

STAFF REPORT TO THE PLANNING COMMISSION

APPLICATION NO.: 02-0610 **APN:** 039-182-06

APPLICANT: Cliff Bixler - CEO, Peregrine Properties LLC

OWNER: Peregrine Properties LLC

PROJECT DESCRIPTION: Proposal to construct twelve condominium units, wi ... share common building, on-site parking, landscaping, play area with a 4 foot high wood fence, a 6 foot high trash enclosure, and an 8 foot high landscape wall along the rear property boundary.

The project is proposed to be 25% Affordable with a 50% Density Bonus. Two of the eight units allowed, prior to the application of the density bonus, will be designated as affordable units. As an affordable housing concession, the applicant proposes a reduction in the required off street parking from 30 parking spaces to 26 parking spaces, and an increase in the number of off street compact parking spaces from 3 compact parking spaces to 7 compact parking spaces.

LOCATION: Property located at the southwest corner of Soquel Drive and Mar Vista Drive.

PERMITS REQUIRED: Subdivision, Residential Development Permit, Design Review, Soils Report Review, Preliminary Grading Approval

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

COASTAL ZONE: —Yes X No **APPEALABLE TO CCC:** ___ Yes X No

PARCEL INFORMATION

PARCEL SIZE: 33,540 square feet

EXISTING LAND USE:

PARCEL: Vacant

SURROUNDING Single and multi-family residential neighborhood

PROJECT ACCESS: Mar Vista Drive & Madeline Drive (off Soquel Drive in Aptos)

PLANNING AREA: Aptos

LAND USE DESIGNATION: R-UH (Urban High Density Residential)

ZONING DISTRICT: **RM-3** (Multi Family Residential - 3000 square foot minimum)

SUPERVISORIAL DISTRICT: 2

ENVIRONMENTAL INFORMATION

- | | |
|----------------------|--|
| a. Geologic Hazards | a. Not mapped/no physical evidence on site |
| b. Soils | b. Report reviewed and accepted 12/26/02 |
| c. Fire Hazard | c. Not a mapped constraint |
| d. Slopes | d. 2-10% slopes |
| e. Env. Sen. Habitat | e. Not mapped/no physical evidence on site |
| f. Grading | f. 1700 cubic yards (cut) 100 cubic yards (fill) |

g. Tree Removal	g. 4 trees proposed to be removed
h. Scenic	h. Mapped scenic resource
i. Drainage	i. Existing drainage adequate
j. Traffic	j. No traffic study required
k. Roads	k. Improvements proposed to Madeline Drive
l. Parks	l. Existing park facilities adequate
m. Sewer Availability	m. Yes
n. Water Availability	n. Yes
o. Archeology	o. Not mapped/no physical evidence on site

SERVICES INFORMATION

Inside Urban/Rural Services Line: X Yes No

Water Supply: Soquel Creek Water District

Sewage Disposal: Santa Cruz County Sanitation District

Fire District: Aptos/La Selva Fire Protection District

Drainage District: Zone 6 Flood Control District

ANALYSIS AND DISCUSSION

The proposed project consists of the construction of twelve condominium units, a common building, and associated improvements on a vacant residential parcel.

Proposed Density

The subject property is one single parcel of 33,540 square feet that is currently vacant and located within the RM-3 (Multi-Family Residential – 3,000 square foot minimum) zone district and has a land use designation of Urban High Density Residential (R-UH) in the County General Plan.

The creation of new residential units requires a minimum of 3,000 square feet of net developable land per unit. With the deduction of 1,515 square feet for the portion of the property to be dedicated to allow for widening of Madeline Drive and the deduction of 5,840 square feet for the shared vehicular circulation areas, the net developable land total is 26,185 square feet. A total of eight residential units are allowed.

Affordable Housing Density Bonus

The applicant proposes to provide two affordable housing units, which is 25 percent of the eight units allowed prior to application of the density bonus. With the provision of 25 percent of the original unit total as affordable units, the applicant is entitled to a minimum 25 percent density bonus (two additional units) and at least one concession. In this case the applicant is requesting a 50 percent density bonus (for a total of 4 additional units) and a reduction in the parking standards for the proposed development as an affordable housing concession. The 50 percent density bonus is considered as appropriate, in that the number of proposed units would be allowed on the project site if the development were proposed as rental units, due to the fact that the internal circulation areas would not

be deducted from the net developable land total. The parking concession is also considered as appropriate in that sufficient parking will be provided for the proposed development.

Additionally, the type of affordable housing units proposed is rather unique in the County. The applicant is proposing to sell these two units to an organization (Housing Choices Coalition) that provides housing exclusively to developmentally disabled individuals. These individuals have special needs, and are often not accommodated in standard, for profit, developments. As the tenants of these units are not likely to be driving personal vehicles, the required number of on-site parking spaces can be reduced as a result.

The proposed land division will comply with the minimum site area requirements of the **RM-3** (Multi-Family Residential – 3,000 square foot minimum) zone district and will be within the Urban High Density Residential (R-UH) General Plan density range of 2,500–4,000 square feet per unit with a 50 percent density bonus allowed with the provision of affordable housing units.

Parking

This 12 unit condominium proposal would typically require 30 off street parking spaces with 6 additional parking spaces required for guest parking. Adequate curb space exists along the Mar Vista Drive and Madeline Drive to accommodate the required guest parking. The applicant has requested a parking concession to allow a reduction in the off street parking total from 30 parking spaces to 26. Also, the amount of compact spaces typically allowed ~~can~~ not exceed 10 percent of the required off street parking total, which in this case would be 3 compact parking spaces. As another component of the applicant's requested parking concession is an increase in the number of compact parking spaces from 3 to 7 compact parking spaces.

As both of these variations from the typically applied standards are concessions associated with an affordable housing density bonus request they can be considered without a parking variance. Considering the nature of the proposed development and the sale of two of the proposed units to an households with individuals who are unlikely to drive their own vehicles, the proposed variation in parking standards is considered as appropriate. A sufficient number of parking spaces, both standard and compact, shall be provided to serve the residents and guests of the proposed development.

Residential Development Permit

The proposed project requires a Residential Development Permit to recognize the reduced interior setbacks on the condominium parcels, the 4 foot high wood fence in the required front and street side yard setbacks for the proposed play area, the 6 foot high trash enclosure within the required front yard setback, and the 8 foot high landscape wall along the rear property boundary.

Interior Setbacks

This project is a condominium project with separate parcels for each condominium unit.

The setbacks to each structure from the property lines have been maintained per the site standards of the **RM-3** zone district, with Mar Vista Drive considered as the front yard, with Soquel and Madeline Drives as street side yards, and the rear yard towards the adjacent single family residential development. As each condominium unit is located within a parcel, with no setback from property lines, a Residential Development Permit is required to recognize these reduced interior setbacks. Per County Code section 13.10.323(d)1(i) (Parcels Created from New Land Divisions), reduced setbacks are allowed on parcels that do not abut the periphery of the project site. The proposed reduced interior setbacks are consistent with the intent and purpose of the RM-3 district and exterior setbacks have been maintained as required.

Over-height Fencing and Walls

The proposed project includes a number of fencing/wall elements that require a Residential Development Permit to exceed the site standards for the RM-3 zone district.

A 4-foot high wood fence is proposed within the required front yard and street side yard setback for the creation of a play area for children at the intersection of Mar Vista and Madeline Drives. A fence of this height is considered as appropriate due to the need to properly enclose the children's play area and, due to the fence's location and design, it will not create problems with vehicular sight distance at the intersection of these two roads.

Water, sewer, and electrical utilities are available to the subject property and the applicant has obtained will serve letters from the service providers for the proposed new residential development. New water and sewer laterals, to the existing service mains will be constructed to serve the proposed project. The existing water and sewer mains will be capable of handling the additional volume necessary to serve the proposed parcel. All new electrical utilities shall be installed underground from the existing utilities network.

The project requires approximately 1700 cubic yards of material to be cut from the project site

and 100 cubic yards to be placed as fill to prepare the building site for the proposed structures. Due to the gentle grade of the subject property and the need to properly direct drainage within parking areas and on the project site this volume of grading is considered as appropriate.

Design & Neighborhood Compatibility

The proposed project is well designed to the project site. Two separate parking areas have been created to break up the visual mass of parking and the buildings have been designed in small clusters to reduce the visual bulk of the proposed units. Architectural features, such as horizontal siding on the upper floors, bay windows, detailed trim, and pitched roofs will reduce the visual impact of the proposed development and create an aesthetically pleasing design. The landscaping plan provides screening for the proposed development and attractive, usable areas for the residents and guests of the proposed units. Overall, the proposed project design takes into consideration the context and character of the surrounding neighborhood and existing conditions on the project site in appropriate manner that is compatible with the surrounding pattern of residential development.

Scenic Issues

The proposed project is located within a mapped scenic resource area. The proposed new residential development is designed to be compatible with the pattern and style of residential development within the surrounding neighborhood. Although the proposed project is located in a mapped scenic resource area, there are no public parks, beaches, or scenic roadways that will be visually impacted by the proposed new residential development. The proposed development, will not be located within the public viewshed of any park, beach, or scenic roadway. No further review of the project's potential impact on scenic resources has been required.

Environmental Review

Environmental review has been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on 12/15/04. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit D) was made on 12/15/04. The mandatory public comment period expired on 1/15/04, with no comments received.

The environmental review process focused on the potential impacts of the project in terms of the scenic issues, grading issues, erosion control issues, tree removals, and noise constraints. The environmental review process generated mitigation measures that will reduce potential impacts from the proposed development that will adequately address these issues.

A noise study was required through the environmental review process, prior to public hearing, and the applicant has submitted this information (Exhibit E). The results of the noise study require the fencing along Soquel Drive be increased in height from four feet to six feet and the enclosure of upper floor decks with plexiglass screens seven feet in height. The fencing to be increased in height is outside of the required street side yard setback and the plexiglass screens will not significantly alter the design and architectural style of the proposed structures.

Conclusion

The proposed new multi-family residential development will be compatible with surrounding development patterns and will not adversely impact scenic or environmental resources.

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.

RECOMMENDATION

Staff recommends:

1. **APPROVAL** of Application Number **02-0610**, based on the attached findings and conditions.
2. Certification of the Negative Declaration per the requirements of the California Environmental Quality Act.

EXHIBITS

- A. Project plans
- B. Findings
- C. Conditions
- D. Initial Study & Mitigated Negative Declaration (CEQA determination), with attachments:
 - Attachment 2 – Assessor's Parcel Map
 - Attachment 3 – Zoning Map
 - Attachment 4 – General Plan Map
 - Attachment 5 – Tentative Map & Preliminary Improvement Plans
 - Attachment 6 – Landscape & Architectural Plans
- E. Noise Study, prepared by Environmental Consulting Services, dated 2/10/04.
- F. Letter of Support, prepared by Housing Choices Coalition.
- G. Neighborhood Correspondence, 2/28/03 through 5/22/03.

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.

Report Prepared By: Randall Adams
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060

Report Reviewed By: Cathy Graves
Principal Planner
Development Review

SUBDIVISION FINDINGS:

1. THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OR CONDITIONS OF THE SUBDIVISION ORDINANCE AND THE STATE SUBDIVISION MAP ACT.

The proposed division of land meets all requirements and conditions of the County Subdivision Ordinance and the State Map Act 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.

The proposed division of land, its design, and its improvements, are consistent with the General Plan. The project creates two multi-family residential townhouse parcels and a common area parcel and is located in the Urban High Density Residential (R-UH) General Plan designation which allows a density of one unit for each 2,500 to 4,000 square feet of net developable parcel area. The proposed project is consistent with the General Plan, in that eight condominium units could be constructed at a total of 3,000 square feet per each multi-family dwelling unit and an additional density bonus is granted for 4 additional units with two of the units designated as affordable units per General Plan Policy 2.11.1. The increased density for this project is considered as an appropriate bonus in that new affordable ownership units will be provided within the County.

The project is consistent with the General Plan in that the full range of urban services is available to the subject property, including public water and sewer service. Two separate parking areas will be accessed by separate driveways on Mar Vista Drive and Madeline Drive, which provides satisfactory access to the project. The proposed subdivision is similar to the pattern and density of surrounding development, is near commercial shopping facilities and recreational opportunities, and will have adequate and safe vehicular and pedestrian access.

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

3. THAT THE PROPOSED SUBDIVISION COMPLIES WITH ZONING ORDINANCE PROVISIONS AS TO USES OF LAND, LOT SIZES AND DIMENSIONS AND ANY OTHER APPLICABLE REGULATIONS.

The proposed division of land complies with the zoning ordinance provisions as to uses of land, lot sizes and dimensions and other applicable regulations in that the use of the property will be residential in nature, lot sizes meet the minimum dimensional standards for the **RM-3** (Multi-Family Residential – 3,000 square feet minimum) zone district where the project is located,

which allows for interior setbacks to be reduced for parcels not abutting the periphery of the project site (per County Code section 13.10.323(d)1(i)) and all exterior setbacks will be consistent with the required site standards of the **RM-3** zone district. The proposed multi-family development complies with the development standards in the zoning ordinance as they relate to setbacks, maximum parcel coverage, and height with exceptions to the residential site standards for increased fencing/wall height. The proposed increases in fencing and wall heights within the required yard setbacks are consistent with the intent and purpose of the RM-3 zone district, in that they provide for amenities associated with the proposed residential development and provide a buffer between the proposed multi-family project and the adjacent single family residential neighborhood.

The parking provided on the project site varies from the parking standards listed in County Code sections 13.10.552(a) & 13.10.553(e). The reduced on site parking total and increased number of compact car spaces has been requested as a density bonus concession which is allowed under County Code section 13.10.393. The variation in parking standards proposed in this project is considered as an appropriate concession in that sufficient parking will be provided on the project site with additional on street parking available within the surrounding neighborhood.

4. THAT THE SITE OF THE PROPOSED SUBDIVISION IS PHYSICALLY SUITABLE FOR THE TYPE AND DENSITY OF DEVELOPMENT.

The site of the proposed land division is physically suitable for the type and density of development in that no challenging topography affects the site and existing developed access is already in place to the subject property. This project is an infill project within an existing urbanized area and all utilities and services are readily available.

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.

The design of the proposed division of land and its improvements will not cause environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. The construction of the proposed project will be located within an existing urbanized area and will be connected to existing drainage improvements. No impacts to fish, wildlife or their habitat(s) are anticipated as a result of this project.

6. THAT THE PROPOSED SUBDIVISION OR TYPE OF IMPROVEMENTS WILL NOT CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The proposed division of land or its improvements will not cause serious public health problems in that municipal water and sewer are available to serve all proposed parcels.

7. THAT THE DESIGN OF THE PROPOSED SUBDIVISION OR TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH, OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

The design of the proposed division of land and its improvements will not conflict with public easements for access in that no easements are known to encumber the property. Access to the proposed development will be from existing roadways.

8. THE DESIGN OF THE PROPOSED SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES.

The design of the proposed division of land provides to the fullest extent possible, the ability to use passive and natural heating and cooling in that the resulting development is oriented in a manner to take advantage of solar opportunities. The proposed structures will meet the minimum setbacks as required within the zone district.

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.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed lot sizes meet the minimum dimensional standards for the RM-3 zone district, and all development standards for the zone district will be met, with the exception of interior setbacks as allowed by County Code section 13.10.323(d)(1)(i).

Per County Code 13.11.072 the new units will have similar location and type of access, building orientation, bulk and scale, parking, street relationships, and relationships to other structures as other multi-family developments of similar form in the neighborhood. The new multi-family structures are proposed to be two stories in height. The architectural plans include design features such as cantilevered decks and varied rooflines and finish materials for additional visual interest. The proposed designs are well articulated and the use of materials and architectural features will break up the mass and form of the proposed residential structures.

Per County Code 13.11.073 the structures have been designed using finish materials and textures that are common to the neighborhood. Proposed materials include a blend of stucco, wood or other architectural siding, and painted trim. Roofing materials are proposed to be composition shingle and shall be neutral in color. The proposed paint palette shall include earth tones for the trim and accent colors.

Per County Code 13.11.075 the proposed project will provide adequate landscaping to blend the proposed development with the surrounding environment. The proposed landscape plan includes planting elements of a variety of scales and forms that will break up the mass of existing buildings and paved areas.

CONDITIONS OF APPROVAL

Land Division 02-0610 (Tract No. 1470)

Applicant: Peregrine Properties LLC

Property Owner(s): Peregrine Properties LLC

Assessor's Parcel No.: 039-182-06

Property Location and Address: Southwest corner of Soquel Drive and Mar Vista Drive, Aptos

Planning Area: Aptos

Exhibits:

- A.** Project Plans including Tentative Map & Preliminary Improvement Plans by Robert DeWitt & Associates, revised 3/15/04; Architectural Plans by R. Warren Pool, dated 5/2003; Landscape Plan by Michael Arnone, Landscape Architect, revised 3/16/04.
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All correspondence and maps relating to this land division shall carry the land division number noted above.

- I.** Prior to exercising any rights granted by this Approval, the owner shall:
- A.** Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof, **and**
 - B.** Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder). The conditions shall also be recorded on the Final Map and are applicable to all resulting parcels.
 - C.** Submit a copy of the approved Tentative Map on vellum to the County Surveyor.
 - D.** Pay a Negative Declaration De Minimis fee of \$25 to the Clerk of the Board of the County of Santa Cruz as required by the California Department of Fish and Game mitigation fees program
 - E.** Remove all commercial signage and advertisements from the subject property and Soquel Drive right of way.
- II.** A Final Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Final 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 Final Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Final Map shall meet the following requirements:

- A. The Final 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 twelve (12) new residential condominium parcels and one (1) common area parcel. A statement shall be included that the common area parcel is for shared common building, landscaping, road, and utilities improvements only and shall not be used for the creation of any residential units.
- C. The following items shall be shown on the Final Map:
 - 1. Building envelopes, common area and/or building setback lines located according to the approved Tentative Map. The building envelopes for the perimeter of the project shall meet the minimum setbacks for the RM-3 zone district of 20 for the front yard, 10 feet for the street side yards, and 15 feet for the rear yard.
 - 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 to the County of Santa Cruz for the right-of-way (Madeline Drive) and improvements shown on the tentative map. Following acceptance of the dedication by the County, the subject right of way is to be County maintained.
 - b. An easement for public use of the access road (Madeline Drive) shown on the tentative map. The easement will expire when the County accepts the offer of dedication.
- D. The following requirements shall be noted on the Final Map as items to be completed prior to obtaining a building permit on lots created by this land division:
 - 1. Lots shall be connected for water service to the Soquel Creek Water District.
 - 2. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the Sanitation District shall be

met.

3. All future construction on the lots shall conform to the Architectural Floor Plans and Elevations, and the Perspective Drawing as stated or depicted in Exhibits "A" and shall also meet the following additional conditions:
 - a. No changes in the placement of windows that face directly towards existing residential development as shown on the architectural plans, shall be permitted without review and approval by the Planning Commission.
 - b. Exterior finishes shall incorporate cement plaster and horizontal siding with accents and details, as shown on the approved plans.
 - c. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the RM-3 zone district. The project shall not exceed a **30%** lot coverage, or a 50% floor area ratio, or other standard as may be established for the zone district.
 - d. Noise attenuation measures shall be provided consistent with the recommendations of the acoustical report, Environmental Consulting Services, in their ~~letter~~ dated 2/10/04. A plan review letter from the acoustical engineer that **verifies** that the revised plans reflect the necessary modifications shall be submitted to the Planning Department.
4. A final Landscape Plan for the entire site specifying the species, their **size**, and irrigation plans and meet the following criteria and must conform to all water conservation requirement of the Soquel Creek Water District water conservation regulations:
 - a. **Turf Limitation.** Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
 - b. **Plant Selection.** At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.
 - c. **Soil Conditioning.** In new planting areas, soil shall be tilled to a

depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.

- d. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, over-spray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
- e. The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.
- f. Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.
- g. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
- h. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.
- i. All planting shall conform to the landscape plan shown as part of Exhibit "A".
- j. Trees planted in the County right of way shall be approved by the Department of Public Works and shall be installed according to provisions of the County Design Criteria.
- k. Notes shall be added to the improvement plans and the building permit plans that indicate the manner in which the trees shall be protected during construction. Include a letter from a certified arborist verifying that the protection measures recommended in the

required arborist letter measures have been incorporated into the construction plans.

5. All future development on the lots shall comply with the requirements of the geotechnical report prepared by Haro, Kasunich & Associates, dated 1/02.
6. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located.
7. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted. The erosion control plans shall identify the type of erosion control practices to be used and shall include the following:
 - a. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.
 - b. Spoils management that prevents loose material from clearing, excavation, and other activities from entering any drainage channel.
8. Any changes between the approved Tentative Map, including but not limited to the attached exhibits for architectural and landscaping plans, must be submitted for review and approval by the decision-making body. Such proposed changes will be included in a report to the decision making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code.
9. The parking area shall contain a least 26 parking spaces of which 7 parking spaces may be designed as compact spaces and appropriately marked, and two accessible space designed in accordance with Sections 13.10.550 through .560 of the County Code. All spaces shall be striped and defined by wheel stops. Parking and circulation areas shall be surfaced with a minimum of 2 inches of asphalt concrete over 5 inches of Class II base rock or other approved equivalent surface. All parking and circulation areas shall be lighted with low-rise lighting fixtures that do not exceed 15 feet in height. The construction plans must indicate the location, intensity, and variety of all exterior lighting fixtures. Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or

equivalent energy-efficient fixtures. All lighting shall be directed onto the site and away from adjacent properties.

- III. Prior to recordation of the Final Map, the following requirements shall be met:
- A. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
 - B. Meet all requirements of the Santa Cruz County Sanitation District as stated in the District's letter dated **9/17/03** including, without limitation, the following standard conditions:
 - 1. Submit and secure approval of ~~an~~ engineered sewer improvement plan providing sanitary sewer service to each parcel.
 - 2. Pay all necessary bonding, deposits, and connections fees, and furnish a copy of the CC&R's to the district.
 - C. Meet all requirements of the Santa Cruz County Department of Public Works, Drainage section.
 - D. A Homeowners Association shall be formed for maintenance of all area under common ownership including sidewalks, driveways, all landscaping, drainage structures, water lines, sewer laterals, fences, silt and grease traps and buildings. CC&R's shall be furnished to the Planning Department prior to the recordation of the final map.
 - E. All new utilities shall be underground. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries.
 - F. All requirements of the Aptos/La Selva Fire Protection District shall be met.
 - G. Park dedication in-lieu fees shall be paid for the total number of bedrooms in all twelve (12) dwelling units. These fees are currently \$750 per bedroom, but are subject to change.
 - H. Child Care Development fees shall be paid for the total number of bedrooms in all twelve (12) dwelling units. These fees are currently \$109 per bedroom, but are subject to change.

- I. Transportation improvement fees shall be paid for twelve (12) dwelling units. These fees are currently \$1,400 per unit, but are subject to change.
- J. Roadside improvement fees shall be paid for twelve (12) dwelling units. These fees are currently \$1,400 per unit, but are subject to change.
- K. Submit one reproducible vellum copy of the Final Map to the County Surveyor for distribution and assignment of temporary Assessor's parcel numbers and situs address.
- L. Enter into a Certification and Participation Agreement with the County of Santa Cruz to meet the Affordable Housing Requirements specified by Chapter 17.10 of and Section 13.10.391(b)(1) of the County Code, and the County Affordable Housing Guidelines. This agreement shall include the following statement:
 - 1. The developer shall provide the two designated affordable units for sale to low income households with first preference to households with a developmentally disabled individual. The current sales price for a 3 bedroom unit (under the above described guidelines for a low income family) is \$219,103. This sales price assumes a family of four at 80 percent of median income, with \$100 per month Homeowners Association dues, and is subject to change.
- 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, 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 unless otherwise indicated on the approved improvement plans. Plans shall also comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Code.
- N. 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.
- O. Details for the installation of required silt and grease traps to filter runoff from the parking area. Submit a silt and grease trap maintenance agreement to the Department of Public Works.

- P. The project geotechnical engineer shall prepare a soil treatment plan that includes a description of the technique used for the mixing and spreading operations, site map indicating soils storage areas and the boundaries of the area to be over-excavated and treated, barriers at the perimeter of the work area and soils poles adequate to contain any material that contains lime or other treatment, and a schedule indicating the number of work days required to complete the treatment phase of the project.. The plan shall be submitted for review and approval by the Planning Department.

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

- A. Prior to any disturbance, the owner/applicant shall organize a pre-construction meeting on the site. The applicant, grading contractor, Department of Public Works Inspector and Environmental Planning staff shall participate.
- B. 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 indicated on the approved improvement plans.
- 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. 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).
- E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- F. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owned applicant shall or shall have the project contractor, comply with the following measures during all construction work:

- G. 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
- H. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
- I. 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.
- J. Construction of improvements shall comply with the requirements of the geotechnical report (Haro, Kasunich and Associates, dated 1/02). The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report.
- K. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots.
- V. All future development on lots created by this subdivision shall comply with the requirements set forth in Condition II.D, above.
- VI. All signage on the subject property shall comply with the requirements of the applicable County sign ordinance (County Code section 13.10.580). This permit does not recognize or authorize any commercial signage or advertisements on the subject property or within the Soquel Drive right of way.
- VII. 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.
- VIII. 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.

IX. Mitigation Monitoring Program

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

- A. Mitigation Measure: Noise Reduction (Condition II.D.3.d)

1. Monitoring Program: In order to prevent conflicts with adopted General Plan policies regarding noise, prior to the scheduling of the public hearing, the owner/applicant shall:
 - a. Submit a noise study, prepared by an acoustic engineer, for review and approval by the Environmental Coordinator. The study shall either verify that the General Plan thresholds of **60** dB. exterior noise and 45 dB. interior noise will be met as the plan **is** currently designed, or it shall specify the design modifications that must be incorporated into the plans for the project to meet the thresholds. These modifications may consist of specifications regarding glazing, orientation of windows, soundproof materials, or sound restricting berms and fencing;
 - b. Submit a letter from the acoustical engineer verifying that the plans reflect the necessary modifications.
- B. Mitigation Measure: Silt and Grease Traps (Condition III.N)
 1. Monitoring Program: To protect ground and surface water from degradation due to silt, grease, and other contaminants from paved surfaces, prior to recordation of the Final Map, The trap shall be maintained according to the following monitoring and maintenance procedures:
 - a. The traps shall be inspected to determine if they need cleaning or repair prior to October **15** each year at a minimum;
 - b. **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 inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.
- C. Mitigation Measure: Pre-construction Meeting (Condition IV.A)
 1. Monitoring Program: To mitigate the potential negative impacts of the **export** of approximately 1500 cubic yards of fill from the site, prior to any disturbance, clearing, or grading, the owner/applicant shall organize a pre-construction site meeting among the grading contractor, Public Works inspection, and Environmental Planning staff. At the meeting the owner/applicant shall:
 - a. Submit information to Environmental Planning staff identifying each location(s) that will receive the fill and the amount of fill to

be received;

- b. Submit a valid grading permit for any location that will receive greater than 100 cubic yards or where fill will be spread greater than two feet thick or on a slope greater than 20% gradient;
- C If the destination of the fill is a municipal landfill, prior to final inspection, provide Environmental Planning staff with receipts that document the amount of fill that was received there.

D. Mitigation Measure: Storm-water Runoff (Condition III.C)

- 1. Monitoring Program: In order to ensure that General Plan policies regarding cumulative impacts from increased runoff are met, prior to recordation of the Final Map the applicant/owner shall specify the combination of drainage retention and detention methods that will be used to meet the criteria that runoff after development will not exceed pre-development levels.

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

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

cc: County Surveyor

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Cathy Graves
Principal Planner

Randall Adams
Project Planner

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

STAFF REPORT TO THE PLANNING COMMISSION

APPLICATION NO. 02-0610
APN: 039-182-06

EXHIBIT D

CALIFORNIA DEPARTMENT OF FISH AND GAME

CERTIFICATE OF FEE EXEMPTION

De minimis Impact Finding

Project Title/Location (Santa Cruz County):

Application Number: 02-0610

Cliff Bixler, for Peregrine Properties LLC

The applicant proposes to develop 12 condominium units and a shared common building on a 33,540 square foot parcel within the Urban Services Line. This project requires a Subdivision, a Residential Development Permit, Design Review, Soils Report Review, and Preliminary Grading Review to cut approximately 1,700 cubic yards of earth, and Environmental Review. The property is located on the southwest side of the intersection of Soquel Drive and Mar Vista Drive in Aptos.

APN:039-182-06

Randall Adams, Staff Planner

Zone District: R-M3 (Multi-Family Residential – 3000 square foot minimum)

Findings of Exemption (attach as necessary):

An Initial Study has been prepared for this project by the County Planning Department according to the provisions of CEQA. This analysis shows that the project will not create any potential for adverse environmental effects on wildlife resources.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



KEN HART
Environmental Coordinator for
Tom Burns, Planning Director
County of Santa Cruz

Date: 1/15/04



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTACRUZ, CA 95060-4000

(831) 454-2580 FAX (831) 454-2131 TOO: (831) 454-2123

TOM BURNS, DIRECTOR

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

Application Number: 02-0610

Cliff Bixler, for Peregrine Properties LLC

The applicant proposes to develop 12 condominium units and a shared common building on a 33,540 square foot parcel within the Urban Services Line. This project requires a Subdivision, a Residential Development Permit, Design Review, Soils Report Review, and Preliminary Grading Review to cut approximately 1,700 cubic yards of earth, and Environmental Review. The property is located on the southwest side of the intersection of Soquel Drive and Mar Vista Drive in Aptos.

APN: 039-182-06

Randall Adams, Staff Planner

Zone District: R-M3 (Multi-Family Residential – 3000 square foot minimum)

ACTION: Negative Declaration with Mitigations

REVIEW PERIOD ENDS: January 12, 2004

This project will be considered at a public hearing by the Planning Commission. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.

Findings:

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


Required Mitigation Measures or Conditions:

☐ None

☒ Are Attached

Review Period Ends January 12, 2004

Date Approved By Environmental Coordinator January 13, 2004


KEN HART
Environmental Coordinator
(831) 454-3127

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

NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by _____

on _____. No EIR was prepared under CEQA.

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

Date completed notice filed with Clerk of the Board: _____

NAME: Cliff Bixler for Peregrine Properties
APPLICATION: 02-0610
A.P.N: 039-182-06

NEGATIVE DECLARATION MITIGATIONS

1. In order to prevent conflicts with adopted General Plan policies regarding noise, prior to the scheduling of the public hearing, the owner/applicant shall:

A. Submit a noise study, prepared by an acoustic engineer, for review and approval by the Environmental Coordinator. The study shall either verify that the General Plan thresholds of 60 dB. exterior noise and 45 dB. interior noise will be met as the plan is currently designed, or it shall specify the design modifications that must be incorporated into the plans for the project to meet the thresholds. These modifications may consist of specifications regarding glazing, orientation of windows, soundproof materials, or sound restricting berms and fencing;

B. Submit a letter from the acoustic engineer verifying that the plans reflect the necessary modifications.

2. To protect ground and surface water from degradation due to silt, grease, and other contaminants from paved surfaces, prior to recordation of the tentative map, the applicant/owner shall specify a silt and grease trap on the downstream catch basin furthest downstream on the property. The trap shall be maintained according to the following monitoring and maintenance procedures:

A. The traps shall be inspected to determine if they need cleaning or repair prior to October 15 each year at a minimum;

B. 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 inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.

3. To mitigate the potential negative impacts of the export of approximately 1500 cubic yards of fill from the site, prior to any disturbance, clearing, or grading, the owner/applicant shall organize a pre-construction site meeting among the grading contractor, Public Works inspection, and Environmental Planning staff. At the meeting the owner/applicant shall:

A. Submit information to Environmental Planning staff identifying each location(s) that will receive the fill and the amount of fill to be received;

B. Submit a valid grading permit for any location that will receive greater than 100 cubic yards or where fill will be spread greater than two feet thick or on a slope greater than 20% gradient;

C. If the destination of the fill is a municipal landfill, prior to final inspection, provide Environmental Planning staff with receipts that document the amount of fill that was received there.

4. In order to ensure that General Plan policies regarding cumulative impacts from increased runoff are met, prior to recordation of the tentative map the applicant/owner shall specify the combination of drainage retention and detention methods that will be used to meet the criteria that runoff after development will not exceed pre-development levels.



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: Ciff Bixler, for Peregrine Properties LLC

APPLICATION NO.: 02-0610

APN: 039-182-06

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

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

XX Mitigations will be attached to the Negative Declaration

 No mitigations will be attached.

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

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. Please contact Paia Levine, Environmental Coordinator at (831) 454-3178, if you wish to comment on the preliminary determination. Written comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: January 12, 2004

Randall Adams
Staff Planner

Phone: 454-3218

Date: 12-16-03

ENVIRONMENTAL REVIEW INITIAL STUDY

APPLICANT: Cliff Bixler APN: 039-182-06
OWNER: Peregrine Properties LLC
Application No: 02-0610 Supervisorial District: 2
Site Address: No Situs, Aptos, California
Location: Southwest corner of Soquel Drive and Mar Vista Drive, Aptos.

EXISTING SITE CONDITIONS

Parcel Size: 33,540 square feet
Existing Land Use: Vacant
Vegetation: Vacant grassy parcel with few trees
Slope: 0-15% .77, 16-30% .00, 31-50% .00, 51+% .00 acres.
Nearby Watercourse: Borregas Creek
Distance To: Approximately 1600 feet (Borregas)
Rock/Soil Type: 177 – Watsonville Loam, 2-15% slopes

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: None mapped	Liquefaction: None mapped
Water Supply Watershed: None mapped	Fault Zone: None mapped
Groundwater Recharge: None mapped	Scenic Corridor: Mapped Resource
Timber or Mineral: None mapped	Historic: None mapped
Agricultural Resource: None mapped	Archaeology: None mapped
Biologically Sensitive Habitat: None mapped	Noise Constraint: None mapped
Fire Hazard: None mapped	Electric Power Lines: None
Floodplain: None mapped	Solar Access: Available
Erosion: None mapped	Solar Orientation: Level
Landslide: None mapped	
Hazardous Materials: None	

SERVICES

Fire Protection: Aptos/La Selva Fire Protection District
Drainage District: Zone 6 Flood Control District
School District: Pajaro Valley Unified School District
Project Access: Mar Vista Drive & Madeline Drive (Off Soquel Drive)
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz County Sanitation District

PLANNING POLICIES

Zone District: R-M3 (Multi-Family Residential – 3000 square foot minimum)
Special Designation: None
General Plan: R-UH (Urban High Density Residential)
Special Community: None
Coastal Zone: No
Within USL: Yes

PROJECT SUMMARY DESCRIPTION:

The applicant proposes to develop 12 condominium units and a shared common building on a 33,540 square foot parcel within the Urban Services Line.

This project requires a Subdivision, a Residential Development Permit, Design Review, Soils Report Review, and Preliminary Grading Review to cut approximately 1,700 cubic yards of earth and fill approximately 100 cubic yards of earth, and Environmental Review.

Property located on the southwest side of the intersection of Soquel Drive and Mar Vista Drive in Aptos.

DETAILED PROJECT DESCRIPTION:

The proposed project is to construct 12 condominium units and a common building on a vacant residentially zoned parcel. A Residential Development Permit is required to allow for the reduced interior setbacks between each of the condominium units and the common area structures, as well as for the construction of the 8 foot high rear yard wall the 4 foot high play area fence, and the 6 foot high garbage enclosure within the required yard setbacks.

The 12 condominium units will be broken up as follows: (4) 3 bedroom/2 bath units 1098 square feet in area, (4) 3 bedroom/2 bath units 1085 square feet in area, (4) 2 bedroom/2 bath units 819 square feet in area. One of the 4 bedroom and one of the 2 bedroom units are proposed to be affordable units. As a concession for the affordable housing proposal, the applicant is requesting to locate 4 of the required 30 parking spaces on the public street. The proposed 4 additional spaces on the street will be in addition to the 6 required guest parking spaces. There is sufficient curb area for at least 12 curb side parking spaces. The applicant is also requesting 7 compact off-street parking spaces (an increase of 4 compact spaces above the standard of 10 percent of the required parking total - 3 compact parking spaces).

Two parking lots are proposed which will be accessed via Mar Vista Drive and Madeline Drive, respectively. Street improvements will be installed, including curbs, gutters, sidewalks, landscaping, and road widening of Madeline Drive to line up with the existing improved width of Madeline Drive at the boundary of the subject property. Site grading

will consist of preparation for the street improvements as well as grading of the project site to allow for proper drainage and construction of the proposed buildings. The total volume of grading on the project site is 1700 cubic yards (cut) and 100 cubic yards (fill).

Sewer and water connections to existing utility mains in the surrounding roadways are proposed. The proposed project will drain to existing drainage facilities on Madeline Drive, and includes a dry streambed/detention basin to reduce peak runoff volumes and allow for limited percolation into the soils on the project site.

The proposed project will required the removal of 2 acacia trees along Soquel Drive, 1 acacia tree along the western property boundary, and 1 oak tree within the western portion of the project site, for a total of 4 trees to be removed. Replacement trees are proposed along the periphery of the subject property and within the interior patios and plazas of the proposed development.

PROJECT SETTING:

The project site is located on the southwest side of the intersection of Soquel Drive and Mar Vista Court. The southern boundary of the subject property is adjacent to Madeline Drive, and the western boundary is adjacent to single family residential dwellings. The property is vacant and fairly level with a gentle slope down to the southwest. The surface of the parcel is mostly exposed earth and grass, with oak, willow, and acacia trees along the west and north sides of the property.

The surrounding parcels are developed with single and multi-family residential development and the periphery of the project site is either developed roadways or existing residential development. This project is considered as infill development on an existing vacant parcel within the Urban Services Line with the full range of urban services available.

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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ENVIR IT/ REVIEW CHECKLIST

A. Geoloav and Soils

Does the project have the potential to:

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

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

— — X —

Although all of Santa Cruz County is subject to potential earthquake faulting, fault rupture is not a likely potential threat to the proposed development as this parcel is not in a county or state mapped earthquake fault zone, where elevated hazard levels would be expected.

- b. Seismic ground shaking?

— — X —

All of Santa Cruz County is subject to some hazard from earthquakes. A Geotechnical Investigation was prepared by Haro, Kasunich & Associates, dated January 2002. The report concluded that seismic shaking could be managed by constructing well built structures per the current building code requirements and by following the recommendations in the Geotechnical report. Plans for each structure shall be reviewed and accepted by the project Geotechnical Engineer prior to approval of the building permits.

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

— — X —

Not described as a potential hazard in the Geotechnical Investigation (referred to in item A-1-b, above).

- a. Landslides?

— — X —

The Geotechnical Investigation (referred to in item A-1-b, above) did not identify any potential hazard from landslides. It is unlikely that the subject property would be

Significant Or Potentially Significant Impact	Less Than significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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impacted by potential landslides as the parcel is relatively flat, and no known landslides have been identified in the surrounding area.

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

—	—	<u>X</u>	—
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See item A-I-a, b & d, above.

3. Develop land with a slope exceeding 30%?

—	—	—	<u>X</u>
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No improvements are proposed on slopes in excess of 30%.

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

—	—	<u>X</u>	—
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The proposed development will be adequately drained and erosion will be controlled per the Preliminary Improvement Plan and Erosion Control Plan prepared by Robert L. DeWitt, dated 8/26/03 (Attachment 5). These plans have been reviewed and accepted by the Department of Public Works, Drainage division. To ensure that all erosion is properly controlled and that the proposed drainage and erosion control measures are effective, it is recommended that the project Geotechnical Engineer review and approve the proposed improvement plans prior to the public hearing for this project as a mitigation measure.

5. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code(1994), creating substantial risks to property?

—	—	—	<u>X</u>
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Not described as a potential hazard in the Geotechnical Investigation(referred to in item A-1-b, above).

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

—	—	—	<u>X</u>
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No septic systems are proposed. The project will be required to connect to the Santa Cruz County Sanitation District and to pay all required sewer connection and service

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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fees that fund sanitation improvements for the district as a Condition of Approval for this project.

7.	Result in Coastal cliff erosion?	___	___	___	<u>X</u>
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No coastal cliffs are located within the project area or surroundings.

B. Hydrology, Water Supply and Water Quality

Does the project have the potential to:

- | | | | | | |
|----|---|-----|-----|----------|----------|
| 1. | Place development within a 100-year flood hazard area? | ___ | ___ | ___ | <u>X</u> |
| 2. | Place development within the floodway resulting in impedance or redirection of flood flows? | ___ | ___ | ___ | <u>X</u> |
| 3. | Be inundated by a seiche or tsunami? | ___ | ___ | ___ | <u>X</u> |
| 4. | Deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit, or a significant contribution to an existing net deficit in available supply, or a significant lowering of the local groundwater table? | ___ | ___ | <u>X</u> | ___ |

The subject property is not in a mapped ground-water resource area. The proposed development will rely on public water service, and construction will comply with the Uniform Building Code and local ordinances regarding the conservation and use of water.

- | | | | | | |
|----|--|-----|-----|----------|-----|
| 5. | Degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion). | ___ | ___ | <u>X</u> | ___ |
|----|--|-----|-----|----------|-----|

See item B-4, above. Runoff from this project may contain small amounts of chemicals and other household contaminants. No commercial or industrial activities are proposed that would generate a significant amount of contaminants to a public or private water supply. Potential siltation from the proposed project and possible erosion control mitigation measures are discussed in item A-4, above.

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
6. Degrade septic system functioning?	—	—	—	<u>X</u>

See item A-6, above.

7. Alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which could result in flooding, erosion, or siltation on or off-site?	—	—	—	—
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See item A-4, above. The Drainage Calculations prepared by Robert L. DeWitt, dated 1/17/03, have been reviewed for potential drainage impacts and accepted by the Department of Public Works, Drainage. On site detention will cause post-development runoff to be controlled to pre-development levels.

8. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems, or create additional source(s) of polluted runoff?	—	—	<u>X</u>	—
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See item B-7, above.

9. Contribute to flood levels or erosion in natural water courses by discharges of newly collected runoff?	—	—	<u>X</u>	—
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See item B-7, above.

10. Otherwise substantially degrade water supply or quality?	—	—	—	—
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A silt and grease trap at the downstream drop inlet on the property will be required.

C. Biological Resources

Does the project have the potential to:

1. Have an adverse effect on any species identified as a candidate, sensitive, or special status species, in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service?	—	—	<u>X</u>	—
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Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact
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The final drainage outfall for this project is within an urban drainage swale that is a tributary of Borregas Creek. Existing drainage improvements route the water to the drainage swale. No alterations to the existing drainage improvements are proposed by this project. No potential impacts of releasing an increased volume or rate of water at this location are anticipated as a result of this project. The Department of Public Works drainage staff have required an appropriate amount of on-site runoff retention/detention.

- | | | | | | |
|----|---|---|---|----------|---|
| 2. | Have an adverse effect on a sensitive biotic community (riparian corridor), wetland, native grassland, special forests, intertidal zone, etc.)? | — | — | <u>X</u> | — |
|----|---|---|---|----------|---|

See item C-1, above.

- | | | | | | |
|----|---|---|---|----------|---|
| 3. | Interfere with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites? | — | — | <u>X</u> | — |
|----|---|---|---|----------|---|

See item C-1, above.

- | | | | | | |
|----|---|---|---|----------|---|
| 4. | Produce night time lighting that will illuminate animal habitats? | — | — | <u>X</u> | — |
|----|---|---|---|----------|---|

Typical residential night time lighting may occur with the proposed development from this project. The subject property is located in an urbanized area and is surrounded on all sides by existing residential development that currently generates night time lighting.

- | | | | | | |
|----|---|---|---|----------|---|
| 5. | Make a significant contribution to the reduction of the number of species of plants or animals? | — | — | <u>X</u> | — |
|----|---|---|---|----------|---|

The development of this vacant urban parcel, with historic disturbance and land clearing, will not result in a significant loss of habitat.

- | | | | | | |
|----|---|--|--|--|--|
| 6. | Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, Sensitive Habitat Ordinance, provisions of the | | | | |
|----|---|--|--|--|--|

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
---	---	------------------------------------	--------------

Design Review ordinance protecting trees with trunk sizes of 6 inch diameters or greater)?

—	—	<u>X</u>	—
---	---	----------	---

A number of existing trees are proposed to be removed from the subject property as a result of this development. An arborist has evaluated the trees on this property and has made recommendations regarding safety, removal, and preservation related to the existing trees. The proposed tree removals include some healthy trees according to the arborist's report, although their structure is considered as fair to weak. The tree removals are necessary to allow for a functional building and parking lot layout and design, as well as allowing for appropriate street trees, landscaping, and other improvements. A total of 4 trees that are greater than 6 inches in diameter are proposed for removal, only one of which is a native species. A sufficient number of replacement trees are proposed on the Landscape Plan (Attachment 7) throughout the project site.

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

—	—	—	<u>X</u>
---	---	---	----------

D. Energy and Natural Resources

Does the project have the potential to:

1. Affect or be affected by land designated as "Timber Resources" by the General Plan?
2. Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use?
3. Encourage activities which result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner?
4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?

—	—	—	<u>X</u>
---	---	---	----------

—	—	—	<u>X</u>
---	---	---	----------

—	—	—	<u>X</u>
---	---	---	----------

—	—	—	<u>X</u>
---	---	---	----------

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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E. Visual Resources and Aesthetics

Does the project have the potential to:

- | | | | | |
|--|-----|-----|-----|------------|
| 1. Have an adverse effect on a scenic resource, including visual obstruction of that resource? | ___ | ___ | ___ | <u>X</u> . |
|--|-----|-----|-----|------------|

The subject property is located within a mapped scenic resource area. **As** the project site is not visible from any public park, scenic roadway, or other public viewshed, this proposal will not result in an impact to scenic resources.

- | | | | | |
|--|-----|-----|-----|------------|
| 2. Substantially damage scenic resources, within a designated scenic corridor or public viewshed area including, but not limited to, trees, rock outcroppings, and historic buildings? | ___ | ___ | ___ | <u>X</u> . |
|--|-----|-----|-----|------------|

See item E-I, above.

- | | | | | |
|--|-----|-----|----------|-----|
| 3. Degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridgeline? | ___ | ___ | <u>X</u> | ___ |
|--|-----|-----|----------|-----|

The project site will be developed in manner consistent with the surrounding urban development. The topography shall be modified to allow for drainage improvements and the placement of structures and parking areas, but will not result in any adverse visual impacts. The proposed replacement trees and landscape improvements, as well as the proposed building design, will be compatible with the surrounding pattern of residential development. The subject property is not located on a ridge or prominent visual feature.

- | | | | | |
|---|-----|-----|-----|------------|
| 4. Create a new source of light or glare which would adversely affect day or nighttime views in the area? | ___ | ___ | ___ | <u>X</u> . |
| 5. Destroy, cover, or modify any unique geologic or physical feature? | ___ | ___ | ___ | <u>X</u> . |

See items E-I & E-3, above.

F. Cultural Resources

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact
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Does the project have the potential to:

- | | | | | |
|---|-------|-------|-------|----------------|
| 1. Cause an adverse change in the significance of a historical resource as defined in CEQA Guidelines 15064.5? | _____ | _____ | _____ | <u> X </u> . |
| 2. Cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 15064.5? | _____ | _____ | _____ | <u> X </u> . |

The subject property is not located within a mapped archaeological resource area. No further archaeological review has been required for this project.

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

See item F-2, above.

- | | | | | |
|--|-------|-------|-------|----------------|
| 4. Directly or indirectly destroy a unique paleontological resource or site? | _____ | _____ | _____ | <u> X </u> . |
|--|-------|-------|-------|----------------|

G. Hazards and Hazardous Materials

Does the project have the potential to:

- | | | | | |
|--|-------|-------|-------|----------------|
| 1. Create a significant hazard to the public or the environment as a result of the routine transport, storage, use, or disposal of hazardous materials, not including gasoline or other motor fuels? | _____ | _____ | _____ | <u> X </u> . |
| 2. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | _____ | | | |
| 3. Create a safety hazard for people residing or working in the project area as a result of dangers from | | | | |

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
aircraft using a public or private airport located within two miles of the project site?	—	—	—	<u>X</u>
4. Expose people to electro-magnetic fields associated with electrical transmission lines?	—	—	—	<u>X</u>
5. Create a potential fire hazard?	—	—	—	—

Some fire risk is associated with all residential development. The proposed design of the project places the residential development in the central portion of the property, with parking lots, lawn areas, and landscaping improvements surrounding the proposed structures. The structures will be constructed in a manner to comply with all current requirements of the local fire agency, which will adequately reduce the potential fire hazard to an acceptable level.

6. Release bioengineered organisms or chemicals into the air outside of project buildings?	—	—	—	<u>X</u>
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H. Transportation/Traffic

Does the project have the potential to:

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

New residential units generate additional traffic volume to surrounding streets and roadways. 12 new residential units will be constructed as a result of this project. The total traffic generated by this project is estimated to be 86 new trips per day, with only 7-8 new trips per day occurring during the peak traffic periods (Attachment 9). This project was evaluated by the Department of Public Works, Road Engineering, using these figures and the trip generation was not considered to be a significant increase in traffic. A traffic study was not required by the Department of Public Works, Road Engineering.

2. Cause an increase in parking demand which cannot be accommodated by				
--	--	--	--	--

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact
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existing parking facilities?

_____	_____	<u> X </u>	_____
-------	-------	--------------	-------

The parking for the 12 new units will be provided on the project site in the form of off-street parking spaces within the two proposed parking lots. **As** a concession for the affordable housing proposal, the applicant is requesting to locate **4** of the required 30 parking spaces on the public street (with the required 6 guest parking spaces), and to allow for 7 compact off-street parking spaces. Sufficient parking exists on the project site and along the curb of the adjacent streets (with the improvement of Madeline Drive proposed as a component of this project) to accommodate resident and guest parking for the proposed project.

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

_____	_____	_____	<u> X </u>
-------	-------	-------	--------------

The project site fronts on two local streets and one arterial street. The two driveway entrances have been proposed on the two local streets, which will keep driveway turning movements on local residential streets where traffic flow and volume is noticeably low. No potential hazard to motorists, bicyclists, or pedestrians will be created as a result of the proposed project.

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

_____	_____	_____	<u> X </u>
-------	-------	-------	--------------

See item H-1, above. No other development projects are currently under review in the project area. The additional traffic generated by the residential development proposed by this project will not exceed a level of service standard, established by the county congestion management agency for designated intersections, roads or highways.

I. Noise

Does the project have the potential to:

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

_____	_____	<u> X </u>	_____
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The proposed new residential development would increase ambient noise levels within the surrounding residential areas, but not to a significant level. No noise studies have

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact
---	---	------------------------------------	--------------

been completed for this project.

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

_____	<u> X </u>	_____	_____
-------	--------------	-------	-------

Acoustic studies of nearby projects have shown that noise generated by Soquel Drive can exceed General Plan standards for residential projects. An acoustic engineer will be required to measure actual noise levels and recommend construction techniques to meet standards on this property.

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

_____	_____	_____	_____
-------	-------	-------	-------

Noise generated during the construction of the proposed project will temporarily increase the ambient noise levels within the surrounding residential area. A project condition will limit the duration of construction to the hours of 8:00 A.M. to 5:30 P.M., weekdays, to reduce the noise impact associated with construction on surrounding residential areas.

J. Air Quality

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

1. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
2. Conflict with or obstruct implementation of an adopted air quality plan?
3. Expose sensitive receptors to substantial pollutant concentrations?
4. Create objectionable odors affecting a substantial number of people?

_____	_____	_____	<u> X </u> .
_____	_____	_____	<u> X </u> .
_____	_____	_____	<u> X </u> .
_____	_____	_____	<u> X </u> .

Significant Or Potentially Significant impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact
---	---	------------------------------------	--------------

K. Public Services and Utilities

Does the project have the potential to:

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

a. Fire protection?	___	___	<u>X</u>	___
---------------------	-----	-----	----------	-----

Residential development creates additional demand for all public services and utilities. The developer of this project would be required, as Conditions of Approval for this project, to pay all the appropriate developer's fees for parks, schools, child care, and transportation improvements. All of the new parcels will pay property taxes into the general funds that provide funding for the necessary public services. The public agencies that provides these services have not objected to the proposed development.

b. Police protection?	___	___	<u>X</u>	___
-----------------------	-----	-----	----------	-----

See item K-1-b, above.

c. Schools?	___	___	<u>X</u>	___
-------------	-----	-----	----------	-----

See item K-1-b, above.

d. Parks or other recreational facilities?	___	___	<u>X</u>	___
--	-----	-----	----------	-----

See item K-1-b, above.

e. Other public facilities: including the maintenance of roads?	___	___	<u>X</u>	___
---	-----	-----	----------	-----

See item K-1-b, above.

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

The Drainage Calculations prepared by Robert L. DeWitt, dated 1/17/03, have been

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact
---	---	------------------------------------	--------------

reviewed for potential drainage impacts and accepted by the Department of Public Works, Drainage. Zone 6 drainage fees will be required, per the net increase in impervious area, to fund drainage improvements within the watershed.

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

—	—	<u>X</u>	—
---	---	----------	---

The project site is located within the Santa Cruz County Sanitation District and Urban Service Line. The development will be required to connect to the Santa Cruz County Sanitation District and pay all required sewer connection and service fees that fund sanitation improvements for the district. A will serve letter has been provided by the Santa Cruz County Sanitation District (Attachment 10).

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

—	—	—	<u>X</u>
---	---	---	----------

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

—	—	<u>X</u>	—
---	---	----------	---

The Soquel Creek Water District has reviewed this project and has provided a will serve letter for the proposed development (Attachment 11). 3 new fire hydrants, served by Soquel Creek Water District, are proposed along Mar Vista Drive and Madeline Drive as a part of this project.

6. Result in inadequate access for fire protection?

—	—	<u>X</u>	—
---	---	----------	---

The project is surrounded on three sides by existing roadways, with sufficient access to the existing road network for adequate fire protection.

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

—	—	<u>X</u>	—
---	---	----------	---

All residential development has the potential to generate some level of refuse. The proposed residential development will not generate significant additional refuse.

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
8. Result in a breach of federal, state, and local statutes and regulations related to solid waste management?	—	—	—	<u>X</u>

L Land Use, Population, and Housing

Does the project have the potential to:

1. Conflict with any policy of the County adopted for the purpose of avoiding or mitigating an environmental effect?	—	—	<u>X</u>	—
--	---	---	----------	---

The proposed development complies with the density requirements of the County General Plan. The project site is located within the Urban Low Density Residential (R-UL) General Plan designation, in that the proposed development is an urban infill project at a density that is allowed by the General Plan, with an allowed density bonus for affordable housing units.

2. Conflict with any County Code regulation adopted for the purpose of avoiding or mitigating an environmental effect?	—	—	<u>X</u>	—
--	---	---	----------	---

The proposed development complies with the Design Review Ordinance (13.11), in that even though 4 trees are proposed for removal, a sufficient number of replacement trees are proposed to compensate for the loss of those trees that are proposed for removal

3. Physically divide an established community?	—	—	—	<u>X</u>
4. Have a potentially significant growth inducing effect, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	—	—	<u>X</u>	—

The 12 proposed new residential units will not create a significantly growth inducing effect, in that the proposed development can be considered as an infill project within a developed urban neighborhood. This project develops this parcel to a level of density that is comparable to the surrounding residential neighborhood. Limited infrastructure improvements, to the level necessary to serve this project, will be developed and surrounding residential areas will not be induced to grow or increase in density as a result.

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact
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- | | | | | |
|--|---|---|---|----------|
| 5. Displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere? | — | — | — | <u>X</u> |
|--|---|---|---|----------|

No structures will be demolished as a result of this project.

M. Non-Local Approvals

Does the project require approval of federal, state, or regional agencies?	Yes —	No <u>X</u> .
--	-------	---------------

Which agencies?

N. Mandatory Findings of Significance

- | | | |
|---|-------|----------------|
| 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant, animal, or natural community, or eliminate important examples of the major periods of California history or prehistory? | Yes — | No <u>X</u> . |
| 2. Does the project have impacts that are individually limited, but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, and the effects of reasonably foreseeable future projects which have entered the Environmental Review stage)? | Yes — | No <u> </u> . |
| 3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | Yes — | No <u>X</u> . |

<u>TECHNICAL REVIEW CHECKLIST</u>	<u>REQUIRED</u>	<u>COMPLETED*</u>	<u>N/A</u>
APAC REVIEW	_____	_____X_____	.
ARCHAEOLOGIC REVIEW	_____	_____X_____	.
BIOTIC ASSESSMENT	_____	_____X_____	.
GEOLOGIC HAZARD ASSESSMENT	_____	_____X_____	.
GEOLOGIC REPORT	_____	_____X_____	.
RIPARIAN PRE-SITE	_____	_____X_____	.
SEPTIC LOT CHECK	_____	_____X_____	.
SOILS REPORT	_____X_____	_____12/26/02_____	.
OTHER:			
_____	_____	_____	
_____	_____	_____	

*Attach summary and recommendation from completed reviews


List any other technical reports or information sources used in preparation of this initial study (Available on file with the County of Santa Cruz, Planning Department):

- Geotechnical Investigation prepared by Haro, Kasunich & Associates, dated January 2002.
- Drainage Calculations prepared by Robert L. DeWitt & Associates, dated 1/17/03.
- Arborist's Report and Impact Analysis prepared by Maureen Hamb, dated 3/11/03.

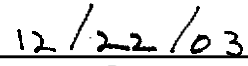
ENVIRONMENTAL REVIEW ACTION

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ✓ I find that although the proposed project could **have** a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described below have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.



Signature
E.C.

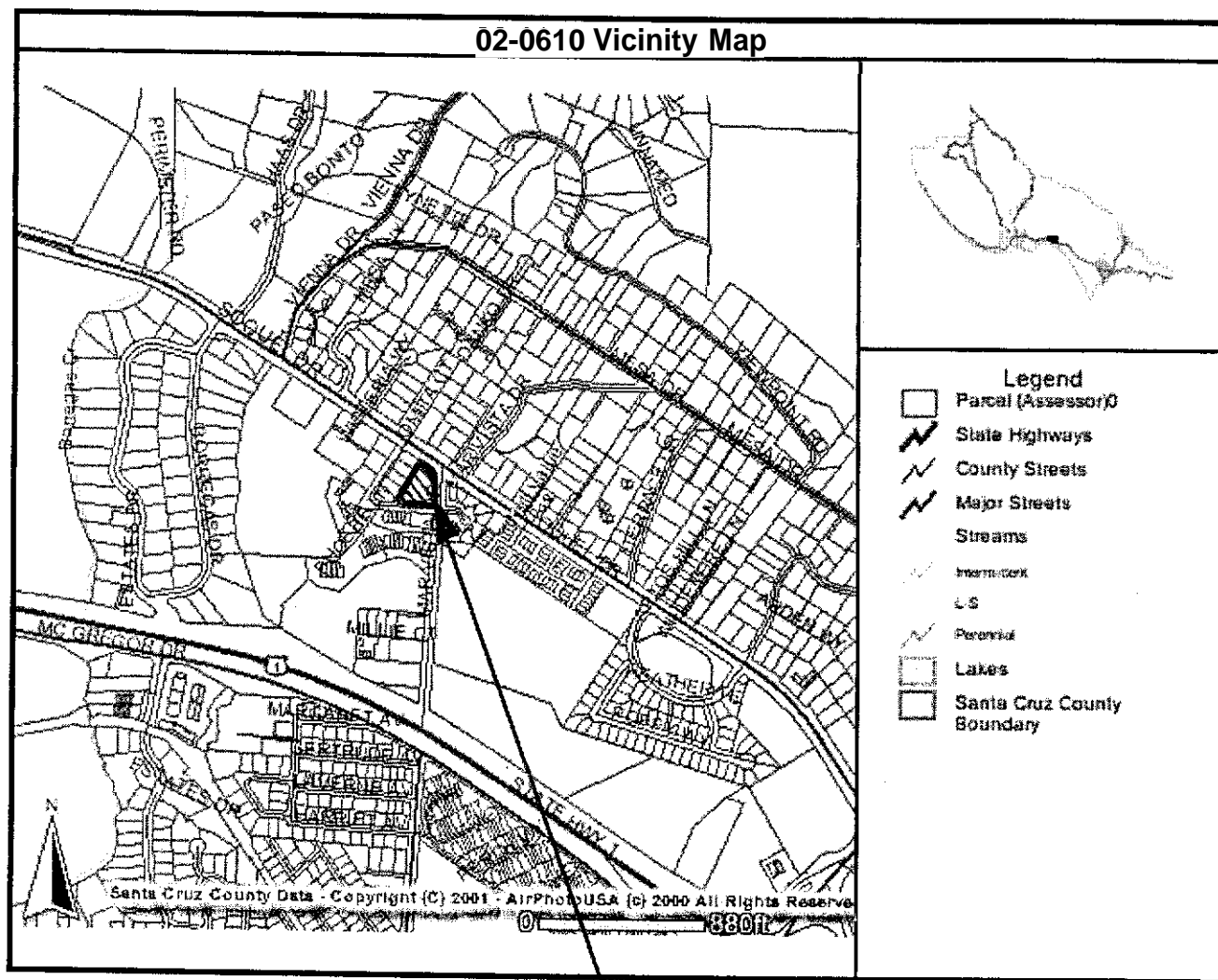


Date

For: _____
Environmental Coordinator

Attachments:

1. Vicinity Map
2. Assessor's Parcel Map
3. Map of Zoning Districts
4. Map of General Plan Designations
5. Tentative Map & Preliminary Improvement Plans prepared by Robert L. DeWitt, dated 8/26/03.
6. Architectural Plans prepared by R. Warren Pool, dated May 2003.
7. Landscape Plan prepared by Michael Arnone, dated 7/25/03.
8. Geotechnical Report Review Letter prepared by Kent Edler. dated 12/26/02.
9. Traffic Generation Letter, prepared by Higgins Associates, dated 3/14/03.
10. Memo from Department of Public Works, Sanitation, dated 9/17/03.
11. Will serve letter from Soquel Creek Water District, dated 8/26/02.



SUBJECT PROPERTY

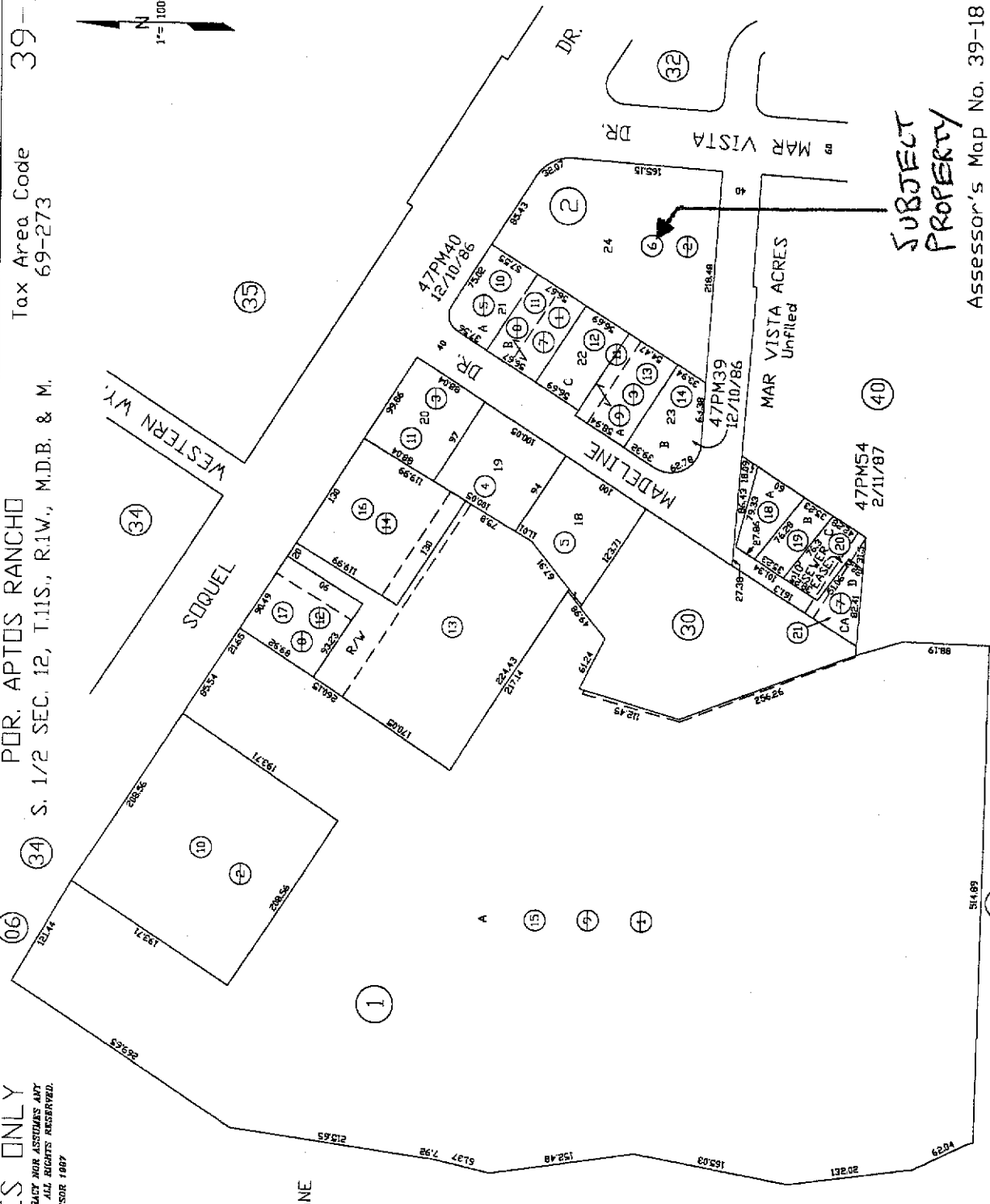
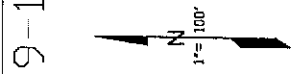
Environmental Review Initial Study
ATTACHMENT 1
APPLICATION 02-0610

FOR TAX PURPOSES ONLY
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06 POR. APTOS RANCHO
34 S. 1/2 SEC. 12, T.11S., R.1W., M.D.B. & M.

Tax Area Code 39-18
69-273

LANDS OF
CARERINE M. SPILLANE
39MB62 3/25/64



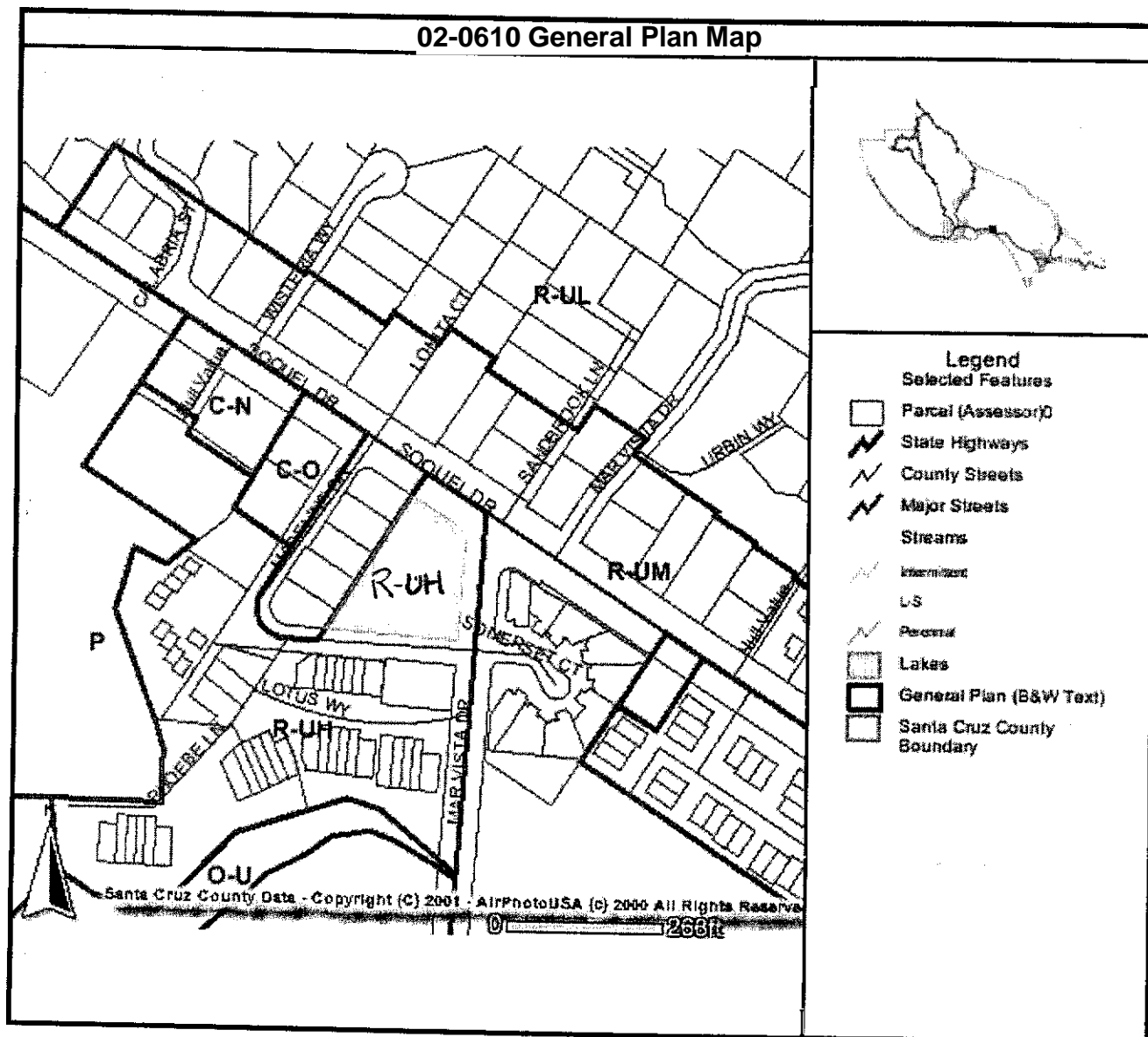
SUBJECT
PROPERTY

Assessor's Map No. 39-18
County of Santa Cruz, Calif.
Dec., 1997

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

Environmental Review Initial Stud
ATTACHMENT, 2
APPLICATION 02-0610





Environmental Review Initial Study
 ATTACHMENT 4
 APPLICATION 02-0610

TENTATIVE MAP And PRELIMINARY IMPROVEMENT PLANS For 12-UNIT CONDOMINIUM PROJECT

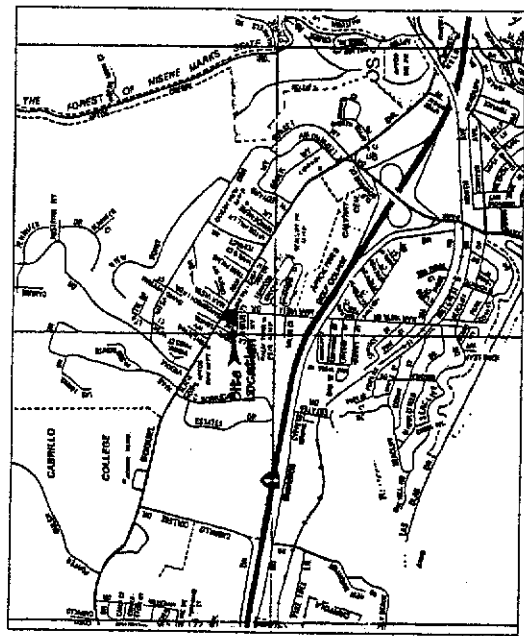
Prepared At The Request of
PEREGRINE PROPERTIES, LLC
For Improvements Located At
SOQUEL DR. & MAR VISTA DR.
Aptos, California
APN: 039-182-06

SHEET INDEX

1	P1	Legend
2	P2	General Notes
3	P3	Tentative Map
4	P4	Land Use Map
		SCSD General Notes
		Drainage Calculations
		Site Cross Sections
		Typical Street Sections
		Grading, Drainage
		& Erosion Control

LEGEND

WM	Water Valve
PP	Power Pole
PH	Fire Hydrant
PG	Cable Gas & Electric
TE	Telephone
SS	Sanitary Sewer
W	Water Line
To	Top Of Grade
BM	Temporary Bench Mark
LT/RT	Left/Right
SD	Storm Drain Line
RT/W	Right-of-Way
HT	High Point
EL	Elevation
BVC	Begin Vertical Curve
EVC	End Vertical Curve
PVI	Point of Vertical Intersection
LC	Asphalt Concrete
CC	Concrete
RC	Reinforced Concrete
GB	Gravel
FL	Flowline
EXST.	Existing
CP	Center Point
CL	Centerline



LOCATION MAP

Environmental Review Initial Study
ATTACHMENT 5, 1 of 5
APPLICATION 02-0610

APN: 039-182-06
A-21-03

CEL SOC
California Environmental Services, Inc.
1000 California Street, Suite 100
San Francisco, CA 94108

CEL SOC
California Environmental Services, Inc.
1000 California Street, Suite 100
San Francisco, CA 94108

GENERAL NOTES

1. Prepared at the request of Peregrine Properties, LLC.
2. APN: 039-182-06
3. Topographic Map based on survey performed by Larry Rabin, Registered Professional Surveyor, No. 10000, State of California, Project #02119, October 2002.
4. All construction shall comply with applicable requirements of the current edition of the Design Office of the County of Santa Cruz.
5. All figures (fig.) references, unless otherwise specified, refer to Standard Drawings in the current edition of the Design Office of the County of Santa Cruz.
6. The Director of Public Works or their authorized representative shall be responsible for the construction of the improvements shown on this map.
7. The contractor shall notify the County Construction Engineer of Item 24 before prior to the commencement of the work. Call (408) 453-2100.
8. All grading shall comply with the applicable requirements of the grading engineer of the County of Santa Cruz.
9. Grading shall be completed by April 15, 2003.
10. The contractor shall be responsible for the construction of the improvements shown on this map.
11. The contractor shall be responsible for the construction of the improvements shown on this map.
12. The contractor shall be responsible for the construction of the improvements shown on this map.
13. The contractor shall be responsible for the construction of the improvements shown on this map.

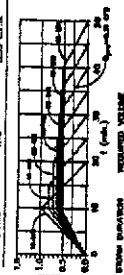
NOT FOR CONSTRUCTION

**County Sanitation District
General Notes**

Drainage Calculations

DETENTION VOLUME CALCULATIONS
TO YEAR PRE-DEVELOPMENT Q = 0.31 C.F.S.

STORM DURATION	INTENSITY (i)	POST-DEVELOPMENT RUNOFF
10 min.	3.0	0.7 C.F.S.

[illegible]

1

ATIVE MAP
at the Request of
Properties, LLC
Premises Located at
& Mar Vista Drive
: 039-182-08

[illegible]

Drainage

DRAINAGE CALCULATIONS
APN: 039-182-06

[illegible]

NET DEVELOPMENT CONTINGENT
GROSS PARCEL AREA = 33.340 A.C.
SERVICING AREA = 0.56 (0.0040)

EXTRAORDINARY AREA = 33,040 S.F. (C-2-20)
CONCRETE C. WALLS = 6,200

[illegible]

100% POLYURETHANE COMPOUND
GROSS PARCEL AREA = 11,540 S.F. (9.77 ACRES)

SPERMATOPHYTES AREA = 20,410 S.F. (0-0.80)
 GYMNOSPHYTES AREA = 13,130 S.F. (0-0.80)
 COMPOSITE C VALUE = 0.80(20,410) + 0.20(13,130)

105-10600-10000

60 1571-1798 2550 1571-1798 2550

NEW POINT RD. MESA DR. SOQUEL DR.
PERSHED AREA DRAINAGE CALCULATIONS

CALLATIONS BASED ON SANTA CRUZ CO. DESIGN ONTARIO
TERMS FOR NO. 25 YR. AND 100 YEAR STUDIES

$$\begin{aligned} 100 \text{ yr.} &= 1.0 \\ 5 \text{ yr.} &= 1.1 \\ 1 \text{ yr.} &= 1.4 \\ 1 \text{ mo.} &= 1.9 \\ 1 \text{ day} &= 2.0 \text{ hr./hr.} \\ 1 \text{ sec.} &= 2.0 \times 10^{-5} \text{ hr./hr.} \\ 1 \text{ min.} &= 2.0 \times 10^{-4} \text{ hr./hr.} \\ 1 \text{ hr.} &= 2.0 \times 10^{-3} \text{ hr./hr.} \\ 1 \text{ day} &= 2.0 \times 10^{-2} \text{ hr./hr.} \\ 1 \text{ week} &= 2.0 \times 10^{-1} \text{ hr./hr.} \\ 1 \text{ month} &= 2.0 \times 10^0 \text{ hr./hr.} \\ 1 \text{ year} &= 2.0 \times 10^1 \text{ hr./hr.} \\ 1 \text{ century} &= 2.0 \times 10^2 \text{ hr./hr.} \end{aligned}$$

13-00000 AREA CONTAINED
SS AREA = 1,472,000 SF. (33.8 AC)
SLOPE 2:1 VERTICAL TO 1:1 HORIZONTAL

FIGURE VALUE = 0.43

$-G_{CI} A = 1.0(0.45)(2.00)(\text{m})(X_{11.6} \text{ m}) = -7.02 \text{ kN}$
 $-G_{CI} A = 1.1(0.48)(2.40 \text{ m})(X_{13.9} \text{ m}) = -14.27 \text{ kN}$

$$= 5.71 \mu = (1.25 \times 0.45 \times 0.6 \text{ in.} / \text{in.}) \times (33.8 \text{ ksi}) = 10.8 \text{ ksi}$$
$$\begin{aligned} \eta_1 &= 0.49/0.6 \times 10^{-3} \text{ g}^2/\text{m}^2 \\ &= 0.82 \times 10^{-3} \text{ g}^2/\text{m}^2 \\ &= 0.82 \times 10^{-3} \times 1.077 \\ &= 0.877 \times 10^{-3} \end{aligned}$$

100 YR. STORM FLOW FROM EXISTING WATERWAY
QUANTITY OF (C) IS GREATER THAN THAT REQUIRED

TENTAT

Prepared at
UNIVERSITY OF CALIFORNIA, LOS ANGELES

Peregrine P For Improven

Soquel Drive &

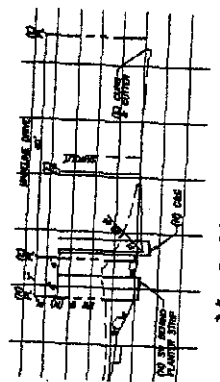
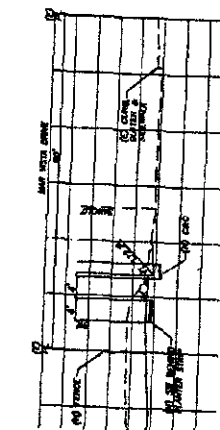
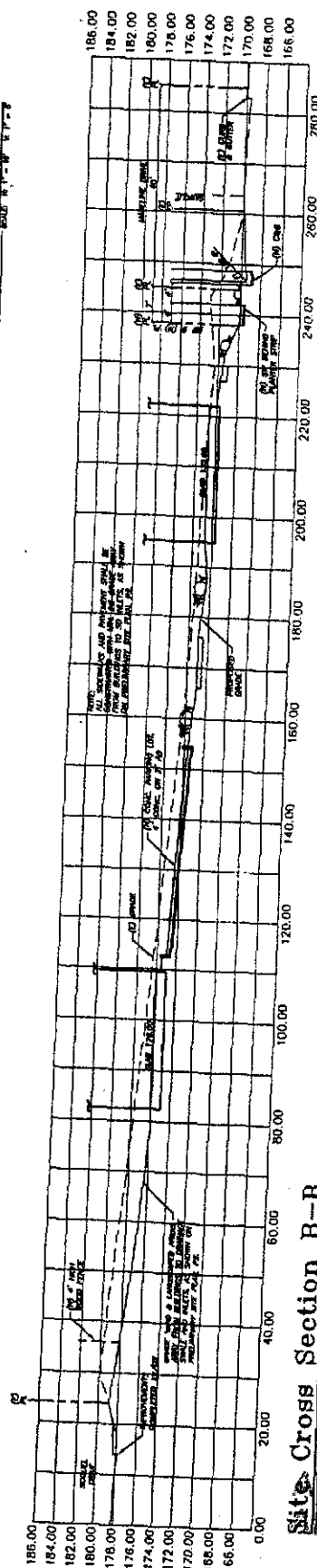
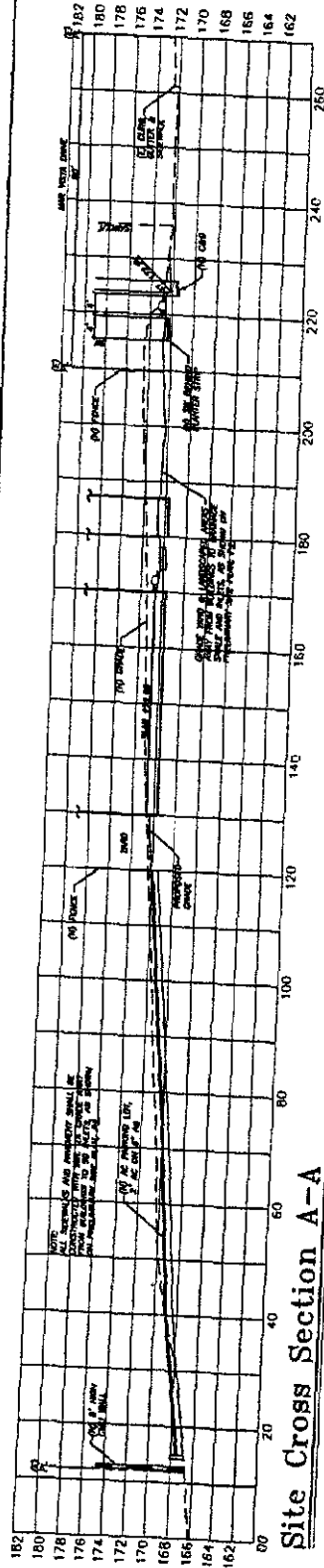
REF: 1

Environmental Review Initial Study
ATTACHMENT 5, 2 of 5
APPLICATION 02-0610

Tentative Map & Preliminary Site Plan

Prepared at the Request of
Peregrine Properties, LLC
For Improvements Located at
Juel Drive & Mar Vista
APN: 039-182-08

1



PRELIMINARY SECTIONS

Prepared at the Request of
Peregrine Properties, LLC
For Improvements Located at:
Soquel Drive & Mar Vista Drive

Environmental Review Initial Study

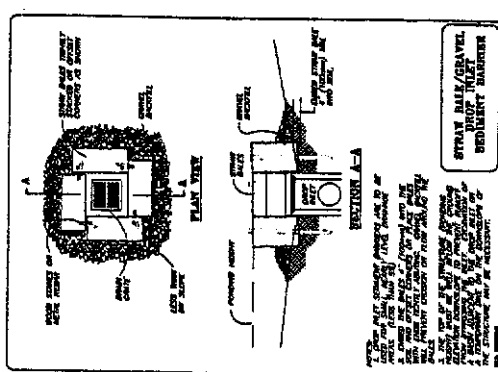
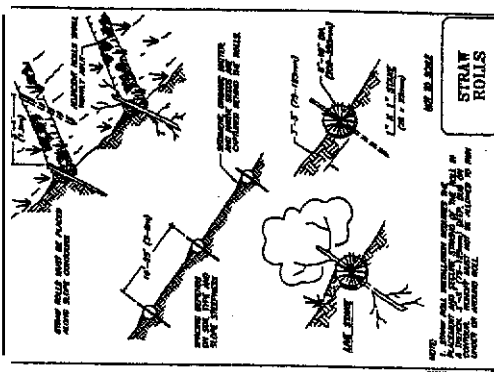
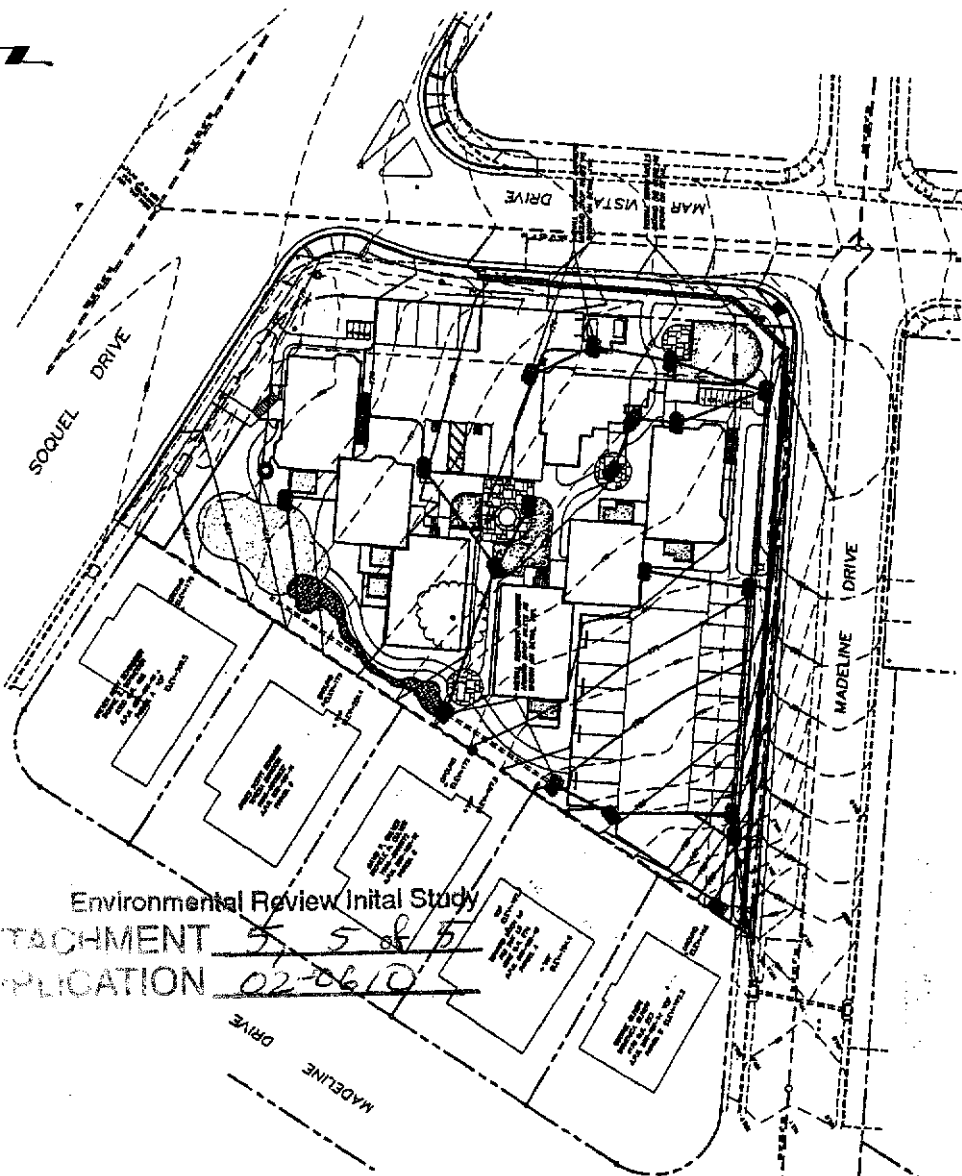
ATTACHMENT 5, 4 of 5
APPLICATION 02-0610

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OR EXCAVATION WORK. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REMOVED ONLY AFTER THE FINAL GRADING HAS BEEN COMPLETED AND THE AREA IS READY TO BE REVEGETATED.
2. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND TO STABILIZE EXPOSED SOILS. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SOIL EROSION AND TO STABILIZE EXPOSED SOILS.
3. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND TO STABILIZE EXPOSED SOILS. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SOIL EROSION AND TO STABILIZE EXPOSED SOILS.
4. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND TO STABILIZE EXPOSED SOILS. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SOIL EROSION AND TO STABILIZE EXPOSED SOILS.
5. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND TO STABILIZE EXPOSED SOILS. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SOIL EROSION AND TO STABILIZE EXPOSED SOILS.
6. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND TO STABILIZE EXPOSED SOILS. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SOIL EROSION AND TO STABILIZE EXPOSED SOILS.
7. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND TO STABILIZE EXPOSED SOILS. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SOIL EROSION AND TO STABILIZE EXPOSED SOILS.
8. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND TO STABILIZE EXPOSED SOILS. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SOIL EROSION AND TO STABILIZE EXPOSED SOILS.
9. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND TO STABILIZE EXPOSED SOILS. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SOIL EROSION AND TO STABILIZE EXPOSED SOILS.
10. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND TO STABILIZE EXPOSED SOILS. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SOIL EROSION AND TO STABILIZE EXPOSED SOILS.

Environmental Review Initial Study

ATTACHMENT 5, 5 & 5
APPLICATION 02-0610



PRELIMINARY GRADING, DRAINAGE AND EROSION CONTROL PLAN

Prepared at the Request of
Peregrine Properties, LLC
For Improvement Located at
Soquel Drive & Mar Vista Drive

Robert L. DeWitt
& Associates, Inc.
Civil Engineers & Land Surveyors
1000 N. Main Street
San Jose, CA 95128
408/281-1111
FAX 408/281-1112

NO.	DATE	DESCRIPTION
1	10/1/02	PRELIMINARY GRADING, DRAINAGE AND EROSION CONTROL PLAN
2	10/1/02	PRELIMINARY GRADING, DRAINAGE AND EROSION CONTROL PLAN
3	10/1/02	PRELIMINARY GRADING, DRAINAGE AND EROSION CONTROL PLAN
4	10/1/02	PRELIMINARY GRADING, DRAINAGE AND EROSION CONTROL PLAN
5	10/1/02	PRELIMINARY GRADING, DRAINAGE AND EROSION CONTROL PLAN
6	10/1/02	PRELIMINARY GRADING, DRAINAGE AND EROSION CONTROL PLAN
7	10/1/02	PRELIMINARY GRADING, DRAINAGE AND EROSION CONTROL PLAN
8	10/1/02	PRELIMINARY GRADING, DRAINAGE AND EROSION CONTROL PLAN
9	10/1/02	PRELIMINARY GRADING, DRAINAGE AND EROSION CONTROL PLAN
10	10/1/02	PRELIMINARY GRADING, DRAINAGE AND EROSION CONTROL PLAN

ATTACHMENT 6, 1A II
APPLICATION 02-0610 DATE 02-06-10

**A PROPOSED 13-UNIT CONDOMINIUM COMPLEX FOR
PEREGRINE PROPERTIES LL
P.O. BOX 94, SANTA CRUZ, CALIFORNIA 95063**

44-38861-1000

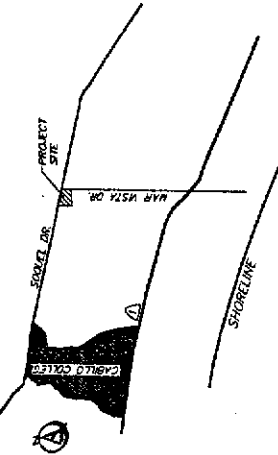
GENERAL REQUIREMENTS

- [illegible]

FIGURE 2. SUPPLEMENTAL BLOOD MONITORING

- [illegible]

LOCATION MAP



ABORT PREVENTION

[illegible]

CONCLUSIONS

- DOOR STAYS/STAY SCHEDULE
WINDOW STAYS/STAY SCHEDULE
INTERIOR HEAVY STANCE
SMOKE DETECTOR
TV OUTLET
TELEPHONE OUTLET
INTERCOM STATION
FURN. BUTTON
CLOSETS
MOTOR
FAN
DUPLEX OUTLET
HOT TUB/HEAT OUTLET

REPORT

- 3

CONCULFANT

- CIVIL**
ROBERT DAWITT, C.E.
1807 OCEAN STREET
SANTA CRUZ, CALIFORNIA 95060
(631) 429-1617

PROJECT DATA

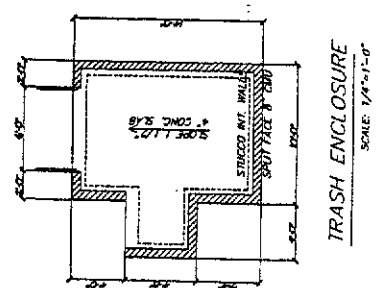
- | | |
|----------------------------------|-----------------------------|
| PROPERTY AREA = | 33,040 S.F. |
| BUILDINGS FOOTPRINT = | 7,099 S.F. |
| PROPERTY DEDICATION AT WADSWORTH | 1,515 S.F. |
| TRAFFIC LANES IN PARKING LOTS | 3,940 S.F. |
| NET PROPERTY AREA | 14,041 S.F. |
| UNIT PRICE | \$2,199 S.F. |
| 4 BATH 3 BDRM, 2 BATH = 400 S.F. | 400 S.F. 1 UNIT AVAILABLE |
| 3 BATH 3 BDRM, 2 BATH = 396 S.F. | 400 S.F. |
| 2 BATH 3 BDRM, 2 BATH = 415 S.F. | 1,600 S.F. 4 UNIT AVAILABLE |
| 2 BATH 3 BDRM, 2 BATH = 415 S.F. | 1,600 S.F. |
| COMMONS BUILDING | 1,010 S.F. |
| TOTAL BUILDING AREA | 17,008 S.F. |
| TOTAL BUILDINGS FOOTPRINT | 7,233 S.F. |
| LAND USE RATIO | 7,115 / 34,100 = 21.1% |
- REQUIRED PARKING: 30 SPACES INCLUDING 3 HANDICAP SPACES
 PARKING PROVIDED: 1 CONCEPT, 17 REGULAR
 AS A DISCOUNT PROPERTY, 1 CONCEPT, FOR A TOTAL OF 34 SPACES
 ARE PRECISED TO BE ASSIGNED TO ON STREET PARKING
 (THERE ARE 11 ON STREET PARKING SPACES AVAILABLE)
- ALLOWABLE UNIT PRICE = 34,090 / 1000 = 34.09
 (MEASURING IN 4 ADDITIONAL UNITS ARE PROVIDED FOR A TOTAL OF 12 UNITS
 AS A MEASURE 71 DISCOUNT BONUS OF 30%.

Y
X
D
Z
K

- | | |
|---|--------------------------------|
| 1 | TITLE SHEET |
| 2 | SITE PLAN (SHADED) |
| 3 | SITE PLAN (OUTLINED) |
| 4 | PLAN BUILDING A |
| 5 | PLAN BUILDING B |
| 6 | EXTERIOR ELEVATIONS BUILDING A |
| 7 | EXTERIOR ELEVATIONS BUILDING B |
| 8 | LARGE SCALE FLOOR PLANS |
| 9 | LARGE SCALE FLOOR PLANS |

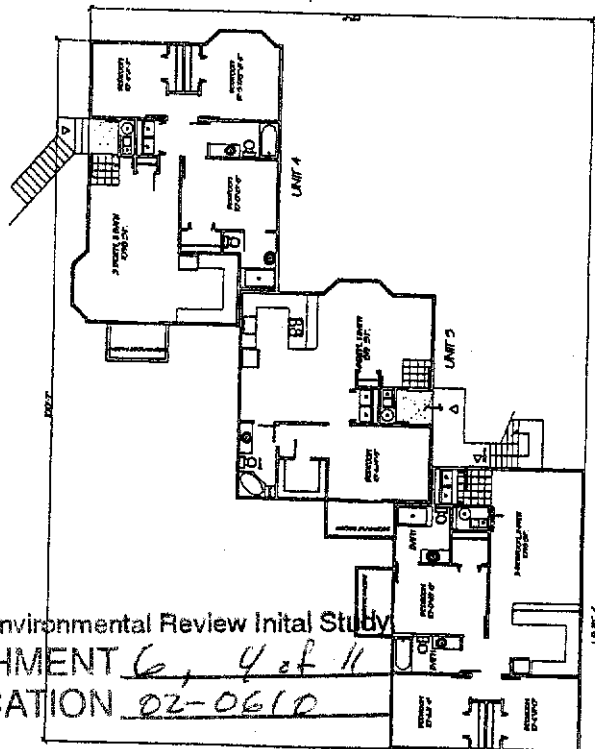
REFUSED 12-UNIT
TITLE SHEET

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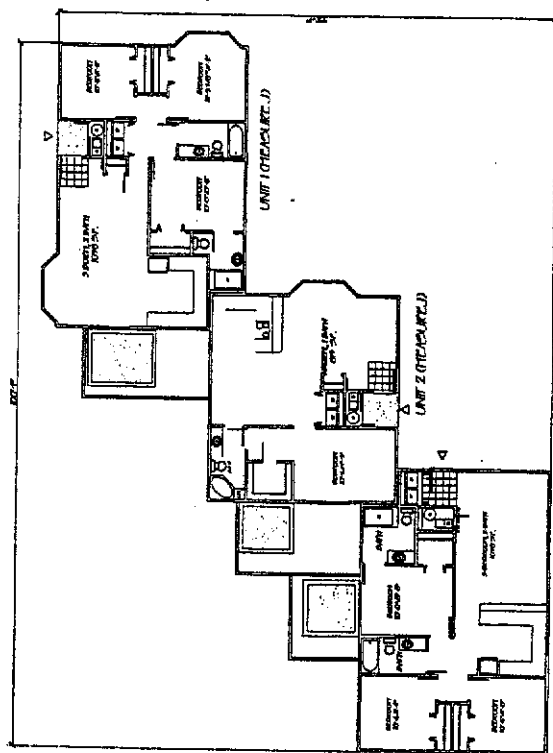
-R. WARREN POOL, AIBD 2775 ROSENDALE AVE., ROSEN, CALIFORNIA 95072

Environmental Review Initial Study
 ATTACHMENT 6, 4 of 11
 APPLICATION 02-0610

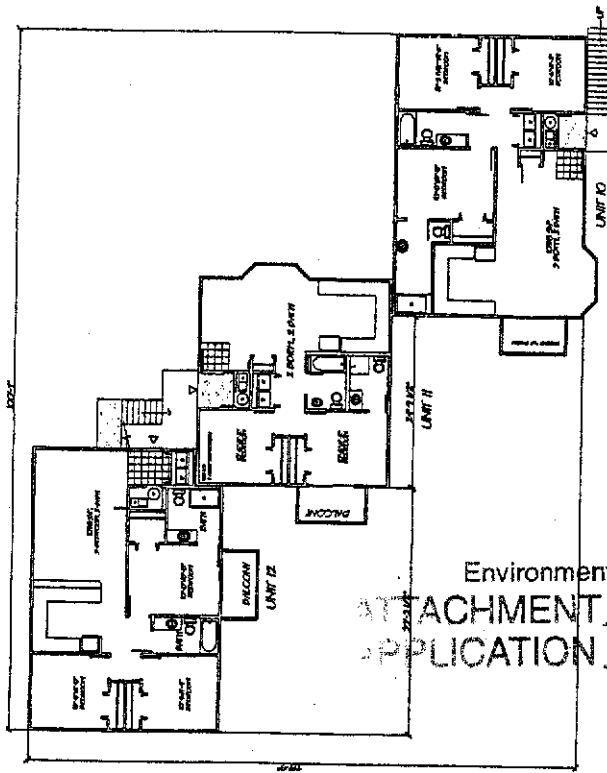
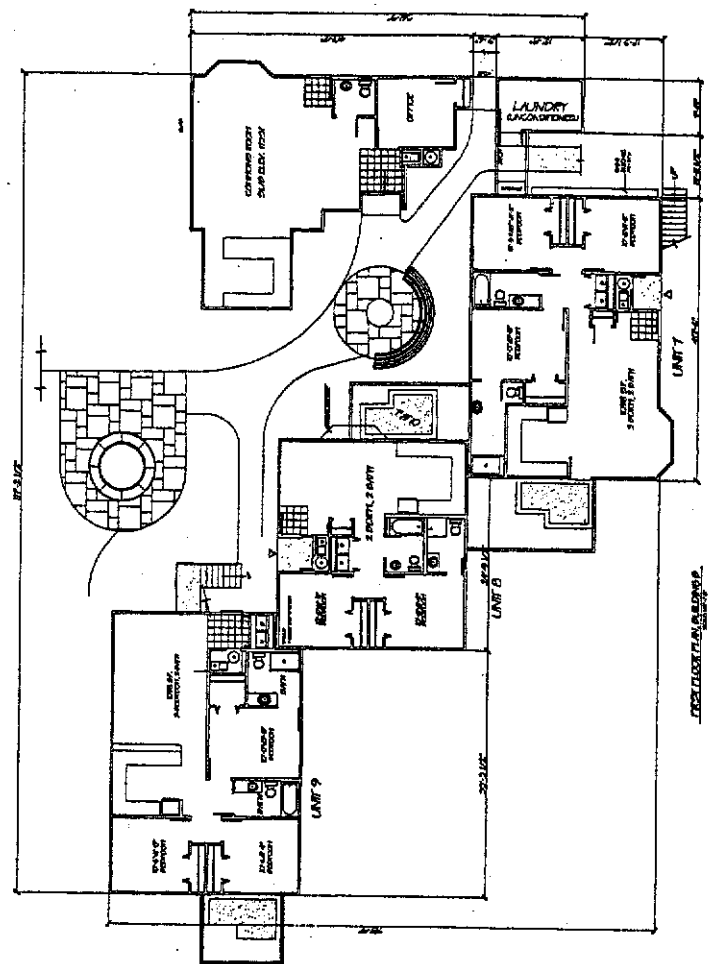


PLDS AIR STAIRS

WINDOW SCHEDULE - BUILDING A											
FIRST FLOOR						SECOND FLOOR					
UNIT	AREA	W	N	E	S	UNIT	AREA	W	N	E	S
1	270'-4"	0	0	0	0	1	270'-4"	0	0	0	0
2	270'-4"	0	0	0	0	2	270'-4"	0	0	0	0
3	270'-4"	0	0	0	0	3	270'-4"	0	0	0	0
4	270'-4"	0	0	0	0	4	270'-4"	0	0	0	0
5	270'-4"	0	0	0	0	5	270'-4"	0	0	0	0
6	270'-4"	0	0	0	0	6	270'-4"	0	0	0	0
TOTALS		0	0	0	0	TOTALS		0	0	0	0



UNIT 1 DOWN STAIRS



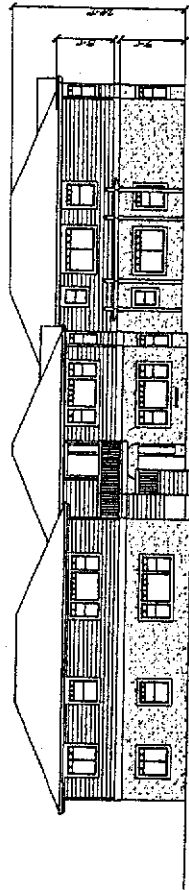
WINDOW SCHEDULE - BUILDING B

TIME	FIRST FLOOR				SECOND FLOOR			
	W	E	N	S	W	E	N	S
1	100	100	100	100	100	100	100	100
2	100	100	100	100	100	100	100	100
3	100	100	100	100	100	100	100	100
4	100	100	100	100	100	100	100	100
5	100	100	100	100	100	100	100	100
6	100	100	100	100	100	100	100	100
7	100	100	100	100	100	100	100	100
8	100	100	100	100	100	100	100	100
9	100	100	100	100	100	100	100	100
10	100	100	100	100	100	100	100	100
11	100	100	100	100	100	100	100	100
12	100	100	100	100	100	100	100	100
13	100	100	100	100	100	100	100	100
14	100	100	100	100	100	100	100	100
15	100	100	100	100	100	100	100	100
16	100	100	100	100	100	100	100	100
17	100	100	100	100	100	100	100	100
18	100	100	100	100	100	100	100	100
19	100	100	100	100	100	100	100	100
20	100	100	100	100	100	100	100	100
21	100	100	100	100	100	100	100	100
22	100	100	100	100	100	100	100	100
23	100	100	100	100	100	100	100	100
24	100	100	100	100	100	100	100	100
25	100	100	100	100	100	100	100	100
26	100	100	100	100	100	100	100	100
27	100	100	100	100	100	100	100	100
28	100	100	100	100	100	100	100	100
29	100	100	100	100	100	100	100	100
30	100	100	100	100	100	100	100	100
31	100	100	100	100	100	100	100	100
32	100	100	100	100	100	100	100	100
33	100	100	100	100	100	100	100	100
34	100	100	100	100	100	100	100	100
35	100	100	100	100	100	100	100	100
36	100	100	100	100	100	100	100	100
37	100	100	100	100	100	100	100	100
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39	100	100	100	100	100	100	100	100
40	100	100	100	100	100	100	100	100
41	100	100	100	100	100	100	100	100
42	100	100	100	100	100	100	100	100
43	100	100	100	100	100	100	100	100
44	100	100	100	100	100	100	100	100
45	100	100	100	100	100	100	100	100
46	100	100	100	100	100	100	100	100
47	100	100	100	100	100	100	100	100
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50	100	100	100	100	100	100	100	100
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53	100	100	100	100	100	100	100	100
54	100	100	100	100	100	100	100	100
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85	100	100	100	100	100	100	100	100
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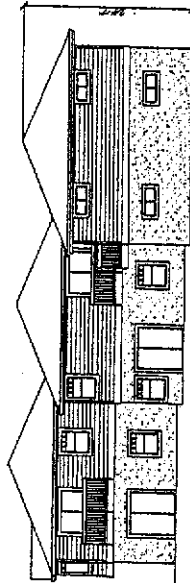
Environmental Review Initial Study
 ATTACHMENT 6, 5 of 11
 APPLICATION 02-0610

RECORDED & UNRECORDED PROJECT
 EXTERIOR ELEVATIONS, BLDG. A
 MODEL & FIVE VIEWS, ARIZONA, CALIFORNIA

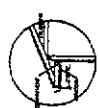
EXTERIOR FINISHES
 EXTERIOR WALLS: STUCCO
 EXTERIOR ROOF: ASPHALT/FLY SHINGLES
 EXTERIOR FLOORING: CERAMIC TILE
 EXTERIOR PAINTING: WHITE
 EXTERIOR LIGHTING: RECESSED CAN LIGHTS
 EXTERIOR VENTILATION: EXHAUST FANS
 EXTERIOR SECURITY: ALARMS
 EXTERIOR FURNITURE: PATIO FURNITURE
 EXTERIOR PLANTING: LANDSCAPING



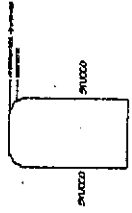
SOUTH ELEVATION



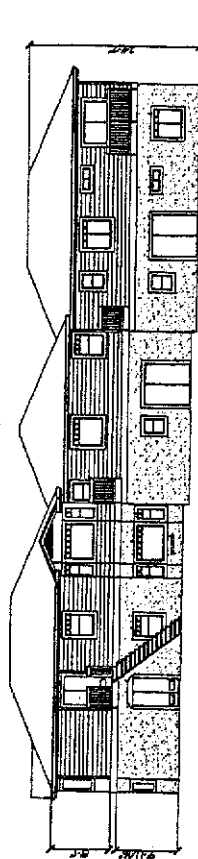
WEST ELEVATION



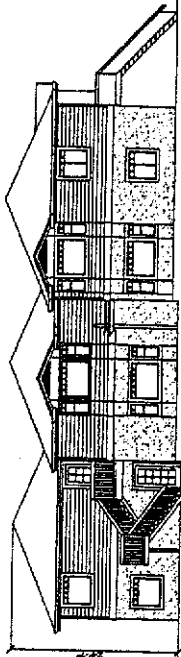
NORTH ELEVATION



EAST ELEVATION

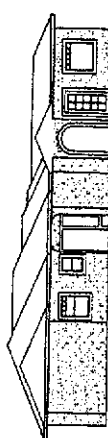


NORTH ELEVATION

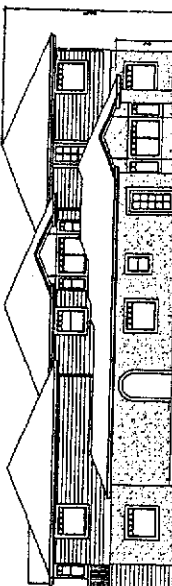


EAST ELEVATION

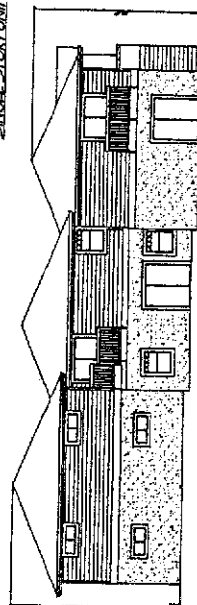
Environmental Review Initial Study
 ATTACHMENT 6, 6 & 11
 APPLICATION 02-0610



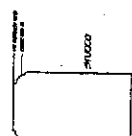
WEST ELEVATION
SINGLE STORY UNIT



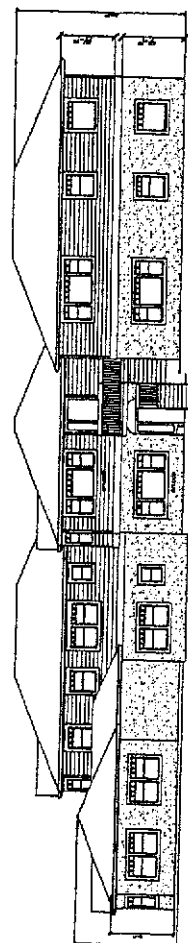
EAST ELEVATION



WEST ELEVATION



STANDARD & POOR'S 500 STOCK INDEX

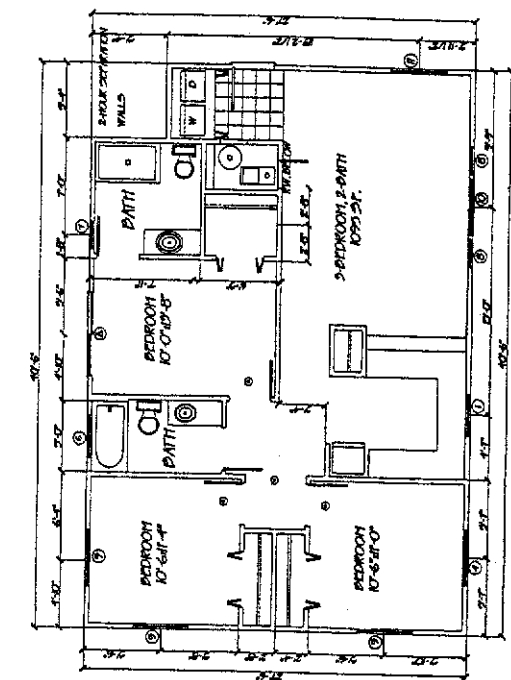


NOBILITATION

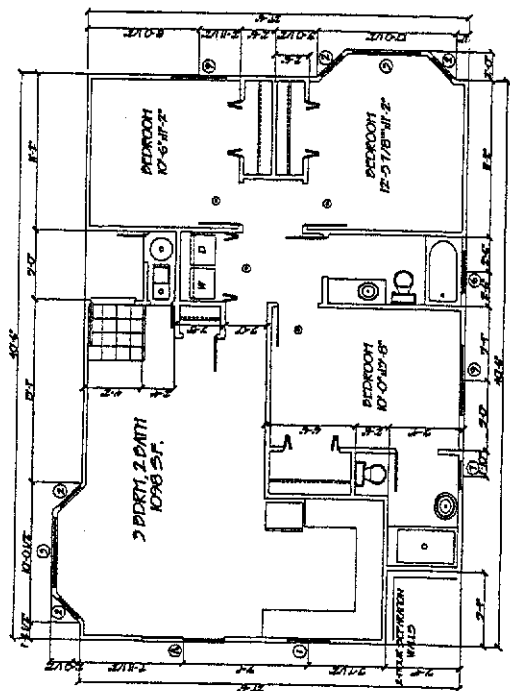
EXTERIOR FINISHES
 1. TYPICAL EXTERIOR WALLS: 8" CONCRETE AND STAINLESS-STEEL
 2. COAT, FINISHED WITH COLORED POLYMER FLOORING
 3. INTERIOR FINISHES (SEE FLOOR PLAN)
 4. 26 FT (8)
 5. DIMENSIONED CONSTRUCTION DIMENSIONS ON FOOT-
 6. CING COLORED POLYMER FLOORING
 7. TYPICAL: 8" (2) AND 12" (3)

Environmental Review Initial Study
ATTACHMENT 6, 7 of 11
APPLICATION 02-0610

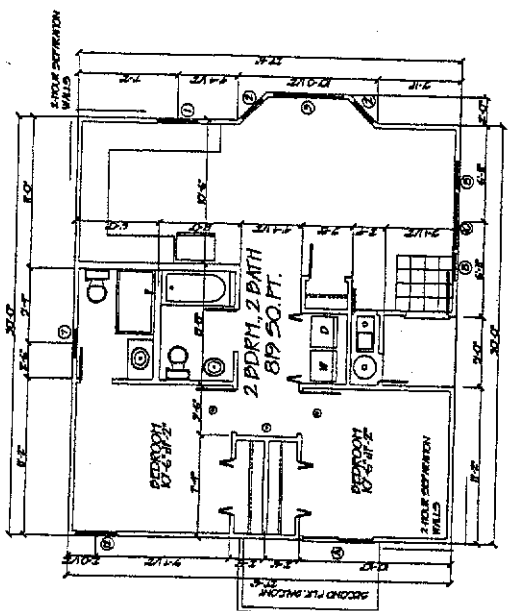
St. William pool, oil



UNIT 5 (DOWNSTAIRS), UNIT 6 (UPSTAIRS)

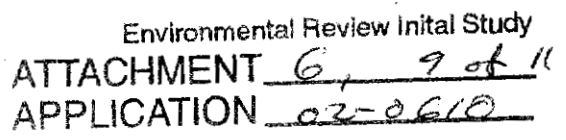
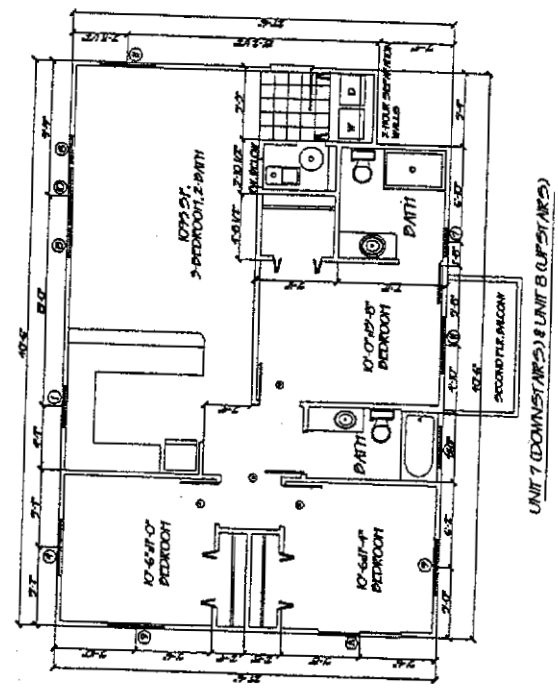


UNIT 1 (DOWNSTAIRS), UNIT 2 (UPSTAIRS)



UNIT 3 (DOWNSTAIRS), UNIT 4 (UPSTAIRS)

Environmental Review Initial Study
 ATTACHMENT 6, 8 & 11
 APPLICATION 02-0610



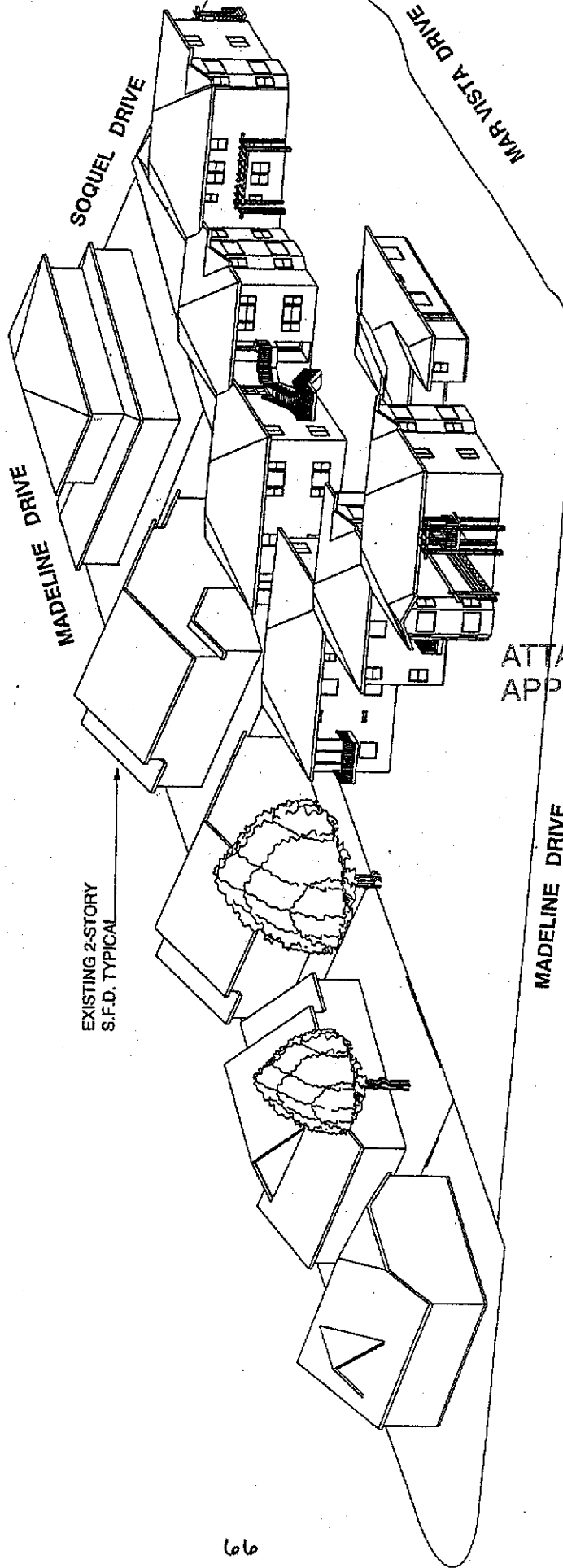


Environmental Review Initial Study
ATTACHMENT 6, 10 of 11
APPLICATION 02-0610

NOTE: Axonometric shows actual height and approximate massing of adjacent properties.

EXISTING 2-STORY
COMMERCIAL BUILDING
BEYOND

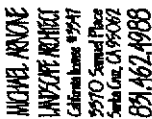
EXISTING 2-STORY
S.F.D. TYPICAL



PROPOSED 13 UNIT COMPLEX
Peregrine Properties LLC
Soquel & Mar Vista Drives, Aptos

Axonometric: ArchiGraphics

Environmental Review Initial Study
ATTACHMENT 6, 11 of 11
APPLICATION 02-0610



EREGKINE PROPERTIES
Proposed 12 Unit Condominium Project
Soquel Drive and Mar Vista Drive
Aptos, California

DATE	REPORT	BY
10/10/80	REVIEW	MM
10/10/80	ORDER CARD REVIEW	MM
10/10/80	ORDER CARD REVIEW	MM

0-0

wardscape
& lighting

2010年12月10日



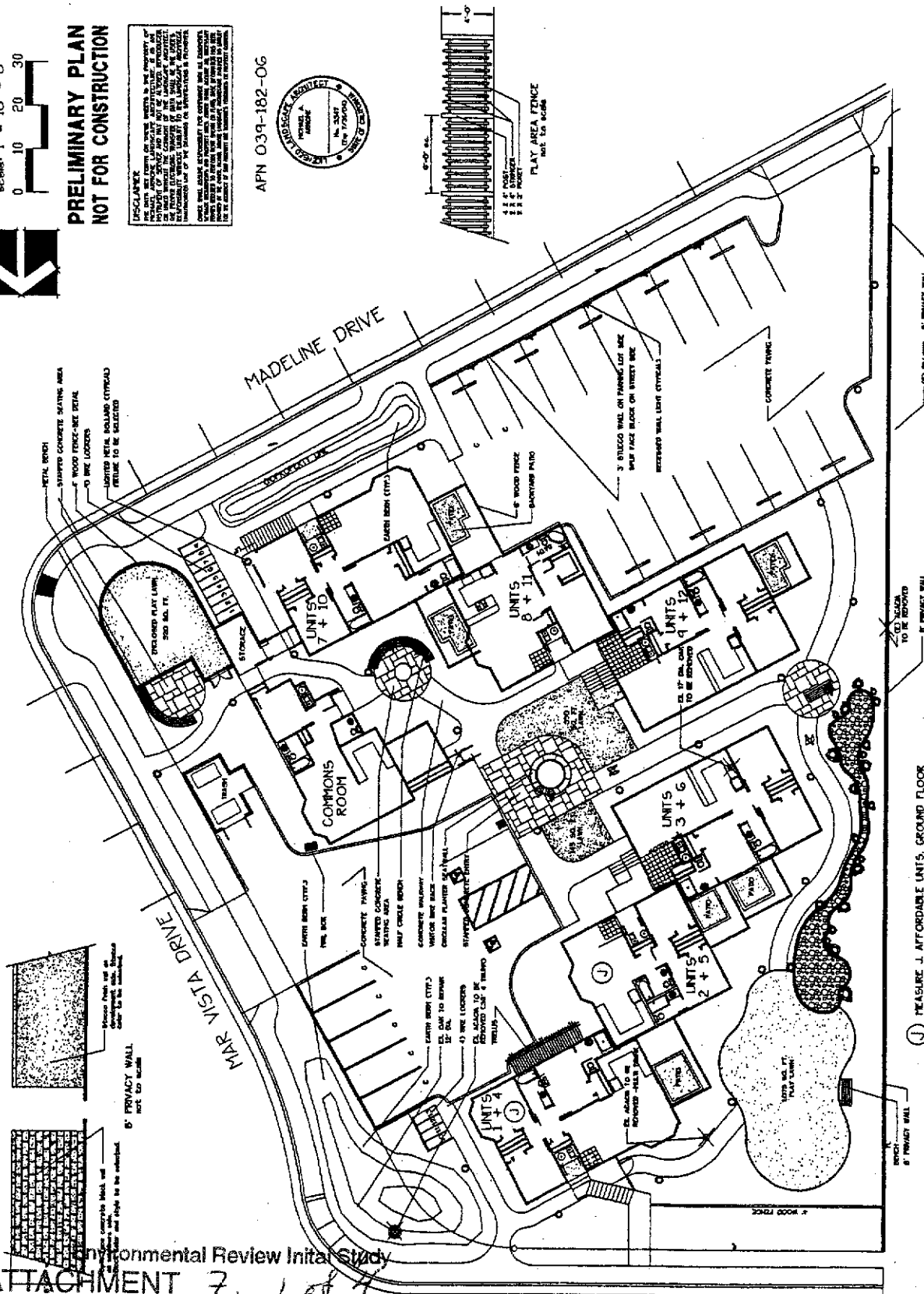
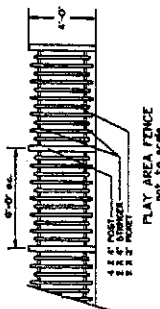
scale: 1" = 10' ~ 0'

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**

DISCLAIMER

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APN 039-182-06



Environmental Review Initial Study
ATTACHMENT 7, 1 of 7
APPLICATION 02-0618

SOQUEL DRIVE



MICHAEL ARNONE
LANDSCAPE ARCHITECT
California license #19941
9970 Sausal Place
San Jose, CA 95128
851.462.4988

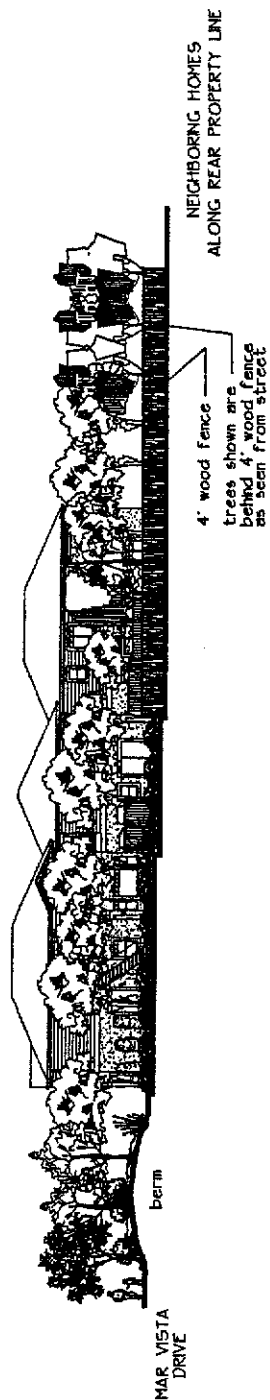
12 Unit Condominium Project
PEREGRINE PROPERTIES
Aptos, California

DATE	REVISION	BY
1/10/00	1	MAA
1/10/00	2	MAA

scale: 1/8" = 10' - 0"

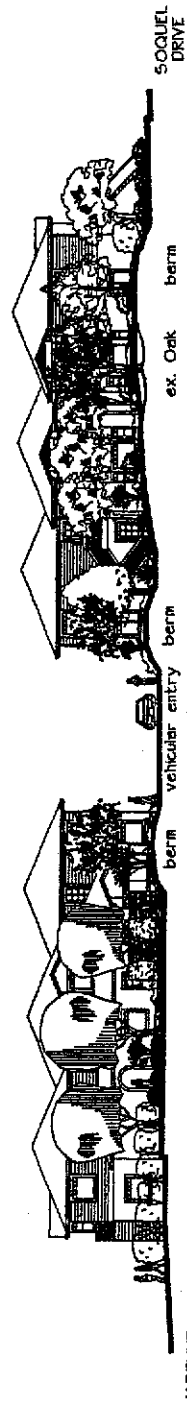
sheet title
elevations

sheet number
L-3



SOQUEL DRIVE ELEVATION

scale: 1" = 10' - 0"



MAR VISTA DRIVE ELEVATION

scale: 1" = 10' - 0"

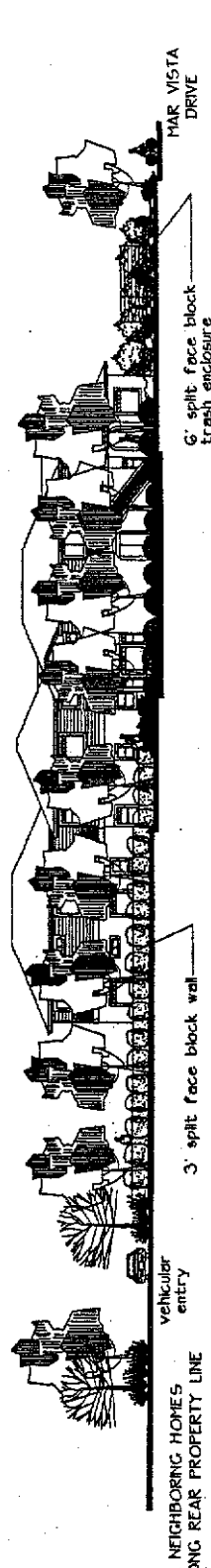
Environmental Review Initial Study
ATTACHMENT 2, 3 of 4
APPLICATION 02-0610

DATE	REVISION	BY
5/20/01	review	MM

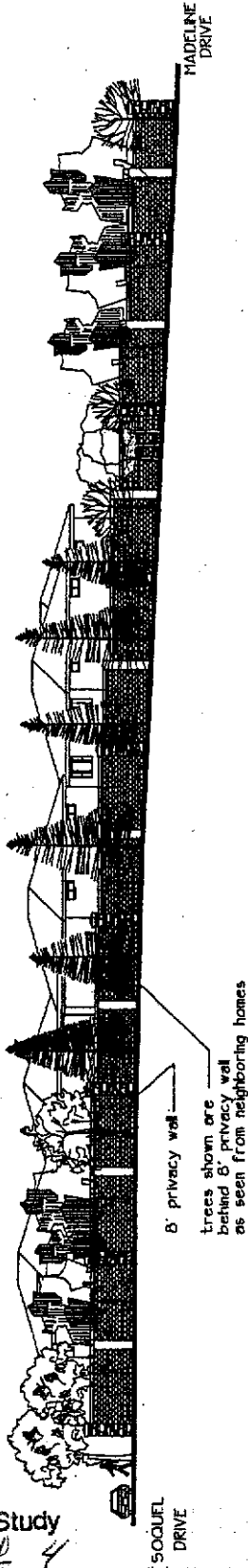
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 sheet title:

elevations

sheet number:
 1 - 4



MADLINE DRIVE ELEVATION
 scale: 1" = 10' - 0'



WEST ELEVATION
 scale: 1" = 10' - 0'



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET 4TH FLOOR SANTA CRUZ CA 95060-4000
(831) 454 2580 FAX (831) 454-2131 TOO (831) 454-2123
ALVIN D. JAMES, DIRECTOR

December 26, 2002

Cliff Bixler
Peregrine Properties
P.O. Box 94
Santa Cruz, CA, 95063

SUBJECT: Review of Geotechnical Investigation by Haro, Kasunich and Associates
Dated January 2002, Project No.: SC7730
APN: 039-182-06; Application No.: 02-0610

Dear Mr. Bixler:

Thank you for submitting the soil report for the parcel referenced above. The report was reviewed for conformance with County Guidelines for Soils/Geotechnical Reports and also for completeness regarding site-specific hazards and accompanying technical reports (e.g. geologic, hydrologic, etc.). The purpose of this letter is to inform you that the Planning Department has accepted the report and the following recommendations become permit conditions:

1. All report recommendations must be followed
2. An engineered foundation plan is required. This plan must incorporate the design recommendations of the soils engineering report.
3. Final plans shall show the drainage system as detailed in the soils engineering report.
4. Final plans shall reference the approved soils engineering report and state that all development shall conform to the report recommendations.
5. Prior to building permit issuance, the soil engineer must submit a brief building, grading and drainage plan review letter to Environmental Planning stating that the plans and foundation design are in general compliance with the report recommendations. If, upon plan review, the engineer requires revisions or additions, the applicant shall submit to Environmental Planning two copies of revised plans and a final plan review letter stating that the plans, as revised, conform to the report recommendations.
6. The soil engineer must inspect all foundation excavations and a letter of inspection must be submitted to Environmental Planning and your building inspector prior to placement of concrete.

Environmental Review Initial Study
ATTACHMENT 8, 1 of 8
APPLICATION 02-0610

7. For all projects, the soil engineer must submit a final letter report to Environmental Planning and your building inspector regarding compliance with all technical recommendations of the soil report prior to final inspection. For all projects with engineered fills, the soil engineer must submit a final grading report (reference August 1997 County Guidelines for Soils/Geotechnical Reports) to Environmental Planning and your building inspector regarding the compliance with all technical recommendations of the soil report prior to final inspection.
8. A Declaration of Geologic Hazards form must be recorded with the County Recorder's Office. Forms and instructions are attached.

The soil report acceptance is only limited to the technical adequacy of the report. Other issues, like planning, building, septic or sewer approval, etc., may still require resolution.

The Planning Department will check final development plans to verify project consistency with report recommendations and permit conditions prior to building permit issuance. If not already done, please submit two copies of the approved soil report at the time of building permit application for attachment to your building plans.

Please call 454-3168 if we can be of any assistance

Sincerely,



Kent Edler
Associate Civil Engineer

Cc: Randy Adams, Project Planner

Environmental Review Initial Study
ATTACHMENT 8, 2 of 8
APPLICATION 02-0610

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Randall Adams
Application No.: 02-0610
APN: 039-182-06

Date: November 14, 2003
Time: 09:57:52
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON DECEMBER 26, 2002 BY KENT M EDLER ===== No
comment(Grading/Soils Report review)
===== UPDATED ON DECEMBER 31, 2002 BY ROBIN M BOLSTER =====

The large oak tree located on site is an important resource and needs to be retained. Please revise plans to reflect the retention of the oak tree as well as showing measures protecting the tree during the construction process. Please submit a letter from a certified arborist stating that the proposed measures will be adequate to protect the oak tree from damage.

===== UPDATED ON APRIL 1, 2003 BY ROBIN M BOLSTER =====

The arborist's construction impact analysis performed for the project has been reviewed and accepted.

Environmental Planning Miscellaneous Comments

----- REVIEW ON DECEMBER 26, 2002 BY KENT M EDLER ----- 1. Reference HKA soils report # on the grading plans. 2. Show foot prints of proposed structures on the grading plans. 3. Indicate where excess excavated material will be taken to. If onsite, where?. If offsite, where?

===== UPDATE ON DECEMBER 31, 2002 BY ROBIN BOLSTER

Please note that the erosion control measures currently in place on the site are not effective. Please inspect and replace the silt fence where applicable, and cover exposed dirt surfaces with straw or mulch as needed to prevent additional erosion.

===== UPDATED ON APRIL 1, 2003 BY ROBIN M BOLSTER =====

The building application submittal must incorporate the recommendations made in the Arborist report prepared for this project. If the mature oak tree is to be retained, a 25-foot setback must be established between the tree and any improvements.

Housing Completeness Comments

Conditions of project approval: In order to qualify for density bonus, affordable units must be affordable to low income purchasers (those at 80% of median) as required by state law for density bonus. ===== REVIEW ON DECEMBER 9, 2002 BY SUZANNE N ISE =====

===== UPDATED ON DECEMBER 9, 2002 BY SUZANNE N ISE =====

Environmental Review Initial Study

ATTACHMENT 3, 3 of 8

APPLICATION 02-0610

Housing Miscellaneous Comments

Current maximum allowable sale price for a two-bedroom low income unit is approx. \$150,000, assuming the units will have homeowner dues of \$150 per month. This price is subject to change based on periodic updates to the median incomes and interest rates used in the sale price formula. Please call for more info. ===== REVIEW ON DECEMBER 9, 2002 BY SUZANNE N ISE =====

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 02-0610
APN: 039-182-06

Date: November 4, 2003
Time: 09:57:52
Page: 2

Long Range Planning Completeness Comments

Total density appears to be correct, however, on page 1 of 10 under project data it states that 4 additional units are proposed as a density bonus. Correct calculation is 8 units allowed by zoning X 0.2 (affordable) = 1.6 (round to 2) affordable units. 8 units allowed by zoning X 0.25 (bonus) = 2 additional market rate units. Total = 12 (8 + 2 (affordable) + 2 (bonus market rate)). Otherwise appears OK.

===== REVIEW ON DECEMBER 6, 2002 BY MARK M DEMING ===== 1. density appears to be based on entire parcel, without subtracting portion of common area used for circulation....need calculations from applicant on how density bonus is applied to calculate affordable housing requirements and to determine consistency with General Plan and density bonus ordinance. ..also need to subtract street dedication along madeleine drive

2. need other information regarding the density bonus such as the other concession that the applicant wishes to request

===== UPDATED ON MARCH 24, 2003 BY MARK M DEMING ===== more information on application of density bonus provisions to this project are needed (e.g. calculation of density bonus, etc) per CCSection 17.10.032(a)3, the average bedroom count in the affordable units shall not be less than the average in the market units; the average of the market is almost three

bedrooms, therefore the affordable units should have at least one three bdrm unit

===== UPDATED ON OCTOBER 14, 2003 BY STEVE D GUINEY =====
===== UPDATED ON OCTOBER 14, 2003 BY STEVE D GUINEY =====
===== UPDATED ON OCTOBER 14, 2003 BY STEVE D GUINEY =====
===== UPDATED ON OCTOBER 14, 2003 BY STEVE D GUINEY =====

Long Range Planning Miscellaneous Comments

===== REVIEW ON DECEMBER 6, 2002 BY MARK M DEMING ===== setbacks, density, open space areas, design of project in relation to Sequel Drive frontage Review Initial Study

Dpw Drainage Completeness Comments

ATTACHMENT 2 4 of 5
APPLICATION 02-8A/.*

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

===== REVIEW ON DECEMBER 13, 2002 BY ALYSON B TOM ===== The following comments are in response to the submittal with civil plans dated 11/12/02. The following comments should be addressed prior to completion of this discretionary application.

1) Please provide additional information/analysis of the downstream storm drain system that this project will tie into. Demonstrate that the system is adequate (in both capacity and condition) to handle the runoff from this project. Include an evaluation that does not assume any on-site detention or infiltration benefits.

2) Additional information is required regarding the proposed storm drain, detention and infiltration system. Please describe how the proposed system will accommodate

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 02-0610
APN: 039-182-06

Date: November 14, 2003
Time: 09:57:52
Page: 3

the project runoff and provide a analysis of the system. Please provide a watershed and sub-watershed that show drainage areas on-site and outside the project site used in drainage system calculations. Please label the watershed map with the existing drainage facilities and patterns used in evaluating the limits of the offsite upstream drainage area that is draining towards the project site.

3) Drainage calculations should include a return period factor for analysis of storms other than the 10-year storm (*see* the COC).

4) This project proposes an extensive amount of impervious area coverage. Please consider design and material alternatives that may limit impervious coverage.

Please *see* miscellaneous comments for issues to be addressed prior to recording the map.

----- UPDATED ON MARCH 25, 2003 BY ALYSON B TOM ----- Application with plans revised on 3/14/03 does not address any of the previous completeness comments. Please address the previous comments made on 12/13/02. Regarding previous comment No. 2: Since the proposed retention/detention area is located at a higher elevation than most of the parcel, it is unclear how runoff will be directed to this area. Please clarify.

----- UPDATED ON JUNE 9, 2003 BY ALYSON B TOM ----- Application with plans dated 5/16/03 and calculations dated 5/19/03 have been recieved. The following comments are outstanding for discretionary completeness.

1) Please provide analysis of the immediate downstream storm drain system (12" pipe under Madeline Drive and through private property). Demonstrate that this system provides adequate capacity and condition for the added runoff from the proposed project. The capacity of this system may change the detention/retention requirements. The downstream system should meet design criteria requirements for capacity (with 8" of freeboard) and overflow protection for a 25-year storm.

2) Prior to the map recordation, a drainage system calculation sheet (see SD-2) should be submitted for the on-site system. The system should be designed to meet freeboard from finished floor elevations (12") and inlet elevations (8"), as well as safe overflow protection.

----- UPDATED ON SEPTEMBER 11, 2003 BY ALYSON B TOM ----- Application with drainage calculations dated 8/26/03 has been received. The following comment must be addressed prior to discretionary completeness.

1) Please include junction and friction losses in the analysis of the downstream system. Please provide a statement regarding the adequacy of the condition of the downstream system.

----- UPDATED ON OCTOBER 7, 2003 BY ALYSON B TOM ----- Off-site drainage system calculations by DeWitt and Associates dated 10/3/03 has been received. This application is complete with regards to drainage for the discretionary stage. Please *see* miscellaneous comments for issues that must be addressed prior to map recordation or building permit issuance,

Discretionary Comments - Continued

Project Planner: Randal Adams
Application No.: 02-0610
APN: 039-182-06

Date: November 14, 2003
Time: 09:57:52
Page: 4

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

===== REVIEW ON DECEMBER 13, 2002 BY ALYSON B TOM ===== The following comments should be addressed prior to recording the map.

- 1) Prior to building permit issuance provide a geotechnical review letter accepting the final drainage plan.
- 2) Submit recorded maintenance agreements, for the silt and grease trap, detention system, and other drainage facilities as required.
- 3) Zone 6 fees will be assessed on the net increase in impervious area due to this project.

For questions regarding this review Public Works drainage staff is available from 8:00-12:00 Monday through Friday.

===== UPDATED ON OCTOBER 7, 2003 BY ALYSON B TOM ===== Previous miscellaneous comments as well as the following comments must be addressed prior to map recordation or building permit issuance.

- 1) Please submit a drainage system calculation sheet (*see* SD-2) analyzing the on-site system. The system should be designed to meet freeboard from finished floor elevations (12") and inlet elevations (8"), as well as safe overflow protection.
- 2) Provide details and analysis for the on-site detention system.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON DECEMBER 10, 2002 BY RUTH L ZADESKY =====
No comment, project involves a subdivision or MLD.
===== UPDATED ON MARCH 24, 2003 BY RUTH L ZADESKY =====
No comment, project involves a subdivision or MLD.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON DECEMBER 10, 2002 BY RUTH L ZADESKY =====
No comment.
===== UPDATED ON MARCH 24, 2003 BY RUTH L ZADESKY =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON DECEMBER 31, 2002 BY GREG J MARTIN =====
Show the proposed cross sections for Mar Vista Drive and Madeline Drive. Show the sidewalk transition from the proposed sidewalk at the west end of Madeline Drive to the existing sidewalk. The transition should be smooth with no sharp horizontal breaks. =====
===== UPDATED ON MARCH 26, 2003 BY GREG J MARTIN =====
No comment.

Dpw Road Engineering Miscellaneous Comments

Environmental Review Initial Study
ATTACHMENT 8, 6 of 8
APPLICATION 02-0610

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 02-0610
APN: 039-182-06

Date: November 14, 2003
Time: 09:57:52
Page: 5

===== REVIEW ON DECEMBER 31, 2002 BY GREG J MARTIN =====

Twenty six feet should be provided for backing out from each stall. Where there are 18 regular spaces shown, the two parking spaces at the southeast corner of the parking lot are not acceptable as there is insufficient space to backout. Where there are 4 regular parking spaces, 2 handicapped parking spaces, and 8 compact parking spaces, the three parking spaces at the southwest corner are not acceptable. There is insufficient room to back out and the backwards movement is too lengthy.

A minimum of a three foot buffer must be provided between the buildings and the parking lot. The buffer could be an AC dike and landscaping, curb and sidewalk, or other alternative.

Show the proposed cross sections for Mar Vista Drive and Madeline Drive. The landscape strip should be four feet in width. The sidewalk should also be four feet in width.

The sidewalk should be separated from the corner of Soquel Drive and Mar Vista Drive to the proposed driveway on Mar Vista Drive. ===== UPDATED ON MARCH 26, 2003 BY GREG J MARTIN =====

The sidewalk at the driveway to the development at Mar Vista Drive should conform to County standards. To the north of the driveway should be a four foot sidewalk contiguous with the curb and gutter. To the south of the driveway should be a four foot sidewalk separated from the curb and gutter by a 4 foot landscaping strip.

Some landscaping should be low enough to permit people to see over to ensure people entering the parking lot can see adequately. This landscaping is identified as Dwarf Heavenly Bamboo. It is adjacent to and near the north west corner of the first building to the left as you enter the driveway on Mar Vista Drive. This landscaping is also next to some bicycle parking spaces.

The 3 foot buffer which we previously requested from the parking area to the buildings is not present for all the buildings. The two buildings where it should be required can be identified by the slab elevation which is coincidentally 173.51 ft for both.

The sidewalk on Madeline Drive should be a four foot sidewalk separated from the curb and gutter by a 4 foot landscaping strip. The landscaping strip should not have more than a 2 percent cross slope when parking is possible.

The dedication on Madeline Drive should be 8 feet unless an exception is requested. The right-of-way width for an urban local street with parking is 56 feet, but it includes a 2.75 foot remainder

The development is subject to Aptos Transportation Improvement Area (TIA) fees at a rate of \$1400 per multifamily dwelling. The project plans show thirteen multi-family dwelling units. The fee is calculated as 13 dwellings multiplied by \$1,400 per dwelling equals \$18,200. The total TIA fee of \$18,200 is to be split evenly between transportation improvement fees and roadside improvement fees.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

Environmental Review Initial Study
ATTACHMENT 8, 7 of 8
APPLICATION 02-0610

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 02-0610
APN: 039-182-06

Date: November 14, 2003
Time: 09:57:52
Page: 6

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

===== REVIEW ON DECEMBER 31, 2002 BY GREG J MARTIN =====

Twenty six feet should be provided for backing out from each stall. Where there are 18 regular spaces shown, the two parking spaces at the southeast corner of the parking lot are not acceptable as there is insufficient space to backout. Where there are 4 regular parking spaces, 2 handicapped parking spaces, and 8 compact parking spaces, the three parking spaces at the southwest corner are not acceptable. There is insufficient room to back out and the backwards movement is too lengthy.

A minimum of a three foot buffer must be provided between the buildings and the parking lot. The buffer could be an AC dike and landscaping, curb and sidewalk, or other alternative.

Show the proposed cross sections for Mar Vista Drive and Madeline Drive. The landscape strip should be four feet in width. The sidewalk should also be four feet in width.

The sidewalk should be separated from the corner of Soquel Drive and Mar Vista Drive to the proposed driveway on Mar Vista Drive.

Environmental Review Initials
ATTACHMENT 8, 8 of 2
APPLICATION 02-0610

HIGGINS ASSOCIATES CIVIL & TRAFFIC ENGINEERS

1300-B First Street, Gilroy, CA 95020 • 408-848-3122 • fax 408-848-2202 • e-mail info@khiggins.com

March 14, 2003

Mr. Clifford Bixler
Peregrine Properties LLC
PO Box 94
Santa Cruz, CA 95063

RE: Sequel Drive/Mar Vista Drive Residential Development

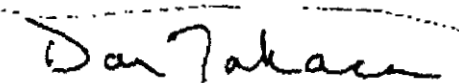
Dear Mr. Bixler:

This letter provides a trip generation analysis for the 13-unit apartment project proposed for development on Mar Vista Drive in Santa Cruz county, California. The project site is located in the southwest quadrant of the Sequel Drive/Mar Vista Drive intersection and the project will be accessed from a driveway to Mar Vista Drive. Exhibit 1 shows the site plan for the proposed project.

Exhibit 2 shows a trip generation estimate for the proposed project. The proposed 13-unit apartment project will generate an estimated 86 trips per day, with 7 trips generated during the AM peak hour and 8 trips generated during the PM peak hour. According to Jack Sohriakoff of the County of Santa Cruz Public Works Department, the County typically requires a traffic study when the project generates over 20 peak hour trips. The proposed project will generate less than 20 peak hour trips. Therefore, a traffic study is not required for the project.

Please call me if you have any questions with regards to this analysis

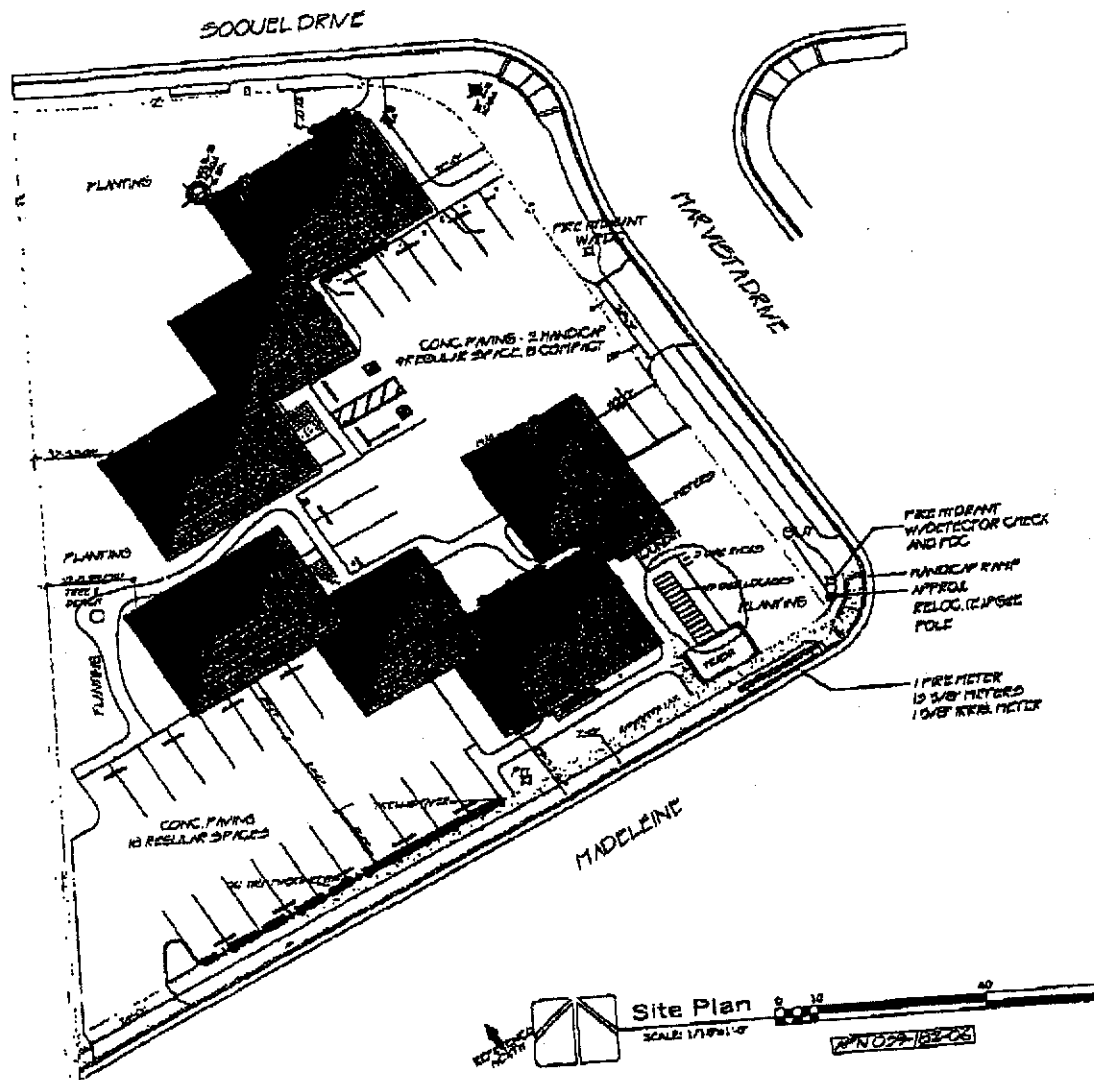
Sincerely,



J. Daniel Takacs
Principal Associate

Environmental Review Initial Study
ATTACHMENT 9, 1 of 3
APPLICATION 02-0610

03-19-03 10:21am From-



Environmental Review Initial Study
 ATTACHMENT 9, 2 of 3
 APPLICATION 02-0610

EXHIBIT 1-
 PROJECT
 SITE PLAN

PROJECT TRIP GENERATION

Land Use	Size	Daily Trips	Total	AM Peak Hour			PM Peak Hour		
				% of Daily Trips	In	Out	% of Daily Trips	In	Out
Trip Generation Rates(per unit)		6.63	0.51	8%	16%	84%	0.62	9%	67% 33%
Project Trips	Apartment 13 DU's	86	7	8%	1	6	8	9%	5

Notes

1. Trip generation rates from ITE Trip Generation, 6th Edition, 1997

Environmental Review Initial Study
 ATTACHMENT 9, 3 of 3
 APPLICATION 02-0610

EXHIBIT 2
 PROJECT
 TRIP GENERATION

Higgins Associates

A03-038-1g.XLS

SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: September 17, 2003

TO: Planning Department, ATTENTION: RANDOLPH ADAMS

FROM: Santa Cruz County Sanitation District, CONRAD YUMANG

SUBJECT SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT:

APN: 039-152-06 APPLICATION NO.: 2-0610

PARCEL ADDRESS:

PROJECT DESCRIPTION 13 UNIT DEVELOPMENT

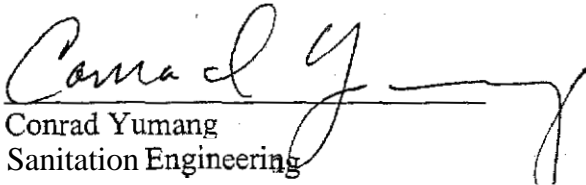
improvement plan, showing on-site and off-site sewers needed to provide service to each lot or unit proposed, before sewer connection permits can be issued. The improvement plan shall conform to the County's "Design Criteria" and shall also show any roads and easements. Existing and proposed easements shall be shown on any required Final Map. If a Final Map is not required, proof of recordation of existing or proposed easement is required.

The applicant must form a homeowners' association with ownership and maintenance responsibilities for all on-site sewers for this project; reference to homeowner's association shall be included on the Final Map and in the Association's recorded CC&R's which shall be recorded. Applicant shall provide a copy of said CC&R's to the District prior to the filing of the final map.

Environmental Review Initial Study
ATTACHMENT 10, Lot 2
APPLICATION 02-0610
82

The plan shall show all existing and proposed plumbing fixtures on floor plans of building application. Completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.

Other: Sanitary sewage from the **Mar** Vista development shall be directed to the collection system on Soquel Drive, which then flows easterly from this site.


Conrad Yumang
Sanitation Engineering

CAY:abc/146

(Rev. 3-96)

Environmental Review Initial Study
ATTACHMENT 10, 2 of 2
APPLICATION 02-0610



Board of Directors
Daniel F. Kriege, *President*
Gary E. Hazelton, *Vice President*
James M. Bargetto
John W. Beebe
Bruce Daniels

Laura D. Brown, *General Manager*

August 26, 2002

Mr. Clifford Bixler
700 River Street, #1
Santa Cruz, CA 95060

SUBJECT Water Service Application, 13-Unit Apartment Complex –
APN 039-182-06

Dear Mr. Bider:

In response to the subject application, the Board of Directors of the Soquel Creek Water District at their regular meeting of August 20, 2002, voted to serve your proposed development subject to such conditions and reservations as may be imposed at the time of entering into a final contract for service. **This** present indication to serve is valid for a two-year period from the date of this letter; however, it should not be taken as a guarantee that service will be available to the project in the future. Instead, this present indication to serve is intended to acknowledge that, under existing conditions, water service would be available provided the developer, without cost to the District:

- 1) Destroys any wells on the property in accordance with State Bulletin No. 74;
- 2) Satisfies all conditions imposed by the District to assure necessary water pressure, flow and quality;
- 3) Satisfies all conditions for water conservation required by the District at the time of application for service, including the following:
 - a) Plans for a water efficient landscape and irrigation system shall be submitted to District Conservation Staff for approval;
 - b) All interior plumbing fixtures shall be low-flow and all Applicant-installed water-using appliances (e.g. dishwashers, clothes washers, etc) shall have the EPA Energy Star label;
 - c) District Staff shall inspect the completed project for compliance with all conservation requirements prior to commencing domestic water service;
- 4) Completes LAFCO annexation requirements, if applicable;
- 5) All units shall be individually metered with a minimum size of 5/8-inch by 3/4-inch standard domestic water meters;
- 6) A memorandum of the terms of this letter shall be recorded with the County Recorder of the County of Santa Cruz to insure that any future property owners are notified of the conditions set forth herein.

Environmental Review Initial Study

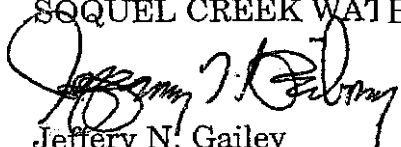
ATTACHMENT 11, 1 & 2
APPLICATION 02-0610

Mr. Bixler—Will Serve Letter
August 26, 2002
Page Two

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

Sincerely,

SOQUEL CREEK WATER DISTRICT



Jeffery N. Gailey
Engineering Manager/Chief Engineer

JFN:se

Environmental Review Initial Study
ATTACHMENT 11, 2 of 2
APPLICATION 02-0610

STAFF REPORT TO THE PLANNING COMMISSION

APPLICATION NO. 02-0610
APN: 039-182-06

EXHIBIT E

Environmental Consulting Services

18488 Prospect Road – Suite 1, Saratoga, CA 95070

Phone: (408) 257-1045

stanshell99@toast.net

FAX: (408) 257-7235

February 10, 2004

Mr. Clifford Bixler
P. O. Box 94
Santa Cruz, CA 95063

Re: Noise Environment, Design Compliance and Recommendations, 12-unit
Soquel Drive Condos Project at Mar Vista, Santa Cruz County; AFN 039-182-06

Dear Mr. Bixler,

I have reviewed the acoustical aspects of the design documents for the subject project relative to the Santa Cruz County and State of California multi-family residential noise planning requirements. This report presents the results of the noise study, which includes on-site noise monitoring, projection of future L_{dn} design noise levels, a description of architectural details relevant to noise protection performance, and general recommendations for compliance with Santa Cruz County planning criteria [1] and California Noise Insulation Standards [2].

PROJECT DESCRIPTION [3]

The proposed Soquel Drive Condos project includes 12 units in 2 two-story structures on a site of approximately 33,540 square feet, located in a neighborhood with residential uses on all sides. A number of the units are affordable subsidized units. There are 30 parking spaces on site. The project site is bounded on the north by Soquel Drive, on the east by Mar Vista Drive, on the west by residential properties, and on the south by Madeline Drive. This report evaluates the complete build-out scenario.

SUMMARY OF FINDINGS

The primary source of noise at the project site is traffic on Soquel Drive, a four-lane arterial on the north boundary of the site. Typical vehicle passby noise levels on site are 65-70 dBA at 50 feet. Trucks, motorcycles, and poorly muffled vehicles produce peak levels 5 to 15 dBA higher on passby. Traffic on Mar Vista Drive and Madeline Drive is very low. There are no other significant noise sources in the project area, except routine residential noises such as weekly powered lawn mowing, leaf blowing and garbage collection.

Based upon site noise measurements, anticipated future traffic volumes, and noise modeling, the worst-case Design Noise Level for these units would be 74 dBA. The Design Noise Level is the worst-case outdoor noise level the project structures with the highest noise exposures must mitigate to provide a satisfactory interior environment. To meet Santa Cruz County criteria and California Noise Insulation Standards for residential multi-family buildings, the following general design measures must be met:

- A long-term interior noise level not exceeding 45 L_{dn} due to exterior sources must be provided, which in this project requires a minimum total building shell noise transmission loss of 29-30 dB.

- Party wall assemblies between residential units must have a minimum 50 STC (Sound Transmission Class) rating. Standard STC ratings for different types of party wall constructions are documented in References 6 and 7.
- Floor/ceiling assemblies between attached residential units should have a minimum 50 IIC (Impact Insulation Class) rating, as well as a 50 STC rating. The IIC and STC ratings for floor/ceiling constructions are documented in References 6 and 7.
- Outdoor protected areas. Santa Cruz County requires that an outdoor area associated with each residential property is protected from noise exceeding 60 dBA, such as backyards, balconies or patios.

NOISE MONITORING AND DESIGN NOISE LEVEL ANALYSIS

Field noise measurements on site were made during the morning commute period of January 22, 2004, with a CEL-440 precision noise meter and analyzer, calibrated with a B & K Model 4230 Sound Level Calibrator. The property is vacant at this time. The measurement locations were chosen to represent the exposure of the two residential units closest to the two primary noise sources.

Location 1 – the northeast corner of the site, near the location of the corner of units 1 and 4, about 30 feet from the near lane of Soquel Drive.

Location 2 – southeast corner of site, near the location of the corner of units 7 and 10, about 50 feet from the near lane of Mar Vista Drive.

Existing Noise Levels

Noise levels were measured and are reported using percentile noise descriptors: L_{90} (the background noise level exceeded 90 % of the time), L_{50} (the median noise level exceeded 50% of the time), L_1 (the peak level exceeded 1% of the time), and L_{eq} (the average energy-equivalent noise level). Measured noise levels are presented in Exhibit 1 below. The L_{dn} noise levels were computed as the long-term average of L_{eq} using the typical daily traffic distribution in the area, with standard weighted penalties for the nighttime hours.

EXHIBIT 1
EXISTING NOISE LEVELS (dBA)
Soquel Drive Condos Project Site - Santa Cruz

Location	L_{90}	L_{50}	L_{eq}	L_1	L_{dn}
1. NE corner of site	55	64	68	76	71
2. SE corner of site	49	53	57	68	60

EXHIBIT

Future Project Noise Levels

The Design Noise Level is the outdoor noise level anticipated within the next ten years (2014) for the residential units experiencing the highest noise exposure—the maximum noise level that the building structures must mitigate. In this project the units closest to Soquel Drive would be exposed to the highest traffic noise levels, the Design Noise Level (DNL). The DNL is computed based on field measurements of present noise levels, projections of future traffic noise increases, and modeled by an enhanced version of the National Cooperative Highway Research Board traffic noise model [4].

Existing daily traffic volumes are approximately 15,000 on Soquel Drive at the project and about 1,700 per day on Mar Vista Drive [5]. There are no official County estimates of future increases in Soquel Drive traffic, so a modest increase of 2% per year has been assumed, which would produce a total increase of 22% over the next ten years. Project trip generation would be approximately 100 trips per day, most of which would enter the site from the entrance on Madeline. This number of trips would make a negligible noise difference on any street in the area. Procedures used in field noise measurement and for traffic noise modeling are described in the Appendix, Page A-1

Project noise modeling provided the anticipated 2014 noise levels shown in Exhibit 2, an increase of about 1 dB over present noise levels. As at present, noise levels would be highest at the units closest to Soquel Drive. In addition, exposures at the upper floor windows closest to and facing Soquel would be approximately 2 dB higher than first-floor noise levels. The upper floor windows have a higher noise exposure because of increased direct reflections from the road surface. The estimated worst-case noise levels for rooms closest to and with a view of the traffic, the architectural Design Noise Level, would be 74 dBA for upper floor units near and facing Soquel Drive. Areas further back from the roads than the locations measured, such as the interior areas of the site, would have lower noise levels than those near the roadways.

EXHIBIT 2

FUTURE NOISE LEVELS – CNEL, dBA

Soquel Drive Condos Project - Santa Cruz

Residential Units	Ground Floor	Upper Floor
Along Soquel Drive boundary of site	72	74
In southeastern corner of site	61	63

This project is adjacent to residential property on three sides. As in any neighborhood, some residential activities could cause sporadic disturbance to the project. However, the proximity to steady arterial traffic would provide a noise background covering most incidental noise on adjacent properties.

SANTA CRUZ COUNTY AND CALIFORNIA NOISE INSULATION STANDARDS

The Santa Cruz County noise criteria [1], as well as California Noise Insulation Standards [2], require that new multi-family housing developments provide an interior L_{dn} noise level of 45 dBA or less due to exterior noise sources. In residential locations that have an exterior L_{dn} of 60 dBA or more, such as this site, a professional acoustical report must be submitted describing the required steps to meet the interior 45 dBA L_{dn} standard. This report fulfills that requirement.

As described in the previous section, the worst-case project noise environment for architectural design purposes is 74 dBA for units next to Soquel Drive. Therefore, to achieve an interior L_{dn} of 45 dBA, a minimum noise reduction of 29-30 dB must be provided by the combined elements of the building shell,

particularly those elements near Soquel Drive. The transmission loss of architectural building elements is designated by Sound Transmission Class (STC) ratings for wall elements and by Impact Insulation Class (IIC) ratings for floor/ceiling assemblies, both of which are methods of estimating the inherent ability to attenuate noise transmission. Units not near Soquel Drive would have noise exposure levels much lower due to both distance and shielding effects.

Standard wood and gypsum exterior wall constructions have STC ratings of approximately 40 dBA or more. Standard hollow-core doors and openable single pane windows are rated at about 21-22 STC. Typical dual-layer thermal pane windows are rated at 27-30 dB STC. Except for actual cracks and openings in a structure, doors and windows are usually the weakest elements in the design and construction of a good sound-rated building and usually reduce the overall protection provided by the more substantial wall structures.

A second aspect of noise performance covered by the State Noise Insulation Standards is to minimize noise transmission of party walls between attached living units. The keys to reducing noise transmission between living units are to maximize the air space, provide noise-absorbing materials, provide substantial mass in the building elements separating adjoining units, and to decouple structural elements, i.e., minimize solid connections between units. Party wall assemblies between living units must have a minimum 50 STC (Sound Transmission Class) rating while floor/ceiling assemblies between living units must have a minimum 50 STC, as well as a minimum 50 IIC (Impact Insulation Class). The primary references for determining noise performance of building elements is the California Dept. of Health Svcs. "Catalog of STC and IIC Ratings for Wall and Floor/Ceiling Assemblies" [6] or the Gypsum Association "Fire Resistance Design Manual" [7].

RECOMMENDATIONS

Following are recommendations for meeting the primary criteria for good residential noise insulation design by the Soquel Drive Condos development:

1. **WINDOWS.** Windows should have an STC rating of at least 30 dB. High quality openable double-glazed thermal windows with two 1/8" lights separated by at least 1/2" air space and good weather seals typically have a rating of 30 STC and are acceptable.
2. **EXTERIOR DOORS.** Entrance doors and sliding glass doors, particularly those in units near and facing Soquel Drive, should meet an STC rating of 30 to match the building shell noise reduction criteria.
3. **PARTY WALL ASSEMBLIES.** For minimizing noise transmitted between attached residential units, the party wall assembly should have several inches of air space, fiberglass insulation and minimal structural connections and resilient channel, in order to meet the 50-dBA STC requirement. Acceptable types of party wall assemblies are described in documents such as References 6 and 7.

In addition, any fire stops between units should not provide a strong structural connection. That is, they should be of lightweight material, such as sheet metal or fiberglass, that cannot conduct low-frequency sound and vibration between units.

4. **FLOOR-CEILING ASSEMBLIES.** To minimize noise transmitted through floor-ceiling assemblies separating residential units, an STC rating of 50, as well as an IIC rating of 50, must be met. Acceptable types of assemblies are described in documents such as References 6 and 7.
5. **OUTDOOR PROTECTED AREAS.** Because of the noise levels in the 68-72 dBA range at ground level near Soquel Drive, the planned perimeter fence along Soquel Drive should be at least 6 feet tall. And to reduce the amount of Soquel Drive traffic noise reaching the open space area along the

west side of the property, the east end of the fence should bend toward the building structure with a gate on the walk that is parallel to the front of the condo building. **This** eliminates the opening to traffic noise. The fence construction can be stucco, or at least two layers of ½" wood with the layers offset so that cracks between boards on each layer do not line up, with no cracks in any fence elements or underneath it. This would provide a traffic noise reduction of 5-7 dB to the areas behind the fence.

Because of distance and protection by other buildings, the outdoor noise exposure for the three buildings near Madeline Drive would have outdoor levels below the City 60 dBA limit, so the patios and balconies would need no additional noise protection. However, the estimated noise levels at the front three buildings near Soquel Drive would be as shown below in Exhibit 3.

EXHIBIT 3

OUTDOOR NOISE LEVELS – CNEL, dBA

Soquel Drive Condos Project - Santa Cruz

Front Units	Ground Floor Patios	2 nd Floor Balconies
Closest units to Soquel (#1,4)	68	70
Next two closest bldgs. (#2,3,5,6)	62	64

The fence along the front of the property would reduce the ground-level patio noise 5-7 dBA, adequately protecting the patios for the two buildings set back from Soquel (Units 2,3,5,6) to below the 60 dBA noise level. Since each patio has an individual fence of at least 5 feet, the patio for Unit 1 would also be below the 60 dBA limit.

To protect second floor balcony of the front building (Unit 4) would require a wraparound glass or plexiglass screen at least 7 feet tall to reduce the noise level below 60 dBA. The balconies for the two set back buildings would have acceptable balcony noise levels if solid railings around the balcony were provided.

6. VENTILATION. Mitigation of outside traffic noise is based upon windows that are closed in order to provide the required noise protection. Therefore all units, particularly those units nearest the traffic noise sources producing the primary noise, must have a ventilation system that provides a habitable interior environment with the windows closed, regardless of outside temperature.

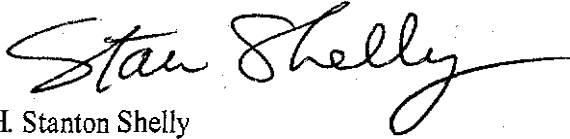
In addition, if air conditioning units are installed, the noise levels produced by the AC units must not themselves cause a noise problem for any of the residential units associated with the project or adjacent residential properties.

7. GENERAL DESIGN AND CONSTRUCTION PRACTICES. Good noise design must be implemented by good field construction practices or the design performance will not be achieved. This includes minimizing all penetrations of and connections between party wall and floor/ceiling assemblies, and acoustical sealant around any necessary penetrations.

EXHIBIT E

If I may be of further assistance on this project, please do not hesitate to contact me.

Respectfully submitted,



H. Stanton Shelly
Acoustical Consultant
Board Certified Member (1982),
Institute of Noise Control Engineering

Att: Appendix

REFERENCES

1. Santa Cruz County General Plan, May 1994..
2. "Noise Insulation Standards," Section 3501, Title 24, Part 2, California Building Standards Code, revised September 1989.
3. • Tentative Map and Preliminary Improvement Plans (4 pages), Robert Dewitt and Associates, Inc, Civil Engineers, Santa Cruz., August 2003.
• Drawing Set (10 pages), R. Warren Pool, AIBD, Scquel; May 2003
4. *Highway Noise - A Design Guide for Highway Engineers*, National Cooperative Highway Research Program Report 117, Highway Research Board, National Academy of Sciences, Washington, D.C., 1971 (model enhanced and field validated by ECS).
5. Traffic volume counts, Santa Cruz County Dept of Public Works, and informal counts during field measurements by ECS.
6. DuPree, Russell B., *Catalog of STC and IIC Ratings for Wall and Floor/Ceiling Assemblies*, California Dept. of Health Services, Office of Noise Control, Berkeley, CA, Feb. 1980.
7. "Fire Resistance Design Manual", 17th Edition (GA-600-2003), Gypsum Association, Washington, DC; April 2003.
8. "Noise Insulation Problems in Buildings", Paul Veneklasen & Associates, for Santa Clara County Airport Land Use Commission, San Jose, January 1973.

EXHIBIT E

Environmental Noise Measurement and Analysis Procedure

1. Select monitoring sites as representative of worst-case sensitive receptor areas, topography, noise sources, and noise transmission characteristics.
2. Make field noise measurements of individual sources and long-term statistical variation on the project site and, if appropriate, on access routes to the project, **20-30** minutes in each location.

Equipment:

Noise Distribution Analyzer, CEL Model **440**

Precision Integrating Sound Level Meter, Rion Model NL-11

Sound Level Calibrator, Bruel and Kjaer Model **4230**

3. Record **peak** noise levels for individual sources and incidents, and the statistical descriptors of interest, such as L_{90} , L_{50} , L_{10} , L_1 , and L_{eq} .
4. Based upon field measurements and transportation noise modeling, determine source/distance relationships on the project site.
5. Compute L_{dn} values from field measurements and traffic noise model **based** on traffic volume variation throughout the day. Without specific hourly traffic count data, use standard commute-based volumes as follows:

Period	Hours	Hourly Vol (% ADT)
A. 7 a.m. — 9 a.m.	2	7.5
B. 9 a.m. — 4 p.m.	7	5.6
C. 4 p.m. — 7 p.m. (no peak)	2	7.0
D. 7 p.m. — 10 p.m.	3	4.0
E. 10 p.m. — Midnight	2	2.5
F. Midnight — 7 a.m.	7	0.7
G. Peak Hour	1	10.0

EXHIBIT E

Environmental Noise Concepts and Definitions

Sound is the rapid fluctuation of air pressure higher and lower than normal atmospheric pressure. The term noise is often used to mean unwanted or undesirable sound, but this is a very subjective matter depending upon the individual, the terms noise and sound are often considered interchangeable in normal usage. The frequency of the sound, or pitch if it has a dominant pure tone, is the number of fluctuations of air pressure each second. If the sound frequency is within a range of roughly 50 to 15,000 cycles per second (Hertz), it is audible to persons with normal hearing. Another characteristic of sound is its loudness, usually measured and reported in decibels (dB), a shorthand logarithmic unit that avoids having to deal in the very large numbers describing the range of sound levels in its basic engineering units. In decibel units, 120 dB (which would be experienced when standing close to a large jet plane on takeoff) is not 6 times as loud as an extremely quiet background of 20 dB, but rather a hundred thousand times as loud. Examples of common noise sources and their sound levels are found on Page A 5.

The basic issues in dealing with the community and environmental noise are its effects and the way it is perceived by most persons (see the Effects section, Page A3). Therefore, the noise must be measured or modeled, and then compared to guidelines, regulations, and known effects. For these purposes the decibel is used with "A-weighting", meaning that the lower and higher frequencies are de-emphasized to match the sensitivity of human hearing, as opposed to the artificially "flat" frequency response. Unless otherwise stated, all references to decibels relative to human effects and community impacts are in "A-weighted" decibels, or dBA, in the usual abbreviated form. These decibel values are then referred to as noise levels, or sound levels. The equipment used to measure noise levels is called a sound level meter.

In spite of the tendency to describe environmental noise levels with single-number descriptors for simplicity, the most characteristic feature of noise that people experience in their communities is its extreme variability. So to better understand what a given noise environment is really like, more than one descriptor is generally used to describe its variability. For example, the average noise level may be accompanied by the maximum or highest noise level, and also the minimum noise level occurring during a particular time period. For example, in some cases it would be more important to know that the minimum noise level is 45 dBA and the maximum noise level is 90 dBA, than that the average noise level is 55 dBA.

There are literally dozens of different types of noise environment descriptors, each developed to give information on the effect of a specific type of noise under certain conditions--such as for aircraft noise, for speech intelligibility, or for hearing impairment. In recent years governmental agencies have been standardizing on the use of L_n , L_{eq} , or L_{dn} . L_n , where n is a number in percent, refers to the noise level exceeded n percent of the time. For example, traffic noise may be generated along a freeway such that at a distance of 100 feet from the roadway the noise level is 70 dB or higher ten percent of the time. Hence its L_{10} noise level is reported as 70 dBA. The L_{50} , or median noise level, is also often used as a noise descriptor. The L_{eq} also often is used, since it reflects the single noise level that has the same energy as the varying noise environment, and reflects more accurately the impact of peak noise incidents. L_{dn} is a 24-hour L_{eq} computation with a 10-dB "penalty" during the 10 p.m. to 7 a.m. time period, when a quieter environment is expected. In other words, a location with a 55 dBA daytime L_{eq} would have a 55 dBA L_{dn} if the noise level dropped to 45 dB during the night time hours. The State of California

uses the CNEL, which is nearly the same as L_{dn} . The equipment for measuring statistical noise descriptors is called a Noise Distribution Analyzer.

The "ambient" noise level refers to the combination of all sources of noise at a given location. The "background" noise is similar, and refers to the combination of distant sources that determines the minimum sound levels in any location. The L_{90} or L_{99} statistical descriptors often are used as a measure of the background noise level.

To more readily understand and compare differences in noise levels from one location to another, equal noise contours are often developed for a given site. Most often L_{10} or L_{dn} noise contours are used, joining locations on a site that have the same noise level, in 5 or 10dB increments. Noise contour maps are similar to plotting equal elevations on a topographic contour map.

Several concepts are particularly important in discussing what to do about unwanted noise — mitigation, reduction and attenuation; the terms have the same meaning in general usage: to lower noise levels in a receptor area. Reflection is one common noise reduction method, which diverts sound energy from a location of high impact to an area of less impact, such as when using a noise barrier. Noise absorption is a mechanism by which some materials, such as foliage outdoors or fiberglass batts used as insulation, absorb sound energy and thus reduce its impact.

Mathematical noise models are often used in projecting noise levels that cannot be directly measured, such as in the case of future traffic or airport conditions. Noise models use previously measured and analyzed relationships between noise source characteristics and physical and geometric conditions to compute noise levels with relatively good accuracy. A number of models for projecting aircraft noise, roadway traffic noise and railroad noise have been developed and are in widespread use.

The Effects of Noise on People

Noise is a part of our modern society — noise from motorized labor-saving devices, transportation sources, and recreation devices. The use or conversion of energy for any purpose is seldom accomplished silently. Humans typically have a capacity to tolerate or ignore a certain amount of noise in the environment. But adverse effects are present in many exposures to noise, and dangers to health other than outright hearing impairment also are recognized.

The problem of controlling noise is difficult because it affects each individual differently. People do not hear sounds similarly, hence they do not react to sound in the same way. First of all, each person's reaction to noise depends upon the characteristics of the noise itself:

- loudness
- frequency
- duration
- time of occurrence
- unfamiliarity or uniqueness

But the effect of a noise on people also depends upon the situation:

- background or ambient noise level

- individual sensitivity to noise intrusion
- activity or preoccupation of listener
- perceived need or justification for **noise**

The factors that determines how much a **person** is disturbed by a noise include physiological effects, psychological/emotional effects, and activity interference.

To better understand the use of the decibel **as** a measure of relative loudness, a list of common noise sources and their approximate sound levels are given on Page A 5.

Physiological Noise Effects

At relatively high noise levels above 80 dBA, the delicate internal ear mechanism **can** be altered to **cause** Temporary Threshold Shift (TTS), resulting in partial **deafness** for a period of a few minutes to a few weeks, depending upon the noise level and the exposure duration. If these excessive levels over 80 dBA are continued over long periods of time (for example, eight hours a day for several years), or very high levels (over 100 dB) are experienced for shorter periods, Permanent Threshold Shift (PTS) may occur. PTS is an irreversible loss in normal **hearing** capacity.

Fortunately, few exposures to levels causing hearing damage occur in the typical community noise environment. However, some problems can be experienced by those attending or participating in regular musical and recreational events with high noise environments, or by **those** engaged in occupations involving high **workplace** noise levels, regulated by State and Federal Occupational Safety and Health codes. The potential for other less damaging, but nonetheless disturbing, noise effects exists throughout our normal daily schedules-at home, school, shopping center, park, or highway. These noise impacts **can cause** subtle physical, mental and emotional stresses of varying degrees of seriousness.

Activity Interference

Noise can **disrupt** human activities such **as** sleep, conversation, or stereo and TV enjoyment. Studies have shown that noise not only can prevent sleep because of its intensity or characteristics, but **also can** seriously disturb the quality of sleep without waking the sleeper. Conditions such **as these**, community noise causing bedroom noise levels between 35 and 50 dBA, are encountered to some extent in many **urbanized areas**, particularly near **high** volume traffic or **airport** areas. At interior noise levels over 55 dBA, all types of normal speaking and listening activities are disrupted. Speech intelligibility drops sharply, music listening and TV watching become strained, and aural communications must be carried out at **much higher** volumes to be successful. Obviously, shouting to be heard and understood is both undesirable and unpleasant for **all** concerned.

Psychological and Emotional Impacts

Less well-documented and understood, but probably more widely experienced, are those impact of noise that cause such subtle effects **as** distraction, annoyance, startle, privacy interruption, stress and tension. These effects **as** a class can, if continued, cause very serious emotional and psychological anxieties and disturbances. Often the increased irritability and tenseness are not directly attributed to the noise environment, **as** the listener may not be consciously aware of the noise intrusion. Our human

ability to "tolerate" and "adapt to" disturbing noise levels thus ~~can~~ adversely affect our subconscious body processes. Protection against the intrusion of disturbing noise is particularly important to mental and emotional health in an active and complex ~~urban~~ community.

Typical Noise Levels

Noise Sources	Continuous Noise Level (dBA)	Human Response or Impact
Jet aircraft takeoff (50')	130	
Auto horn (3')	120	Deafening
Rock music in a night club	110	
	105	Single-event possible permanent hearing damage
Motorcycle accelerating, no muffler (25')	100	
	95	Temporary bearing loss
Motorcycle accelerating, stock muffler (25')	90	
Food blender (3') Power lawn mower (20')	80	Very disturbing to most activities
Steady urban traffic (25')	70	
Normal conversation (3')	60	Communications difficult
Daytime street, no nearby traffic	50	
	45	Sleep disturbance
Quiet office	40	
Inside quiet home. Soft whisper (10')	30	Very quiet
Movie or recording studio	20	Seldom-experienced ambient
	10	Barely audible to good hearing
Threshold of hearing	0	

Randall Adams

From: Paia Levine
Sent: Thursday, March 11, 2004 5:23 PM
To: Randall Adams
Subject: RE: Noise Study - 02-0610 - Bixler

Randall: The report looks fine, please note the mitigation measure that requires their engineer to certify that the building plans are in compliance with the myriad of recommendations given in the report.

B. Submit a letter from the acoustical engineer verifying that the plans reflect the necessary modifications.

Other than structural details and the sound wall/fence the most obvious thing will be the wrap around glass on the second story balconies of one of the buildings.

It is instructive to know that fifty feet from a typical section of Soquel the noise is 70 dB. dnl.

Thanks, paia

-----Original Message-----

From: Randall Adams
Sent: Wednesday, March 10, 2004 10:29 AM
To: Paia Levine
Subject: Noise Study - 02-0610 - Bixler

Paia,

I have received the noise study required as a mitigation measure prior to public hearing. I have reviewed the noise study and find it acceptable.

I have placed a copy of the report in your inbox for your review. Please let me know if you find the report acceptable, or what changes you would require. The proposed building modifications work from a zoning standpoint.

Thank you,

Randall

STAFF REPORT TO THE PLANNING COMMISSION

APPLICATION NO. 02-0610
APN: 039-182-06

EXHIBIT F



Randall Admas
Project Plannner
County of Santa Cruz
Planning Department
Development Review
701 Ocean St. 4th Floor
Santa Cruz, CA 95060

RE: Letter of Support for Peregrine Properties, L.L.C
Application # 02-0610, Assessor's parcel # 039-182-06

Dear Mr. Admas

Housing Choices Coalition (HCC) is discussing the possibility of purchasing two low/very low income units from Cliff and Lise Bixler, Peregrine Properties, L.L.C., in order to provide ongoing housing options for people with developmental disabilities in Santa Cruz County.

Housing Choices Coalition began as a grassroots effort led by parents and service providers concerned about the lack of affordable housing for people with developmental disabilities. With start-up funding from San Andreas Regional Center, HCC incorporated in 1997 as a 501 C (3) organization. HCC serves people of all ages with developmental disabilities. A developmental disability is a disability that appeared before the age of 18 which includes, but is not limited to, cerebral palsy, autism, downs syndrome, and mental retardation. Our mission is to enhance the lives for people with developmental disabilities by creating quality, affordable living options. Our goal is to ensure that a variety of housing options are available.

The purchase of these two condos would provide an affordable living option in Aptos. People with developmental disabilities like everyone else; want to have stable, affordable and permanent housing in their community. They may not want to live in group homes or with their relatives. They want to choose who they live with and where they live. Most people with developmental disabilities have very low income, often limited to their social security benefits at around \$800 per month. With the increasingly high cost of housing in Santa Cruz County, it has become virtually impossible to find safe, decent housing that is near educational and employment opportunities. In most cases, the average rent for a two-bedroom apartment requires more than a person's monthly income.

Most people with developmental disabilities do not drive. They rely on public transportation for all of their needs. This project is near Cabrillo College and numerous employment opportunities, making it well suited for someone with a developmental disability.

At Housing Choices Coalition, we are proud to be a part of this project that will include two low/very low condominiums that will increase the affordable housing stock for people with developmental disabilities in Santa Cruz County, using infill development to fulfill housing goals. The need for density on multi-zoned lots such as this one is imperative if we plan to make housing affordable. Peregrine Properties is not just building 12 condos, but together, we are building community.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa Merlin", with a stylized, flowing script.

Lisa Merlin
Executive Director
Housing Choices Coalition

CC: Ellen Pirie
Supervisor District 2
701 Ocean St. 5th Floor
Santa Cruz, CA 95060

STAFF REPORT TO THE PLANNING COMMISSION

APPLICATION NO. 02-0610
APN: 039-182-06

EXHIBIT G

Robert Culbertson
7251 Lotus Way
Aptos, CA 95003
(831) 662-1753

February 28, 2003

Randy Adams
Santa Cruz County Planner
701 Ocean St - Room 400
Santa Cruz, CA 95060

RE: Bixler/Peregrine Properties Development @ Soquel Dr./Mar Vista Dr (02-0610)

To Randy Adams, Santa Cruz County Planner:

My home is located directly in front of the proposed Peregrine Properties development at Soquel Drive and Mar Vista Drive. I have learned that the current property owner, Mr. Bixler, plans to develop an apartment ~~rental~~ business on ~~this~~ land in front of my home. This threatens to disrupt the existing community of individual homeowners, which surround this development site. My home is an investment, a ~~sanctuary~~, and a source of pride. This is my first and only home, and it represents all that I have worked and saved for. Most of my neighbors feel the same way. I ask that you recommend that this land be developed into individually owned homes, such that ~~the~~ new residents will be invested in the needs of the existing community.

I have witnessed how new apartment complexes, initially beautiful and well landscaped, become run down and trashed. I have observed how maintenance is deferred to save money, and client screening becomes loose to fill vacancies. I have observed ~~apartment~~ complexes which are run as "rent factories", where turnover is high, and aesthetics are neglected at the expense of ~~the~~ surrounding community. This is especially true where management agencies have no vested interest in the preservation of our local communities or ~~property~~ values. This is the threat that looms over my home and my neighborhood.

My town home complex is high density, includes several low-income homes which are beautifully maintained, and has many fine renters who are good neighbors. Our town home community thrives because our homes are individually owned and maintained as living spaces and investments. Individual ownership insures that the owners and residents have a higher degree of interdependency within the community they live. This interdependency fosters a sense of responsibility, which keeps neighborhoods safe and well maintained.

This development must complement our existing community by providing more ownership opportunities for residents of all income levels. I am not against renters, high density, or low-income housing, as long as it is within this setting. What will not complement our community, is the concept of the "rent factory", which denies interdependency, and holds the "product" of rent above the well being of the neighborhood. Your decision, and the subsequent development of this land, will

forever affect the residents of this area. Thank you for your time and consideration during this process.

Sincerely,



Robert Culbertson

cc:

Randy Adams, Santa Cruz County Planner

Ellen Pirie, Second District Santa Cruz County Supervisor

February 28, 2003

Randy Adams
Santa Cruz County Planning Department
701 Ocean Street, Room 400
Santa Cruz, CA 95060

RE: PEREGRINE PROPERTIES LLC PROJECT (SOQUEL & MAR VISTA DRIVES,
APTOS)

Dear Planner, Planning Commission, and Developer;

The undersigned represent the property owners of the single family dwellings along Madeline Drive which directly abut the parcel being developed. **Our** concerns **are** based in the fact that our homes represent our single biggest investment and are our havens for peace and privacy. With that in mind, we have gathered and discussed what we believe would be reasonable mitigative measures that could be incorporated into the development plan, which would allow the developer to use his land as it is zoned, and minimize the impacts to us.

First and foremost, we are sensitive to the need for affordable housing in this county and realize whatever ends up being constructed on this site will remain for decades to come. We are also sensitive to the fact that whatever is built on this site will forever affect the value of **our** homes and the quality of life of everyone who lives near this project, one way or the other. We know that "pride of ownership" spans the socio-economic spectrum and pride of ownership is what will protect the care and maintenance of this project over time. Therefore, our single biggest request is that these living units have individual ownership and this project not be a rental apartment complex.

Second, the homes that surround this project, with the exception of one, are all two-story. We are very concerned about looking at parking lots and were told early in our contacts with the developer that these units would have garages. We were even given a recently completed project on Alameda Street in Capitola to "drive by and view" and were told that this development was "very similar to the one going in behind you". Needless to say, we are very disappointed in the current plan, which instead includes 30 exposed parking spaces. It would seem that if the buildings are not going to have garages, at the very least, the parking lots could be covered with pergolas and vegetation, or attractive-looking carports.

Third, we commend the designer and developer on the "angling" of the buildings. We feel that this design provides greater privacy than a squared orientation would, for us and the people who will occupy the new structures. The currently proposed placement offers some additional buffering by virtue of the open space between our respective properties, and will create a finished project that will be more pleasing **to** the eye.

Fourth, we ask that a masonry wall be constructed along the property line bordering our parcels with the project parcel. We would like this wall **to** be a minimum of eight feet tall from our existing grade and constructed of a material that is consistent in color and finish to

the materials that already exist on our properties or are planned by us. (We would recommend a gray, two-sided, split-face block material). Additionally, we recommend that retaining walls of varying heights be incorporated into the rest of the project to discourage foot traffic ~~through~~ the parcel, as ~~has~~ been the practice as a vacant lot. We ask that the "wall" be constructed as early in the project as practically possible, so ~~as~~ to minimize the construction impacts to us.

Fifth, we have seen the proposed landscape plan and feel that the size and number of trees and shrubs is substantially inadequate. We ~~have~~ had the pleasure of enjoying the noise buffering and privacy qualities the existing mature trees (25' - 30' tall) have provided. We feel that a minimum of 24", 36" and 48" box trees should be used to create a "green screen" that will extend beyond the height of the eight-foot wall recommended above, and more quickly restore some of the noise buffering and second-story privacy qualities we currently enjoy. A combination of fast-growing evergreens (cypress and redwood) and globular specimen trees would allow ~~both~~ vertical and horizontal screening and provide a variety of texture within the landscape plan.



Finally, we are very concerned about any increase in traffic on Madeline Drive. There are families with small children that live on Madeline who have used ~~this~~ quite street to ride their bicycles and play on weekends and after school. In the middle of Madeline Drive there is a less than 90 degree curve in the street which also occasionally causes "close calls". An increase in traffic on Madeline will only raise the number of "close calls". We would therefore encourage the planner to utilize Mar Vista Drive as the access point to the property. We feel this will be safer for everyone and encourage a more direct route into the development.

The above items reflect what the undersigned believe to be "reasonable accommodations" and within the purview of the project planner to recommend and the Commission to approve. We ask that you carefully consider these accommodations in your decision making process.

Thank you.

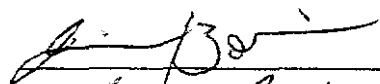

100 Madeline Drive (APN 039-182-10)
Steven Kent Schneider

Bonnie E. Schneider


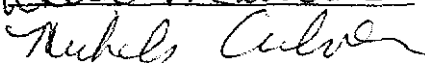
102 Madeline Drive (APN 039-182-11)
James Scott Bowdoin

Teresa Bowdoin

106 Madeline Drive (APN 039-182-12)
David P. Culver

Michele H. Culver

110 Madeline Drive (APN 039-182-13)

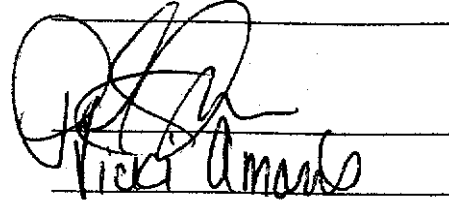
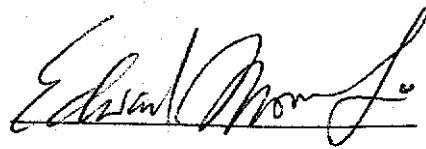
Edward Moon Lo

Hui *Suk* Lo

112 Madeline Drive (APN 039-182-14)

Patrick K. Amaris

Vicki *Amaris*



cc: Ellen Pirie, Second District County Supervisor
701 Ocean Street, 5 Th Floor, Santa Cruz, CA 95060

Marianne Johnson, Cabrillo Meadows
201 Phoebe Lane, Aptos, CA 95003

Lisa Haworth, Somerset Court
7115 Somerset Court, Aptos, CA 95003

Somerset Homeowners Association
7120 Somerset Court
Aptos, CA 95003

March 8, 2002

Randy Adams
Santa Cruz County Planning Department
701 Ocean Street, Room 400
Santa Cruz, CA 95060

RE: Peregrine Properties LLC Project

To Whom It May Concern:

This letter represents the interests of the Somerset Homeowners Association (HOA). We are very concerned about the impact the above-mentioned project will have on our neighborhood. The parcel located at the junctions of Soquel Drive, Mar Vista Drive and Madeline Drive is directly across the street from our quiet cul-de-sac. We would welcome a housing **structure** that will add to our community without depreciating the biggest investment most of us will ever have, our homes. However, the Somerset HOA feels compelled to express our concerns regarding the proposed plans.

We oppose an apartment rental complex and request these units be individually owned and occupied. The current socio-economic diversity of our neighborhood is apparent including **two** mobile home parks, one of which is exclusive to senior citizens, apartment complexes, **owner** occupied condominiums and single family homes. Building an additional condominium complex will provide an excellent opportunity for county residents to purchase **a** home of their **own** while still maintaining the integrity of our neighborhood and the value of our homes.

Additionally we strongly believe the size of this parcel **is** not conducive to the 13 units plus space for 30 cars. We request the number of **units** be reduced by at least 30%. This **reduction** would allow the development to be designed and landscaped in a style more in keeping with the residential character of our area.

We oppose the 'parking lot' style parking area being offered to the people who will reside in this housing structure. Mr. Bixler inferred there would be garages for these residents when he encouraged us to view an example of his previous project by driving by the apartment complex on Alameda Street off 41st Ave. We request the plans be amended to provide garages.

We request the landscaping plans be revised to include more depth and density. The set backs along Mar Vista Drive and Madeline Drive should be at least **15** feet deep in order to provide better visual and acoustic barriers. As suggested, decreasing the overall density of the development will **allow** for an improved landscape design, thus enhancing **our** neighborhood and maintaining the value of our homes

We believe our suggestions outlined above are essential for maintaining the values of our homes **and** preserving the character and integrity of our community. Thank you for your consideration.

Sincerely,

Somerset ~~Homeowners~~ Association

7111 Somerset Court
Jean Lee



7112 Somerset Court
Sue Moreland



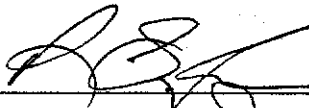
7113 Somerset Court
Danny Vitanza



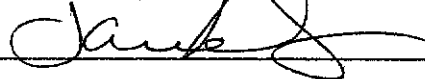
Liz Vitanza



7114 Somerset ~~Court~~
Richard Lazear



Jane Lazear



7115 Somerset Court
George Ralston



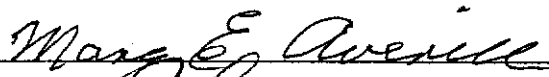
June Ralston



7117 Somerset Court
Dick Averill



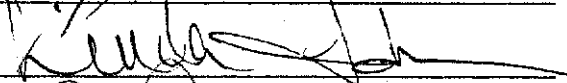
Betty Averill




7118 Somerset Court
Tom Johnson



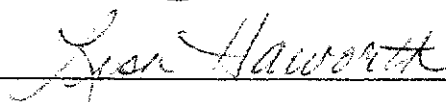
Linda Johnson



7119 Somerset Court
Stan Iverson



7120 Somerset Court
Lisa Haworth



cc: Ellen Pine, Second District County Supervisor
701 Ocean Street, 5 Th Floor, Santa Cruz, CA 95060

cc: Robert Culbertson (e-mail)
7251 Lotus Way
Aptos, CA 95003

cc: Dave Culver (e-mail)
106 Madeline Drive
Aptos, CA 95003

TO: Randy Adams
Santa Cruz Co. Planning Dept.
701 Ocean St. Rm. **400**
Santa Cruz, CA 95060

13 Mar. 2003

FR: Dick & Betty Averill raverill@pte.net
7117 Somerset Ct. 831-662-9484

SUBJ: Bixler Project -
Mar Vista & Soquel, Aptos, CA 95003

My wife and I moved to Somerset Ct. over two years ago because it was a comfortable attractive place to retire, orderly, free of crime and relatively quiet except for Soquel Dr. Noise. Previously we have lived in an area of single family homes that was also quiet and neighborly. This was soon shattered by the building of small rental units a half block away as the Bixler Project will be in relation to where we now live. The Project will be directly across Mar Vista Dr. that is a very busy street. The rental units referred to above soon became an unstable area of drug use, stabbings, robberies, many people going and coming twenty four hours a day and transients moving in and out. Along with this were of course many more cars and parking problems. The local newspaper had frequent articles that affected home values. We do not want this to happen here.

If there are problems ~~whom~~ do we call to get remedial response? Since Mar Vista is under the purview of the State Police rather than local authorities and Madeline Dr. on the other side of the project is under Santa Cruz Co. jurisdiction, we have found out it is difficult to get someone to deal with problems of people living on the streets in cars and motorhomes. We already know it takes over a month for the State Police to remove dead cars from Mar Vista Dr. and the seventy two hour parking limit is largely overlooked. The addition of at least ~~twenty~~ six more cars in this small area is just not acceptable to us.

It is our firm belief the planned thirteen **rental** units will fill with many more people and cars than if they were *homeowners* and there will be much more than two cars per unit causing overnight street parking problems. We think there should be garages instead of outdoor parking as shown on the plan.

We ask you to specify the following;

1. Owner occupied units instead of rentals.
2. Specified limits on number of occupants per unit.
3. No overnight street parking on the first block of Mar Vista.
4. Garages for all cars.
5. Spare the single beautiful oak tree on the lot.

Respectfully submitted

Dick & Betty Averill

The Cabrillo Meadows Town Home Community

724 Lotus Way, Aptos, CA 95003 (831) 662-1753 culrob4321@yahoo.com

March 25, 2003

Randy Adams
Santa Cruz County Planner
701 Ocean St - Room 400
Santa Cruz, CA 95060

Ellen Pirie
Second District Santa Cruz County Supervisor
701 Ocean St - 5th Floor
Santa Cruz, CA 95060

RE: Petition and signature list regarding Bixler/Peregrine Properties Development @
Soquel Dr./Mar Vista Dr (02-0610)

To Whom It May Concern:

The undersigned on the enclosed petition represent a coalition of concerned homeowners and residents living within the Cabrillo Meadows Town Home Community, who are concerned about the new development occurring at Soquel Drive and Mar Vista Drive. This new development will border Cabrillo Meadows along Madeline Drive.

Cabrillo Meadows welcomes the opportunity for this new development to add value to our area, and we look forward to welcoming new neighbors. However, after reviewing the current development plans, we have outlined several important areas of concern, and requested changes that we believe are necessary to preserve our property values, lifestyles, and sense of community.

1) Individual Ownership:

This is the most outstanding of our concerns. We have come to understand that Mr. Bixler intends to develop an apartment complex, and run a rental business from this new development. This is unacceptable to the present community of individual homeowners and residents who will be directly affected by this new development. We believe that the pride of ownership is obvious in the manner by which we maintain our homes, conduct ourselves as neighbors, and

come together as a community. Many residents rent from individual property owners, and conduct themselves in an honorable manner. However, individual ownership ensures, as it has in our community, that the properties will be primarily maintained as personal investments and living spaces, rather than solely as a business or a "rent factory".

We are sensitive to the growing housing needs of Santa Cruz County. We understand Mr. Bixler's intention to increase the density of his complex to accommodate these housing needs. In fact, Cabrillo Meadows addressed these very same needs when it was constructed. Cabrillo Meadows is a high density complex, and includes several low-income units. Our lower income units have allowed some outstanding individuals to achieve a foothold in this very difficult real estate market. These homeowners share, along with other homeowners of this area, the core values of pride, responsibility, and personal sacrifice that are conferred from individual ownership and personal investment. We firmly believe that the success of our community, and the preservation of our property values, hinge on this sense of self-determination. This new development must be realized in a manner which complements our existing community, and gives our new neighbors the opportunity to become individual homeowners.

2) **Parking:**

We have two distinct areas of concern regarding parking.

a. **Parking spaces:** The areas surrounding this new development, including Madeline drive and Mar Vista Drive, are currently filled to capacity with parked vehicles. We wish to ensure that the vehicles associated with this new development will have sufficient self-contained parking. The current plans show 30 parking spots for thirteen units - about two parking spaces per unit. We would like to see the addition of ten or more parking spaces, such that each unit is assigned at least three spaces.

b. **Parking Aesthetics:** The proposed parking area for the complex includes two large uncovered parking lots, one along Madeliie Drive, and one along Mar Vista Drive. The homes that surround this project, with the exception of one, are all two-story. These parking lots will be an eyesore to these two-story homes. We do not want to look at parking lots! We would like to see this complex utilize underground parking structures or garages. Mr. Bixler recently completed a project off of Alameda Street in Capitola, which included self-contained garage units. We would like to see him extend the same courtesy to our community.

3) **Landscaping:**

The border of the new development along Soquel Drive, Madeline Drive, and Mar Vista Drive, needs a generous greenbelt as a visual and acoustic buffer between homes. We have several requests towards this concern.

- c. **Depth of greenbelt:** Current plans call for a ~~thin~~ strip of buffer along the Cabrillo Meadows side of Madeline Drive, less than five feet deep. We request that the depth of the current greenbelt be increased to at least 10-15 feet.
- d. **Density of greenbelt:** Current designs outline a plan for sparse vegetation in ~~the~~ proposed greenbelt areas, especially on the Cabrillo Meadows side of Madeline Drive. We request that the density of proposed vegetation be at least tripled in these locations, to provide a better visual and acoustic barrier.
- e. **Hills/Knolls:** We request that a "rolling ~~hill~~" effect be added to the greenbelt areas to further offset the lie-of-sight visual impact of the new complex for pedestrians ~~and~~ residents.
- f. **Tree Size:** The current ~~plans~~ outline the use of 5-gallon trees in the greenbelt along the Cabrillo Meadows side of Madeline Drive. We request the use of more mature trees (24", 30", and 48" box or larger) to provide a more immediate visual and acoustic buffer.
- g. **Tree Type:** We request the use of coniferoustrees, which do not loose their foliage seasonally. Deciduous leaf ~~drops~~ necessitate increased maintenance and ultimately void the visual and acoustic benefits of tree-line buffers during the winter months. Redwood, Cypress, and other varieties ~~of~~ coniferoustrees have been mixed and used well in ~~this~~ capacity within complexes such ~~as~~ Capitola Knolls.

4) **Masonry Wall:**

A new complex of 13 individual units will inevitably create a significant increase in noise and human traffic relative to our area. We request the inclusion of plans for a masonry wall to be constructed around the complex, to serve as a further acoustic and visual barrier, and to encourage foot traffic to use sidewalks. The visual and acoustic buffering aspects will directly benefit all residents surrounding the new development. The ability of the wall to direct foot traffic around the complex, rather than through, will help maintain the property values of the new complex (which in turn affects our property values), and ~~further~~ adds to the safety of all pedestrians and residents of the area. We request that ~~this~~ wall be constructed of a material that will be aesthetically pleasing, and an effective acoustic and visual barrier. We also request that this wall be built as soon as practically possible ~~so~~ as to minimize the impact that the construction will have on surrounding residents.

5) **Access:**

Our area, while densely populated, ~~is~~ relatively free of traffic congestion. In order to maintain this peace, we ~~ask~~ that the new development be planned in such a way ~~as to~~ limit vehicle traffic through Madeline Drive. We feel strongly that the

only access to the complex should be through Mar Vista Drive, and not from Madeline Drive. Mar Vista Drive is large, newly renovated, and can more readily accommodate the traffic of this new complex with minimal impact. The Madeline Drive "access point" to the new complex, as outlined in current plans, is positioned directly behind eight individual residences, and is often used as a play area for children after school. An access point located off of Madeline Drive would dramatically increase the traffic congestion and noise level for all residents of the area.

In closing, we would like to thank you for your time and consideration during this process. We are proud to be residents of Santa Cruz County, which values the input and participation of the community. We would like to emphasize that we welcome the new development and all of the positive potential that it represents. This new development will forever affect the value of our homes and the quality of life for the residents of the area. This land must be developed in such a manner as to preserve our property values, lifestyles, and community. As planners, commissioners, and council members, you have the opportunity, the responsibility, and the power to help us. We believe that the changes to the current plan, as outlined above, are essential for the responsible development of this land and the success of these goals.

Sincerely,

The Cabrillo Meadows Town Home Community

Enclosed Petition and signature list as previously noted

cc:

Randy Adams, Santa Cruz County Planner
Santa Cruz County Planning Commission
Ellen Pirie, Second District Santa Cruz County Supervisor
Steve Schneider, Madeline Drive Homeowner's Representative
Lisa Haworth, Somerset Court Homeowner's Association President
Patricia Burkart, Oak Glen Homeowner's Association Representative

Cabrillo Meadows Community
Signature List

7230 Lotus Way:

N/A
Myers Family

7232 Lotus Way:

Cheryl Christopher
Cheryl Christopher

7234 Lotus Way:

Cindy Wong
Cindy Wong

7236 Lotus Way:

Rick Maddox
Rick Maddox

7238 Lotus Way:

Paul Johnson
Arnow/Johnson Family

7240 Lotus Way:

David Salehinia
David Salehinia

7241 Lotus Way:

Delores Feci
Delores Feci

7242 Lotus Way:

Judy Johnson
Judy Johnson

7243 Lotus Way:

Maria Raya
Raya/Martinez Family

7244 Lotus Way:

Pat Kennedy
Pat Kennedy

7245 Lotus Way:

Martin Family
Martin Family

7246 Lotus Way:

Rogers Family
Rogers Family

7247 Lotus Way:

Vicki Boriack
~~Richard D. Boriack~~ VICKI BORIAK

7248 Lotus Way:

Bert Russak
Bert Russak

7249 Lotus Way:

Ryan McTeer
Ryan McTeer

7250 Lotus Way:

Urbanic Family
Urbanic Family

7251 Lotus Way:


Culbertson/Silva Family
Culbertson/Silva Family

7253 Lotus Way:

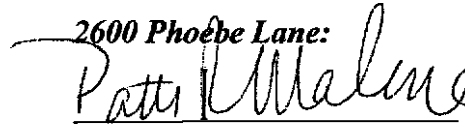
Tony Torres
Tony Torres

Cabrillo Meadows Community Signature List

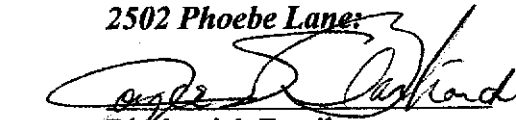
2500 Phoebe Lane:


Alan Minville

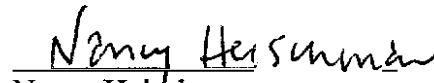
2600 Phoebe Lane:


Patti Malone


2502 Phoebe Lane:


Blaskovich Family

2602 Phoebe Lane:


Nancy Heischman

2504 Phoebe Lane:


David Goodman

2604 Phoebe Lane:


LaPlante Family HARRIET + BASIL FRANCISCO

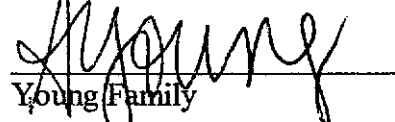
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Davis Family

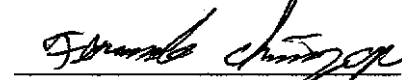
2606 Phoebe Lane:


Matys/Wise Family


2508 Phoebe Lane:


Young Family

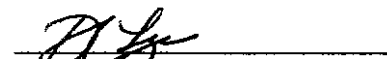
2608 Phoebe Lane:


Collins/White Family

2510 Phoebe Lane:


Pretscher-Johnson Family

2610 Phoebe Lane:


Donna Large

2502 Phoebe Lane
Aptos CA 95003
April 11, 2003

Randy Adams
Santa Cruz County Planner
701 Ocean St - Room 400
Santa Cruz, CA 95060

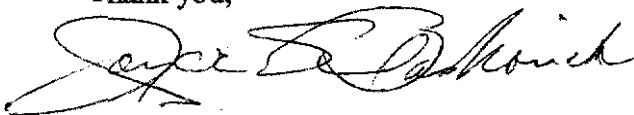
Dear Sir:

I am concerned about the proposal of an apartment complex by Bixler/Peregrine Properties at Soquel Drive and Mar Vista. I am not against high-density housing, as I live in a town house community that includes several low-income units across Madeline Drive from the proposed development. I'm also not against renters in the complex as our community has renters as residents also. My concern is the presence of a business of only rental units in the neighborhood. The turnover of residents in rental communities is very high and tends to mean less concern for the neighborhood since there is no feeling of permanent connection.

This concern could easily be addressed if the complex was changed to one of individual homeowners. I'm not opposed to Mr. Bixler profiting by the construction of a multi-family complex for our community. I'm sure the sale of the units would be very lucrative. It would also allow the residents to have the pride of ownership and a more personal investment in the community. This will help preserve the quality of life as well as property values for all the homes.

Please, don't disregard these more intangible characteristics in a community. We welcome new neighbors, but understand that residents with an investment in a community are more likely to take pride and responsibility in their neighborhood.

Thank you,



Joyce S. Blaskovich

cc: Ellen Pirie, Second District Santa Cruz County Supervisor

The Cabrillo Meadows Town Home Community

725

Apts.

95003

(831) 562 1753

cabrob4321@yahoo.com

May 6, 2003

Randy **Adams**
Santa Cruz *County* Planner
701 Ocean St -- Room 400
Santa Cruz, CA 95060

RE: Bixler/Peregrine Properties Development @ Soquel ~~Dr.~~ Mar Vista ~~Dr.~~ (02-0610)

To Randy **Adams**, Santa Cruz **County** Planner:

Included is a copy of a letter recently drafted, signed, and submitted to Supervisor Ellen Pirie regarding **some** recent activities surrounding the Bixler development. We thank you for your time and consideration **during** this process.

Sincerely,

The Cabrillo Meadows Town Home Community

EXHIBIT G

The Cabrillo Meadows Town Home Community

7251 Lotus Way, Aptos, CA 95003 (831) 662-1753 culrob4321@yahoo.com

May 6, 2003

Ellen Pirie
Second District Santa Cruz County Supervisor
701 Ocean St - 5th Floor
Santa Cruz, CA 95060

RE: Bixler/Peregrine Properties Development @ Soquel Dr./Mar Vista Dr (02-0610)

Dear Supervisor Pirie:

In our previous letter, sent to your office on March 25, 2003, our community spoke of a desire to seek changes in the development of a 13-unit apartment complex at Soquel Drive and Mar ~~Vista~~ Dr. Our greatest concern centered on the issue of apartment rental units, and we expressed our desire to see the new development consist of individually owned homes. Over the past several weeks, we have had several very productive **talks** with the developer, Mr. Bixler, and agreed on what we believe is an equitable solution to this issue. This solution serves the needs of our community, and operates within Mr. Bixler's original intent for the property.

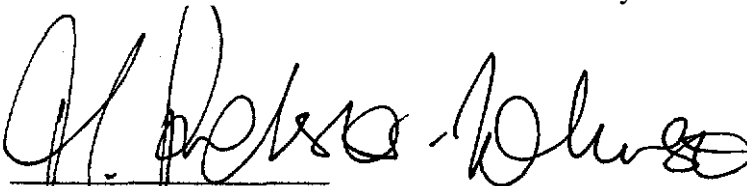
Mr. Bixler has agreed to resubmit his plans for the Soquel Drive/Mar ~~Vista~~ Drive property, **so as** to develop the area **as** individual condominiums, **if, and only if, Santa Cruz County allows him to place 12 condominium units on the property.** Mr. Bixler will retain **primary** ownership of the majority of these units, and rent them as originally intended. The Cabrillo Town Home Community fully supports **the** development of the proposed 12 condominium units. We believe that condominiums will better complement our community and maintain our property values. We feel that condominiums will ensure that this new development, while primarily owned by Mr. Bixler, **will retain the potential to be sold to individual homeowners in the future.** In a further move towards compromise, Mr. Bixler has stated that he would consider selling one or two of these units to individual homeowners initially, to further integrate his new development into our existing community. Additional benefits of this proposal and the overall reduction of units (**from** 13 apartments to 12 condominiums) includes **an** increase in parking spaces, a decrease in traffic, and a overall reduction of congestion in our densely populated **area.**

While our community still shares concerns about landscaping, parking, and visual/acoustic buffer zones, our primary focus is on securing these units **as**

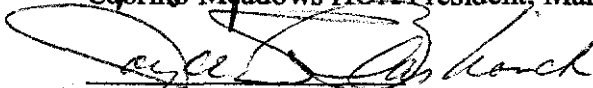
condominiums, retaining our property values, and preserving our community of individual homes. The Cabrillo Town Home Community fully supports the development ~~of these~~ condominiums, and asks Santa Cruz County to supply the necessary easements or exceptions for this development to occur. The undersigned represent the elected leadership of the Cabrillo Meadows Town Home Community HOA, who represent our membership, and support this proposal. Once again, Cabrillo Meadows welcomes the opportunity for ~~this~~ new development to add value to our ~~area~~, and we look forward to welcoming our new neighbors. Thank you for your time and consideration throughout this process.

Sincerely,

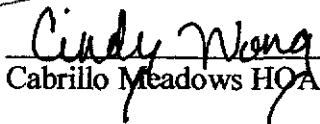
The Cabrillo Meadows Town Home Community Leadership



Cabrillo Meadows HOA President, Marianne Pretscher



Cabrillo Meadows HOA Secretary, Joyce Blaskovich



Cabrillo Meadows HOA Treasurer, Cindy Wong

cc:

Randy Adams, Santa Cruz ~~County~~ **Planner**

Steve Schneider, Madeline Drive Homeowner's Representative

Lisa Haworth, Somerset ~~Court~~ Homeowner's Association President

Patricia Burkart, Oak Glen Homeowner's Association Representative

Cliff Bixler, Developer/Owner ~~of~~ Soquel Drive/Mar Vista Drive property

May 22, 2003

Randy Adams
Santa Cruz County Planning Department
701 Ocean Street, Room 400
Santa Cruz, CA 95060

RE: PEREGRINE PROPERTIES LLC PROJECT (SOQUEL & **MAR** VISTA DRIVES,
APTOS)

Dear Planner, Planning Commission, and Developer;

In our letter to you dated February 28, 2003, we described some of our neighborhood's primary concerns about the above referenced project. Since that letter, a small group us met with the planner to view a more recent set of project plans and were quite pleased with the improvements made by the applicant. Thus far the applicant has been willing to consider our concerns and **has** made efforts to incorporate them into the project. We now understand that the applicant is ready to submit yet another set of plans, possibly the final, which would propose 12 condominium units rather than 13 apartments.

As we understand it, if the project were to remain apartments, there would never be the possibility of individual ownership. If the project is approved as condominiums, each residential unit is given an Assessors Parcel Number and each unit **can** be individually owned. This is significant because we had hoped that these residential units would at least have the potential for individual ownership and the project would not be a rental apartment complex. It is also significant to the applicant since that was what his original intent for the property was when purchased, as evidenced by his original application.

The applicant has told us that he needs to build 12 units to make the project work for him. This would be one less condo ~~than~~ he had originally applied for and one less apartment than is proposed in his current plan. We, the property owners along Madeline Drive, would support the building of 12 condominium units on the project site and believe this proposal serves **as** a win-win proposition for all concerned.

As a final note, we would also like to take this opportunity to clarify our request, which we understand the applicant is willing **to** do, regarding the masonry wall dividing our parcels from the subject parcel. We would **like** the wall to be eight feet tall from the north-east property line of **APN** 039-182-10 to the south-west property line of APN 039-182-14 and not "taper off" at the ends. This wall would replace the existing, non-conforming, eight-foot high redwood fence currently dividing these properties.

Thank you **for** taking the comments of the surrounding property owners into consideration as well as the needs of the builder/developer for a successful addition to our community.

EXHIBIT G

100 Madeline Drive (APN 039-182-10)
Steven Kent Schneider

Bonnie E. Schneider

Steven Kent Schneider
Bonnie E. Schneider

102 Madeline Drive (APN 039-182-11)
James Scott Bowdoin

Teresa Bowdoin

James Scott Bowdoin
Teresa Bowdoin

106 Madeline Drive (APN 039-182-12)
David P. Culver

Michele H. Culver

David P. Culver
Michele H. Culver

110 Madeline Drive (APN 039-182-13)
Edward Moon Lo

Hui Suk Lo

Edward Moon Lo
Hui Suk Lo

112 Madeline Drive (APN 039-182-14)
Patrick K. Amaris

Vicki Amaris

Patrick K. Amaris
Vicki Amaris

cc: Ellen Pirie, Second District County Supervisor
701 Ocean Street, 5 Th Floor, Santa Cruz, CA 95060

Marianne Johnson, Cabrillo Meadows
201 Phoebe Lane, Aptos, CA **95003**

Lisa Haworth, Somerset Court
71 15 Somerset Court, Aptos, CA **95003**

Patricia Burkart, Oak Glen Homeowner's Association

Clifford Bixler, Owner/Developer

March 24, 2004

Randall Adams
Planning Dept.
County of Santa Cruz
701 Ocean St., 4th Floor
Santa Cruz, CA 95060

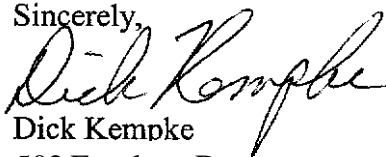
RE: Development Review; Letter of Support for Peregrine Properties
Application #02-0610, Assessor's Parcel #039-182-06

Dear Mr. Adams,

I am writing to express my support for Peregrine Properties' proposed condominium project referenced above. I worked developing affordable housing for 14 years with South County Housing and nearly all of our home ownership projects had a mixed income structure where low income units were integrated with other income levels. The last such project I worked on was the Corralitos Creek Townhomes and Apartments here in Santa **Cruz** County. I **am** currently a business owner in Santa Cruz County and have been a resident here for the past 24 years.

It seems to me that Peregrine Properties should be commended for making plans with Housing Choices Coalition to provide **two** condominiums for sale to low & very low income people with developmental disabilities. The infill nature of this project as well as the proximity to services, stores & public transportation make this project **a** sensible and appropriate use of this parcel of land.

Sincerely,



Dick Kempke
502 Escalona Dr.
Santa Cruz, CA 95060

Steven E. Larson

502 Van Ness Ave., Santa Cruz, CA 95060 (831) 127-1921

Randall Adams, Project Planner
Santa Cruz County Planning Department
701 Ocean St., 4th Floor
Santa Cruz, CA 95060

RE: APN 039-182-06 and Application # 02-0610

April 4, 2004

Dear Mr. Adams and Planning Department:

I am writing in regard to the 12 condo units being proposed at the corner of Soquel and Mar Vista Ave. in Aptos. As a resident of Santa Cruz County since 1972 and an instructor at Cabrillo College, I know the neighborhood reasonably well. It seems that this development would fit in with the mixed use already in place along Soquel Drive and could provide some useful housing for people living, working, and studying in the area.

I have known one of the principals of this project, Clifford Bixler, for twenty years and am familiar with his building. He is a responsible, competent, and ethical builder and will no doubt do an excellent job on the project.

Thank you for your consideration,



Steve Larson