



Staff Report to the Planning Commission

Application Number: **241036**

Applicant: Ifland Engineers
Owner: Soquel Property Ventures, LLC
APN: 030-092-01
Site Address: 3240 North Main Street, Soquel

Agenda Date: December 11, 2024
Agenda Item #: 6
Time: After 9:30 a.m.

Project Description: Proposal to divide an approximately 20,600 square foot parcel to create three residential parcels.

Location: Property located at the southeast corner of N. Main Street and Bridge Street in Soquel (3240 N. Main Street).

Permits Required: Minor Land Division

Supervisory District: 1st District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 241036, based on the attached findings and conditions.

Project Description & Setting

This application is a proposal to divide the subject property to create three separate residential parcels.

The subject property is located at the southeast corner of Main Street and Bridge Street in the Soquel planning area. The property is improved with a single family residence (located on the proposed Lot 1) that is currently in the process of being remodeled (including an attached garage and accessory dwelling unit above) and a detached garage/storage building (located on the proposed Lot 3) which is proposed for removal. The project site is located within a single family residential neighborhood where existing single family residences are the primary land use pattern in the vicinity.

A Minor Land Division is required for the subdivision of the property to create new parcels.

Zoning & General Plan Consistency

The subject property is a 20,633 square foot lot, located in the R-1-6 (Single family residential - 6,000 square feet minimum) zone district, a designation which allows residential uses. The

proposed minor land division is for single-family residential development, which is the principal permitted use in the R-1-6 zone district. This zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

Minor Land Division

This application is a proposal to divide the subject property into three individual residential parcels. The existing residence is proposed to be retained on Lot 1 and design guidelines have been provided for future development of Lots 2 and 3.

The subject property is located in the R-1-6 (Single family residential - 6,000 square feet minimum) zone district. The division of the parcel into two separate single family residential parcels requires a minimum 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 (Single family residential - 6,000 square feet minimum) zone district.

The subject property is designated as Urban Medium Density Residential (R-UM) in the General Plan. The Urban Medium Density Residential (R-UM) General Plan designation requires new development to be within a density range of 7 to 15 dwelling units per acre (2,904 square feet to 6,223 square feet of land area per residential unit).

The proposed land division complies with the minimum required lot size within the R-1-6 zone district and the R-1-6 zoning is within the required General Plan density range.

Project Access

The proposed development is accessed by Bridge Street (Lots 1 and 2) and Main Street (Lot 3). Main Street and Bridge Street are both County maintained roads.

Site Improvements & Utilities

Site improvements resulting from the proposed land division would include curb cuts, driveways, and drainage improvements. No grading is proposed as part of this application. Any minor grading associated with the driveways and building foundations for Lots 2 and 3 would be evaluated with the building permits for the newly created parcels. Utility connections to Lots 2 and 3 would also occur at that time.

The property is located within the Urban Services Line and all utilities are available to serve the proposed development. Will serve letters have been provided from both the Soquel Creek Water District and the Santa Cruz County Sanitation District. The project is conditioned to meet all agency requirements required for connection to utilities.

Garage and ADU

The existing residence on the proposed Lot 1 is currently being remodeled and includes an attached garage with an Accessory Dwelling Unit (ADU) above. An exception to the 15 foot minimum rear yard setback for the existing attached garage on the proposed Lot 1 is included to reduce the minimum rear yard setback to 8 feet to the garage. A reduction of the rear yard setback of up to

50% (to 7.5 feet) for attached or detached garages is allowed per SCCC 13.10.611(D)(6)(a). The ADU above the garage would also be located with a reduced rear yard setback of 8 feet to the second story ADU. A reduction of the rear yard setback to 8 feet for second story ADUs over 16 feet in height is also allowed per SCCC 13.10.681(D)(7)(a)(ii).

Parking

Adequate parking is available for the existing residence and ADU on the proposed Lot 1, with off street parking for four vehicles provided in compliance with required off-street parking standards. Adequate area exists on the proposed Lots 1 & 2 for development of new single family residences and provision of required off-street parking on the new parcels.

Design Review & Soquel Village Plan

The proposed minor land division complies with the requirements of the County Design Review Ordinance, in that the design guidelines require the future residential structures to incorporate architectural design features such as varied wall planes and roof pitches to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

The subject property is located within the Soquel Village Plan area and is part of the historic residential area along Main Street. The Soquel Village Plan requirements for design of residential structures include limiting structures to one or two stories in height to reflect the character and scale of the Victorian and Bungalow styles in the area. Structures are also directed to be designed so that the massing of buildings and roof gables appear as individual units. The proposed minor land division complies with these requirements as a single family residential land division with design guidelines for detached structures on the newly created parcels that require architectural styles consistent with surrounding homes, second story step backs and varied roof designs, including the use of dormers and pitched roofs to reduce upper floor building mass.

Public Outreach/Public Comment

A neighborhood meeting for this proposal was held by the applicant on March 20, 2023. The materials, comments and responses from the neighborhood meeting are included in Exhibit H. The project applicant presented the proposal and was available for questions. Neighbors asked about the timing of construction for the two vacant parcels and the applicant responded that construction timing was to be determined after the land division and the sale of the residence on Lot 1. No significant input regarding the proposed land division was noted in the summary provided.

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.

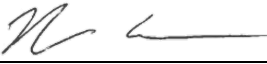
Staff Recommendation


- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

- **APPROVAL** of Application Number **241036**, 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 Division, 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

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Santa Cruz County Planning

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 letters
- H. Comments & Correspondence

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Division 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: 241036
Assessor Parcel Number: 030-092-01
Project Location: 3240 North Main Street, Soquel

Project Description: Minor Land Division to create three residential parcels

Person or Agency Proposing Project: Ifland Engineers

Contact Phone Number: 831-426-5313

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

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

F. Reasons why the project is exempt:

Minor land division in an area designated for residential uses with all urban services available.

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

Randall Adams, Project Planner

Date: _____

Subdivision Findings

- A. That the proposed map is consistent with applicable general and specific plans.

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

The subject property is located within the Soquel Village Plan area and is consistent with the Soquel Village Plan as set forth in the findings below.

- B. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan and the Soquel Village Plan. The project will result in three single family residential parcels. The subject property is designated as Urban Medium Density Residential (R-UM) in the General Plan. The Urban Medium Density Residential (R-UM) General Plan designation requires new development to be within a density range of 7 to 15 dwelling units per acre (2,904 square feet to 6,223 square feet of land area per residential unit). The proposed land division complies with the minimum required lot size within the R-1-6 zone district and the R-1-6 zoning is within the required General Plan density range.

The project is consistent with the General Plan in that all urban services are available, including public water and sewer service. Parcels will be accessed from Main Street and Bridge Street. The proposed site design will provide adequate access to the proposed development.

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

The subject property is located within the Soquel Village Plan area and is part of the historic residential area along Main Street. The Soquel Village Plan requirements for design of residential structures include limiting structures to one or two stories in height to reflect the character and scale of the Victorian and Bungalow styles in the area. Structures are also required to be designed so that the massing of buildings and roof gables appear as individual units. The proposed minor land division complies with these requirements, as conditioned, as a single family residential land division with design guidelines for detached structures on the newly created parcels that require architectural styles consistent with surrounding homes, second story step backs and varied roof designs, including the use of dormers and pitched roofs to reduce upper floor building mass.

- C. That the site of the proposed subdivision is physically suitable for the type of development.

This finding can be made, in that the subject property is gently sloped and a geotechnical report has been reviewed and accepted for the proposed land division. The proposed parcels are arranged in a manner to allow future development of the created parcels without the need for site standard exceptions or variances. No environmental constraints exist which necessitate that any portion of

the site remain undeveloped.

- D. That the site of the proposed subdivision is physically suitable for the 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. No environmental resources would be adversely impacted by the proposed development.

- E. 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.

- F. 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 the proposed parcels.

- G. 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.

Discretionary Permit Findings

- (a) **Health and Safety.** The proposed location of the project and the conditions under which it would be developed, 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 be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project 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 be materially injurious to properties or improvements in the vicinity.

- (b) **Zoning Conformance.** The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the use of the property will be residential in nature, unit densities meet the minimum standards for the R-1-6 (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.

An exception to the 15 foot minimum rear yard setback for the existing attached garage on the proposed Lot 1 is included to reduce the minimum rear yard setback to 8 feet to the garage. A reduction of the rear yard setback of up to 50% (to 7.5 feet) for attached or detached garages is allowed per SCCC 13.10.611(D)(6)(a).

An exception to the 15 foot minimum rear yard setback for the existing attached accessory dwelling unit (ADU) above the attached garage on the proposed Lot 1 is also included to reduce the minimum rear yard setback to 8 feet to the ADU. A reduction of the rear yard setback to 8 feet for second story ADUs over 16 feet in height is also allowed per SCCC 13.10.681(D)(7)(a)(ii).

- (c) **General Plan Conformance.** The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan and the Soquel Village Plan. The project will result in three single family residential parcels. The subject property is designated as Urban Medium Density Residential (R-UM) in the General Plan. The Urban Medium Density Residential (R-UM) General Plan designation requires new development to be within a density range of 7 to 15 dwelling units per acre (2,904 square feet to 6,223 square feet of land area per residential unit). The proposed land division complies with the minimum required lot size within the R-1-6 zone district and the R-1-6 zoning is within the required General Plan density range.

The project is consistent with the General Plan in that all urban services are available, including public water and sewer service. Parcels will be accessed from Main Street and Bridge Street. The

proposed site design will provide adequate access to the proposed development.

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

The subject property is located within the Soquel Village Plan area and is part of the historic residential area along Main Street. The Soquel Village Plan requirements for design of residential structures include limiting structures to one or two stories in height to reflect the character and scale of the Victorian and Bungalow styles in the area. Structures are also required to be designed so that the massing of buildings and roof gables appear as individual units. The proposed minor land division complies with these requirements as a single family residential land division with design guidelines for detached structures on the newly created parcels that require architectural styles consistent with surrounding homes, second story step backs and varied roof designs, including the use of dormers and pitched roofs to reduce upper floor building mass.

- (d) CEQA Conformance. The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

- (e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed land division will result in two additional residential parcels. The expected level of traffic generated by the proposed project is anticipated to be two additional peak trips per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

- (f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that future residential structures will be subject to the proposed design guidelines; and the proposed land division is consistent with the land use intensity and density of the neighborhood.

- (g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal

Program.

This finding is not required, in that the project site is not located within the coastal zone.

Site Development Permit Findings

- (a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed minor land division is designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood.

- (b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the design guidelines require the future residences to incorporate architectural design features such as varied wall planes and roof pitches to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The surrounding neighborhood contains single family residential development. The design and layout of the proposed land division is compatible with the surrounding pattern of development.

Conditions of Approval

Land Division 241036

Applicant: Ifland Engineers

Property Owner: Soquel Property Ventures LLC

Assessor's Parcel Number(s): 030-092-01

Property Address and Location: Property is located on the southeast corner of Main Street and Bridge Street in Soquel. (3240 N. Main Street)

Planning Area: Soquel

Exhibit(s):

D. Tentative Map - prepared by Ifland Engineers, revised 8/22/24.

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 land area per unit.

D. The following items shall be shown on the Parcel Map:

1. Building envelopes, common area and/or building setback lines located according to the approved Tentative Map. The building envelopes for the perimeter of the project shall meet the minimum setbacks for the R-1-6 zone district of 20 feet for front yards, 10 feet for street side yards, 5 and 8 feet

for side yards, and 15 feet for rear yards.

2. Show the net area of each lot to nearest square foot.
3. All easements and dedications to be recorded prior to recordation of the Parcel Map.

E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:

1. New parcel numbers for all of the parcels must be assigned by the Assessor's Office prior to application for a Building Permit on any parcel created by this land division, unless waived by the Building Official.
2. Lots shall be connected for water service to the Soquel Creek Water District. All regulations and conditions of the water district 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 (Exhibit H) 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. Development on each parcel shall not exceed a 40% lot coverage, or a 50% floor area ratio, or other standard as may be established for the zone district.
 - b. An exception to the zone district site standards is allowed to reduce the rear yard setback to 8 feet to the existing attached garage on Lot 1, as allowed per SCCC 13.10.611(D)(6)(a).
 - c. An exception to the zone district site standards is allowed to reduce the rear yard setback to 8 feet to the existing attached accessory dwelling unit on Lot 1, as allowed per SCCC 13.10.681(D)(7)(a)(ii).
5. All future development on the lots shall comply with the requirements of the approved geotechnical report(s).
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, including all requirements specified in the discretionary application comments provided to the applicant.
- C. Meet all requirements of the Environmental Planning section of the Planning Department.
- D. 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.
- E. Engineered improvement plans for all water line extensions required by the Water District shall be submitted for the review and approval of the water agency.
- F. 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.

- G. All requirements of the Central Fire Protection District shall be met.
- H. Transportation improvement fees shall be paid for two (2) new dwelling units. These fees are currently \$3,000 per unit, but are subject to change.
- I. Roadside improvement fees shall be paid for two (2) new dwelling units. These fees are currently \$3,000 per unit, but are subject to change.
- J. Park dedication in-lieu fees shall be paid for two (2) new parcels. These fees are currently \$9,400 per parcel, but are subject to change. Additional Park dedication in-lieu fees shall be calculated based on proposed square footage and paid at Building Permit issuance for the new construction per the Unified Fee Schedule.
- K. Add a note to the Parcel Map that the Child Care development fees shall be paid for two (2) new dwelling units. These fees are currently \$0.88 per square foot, but are subject to change. Child Care development fees shall be calculated and paid at Building Permit issuance for the new construction per the Unified Fee Schedule.
- L. Add a note to the Parcel Map that affordable housing impact fees shall be paid for a 2 to 4 unit development, in accordance with Chapter 17.10 of the County Code and the Santa Cruz County Affordable Housing Guidelines. These fees are currently \$7.00 per square foot (for new residential units up to 2,000 square feet in size within a 2 to 4 unit development), but are subject to change. Affordable housing impact fees shall be calculated and paid at Building Permit issuance for the new construction per the Unified Fee Schedule.
- M. Submit and secure approval of engineered improvement plans from the Department of Public Works and the Planning Department for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of engineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements:
 - 1. All improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria except as modified in these conditions of approval. Plans shall also comply with applicable provisions of the State Building Code regarding accessibility.
 - 2. 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. 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.

- N. Submit a final Landscape Plan for the entire site for review and approval by the Planning Department. The landscape plan shall specify plant species, size and location, and shall include irrigation plans, which meet the following criteria and must conform to all water conservation requirements of the local water district.
- IV. All future construction within the property shall meet the following conditions:
- A. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria unless otherwise specifically excepted by these conditions of approval.
 - B. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan that may or may not be granted.
 - C. No land disturbance including grading shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
 - D. 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.
 - E. 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.

- F. 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.
- G. 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).
- H. 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 10-day appeal period. The Parcel Map for this division, including improvement plans if required, should be submitted to the County Surveyor for checking at least 90 days prior to the expiration date and in no event later than 3 weeks prior to the expiration date.

cc: County Surveyor

Approval Date: _____

Effective Date: _____

Expiration Date: _____

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.

TENTATIVE MAP
FOR
SHAW MLD
3240 N. MAIN STREET
SOQUEL, CALIFORNIA

NOTE: THE INTENT OF THIS TENTATIVE MAP SHEET IS TO SHOW THE PROPOSED MINOR LAND DIVISION ONLY. SEE ALL SUBSEQUENT PRELIMINARY IMPROVEMENT PLAN SHEETS FOR REQUIRED DATA NOT SHOWN HEREON.

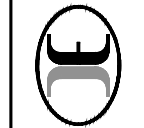


VICINITY MAP
N.T.S.

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800 SEABRIGHT AVE SUITE A2
SANTA CRUZ, CA 95062
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FAX (831) 428-1763
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TENTATIVE MAP
SHAW MLD
3240 N. MAIN STREET, SOQUEL, CALIFORNIA

APN 030-092-01
DESIGN DEVELOPMENT
DATE 09/12/2023
SHEET
TM1.0
JOB NO. 22026

SURVEY

SURVEY FOR THIS PROJECT WAS OBTAINED FROM GV LAND SURVEYING, JOB NO. V222064, DATED 08/02/2022.

BENCHMARK

BENCHMARK FOR THIS SURVEY IS SANTA CRUZ COUNTY BENCHMARK #209, A MARK ON THE CONCRETE SILL, FIRST WINDOW EAST OF THE COUNTY BANK DOOR, SE CORNER OF SOQUEL DRIVE & PORTER STREET INTERSECTION.

ELEVATION= 38.57 FEET DATUM: NAVD88

SITE BENCHMARK:

MAG NAIL & SHINER NORTHEAST CORNER OF BRIDGE STREET AND MAIN STREET
ELEVATION = 56.35' (NAVD88)

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN MONUMENTS FOUND ALONG THE WESTERLY SIDE OF MAIN STREET, AS SHOWN ON THAT MAP FILED IN VOLUME 27 OF PARCEL MAPS, AT PAGE 71, SANTA CRUZ COUNTY RECORDS.

BEARING= N 00°36'48" E

GENERAL DATA

MAP PREPARED BY: IFLAND ENGINEERS
1509 SEABRIGHT AVENUE, SUITE A2
SANTA CRUZ, CA 95062
(831) 428-5313
CONTACT: JON IFLAND

OWNER & SUBDIVIDER: SOQUEL PROPERTY VENTURES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
15700 WINCHESTER BOULEVARD
LOS GATOS, CA 95030
(408) 354-9777 EXT 12
CONTACT: DAN SHAW

APN: 030-092-01

EXISTING USE: (1) SINGLE-FAMILY RESIDENCE / (1) LOT

PROPOSED USE: (3) LOT MINOR LAND DIVISION

EXISTING ZONING: R-1-6

WATER SUPPLY: SOQUEL CREEK WATER DISTRICT

SANITARY SEWER: COUNTY OF SANTA CRUZ

STORM DRAIN: COUNTY OF SANTA CRUZ

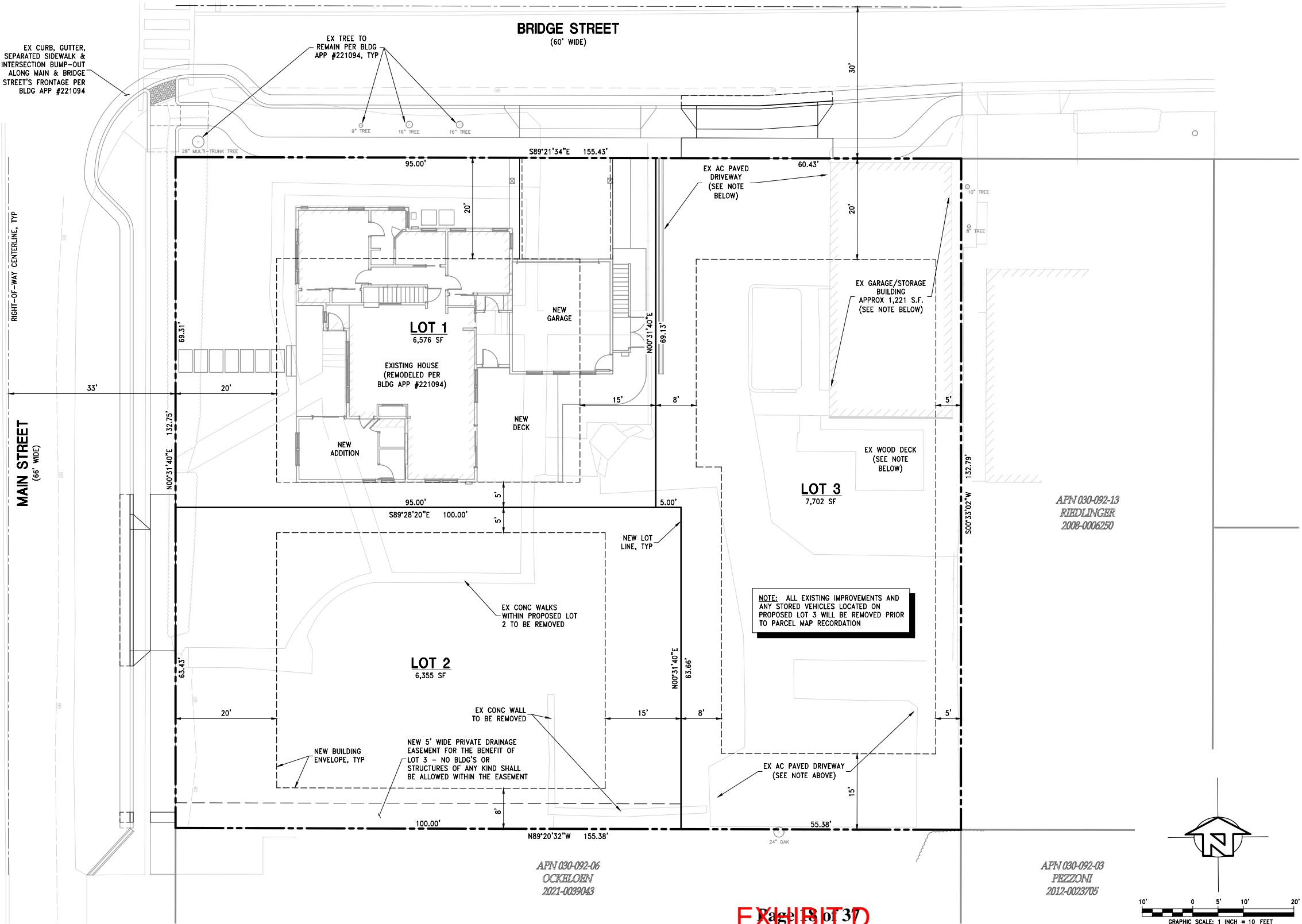
PROPOSED LOTS: (3) LOT MINOR LAND DIVISION

PROPOSED UNITS: (0) PROPOSED / (1) EXISTING TO REMAIN

TOTAL ACREAGE: 20.633 SF / 0.47± AC

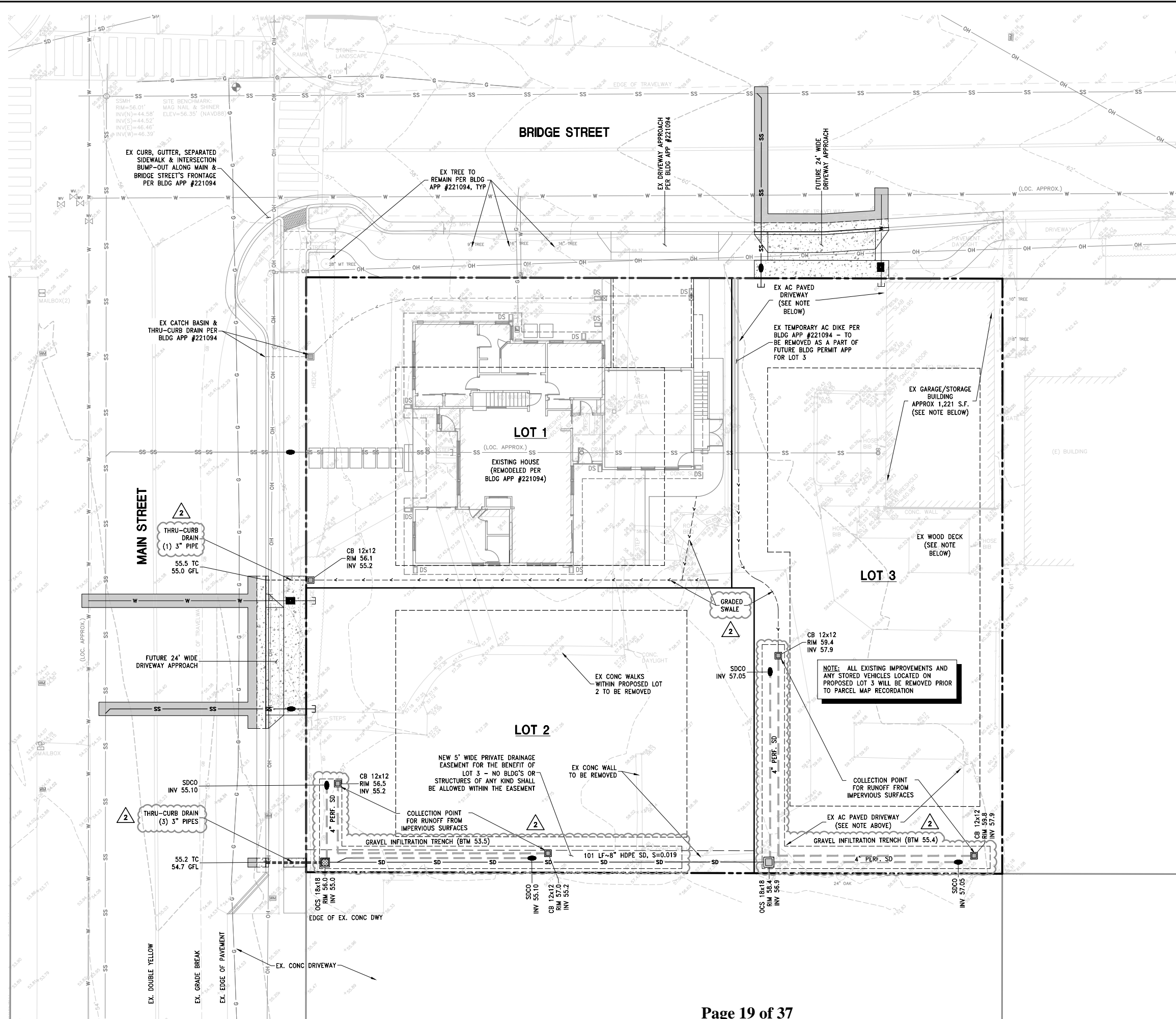
INDEX OF CIVIL SHEETS

| SHEET NO. | DESCRIPTION |
|-----------|-------------------------------------|
| TM1.0 | TENTATIVE MAP |
| C1.0 | PRELIMINARY GRADING & DRAINAGE PLAN |
| C2.0 | PRELIMINARY UTILITY PLAN |
| C3.0-C3.1 | PRELIMINARY STORMWATER CONTROL PLAN |



I:\PROJECTS\2022\22026 SHAW\DWG\2 - DD MID PHASE_C1.0-ROAD.dwg 23Aug24 08:04:22 AM JimHofford © IFLAND ENGINEERS, INC.

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PAVING LEGEND

- ASPHALT
3" AC/9" CLASS 2 AB @95% R.C.
- OFF-SITE CONCRETE
PER COUNTY OF SANTA CRUZ STANDARDS

NOTES:

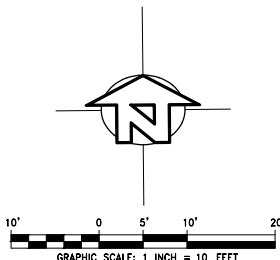
- STORM DRAIN IMPROVEMENTS SHOWN HEREON ARE ONLY TO DEMONSTRATE FEASIBILITY OF ON-SITE RETENTION FOR RUNOFF FROM IMPERVIOUS SURFACES OF LOTS 2 AND 3 (REFER TO PRELIMINARY DRAINAGE REPORT). NO COMMON DRAINAGE IMPROVEMENTS ARE PROPOSED AS PART OF THIS APPLICATION.
- NEW DRIVEWAYS SHOWN HEREON FOR LOTS 2 AND 3 ARE FOR REFERENCE ONLY. CONSTRUCTION OF SUCH IMPROVEMENTS ARE TO BE INCLUDED IN FUTURE BUILDING PERMIT APPLICATIONS FOR DEVELOPMENT OF LOTS 2 AND 3.
- RUNOFF FROM LOT 1 WILL BE DIRECTED TO MAIN STREET VIA A GRADED SWALE ALONG THE SOUTHERLY PROPERTY LINE, THEN DISCHARGING INTO MAIN STREET VIA A THRU-CURB DRAIN. NO RUNOFF WILL FLOW ONTO LOT 2.

ESTIMATED EARTHWORK QUANTITIES

- 0 CUBIC YARDS CUT
- 0 CUBIC YARDS FILL
- 0 CUBIC YARDS

NOTES:

- NO GRADING IS PROPOSED AS PART OF THIS APPLICATION. EARTHWORK VOLUMES FOR INDIVIDUAL LOTS WILL BE PROVIDED BY FUTURE APPLICANTS FOR BUILDING PERMITS.



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PRELIMINARY

GRADING & DRAINAGE PLAN

SHAW MLD

3240 N. MAIN STREET, SOQUEL, CALIFORNIA

APN 030-092-01

DESIGN DEVELOPMENT

DRAWN
STAFF

DATE
09/12/2023

DESIGN
JPI

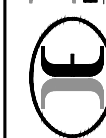
SHEET

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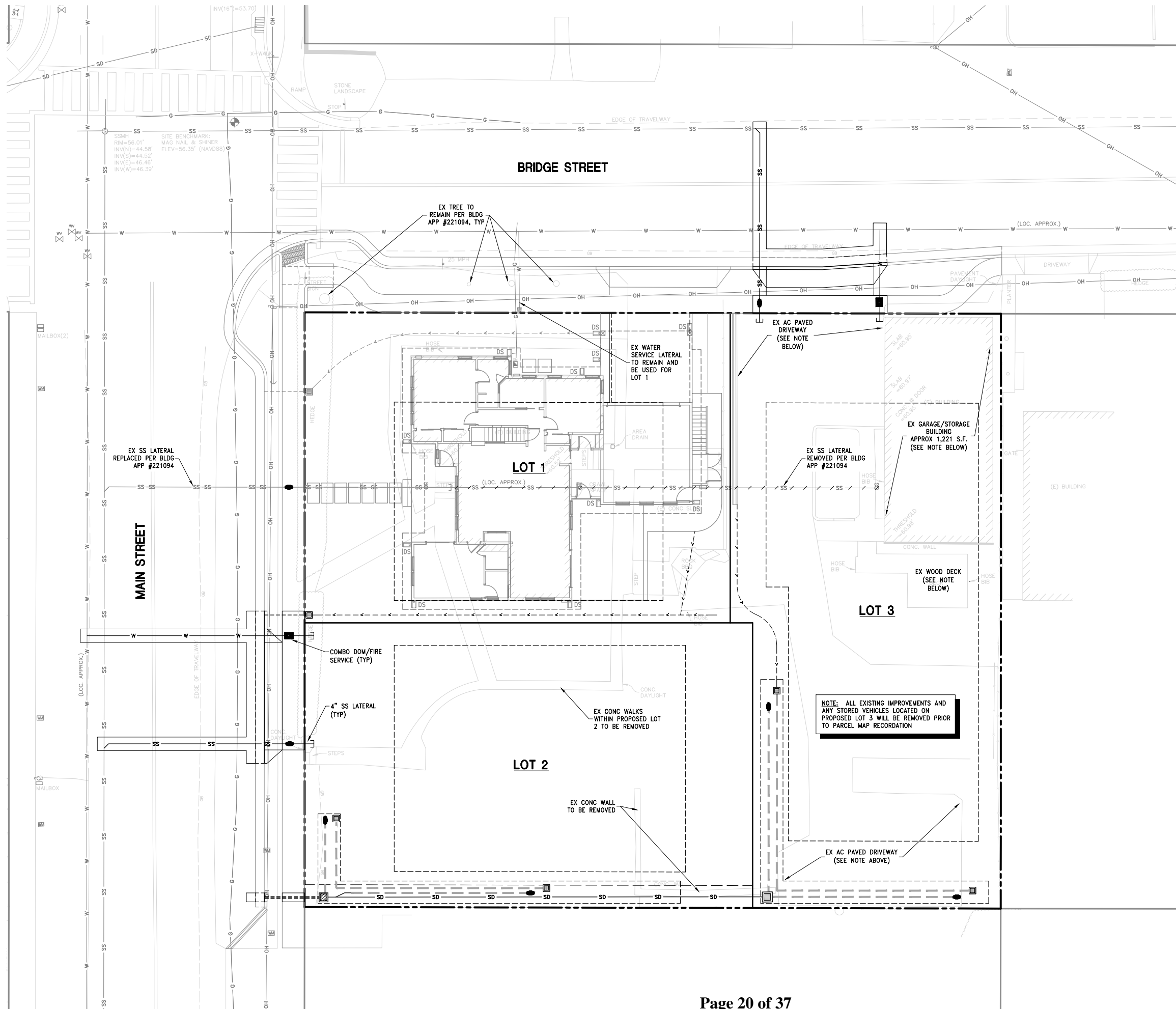
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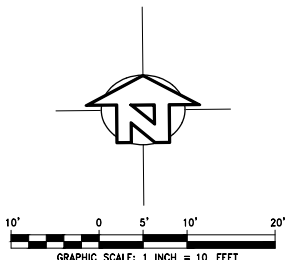
| DATE | BY | REVISION |
|------------|-----|-----------------------------------|
| 08/17/2024 | JPI | 2. ROUND 2 PLAN REVIEW COMMENTS |
| 08/16/2024 | JPI | 1.1. ROUND 1 PLAN REVIEW COMMENTS |

I:\PROJECTS\2022\22026 SHAW\DWG\2 - DD MID PHASE\DD MID PHASE C2.0-UTIL.dwg 23Aug24 08:05:25 AM Jimiland © IFLAND ENGINEERS, INC.

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- NOTES:**
1. NEW SANITARY SEWER LATERALS AND DOMESTIC/FIRE SERVICES SHOWN HEREON FOR REFERENCE ONLY. NEW SERVICES WILL NEED TO BE APPLIED FOR AT THE TIME OF FUTURE BUILDING PERMIT APPLICATIONS FOR LOTS 2 AND 3. NO INSTALLATION OF SUCH SERVICES IS PROPOSED AS PART OF THIS APPLICATION.



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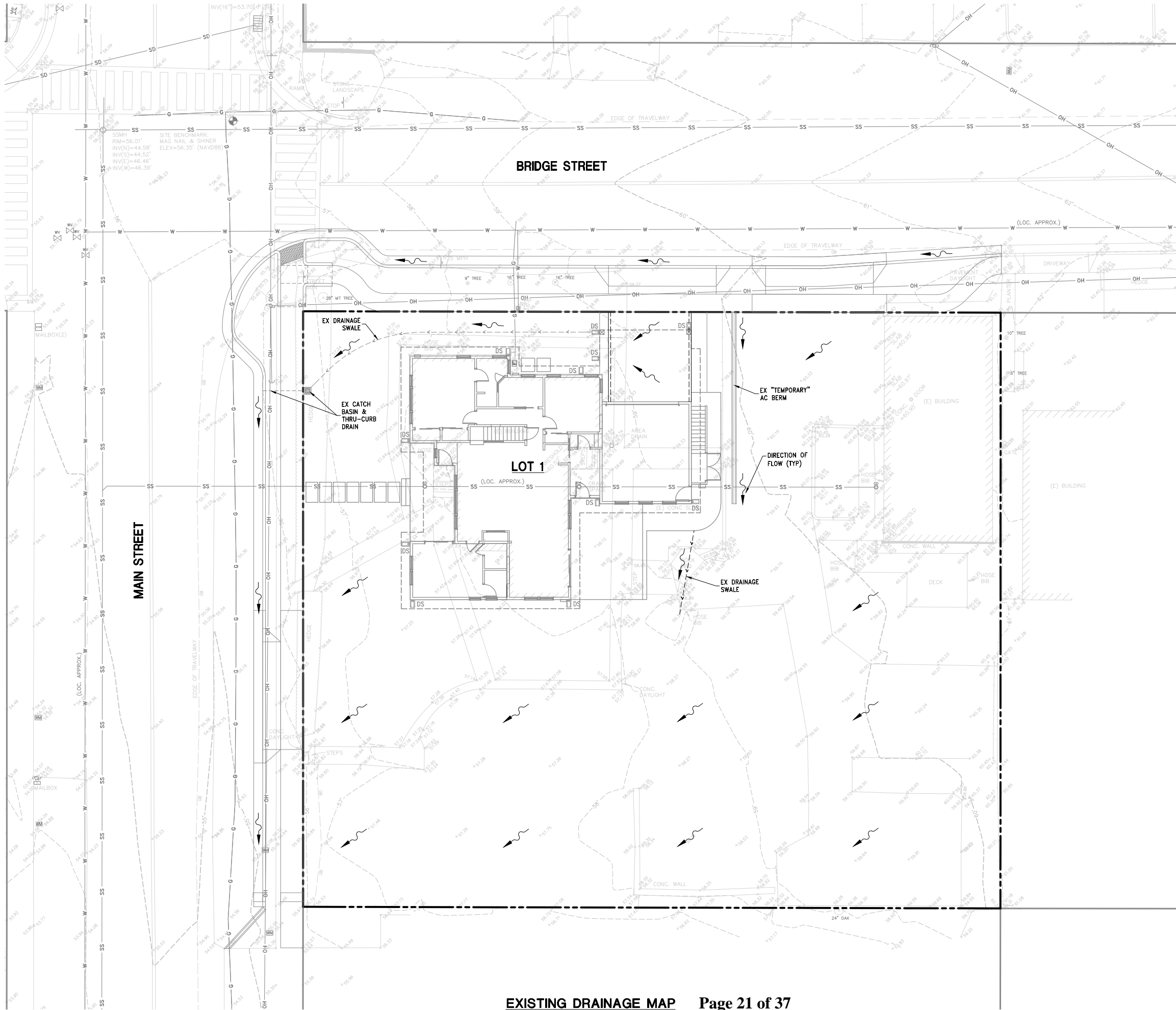
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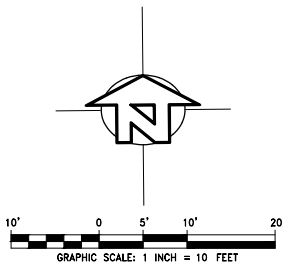
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EXISTING DRAINAGE MAP



- NOTES:**
1. LOT 1 AND OFF-SITE STREET IMPROVEMENTS SHOWN FOR REFERENCE ONLY (REFER TO SEPARATE APPLICATION FOR MORE INFORMATION).
 2. SEE SHEET C3.1 FOR PROPOSED DRAINAGE MAP.

PRELIMINARY

STORMWATER CONTROL PLAN

SHAW MLD

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800 SEABROOK AVE SUITE A2
SANTA CRUZ, CA 95062
TEL (831) 428-8333
FAX (831) 428-1763
www.iflandengineers.com
CIVIL ENGINEERING ■ LAND PLANNING ■ STRUCTURAL DESIGN



APN 030-092-01
DESIGN DEVELOPMENT

DESIGN

JPI

DATE

09/12/2023

DRAWN

STAFF

SHEET

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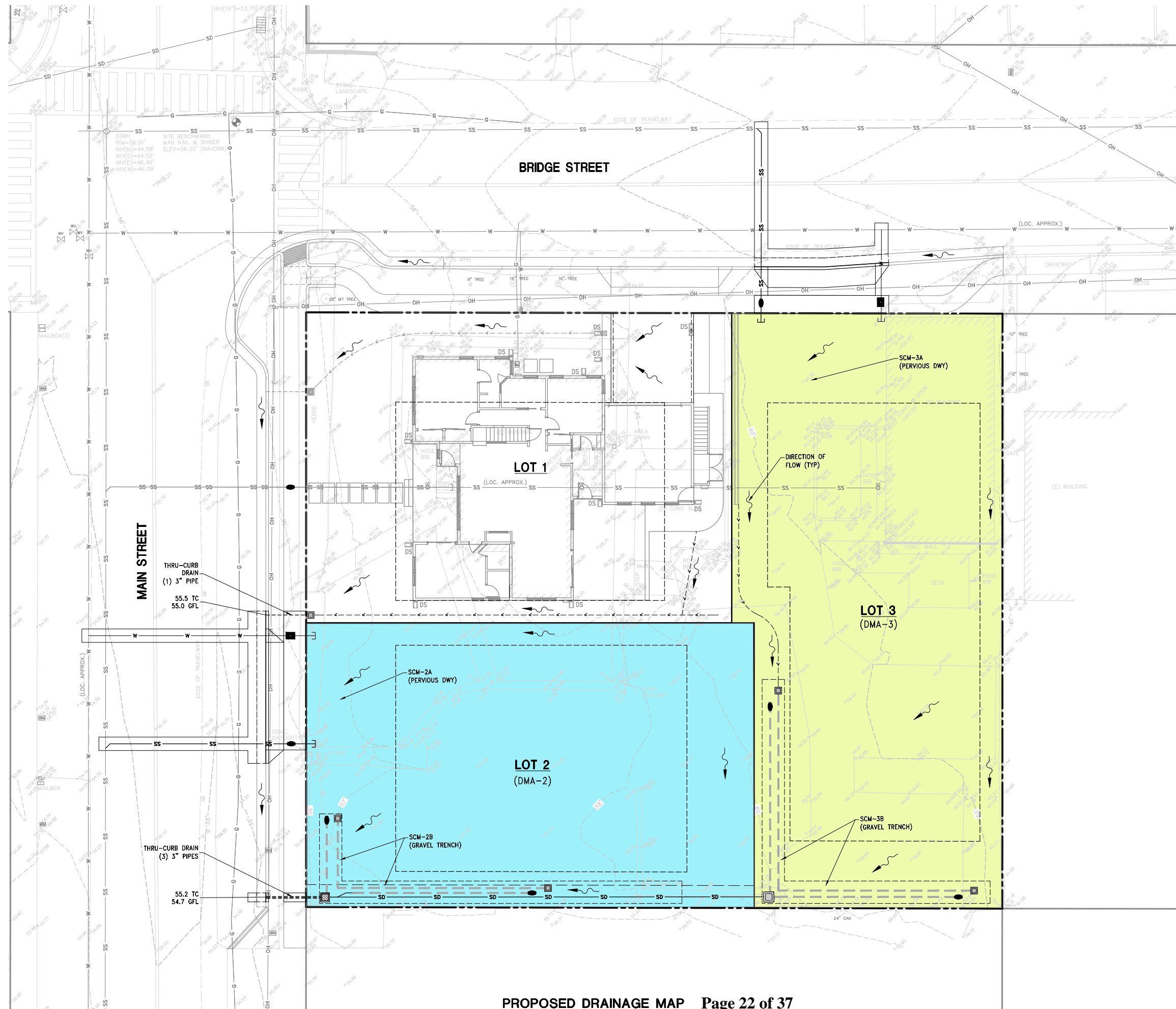


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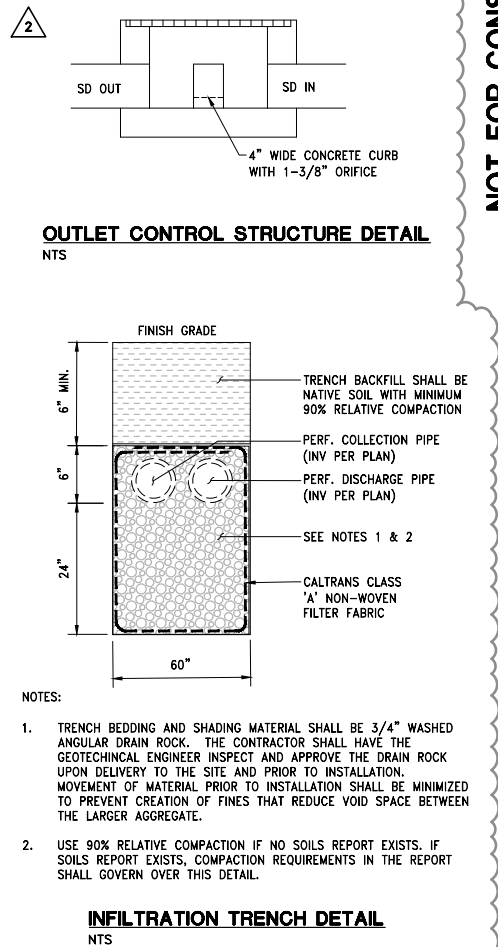
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I:\PROJECTS\2022\22026 SHAW\DWG\2 - DO MID PHASE\DO MID PHASE_C3.1-SWCP.dwg 23Aug24 08:07:16 AM Jmifland © IFLAND ENGINEERS, INC.

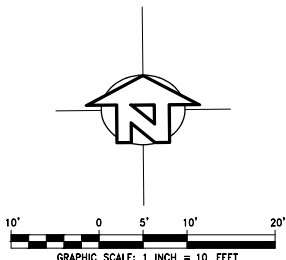
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PROPOSED DRAINAGE MAP Page 22 of 37



- NOTES:**
- LOT 1 AND OFF-SITE STREET IMPROVEMENTS SHOWN FOR REFERENCE ONLY (REFER TO SEPARATE APPLICATION FOR MORE INFORMATION).
 - SCM'S FOR LOTS 2 AND 3 SHOWN CONCEPTUALLY ONLY. FUTURE BUILDING PERMIT APPLICATIONS WILL HAVE TO INCLUDE FINAL DESIGN OF DRAINAGE MITIGATION FACILITIES AND ASSOCIATED CALCULATIONS. CONCEPTUAL PERVIOUS DRIVEWAYS AND GRAVEL INFILTRATION TRENCHES CALLED OUT HEREON ONLY TO DEMONSTRATE FEASIBILITY OF COMPLIANCE WITH THE COUNTY DESIGN CRITERIA FOR LAND DIVISION PURPOSES.
 - RUNOFF FROM ROOFS AND IMPERVIOUS HARDSCAPE AROUND THE HOMES ON LOTS 2 AND 3 WILL BE DIRECTED TO THE GRAVEL INFILTRATION TRENCHES SHOWN. PERVIOUS DRIVEWAYS WILL BE SELF-MITIGATING (SEE DRAINAGE REPORT).
 - A SITE ASSESSMENT WAS PERFORMED AND NO ON-SITE DRAINAGE ISSUES WERE IDENTIFIED OR REPORTED TO THE ENGINEER BY THE PROPERTY OWNER.
 - ANNUAL INSPECTIONS AND REQUIRED MAINTENANCE SHALL BE PERFORMED BY THE OWNER UNTIL SUCH TIME AS THE LOTS ARE SOLD, AT WHICH POINT RESPONSIBILITIES WILL BE TRANSFERRED TO THE RESPECTIVE OWNERS OF LOTS 1, 2 AND 3. NEW OWNERS SHALL PREPARE AND RECORD MAINTENANCE AGREEMENTS AND FILE COPIES WITH THE COUNTY'S PUBLIC WORK DEPARTMENT.



NOT FOR CONSTRUCTION

PRELIMINARY

STORMWATER CONTROL PLAN

SHAW MLD

3240 N. MAIN STREET, SOQUEL, CALIFORNIA

APN 030-092-01

DESIGN DEVELOPMENT

DRAWN JPI

STAFF

SHEET

C3.1

JOB NO. 22026

800 SEABROOK AVE SUITE A2
SANTA CRUZ, CA 95062
TEL (831) 428-8335
FAX (831) 428-1763
www.iflandengineers.com
CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN

| DATE | BY | REVISION |
|------------|-----|------------------------------|
| 08/12/2024 | JPI | ROUND 2 PLAN REVIEW COMMENTS |
| 08/12/2024 | JPI | ROUND 1 PLAN REVIEW COMMENTS |

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. SOQUEL RANCHO
SEC. 10, T.11S., R.1W, M.D.B. & M.

Tax Area Code
96-101

30-09

30PM12
8/16/1978

04

84RS49
7/23/1991

03

PARRISH ADD. TO SOQUEL
Unfiled

10

51MB19
1/7/1974

47MB48
7/8/1974



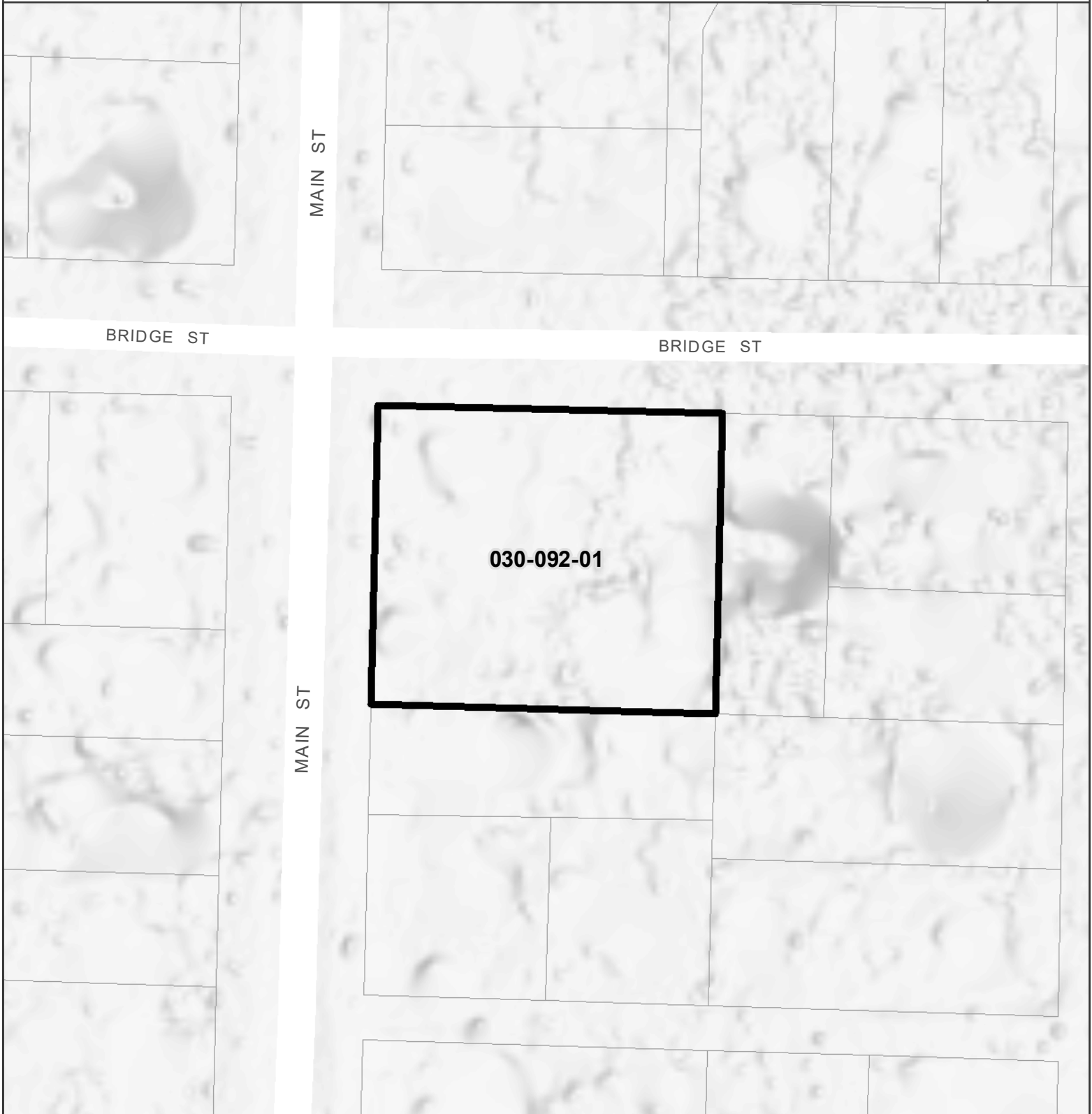
Note: Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 30-09
County of Santa Cruz, Calif.
September, 1998



EXHIBIT E

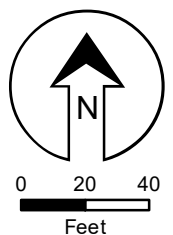


Parcel Location Map



Parcel: 03009201

-  Study Parcel
-  Assessor Parcel Boundary

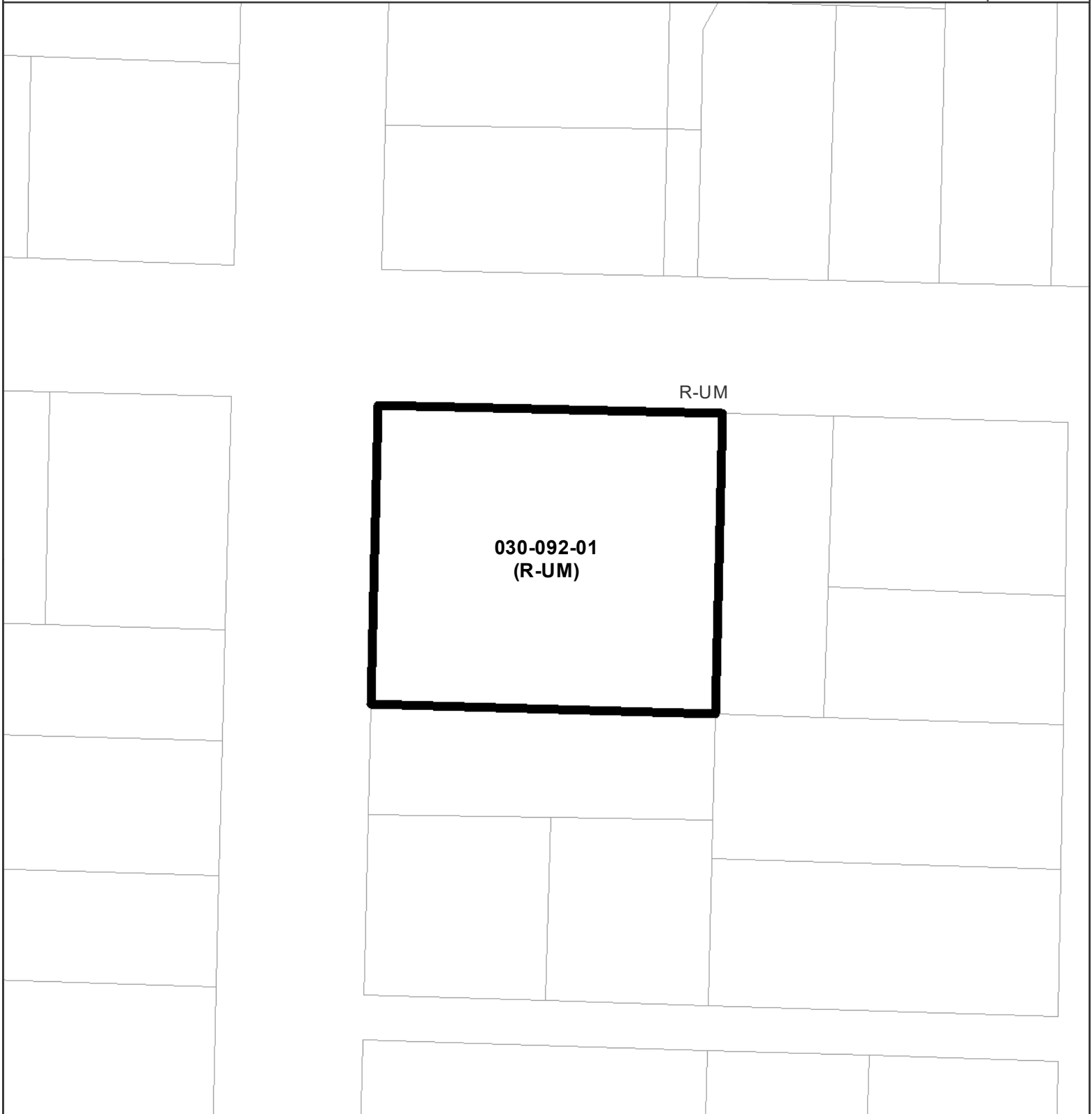




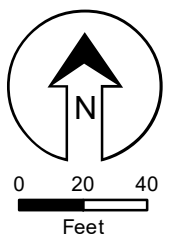
Parcel General Plan Map



Mapped
Area

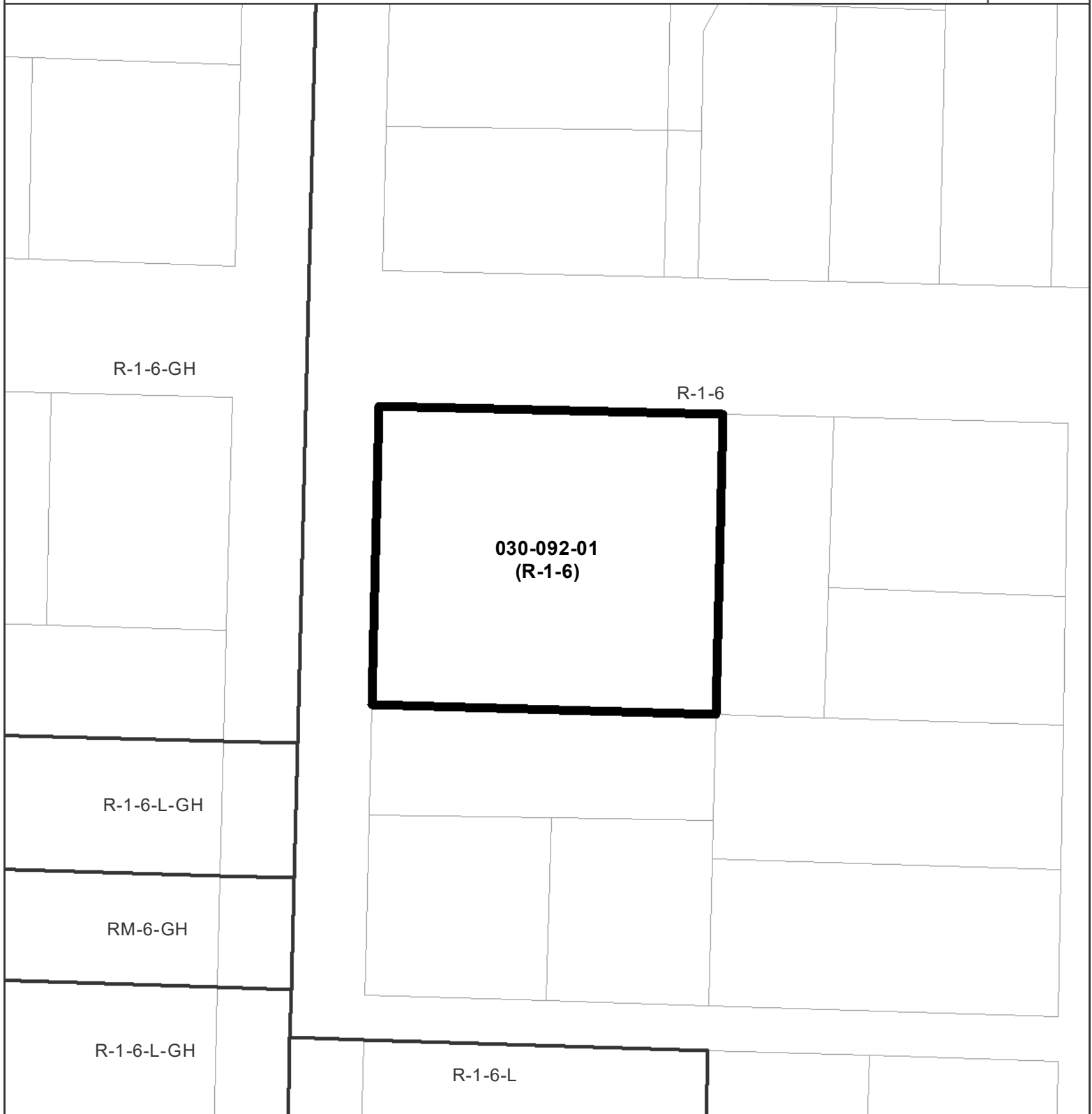


☐ R-UM *Res. Urban Medium Density*

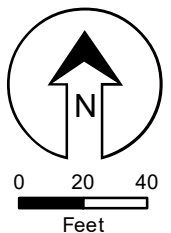




Parcel Zoning Map



- ☐ R-1 *Single-Family Residential*
- ☐ RM *Residential Multi-Family*



Parcel Information

Services Information

| | |
|----------------------------|---|
| Urban/Rural Services Line: | <u> X </u> Inside <u> </u> Outside |
| Water Supply: | Soquel Creek Water District |
| Sewage Disposal: | Santa Cruz County Sanitation District |
| Fire District: | Central Fire Protection District |
| Drainage District: | Zone 5 Flood Control District |

Parcel Information

| | |
|------------------------------------|---|
| Parcel Size: | 20,633 square feet |
| Existing Land Use - Parcel: | Single family residence |
| Existing Land Use - Surrounding: | Single family residential |
| Project Access: | Main Street & Bridge Street |
| Planning Area: | Soquel |
| Land Use Designation: | R-UM (Urban Medium Density Residential) |
| Zone District: | R-1-6 (Single family residential - 6,000 square feet minimum) |
| Coastal Zone: | <u> </u> Inside <u> X </u> Outside |
| Appealable to Calif. Coastal Comm. | <u> </u> Yes <u> X </u> No |

Technical Reviews:

Environmental Information

| | |
|--------------------|--|
| Geologic Hazards: | Not mapped/no physical evidence on site |
| Fire Hazard: | Not a mapped constraint |
| Slopes: | 2-5% |
| Env. Sen. Habitat: | Not mapped/no physical evidence on site |
| Grading: | Driveways & building pads at building permit stage |
| Tree Removal: | No trees proposed to be removed |
| Scenic: | Not a mapped resource |
| Archeology: | Report reviewed and accepted |



November 14, 2023

Soquel Property Ventures, LLC
c/o Dan Shaw
15700 Winchester Blvd
Los Gatos, CA 95030

SUBJECT: Conditional Water Service Application for Minor Land Division, resulting in Lot #1, an existing Single-Family Residence; Lot #2, a Tier I Single-Family Residence with Accessory Dwelling Unit; Lot #3, a Tier I Single-Family Residence with Accessory Dwelling Unit at 3240 N Main St, Soquel, APN 030-092-01

Dear Dan:

In response to the subject application, Soquel Creek Water District (SqCWD) has approved your request for a Conditional Will Serve Letter for the proposed single-family residence to be located at **3240 N Main St, Soquel**, so that you may proceed through the appropriate land use planning entity.

This letter is specifically granted for the project as proposed in regard to uses and densities. This conditional approval of water service for your project is valid for two years from the date of this Letter. A 1-year extension of the Conditional Will Serve may be requested using the attached 1-Year Extension Request Form. To be considered for a Conditional Will Serve Extension you must demonstrate that your development permit application with the appropriate land use planning agency is valid.

After you have received a tentative map or 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 approval. If you meet all the applicable requirements (*including possible future requirements that arise prior to development approval of your project*), you will be issued an Unconditional Will Serve Letter, which would secure your water service. 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.

The Board of Directors of the SqCWD 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. 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.



SANTA CRUZ COUNTY SANITATION DISTRICT

701 OCEAN STREET, SUITE 410 · SANTA CRUZ, CA · 95060-4073
(831) 454-2160 · FAX (831) 454-2089 · TDD: (831) 454-2123 · WWW.SCCSD.US
MATT MACHADO, DISTRICT ENGINEER

October 4, 2024

IFLAND ENGINEERS
ATTN. JIM IFLAND
1509 SEABRIGHT AVE., SUITE 1B
SANTA CRUZ, CA 95062

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE
FOLLOWING PROPOSED DEVELOPMENT
APN: 030-092-01
PARCEL ADDRESS: 3240 N. MAIN ST., SOQUEL, CA 95073
PROJECT DESCRIPTION: MINOR LAND DIVISION RESULTING IN UP TO 6 RESIDENTIAL UNITS

Dear Mr. Swift:

The District has received your inquiry regarding sewer service availability for the subject parcel(s). Sewer service is available in N. Main Street for the subject development.

Downstream sewer requirements will again be studied at time of Planning Permit review, at which time the District reserves the right to add or modify downstream sewer requirements.

This notice is valid for one year from the date of this letter. If, after this time frame, this project has not yet received approval from the Planning Department, then this determination of availability will be considered to have expired. If that occurs or is likely to occur prior to an upcoming submittal or public hearing, please call us ahead of time for a new letter. At that time, we can evaluate the then proposed use, improvements, and downstream capacity, and provide a new letter.


Also, for your reference, we have attached a list of common items required during the review of sanitation projects.

Thank you for your inquiry. If you have any questions, please call Bryan Wardlow at (831) 454-2160.

Yours truly,

MATT MACHADO
District Engineer

By:

DocuSigned by:

528D647137C44D4
Ashleigh Trujillo
Sanitation Engineer

BW/arg:24-126.docx

IFLAND ENGINEERS

PAGE 2

Common Items Required During the Review of Sanitation Projects

What to show on the drawings: When you begin the design process, please show:

On the plot/site/utility plan:

1. Location of any **existing** on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer on the site (plot) plan.
2. Location of any **proposed** on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer on the site (plot) plan.

Place a note, *"Existing" or "(E)"*, on each existing item that is to be removed.

Place a note, *"To be removed"*, on each existing item that is to be removed.

Place a note, *"New" or "(N)"*, on each item that is to be new.

On a floor plan:

1. All plumbing fixtures both existing and new (label *"(E)"* or *"(N)"*) on a floor plan of the entire building. Completely describe all plumbing fixtures according to table T-702.1 of the California Plumbing Code. (Sanitation District Code sections 7.04.040 and 7.04.430)

Design and Construction Standards

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, February 2017 edition. Reference for County Design Criteria:

<http://www.dpw.co.santa-cruz.ca.us/Portals/19/pdfs/Design%20Crit/DESIGNCRITERIA.pdf>

Demolition and sewer abandonment

If the proposed plans will involve some demolition, the existing sewer lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit (either temporary or permanent) for disconnection work must be obtained from the District. This process is often overlooked until the last minute and can result in unnecessary delays, and you are encouraged to plan for the relatively short time and small expense to fulfill this requirement. There is no charge for either permit or inspection. (Sanitation District Code section 7.04.410)

New Connection

If the proposed plans will involve one or more new sewer connections, we must issue a new sewer connection permit for each new connection. The final connection charges can be determined only after the District and, as needed, other Department of Public Works divisions have reviewed and approved the final engineered sewer improvement plans. (Sanitation District Code section 7.04.410)

Inspection of existing lateral for new or remodel construction

If the development will involve the reuse of an existing sewer lateral for a new or remodeled structure, then, before the approval of the building permit, the applicant shall have the sanitary sewer system inspected and certified by a licensed plumber to be in good working order and free of obstructions and breaks. Repairs shall be made to any damaged or deteriorated pipe, misalignment of pipe segments, leaking pipes, root intrusion, open joints, cracks or breaks, sags, damaged

IFLAND ENGINEERS

PAGE 3

or defective cleanout, inflow and infiltration of extraneous water, older pipe materials that are known to be inadequate, inadequate lift or pump stations, inadequate alarm systems for overflows, and inadequate maintenance of lift stations. You must obtain a sewer repair permit (no charge) from the District and shall have repairs inspected by the District inspector (no charge) prior to backfilling of pipe or structure.

(Sanitation District Code section 7.04.375.A.3 Private Sanitary Sewer System Repair)

Increase in the number of plumbing fixtures

If the proposed plans will involve an increase in the fixture unit count for the existing sewer connection, additional fixture unit fees may be due. The exact amount will be calculated at the time a Sewer Connection Permit is issued. (Sanitation District Code section 7.04.040)

Tentative, parcel, or final map required

When any new *tentative, parcel, or final* map is required, please show the following on the improvement plans (The plans must conform to the County's "Design Criteria"):

1. All adjacent or impacted roads and easements,
2. All on- and off-site sewer improvements needed to provide service to each lot or unit proposed.

If a tentative, parcel, or final map is NOT required, please provide to the District written proof of recordation (in the form of copies of the recorded documents) of any and all existing or proposed easement(s).

Multi-unit development with a private collector line

If the development will require a private collector line serving several separate units or parcels, which will be individually and separately owned, prior to any land split or building permit, the applicant must form a homeowners' association with ownership and maintenance responsibilities for all on-site sewers for this project. Please reference this homeowner's association directly on the tentative map and final map, as well as in the Association's recorded CC&R's. Please record those CC&Rs, and provide a copy of the recorded documents, with proof of recordation, to the District prior to the filing of the final map.

Backflow prevention device

A backflow preventive device may be required. While this determination is often made "in the field" at the time of installation, if you are engaging a surveyor, civil engineer, or knowledgeable contractor, there is nothing to prevent you from making that determination while in the design process. (Sanitation District Code section 7.04.100 and 7.04.375.A.4)

Shaw MLD Phasing Plan

Three lot MLD at N. Main Street & Bridge Steet, Soquel

Applicant is in the process of remodeling and updating Lot #1 home (corner lot). The ownership will complete the frontage (curb and gutter) on the Main Street and the Bridge Street side as required in the approved set of building plans for Lot 1.

Most importantly, this will update the safety of the corner and the crosswalk for the neighborhood.

Upon recordation of the final map, applicant will market and sell the corner parcel (lot #1)

Applicant has not determined a plan of action for Lot #2 and Lot#3. There are three likely choices:

1. Sell the parcels immediately after recordation of the final map
2. Complete architectural drawings for each lot, submit and gain approval for development, then sell the parcels with approved plans
3. Complete Item #2, but chose to build the structures on one or both of the parcels at a future date.

Shaw MLD Architectural Guidelines

Three lot MLD at N. Main Street & Bridge Steet, Soquel

Property owners are encouraged to design and construct a single-family residential structure that adhere to the following guidelines:

- Style of the residence should be in character with the nearby community and to create a consistency with adjacent homes.
- Roofline Variation: varied roof design, including the use of dormers and pitched roof, should be used to reduce upper floor building mass
- Wall Plane Variation: Designers should use exterior wall planes to break up two-story massing
- Second Floor Setback: Attention should be given to designing step back at the second floor to break up building mass
- Exterior materials should be varied on exterior wall planes for architectural interest, including stucco, board & batt, horizontal & vertical siding.
- Utilization of two-story design is encouraged to maximize outdoor space
- Properly placed balcony and decks will enhance the character of the house
- Providing an ADU is suggested to supplement affordable housing the neighborhood
- Design and install water-efficient landscaping.
- Solar, skylights and other energy-efficient design characteristics are important.

Soquel Property Ventures LLC

3240 North Main Street – Neighborhood Meeting.

Date of Meeting: Monday, March 20, 2023.

Applicant hosted a Meeting at 7 PM in the original dwelling on the property (corner of Main St and Bridge).

Owners reps in attendance:

Luke Shaw

Dan Shaw

Seventeen neighbors attended.

At the meeting, we presented floorplans and elevations of the corner house (3240 Main Street) and the proposed ADU over the new garage.

Applicant shared site plan, floorplans, and elevations for the corner residence (to be remodeled).

In addition, we shared the Ifland MLD submittal package. We had full-size before and after-site plans on the walls in the house for neighbors to review.

After the basic presentation, we answered questions and discussed with those in attendance.

Timing of project (construction) was #1 question. We informed the participants that the MLD would not be applied until the corner house received its planning approval and building permit.

In regards to the question about additional (new) homes on the two lots created by the MLD, we informed the attendees that the current ownership had not designed homes and was undecided about sale of the two new lots – or construction of new homes (speculative). That decision would be made after the lot split and sale of the first (corner) remodel.

We provided smaller version (takeaway) copies of the MLD and house remodel for neighbors that attended the meeting.

Applicant had email and phone conversations with two others who could not attend. We shared a PDF of the house remodel and the site plan for the proposed 3-lot split by email and offered a phone call or meeting if they had questions.

You are invited to a Community Meeting

**You are invited to learn about the proposed redevelopment of the
property located at 3240 N. Main Street, Soquel
(corner of Main Street & Bridge Street)**

The current property owner, Soquel Property Ventures, LLC, has submitted plans to Santa Cruz County Planning and Development.

We want to share the plans for the property before work commences this spring.

The meeting will be at the property at
3240 N. Main Street (in the old corner house).

Monday, March 20th at 7:00 PM

(We apologize for the confusion with the first attempt at our meeting)

Contact for further information:

Luke Shaw

Cell: 917-561-6340

Email: shawinvestmentholdings@gmail.com

Richard & Margery Huyck
441 Baltusrol Dr
Aptos, CA 95003-5407

Kristen & Brad Kosek
4801 Bridge St
Soquel, CA 95073-2202

Priscilla Riedlinger
Po Box 919
Ukiah, CA 95482

Tjscplc Enterprises LLC
8095 Hacienda Ln
Soquel, CA 95073-9448

Ellen Izant
37903 Starflower St
Newark, CA 94560-4433

Marguerite H Roesner
Limited Family Partnership
3725 Falconer Dr
Soquel, CA 95073-3024

John McDonald
3135 Center St
Soquel, CA 95073

Dian Duchin
3145 Center St
Soquel, CA 95073-2506

Michelle Chao
3147 Center St
Soquel, CA 95073-2506

Gregory & Margaret Woolever
7393 Mesa Dr
Aptos, CA 95003-3313

Mary Pezzoni
402 Vista Del Mar Dr
Aptos, CA 95003-4832

Carolyn McGlenn-Newton
3229 Center St
Soquel, CA 95073-2508

Julie Miller-Soros
3241 Center St
Soquel, CA 95073-2508

Norman & Debra Bei
Po Box 1131
Soquel, CA 95073-1131

James & Andrew Schubin
3100 N Main St
Soquel, CA 95073-2506

Ethan & Greta Hamm
3311 Gross Rd
Santa Cruz, CA 95062-2055

Stephen Koontz
3111 N Main St
Soquel, CA 95073-2205

Frank Kline Family
24 Sorrel Ln
Rolling Hills Estates, CA 90274-4226

Olin & Kallista Edmundson
1512 Seabright Ave
Santa Cruz, CA 95062-2529

Susan Heartsner
427 Escalona Dr
Santa Cruz, CA 95060-2608

James Hannibal
3125 N Main St
Soquel, CA 95073-2205

Bonnie Keet
3130 N Main St
Soquel, CA 95073-2206

Carol Quitzau
3131b N Main St
Soquel, CA 95073-2205

Sandra & Roy Webster
3144 N Main St
Soquel, CA 95073-2206

Curtis & Corinne Koppel
1753 Green Valley Rd
Watsonville, CA 95076-9710

Elizabeth Ross Family
3210 N Main St
Soquel, CA 95073-2208

Michael Finneran & Ronald Palmer
3215 N Main St
Soquel, CA 95073-2207

Martha Bowersock
Po Box 938
Soquel, CA 95073

Billy & Darlene Smith
3245 N Main St
Soquel, CA 95073-2207

Robert Ockeloen
3232 N Main St
Soquel, CA 95073-2208

3300 North Main Partners LLC
Po Box 636
Castroville, CA 95012

Curtis Pieratt
3303 N Main St
Soquel, CA 95073-2209

Edgar & Carolyn Gilbert
3310 N Main St
Soquel, CA 95073-2210

Elizabeth & Steven Volk
3315 N Main St
Soquel, CA 95073-2209

Kathleen Elliott-McCrea
3320 N Main St
Soquel, CA 95073-2210

David & Arjuna Russell
3335 N Main St
Soquel, CA 95073-2209

Lillian Rushton
4469 Ben Hur Rd
Mariposa, CA 95338-8904

Wayne & Lauri Morgan
3341 N Main St
Soquel, CA 95073-2209