



Staff Report to the Planning Commission

Application Number: **03-0099**

Applicant: Stephen Graves & Associates

Owner: William Silva

APN: 026-256-14 and 26

Agenda Date: November 10, 2004

Agenda Item #: 9

Time: after 9:00 a.m.

Project Description: Proposal to combine two parcels into one and create a nine-lot townhouse subdivision with common area, to construct eight two-story townhouse units, to demolish one single-family dwelling and accessory structures and remodel the remaining single-family dwelling. Project includes an over height (6 ft.) fence within the front setback and a roadway exception to allow a private driveway (with a 40 ft. width r.o.w. instead of the 56 ft. r.o.w. required for a public street).

Location: 1257 and 1305 17th Avenue, Santa Cruz

Supervisory District: First District (District Supervisor: Janet K. Beautz)

Permits Required: Minor Land Division, Residential Development Permit and Roadway Exception

Staff Recommendation:

- Approval of Application 03-0099, based on the attached findings and conditions
- Certification of the Negative Declaration under the California Environmental Quality Act.

Exhibits

- | | |
|---|-----------------------------------|
| A. Project plans | E. General Plan map |
| B. Subdivision and Development Findings | F. Zoning Map |
| C. Conditions of Approval | G. Photomontages of entry |
| D. Assessor's parcel map | H. Mitigated Negative Declaration |

Parcel Information

Parcel Size: 60,960 sq. ft.
Existing Land Use - Parcel: residential
Existing Land Use - Surrounding: residential
Project Access: 17th Avenue
Planning Area: Live Oak
Land Use Designation: R-UL (Residential Urban Low Density)

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Zone District: RM-6 (6,000 sq. ft. minimum parcel size)
Coastal Zone: ☐ Inside ☒ Outside

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: NIA
Fire Hazard: Low
Slopes: Less than **5%**
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: One 6" Douglas Fir to be removed
Scenic: Not a mapped resource
Drainage: Within Zone 5 Drainage District
Traffic: Traffic on 17th Avenue operates at an acceptable level of service, any increase from the proposed development Will not result in a reduction of the level of service.

Roads: Existing roads adequate
Parks: Park fees are required to be paid.
Archeology: Not mapped/no physical evidence on site
Sewer: Sewer service is available for the proposed development.
Water: Municipal water is available from the City of Santa Cruz Water Department, for both domestic use and fire protection.

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: City of Santa Cruz Water Department
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5

History

This application was submitted on March 20, 2003 and deemed complete on June 14, 2004.

Project Setting

The project is proposed on two exiting lots totaling 1.40 acres and located in the Live *Oak* Planning Area. The southern boundary of the property is adjacent to the Live *Oak* Mobile Home Park.

Both of the subject parcels contain older residential structures and minimal improvements to the landscape. One and two story residential structures of varying architectural styles surround the

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project site. Surrounding development to the north and west consists predominately of residential uses, developed to a similar density as that requested in this proposal.

Seventeenth Avenue is a County maintained road that contains sidewalks and gutters on one side of the street and is a well-traveled vehicular, pedestrian, and bicycle pathway.

Commercial uses and neighborhood serving businesses are located on Seventeenth Avenue and Brommer Street approximately ¼-mile south of the site. Regional shopping areas are relatively close in the vicinity of the Capitola mall, which is approximately 1 mile from the site.

Project Description

The applicant proposes to combine parcels 026-256-14 and -26 to form a total area of 60,960 square feet, or 1.40 acres. Nine 3-bedroom townhouses (eight new and one existing residence), common space, and a common driveway are planned for the site. The townhouses will be located on lots varying in size from 2,725 to 4,360 square feet and each will have a rear yard. The remaining 27,930 square feet of common area will contain a common driveway with bulb, individual driveways, front yards and a 20 ft. wide sewer easement.

The parcels are located on Seventeenth Avenue. Vehicular access will be from Seventeenth Avenue. Water and sewer service will be modified to serve the new homes while stormwater runoff will be handled by existing structures that are adequately sized.

All parcels have RM-6 zoning designations and R-UM (Urban Medium Density Residential) General Plan designations. Of the nine units, one is proposed to be a one-story unit while 6 are *to* be two-story to a maximum height of 28 feet. The new units will range in size from 1,575 to 1,750 square feet. The existing residence (to be remodeled) will be 2,595 square feet.

General Plan & Zoning Consistency

The project site has a General Plan land use designation of "R-UL" (Urban Low Density Residential). This designation allows a density range of 4.4 to 7.2 units per net developable acre, which corresponds to lot size requirements of 6,000 square feet to 10,000 square feet of net developable parcel area.

The objective of this land use designation is to provide for low-density residential development in areas within the Urban Services Line that have a full range of urban services. As proposed the project will have a density of 7.16 units per developable acre, for an average of 6,081 square feet per lot (which includes individual lots and common space – but excludes the private driveway and bulb).

The project is in the RM-6 Zone District (Multi-Family Residential; 6,000 square feet of net developable land area per dwelling unit). The proposed division of land complies with the zoning designation regulations as the residential uses, including townhouses, are a principal permitted use, and the aggregate lot size, open space, and on-site parking meet the minimum standard for the Zone District. The perimeter setbacks for the development will meet or exceed the minimum zoning ordinance requirements. The total of all residences in the development covers less than or equal to

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30% (30% actual) of the total area, and the proposed floor area ratio is less than .50 (.426 actual). The proposed building footprints are shown on the architectural plans included as Exhibit "A", as are the lot coverage and floor area ratio calculations.

Per County Code Section 13.10.323(f) the rear and/or side yards provide a minimum of 200 square feet of private open space for each of the 9 units, with each area having the required 10-foot minimum dimension.

The project meets the definition of a townhouse project set forth in County Code Section 14.01.105-T (Subdivision Regulations) as the proposed development consists of nine separately owned areas, encompassing the footprint and rear and side yards for each dwelling, with additional contiguous area that will be owned in common by the owners of the separate units. The project meets the land division regulations set forth in Chapter 14 of the County Code in that the project meets all applicable zoning regulations for development in the RM-6.

Design Review

Because the project is a land division located inside the Urban Services Line, it is subject to the provisions of County Code Chapter 13.11; Site, Architectural and Landscape Design Review. A primary purpose of the Design Review ordinance, as defined by General Plan Objective 8.1, is to achieve functional high quality development through design review policies that recognize the diverse characteristics of the area, maintain design creativity, and preserve and enhance the visual fabric of the community. Architectural drawings and floor plans for the proposed new homes are included as part of Exhibit "A."

The new homes are proposed to be two-story design with attached garages. There are three designs which incorporate two units attached at their garages, while the other three units are single detached designs (one of which is an existing residence). The design of the proposed residences is contemporary in style, and the units are sided with horizontal cementitious boards, board and batt, cementitious shingles and all have cement plaster bases.

The County's Urban Designer has reviewed the proposed project and determined that the design of the single-family residences will enhance the character of the surrounding neighborhood. The County's Urban Designer comments are attached as "Exhibit E" of the staff report.

Roadway Exception

The applicant is requesting that "Santina Court" be considered a private driveway within the townhouse development, rather than a public street. The width of the right of way proposed for this private driveway is 40 feet, as opposed to the Department of Public Works standard for a public street of 56 feet.

Staff is supportive of using a driveway for the townhouses. The curb-to-curb width of the driveway would be 30 feet. The Department of Public Works Criteria for a "Minimum Urban Local Street" lists a 24-foot wide travel lane with a 6 foot wide parking area. The applicant is proposing that there be no parking on the driveway. A Condition of Approval would require the applicant to paint the curbs red and *post* "No Parking Anytime" signs on the edge of the

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sidewalk. In lieu of providing on-street parking, the applicant has proposed two parking bays of two and three cars (perpendicular to the street) each for guest parking. Each individual residence includes parking for four vehicles (two in garages and two in the driveway apron).

Over **Height** Fence

The applicant is proposing a six-foot high stucco fence within the front setback. Seventeenth Avenue is a relatively busy street and staff supports a six-foot high fence to shield the rear yards of the front units. However, staff does not support the continuation of the fence beyond the edge of the residences. As proposed, this would give a "walled-in" effect that is not seen in the Live Oak area. Adequate landscaping has been proposed to mitigate visual impacts of a taller fence and the fence is proposed to be set back eight (8) feet from the edge of the sidewalk to allow a substantial landscape buffer.

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 September 27, 2004. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit D) was made on September 29, 2004. The mandatory public comment period expired on October 25, 2004, with no comments received.

The environmental review process focused on the potential impacts of the project in the areas of drainage and traffic. The environmental review process generated one mitigation measure, which addressed the quality of drainage by requiring silt and grease traps.

Conclusion

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

Affordable **Housing** Obligation

The proposed project is subject to the County's Affordable Housing Requirements pursuant to County Code Chapter 17.10, which requires that a minimum of 15% of the dwelling units be affordable. Because one of the existing units is proposed to be retained, the affordable housing requirement is based on the eight new units proposed, or a 1.2 unit total affordable obligation. To meet this obligation, the applicant proposes to construct one affordable unit on-site (Unit 1). The remainder of the obligation will be satisfied by payment of a fractional in-lieu fee for 0.2 units. The in-lieu fee is based on the average market price of the market rate units, as established in the County's Affordable Housing Guidelines.

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Staff Recommendation

- e APPROVAL. of Application Number **03-0099**, based on the attached findings and conditions.
- Certification of the Mitigated Negative Declaration under the California Environmental Quality Act.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: _____


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Report Reviewed By: _____


Cathy Graves
Principal Planner
Development Review

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed residential development will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in that the proposed location of the residential development and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RM-6 (6,000 sq. ft. min. site area) zone district in that the primary use of the property will be one town home residential development that meets all current site standards for the zone district.

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

This finding *can* be made, in that the proposed residential use is consistent with the use and density requirements specified for the Residential Urban Low Density (R-UL) land use designation in the County General Plan.

The proposed residential development will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the residential development will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed residential development will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed residential development

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will comply with the site standards for the RM-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed residential development is to be constructed on **an** existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be only nine peak trips per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed residential development is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed residential development will be of **an** appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

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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 nine single-family town house lots and is located in the Residential, Urban Low Density General Plan designation that allows a density of one dwelling for each 6,000 to 10,000 square feet of net developable parcel area.

The project is consistent with the General Plan in that the full range of urban services is available and will be extended to the new parcels, including municipal water and sewer service. The land division is on an existing street, and no improvements are needed to provide satisfactory access to the project, with the exception of new driveway access from 17th Avenue. The proposed land division 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 access.

The land division, 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 the surrounding neighborhood. The land division is not in a hazardous or environmentally sensitive area and protects natural resources by providing residential development in an area designated for this type and density of development.

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, net aggregate lot sizes meet the minimum dimensional standards for the RM-6 Zone District where the project is located, and all setbacks will be consistent with the zoning standards. The proposed project complies with the development standards in the zoning ordinance as they relate to setbacks, maximum parcel coverage, building height, floor area ratio, and required open space.

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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, the existing property is commonly shaped, and the proposed units offer a typical town house arrangement and shape to insure development without the need for variances or site standard exceptions. No environmental constraints exist which would prevent redevelopment of the area.

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. No mapped or observed sensitive habitats or threatened species impede development of the site as proposed. The County issued a Mitigated Negative Declaration on September 29, 2004 pursuant to the California Environmental Quality Act and the County Environmental Review Guidelines.

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 the proposed parcels, and these services will be extended to serve the new 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 all lots will be from Santana Court, a private road.

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. All of the proposed parcels are conventionally configured and the proposed building envelopes meet the minimum setbacks as required by the zone district for the property and County code.

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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-6 zone district, and all development standards for the zone district will be met.

The nine town homes are proposed to be mostly two-story with one single-story unit. The proposed designs are highly articulated and will complement and harmonize with the existing structures in the vicinity. It will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood. The project has been reviewed by the County's Urban Designer, Larry Kasparowitz (Exhibit H).

To assure that the final construction is in conformance with the information submitted, a condition of approval has been included that requires all construction to be as presented in Exhibits "A". An additional condition of approval has been incorporated that prohibits changes in the placement of windows that face directly towards existing residential development without review and approval by the Planning Commission.

No other mature vegetation is to be removed except for a 6' diameter Douglas Fir.

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Conditions of Approval

Land Division 03-0099 (Tract No. 1477)

Applicant: Stephen Graves and Associates
Property Owner: William Silva

Assessor's Parcel No's: 026-256-14, 26

Property Address and Location: 1257 & 1305 17th Avenue, Santa Cruz

Planning Area: Live Oak

Exhibits:

- A. Architectural drawings prepared by Daniel Silvemail Architect,
dated February 23, 2004
Landscape drawings prepared by Ellen Cooper, Landscape Architect,
dated February 17, 2004
Civil drawings prepared by Mid-Coast Engineers,
dated August 25, 2004
-

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

- I. This permit authorizes the combination of two parcels into one, the subdivision of the reconfigured parcel into nine lots and a common area, and the construction of eight new townhouse residences.

Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Submit a copy of the approved Tentative Map on vellum to the County Surveyor.
 - C. 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.
- II. A Final Map for ~~this~~ land division must be recorded prior to the expiration date of the

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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 the improvement of the property, or affecting public health and safety shall remain fully applicable.
- B. This land division shall result in no more than nine (9) single-family townhouse lots and one (1) lot in common ownership.
- C. The minimum aggregate lot size shall be 6,000 square feet net developable land area per unit.
- D. 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-6 zone district of 20 feet for the front yard, 5 & 8 feet for the side yards and 15 feet for the rear yard.
 - 2. Show the net area of each lot to the nearest square foot.
 - 3. Application number and Tract Map Number shall appear on the title block of each page.
 - 4. The distance between all garage doors and the interior edge of sidewalk shall be twenty feet minimum.
 - 5. The minimum car dimension and width (18'x **7.5'**) shall be shown for all parking spaces clear of obstructions.
 - 6. The owner's certificate shall include an offer of dedication for the five-foot wide strip of land adjacent to Seventeenth Avenue on the Northwest side of the property and a twenty foot wide sewer easement as shown on the Tentative Map.

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- E. 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 City of Santa Cruz 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 Exhibit '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. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the RM-6 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. No fencing shall exceed three feet in height within the required front setback, except as expressly permitted by this approval.
 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 City of Santa Cruz 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

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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.

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.

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. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.

Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.

- e. All planting shall conform to the landscape plan shown as part of Exhibit "A" as well as the following:
 - 1. Trees planted in the County right of way shall be approved by

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the Department of Public Works and shall be installed according to provisions of the County Design Criteria.

2. 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 Pacific Crest Engineering Inc, dated 5/02.
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. In the case of Live Oak School District, the applicant/developer is advised that the development may be subject to inclusion in a Mello-Roos Community Facilities District.
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 preliminary grading, drainage, erosion control, preliminary improvement plans, 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.

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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 June 25, 2002 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. 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 sent furnished to the Planning Department and shall include the following, which are permit conditions: No unit shall be rented or sublet for a period of less than 30 days, the parking area is exclusively to be used for daily use by residents and guests, with no long-term storage of vehicles allowed.
- D. Submit and secure approval of engineered improvement plans from the Department of Public Works for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of engineer's estimate of the cost of improvements), per Sections 14.01.520 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 meet the requirements of the County of Santa Cruz Department of Public Works Design Criteria Manual except as modified in these conditions of approval.
 - 2. A final, detailed erosion and sediment control plan for the subdivision shall be integrated with the improvement plans and shall be submitted to the Planning Department, Environmental Planning Section, for review and approval prior to submittal to the Department of Public Works and approval of the final map.

The plan shall include a clearing and grading schedule, clearly marked disturbance envelope, revegetation specifications, temporary road surfacing

and construction entry stabilization, details of temporary drainage control including lined swales, erosion protection at the outlets of pipes, sediment barriers around drain inlets, etc.

3. A landscape plan for areas designated on the tentative map shall be submitted for Planning Department review and approval prior to submittal to the Department of Public Works. Wherever irrigation for landscaping is required, stub outs for water service shall be shown on the improvement plans. The landscape plan shall be compared to the utility plan to prevent placement conflicts. No change in the landscape plan shall be granted without County review.
4. The East end of Santina Ct. must also be captured and filtered. In addition to portions of the street not being filtered there are 7 parking spaces also not filtered. This should be improved through better placement of one or more of the inlet locations. This placement may be improved prior to recording the parcel map and finished improvement plans.
5. All improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria. Plans shall also comply with applicable provisions of the Americans With Disabilities Act and/or Title **24** of the State Building Code.
6. 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.
7. 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. The maintenance agreement shall include the following provisions:
 - a. The silt and grease trap(s) 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.
8. 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. 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.

9. The applicant shall prepare and submit Plan and Profile engineering drawings showing all utilities in the project for review and approval by the Sanitation District. These engineering drawings shall show the proper separations between utilities and shall indicate elevations at pipe crossings and points of possible conflicts.
- E. Engineered improvement plans for all water line extensions required by City of Santa Cruz shall be submitted for the review and approval of the water agency.
- F. All new utilities shall be underground. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries.
- G. All requirements of the Central Fire District shall be met.
- H. Park dedication in-lieu fees shall be paid for six (6) new single-family dwelling units. On November 10, 2004 these fees were \$2,000 per unit (which assumes 3 bedrooms/unit @ \$1,000 per bedroom), but are subject to change. (Note: Park Dedication fees are waived for the affordable ownership unit.)
- I. Transportation improvement fees shall be paid for seven (7) new single-family dwelling units. On November 10, 2004 these fees were \$2,000 per unit, but are subject to change.
- J. Roadside improvement fees shall be paid for seven (7) new dwelling units. On November 10, 2004 these fees were \$2,000 per unit, but are subject to change.
- K. Child Care Development fees shall be paid for seven (7) new single-family dwelling units. On November 10, 2004 these fees were \$327 per unit (which assumes 3 bedrooms/unit @ \$109 per bedroom), but are subject to change.
- L. Submit one reproducible copy of the Final Map to the County Surveyor for distribution and assignment of temporary Assessor's parcel numbers and situs address.
- M. 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 the County Code. The affordable obligation for this project is 1.2 units, to met by providing one affordable unit on site (Unit 1) and a fractional in-lieu fee for 0.2 units.

The in-lieu fee shall be based on the average market price of the market rate units as established in the County of Santa Cruz Affordable Housing Guidelines.

- N. 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.
 - O. The applicant shall paint the curbs of the common driveway and bulb red and post "No Parking Anytime" signs on the edge of the sidewalk.
 - P. The fence along Seventeenth Avenue may be six feet in height, but shall not protrude beyond the edge of the two residences toward the common driveway entrance.
- IV. All future construction within the property shall meet the following conditions:
- A. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria.
 - B. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan that may or may not be granted.
 - C. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
 - D. 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.

- E. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work
 - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation; and
 - 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
 - 3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
- F. Construction of improvements shall comply with the requirements of the geotechnical report (Pacific Crest Engineering, dated 5/02). The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report.
- G. 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 ILE, above.
- VI. 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.
- VII. 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.
- F. 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.

VIII. Mitigation Monitoring Program

The mitigation measures listed under this heading have been incorporated into 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 mitigations is hereby adopted as a condition of approval for this project.

This monitoring 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: Water Quality Control

The drainage plan shall include silt and grease trap(s) to filter runoff before it

Application: 03-0099
APN: 026-256-14 and 26

leaves the property. Trap(s) shall be maintained.

Monitoring Program: The improvement plans will not be approved unless required drainage facilities are shown the plans. Financial securities will not be released until improvements are completed per the approved plans.

Application: 03-0099
APN: 026-256-14 and 26

**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

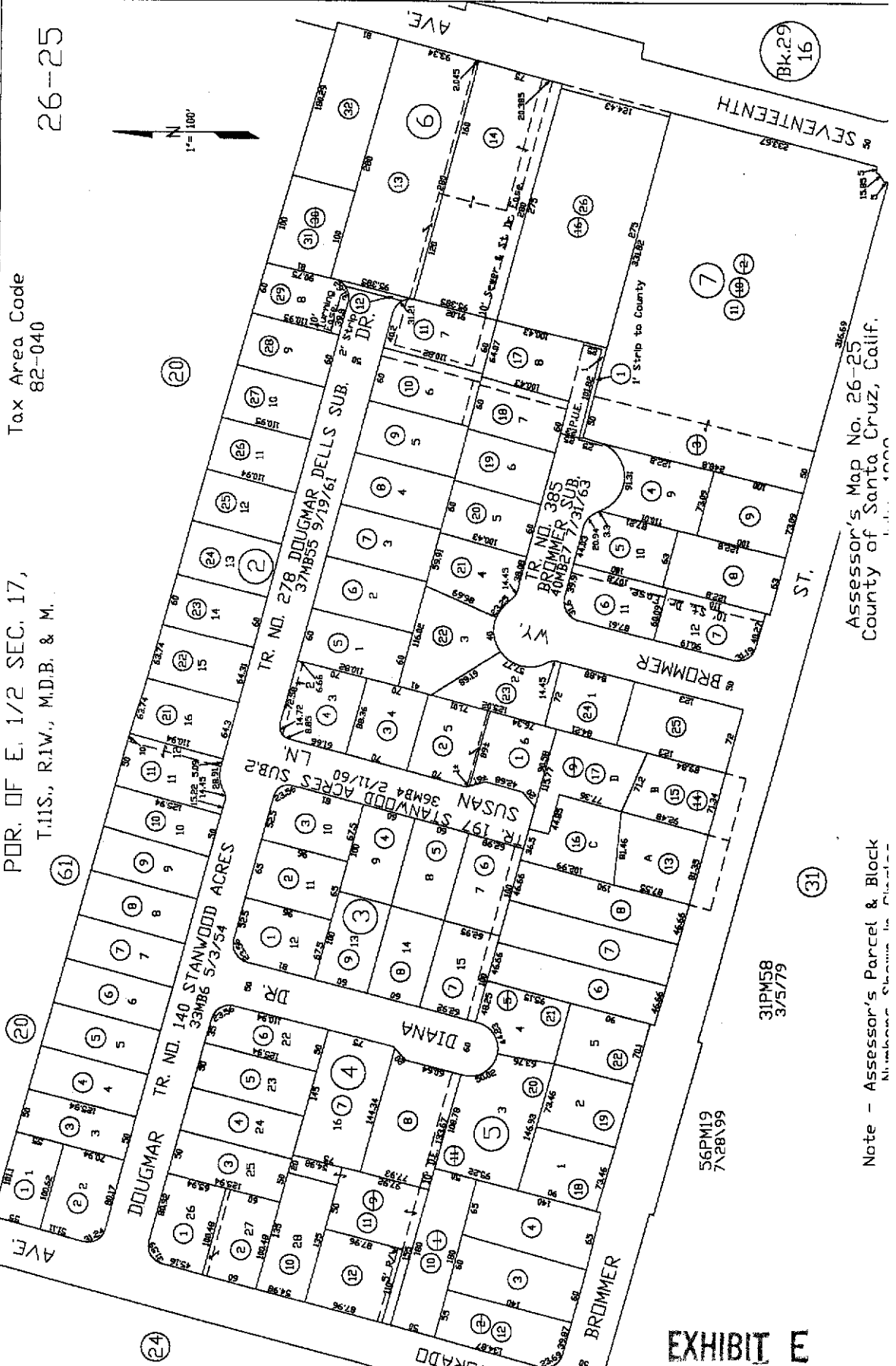
Lawrence Kasparowitz
Project Planner

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.

FOR TAX PURPOSES ONLY

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

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POR. OF E. 1/2 SEC. 17,
T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

26-25

Assessor's Map No. 26-25
County of Santa Cruz, Calif.

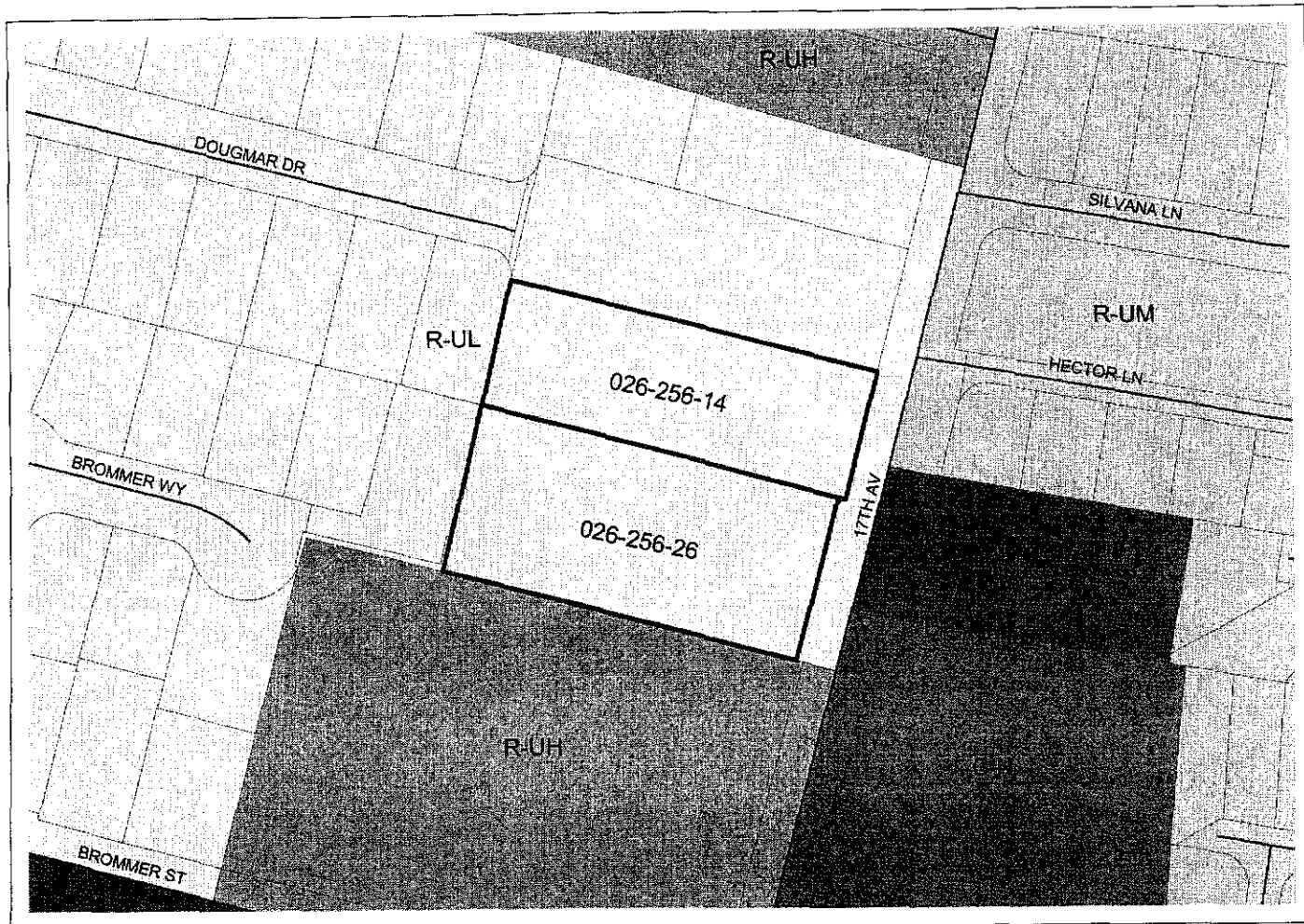
Note - Assessor's Parcel & Block
Numbers Shown in Pencil

56PM19
7/28/99

31PM58
3/5/79

EXHIBIT E

General Plan Map



200 0 200 400 600 Feet

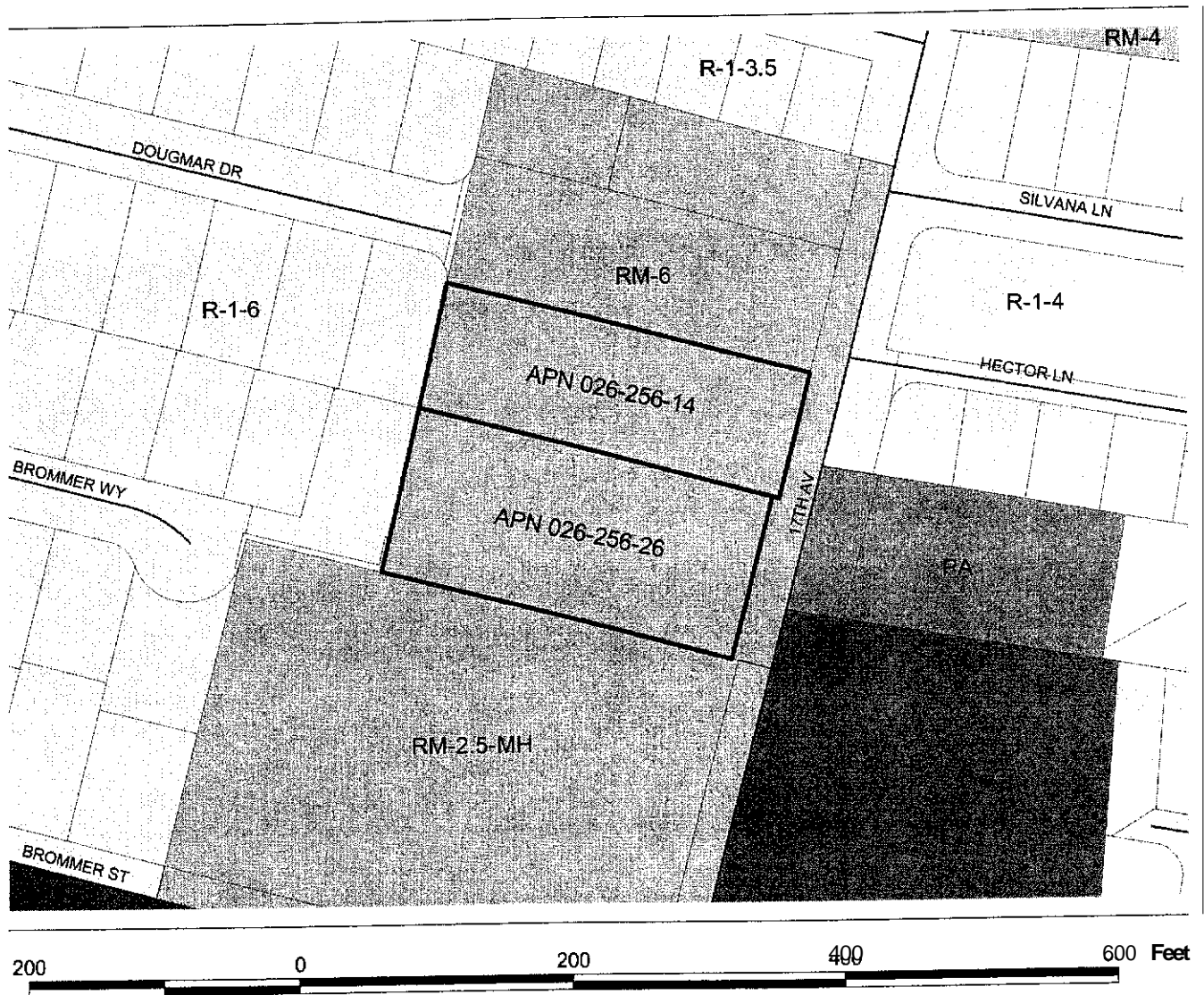
Legend

	APN 026-256-14,26
	Streets
	Service Commercial
	Office Commercial
	Neighborhood Commercial
	Residential - Urban High Density
	Residential - Urban Medium Density
	Residential - Urban Low Density



Map created by Santa Cruz County
Planning Department:
October 2004

Zoning Map

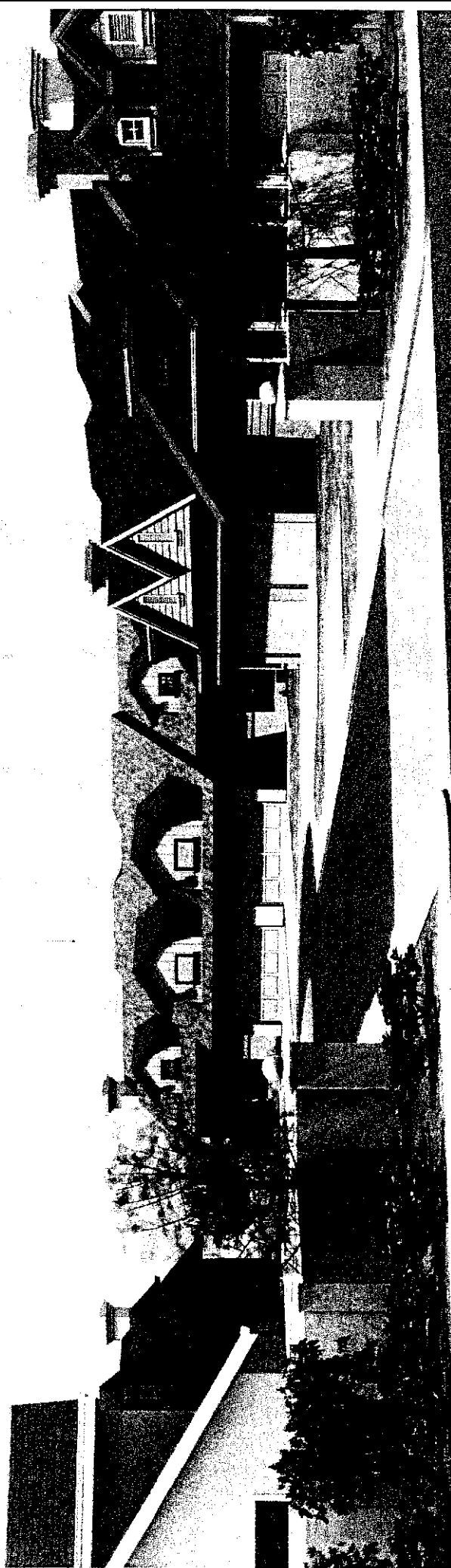


Legend

	APN 026-256-14,26
	Streets
	R-1-X
	RM
	PA
	C-1
	C-4



Map created by Santa Cruz County
Planning Department:
October 2004



Proposed Santina Court

Proposed Santina Court





COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX (831) 454-2131 TDD (831) 454-2123
TOM BURNS, **PLANNING** DIRECTOR

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: Stephen Graves & Associates, for William Silva

APPLICATION NO.: 03-0099

APN: 026-256-14 & 026-2556-26

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: October 25, 2004

Larry Kasparowitz
Staff Planner

Phone: 454-2676

Date: September 29, 2004

**COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT**

Date: September 27, 2004
Staff Planner: Lawrence Kasparowitz

**ENVIRONMENTAL REVIEW
INITIAL STUDY**

APPLICANT: Stephen Graves & Associates
OWNER: William Silva
APN: 026-256-14 and 026-256-26
Application No: 03-0099
Site Address: 1257 and 1305 17th Avenue, Santa Cruz
Location: The subject parcels are located on the west side of 17th Avenue
between Brommer Street and Harper Street.
USGS Quad: Soquel
Supervisorial Dist: First (Janet K. Beautz, Supervisor)

EXISTING SITE CONDITIONS

Parcel Size: 60,960 square feet (1.40 acres)
Existing Land Use: Residential
Vegetation: ruderal
Slope: 0-15% X, 16-30% __, 31-50% __, 51+% __
Nearby Watercourse: Schwann Lagoon and Corcoran Lagoon/Rodeo Creek
Distance To: 2500+ feet to stream
Rock/Soil Type: 133/ 178 - Watsonville loam

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:	None mapped
Timber or Mineral:	None mapped	Historic:	None mapped
Agricultural Resource:	None mapped	Archaeology:	None mapped
Biologically Sens. Habitat:	None existing	Noise Constraint:	None mapped
Fire Hazard:	None mapped	Elect. Power Lines:	None
Floodplain:	None mapped	Solar Access:	Adequate
Landslide:	None mapped	Solar Orientation:	Adequate
Hazardous Materials:	None	Erosion:	Moderately erodible soils

SERVICES

Fire Protection:	Central Fire District
Drainage District:	5
School District:	Soquel Elementary, Santa Cruz High School
Project Access:	17" Avenue
Water Supply:	City of Santa Cruz Water Department
Sewage Disposal:	Santa Cruz Sanitation District

PLANNING POLICIES

Zone District:	RM-6
Special Designation:	No
General Plan:	R-UL
Special Community:	No
Coastal Zone:	No
Within USL:	Yes

PROJECT SUMMARY DESCRIPTION:

The applicant proposes to combine two parcels, demolish one single-family dwelling, create nine parcels and a common area, construct eight townhouse units and remodel one of the existing dwellings. This project requires a Subdivision and a Residential Development Permit that includes a six feet high fence in the front yard setback and an Exception to allow less than 40 feet wide right of way to a private road.

DETAILED PROJECT DESCRIPTION:

The applicant proposes to combine parcels 026-256-14 and 026-256-26 to form a total area of 60,960 square feet, or 1.40 acres. Eight new 3-bedroom townhouses and one existing residence, common space, and a private street and cul-de-sac are planned for the site. The townhouses will be located on lots varying in size from 2,720 to 3,359 square feet and each will have a rear yard. The remaining common area will contain parking, driveways to each unit, front yard landscaping, a private drive with bulb turn around and a 6 ft. high wall and landscaped area along Seventeenth Avenue.

The subject parcels are located on the west side of 17" Avenue between Brommer Street and Harper Street. Vehicular access will be from Seventeenth Avenue. Water and sewer service will be modified to serve the new homes while stormwater runoff will be handled by existing structures that are adequately sized.

Both parcels have RM-6 zoning designations and R-UL (Urban Low Density Residential) General Plan designations. The eight townhouses plus the existing single-family dwelling will create a density of

7.14 units per acre, or 6,100 square feet per unit. Of the eight new units, one is proposed to be a designated Inclusionary unit for affordable housing.

PROJECT SETTING:

The project is proposed on a two residential lots located in the Live Oak planning area within the unincorporated portion of Santa Cruz County. The properties are adjacent to Seventeenth Avenue. The subject parcels currently contain older residential structures and minimal improvements to the landscape. One and two story residential structures of varying architectural styles surround the project site. Seventeenth Avenue has sidewalks and gutters on both sides of the street and is a well traveled pedestrian and bicycle pathway. Surrounding local streets do not always have standard roadside improvements such as curbs, gutters, sidewalks, and planting strips.

Offices are located across Seventeenth Avenue and neighborhood-serving businesses are located across Seventeenth Avenue at the corner of Brommer Street. The southern boundary is contiguous with the Live Oak Mobile Home Park. Regional shopping areas are relatively close in the vicinity of the Capitola mall, which is 1 mile from the site.

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

ENVIRONMENTAL N OK

A. Geology 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 _____

All of Santa Cruz County is subject to some hazard from earthquakes. A Geotechnical Investigation for the project was prepared by Pacific Crest Engineering Inc., dated February 5, 2002, (Attachment 5) to assess the suitability of the proposed building sites. The subject parcels are not located in a fault zone; however, the report identified five "active or potentially active" faults in close enough proximity to significantly affect the building site. According to Pacific Crest Engineering, "it is reasonable to assume that the site will experience significant seismic shaking during the lifetime of the project." The report concluded that structures built in accordance with the latest edition of the Uniform Building Code for Seismic Zone 4 have an increased potential for experiencing relatively minor damage, which should be repairable.

- b. *Seismic ground shaking?*

_____ _____ X _____

The project will likely be subject to some seismic shaking during the life of the structures (see A.1.a above). The structures shall be designed in accordance with the Uniform Building Code as well as any additional requirements dictated by the soils engineer such that the hazard presented by seismic shaking is mitigated to a less than significant level.

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

_____ _____ X _____

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant impact	NO Impact
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See comments above, Section A.1.a. The Geotechnical report prepared by Pacific Crest Engineering Inc. concluded, "the potential for liquefaction and liquefaction induced lateral spreading is low due to the dense nature of the subsurface soils encountered beneath the site".

d. Landslides? X

The Geologic Hazards Assessment conducted by Santa Cruz County staff concluded that these parcels are outside areas where instability is suspected to have occurred.

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? X

See comments above, Section A. 1.

3. Develop land with a slope exceeding 30%? X

The proposed development is located on nearly level ground.

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

The Geotechnical Investigation dated February 2002 states that surface soils at the site are classified as moderately to highly erodible. The report requires that all disturbed slopes be planted with ground cover or seeded and be continually maintained to minimize surface erosion. Additionally, downspouts from roof gutters shall have discharges at an approved location away from the structures and graded area. Standard Best Management Practices can prevent sediment from entering storm drains or from leaving the site.

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

According to the Geotechnical Investigation prepared in February of 2002 by Pacific Crest

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

Engineering Inc., the near surface soils possess moderate to high expansive properties. Site preparation must be conducted in conformance with the report. According to calculations performed by Midcoast Engineers, the total quantity of grading will be 580 cubic yards of cut and 190 cubic yards of fill. The preferred alternative to removing the top three feet of soil on the site is to design a pier and grade beam foundation system to transfer the building loads through the loose upper soils into more dense material.

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?

— — — X

The project will be served by sanitary sewers maintained by the County Sanitation District, and will not include a septic and leachfield system.

7. Result in Coastal cliff erosion?

— — — X

Drainage from impermeable surfaces will be collected and properly disposed. Runoff will not be allowed to sheet off these areas in an uncontrolled manner.

B. Hydrology, Water Supply and Water Quality

Does the project have the potential to:

1. Place development within a 100-year flood hazard area?

— — — X

According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated April 15, 1986, no portion of the project site lies within a 700-year flood hazard area.

2. Place development within the floodway resulting in impedance or redirection of flood flows?

— — — X

According to the FEMA National Flood Insurance rate map, dated April 15, 1986, no portion of the project site lies within a floodway.

- | | Significant
Or
Potentially
Significant
Impact | Less than
Significant
with
Mitigation
Incorporation | Less Than
Significant
Impact | No
Impact |
|---|---|---|------------------------------------|--------------|
| 3. Be inundated by a seiche or tsunami? | _____ | _____ | _____ | <u> X </u> |

The edge of the project ~~site~~ *is* located approx. ~~ately a mile~~ from the top of coastal bluffs and should not be affected by a seiche or tsunami.

- | | | | | |
|--|-------|-------|-------|--------------|
| 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 project will obtain water from the City ~~of~~ Santa Cruz Water Department and thus will not rely on private well 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> | _____ |
|---|-------|-------|--------------|-------|

Confining site clearing, grading, and ~~excavation~~ for ~~the~~ project to the dry season will minimize the potential for erosion and increased sediment ~~flow~~ to Schwann Lagoon or Corcoran Lagoon. A drainage plan incorporating silt and grease traps will be required ~~to~~ prevent contaminants reaching the ocean.

- | | | | | |
|---------------------------------------|-------|-------|-------|--------------|
| 6. Degrade septic system functioning? | _____ | _____ | _____ | <u> X </u> |
|---------------------------------------|-------|-------|-------|--------------|

~~No~~ septic systems are proposed as part of the project and there are no other septic systems in the site vicinity that could be affected by the project.

- | | | | | |
|--|-------|-------|-------|--------------|
| 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? | _____ | _____ | _____ | <u> X </u> |
|--|-------|-------|-------|--------------|

The amount of runoff from the ~~site~~ will not be increased. See E.8 below.

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

An increase in runoff will not be associated with the proposed project due to the decrease in impervious surface from 37,042 sq. ft. to 30,094 sq. ft. All roof eaves will be guttered and runoff will be carried through 4 and 6" PVC pipe to the existing storm drain in Seventeenth Avenue. Calculations have been provided to, and accepted by the Department of Public Works Drainage staff.

- | | | | | |
|--|-----|-----|-----|----------|
| 9. Contribute to flood levels or erosion in natural water courses by discharges of newly collected runoff? | ___ | ___ | ___ | <u>X</u> |
|--|-----|-----|-----|----------|

Please reference 8.8 above. Stormwater will be directed to a drainage system.

- | | | | | |
|--|-----|----------|-----|-----|
| 10. Otherwise substantially degrade water supply or quality? | ___ | <u>X</u> | ___ | ___ |
|--|-----|----------|-----|-----|

Please reference B.8 above.

C. Bioloaical 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> |
|--|-----|-----|-----|----------|

No biotic resources were identified either in published data or during a site visit by Santa Cruz County staff.

- | | | | | |
|--|-----|-----|-----|-----|
| 2. Have an adverse effect on a sensitive biotic community (riparian corridor), | ___ | ___ | ___ | ___ |
|--|-----|-----|-----|-----|

	Significant Or Potentially Significant impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
wetland, native grassland, special forests, intertidal zone, etc.)?	—	—	—	<u>X</u>

There are no designated sensitive biotic communities on or adjacent to the project site.

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 C.1 and C.2 above.

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

There are no mapped sensitive animal habitats within the vicinity of the proposed project. Nighttime lighting is limited to ground level pathway lighting, small wall-mounted entry lights for each townhouse, and light poles spaced around the perimeter of the parking lot.

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

The site is a disturbed area with existing structures, some of which will be removed.

6. Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, Sensitive Habitat Ordinance, provisions of the Design Review ordinance protecting trees with trunk sizes of 6 inch diameters or greater)?	—	—	<u>X</u>	—
---	---	---	----------	---

The project will not conflict with any local policies or ordinances protecting biological resources. A Douglas Fir that is over 6 inches in diameter will be removed but this loss is a less than significant impact.

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

The project will *not* conflict with any Conservation Plans.

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?	—	—	—	<u>X</u>
--	---	---	---	----------

The project site does not contain any designated timber resources

2. Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use?	—	—	—	<u>X</u>
---	---	---	---	----------

The project site is *not* currently being used for agricultural and no agricultural uses are proposed for the site or surrounding vicinity.

3. Encourage activities that result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner?	—	—	—	<u>X</u>
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>

E. Visual Resources and Aesthetics

Does the project have the potential to:

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

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

No public views will be obscured by the project.

- | | | | | |
|--|-------|-------|-------|--------------|
| 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> |
|--|-------|-------|-------|--------------|

- | | | | | |
|--|-------|-------|--------------|-------|
| 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> | _____ |
|--|-------|-------|--------------|-------|

Although there will be earthwork involved in construction, the topography will not be modified because the finished grade is very similar to existing grade. This area of Live Oak is characterized by relatively dense residential development with a wide range of styles of single and multi-family structures. The submitted design is within the existing range of existing development in terms building mass, height, or density. In addition, the project has been subject to Site, Architectural and Landscape Design Review to ensure that it is attractively designed and aesthetically compatible with surrounding development (Attachment 7). A Condition of Approval will be added to delete the six feet front wall beyond the edge of the houses on each side to address concerns of visual character raised by the Redevelopment Agency (see attachment 10). Dense landscape is proposed in front of the wall, which will also reduce its visual impact.

- | | | | | |
|---|-------|-------|--------------|-------|
| 4. Create a new source of light or glare which would adversely affect day or nighttime views in the area? | _____ | _____ | <u> X </u> | _____ |
|---|-------|-------|--------------|-------|

The site presently contains residential structures and associated lighting. While the total number of residential structures will increase, nighttime lighting is limited to ground level pathway lighting, small wall-mounted entry lights for each fownhouse, and light poles spaced around the private street.

	Significant Or Potentially Significant impact	Less Than Significant With Mitigation Incorporation	Less Than Significant impact	No Impact
5. Destroy, cover, or modify any unique geologic or physical feature?	_____	_____	_____	<u>X</u>

F. Cultural Resources

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>
---	-------	-------	-------	----------

The existing structure to remain was rebuilt after the earthquake in 1989. The structure to be demolished dates from the 1960's.

2. Cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 15064.5?	_____	_____	_____	<u>X</u>
3. Disturb any human remains, including those interred outside of formal cemeteries?	_____	_____	_____	<u>X</u>

Pursuant to Sections 16.40.040 and 16.42.100 of the Santa Cruz County Code, if at any time during the site preparation, excavation, or other ground disturbance associated with this project, any artifact or other evidence of an historic archeological 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.

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:

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than significant Impact	NO Impact
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?	—	—	—	<u>X</u>
3. Create a safety hazard for people residing or working in the project area as a result of dangers from 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?	—	—	—	<u>X</u>
6. Release bioengineered organisms or chemicals into the air outside of project buildings?	—	—	—	<u>X</u>

H. Transportation/Traffic

Does the project have the potential to:

1. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., substantial increase in

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

either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

— — X —

The creation of eight new dwellings would result in the generation of approximately 80 new vehicle trips per day, of which approximately 8 would occur in the P.M. peak hour. This number of new trips and peak hour trips would not significantly impact the surrounding road network or result in a lower level of service (LOS) than currently exists. The project is required to pay standard development fees intended to mitigate the impact of new development on County-maintained roads. These fees are calculated by using an estimate of the increase in trips generated by the project.

Depending on the condition of the existing soil, approximately 1,500 cubic yards of soil will either be treated with lime and retained or be exported from the site. In the event of exportation, approximately 15 loads of 100 cubic yards would need to be trucked from the site. This increase in heavy truck traffic would be temporary and would have to be coordinated with the Traffic Section of the Department of Public Works to insure a minimum of disturbance to the area. The impact of export related truck traffic is therefore considered less than significant.

2. Cause an increase in parking demand which cannot be accommodated by existing parking facilities?

— — — X

The project meets the ordinance requirements for parking spaces for a project of this size.

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

— — X —

Frontage improvements along Seventeenth Avenue will include pedestrian access consistent with the Americans with Disabilities Act design criteria. The applicant will be required to have twenty foot driveway aprons (excluding sidewalk) in front of each house. The parking stalls will be required to be 18 feet 6 inches long clear (excluding sidewalk). These criteria will provide clear space for pedestrians on the sidewalk. The entire curb area will be painted red and "no parking" signs will be posted.

4. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a

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

level of service standard established by the county congestion management agency for designated intersections, roads or highways?

—	—	<u>X</u>	—
---	---	----------	---

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>	—
---	---	----------	---

The addition of seven net (two are existing) new residences in a location surrounded by medium-density residential development does not represent a significant impact to the ambient noise levels in the area. Further, there are no sensitive receptors in the vicinity of the proposed 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>
---	---	---	----------

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

—	—	<u>X</u>	—
---	---	----------	---

Noise generated during construction will increase the ambient noise levels for adjoining areas. Construction will be temporary however, and a *condition* of approval will be included to limit all construction to the time between 8:00 and 5:00 p.m. weekdays.

I. 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).

Significant Or Potentially Significant Impact	Less Than Significant w/ mitigation Mitigation Incorporation	Less Than Significant Impact	No Impact
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While the additional residential dwellings represent an incremental contribution to the need for services, the increase is minimal.

C. *Schools?* _____ X _____

See K.1.b above. Additionally, the school fee to be paid by the applicant will be used to offset the incremental demand for services represented by the project

d. *Parks or other recreational facilities?* **X**

See K.1.b above. Additionally, the parks fee to be paid by the applicant will be used to offset the incremental demand represented by the project.

e. *Other public facilities; including the maintenance of roads?* X

See K.1.b above. Additionally, the transportation improvement fees to be paid by the applicant will be used to offset the incremental demand represented by the project. Fees charged in the Live Oak area for Transportation Improvements are \$4,000 per new developed lot, for a total fee of \$16,000 for the project.

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?* **X**

Downstream stormwater drainage facilities were determined to be adequate to handle the increase in impervious surfaces (Attachment 4, Sheet TM2).

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?*

As stated in a letter from the Santa Cruz County Sanitation District (Attachment 12), sewer service is available to serve the new homes.

	Significant Or Potentially Significant impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
1. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	—	—	<u>X</u>	—

Construction of the subdivision improvements and homes for the proposed project will result in a short-term, localized decrease in air quality due to dust generated during site preparation and construction, which is considered a potentially significant impact. Standard dust control measures required by the Santa Cruz County Code are required to be in place during construction to minimize impacts.

2. Conflict with or obstruct implementation of an adopted air quality plan?	—	—	—	<u>X</u>
3. Expose sensitive receptors to substantial pollutant concentrations?	—	—	—	<u>X</u>
4. Create objectionable odors affecting a substantial number of people?	—	—	—	<u>X</u>

J. 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? —

While the additional residential dwellings represent an incremental contribution to the need for services, this project meets all the standards and requirements presented by the Central Fire Protection District.

b. Police protection? — X —

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact
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>	—

Project plans have been reviewed and approved by the Central Fire Protection District. The landscaping meets the requirements of the City of Santa Cruz's Water Efficient Landscape Ordinance (Attachment 13).

6. Result in inadequate access for fire protection?	—	—	—	<u>X</u>
7. Make a significant contribution to a cumulative reduction of landfill capacity or ability to properly dispose of refuse?	—	—	<u>X</u>	—

Regional landfills in the area have sufficient capacity to serve the project for the foreseeable future, although the additional solid waste generated by the project will reduce the remaining life of the existing landfills incrementally. Waste generated on-site, including all export material from excavation, will be disposed of in the Buena Vista landfill. While the additional residential dwellings represent an incremental contribution to the need for services, the increase is less than significant.

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

	Significant Or Potentially Significant Impact	Less Than significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
or mitigating an environmental effect?	—	—	—	<u>X</u>
2. Conflict with any County Code regulation adopted for the purpose of avoiding or mitigating an environmental effect?	—	—	—	<u>X</u>
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 proposed project is designed at the density and intensity of development indicated by the General Plan and Zoning designations of the parcel. The applicant has not requested an increase in density that would allow more units than currently designated for the site.

The proposed project does not involve substantial extensions of utilities such as water, sewer, or new road systems into areas previously not served and is consistent with the County General Plan. The project will not induce substantial growth that is not consistent with County planning goals.

5. Displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere?	—	—	<u>X</u>	—
--	---	---	----------	---

Substantial numbers of people will not be displaced by the proposed project, Of the two existing houses, one will remain and the other (to be demolished is vacant).

M. Non-Local Approvals

Does the project require approval of federal, state, or regional agencies?

Yes — No X

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 \cong 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 that have entered the Environmental Review stage)? | Yes — | No <u>X</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> |

TECHNICAL REVIEW CHECKLIST

REQUIRED COMPLETED* N/A

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 4/14/03

OTHER:


*Attach summary and recommendation from completed reviews

List any other technical reports or information sources used in preparation of this initial study:


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



Date

For: 

Environmental Coordinator

Attachments:

1. Location Map
2. Map of Zoning Districts
3. Map of General Plan Designations
4. Project Plans (Architectural dated 2/23/04, Civil dated April 10, 2004, Landscape dated April 15, 2004), containing 14 sheets
5. Excerpts from geotechnical investigation by Pacific Crest Engineering, dated February 5, 2002
6. Review of Geotechnical Investigation by Santa Cruz County staff, dated April 14, 2003
7. Design Review by Santa Cruz County staff, dated March 25, 2004
8. Letter from the City of Santa Cruz Water Department dated August 4, 2003
9. Letter from Carl Rom, Department of Public Works, dated August 26, 2004
10. Letter from Redevelopment Agency (Melissa Allen), dated August 27, 2004

Location Map



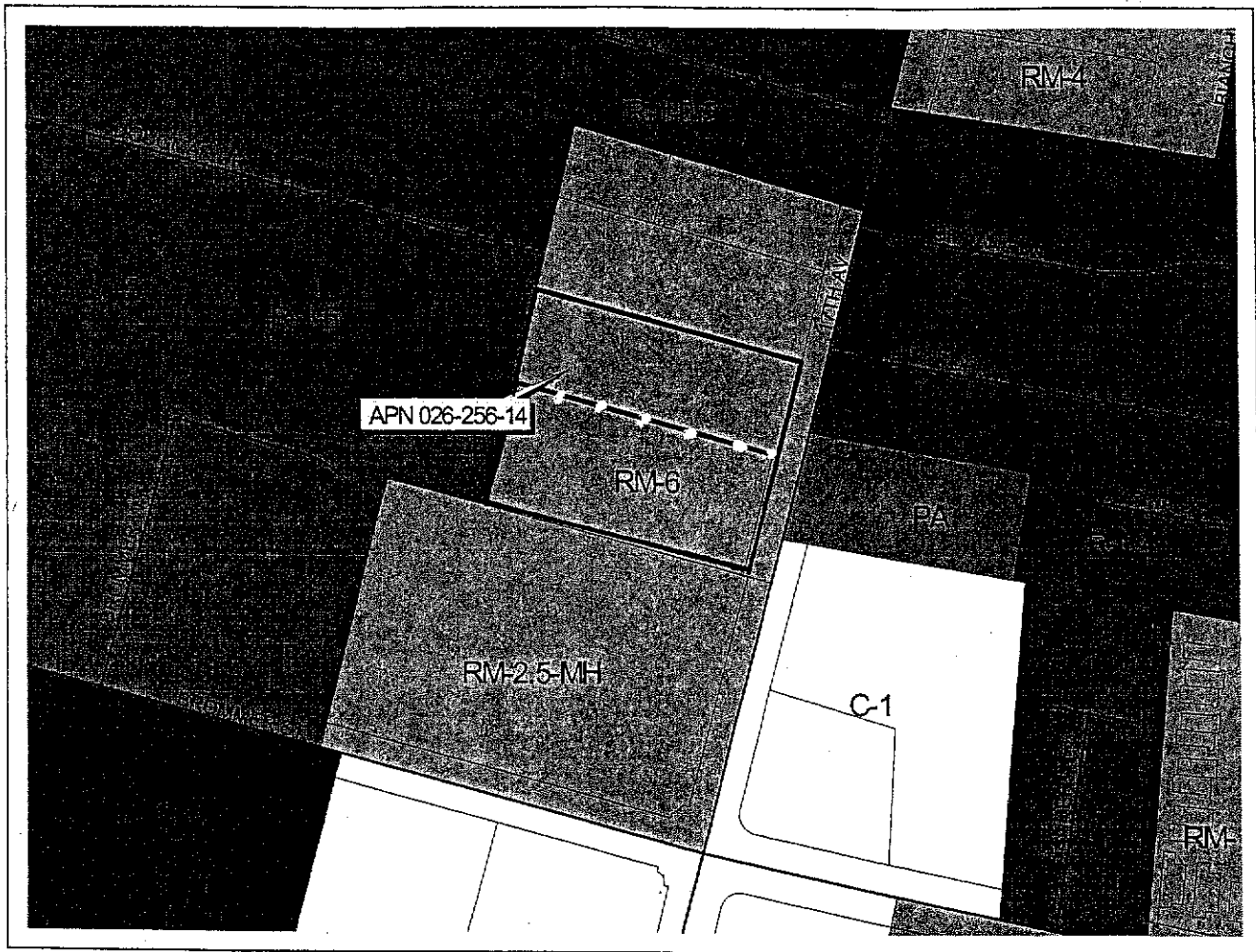
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Environmental Review Initial Study
ATTACHMENT 1
APPLICATION 03-0099

Map created by Santa Cruz County
Planning Department:
April 2003



Zoning Map



300 0 300 600 Feet

Legend

	APN 026-256-26
	APN Boundaries
	Streets
	R-1-X
	RM
	C-1
	C-4
	PA

Environmental Review Initial Study

ATTACHMENT 2
APPLICATION 03-0099



Map created by Santa Cruz County
Planning Department:
April 2003

General Pian Map



300 0 300 600 Feet

Legend

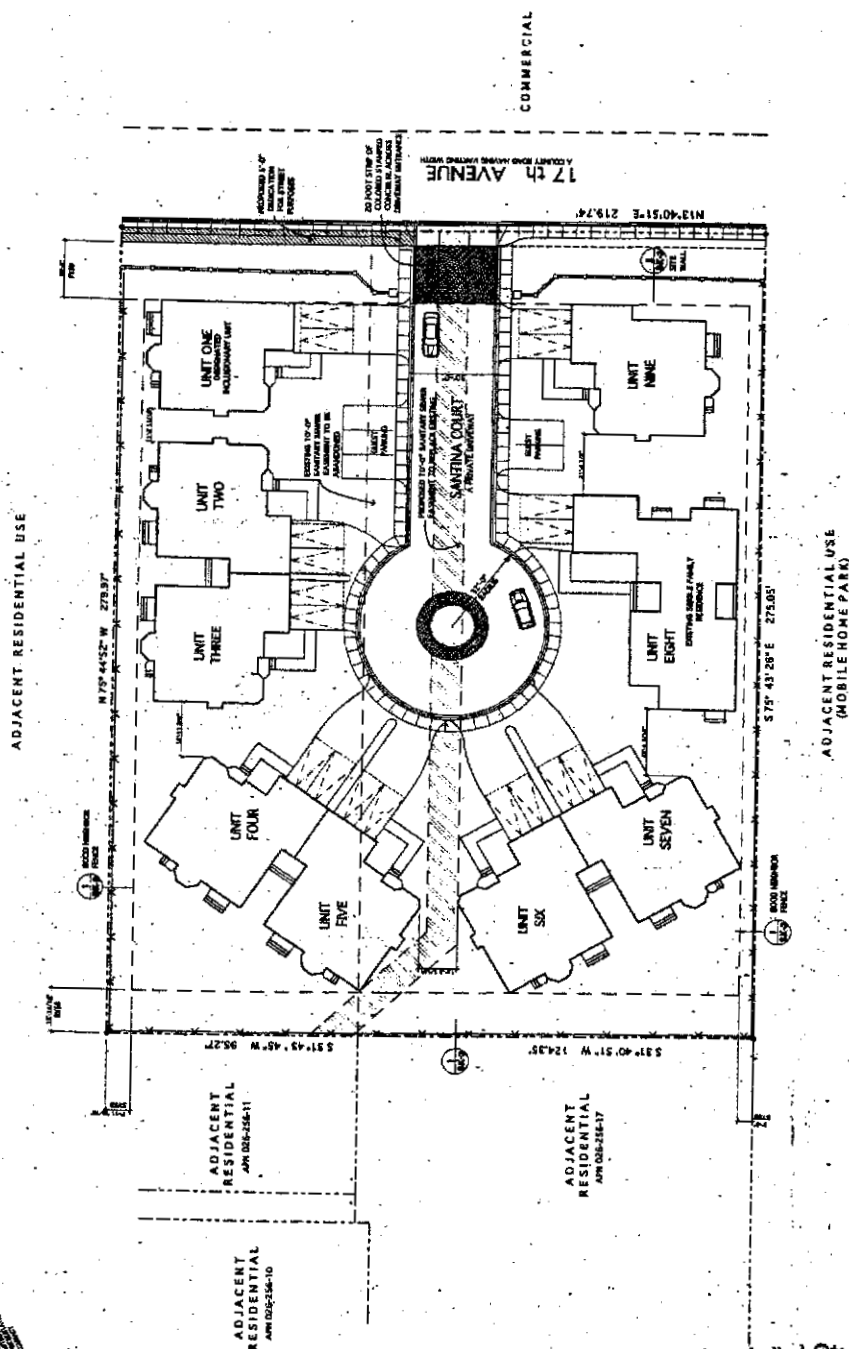
-  APN 026-256-14
 APN Boundaries
 Streets
 Office Commercial
 Neighborhood Commercial
 Service Commercial
 Residential - Urban **Low** Density
 Residential - Urban Medium Density
 Residential - Urban High Density

Environmental Review Initial Study

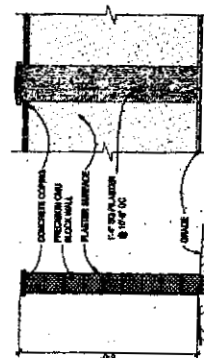
ATTACHMENT 3
APPLICATION 03-0099



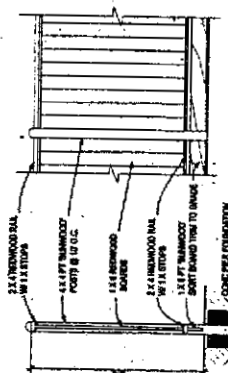
Map created by Santa Cruz County
Planning Department:
April 2003



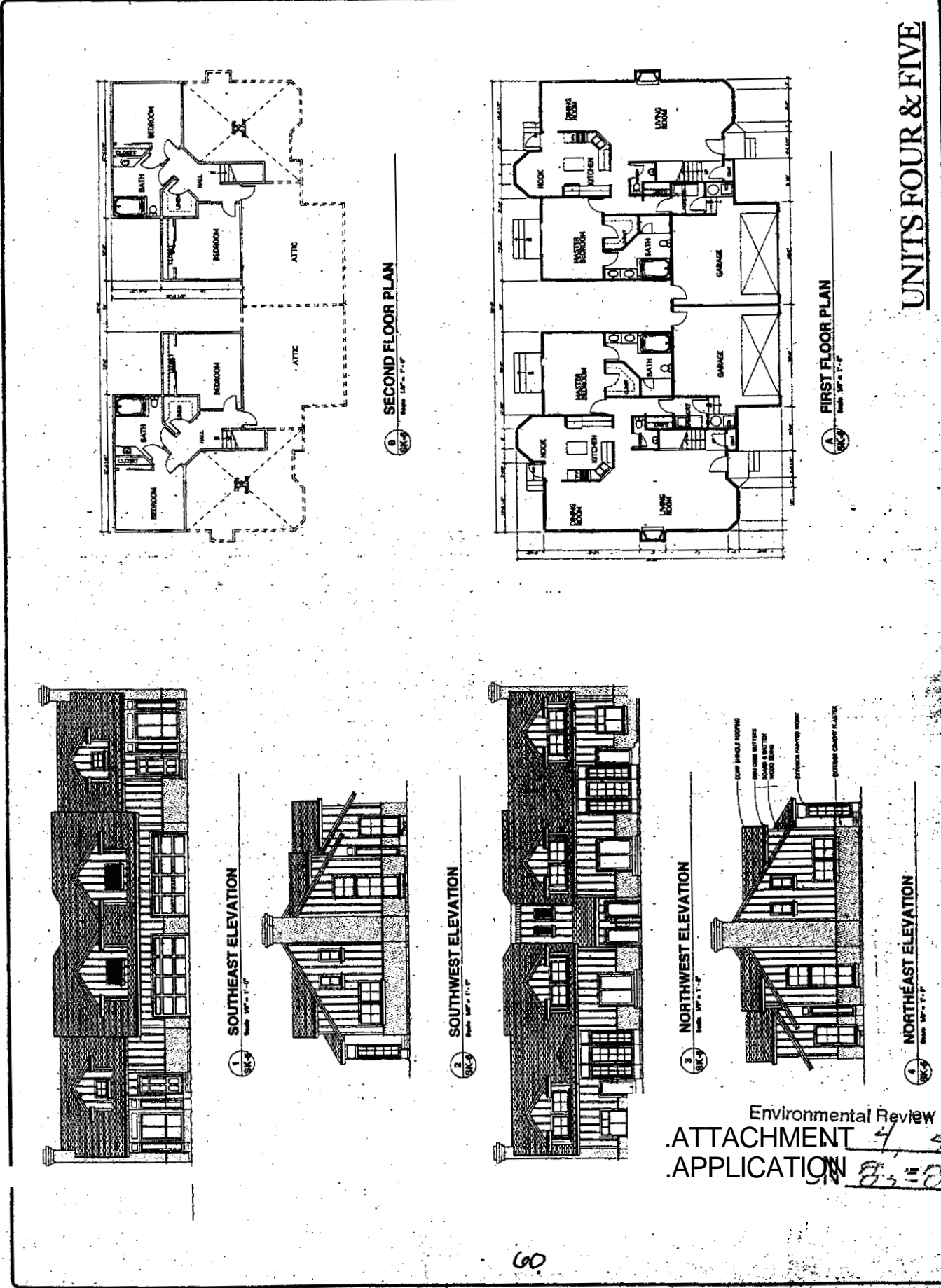
SITE WALL - SECTION & ELEVATION



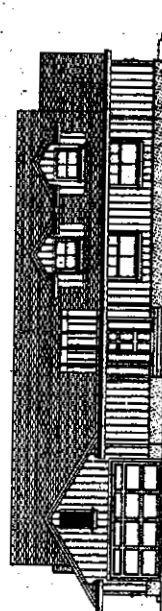
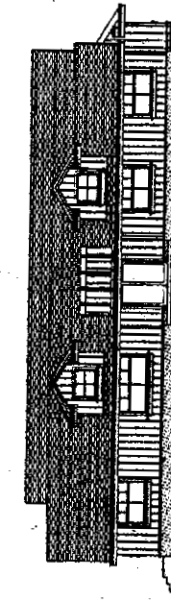
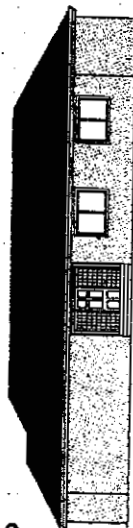
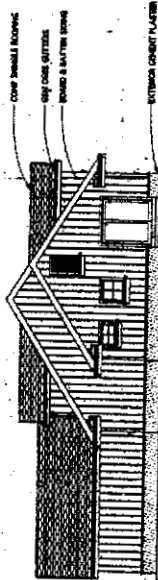
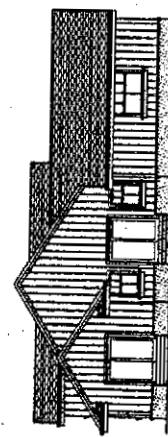
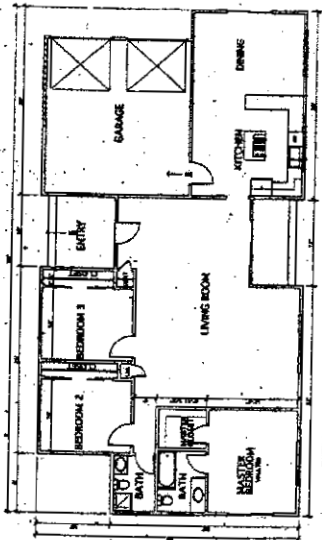
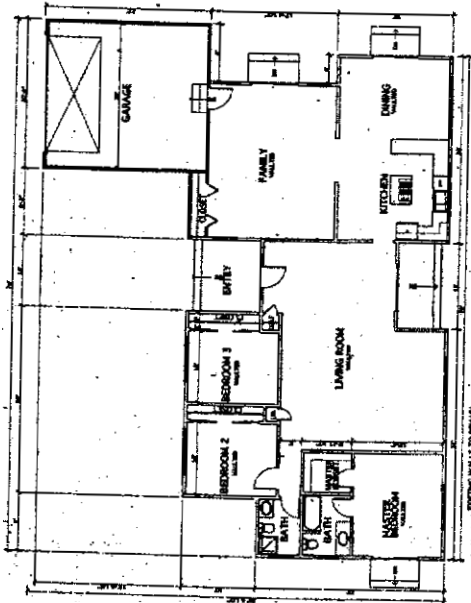
FENCE SECTION & ELEVATION



Environmental Review Initial Study
ATTACHMENT 4.1 of 6
APPLICATION 03-0099







UNIT EIGHT

UNIT EIGHT

GEOTECHNICAL INVESTIGATION

New Residential Development
1257 and 1305 17th Avenue
Santa Cruz County, California

February 5, 2002

Prepared for:

Mr. Bill Silva
c/o Silva/Grassadonia
301 Capitola Avenue
Capitola, CA 95010

By:

PACIFIC CREST ENGINEERING INC.
444 Airport Blvd, Suite 106
Watsonville, California 95076
(831) 722-9446
PCEI Project No. 01111

Environmental Review Initial Study
ATTACHMENT 5, 104
APPLICATION 03-0096

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 General

From a geotechnical engineering viewpoint, the site we studied is suitable for the proposed development provided the recommendations in this report are closely followed.

The primary geotechnical consideration for the subject site is the relatively loose nature of the subsurface soils indicated by the low blow counts. The upper on-site soils consist in places of soft clays or plastic clays which would be susceptible to building settlement if not removed and recompacted, or if a deeper foundation system was not utilized. In order to mitigate the effects of these soil conditions and to reduce the potential for differential settlement, we recommend using one of two options. The first option is to remove and recompact the upper three feet of on-site soils. This will provide a dense stratum of soil in which conventional shallow footings may be used. An alternative to removing and recompacting the upper soils would be to use a pier and grade beam foundation system to transfer the building loads through the loose upper soils into more dense material at depth beneath the site. Both options are discussed in more detail within the following section.

Our recommendations are presented as guidelines to be used by project planners and designers for the development. These recommendations have been prepared assuming that Pacific Crest Engineering Inc. will be commissioned to review project grading, shoring and foundation plans prior to construction, and to observe and test during earthwork operations on-site. This additional opportunity to examine the site will allow us to compare subsurface conditions exposed during construction with those encountered during this investigation.

4.2 Site Preparation, Grading and Compaction

The site soils should be cleared of obstructions and deleterious material that may be present on-site. Debris and materials arising from clearing and removal operations should be properly disposed of off-site. Holes and depressions resulting from removal of buried material should be backfilled with structural fill.

Surface vegetation present at the time of grading should be stripped together with organic topsoil. Soil containing more than 2 percent by weight of organic matter **should** be considered organic. For planning purposes, a stripping depth of 2 to 3 inches may be assumed. The actual stripping depth should be determined by a member of our staff in the field at the time of stripping. Strippings should be hauled off-site or stockpiled for use in future landscaping.

Structural fill should be placed on ~~firm~~ native material approved by the geotechnical consultant. *Loose material should be removed before placement of a structural fill.* The

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depth of removal should be determined by the geotechnical consultant at the time of construction.

If a pier and grade system will **not** be used as a foundation system, the upper 36 inches of on-site soils should be subexcavated and recompacted as structural fill. After removal of the upper soils in all areas to be subexcavated, the bottom of the excavation should be scarified 8 inches, moisture conditioned, and recompacted to at least 90 percent relative compaction, based on the ASTM D1557-78 Test Procedure. The removed material should be placed in maximum 8 inch lifts (before compaction), at a water content at **least** 1 to 3 percent above the laboratory optimum value. All structural fill should be compacted to a minimum relative compaction of at least 90 percent, based on the ASTM D1557-78 Test Procedure. There should be a minimum of 18 inches of structural fill beneath all planned conventional shallow footing elements.

If a pier and grade beam foundation system is selected, no subexcavation and recompaction will be considered necessary. However, the upper 8 inches of finished subgrade for all building pads must be compacted to at least 90 percent relative compaction based on the ASTM D1557-78 Test Procedure. In addition, all fill placement must conform to the requirements for structural fill outlined below.

Structural fill may consist of either non-expansive native soil, or approved imported material. *However, depending on the time of year the work is done, the native on-site soils may too wet to use as structural fill, and require significant spreading and drying time before use in structural fill areas.* Soil to be used as structural fill should not contain deleterious material, rocks or clods over 4 inches in greatest dimension and more than 15 percent by weight of rocks or clods larger than 2.5 inches. Import soils should have a Plasticity Index less than 15 and have enough binder to **allow** footing and utility trenches to stand without caving. The import soils should have a minimum R-value of 30. Prior to delivery of import fill to the site, a representative sample should be sent to our laboratory for evaluation and testing at least one week in advance.

The upper 8 inches of finished subgrade in pavement areas should be compacted to at least 95 percent relative compaction. All aggregate base and subbase materials should be compacted to at least 95 percent relative compaction based on the ASTM D1557-78 Test Procedure.

All disturbed slope areas should have erosion control measures implemented prior to the next winter rainy season. Refer to the "Surface Drainage" Section for additional recommendations.

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APPLICATION 03-0099

4.3 Structure Foundations

4.3.1 General

The proposed residences may be founded on either a system of cast-in-place reinforced concrete piers and grade beams or conventional footings. However, conventional footings may only be used provided 18 inches of structural fill is present beneath all footing elements, as outlined within the "Site Preparation, Grading, and Compaction" Section. If piers are used for the foundations, they should be embedded a minimum of 10 feet below existing grade and have a minimum diameter of 16 inches. Both procedures are described in the following sections.

4.3.2 Pier and Grade Beam Foundation System

The piers should have a minimum diameter of 16 inches and should be embedded a minimum depth of 10 feet deep. Caissons (pier excavations) should not vary more than 2 percent from vertical.

Reinforced concrete grade beams should be embedded *at least 12 inches below adjacent grade* and should be designed to safely transmit all imposed loads to the supporting piers.

Piers may be assumed to derive their support from a combination of end bearing and frictional sidewall capacity. Tables for allowable bearing and uplift capacities for a pier diameter of 16 and 18 inches are included in **Figures 6** through **9**.

Piers and grade beams should contain reinforcing steel as determined by the Project Structural Engineer in accordance with applicable UBC or ACI standards.

Piers should be clean and free of deleterious material and excess water prior to the placement of reinforcing steel and concrete.

~~Drilled piers may require casing if unstable sidewalls are encountered. If casing is~~
used, it must be pulled slowly with a minimum of 3 feet of casing remaining embedded in the concrete at all times:

Significant water seepage was noted in the test borings from the soils above the water table during the drilling process. If significant water seepage is encountered within the pier excavations, the water should be pumped out or concrete in the piers should be placed by means of a tremie with a minimum of 2 feet of tube remaining embedded in the concrete at all times.

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Pier construction should be performed under the observation of PCEI. All pier excavations must be approved by PCEI prior to the placement of reinforcing steel and concrete.

4.3.3 Conventional Shallow Footings

As noted previously, conventional shallow footings may be used for the proposed residences provided 18 inches of on-site soils have been removed and recompact as structural fill beneath footing elements, as outlined within the "Site Preparation, Grading and Compaction" section.

The structure foundations may consist of conventional reinforced concrete footings which are a minimum of 18 inches deep below lowest adjacent grade. All footings should be at least 15 inches wide.

Shallow footings may be designed to impose pressures on foundation soils up to 2,500 pounds per square foot from dead plus normal live loading. Foundations using this allowable bearing value should be designed for total settlements on the order of 3/4 of an inch, with differential settlement on the order of 1/2 inch. These values may be increased by one-third for wind or seismic loading.

Concrete should be placed in foundation excavations kept moist which are free from drying cracks and contain no loose or soft soil or debris.

All footing excavations should be observed by a representative from Pacific Crest Engineering Inc. prior to placing wood form work and steel reinforcing.

4.4 1997 UBC Seismic Design Considerations

We assume the 1997 UBC will be utilized for structural design of the proposed structure and therefore the following seismic assumptions should be made. The Zayante - Vergeles Fault (Seismic Source Type B) is considered to be the critical fault segment with respect to 1997 UBC Seismic design. At a distance of approximately 10.7 kilometers from the site, with Soil Profile Type S_D , this fault generates the following values: $N_a = 1.0$; $N_v = 1.0$; $C_a = 0.44$; $C_v = 0.64$; $T_s = 0.582$; $T_0 = 0.16$. The structural designer may utilize more conservative values at his or her discretion.

4.5 Concrete Slabs-on-Grade

Slabs should be compacted on a minimum section of 36 inches of recompact soil as recommended in the "Site Preparation, Grading and Compaction" section of this report.

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The slabs should contain reinforcing steel per the recommendation of the project structural engineer. Crack control joints should be spaced a maximum of 20 feet apart in each direction within the slab floor.

To minimize floor dampness, a minimum 4-inch section of capillary break material should be placed between the floor slab and the soil subgrade. Capillary break material should be free-draining, clean 3/4-inch crushed gravel. A vapor barrier is recommended to reduce floor dampness. The vapor barrier should consist of 10 mil visqueen, and should be covered by a 2-inch sand cushion to protect the membrane and to aid in the curing of the concrete.

Native subgrade soils beneath slab areas may require pre-saturation with water a minimum of 48 hours prior to placing concrete. The need for this pre-saturation will be determined by a member of our staff at the time of grading, based on the soil conditions found.

4.6 Utility Trenches

The project specifications and project plans should draw attention to contractors, particularly the underground contractor, to the need to properly shore and brace or lay back the side walls of trenches greater than 4 feet in depth. The contractor should follow the latest CAL-OSHA guidelines for trenching and excavation construction.

For the purpose of this section of the report, backfill is defined as material placed in a trench starting one foot above the pipe, and bedding is all material placed in a trench below the backfill.

Unless concrete bedding is required around utility pipes, free-draining sand should be used as bedding. Sand bedding should be compacted to at least 95 percent relative compaction based on ASTM Test Procedure D1557-78.

Approved imported clean sand should be used as utility trench backfill. Backfill in trenches located under and adjacent to structural fill, foundations, concrete slabs and pavements should be placed in horizontal layers no more than 8 inches thick. Each layer of trench backfill should be water conditioned and compacted to at least 95 percent relative

compaction based on the ASTM D1557-78 Test Procedure. Compaction of backfill by water jetting should not be permitted

4.7 Surface Drainage

Surface drainage gradients should be planned to prevent ponding and to promote drainage of surface water away from structure foundations, slabs, edges of pavements and sidewalks, and toward suitable collection and discharge facilities. We recommend that within 3 feet of the

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perimeter foundations, the ground surface be sloped at least **2** percent away from the structures, where feasible.

Building roof eaves should have rain gutters, with the outlets from the down spouts provided with adequate capacity to carry the storm water from the structure to reduce the possibility of soil saturation and erosion. The connection should be in a closed conduit which discharges at an approved location away from the structure.

Water seepage or the spread of extensive root systems into the soil subgrades of foundations, slabs or pavements could cause differential movement and consequent distress in these structural elements. We suggest that trees be planted at least **5** feet away from building foundations.

As the surface soils across the site are comprised of moderate to highly erodible sandy clays and clayey sands, all disturbed slope areas (including cut and fill slopes) should be seeded or planted as soon as possible after grading to reduce the possibility of soil saturation and erosion. We recommend that erosion control consist of a suitable seed mix, covered by straw and jute netting. **An** alternative to this could be the use of hydro-seeding mixes.

4.8 Post-Report Geotechnical Services

We recommend Pacific Crest Engineering Inc. be commissioned to provide the following services:

- a. Review project grading and foundation plans during project design.
 - b. Observe, test, and advise during site preparation, grading and compaction.
 - c. Observe foundation excavations and slab preparation, prior to placing steel or concrete.
 - d. Observe, test and advise during placement and compaction of utility trench backfill.
-
- e. Observe, test and advise during pavement construction.

Pacific Crest Engineering Inc. can provide the client an estimated fee prior to providing any of the services outlined above. These services would typically be billed on a "time and materials" basis in accordance with our standard fee schedule. ***We request at least three days notice prior to providing any on-site construction phase services.***

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APPLICATION 02-0099



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

April 14, 2003

Stephen Graves
2735 Porter Street
Soquel, CA, 95073

SUBJECT: Review of Geotechnical Investigation by Pacific Crest Engineering
Dated February 5, 2002, Report No.: 01111
APNs: 026-256-14, 026-256-26; Application No.: 03-0099, 03-0100
Owner: William Silva

Dear Mr. Graves:

Thank you for submitting the soil report for the parcels 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. Engineered foundation plans are required. The plans must incorporate the design recommendations of the soils engineering report.
3. Final plans shall follow drainage recommendations 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.

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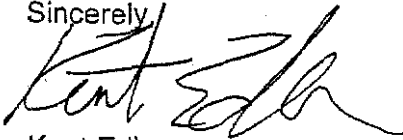
7. For all projects, the soil engineer must submit a final letter report to Environmental Planning and your building inspector regarding compliance with all technical recommendations of the soil report prior to final inspection. For all projects with engineered fills, the soil engineer must submit a 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.

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: David Heinlein, Project Planner

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ATTACHMENT 6, 2 of 3
APPLICATION 03-0099

FINAL SOILS -GRADING REPORTS

Prior to final inspection clearance a final soils report must be prepared and submitted for review for all projects with engineered fills. These reports, at a minimum, must include:

1. Climate Conditions

Indicate the climate conditions during the grading processes and indicate any weather related delays to the operations.

2. Variations of Soil Conditions and/or Recommendations

Indicate the accomplished ground preparation including removal of inappropriate soils or organic materials, blending of unsuitable materials with suitable soils, and keying and benching of the site in preparation for the fills.

3. Ground Preparation

The extent of ground preparation and the removal of inappropriate materials, blending of soils, and keying and benching of fills.

4. Optimum Moisture/Maximum Density Curves

Indicate in a table the optimum moisture maximum density curves. Append the actual curves at the end of the report.

5. Compaction Test Data

The compaction test locations must be shown on same topographic map as the grading plan and the test values must be tabulated with indications of depth of test from the surface of final grade, moisture content of test, relative compaction, failure of tests (i.e. those less than 90% of relative compaction), and re-testing of failed tests.

6. Adequacy of the Site for the Intended Use

The soils engineer must re-confirm her/his determination that the site is safe for the intended use.

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ATTACHMENT 6, 3 of 3
APPLICATION 03-0099

INTEROFFICE MEMO

APPLICATION NO: 03-0099 (4th Routing)

Date: March 25, 2004

To: David Heinlein, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for minor land division at 17th Avenue, Santa Cruz (SG Ventures LLC / owner, Stephen Graves and Associates / applicant)**GENERAL PLAN / ZONING CODE ISSUES****Design Review Authority****13.11.W Projects** requiring design review.

- (d) All minor land divisions, as defined in Chapter 14.01, occurring within the Urban Services Line or Rural Services Line, as defined in Chapter 17.02; all minor land divisions located outside of the Urban Services Line and the Rural Services Line, which affect sensitive sites; and, all land divisions of 5 parcels (lots) or more.

Design Review Standards**13.11.072 Site** design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout		✓	See comments below.
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship		✓	See comments below.
Street design and transit facilities	✓		
Relationship to existing structures	✓		

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 APPLICATION 03-0099

Relate to surrounding topography			N/A
Retention of natural amenities			N/A
Siting and orientation which takes advantage of natural amenities			N/A
Ridge line protection			N/A
Protection of public viewshed			NIA
Minimize impact on private views	3		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles	✓		
Solar Design and Access			
Reasonable protection for adjacent	✓		
Reasonable protection for currently occupied buildings using a solar energy system			NIA
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks	3		
Character of architecture	✓		<i>See comments below.</i>
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
Scale			

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Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		
Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting		✓	

OTHER URBAN DESIGNER COMMENTS:**SITE DESIGN COMMENTS -**

- *The guest parking at right angles to the driveway is problematic and could be dangerous*
- *Unit I should be moved closer to the street to create a larger backyard*
- *The wall at the front of the project needs more embellishment at the top. I would also suggest that the ends of the wall at the road be lowered. It is also possible that wall be extended and the pedestrian path be located to go through an opening in this wall.*

ARCHITECTURAL DESIGN COMMENTS -

- *The garage doors are dominant in this design. I recommend that their design be upgraded to match the character of the architecture.*

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 APPLICATION 03-0099



W A T E R D E P A R T M E N T

809 Center Street, Room 102 Santa Cruz CA 95060 Phone (831) 420-5200 Fax (831) 420-5201

August 4, 2003

Steven Graves & Associates
2735 Porter St.
Soquel, CA 95073

Re: APN 26-256-14 & 26 Proposed 10 Lot Subdivision

Dear Mr. Graves:

This is to advise you that this development is located within the service area of the Santa Cruz Water Department and potable water **is** currently available for normal domestic use and fire protection. Service will be provided to each and every lot of the development upon payment of the fees and charges in effect at the time of service application and the installation at developer expense of any water **mains**, service connections, fire hydrants and other facilities required for the development under the rules and regulations of the Santa Cruz Water Department. The development will also be subject to the City's Landscape Water Conservation requirements.

At the present time:

the required water system improvements are not complete; and
financial arrangements have not been made to the satisfaction of the City to guarantee payment of all unpaid claims.

This letter will **remain** in effect for a period of two years from the above date. It should be noted, however, that the City Council may elect to declare a moratorium on new service connections due to drought conditions or other water emergency. Such a declaration would supersede this statement of water availability.

If you have any questions regarding service requirements, please call the Engineering Division at (831) 420-5210. If you have questions regarding landscape water conservation requirements, please contact the Water Conservation Office at (831) 420-5230.

Sincerely,

Bill Kocher, Director

BK/sr

cc: SCWD Engineering

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ATTACHMENT 4
APPLICATION 03-0099

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: August 26, 2004
TO: Larry Kasparowitz, Planning Department
FROM: Carl Rom, Department of Public Works *Carl*
SUBJECT: APPLICATION 03-0099, APN 026-256-14 and -26

Mid-Coast resubmitted a copy of the proposed tentative map for the subject project this morning. Two changes should be made. On Sheet C-04, a note should be added that all property lines are at either 90-degree or 45-degree angles. ~~On~~ all four sheets, the application number and tract number should be added. Those revisions would make the tentative map conform to all completeness requirements that I am aware of.

You may want to consider the following items:

- The parking spaces in front of Units 8 and 9 don't allow for 20 feet from garage to sidewalk, which will result in parked cars blocking the sidewalk.
- Type B (rolled) curb is proposed for the new street, but at some driveways the plan shows driveway returns, which are not constructed with Type B curb.

If you have any questions or need any clarification of the information in this memo, please call me at extension 2806.

CDR:cdt

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ATTACHMENT 9
APPLICATION 03-0099

COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

DATE: August 27, 2004
TO: Larry Kasparowitz, Planning Department, Project Planner
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application 03-0099, 7th Routing, APN 026-25614, 1257 & 1305 17th Avenue, Live Oak

Project Re-Description 6/10/03: The applicant is proposing to combine two parcels into one and create a ten lot townhouse subdivision with common area, and to construct nine (9) two-story townhouse units, to relocate an existing single family on the site and convert to a townhouse unit, to demolish one single family dwelling and accessory structures. The project requires a Subdivision, and a Residential Development Permit. The property is located on the west side of 17th Avenue at approximately 200 feet north from Brommer Street (1257 and 1305 17th Avenue). Note: This application combined with application 03-0100, which was withdrawn.

The original application was considered at an Engineering Review Group (ERG) meeting on 4/2/03, the revised (2nd) submittal at the 8/20/03 ERG meeting and again (3rd submittal) on 11/5/03, the 3rd Routing was reviewed at the 11/5/03 ERG, and the 4th Routing at the 4/14/04 ERG (plans identified as "2nd" Routing). The 7th Routing was discussed at the 8/18/04 ERG meeting.

The new Land Subdivision/Tentative Map plan was routed to RDA for this review, but there have not been any changes on the improvement, landscape, or architectural plans since the last routing. Thus, it appears that previous comments have not been addressed with this submittal. Therefore, RDA's last comments from previous routings have basically been reiterated below. RDA's primary concern for this project involves adequate and aesthetic frontage improvements along 17th Avenue. The Redevelopment Agency has the following specific comments regarding the proposed project. Additional comments may be generated after a revised set of plans is routed responding to these comments.

- 1) Because a significant portion of the existing frontage improvements will be removed and reconstructed to accommodate the new entrance, the improvements along 17th Avenue should be modified to reflect a separated sidewalk pursuant to the current County standards. The curb adjacent landscape strip with street trees and permanent irrigation should also be reflected on the landscape plans. An ADA driveway wraparound is also required. These are standard roadside improvements. (If not clearly demonstrated on the project plans, this should be addressed by a project condition requiring that these changes be reflected on the final improvement and building plan sets to be reviewed by RDA/DPW prior to final project planner approval.) A roadway exception is required for any non-standard roadways, i.e. for the interior roadway and if a separated sidewalk with 4' landscape strip is not provided.
- 2) ~~Dougmar Court dead ends at the northwest corner of the proposed development. A pedestrian/bike access linking Dougmar to the proposed street and to 17th Avenue could be incorporated into this project, also enhancing pedestrian access for future residents to parks located off El Dorado Avenue (Hestwood Park and Jose Avenue Park). RDA still supports the provision of a formal improved access (5' or 6' wide), or at minimum a 10' access easement to provide for a possible future access to/from Dougmar Drive. Perhaps this could be shared with the proposed 20-foot sanitary sewer easement dedication along Santana Court then progress along the westerly boundary behind proposed Unit 5 to the northwest corner of the site.~~
- 3) A portion of the proposed trees (at minimum, the proposed street trees) should be installed at a 24-inch box size. The applicant or new HOA will be responsible to install, and permanently maintain/irrigate these trees (see Street Tree Criteria For New Residential Development). Any existing trees to be removed or saved (along 17th Ave.) should be identified on the landscape sheets with species, size, and preservation condition.

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techniques.

- 4) Other alternatives should be considered to a six-foot high wall within the 17th Avenue front setback. At minimum, the wall should be moved further back from the edge of sidewalk, and/or Vines should be planted to further screen the wall and discourage graffiti (in addition to the existing trees or new street trees and proposed landscaping).
- 5) The Tentative Map should include property line dimensions, bearings and distances, etc. for the new lots.
- 6) It appears that a rolled curb is proposed adjacent to the sidewalk along the interior road. A standard detail for the curb should be provided; this is relevant to the practicability of back-out parking from the guest spaces over the sidewalks and curbs.
- 7) How are facilities such as trash, recycling, mailboxes, etc. being treated? Will they be grouped or located with individual units?
- 8) It appears by the floor plans that the attached units 2-3, 4-5, & 6-7 have bedroom windows located only 10 feet apart, directly across from, and viewing right into one another.
- 9) The setbacks seem inconsistent between the plans, i.e. sheet SK-2 and C-01 side setbacks vary.

The items and issues referenced above should be evaluated as part of this application and/or addressed by conditions of approval. If a re-submittal is required, RDA would appreciate being routed revised plans. The Redevelopment Agency appreciates this opportunity to comment. Thank you.

Cc: Greg Martin, DPW Road Engineering
Paul Rodrigues, RDA Urban Designer
Betsey Lynberg, RDA Administrator

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APPLICATION 03-0099

NAME: Stephen Graves for William Silva
APPLICATION: 03-0099
A.P.N: 026-261-14, 026-256-26

NEGATIVE DECLARATION MITIGATIONS

1. To protect surface water from degradation due to silt, grease, and other contaminants from paved surfaces, prior to recording of the map, the applicant/owner shall modify the drainage plan to include silt and grease trap(s) to filter runoff before it leaves the property. The trap(s) shall be maintained according to the following monitoring and maintenance procedures:

A. The trap(s) 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.

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