

STAFF REPORT TO THE PLANNING COMMISSION

APPLICATION NO.: 03-0192 **APN:** 054-101-20

APPLICANT: Stephen Graves & Associates

OWNER Evelyn Luce & Blyth Carlson

PROJECT DESCRIPTION: Proposal to divide a 6856 square foot parcel into two townhouse lots of approximately 956 square feet each, with the remaining parcel area as common area. The parcel is currently developed with a duplex, which will be converted into two townhouse units. This is a conversion of rental units to ownership units, only. No new units will be created.

Requires a Minor Land Division, a Coastal Development Permit, and a Residential Development Permit.

LOCATION: Property located on the west side of Bar Harbor Court (120 and 122 Bar Harbor Court) at approximately 70 feet south from Seascape Boulevard.

PERMITS REQUIRED: Minor Land Division, Coastal Development Permit, Residential Development Permit

ENVIRONMENTAL DETERMINATION: Exempt - Category 15

COASTAL ZONE: ☒ Yes ☐ No APPEALABLE TO CCC: ☒ Yes ☐ No

PARCEL INFORMATION

PARCEL SIZE: 6,856 square feet

EXISTING LAND USE:

PARCEL: Residential duplex

SURROUNDING: Single and multi-family residential neighborhood

PROJECT ACCESS: Bar Harbor Court

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. N/A – Existing Structure |
| c. Fire Hazard | c. Not a mapped constraint |
| d. Slopes | d. 2-5% slopes |
| e. Env. Sen. Habitat | e. Not mapped no physical evidence on site |
| f. Grading | f. No grading proposed |

g. Tree Removal	g. No trees proposed to be removed
h. scenic	h. Not a mapped resource
i. Drainage	i. Existing drainage adequate
j. Traffic	j. No new units/no existing traffic problems
k. Roads	k. Existing roads adequate
l. Parks	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 division of an existing multi-family residential duplex on one parcel into two separate townhouse parcels with a common area.

Parcel Size & Developable Area

The subject property is one single parcel of **6,856** square feet that is developed with a duplex. The division of the parcel into two separate townhouse parcels requires a minimum of 3,000 square feet of net developable land per unit. The proposed land division will comply with the minimum parcel size of the **RM-3** (Multi-Family Residential – 3,000 square foot minimum) zone district.

Each existing duplex unit is currently accessed via a **20** foot wide vehicular access easement. **This** easement is shared between the subject property and the adjacent development, with 10 feet of the width of the easement located on the subject property. **This** easement reduces the net developable area of the subject property and has been reduced in overall length during the course of **this** review to provide a minimum of 3,000 square feet of net developable land per townhouse unit.

General Plan Consistency

The subject property is designated as Urban High Density Residential (R-UH) in the General Plan. The Urban High Density Residential (R-UH) General Plan designation requires a range of 2,500 to 4,000 square feet per dwelling unit. The existing and proposed development is within the required density range at 3,003 square feet per dwelling unit.

Utilities

Water, sewer, and electrical utilities are available to the subject property. The existing water and sewer mains will be capable of handling the additional volume necessary to serve the proposed parcel.

Residential Design & Neighborhood Compatibility

The duplex that is proposed to be converted to two separate townhouse units currently exists and no modifications are proposed. The surrounding neighborhood contains single family and multi-family residential development, with many duplexes and townhouse developments in the immediate area. The current and proposed architectural style is compatible with the architecture in the neighborhood and the surrounding pattern of development.

Coastal Issues

The proposed land division is in conformance with the County's certified Local Coastal Program in that the structure is existing and is visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Environmental Review

Environmental Review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for this exemption due to the fact that the proposed parcels are located within the Urban Services line, will be served by an existing driveway to an existing roadway, and the existing duplex is currently served by water and sewer utilities. No extenuating circumstances or special site conditions that would require further review under CEQA are evident in the proposed project.

Conclusion

The proposed division of the existing duplex lot into two townhouse parcels 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 **03-0192**, based on the attached findings and conditions.
2. Certification that the proposal is exempt **from** further Environmental Review under the California Environmental Quality Act.

EXHIBITS

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Assessor's Parcel Map
- F. Location map
- G. Zoning** map
- H. General Plan map
- I. Reduced (8.5" x 11") Project Plans
- J. Comments & Correspondence

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.

The proposed subdivision is consistent with County Code section 14.02 pertaining to Condominium Conversions, in that the current vacancy rate for the County is above the 3 percent minimum per the records available to the County Planning Department, all required tenant notifications have been properly mailed, and the structure is currently sound and capable of meeting current building regulations for townhouse development.

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 the two townhouse parcels will share common area open space for a total of 3,000 square feet per each multi-family dwelling unit.

The project is consistent with the General Plan in that the full range of urban services is available to the existing duplex which will be converted to two townhouses, including public water and sewer service. Both units are currently accessed by a shared driveway to Bar Harbor Court, 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 single-family development will be consistent with the pattern of the surrounding development, and the design of the proposed homes 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)). No alteration in the existing setbacks, parcel coverage, or height of the existing duplex are proposed as a part of this project.

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 the structure and all site improvements have already been installed.

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 conversion of the existing duplex to townhouses will not create any adverse environmental impact.

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 developed portion of the property. Access to all lots will be from existing driveways.

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 parcels are oriented in a manner to take advantage of solar opportunities. The existing structure will not be modified and 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 duplex that is proposed to be converted to two separate townhouse units currently exists and no modifications are proposed. The surrounding neighborhood contains single family and multi-family residential development, with many duplexes and townhouse developments in the immediate **area**. The current and proposed architectural style is compatible with the architecture in the neighborhood and the surrounding pattern of development.

COASTAL DEVELOPMENT PERMIT FINDINGS:

1. THAT THE PROJECT IS A USE ALLOWED IN ONE OF THE BASIC ZONE DISTRICTS, OTHER THAN THE SPECIAL USE (SU) DISTRICT, LISTED IN SECTION 13.10.170(d) AS CONSISTENT WITH THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LUP DESIGNATION.

The property is zoned RM-3 (Multi Family Residential - 3000 square foot minimum), a designation which allows residential uses. The proposed multi-family residential development is a principal permitted use within the zone district, consistent with the site's (R-UH) Urban High Density Residential General Plan designation.

2. THAT THE PROJECT DOES NOT CONFLICT WITH ANY EXISTING EASEMENT OR DEVELOPMENT RESTRICTIONS SUCH AS PUBLIC ACCESS, UTILITY, OR OPEN SPACE EASEMENTS.

The proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the developed portion of the project site.

3. THAT THE PROJECT IS CONSISTENT WITH THE DESIGN CRITERIA AND SPECIAL USE STANDARDS AND CONDITIONS OF THIS CHAPTER PURSUANT TO SECTION 13.20.130 et seq.

The proposal is consistent with the design and use standards pursuant to Section 13.20.130 in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors shall be natural in appearance and complementary to the site; the development site is not on a prominent ridge, beach, or bluff top.

4. THAT THE PROJECT CONFORMS WITH THE PUBLIC ACCESS, RECREATION, AND VISITOR-SERVING POLICIES, STANDARDS AND MAPS OF THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN, SPECIFICALLY CHAPTER 2: FIGURE 2.5 AND CHAPTER 7, AND, AS TO ANY DEVELOPMENT BETWEEN AND NEAREST PUBLIC ROAD AND THE SEA OR THE SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL ZONE, SUCH DEVELOPMENT IS IN CONFORMITY WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT COMMENCING WITH SECTION 30200.

The project site is not located between the shoreline and the first public road. Consequently, the multi-family residential development will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. THAT **THE** PROPOSED DEVELOPMENT IS IN CONFORMITY WITH THE CERTIFIED LOCAL COASTAL PROGRAM.

The proposed project is in conformity with the County's certified Local Coastal Program in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the **RM-3** (Multi Family Residential - 3000 square foot minimum) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single and multi-family residential dwellings. Size and architectural styles vary widely in the area, and the existing structure is consistent with the surrounding architectural style.

CONDITIONS OF APPROVAL

Coastal Development Permit & Minor Land Division Number: 03-0192

Applicant: Stephen Graves & Associates

Property Owners: Evelyn Luce & Blyth Carlson

Assessor's Parcel Number: 054-101-20

Property Location and Address: 120& 122 Bar Harbor Court, Aptos

Planning Area: Aptos

Exhibits:

- A. Project Plans including Tentative Parcel Map, prepared by Mid Coast Engineers, dated 3/19/04, and floor plans for the existing duplex, dated 5/14/03.

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. Pay the required fee for processing the Environmental Exemption to the Clerk of the Board. This fee is currently \$25 per exempted project, but **is** subject to change.
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel **as** a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:
 - A. The Parcel Map shall be in general conformance with the approved tentative map and shall conform with the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
 - B. This land division shall result in no more than two (2) multi-family residential townhouse lots and a common area parcel. A statement shall be added to clearly state that the common area parcel surrounding the two multi-family residential

townhouse lots is not a building site.

- C. The minimum amount of parcel area per dwelling unit shall be 3,000 square feet of net developable land.
 - D. The following items shall be shown on the Parcel Map:
 - 1. Building envelopes and/or building setback lines located according to the approved Tentative Map.
 - 2. The net area of each lot to nearest square foot.
 - 3. Common areas clearly labeled **as**, "Not a Building Site."
 - E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
 - 1. Water service shall be reviewed by the Soquel Creek Water District. New meters or separate connections shall be installed, if required by the Soquel Creek Water District.
 - 2. Sewer service shall be reviewed by the Santa Cruz County Sanitation District. A shared sewer lateral may be considered by the Santa Cruz County Sanitation District if private maintenance of the shared lateral is proposed.
 - 3. All future construction of the lots shall conform to the Design Guidelines, the Architectural Floor Plans and Elevations, **as** stated **or** depicted in Exhibit A and shall also meet the following additional conditions:
 - a. Notwithstanding the approved architectural plans, all future development shall comply with the development standards for the RM-3 zone district. Total development on the subject property shall not exceed 40% lot coverage, or a 50% floor area ratio, or other standards as may be established for the zone district.
- III. Prior to recordation of the Parcel Map, the following requirements shall be met:
- A. Submit a letter of certification from the Tax Collector's Office that there **are** no outstanding tax liabilities affecting the subject parcels.
 - B. Meet all requirements of the Santa Cruz County Sanitation District as stated in the District's letter dated August 6, 2002, including, without limitation, the following standard conditions:

1. Submit and secure approval of a sewer improvement plan providing sanitary sewer service to each parcel. **If** a shared sewer lateral is proposed, it must be indicated on the improvement plans.
 2. Pay all necessary bonding, deposits, and connection fees.
- C. All requirements of the Aptos/La Selva Fire Protection District shall be met
- D. Any changes to the approved map and/or improvement plans shall be reviewed and accepted by the Planning Department prior to recordation **of** the Parcel Map. Further review by the approving body and possible amendment of the development approval may be required.
- IV. 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.
- V. 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 that incorporates the provisions of **this** condition, or **this** development approval shall become null and void.

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 03-0192

Assessor Parcel Number: 054-101-20

Project Location: 120 & 122 ~~Bar~~ Harbor Court, Aptos

Project Description: Conversion of existing duplex into two townhouse *units*

Person or Agency Proposing Project: Stephen Graves & Associates

Contact Phone Number: (831) 465-0677

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

Specify type:

E. ☒ Categorical Exemption

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

F. Reasons why the project is exempt:

Proposal to convert **an** existing duplex into two separate ownership units in **an** area designated for multi-family residential development. No new units will be created.

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

Randall Adams, Project Planner

Date: _____

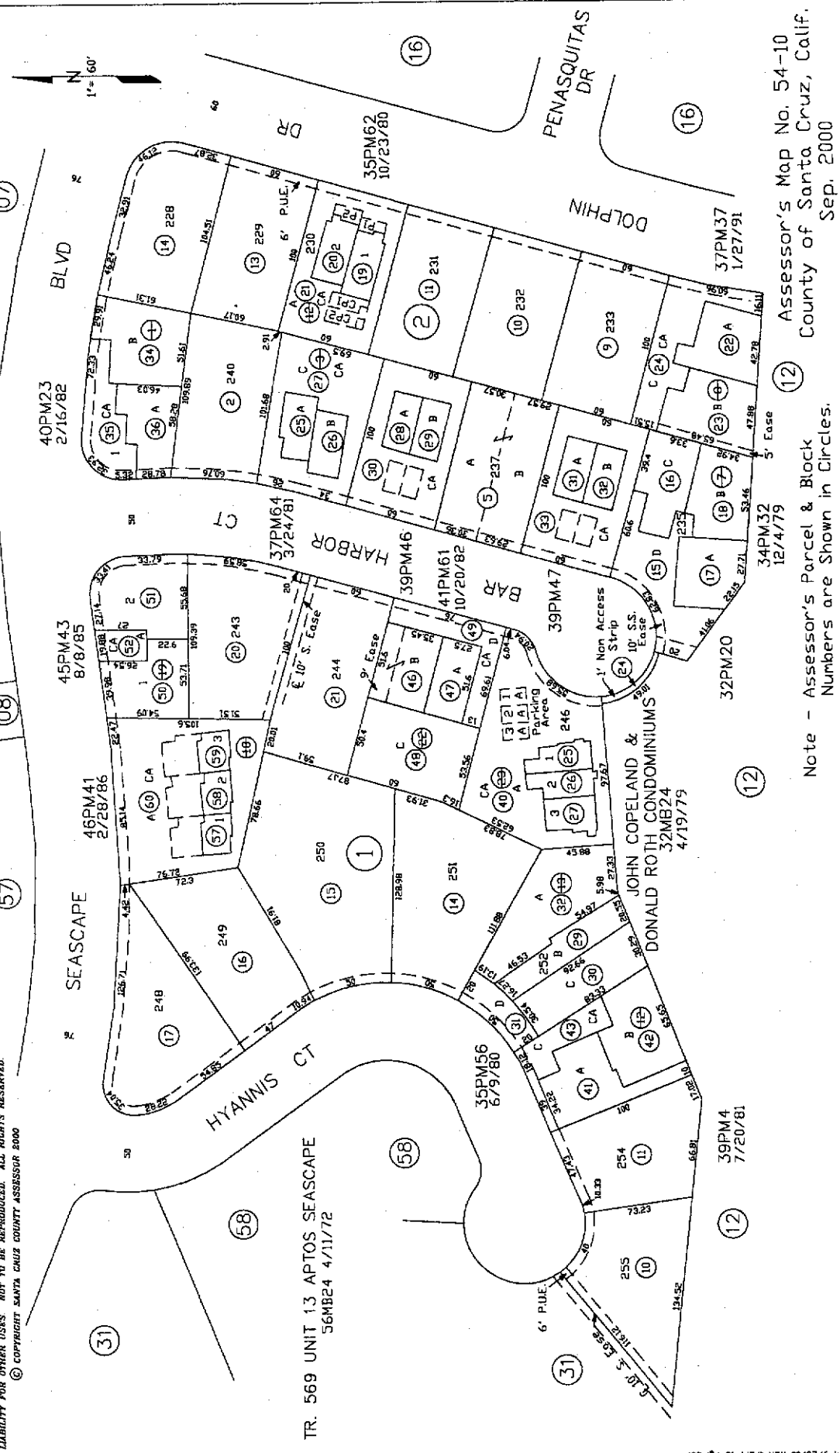
54-10

Tax Area Code
69-267

POR. APTOS RANCHO
SEC. 28 T.1S., R.1E., M.D.B. & M.

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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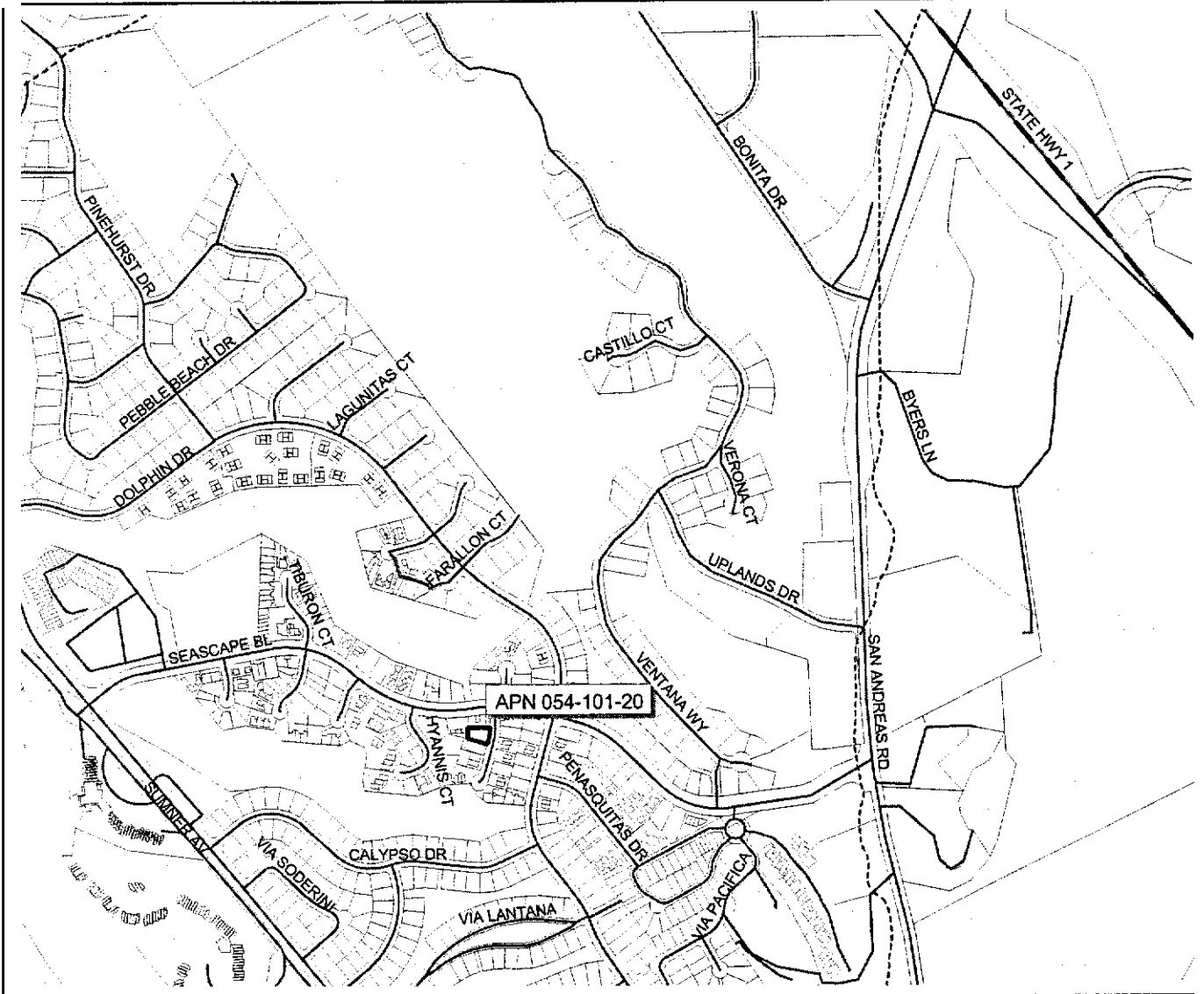


Assessor's Map No. 54-10
County of Santa Cruz, Calif.
Sep. 2000

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

EXHIBIT E

Location Map



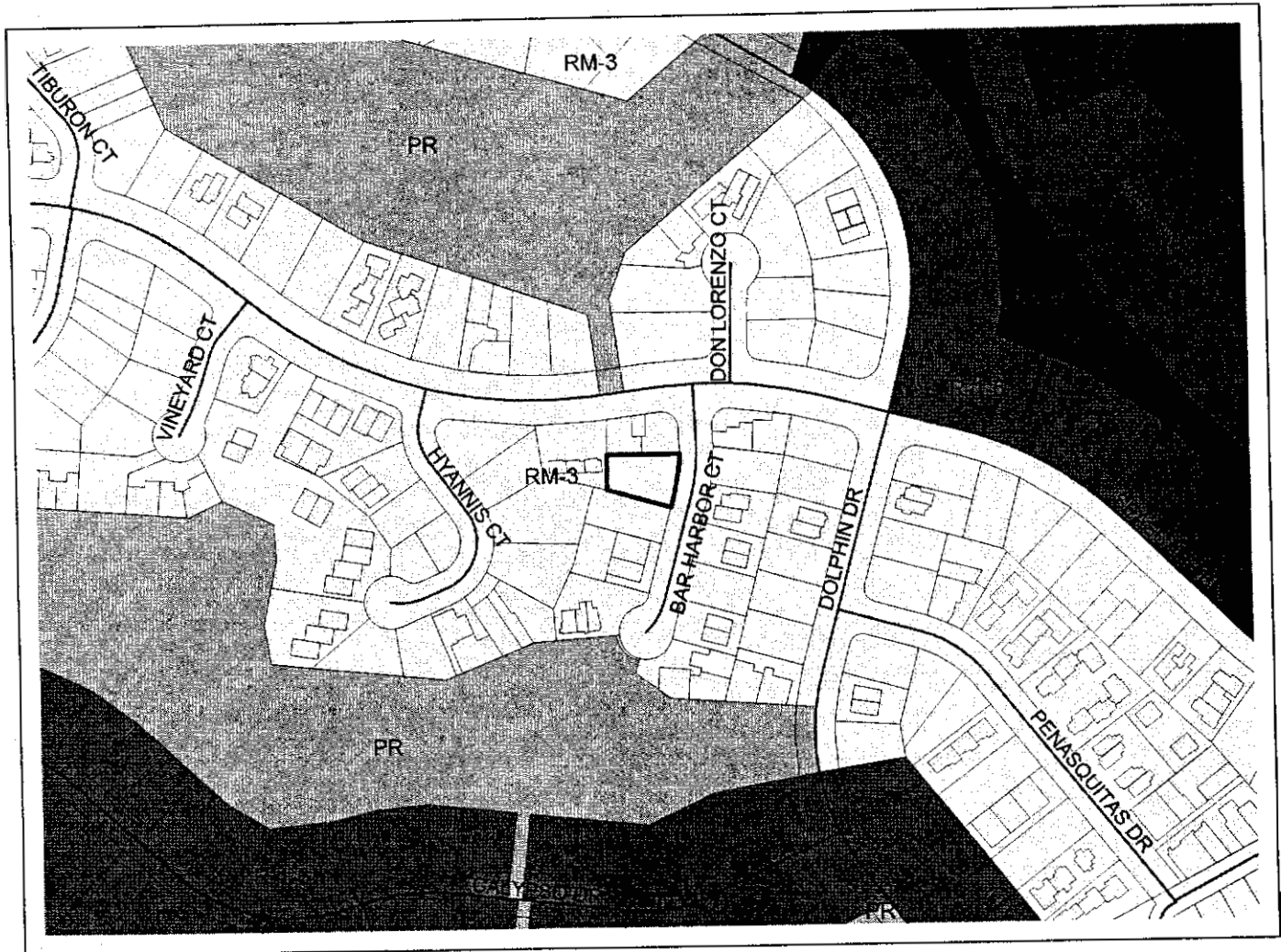
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Map created by Santa Cruz County!
Planning Department:
June 2003



EXHIBIT F

Zoning Map



Legend

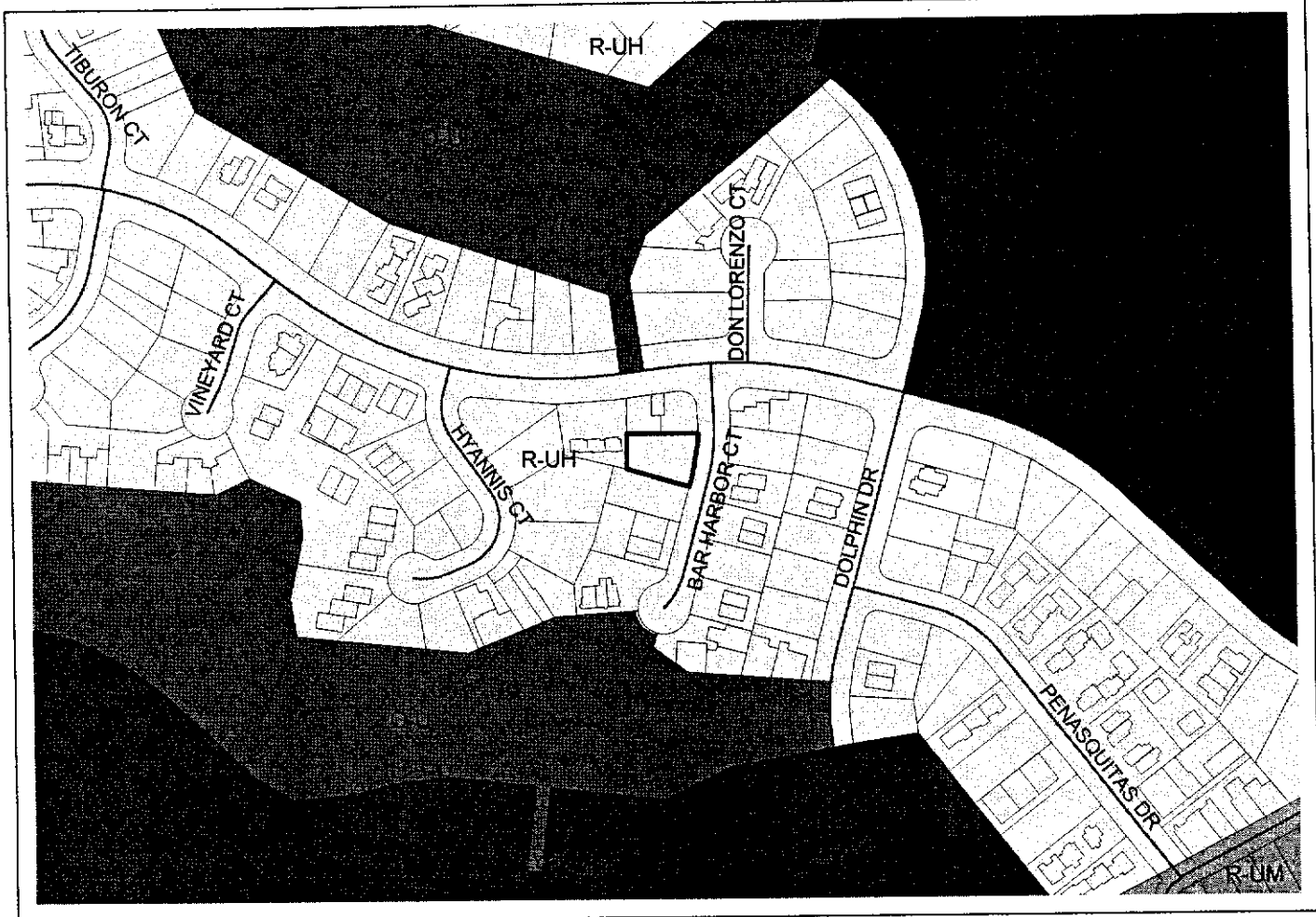
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	Parcel boundaries
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Map created by Santa Cruz County
Planning Department:
June 2003

EXHIBIT

General Plan Map



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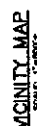
Legend

- APN 054-101-20
- Parcel boundaries
- Streets
- Urban Open Space
- Residential - Urban Low Density
- Residential - Urban Medium Density
- Residential - Urban High Density



Map created by Santa Cruz County
Planning Department:
June 2003

EXHIBIT H



NOTES:

- [illegible]

LEGEND

- [illegible]

BENCHMARKING IS THE KEY TO A SUCCESSFUL COUNTY WASTE CUP IN THE CLASS ON THE NEARLY 100% OF THE INFORMATION OF SEASONAL BENCHMARKING AND BENCHMARKING. EV - 100% 100% 100%.

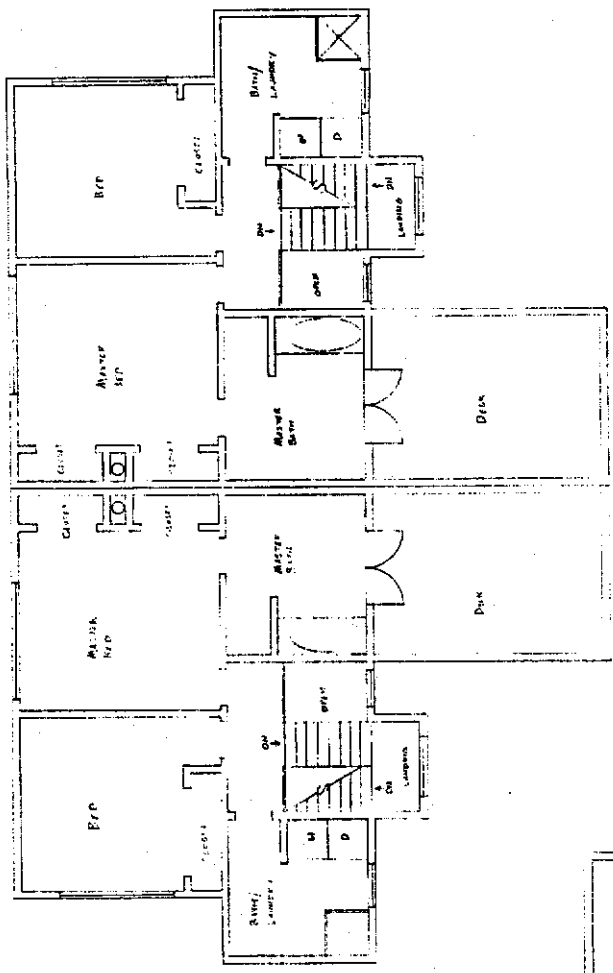
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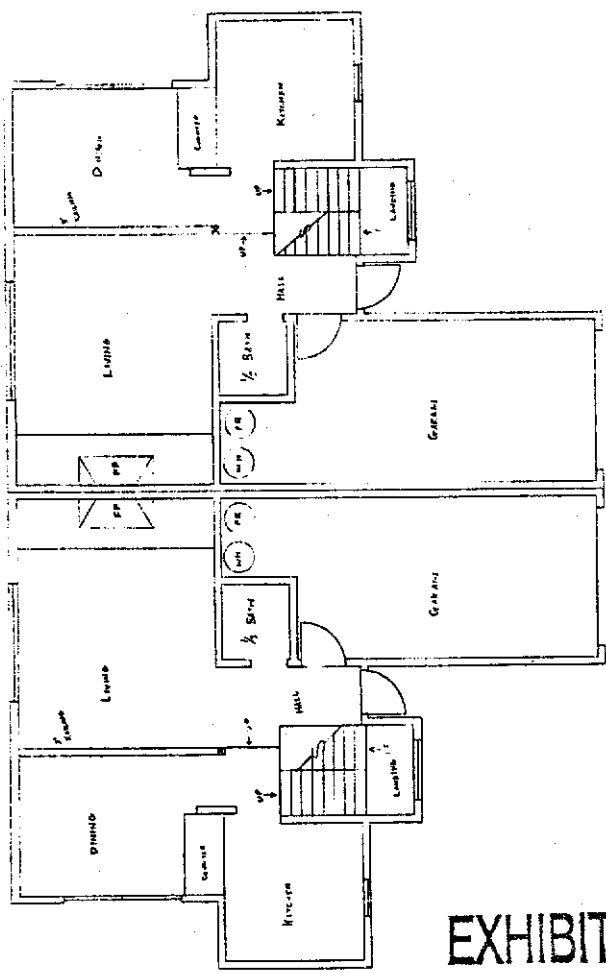
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Townhouse Subdivision
 Evelyn Luce and Blyth Carlson
 120, 122 Br. Helen Court, Aptos, CA
 APN 034-101-20

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SECOND FLOOR PLAN



FIRST FLOOR PLAN

EXHIBIT I

September 24, 2003

Kay Luce & Blyth Carlson
C/o Steve Graves
2735 Porter Street
Soquel, California 95073

Subject: Will Serve Letter for 120 & 122 Bar Harbor Court, Aptos

Dear Applicants,

The Board of Directors reviewed your application at the regular Board Meeting held on August 5, 2003. The Board determined that your project is exempt from the Water Demand Offset Policy. In other words the applicants do not have to perform any off site toilet retrofits at their expense for the proposed project since it does not introduce any **new** demand on the water supply.

In order to have an additional meter installed at the property, it will be necessary to pay one additional S&T fee along with a new meter installation fee. Currently, these costs are \$5,000 for the S&T fee and \$745 for the meter and service line installation. A total of \$5,745 will be due before the installation can be scheduled

Please provide a copy of this letter to the District Staff when you come in to order the new service installation.

Call me **if** you have any questions.

Sincerely,



Jeffery N. Gailey
Engineering Manager/Chief Engineer
SOQUEL CREEK WATER DISTRICT

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. : 03-0192
APN: 054-101-20

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Environmental Planning Completeness Comments

===== REVIEW ON JUNE 4, 2003 BY ROBIN M BOLSTER =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 4, 2003 BY ROBIN M BOLSTER =====

Building application submittal to include the following items:

1) Grading plan, which includes volume of proposed cut and fill, limits of grading. typical sections with compaction requirements, and existing and profiles of building pad and driveway.

2) Detailed erosion control plan with location and construction device details.

Dpw Drainage Completeness Comments

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

===== REVIEW ON JUNE 24, 2003 BY DAVID W SIMS =====

Drainage review is not required as long as there remains no part of the proposal that would increase impervious surface, increase runoff. or change runoff routing. Reroute if requirements of other review departments affect drainage in the above manner.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JUNE 24, 2003 BY DAVID W SIMS =====

NO COMMENT

Dpw Road Engineering Completeness Comments

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

===== REVIEW ON JUNE 5, 2003 BY GREG J MARTIN =====

Dpw Road Engineering Miscellaneous Comments

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

===== REVIEW ON JUNE 5, 2003 BY GREG J MARTIN =====

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

Project Planner: Randal1 Adams
Application No. : 03-0192
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===== REVIEW ON JUNE 13, 2003 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept. Approved

A 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers. provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.

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

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

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON JUNE 13, 2003 BY ERIN K STOW =====

NO COMMENT