reports and improvement plans, could possibly take more than two years and up to five years. The staff recommendation is therefore to extend the expiration date to February 5, 2027.

The applicant is in accord with the staff recommendation.

### Permit Extension Process

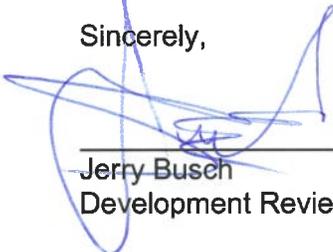
County Code Section 18.10.133 (B) allows for the extension of a tentative map for a period not to exceed a total of five years from the date of original expiration, if an application for extension is filed prior to the expiration of the conditionally approved tentative map. This mirrors the language in the Subdivision Map Act, Government Code Section 66452.6 (e). County Code requires that requests to extend tentative maps be processed pursuant to Level VI (Planning Commission) review for Minor Land Divisions.

In the case of the tentative map for Permit 171357, the map expired on February 5, 2022. The request for an extension was submitted on February 4, prior to the expiration date of the map. A five-year extension would revise the Tentative Map expiration date to February 5, 2027.

### Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **221030**, extending the Tentative Map for Minor Land Division 171357 to February 5, 2027, based on the findings (Exhibit B) and conditions (Exhibit C) for Permit 171357.

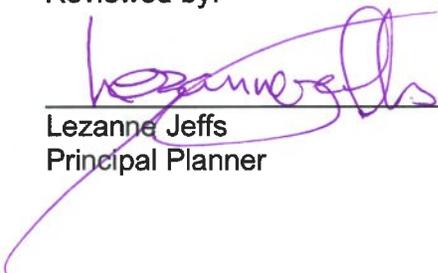
Sincerely,



---

Jerry Busch  
Development Review Planner

Reviewed by:



---

Lezanne Jeffs  
Principal Planner

### Exhibits:

- A. Tentative Parcel Map for Minor Land Division 171357
- B. Findings for Approval for Permit 171357
- C. Conditions of Approval for Permit 171357
- D. Notice of Exemption from the California Environmental Quality Act
- E. Location Map
- F. Correspondence from applicant
- G. Staff report to the Planning Commission, January 22, 2020 with Exhibits (for project background only)

**PROJECT DESCRIPTION**  
SUBDIVIDE LOT WITH APN 026-021-13 INTO THREE PARCELS WITH A COMMON ACCESS EASEMENT.

**PROJECT DATA**  
600 BOSTWICK LANE SANTA CRUZ, CA. APN: 026-021-13

**OWNER AND SUBDIVIDER**

CIENA YI  
CLUB REAL ESTATE  
600 BOSTWICK LANE  
SANTA CRUZ, CA 95062

**EXISTING ZONING**

R-1-6 SINGLE FAMILY RESIDENTIAL

**PROPOSED USE**

3 LOT SUBDIVISION WITH REMAINDER LOT  
2 NEW LOTS  
1 EXISTING STRUCTURE TO REMAIN

**SANITARY SEWER**

COUNTY OF SANTA CRUZ. ALL SANITARY SEWER LINES AND ASSOCIATED STRUCTURES SERVING THE RESULTANT PARCELS, INDIVIDUALLY OR JOINTLY ARE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. REFER TO THE COA'S FOR DETAILS.

**STORM DRAIN**

COUNTY OF SANTA CRUZ

**WATER SERVICE**

CITY OF SANTA CRUZ WATER DEPARTMENT

**GEO TECHNICAL ENGINEER**

HARD, KASUNICH AND ASSOCIATES  
1000 AVENUE OF THE CLOUDS  
WILSONVILLE, CA 95076  
TEL: (831) 722-4175

**TOPOGRAPHIC SURVEY**

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY BOWMAN & WILLIAMS, RI ENGINEERING INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF THE SURVEY DATA. THE ENGINEER HAS CONDUCTED A VISUAL LOCATION AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

**BASIS OF ELEVATION**

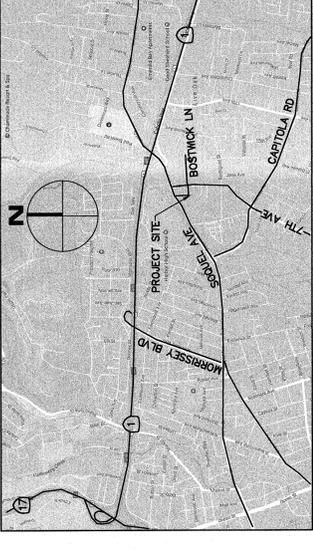
THE BASIS OF ELEVATIONS FOR THIS MAP IS SANTA CRUZ COUNTY BENCHMARK 16A. DESCRIPTION: 10" DIA. BRASS NAIL, 10" DIA. STEEL RING, 10" DIA. CONCRETE CURB, ON EAST EDGE OF SOULI MARBLE, APPROACH, STANDARD BRASS CAP  
ELEVATION: 91.286 (NGVD 29)

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS THE AS SHOWN ON REELS IN VOLUMES OF MAPS AT PAGE SANTA CRUZ COUNTY RECORDS, AND FROM MONUMENTS FOUND  
= N 123519° E

**ABBREVIATIONS**

PUE PUBLIC UTILITY EASEMENT  
S.O.W. SIGHT TRIANGLE  
DU DWELLING UNIT  
FYSB FRONT YARD SETBACK  
SYSB SIDE YARD SETBACK



**LEGEND**

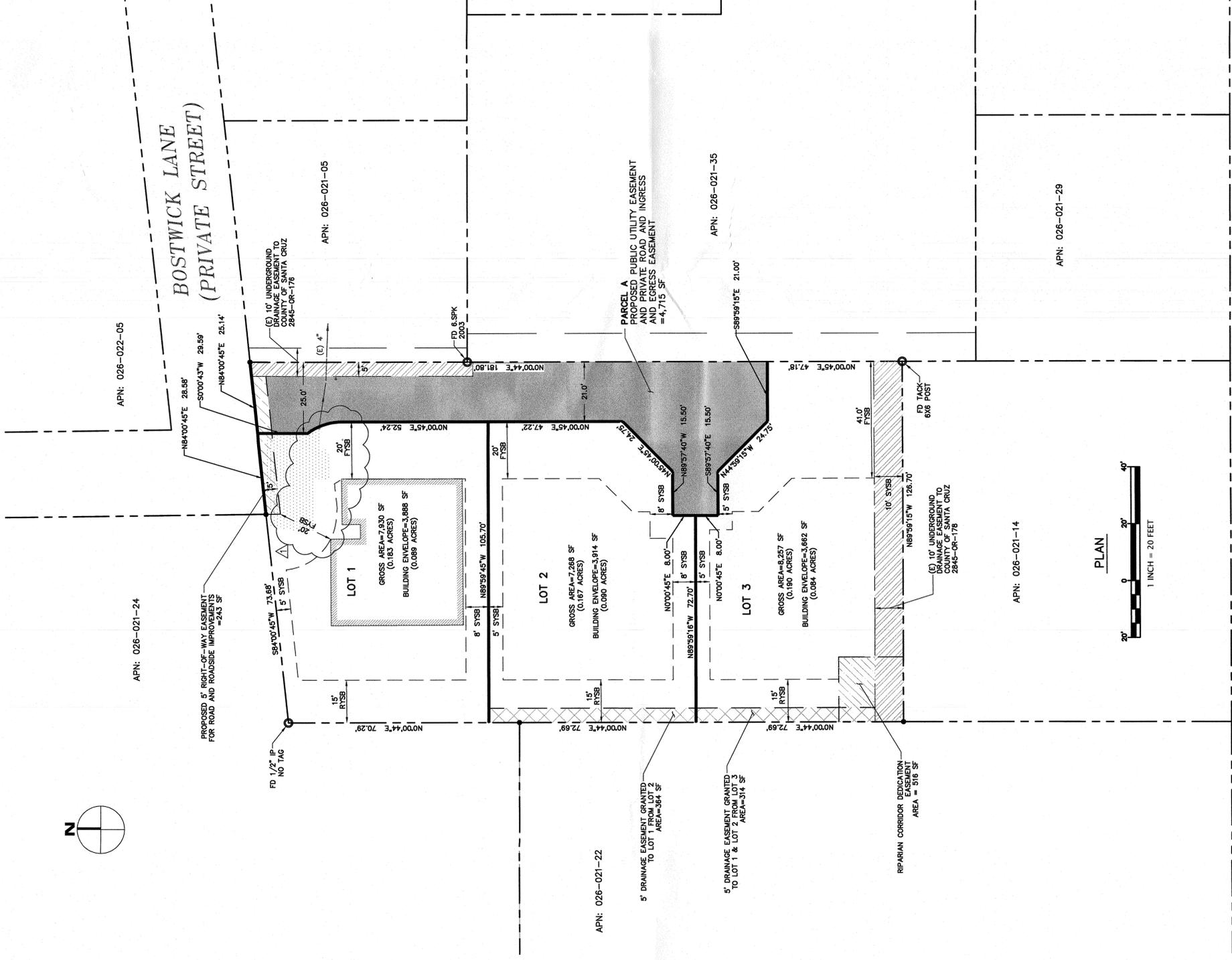
- (E) PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED DRAINAGE EASEMENT
- (E) PUBLIC DRAINAGE EASEMENT
- PROPOSED SANTA CRUZ COUNTY RIGHT OF WAY DESIGNATION EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT AND PRIVATE ROAD AND INGRESS AND EGRESS EASEMENT

**PARCEL SUMMARY**

EXISTING LOT	EXISTING DRAINAGE EASEMENT
28,189 SF (0.65 ACRES)	1,807 SF

LOT #	GROSS LOT AREA	DRAINAGE EASEMENT AREA	R.O.W. EASEMENT AREA	RIPIARIAN CORRIDOR AREA	NET LOT AREA
LOT 1	7,930 SF	-	143 SF	-	7,787 SF
LOT 2	7,268 SF	364 SF	-	-	7,268 SF
LOT 3	6,257 SF	1,581 SF	-	516 SF	7,741 SF
PARCEL A	4,715 SF	365 SF	100 SF	-	4,815 SF

NOTE: NET LOT AREA = (GROSS LOT AREA) - (R.O.W. EASEMENT AREA) - (RIPIARIAN CORRIDOR AREA)  
DRAINAGE EASEMENT AREA IS STILL INCLUDED IN NET LOT AREA



**PLAN**



303 Potrero St., Suite 42-202, Santa Cruz, CA 95060  
831-425-3901 www.riengineering.com

TENTATIVE MAP  
APN 026-021-13  
SANTA CRUZ, CA 95062  
CIENA YI  
FOR  
MINOR LAND DIVISION

project no. 17-092-1  
date SEPTEMBER 2019  
scale AS SHOWN  
DWG DATE TENTATIVE MAP.DWG



REVISD PER COUNTY COMMENTS SEPTEMBER 24, 2019

## Subdivision Findings

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

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

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

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan. The project will result in three single-family residential lots. The property is located in the Urban Medium Density Residential (R-UM) General Plan designation which allows a density of one parcel for each 4,000 square feet to 6,000 square feet of net developable area. The proposed project is consistent with the General Plan, in that each residential parcel will contain a minimum of 6,000 square feet of net developable area (an average of 7,599 sq.ft. developable area within each parcel).

The project is consistent with the General Plan in that the full range of urban services is available, including public water and sewer service. All three parcels will be served by a new roadway/driveway accessed off Bostwick Lane, which intersects Soquel Drive and 7<sup>th</sup> Avenue. The proposed roadway warrants an exception to the County Design Criteria due to the location of the existing dwelling and the small size (two new parcels) of the proposed land division. The proposed roadway design provides adequate access to the proposed development.

Further, the design guidelines, colors and materials will ensure that any future residential construction will provide an attractive development consistent with the surrounding residential neighborhood.

The subdivision, as conditioned, will be consistent with the General Plan regarding infill development, in that the proposed residential development will be consistent with the pattern of surrounding development and neighborhood character.

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; unit densities meet the minimum standards for the R-1-6 (Single-family residential - 6,000 square feet minimum) zone district where the project is located; and the project will be consistent with the required site standards of the R-1-6 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 proposed building envelopes are properly configured to allow development in compliance with the required site standards and density allowed by the

zoning district. No environmental resources would be adversely impacted by the proposed development.

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

This finding can be made, in that no mapped or observed sensitive habitats or threatened species will be adversely impacted through the development of the site. A 516 square foot riparian area on proposed Parcel three will be protected by establishment of a designated Riparian Corridor protection area.

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

This finding can be made, in that municipal water and sewer services are available to serve all proposed parcels and will be connected. Storm drains are adequate to accommodate all runoff, and facilities to minimize stormwater runoff would be installed. The proposed subdivision street meets fire access standards with an entrance turn template from Bostwick Lane and a turnaround at the end of the street. Adequate and safe vehicular sightlines are provided at the intersection of the proposed street with Bostwick Lane.

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

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

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

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

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

This finding can be made, in that the design guidelines require the future residences to incorporate architectural design features that would create a nice-looking development, including natural color tones, pitched roofs, covered decks and other bungalow design attributes to provide an attractive aesthetic consistent with the mid-century residential styles in the surrounding neighborhood. The surrounding neighborhood contains both single-family and multi-family residential development. The design and layout of the proposed land division is compatible with the surrounding pattern of development. Landscaping would be provided along all sides of the project to supplement existing trees and other vegetation and to provide visual buffers to adjoining parcels.

## 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 proposed roadway/driveway will be sufficiently wide to provide for safe vehicular movement in the small residential neighborhood established by the creation of two new parcels, will comply with fire access standards and will ensure the conservation of energy and resources.

The proposed roadway/driveway will require an exception to the County Design Criteria due to the location of the existing dwelling and the small size (two new parcels) of the proposed land division. The roadway/driveway will accommodate the proposed street, curb and landscape strip, and, because the proposed facility has no “jogs” or curves, will provide for safe and easy vehicular navigation with clear, unobstructed lines over its entire length.

The existing parking area will be reconfigured to eliminate back-up movements into Bostwick Lane, improving the safety of the existing parking area.

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

This finding can be made, in that the use of the property will be residential; unit densities meet the minimum standards for the R-1-6 (Single-family residential - 6,000 square feet minimum) zone district where the project is located, and the project will be consistent with the required site standards of the R-1-6 zone district.

A less than 40-foot-right-of-way can be approved at a public hearing, as provided by SCCC §13.10.521, §15.10.050 and the Department of Public Works Design Criteria for minor land divisions. A wider right-of-way would require removing more of the existing dwelling, designing a “jog” to avoid the dwelling or eliminating part or all of the landscape strip along the street. The proposed roadway/driveway is straight and serves only three parcels for the first 29 feet. The proposed 18-foot pavement width is only 50 feet long where serving two parcels. The 18-foot pavement width will widen at the middle parcel and again at the fire-turnaround near the end. The pavement width of Bostwick Lane varies from 16 feet to 19 feet. The proposed exception is appropriate for the configuration and scope of the project, consistent with the character of the neighborhood and consistent with SCCC §§13.10.521 and 15.10.050(F).

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

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the R-UM (Urban Medium Density Residential) land use

designation in the County General Plan and the proposed vehicular access facility is appropriate to serve a three-lot Minor Land Division.

The proposed roadway/driveway will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the land division will not adversely shade adjacent properties, and will meet current setbacks for the zone district. The proposed roadway/driveway will be properly proportioned to a three-lot minor land division and the character of the resulting neighborhood.

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 two additional lots resulting from the proposed land division will not overload utilities. The expected level of traffic generated by the proposed project is anticipated to be only 3 peak trips per day (1 peak trip per dwelling unit); such an increase will not adversely impact existing roads or 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 roadway/driveway, with a paved width of 18 feet to 22 feet and room for landscaping and drainage control, is sized appropriately to provide vehicular access to the proposed minor land division, consistent with the land use intensity and density of the neighborhood. The pavement width allows for a 2' landscape strip and one-foot asphalt dike along the east side of the roadway/driveway, to provide screening and drainage.

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 21- to 25- roadway/driveway, with a paved width of 18 feet to 22 feet, is an appropriate design to serve three dwelling units off a local street (Bostwick Lane). The proposed development would provide compliant off-street parking for three dwelling units, along with and extra parking for guests and emergencies. The off-street parking areas would exceed County Parking standards. To ensure that extra parking is available for guest use, the two new dwellings will each be required to install a two-car garage with at least two spaces in front. If the new dwelling units are 2-4 bedrooms, lot 3 would have one extra space for guest parking and lot 2 would have two extra spaces. The roadway/driveway would be screened by a landscape strip along the east side of the parcel and by a wall and landscaping off Bostwick Lane at the north end of the parcel. No fences (or tall vegetation) are proposed in the sight-distance triangles of the proposed driveways connecting to the proposed subdivision street. Landscaping and existing trees will provide shade on the proposed roadway/driveway; landscaping is also proposed to highlight driveway entrances. Existing and proposed trees will also enhance the appearance of the subdivision street. "Good neighbor" wood fences (finished on both sides) are proposed between parcels.

## **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 the character of the proposed residential development does not require full public street improvements to be installed on the proposed interior access driveway/roadway. The County standard width for local road rights-of-way within the Urban Service Line is 56 feet including parking, sidewalks, and landscaping. The proposed roadway varies from the County Design Criteria in terms of width and improvements, in that the north end of the proposed right-of-way, where serving three parcels, would be 25 feet wide and adjoin an off-street parking area serving the front parcel. The right-of-way then narrows to 21 feet, where a section of pavement 18 feet wide and 50 feet long serves two parcels, and a 20-foot section serves just one parcel. The roadway/driveway ends in a wide fire department hammerhead turnaround adjacent to parking. One landscape strip would be provided and no sidewalk.

A Roadway / Roadside Exception is required for the proposed roadway/driveway due to the existing dwelling, which is being reduced in width by 4 feet to accommodate the proposed right-of-way, and the provision of a 2-foot landscape strip and 1-foot curb. A larger right-of way would require demolition of a larger portion of the dwelling, and is not necessary for the small size of the proposed land division, which would allow two new dwelling units. The proposed roadway/driveway would widen along the parking area of the center parcel. The roadway/driveway also widens near the south end, where a fire-department turnaround is provided.

These improvements would eliminate back-up movements from the existing parcel into Bostwick Lane, and are sufficient to allow access to the two newly created parcels. The proposed exception would not adversely impact any surrounding parcels, as the proposed roadway/driveway would serve only the proposed lots. The existing pavement on Bostwick Lane in the neighborhood is 16 to 19 feet in width. A Roadway / Roadside Exception is considered as appropriate due to the number of residences served and the existing conditions within the surrounding neighborhood.

County Code Section 15.10.050(f)(1) allows for exceptions to roadside improvements when those improvements would not be appropriate due to the character of existing or proposed development. As proposed, a Roadway/Roadside Exception is appropriate due to the proposed site design and configuration of the residential development and parking exceeding standards provided on parcels 2 and 3.

## Conditions of Approval

### Land Division 171357

Applicant: Bunhong Yi

Property Owner: Yi, et.al.

Assessor's Parcel: 026-021-13

Property Address and Location: South side of Bostwick Lane (600 Bostwick Lane)  
approximately 375 feet south of the intersection with Soquel Avenue.

Planning Area: Live Oak

---

Exhibit(s):

- D. Tentative Map - prepared by R.I. Engineering, revised 9/24/19.
  - G. Project Design Plan – submitted by Ciena Yi, 2-21-19
- 

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

- I. Prior to exercising any rights granted by this Approval, the owner shall:
  - A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof.
  
- II. A Parcel Map for the land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:
  - A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
  - B. This land division shall result in no more than three (3) single-family residential parcels.
  - C. The minimum aggregate parcel area shall be 6,000 square feet of net developable land per unit.

- D. The following items shall be shown on the Parcel Map:
1. Building envelopes, right-of-way and/or 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 and be substantially compliant with the approved Tentative Map (Exhibit D). The building envelopes for lots 2 and 3 shall reflect a 20-foot street side-yard setback adjacent to the fire-department turnaround. *Added by Planning Commission 1/22/20: The Building envelope for Lot 3 shall be adjusted to reflect a minimum five-foot setback from the Protected Riparian Area.*
  2. Show the net area of each lot to nearest square foot.
  3. The owner's certificate shall include:
    - a. An irrevocable offer of dedication of 5-foot right-of-way easement adjacent to Bostwick Lane, as indicated on the approved Exhibit "D".
  4. All easements and dedications to be recorded prior to recordation of the Parcel Map.
    - a. The following correction shall be made to the final map: The riparian area is not an easement and shall be re-designated as a "Protected Riparian Area." The term "Riparian Corridor Dedication Easement" shall be removed from the final map and replaced with the term "Protected Riparian Area."
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
1. New parcel numbers for all of the parcels must be assigned by the Assessor's Office prior to application for a Building Permit on any parcel created by this land division.
  2. Lots shall be connected for water service to the City of Santa Cruz Water Department. All regulations and conditions of the water Department shall be met. Proof of water service availability is required prior to issuance of a building permit on any parcel.
  3. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the sanitation district shall be met. Proof of sewer service availability is required prior to issuance of a building permit on any parcel.
  4. All future construction on the lots shall conform to the design guidelines approved for this land division and shall also meet the following additional conditions:

- a. All future development shall comply with the development standards for the R-1-6 zone district.
  - b. Exterior siding of stucco and/or wood, with wood trim and decorative elements, and earth-tone colors.
  - c. As provided by the Project Plan design (Exhibit G), future dwelling units shall incorporate a bungalow design theme with front porches and pitched roofs with low or moderate roof slopes. The dwellings shall also feature identifiable bungalow features, which may include tapered porch columns, decorative knee braces, dormers, deep eaves with exposed rafters, double-hung windows or other architectural elements in the bungalow style.
  - d. Second stories facing the development across the proposed right-of-way shall be set back from the front of first stories.
  - e. Garages on lots 2 and 3 shall have at least two interior spaces each, and shall not protrude further forward on the new building sites than the front wall of the dwelling.
5. All future development on the lots shall comply with the requirements of the approved geotechnical report(s) for this project.
  6. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located.
  7. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted.
  8. Any changes from the approved Exhibit "D", including but not limited to the Tentative Map or Preliminary Improvement Plans, must be submitted for review and approval by the Planning Department. Changes may be forwarded to the decision-making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code. Any changes that are on the final plans which do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet and highlighted in yellow on any set of plans submitted to the County for review.

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

- A. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- B. Meet all drainage requirements of the Department of Public Works, Stormwater Management Services section.
- C. A Homeowners Association (HOA) shall be formed, or a shared maintenance agreement shall be established, for maintenance of all areas under common ownership including, roadways, all common-area landscaping, drainage structures, water lines, sewer laterals, fences, silt and grease traps and buildings. CC&R's and/or the shared maintenance agreement shall include the following, which are permit conditions:
  1. All landscaping, garden walls, curbs and fencing within the private right-of-way shall be permanently maintained by the HOA or shared maintenance association.
  2. All drainage structures, including the proposed detention system, swales, percolation pits, inverts and other drainage structures, asphalt concrete, and silt and grease traps, shall be permanently maintained by the HOA or shared maintenance association, which shall be responsible for complying with and applicable implementing maintenance agreement(s) and shall provide the Department of Public Works a single point of contact.
  3. HOA assumes responsibility for replacing driveway improvements in the existing drainage easement at the northeast corner of the parcel in the case the County needs to remove them for pipe inspection, maintenance, repair, or replacement.
  4. Annual inspection of the silt and grease traps and drainage structures shall be performed and reports sent to the Drainage section of the Department of Public Works on an annual basis. Inspections shall be performed prior to October 15 each year. The expense for inspections and report preparation shall be the responsibility of the HOA or maintenance association.
    - a. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage section of the Department of Public Works within 5 days of the inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.
- D. Meet all requirements of the Environmental Planning section of the Planning Department.
  1. Incorporate the recommendations of the soils report into the grading and drainage plans, including over excavation and re-compaction requirements

- (lateral extents, depth and minimum relative compaction) for building pads if these are to be completed with the improvement plans.
2. Please submit an original wet-signed and stamped *Soils (Geotechnical) Engineer Plan Review Form* to Environmental Planning. *Please note that the plan review form must reference the final plan set by last revision date.* Any updates to report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website: [www.sccoplanning.com](http://www.sccoplanning.com), under "Environmental", "Geology & Soils", "Assistance & Forms", "Soils Engineer Plan Review Form".
  3. Submit an arborist report with the improvement plans that provides:
    - i. Tree protection measures for the oak trees associated with the riparian corridor at the southwest corner of Lot 3. Include these tree protection measures on the plans, along with a consultant plan review form (PLG300) completed by the project arborist. This form may be found online at:  
[http://www.sccoplanning.com/Portals/2/County/Planning/bldg/Consultant%20Plan%20Review\\_PLG300.pdf](http://www.sccoplanning.com/Portals/2/County/Planning/bldg/Consultant%20Plan%20Review_PLG300.pdf).
    - ii. The landscape planting plan (Sheet L1, dated 1/7/19) shows a vegetated swale in the location of a 9" oak tree that is included in the protected riparian vegetation. The project arborist shall provide construction recommendations for this swale to prevent damage to the oak tree; these recommendations must be reflected on the grading plan sheet(s) to be reviewed/approved by the project arborist.
    - iii. Proposed location and species of replacement trees for removal of the 13-inch oak. The 18-inch palm and the 20-inch apricot tree. A total of three tall / large replacement trees shall be planted, one of which shall be a Coast live oak.
  4. Incorporate the tree protection measures recommended by the project arborist into the final improvement plans. Include a note on the plans that states a preconstruction meeting shall be held prior to site disturbance to confirm tree protection measure installation. In addition to the project civil engineer, soils engineer, and grading contractor, the project arborist shall be in attendance to confirm tree protection measures have been properly installed, and to coordinate any required field inspections during grading operations.
  5. Trees with active raptor nests shall not be removed during breeding season. Preservation of the large palm tree on site is recommended. If pursuing palm tree removal, first submit to the County Environmental Coordinator a survey by a qualified biologist indicating whether the tree is an active kestrel nesting site. If active, then submit to the County

Environmental Coordinator a plan for the installation of two kestrel nest within 1,000 feet of the existing nest, including the timing of proposed palm tree removal, the location, timing and specifications of nest box installation and the name and qualifications of the biologist authorized and designated to supervise nest box installation. If the proposed nest box sites are not located on the subject parcel, written permission of applicable landowners shall be provided. If boxes placed on poles, a building permit may be required by code.

- E. Meet all requirements of the Santa Cruz County Sanitation District including, without limitation, the following standard conditions:
1. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel.
  2. Pay all necessary bonding, deposits, and connections fees, and furnish a copy of any CC&R's or shared maintenance agreement to the district.
  3. Show all items listed under Sect. F.1 of County Design Criteria (CDC).
  4. Any new manhole installed within the existing public sewer right-of-way in Bostwick Lane shall be publicly maintained. All other newly installed pipe and associated structures, including the connection(s) to any publicly maintained component, shall be privately maintained.
  5. Provide the following note on sheet TM1: "All sanitary sewer lines and associated structures serving the resultant parcels, individually or jointly, are privately owned and maintained by the homeowners' association. Refer to the CC&Rs for details." Provide to District staff a copy of the relevant sections of the CC&Rs.
  6. Figure SS-3, II.B: The CDC requires that each of the three dwelling units shall be separately connected to the public main in Bostwick Lane with individual separate 4" laterals. Provide a profile drawing of each lateral.
  7. The following measures are required, except that the applicant may propose alternate methods, subject to District approval:
    - a. Provide a new manhole in Bostwick Lane approximately in line with proposed driveway (Figure SS-3, 1.D) and a new manhole at approximately where the SSCO is current shown on Lot 3. Show the rim and invert elevations of both manholes.
    - b. Provide a 6" private collector line (2% minimum slope) connecting the two manholes.
    - c. Show proposed 4" laterals from each proposed dwelling leading from the private collector line to the western edge of the driveway (not to the building envelope). Provide marking of the termination of those laterals as noted on Figure SS-15.

8. Section H.3: Be aware that the County will survey any new manhole in Bostwick Lane and include the results into the County records. The developer shall reimburse the County for the cost of that survey and mapping.
  9. Locate and label the existing sewer lateral “To be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure.”
  10. Show backflow prevention devices.
  11. When subdividing a parcel with a sewer connection credit due to the removal of an existing development, developer shall designate which parcels shall receive connection credit. Developer shall assign connection credit on the non-title sheet of the recorded subdivision map. In addition, developer shall disclose to any prospective buyers any sewer connection credit information that is material in determining parcel value.
  12. Attach an approved (signed by the District) copy of the sewer system plan to the building permit submittal. A condition of any development permit shall be that Public Works has approved and signed the civil drawings for the land division improvement prior to submission for building permits.
  13. If use of any component of the on-site sewer system is shared by separate property owners, then the applicant must form a homeowner’s association with ownership and maintenance responsibilities for all on-site sewers for this project. (Section F.3) Reference to the homeowner’s association shall be included on the Final Map and in the Association’s CC&Rs which shall be recorded and include District-approved language on maintenance responsibilities. Applicant shall provide a copy of CC&Rs to the District prior to the filing of the final map.
  14. The project sewer design and connection of the project to the Santa Cruz County Sanitation District system will be required to conform to the County of Santa Cruz Design Criteria (CDC) Part 4, Sanitary Sewer Design, June 2006 edition.
  15. Reference for County Design Criteria:  
<http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF>
- F. Engineered improvement plans for all water line extensions required by City of Santa Cruz Water Dept. shall be submitted for the review and approval of the water agency.
- G. 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.

- H. All requirements of the Central Fire Protection District shall be met, including, but not limited to, the entrance turn template and hammerhead design provided in Exhibit D, compliant with Fire Code, and the public fire hydrant. within 600 feet of any portion of the building(s) if the buildings will be equipped with fire sprinklers, or 400 feet if the building is not equipped with an automatic fire sprinkler system.
- I. Note on plans that new and upgraded hydrants, water storage tanks, and /or upgraded roadways shall be installed PRIOR to and during the time of construction (CFC 901.3
- J. Park dedication in-lieu fees shall be paid for two (2) new dwelling units. These fees are currently \$1,000 per bedroom, but are subject to change. A 3-bedroom dwelling unit will be assumed at the time of map recordation.
- K. Child Care Development fees shall be paid for two (2) new dwelling units. These fees are currently \$109 per bedroom, but are subject to change. A 3-bedroom dwelling unit will be assumed at the time of map recordation.
- L. Transportation improvement fees shall be paid for two (2) new dwelling units. This project is within the Live Oak Transportation Improvement Area (TIA) and is subject to TIA fees for two bedrooms. The current fee rate is \$ 6,000.00 (\$3,000 roadside improvement fees + \$3,000 transportation improvement fees) per new residential lot. TIA fees for two new units = **\$12,000**.  
Note: The above TIA fees were calculated using current fee rate. The rate in effect at the time of payment of TIA fees will be used to determine TIA fees.
- M. Roadside improvement fees shall be paid for two (2) new dwelling units.
- N. Add a note to the Parcel Map that the affordable housing fees for this project, that are in effect at the time of building permit issuance, shall be paid in compliance with the Affordable Housing Requirements specified by Chapter 17.10 of the County Code.
- O. Submit and secure approval of engineered improvement plans from the Department of Public Works and the Planning Department for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of engineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following

requirements:

1. All improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria except as modified in these conditions of approval. Plans shall also comply with applicable provisions of the State Building Code regarding accessibility.
  - a. The proposed access road improvements shall be constructed per the approved improvement plans for this permit.
2. Complete drainage details including existing and proposed contours, plan views and centerline profiles of all driveway improvements, complete drainage calculations and all volumes of excavated and fill soils.
3. Per Part 3, Section C.1.c of the CDC, the development project resulting from this land division is considered a large project. The final project analysis must demonstrate compliance with the CDC including sections C.2 and C.3.a, b and c of the CDC. Provide final stormwater management report that is signed and stamped by the project engineer and that demonstrates compliance with the County Design Criteria (CDC). Analysis should include safe overflow, flow control sizing, flood control capacity analysis, treatment, pollution prevention, drain time and vector control assessment. Analysis shall be consistent with the final civil improvement plans.
  - a. Section C.2 Provide a narrative describing which pollutant generating activities and sources are proposed on the project site and how their impacts will be mitigated. Show these on a site map/plan. The map/plan can include or reference recommendations from the California Stormwater Quality Association (CASQA) BMP Handbook for New Development and Redevelopment or equivalent.
  - b. Section C.3.c: Please include a narrative introduction to the concept of stormwater management on the site in the Stormwater Management Report that addresses each of the Site Design and Runoff Reduction measures called for in this section.
  - c. Provide analysis for water quality and flood control mitigation for the impervious area in Basin A. Sending flows directly into the pipe system is not compliance with CDC requirements for mitigation. Please note that the silt and grease trap proposed does not meet the water quality treatment requirements in Section C.3.b of the CDC.
  - d. Provide soils information for the project site evaluating the technical feasibility of infiltration of stormwater on the project site and supporting the design rate of 0.06 in/hr. In addition, the geotechnical investigation by Haro Kasunich and Associates indicates groundwater between 5 and 6 feet in all borings. Has this been considered in the stormwater design? Please address this in

- the final report.
- e. The current proposal for infiltration of the 2-year 2-hour storm assuming saturated soil permeability of 0.06 in/hr. is not in compliance with the CDC as drain times are far in excess of 48 hours. The proposed project shall update civil plans to include biofiltration treatment areas in compliance with Part 3 Section C.3.b.iii. This shall be in addition to the detention volume area. Update detention design as needed.
4. Provide final stormwater management plans that are adequately detailed for construction and that demonstrate compliance with the CDC. Design shall include provisions for safe overflow, flow control sizing, capacity analysis, treatment, and pollution prevention. Plans shall clearly describe how runoff from all project areas (roof, hardscapes, landscapes, rear yards, etc.) will be routed and shall include details such as: surface and invert elevations, slopes, surface details, flow control structures, clean-out facilities at pipe connections/grade/direction changes, materials, installation requirements, compaction/decompaction requirements, etc.
    - a. Please update detention/retention so that the inlet and outlet facilities are not directly connected and so that flow into the treatment/retention and detention facilities is ensured prior to discharge.
    - b. Plans shall include materials specifications for rock storage areas to ensure that the void ratios assumed in the design analysis are met (ex: materials testing, clean, angular rock with void ratio of at least 40%, etc.)
    - c. Include material and performance specifications for biofiltration treatment and detention facilities.
    - d. Final improvement plans shall clearly differentiate between drainage facilities that will be built with the land division and which will be built with individual building permits. The design basis for facilities to be built with individual building permits shall be indicated on the final improvement plans.
  5. The project shall include repair/replacement of any existing stormwater facility in poor condition. How will the relatively shallow pipes be protected during site construction?
  6. The proposed project includes improvements (driveway) in the existing drainage easement at the northeast corner of the parcel. In order to allow this encroachment, the easement language shall be updated so that property owner/HOA assumes responsibility for replacing the driveway improvements in the case the County needs to remove them for pipe inspection, maintenance, repair, or replacement. Please coordinate with County real property to update this language. The updated easement shall be recorded prior to final of the land division improvements.

7. Please confirm with the water department and sanitation district that the water and sewer line locations relative to the storm drainpipe is acceptable and in conformance with state and local standards.
8. Update the final map to include:
  - a. Private storm drainage easements shall be provided for all common drainage facilities and for any facilities that accommodate upstream offsite runoff (that are not already part of an easement). The final map should clearly depict these easement areas, specifically state that these easements are to be privately maintained, and identify which party(ies) are responsible for maintenance.
  - b. Easement widths shall be adequate for maintenance, repair and replacement without impact to structures or other permanent facilities.
  - c. There should be an easement for the mitigations serving basins A and B4.
  - d. Include wording to prohibit buildings or structures of any kind in the proposed private and existing public drainage easements.
9. Provide landscape and architectural plans with surfacing, grading, and drainage information for review for consistency with the civil plans
10. Recorded maintenance agreement(s) for stormwater management and mitigation facilities is required in compliance with section C.3.e of the CDC. Include watershed map, detailed management activities, maintenance requirements, schedule, signs of system failure, and responsible party both in the recorded maintenance agreement as well as the final plans. The maintenance agreement should also include the standard language provided in Fig. SWM-25B of the CDC. There shall be a single point of contact who is responsible for the annual report and assessment for all proposed mitigation facilities (both the common areas and for each parcel).
11. Provide a letter from the geotechnical engineer reviewing and approving the final stormwater management design. If the final plan includes infiltrative stormwater management facilities the geotechnical letter should confirm that the site soils encountered are consistent with the design infiltration rate used in the design.
12. Zone 5 fees will be assessed on the net increase in permitted impervious area following the Unified Fee Schedule in place at final map approval/building permit issuance. The fees are currently \$1.31 per square foot, and are subject to increase based on the amount applicable at permit issuance date. Reduced fees (50%) are assessed for semi-pervious surfacing without liners (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these

materials. For credit for existing impervious area provide documentation that demonstrates the impervious area was installed with a previously approved permit or were in place prior to establishment of Zone 5 in 1969.

- P. A detailed erosion control plan shall be submitted which includes the following: a clearing and grading schedule that limits grading to the period of April 15 - October 15, clearly marked disturbance envelope, revegetation specifications, silt barrier locations, temporary road surfacing and construction entry stabilization, sediment barriers around drain inlets, etc. This plan shall be integrated with the improvement plans that are approved by the Department of Public Works, and shall be submitted to Environmental Planning staff for review and approval prior to recording of the Parcel Map.
- Q. Submit a final Landscape Plan for the entire site for review and approval by the Planning Department, consistent with Exhibit D.
1. The landscape plan shall specify plant species, size and location, and shall include irrigation plans, which meet the water conservation requirements of the local water district.
  2. The landscape plan shall include a landscape mound and planted materials at the entrance, with no boulder; the existing wall adjacent to Bostwick Lane shall be improved with decorative wood paneling as per approved plans.
  3. Proposed vegetation within sight-distance triangles shall not exceed three feet in height at maturity.
  4. Fences between parcels on site shall be wood, "good neighbor" fences, equal on both sides. If any chain-link fences are proposed, they shall be clad in green vinyl or equivalent, with no slats.
  5. Add intermittent shrubs along the full length of the planting strip along the proposed roadway/driveway.
  6. No new fences greater than three feet high shall be built closer than 20 feet to Bostwick Lane or the new roadway/driveway, or within any sight-distance triangle.
- IV. All future construction within the property shall meet the following conditions:
- A. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right-of-way. All work shall be consistent with the Department of Public Works Design Criteria unless

otherwise specifically excepted by these conditions of approval.

- B. The “Protected Riparian Corridor” on the final map is a riparian corridor subject to the provisions of Santa Cruz County Code Chapter 16.30, **Riparian Corridors and Wetlands Protection**.
- C. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan that may or may not be granted.
- D. If the palm tree is proposed for removal any a future date, all of the requirements of Condition III.D.5 shall be met.
- 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).
- F. Prior to any site disturbance on the subject property, the following conditions shall be met:
  - 1. A preconstruction meeting shall be scheduled 1-4 days prior to commencement of earthwork. Attendees shall include Environmental Planning staff, the grading contractor, the soils engineer and the civil engineer.
- G. Pursuant to Sections 16.40.040 and 16.42.080 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 16.42.080, shall be observed.
- H. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:
  - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation; and
  - 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
  - 3. The applicant shall designate a disturbance coordinator and a 24-hour

contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

- I. Construction of improvements shall comply with the requirements of the approved geotechnical report(s) for this project. The project geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report(s).
  - J. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots.
- V. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.
- VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
  - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
    - 1. COUNTY bears its own attorney's fees and costs; and
    - 2. COUNTY defends the action in good faith.
  - C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder

shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

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

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

This Tentative Map is approved subject to the above conditions and the attached map, and expires 24 months after the 14-day appeal period. The 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 three weeks prior to the expiration date.

**cc: County Surveyor**

Approval Date: January 22, 2020  
Effective Date: February 5, 2020  
Expiration Date: February 5, 2022

---

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: 171357  
Assessor Parcel Number: 026-021-13  
Project Location: 600 Bostwick Ln.

**Project Description: Three-lot minor land division**

**Person or Agency Proposing Project: Bunhong Yi**

**Contact Phone Number: (831) 295-3826**

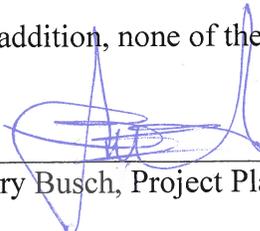
- A.  The proposed activity is not a project under CEQA Guidelines Section 15378.
- B.  The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C.  **Ministerial Project** involving only the use of fixed standards or objective measurements without personal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

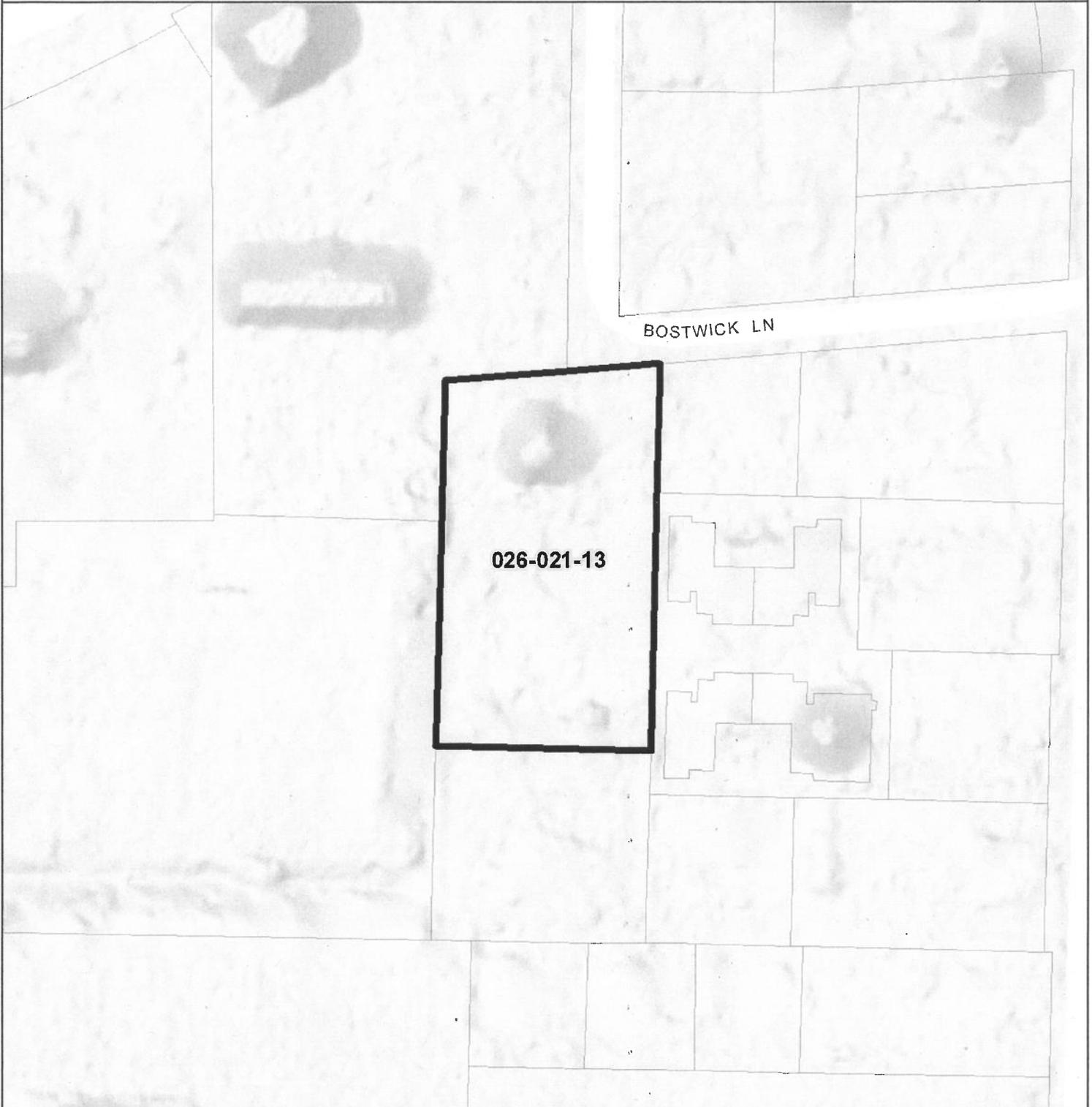
In addition, none of the conditions described in Section 15300.2 apply to this project.

  
\_\_\_\_\_  
Jerry Busch, Project Planner

Date: 1-14-20



# Parcel Location Map



Parcel: 02602113

-  Study Parcel
-  Assessor Parcel Boundary

Map printed: 9 Dec. 2019



EXHIBIT E

CIENA YI

---

**BOSTWICK LN**

February 2, 2022

Ciena Yi  
D: 831.295.3826  
E: ciena.yi@gmail.com

Address: 600 Bostwick Ln.  
Santa Cruz, CA. 95062  
APN#: 026-021-13  
Application #: 171357

Dear Jerry,

I would like to formerly request an extension of time to complete my project; the property address, APN number and application number are provided above. I would like to request an extension of two more years. Thank you.

Warm regards,

DocuSigned by:  
 02/02/2022  
EB990F8C3F7648E...  
Ciena Y

## RE: Tentative Map extension



Jerry Busch  
To: Ciena Yi

[Reply](#) [Reply All](#) [Forward](#) [...](#)

Thu 4/7/2022 12:48 PM

The only difference is more time. You probably do not need to be there; it is on consent would not be discussed unless pulled off. I believe you can sign on remotely if you want to monitor the proceedings.

Jerry

---

**From:** Ciena Yi <[ciena.yi@gmail.com](mailto:ciena.yi@gmail.com)>  
**Sent:** Thursday, April 7, 2022 11:29 AM  
**To:** Jerry Busch <[Jerry.Busch@santacruzcounty.us](mailto:Jerry.Busch@santacruzcounty.us)>  
**Subject:** Re: Tentative Map extension

\*\*\*\*CAUTION: This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

Hi Jerry,

I hope you're well. Can you tell me if there is any difference between extending it 2-years vs 5-years? If there is no difference, then 5-years will be fine. Should I be in attendance during the 5/11 agenda meeting? Thanks for your help!

- Ciena

On Thu, Apr 7, 2022 at 10:41 AM Jerry Busch <[Jerry.Busch@santacruzcounty.us](mailto:Jerry.Busch@santacruzcounty.us)> wrote:

Hi, Ciena –

I think we should ask for a 5-year extension, if that is OK with you, just to make extra sure that we do not run out of time again. We are shooting for the Planning Commission consent agenda of 5/11.

Thank you,

***Jerry Busch***

Senior Planner, Zoning and Development Review

County of Santa Cruz Planning Department

701 Ocean Street, 4th Floor

Santa Cruz, CA 95060

[jerry.busch@co.santa-cruz.ca.us](mailto:jerry.busch@co.santa-cruz.ca.us)

Office phone: 831-454-3234 (Mon / Tues)

Remote contact: 831-600-5922 (Weds – Fri)



# Staff Report to the Planning Commission

Application Number: **171357**

**Applicant:** Bunhong Yi  
**Owner:** Yi  
**APN:** 026-021-13  
**Site Address:** 600 Bostwick Ln.

**Agenda Date:** January 22, 2020  
**Agenda Item #:** 7  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to divide an existing 28,169 square foot parcel into three lots, establish a roadway/driveway that varies from 21 feet to 25 feet wide, remodel one existing single-family dwelling and grade approximately 111 cubic yards fill and 102 cubic yards cut

**Location:** The property is located on the south side of Bostwick Lane (600 Bostwick Lane) approximately 250 feet west of the intersection with Seventh Avenue.

**Permits Required:** Minor Land Division, Residential Development Permit Roadway/Roadside Exception for creation of a less than 40 foot wide right of way and a determination that the project is exempt from further review under the California Environmental Quality Act (CEQA).

**Supervisory District:** 1<sup>st</sup> District (District Supervisor: Leopold)

## Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 171357 based on the attached findings and conditions.

## History

This property was the subject of a prior three-lot Minor Land Division application (07-0102) that was abandoned while incomplete. The proposed subdivision did not have any significant compliance issues, according to the initial completeness review.

## Project Setting

The subject property is a 28,169 square foot parcel located on the south side of Bostwick Lane in the Live Oak Planning Area. The gently sloping parcel is developed with a single-family dwelling that would be retained, and an attached garage, detached accessory structure and small, concrete pool that would all be demolished.

The subject parcel is surrounded by residential uses on the south, east and west sides. Bostwick

County of Santa Cruz Planning Department  
 701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

**EXHIBIT G**

Lane runs across part of the front (north) side of the parcel, then turns north to Soquel Avenue. Across Bostwick Lane is a power transmission station. To the northwest is a large parcel with residential uses, a pre-school and a retail store that fronts on Soquel Avenue and has an entrance off the corner of Bostwick Lane.

### **Minor Land Division**

The applicant proposes to divide one parcel into three separate parcels for single-family residential use.

The subject property is designated as Urban Medium Density Residential (R-UM) in the General Plan. The Urban Medium Density Residential (R-UVL) General Plan designation requires new development to be within a density range of 4,000 square feet to 6,000 square feet of net developable land area per residential unit. The net developable area was determined by deducting the proposed roadway/driveway, a proposed 143 square foot right-of-way easement associated with Bostwick Lane and a small riparian area from the gross parcel area. The proposed land division, resulting in three parcels of 7,787, 7,268 and 7,741 square feet, respectively (net developable area), complies with the required General Plan density.

The project also complies with the R-1-6 (Single-family residential – 6,000 square feet minimum) zone district's minimum parcel size of 6,000 square feet of net developable land per parcel. Each parcel contains sufficient net developable land area to comply with the minimum parcel size of the R-1-6 zone district.

Design guidelines have been provided for future development of two single-family dwellings (see Design Review section below).

### **Site Access**

The three parcels would be accessed from a new private roadway/driveway off Bostwick Lane. The Department of Public Works Design Criteria do not establish specific street standards for (urban) minor land divisions; rather, appropriate specifications are recommended by the Department of Public Works in consultation with the Planning Department.

Any development creating new parcels to be accessed from a vehicular right-of-way that is less than 40 feet in width requires an exception to site access requirements (per SCCC 13.10.521). The initial width of the proposed roadway/driveway, which would serve three parcels, would be 25 feet, to accommodate a 22-foot paved street, 1-foot curb and a 2-foot landscape strip. Beyond the first dwelling, the roadway becomes a driveway because it will serve two dwellings. The driveway would have two 9-foot travel lanes for 53 feet to the parking area of the middle parcel. Beyond the middle parcel, the driveway would decrease to 18-foot street and serve one dwelling unit, and includes a wide fire department turnaround near the end. The proposed roadway/driveway is straight, with clean sightlines. It would serve two new dwellings built on the same side of the street, would not allow through traffic and would provide a safe means of ingress and egress. Parking areas are provided in front of both garages, along with an extra parking space on the middle parcel labeled "guest," primarily for the use of the middle parcel.

The County Design Criteria local street standard requires a minimum 56-foot-wide right-of-way,

two 12-foot-wide travel lanes, parking, and separated sidewalks on both sides of the street. The proposed project will require a Roadway/Roadside Exception (per SCCC 15.11.050) to allow a reduced right-of-way 25-21 feet in width, a paved surface 22 to 18 feet, and to eliminate most on-street parking and sidewalks. Four feet of the existing dwelling is being removed to accommodate the new roadway/driveway. A greater widening of the roadway would require removal of a larger section of the dwelling. A Roadway/Roadside Exception can be considered due to the limited number of new parcels proposed (two parcels), the provision of extra parking on both new parcels, a fire-department turnaround that also provides a wide area, and the fact that the proposed right-of-way is not a through street. The section of the driveway with 9' travel lanes serving two parcels is about 50 feet in length, about the width of one urban parcel. Sidewalks and bike lanes are not essential for, or in proportion to, a driveway serving essentially two homes. The request for a Roadway/Roadside Exception is considered acceptable because the proposed access would be an interior roadway/driveway within a three-dwelling development, not dedicated as a public street, with a low volume of traffic and vehicle speeds that allow safe travel for all modes of transportation. The proposed right-of-way provides a level of service and safety margin acceptable to the Department of Public Works and Planning Department Staff, in compliance with the CDC for minor land divisions.

The entrance template and fire-hammerhead turn-around of the proposed right-of-way meet fire department standards, as conditioned to slightly widen Bostwick Lane at the project entrance.

### **Stormwater Management**

Public comments were received from the adjoining neighbor to the east who expressed concern drainage through a storm drain that runs under Bostwick Lane in front of the parcel, along with concern that the proposed development could exacerbate existing overflow problems on his parcel. The Department of Public Works required the project engineer to evaluate the capacity of the storm drain running along the east side of the parcel. The engineer determined that the storm drain has more than enough capacity to accommodate all of the storm water runoff generated by the subject property and surrounding neighborhood, but is impacted by stormwater flowing down Bostwick Lane from the east side of 7<sup>th</sup> Avenue.

Under normal circumstances, stormwater is conducted along Bostwick Lane from the east side of 7<sup>th</sup> Avenue, then north along Bostwick Lane to discharge near Soquel Avenue. During high flow events, water spills into a culvert beneath Bostwick Lane to an underground storm drain that runs along the subject parcel, causing that storm drain to back-up. The engineer recommended, and DPW agreed, that the culvert connecting the Bostwick storm drain to the storm drain on the subject parcel should be blocked to ensure that Bostwick Lane stormwater flows to Soquel Avenue. The storm drain running along the subject parcel would then receive only stormwater from the subject parcel and neighboring parcels to the east, for which it has more than adequate capacity. This measure should address the storm drain capacity concerns. A detailed stormwater management plan, with onsite percolation pits and vegetated swales, was submitted, reviewed and preliminarily accepted by DPW.

### **Design Review**

The proposed minor land division complies with the requirements of the County Design Review Ordinance, in that design guidelines have been provided for the construction of two new

residences. The design guidelines require the future residences to reflect an attractive, “Craftsman, mid-century, modern bungalow” design, with stucco or wood siding. The proposed conditions of approval would require inclusion of front porches and pitched roofs to add articulation and community. Typical American bungalow or California bungalow features include overhanging eaves with exposed rafters, tapered porch columns, decorative knee braces, dormers or second-story windows, earth-tone colors, mixed siding materials and double-hung windows.

The entrance to the tract would be improved with the installation of landscaping, a landscape mound and decorative wood paneling on the existing wall adjacent to Bostwick Lane. Additional landscaping will run along the right-of-way, adjacent to the property line.

Design Review section 13.11.075(A)(2)(a) requires that “*Mature trees over six inches in diameter at five feet above ground level shall be incorporated into the site and landscape design unless other provisions of this subsection allow removal.*” A mature maple has been so incorporated, but three other mature trees, a 20-inch apricot tree, a 13-inch oak and a tall, 18” palm tree are proposed for removal. The apricot tree removal is necessary to accommodate a percolation pit, the oak is within a dwelling footprint and the palm tree would be removed to allow construction of a drainage swale. The conditions of approval will require the project arborist to provide construction recommendations to prevent damage to the remaining trees to be retained. The proposed conditions will require the applicant to plant replacement trees for the three mature trees to be removed.

### **Site Improvements & Utilities**

Site improvements for the proposed land division would be minimal. Minor grading (111 cubic yards of cut, 102 cubic yards fill) would be required for the drainage swales, percolation pits, street construction and building sites. A riparian area would be maintained at the southwest corner of the subject site through establishment of a 516-square-foot Riparian Corridor protection area.

Utilities would be connected to the newly created parcels. The property is located within the Urban Services Line and all utilities are available to serve the proposed development. A “will serve” letter was provided by City of Santa Cruz Water Department. The Santa Cruz County Sanitation District commented on the project that sewer capacity was available.

### **Public Outreach/Public Comment**

The applicant held a public meeting to allow neighbors to learn about and comment on the project. Four attendees came to the meeting, none of whom resided on contiguous parcels. The attendees expressed concern about parking on Bostwick Lane. No other major issues were raised at the meeting, according to the applicant.

As indicated above, one neighbor commented, in communications prior to the public meeting, on existing parking and drainage issues on Bostwick Lane, fire access to the proposed parcels, and potential project impacts. The drainage concerns were evaluated with engineered runoff calculations for the Bostwick Lane neighborhood and video assessments of storm drain condition. The engineered drainage plans are estimated to improve stormwater drainage on

Bostwick Lane as well as the property of the concerned neighbor. The Department of Public Works worked with Central Fire and the applicant to ensure that a compliant fire access turn template and exit turnaround were submitted. The proposed project will provide compliant parking for the existing dwelling and both proposed dwellings on the subject site and eliminate hazardous back-up maneuvers from the parking area for the existing dwelling unit.

### 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.

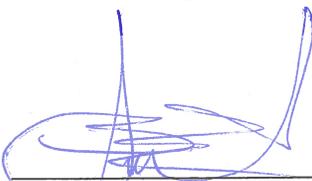
### Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **171357** 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.sccoplanning.com](http://www.sccoplanning.com)**

Report Prepared By: \_\_\_\_\_



Jerry Busch  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-3234  
E-mail: [jerry.busch@santacruzcounty.us](mailto:jerry.busch@santacruzcounty.us)

Report Reviewed By: \_\_\_\_\_



Annette Olson  
Principal Planner  
Development Review  
Santa Cruz County Planning Department

## **Exhibits**

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel Information
- G. Will-Serve Letter
- H. Architectural Guidelines
- I. Public Comments
- J. Drainage Report Summary
- K. Neighborhood Notification