



## Staff Report to the Planning Commission

Application Number: N/A

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**Applicant:** County of Santa Cruz

**Owner:** Dettling, et al.

**APNs:** 030-041-33

**Agenda Date:** 1/26/2011

**Agenda Item #:** 13

**Time:** After 9:00 a.m.

**Project Description:** Rezoning and General Plan Amendment to correct an error made during the 1994 General Plan Update and subsequent zoning map amendments, to change a parcel from its current designation as Public Facility (PF) zoning and P - Public/Institutional Facilities General Plan designation to a residential zoning (R-1-6) and General Plan designation (Residential - Urban Medium Density).

**Location:** The parcel is located at 3330 North Main St in Soquel, adjacent to the Main Street Elementary School, in the Soquel Planning Area.

**Supervisory District:** 1st District (District Supervisor: John Leopold)

**Permits Required:** Rezoning, General Plan Amendment

**Staff Recommendation:**

- Adopt the attached resolution recommending approval of this proposal and certification of the Negative Declaration to the Board of Supervisors.

**Exhibits**

- A. Assessor's parcel map
- B. Existing zoning and General Plan, and Rezoning and General Plan Amendment maps
- C. Rezoning Findings
- D. Proposed Negative Declaration
- E. CEQA Initial Study and Correspondence
- F. Resolution recommending approval of a General Plan Amendment and Rezoning to the Board of Supervisors

Application #:N/A  
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Owner: Dettling, et al

### Parcel Information

Parcel Size: 11,586 sq ft  
Existing Land Use - Parcel: Vacant  
Existing Land Use - Surrounding: Single-Family Residential, Public Facility (School)  
Project Access: None, to be provided in future by subdivision 05-0768  
Planning Area: Soquel  
Land Use Designation: P  
Zone District: PF  
Coastal Zone: ☐ Inside ☒ Outside  
Appealable to Calif. Coastal ☐ Yes ☒ No  
Comm.

### Environmental Information

An Initial Study has been prepared (Exhibit E) that addresses the environmental concerns associated with this application.

### Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside  
Water Supply: Soquel Creek Water District  
Sewage Disposal: County Sanitation District  
Fire District: Central Fire Protection District  
Drainage District: Zone 5

### Background

Prior to the 1994 General Plan update, this APN, which is not a separate legal parcel, but part of the same legal parcel as 030-041-04, was zoned R-1-6 with a General Plan land use designation of R-UM (Residential, Urban Medium Density), identical to the surrounding properties and the rest of the parcel (Exhibit B). At some point around 1994 this APN was misidentified as a part of the site of Main Street Elementary School and redesignated to the P (Public Facility/Institutional Uses) Designation, and subsequently rezoned during the update of the zoning maps that followed the adoption of the General Plan.

Recently, at the request of the property owner, the Planning Department has researched the circumstances of this change in designation and determined that the County made an error in identifying the APN as part of the Main Street school property during the course of the General Plan update. The purpose of this rezoning and General Plan amendment is to correct that error by restoring the zoning and land use designation that were in place prior to 1994.

The proposed redesignation back to R-UM and R-1-6 zoning would allow, for up to two lots to be added to the three-lot subdivision approved in 2007 for the front of the parcel, with a total of two single family homes plus two second units possible if all zoning criteria can be met on the new lots. The action currently proposed is a change in General Plan designation and zoning only, and does not include an application for division or development of the parcel at this time.

## **Project Setting**

The subject APN is a small, flat lot in Soquel surrounded on south and west by existing single family homes and lots zoned R-1-6, and on the north and east by the Main Street Elementary School. The property is vacant and is mowed on a regular basis by the property owner. This portion of the parcel is land-locked, and does not have any street frontage. An approved tentative map for the western portion of the parcel includes a right of way that would provide access to the subject property via a private road from Main Street.

The property is located inside the Urban Services Boundary, and has been managed with mowing for decades, resulting in a lack of significant vegetation on the site. The property is approximately 600 feet from the boundary of Soquel Creek, and has no little environmental or scenic value.

## **Proposed Zoning & General Plan Changes**

Currently, the subject APN (not a separate legal parcel) has a General Plan land use designation of P (Public Facility/Institutional), and is zoned PF (Public Facility). The proposed redesignation would change the General Plan land use designation to R-UM (Residential – Urban Medium Density) with a zone district of R-1-6 (Single-Family Residential, 6,000 square foot minimum lot size), bringing this APN in line with the remainder of the parcel. Based on the tentative map approved in 2007 for the front of the property, there is sufficient remainder to create two additional residential lots once the property is appropriately zoned. This zoning and general plan designation are also shared by all the surrounding residential properties, making the density highly appropriate for the neighborhood.

## **Analysis**

As explained above, this rezoning and general plan amendment will return this parcel to the designation and zoning it carried before the 1994 General Plan Update, and that is shared by the surrounding residential properties and the remainder of the property, correcting a split zoning of the legal lot. A zoning history of the property revealed that the County erred in changing the general plan designation of the property. According to a records search, this parcel was never owned by the school district, and therefore never considered for inclusion in the school property. The PF zone district and P land use designation are used by the County to recognize existing or proposed public facilities rather than to proactively designate areas for such facilities. Therefore, because the school district has never owned this property, nor expressed interest in developing this property, staff concludes that the change in designation from residential to public facility that occurred during the most recent General Plan Update was simply a mapping mistake and should therefore be corrected. Furthermore, the rezoning and General Plan amendment will support the goal of the General Plan to promote infill development inside the Urban Services Boundary.

During the discretionary process that led to the approval of the land division on the western portion of this parcel, Application 05-0768, a great amount of the discussion centered around the proposed width of the right of way at 36-40 feet. This proposed width meets the County's Minimum Urban road standard, and was granted a Roadway/Roadside exception by your Commission. Staff believes this proposed roadway would be sufficient to meet the needs of the two potential lots that might be created

from the subject APN, in that the proposed road is a cul-de-sac that would only serve a maximum of 5 lots.

Your Commission should keep in mind that the current proposal is not a development application, that the property owner has not applied to split the remainder lot, and that at this point in time, the County has not received an application to change the tentative map approved under Application 05-0768. The application currently before your Commission is limited to the General Plan Designation and zoning of this APN. The tentative map has been approved but not recorded, and any future development or land division that may be desired by the property owner would require a Level VI Minor Land Division application, and would be subject to the County's early notification ordinance require the posting of signs on the property and a neighborhood meeting. While this scenario is "reasonably foreseeable" for the purposes of a planning analysis and CEQA evaluation, we must remember that is not included in the proposal currently before your Commission.

### **Environmental Review**

Environmental review has been conducted on this proposal in accordance with the requirements of the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on November 22, 2010 and a preliminary determination to issue a Negative Declaration (Exhibit D) based on the Initial Study prepared by staff (Exhibit E) was made on December 7, 2010. The mandatory public comment period ended on December 27, 2010, with one letter of comment received from architect Steven A. Elmore on behalf of neighboring property owner Norman Bei (Exhibit E). The comments primarily raised concerns regarding the existing traffic situation on Main Street.

Existing traffic conditions are problematic, particularly during pick up and drop off hours at the Elementary School, as pointed out in the comment letter. However, the potential addition of a maximum of 4 additional housing units, even when combined with the additional two approved homes on the western portion of the parcel, would not create a 1% increase in traffic volume that the County uses as a threshold of significance to warrant either a traffic study or mitigation. It also would not cause either the intersection of Main Street and Soquel or the on-ramp at Bay/Porter to drop below Level of Service "D", which is the other adopted threshold for traffic increase.

The comments letter also raises issues relating to the conduct of the developers of 3330 Main Street concerning a public meeting that was held and the price that was paid for the property. Because this proposal includes only a rezoning and land use designation change, and not a development permit, the action is not subject to the requirement for a neighborhood notification and meeting (18.10.211). Finally, the County's land use authority is not dependent on the monetary value of a property, and therefore the price paid by current or past owners is immaterial to this proposal.

### **Conclusion**

By returning this parcel to a residential zone district and land use designation, the County would be bringing the parcel into conformance with all neighboring residential parcels and providing an opportunity for infill development in scale with the existing neighborhood. Staff has analyzed the zoning and ownership history of the parcel to determine the intent of the PF zoning/P land use designation and found no support for it in the record. Like several parcels elsewhere in the County that have



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subsequently been returned to their original zoning, this parcel was redesignated and rezoned in error and staff believes that this mistake should now be corrected. Any future division or development of this APN would require an amendment to the tentative map approved on the western portion of the property, a conditional certificate of compliance, and a Level VI Minor Land Division. The current proposal approves no development entitlements, but rather is limited to mapping changes.

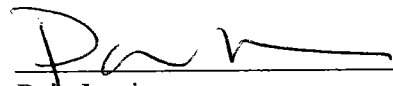
As proposed the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan. Please see Exhibit C ("Findings") for a complete listing of findings and evidence related to the above discussion.

### **Staff Recommendation**

- Hold a public hearing on this item, and
- Adopt the attached resolution recommending approval of the Findings, Rezoning, General Plan Amendment, and the certification of the Negative Declaration under CEQA to the Board of Supervisors.

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

  
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Sarah Neuse  
Planner III

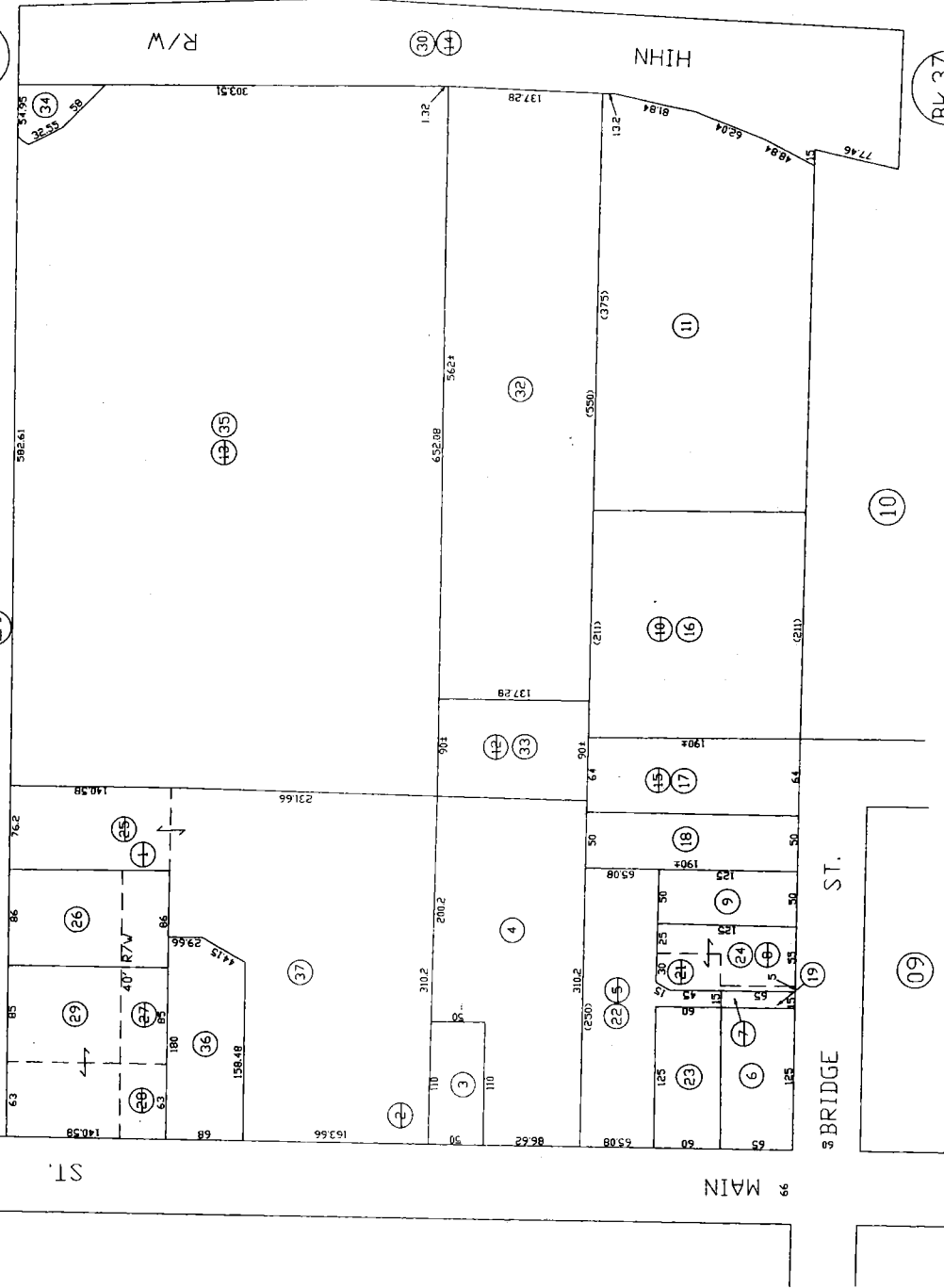
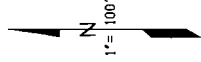
  
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Paia Levine  
Principal Planner

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POR. SOQUEL RANCHO  
 SEC. 10, T.11S., R.1W., M.D.B. & M.

Tax Area Code  
 96-101

30-04

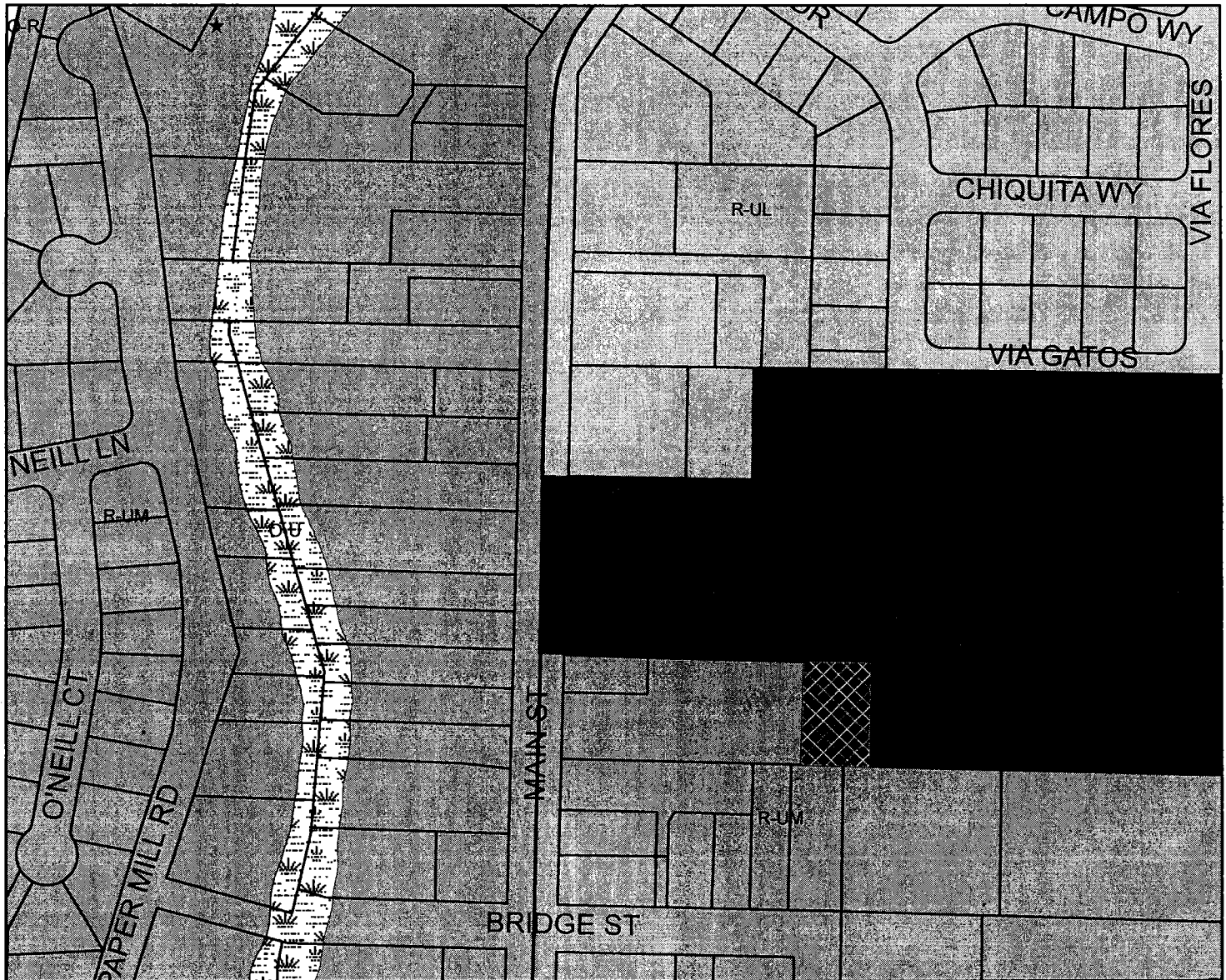


Assessor's Map No. 30-04  
 County of Santa Cruz, Calif.  
 Sept. 1998

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

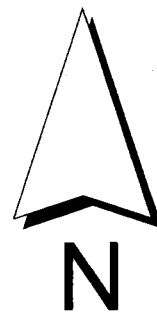
EXHIBIT A

# Existing General Plan Land Use Designations surrounding APN 030-041-33



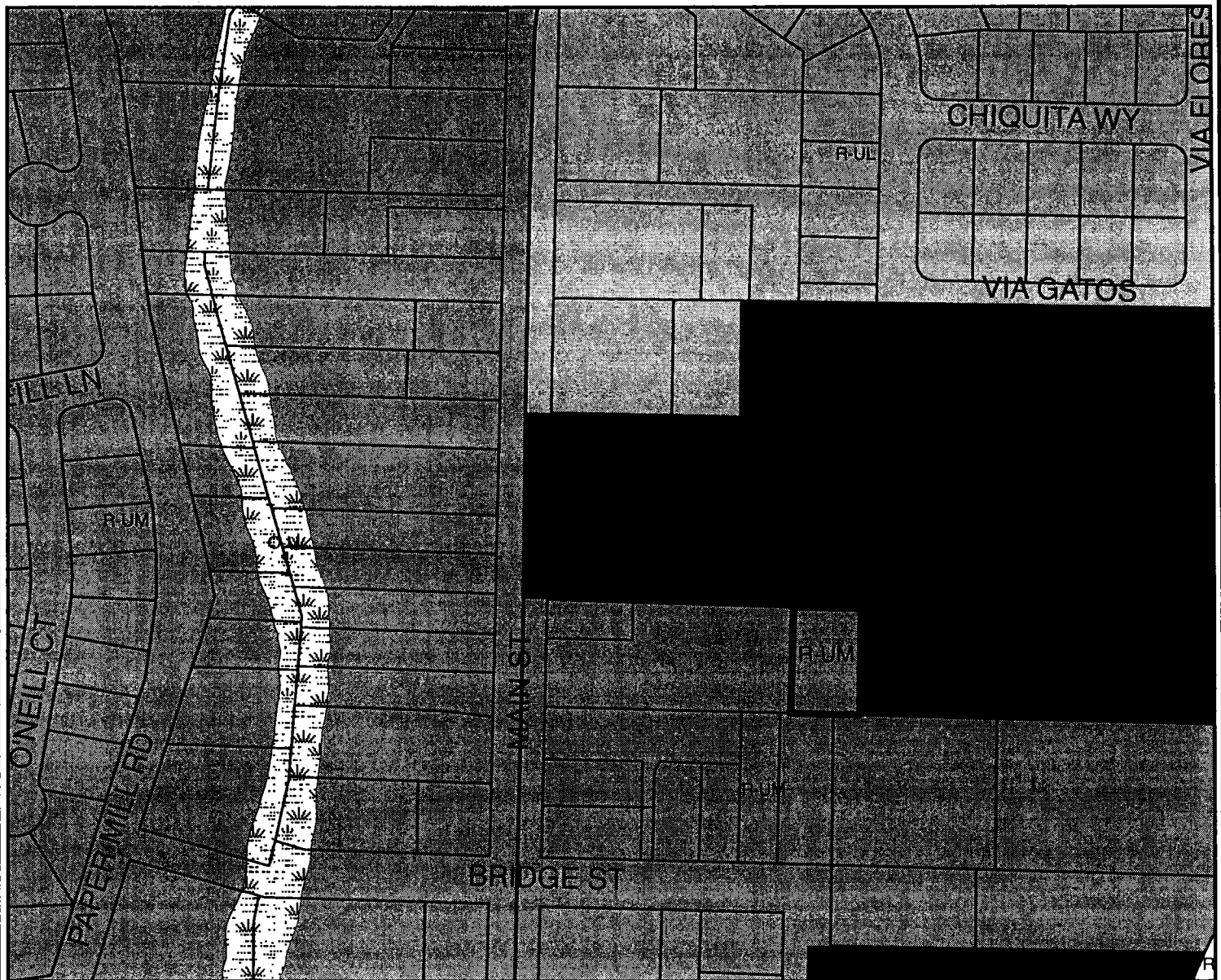
## Legend

- Major Roads
- ▨ Subject Parcel
- Public Facilities
- ░ Residential - Urban Low Density
- ▒ Residential - Urban Medium Density
- ▤ Urban Open Space








Map Created by  
County of Santa Cruz  
Planning Department  
November 2010

# Proposed General Plan Map for APN 030-041-33



## Legend

-  Subject Parcel
-  Public Facilities
-  Residential - Urban Low Density
-  Residential - Urban Medium Density
-  Urban Open Space

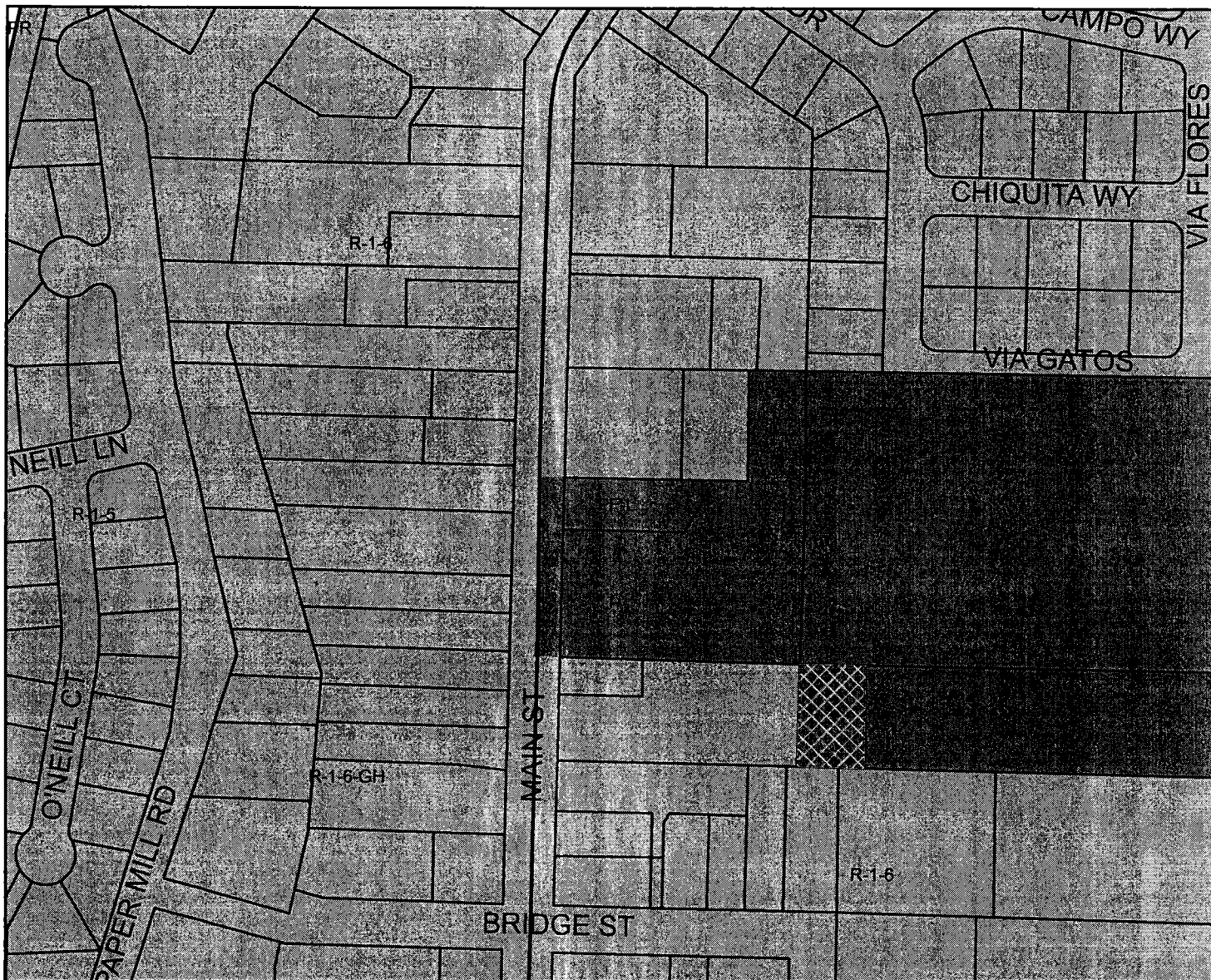


Map Created by  
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November 2010

**EXHIBIT B**

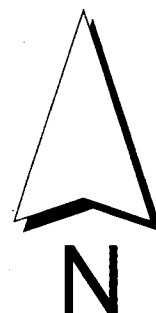


# Existing Zone Districts surrounding APN 030-041-33



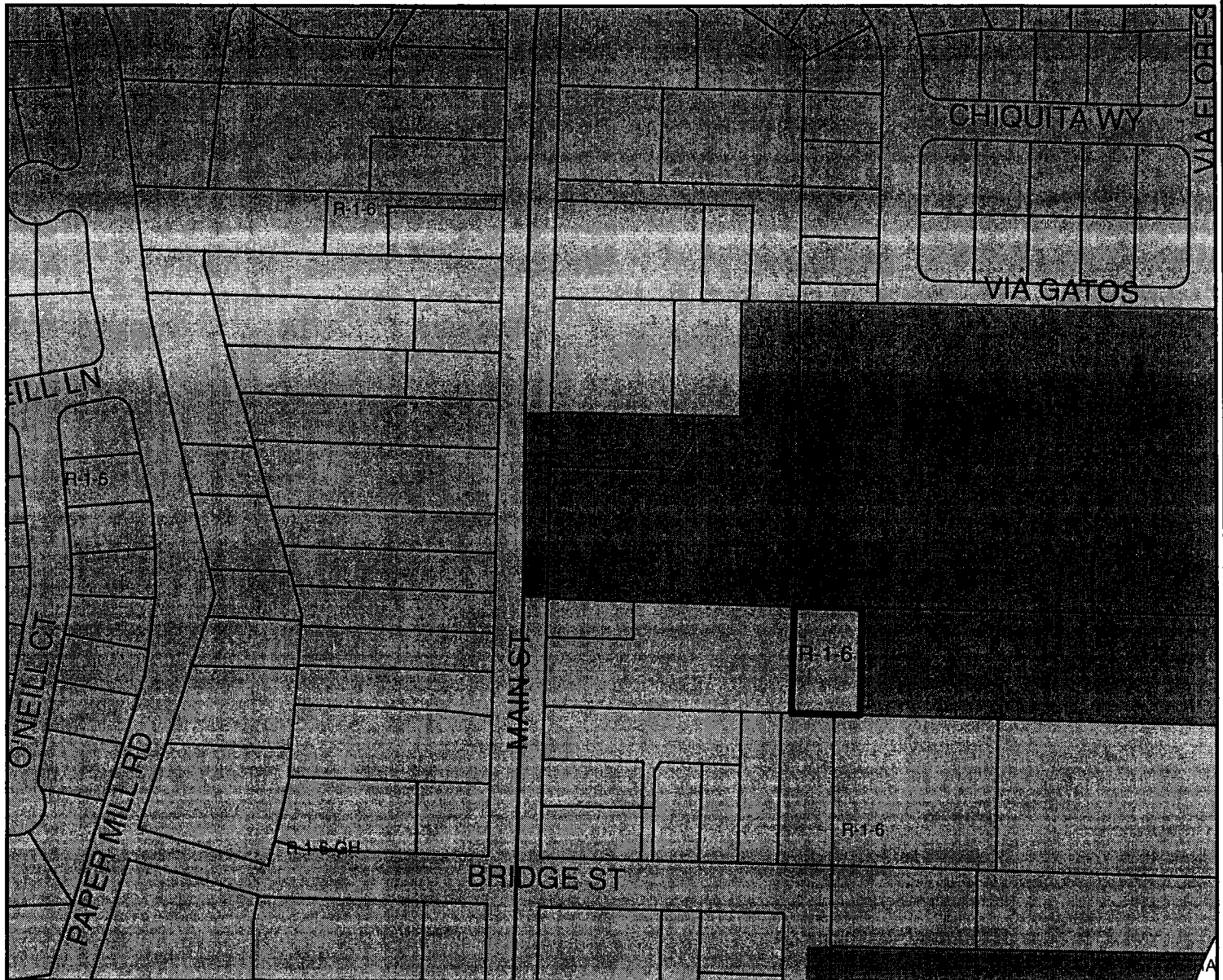
## Legend

- Major Roads
- ▨ Subject Parcel
- PUBLIC FACILITY
- ▨ RESIDENTIAL-SINGLE FAMILY







Map Created by  
County of Santa Cruz  
Planning Department  
November 2010

# Proposed Zone District Map for APN 030-041-33



## Legend

-  Subject Parcel
-  Major Roads
-  PUBLIC FACILITY
-  RESIDENTIAL-SINGLE FAMILY



Map Created by  
County of Santa Cruz  
Planning Department  
November 2010

### Rezoning Findings

The Planning Commission shall recommend approval of a rezoning only if it determines that:

- (1) The proposed zone district will allow a density of development and types of uses which are consistent with objectives and land-use designations of the adopted General Plan;

*The proposed zone district of R-1-6 is identical to the surrounding residential properties that border the subject parcel to the east and south. The General Plan allows this density in the Urban, Medium-Density Residential (R-UM) land use designation, which applies to all surrounding residential property, and is proposed for this parcel. The goals of the General Plan are further supported by this rezoning by allowing development of an infill parcel in the urban area at a density and scale that is appropriate to the neighborhood.*

- (2) The proposed zone district is appropriate to the level of utilities and community services available to the land; and

*This parcel will be served by existing urban-level services that currently serve all surrounding land uses, including dozens of residential parcels with an identical zone district.*

- (3) One or more of the following findings can be made:

- (A) The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district;
- (B) The proposed rezoning is necessary to provide for a community-related use which was not anticipated when the Zoning Plan was adopted;
- (C) The present zoning is the result of an error; or
- (D) The present zoning is inconsistent with designation on the General Plan.

*The current zoning is the result of a mapping error made during the 1994 update to the County's General Plan and the update to the zoning map that followed. The property was never owned by a public agency, and therefore should not have been designated for public facility use.*

## COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
**KATHY MOLLOY PREVISICH, PLANNING DIRECTOR**

## NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

N/A

**3330 NORTH MAIN ST., SOQUEL**

**APN(S): 030-041-33**

The proposal would allow a Rezoning and General Plan Amendment to correct an error made during the 1994 General Plan Update and subsequent zoning map amendments, to change a parcel from this current designation of Public Facility (PF) zoning and P – Public Institutional Facilities General Plan designation to a residential zoning and General Plan designation. The parcel is located at 3330 North Main Street in Soquel, adjacent to the Main Street Elementary School.

ZONE DISTRICT: PF

APPLICANT: County of Santa Cruz

OWNER: Dettling, et al

STAFF PLANNER: Sarah Neuse, 454-3290

EMAIL: [pln320@co.santa-cruz.ca.us](mailto:pln320@co.santa-cruz.ca.us)

**ACTION:** Negative Declaration without mitigations

REVIEW PERIOD ENDS: December 27, 2010

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

### Findings:

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

**Required Mitigation Measures or Conditions:**

XX	None Are Attached
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Review Period Ends: December 27, 2010

Date Approved By Environmental Coordinator: January 3, 2011  
Matt Johnston  
MATT JOHNSTON  
Environmental Coordinator  
(831) 454-3201

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

## NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by \_\_\_\_\_

on \_\_\_\_\_ No EIR was prepared under CEQA.  
(Date)

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

Date completed notice filed with Clerk of the Board: \_\_\_\_\_





# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

## NOTICE OF ENVIRONMENTAL REVIEW PERIOD

### SANTA CRUZ COUNTY

APPLICANT: County of Santa Cruz

APPLICATION NO.: 3330 North Main St, Soquel, CA

PARCEL NUMBER (APN): 030-041-33

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.)

       Mitigations will be attached to the Negative Declaration.

XX 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 Matt Johnston, Environmental Coordinator at (831) 454-3201, 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: December 27, 2010

Staff Planner: Sarah Neuse

Phone: (831) 454-3290

Date: December 6, 2010



# County of Santa Cruz

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR  
[www.sccoplanning.com](http://www.sccoplanning.com)

## CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY

Date: 11/15/10

Application Number: N/A

Staff Planner: Sarah Neuse

### I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: County of Santa Cruz

APN(s): 030-041-33

OWNER: Dettling, et al.

SUPERVISORAL DISTRICT: First

PROJECT LOCATION: 3330 North Main St, Soquel

### SUMMARY PROJECT DESCRIPTION:

Rezoning and General Plan Amendment to correct an error made during the 1994 General Plan Update and subsequent zoning map amendments, to change a parcel from its current designation as Public Facility (PF) zoning and P - Public/Institutional Facilities General Plan designation to a residential zoning and General Plan designation. The parcel is located at 3330 North Main St in Soquel, adjacent to the Main Street Elementary School.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** All of the following potential environmental impacts are evaluated in this Initial Study. Categories that are marked have been analyzed in greater detail based on project specific information.

- |   |   |
|---|---|
| <input type="checkbox"/> Geology/Soils                        | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Hydrology/Water Supply/Water Quality | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources                 | <input type="checkbox"/> Greenhouse Gas Emissions           |
| <input type="checkbox"/> Agriculture and Forestry Resources   | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Mineral Resources                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Visual Resources & Aesthetics        | <input type="checkbox"/> Utilities & Service Systems        |
| <input type="checkbox"/> Cultural Resources                   | <input checked="" type="checkbox"/> Land Use and Planning   |
| <input type="checkbox"/> Hazards & Hazardous Materials        | <input type="checkbox"/> Population and Housing             |
| <input type="checkbox"/> Transportation/Traffic               | <input type="checkbox"/> Mandatory Findings of Significance |

**DISCRETIONARY APPROVAL(S) BEING CONSIDERED:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Coastal Development Permit |
| <input type="checkbox"/> Land Division                     | <input type="checkbox"/> Grading Permit             |
| <input checked="" type="checkbox"/> Rezoning               | <input type="checkbox"/> Riparian Exception         |
| <input type="checkbox"/> Development Permit                | <input type="checkbox"/> Other:                     |


**NON-LOCAL APPROVALS**

Other agencies that must issue permits or authorizations:

**DETERMINATION:** (To be completed by the lead agency)

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 revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
Matthew Johnston  
Environmental Coordinator

12/1/10  
Date

## II. BACKGROUND INFORMATION

### EXISTING SITE CONDITIONS

Parcel Size: 0.266

Existing Land Use: Vacant

Vegetation: Mowed grass

Slope in area affected by project: ☒ 0 - 30% ☐ 31 - 100%

Nearby Watercourse: Soquel Creek

Distance To: 630 feet

### ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Water Supply Watershed: No

Groundwater Recharge: No

Timber or Mineral: No

Agricultural Resource: No

Biologically Sensitive Habitat: Not Present

Fire Hazard: No

Floodplain: No

Erosion: Minor

Landslide: None

Liquefaction: None

Fault Zone: Not Mapped

Scenic Corridor: No

Historic: No

Archaeology: Not Mapped

Noise Constraint: No

Electric Power Lines: None

Solar Access: Good.

Solar Orientation: West

Hazardous Materials: None

Other:

### SERVICES

Fire Protection: Central Fire

School District: Soquel Elem/SC High

Sewage Disposal: Santa Cruz County

Sanitation District

Drainage District: Zone 5

Project Access: North Main Street

Water Supply: Soquel Creek Water

### PLANNING POLICIES

Zone District: PF

General Plan: P

Urban Services Line: ☒ Inside

Coastal Zone: ☐ Inside

Special Designation:

☐ Outside

☒ Outside

### ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

The subject parcel is a small, flat lot in Soquel adjacent to existing single family homes and lots, and south of the Main Street Elementary School. The parcel is vacant and is mowed on a regular basis by the property owner. The parcel is land-locked, and does not have any street frontage, but is associated with the properties at 3330 Main Street. An approved land division of the property directly west of the subject parcel would provide access via a private drive.

The property is located inside the Urban Services Boundary, and has been managed with mowing for decades, resulting in limited environmental or habitat value. There is no significant vegetation on the site.

**PROJECT BACKGROUND:**

Prior to the 1994 General Plan update, this parcel was zoned R-1-6, with a General Plan land use designation of R-UM (Residential, Urban Medium Density), identical to the surrounding properties. At some point, this parcel was identified as a part of the site of Main Street Elementary School and redesignated to the P (Public Facility/Institutional Uses) Designation, and subsequently also rezoned during the zoning clean up following the adoption of the General Plan.

Recently, at the request of the property owner, the Planning Department has researched the circumstances of this change in designation and determined that the County made an error during the course of the General Plan update. The purpose of this rezoning and General Plan amendment is to correct that error by restoring the zoning and land use designation that were in place prior to 1994.

The proposed redesignation to R-UM and R-1-6 zoning would allow for up to two lots to be created from this parcel, with a total of two single family homes plus two second units possible.

### **DETAILED PROJECT DESCRIPTION:**

The subject parcel is just north of the village of Soquel, and located directly to the south of and abutting Main Street Elementary School. The proposed rezoning and General Plan amendment would bring the parcel into conformance with the surrounding residential neighborhood and, due to the size of the parcel, would allow up to two 6,000 square foot lots to be created for single family homes and second units. No such land division is being proposed at this time, and no development plans have been submitted for this parcel.

The parcel is directly east of an approved land division, and would obtain road access via the private roadway proposed as part of that application. In addition to the Elementary school, the parcel is surrounded by single-family development, all at a density of 6,000 square foot lots. Main street is an arterial roadway and this density of development is found all along its length into Soquel Village.

Because the parcel is not owned by the School District, it currently serves no purpose zoned and designated for Public Facilities. By rezoning and redesignating the parcel, the County is correcting an error from the early 1990s, and returning the parcel to conformance with surrounding land uses.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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### III. ENVIRONMENTAL REVIEW CHECKLIST

#### A. GEOLOGY AND SOILS

Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Expose people or structures to potential substantial adverse effects, including the risk of 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 based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B. Strong seismic ground shaking?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C. Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D. Landslides?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion (A through D):** The project site is located outside of the limits of the State Alquist-Priolo Special Studies Zone (County of Santa Cruz GIS Mapping, California Division of Mines and Geology, 2001). However, the project site is located approximately seven and one-half miles southwest of the San Andreas fault zone, and approximately four miles southwest of a mapped County fault zone. While the San Andreas fault is larger and considered more active, each fault is capable of generating moderate to severe ground shaking from a major earthquake. Consequently, large earthquakes can be expected in the future. The October 17, 1989 Loma Prieta earthquake (magnitude 7.1) was the second largest earthquake in central California history.

All of Santa Cruz County is subject to some hazard from earthquakes. However, the project site is not located within or adjacent to a county or state mapped fault zone. Any eventual development of the project site will be required to comply with the California Building Code which requires a soils report when necessary.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Be located on a geologic unit or soil that is unstable, or that would become | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

- |    |  |                          |                          |                                     |                                     |
|----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 3. | Develop land with a slope exceeding 30%?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 4. | Result in substantial soil erosion or the loss of topsoil?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5. | Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Discussion:** The geotechnical report for the project did not identify any elevated risk associated with expansive soils.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 where sewers are not available? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** No septic systems are proposed. Future development on the project site would connect to the Santa Cruz County Sanitation District, and the applicant would be required to pay standard sewer connection and service fees that fund sanitation improvements within the district as a Condition of Approval for the project.

- |    |                                  |                          |                          |                          |                                     |
|----|----------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. | Result in coastal cliff erosion? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|----------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project is not located in the vicinity of a coastal cliff or bluff; and therefore, would not contribute to coastal cliff erosion.

## B. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Place development within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Flood Insurance Rate Map or other  
flood hazard delineation map?

**Discussion:** According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated March 2, 2006, no portion of the project site lies within a 100-year flood hazard area.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated March 2, 2006, no portion of the project site lies within a 100-year flood hazard area.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Be inundated by a seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. | Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Eventual development on the project site would obtain water from Soquel Creek Water District and would not rely on private well water. Although the project would incrementally increase water demand, Soquel Creek Water District would have to indicate that adequate supplies are available to serve any proposed development project, and would require off-sets for new water demand at a rate of 1.2:1 gallons. The project is not located in a mapped groundwater recharge area.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. | Substantially degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion). | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Future development at this site would not discharge runoff either directly or indirectly into a public or private water supply. However, runoff from this project may

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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contain small amounts of chemicals and other household contaminants. No commercial or industrial activities are proposed that would contribute contaminants. Potential siltation from the proposed project will be addressed through implementation of erosion control measures.

- |    |   |                          |                          |                                     |                                     |
|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 6. | Degrade septic system functioning?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 7. | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding, on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Discussion:** The proposed project is not located near any watercourses, and would not alter the existing overall drainage pattern of the site. Department of Public Works Drainage Section staff will need to review and approve any proposed drainage plan for future development of the site.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 8. | Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems, or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed rezoning and General Plan amendment would not create or contribute to runoff water. Any eventual development on the site will be required to evaluate site drainage and address any potential impacts before being approved by the Department of Public Works Drainage staff. The runoff rate from the property would likely be controlled by measures similar to those required for the adjacent parcel under Permit 05-0768, including the use of pervious surfaces and infiltration basins where appropriate. DPW staff have determined that existing storm water facilities are adequate to handle the modest increase in drainage associated with future development of the parcel. Refer to response B-5 for discussion of urban contaminants and/or other polluting runoff.

- |     |   |                          |                          |                                     |                                     |
|-----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 9.  | Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 10. | Otherwise substantially degrade water   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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quality?

### C. BIOLOGICAL RESOURCES

Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Have a substantial adverse effect, either directly or through habitat modifications, 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** According to the California Natural Diversity Data Base (CNDDB), maintained by the California Department of Fish and Game, there are no known special status plant or animal species in the site vicinity, and there were no special status species observed in the project area.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** While development of any kind could potentially impact riparian habitats, there is no riparian area on the project site. Soquel Creek is around 600 feet from the project site.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. Interfere substantially 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The subject property is located in an urbanized area and is surrounded by existing residential and school development and there are no sensitive animal

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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habitats within or adjacent to the project site.

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. | Produce nighttime lighting that would substantially illuminate wildlife habitats? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The subject property is located in an urbanized area and is surrounded by existing residential development that currently generates nighttime lighting.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. | Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** There are no wetlands present on the project site.

- |    |   |                          |                          |                                     |                                     |
|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 6. | Conflict with any local policies or ordinances protecting biological resources (such as the Sensitive Habitat Ordinance, Riparian and Wetland Protection Ordinance, and the Significant Tree Protection Ordinance)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 7. | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

#### D. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** This project is located in an Urban part of the County.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion:** See D-1 above.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | Result in the loss of forest land or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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## E. MINERAL RESOURCES

Would the project:

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The site does not contain any known mineral resources that would be of value to the region and the residents of the state. Therefore, no impact is anticipated from project implementation.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

## F. VISUAL RESOURCES AND AESTHETICS

Would the project:

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Have an adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project would not directly impact any public scenic resources, as designated in the County's General Plan (1994), or obstruct any public views of these visual resources.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project site is not located along a County designated scenic road, public viewshed area, scenic corridor, within a designated scenic resource area, or within a state scenic highway. Therefore, no impact is anticipated.

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. | Substantially 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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**Discussion:** The existing visual setting is an empty lot in an otherwise urban setting. While eventual development of the lot would change visual character of the lot itself, this change will fit with the neighborhood. Additionally, the site is very nearly flat, so the topography of the site will not be substantially affected.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project does not propose development of the site at this time, only a rezoning and General Plan amendment, and therefore would not create a new source of light or glare. Eventual development of the project site would create an incremental increase in night lighting. However, this increase would be small, and would be similar in character to the lighting associated with the surrounding existing uses.

## G. CULTURAL RESOURCES

Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** There are no existing structures on the property designated as a historic resource on any federal, state or local inventory.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** No archeological resources have been identified in the project area. Pursuant to County Code Section 16.40.040, if at any time in the preparation for or process of excavating or otherwise disturbing the ground, any human remains of any age, or any artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years of age are discovered, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:**

**H. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Create a significant hazard to the public or the environment as a result of the routine transport, use or disposal of hazardous materials?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. | Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. | 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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**Discussion:** The project site is not included on the most recent list of hazardous sites in Santa Cruz County compiled pursuant to the specified code.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project is not located with in an airport land use plan area.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 8. | Expose people to electro-magnetic fields associated with electrical transmission lines? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 9. | Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The parcel is located in an urbanized area with no wildland areas on site. Eventual development at the project parcel will be required to incorporate all applicable fire safety code requirements and include fire protection devices as required by the local fire agency.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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## I. TRANSPORTATION/TRAFFIC

Would the project:

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project does not propose any development at this time, and therefore will have no impact on traffic in the area. Eventual development of the project site could create an incremental increase in traffic on nearby roads and intersections. However, given the small number of new trips created by future development projects consisting of a maximum of 4 dwelling units (2 single-family homes and 2 second units), this increase is less than significant. Further, the increase would not cause the Level of Service at any nearby intersection to drop below Level of Service D.

- |    |  |                          |                                     |                          |                                     |
|----|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| 2. | Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. | Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?          | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. | Result in inadequate emergency access?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

**Discussion:** Currently, the parcel has no road access. The proposed land division directly west of the subject parcel has an approved land division that would include a 40 foot right of way, which meets the Department of Public Works Design Criteria for Minimum Urban Road width, and is sufficient to accommodate the traffic generated by the two potential lots created by the proposed rezoning/redesignation. The two potential additional lots would bring the number of lots utilizing this roadway to access Main street to a total of four. This road was approved by the local fire agency as part of land division application 05-0768.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
5. Cause an increase in parking demand which cannot be accommodated by existing parking facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** Future development of the parcel will be required to meet the code requirements for the required number of parking spaces and therefore new parking demand would be accommodated on site.

6. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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7. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the County General Plan for designated intersections, roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** See response I-1 above.

## J. NOISE

Would the project result in:

1. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

**Discussion:** The proposed project includes no development at this time, and therefore would have no impact on noise levels in the vicinity. Eventual development of the project site would create an incremental increase in the existing noise environment. However, this increase would be small, and would be similar in character to noise generated by the surrounding existing uses.

2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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3. Exposure of persons to or generation of noise levels in excess of standards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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established in the General Plan or noise ordinance, or applicable standards of other agencies?

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Noise generated during future construction would increase the ambient noise levels for adjoining areas. Construction would be temporary, however, and given the limited duration of this impact it is considered to be less than significant.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

#### K. AIR QUALITY

Where available, the significance criteria established by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) may be relied upon to make the following determinations. Would the project:

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The North Central Coast Air Basin does not meet state standards for ozone and particulate matter (PM<sub>10</sub>). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NO<sub>x</sub>]), and dust.

Given the modest amount of new traffic that could be generated by the project there is no indication that new emissions of VOCs or NO<sub>x</sub> would exceed MBUAPCD thresholds for these pollutants and therefore there would not be a significant contribution to an existing air quality violation.

Future development and construction may result in a short-term, localized decrease in air quality due to generation of dust. However, standard dust control best management practices, such as periodic watering, will be implemented during construction to reduce

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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impacts to a less than significant level.

2. Conflict with or obstruct implementation of the applicable air quality plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**Discussion:** The project would not conflict with or obstruct implementation of the regional air quality plan. See K-1 above.

3. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**Discussion:** See K-1 above.

4. Expose sensitive receptors to substantial pollutant concentrations?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**Discussion:** The project does not propose any development at this time, and therefore will not expose any receptors to pollutants. The adjacent Elementary School is a sensitive receptor and will be considered as such in the event that the site is eventually developed with single family homes. In that case, the primary pollutants would be particulates emitted during the construction phase of the project. Due to the temporary nature of this impact and the standards for dust management enforced through the County's building permit process, this impact is considered less than significant.

5. Create objectionable odors affecting a substantial number of people?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

## L. GREENHOUSE GAS EMISSIONS

Would the project:

1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**Discussion:** The proposed project consists only of a rezoning and general plan amendment on the parcel. However, future development of the site is reasonably foreseeable and, like all development, would be responsible for an incremental increase in green house gas emissions by usage of fossil fuels during the site grading and construction. At this time, Santa Cruz County is in the process of developing a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Climate Action Plan (CAP) intended to establish specific emission reduction goals and necessary actions to reduce greenhouse gas levels to pre-1990 levels as required under AB 32 legislation. Until the CAP is completed, there are no specific standards or criteria to apply to this project. All project construction equipment would be required to comply with the Regional Air Quality Control Board emissions requirements for construction equipment. As a result, impacts associated with the temporary increase in green house gas emissions are expected to be less than significant.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See the discussion under L-1 above. No impacts are anticipated.

#### M. PUBLIC SERVICES

Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Police protection?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Schools?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Parks or other recreational activities?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Other public facilities; including the maintenance of roads?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion (a through e):** While eventual development at the project site would represent an incremental contribution to the need for services, the increase would be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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minimal. Moreover, development projects on the parcel would be required to meet all of the standards and requirements identified by the local fire agency, and school, park, and transportation fees paid by the applicant would be used to offset the incremental increase in demand for school and recreational facilities and public roads.

## N. RECREATION

Would the project:

- |    |   |                          |                          |                                     |                                     |
|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 1. | Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. | Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion:** No recreational facilities are proposed.

## O. UTILITIES AND SERVICE SYSTEMS

Would the project:

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The action of rezoning and redesignating the parcel will not, in itself, result in any increase in demand for drainage facilities. Furthermore, a drainage analysis of the project site by Midcoast Engineers dated 6/23/06 concluded that mitigation measures could be incorporated to hold run off rates to pre-development levels for the majority of the site, and that the small amount of additional run off could easily be accommodated by the existing drainage system along Main Street. Department of Public Works Drainage staff reviewed and approved that drainage plan as part of application 05-0768, the adjacent land division.

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. | Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project involves only a rezoning and General Plan amendment, and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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does not propose any development at this time. Eventual development at the project site would connect to an existing municipal water supply. Soquel Creek Water District will determine the adequacy of water supply at a future date if and when development of the parcel is proposed. The Water District also requires offsets of new water demand at a ratio of 1.2:1.

Municipal sewer service is available from the Santa Cruz County Sanitation District to serve the project, and future development projects will be required to demonstrate the availability of sewer service by providing a will-serve letter from the Sanitation District.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project does not propose any development at this time, and future anticipated wastewater flows would not violate any wastewater treatment standards.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project does not propose any development at this time, but the site is in the Soquel Creek Water District service area, which requires offsets at a rate of 1.2:1 for new water demand.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project does not propose any development at this time, and eventual development of the site would require that sewer capacity be shown to be available.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project does not propose any development at this time, and eventual development will contribute incrementally to the landfill capacity, though no structures



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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are currently in place on the property, and therefore no demolition waste would be contributed. The County's Landfill currently has capacity to serve the future development that could occur on this parcel.

7. Comply with federal, state, and local statutes and regulations related to solid waste?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**Discussion:** The project does not propose any development at this time, and eventual development will be required to comply with all solid waste regulations.

## P. LAND USE AND PLANNING

Would the project:

1. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**Discussion:** The proposed project does not conflict with any regulations or policies adopted for the purpose of avoiding or mitigating an environmental effect. The project includes a rezoning and General Plan amendment, which will bring the parcel into conformance with the majority of the surrounding residential development.

2. Conflict with any applicable habitat conservation plan or natural community conservation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

3. Physically divide an established community?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

## Q. POPULATION AND HOUSING

Would the project:

1. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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**Discussion:** The proposed project will reclassify a parcel of land and provide the opportunity for a maximum of four additional dwelling units (two single-family homes and two second units) to be constructed on the site. While this action will change the development potential of the property, the increase in population that could result from the development of the parcel at a future date is modest. The parcel is surrounded by other development that is similar in nature and the level of services is appropriate for urban-density residential uses.

2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

**Discussion:** The proposed project would not displace any existing housing since the site is currently vacant.

3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

**Discussion:** The proposed project would not displace a substantial number of people since the site is currently vacant.

## R. MANDATORY FINDINGS OF SIGNIFICANCE

- |   | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation | Less than<br>Significant<br>Impact  | No<br>Impact             |
|---|--------------------------------------|--|-------------------------------------|--------------------------|
| 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 or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/>             | <input type="checkbox"/>                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion:** 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 or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in Section III of this Initial Study. As a result of this evaluation, there is no substantial evidence that significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- |  | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation | Less than<br>Significant<br>Impact  | No<br>Impact             |
|--|--------------------------------------|--|-------------------------------------|--------------------------|
| 2. Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/>             | <input type="checkbox"/>                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion:** In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be no potentially significant cumulative effects. As a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- |   | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation | Less than<br>Significant<br>Impact | No<br>Impact                        |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| 3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/>             | <input type="checkbox"/>                       | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |

**Discussion:** In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to specific questions in Section III. As a result of this evaluation, there is no substantial evidence that there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

**IV. TECHNICAL REVIEW CHECKLIST**

	<b><u>REQUIRED</u></b>	<b><u>DATE COMPLETED</u></b>
Agricultural Policy Advisory Commission (APAC) Review	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Archaeological Review	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Biotic Report/Assessment	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Geologic Hazards Assessment (GHA)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Geologic Report	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Geotechnical (Soils) Report	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Riparian Pre-Site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Septic Lot Check	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Other:	Yes <input type="checkbox"/> No <input type="checkbox"/>	_____

**V. REFERENCES USED IN THE COMPLETION OF THIS ENVIRONMENTAL REVIEW INITIAL STUDY**

County of Santa Cruz 1994.

*1994 General Plan and Local Coastal Program for the County of Santa Cruz, California.* Adopted by the Board of Supervisors on May 24, 1994, and certified by the California Coastal Commission on December 15, 1994.

County of Santa Cruz, 2006

*Environmental Review Initial Study, Application Number 05-0768, dated August 14, 2006.* Reviewed by Environmental Coordinator Paia Levine, Negative Declaration Certified by the Planning Commission April 11, 2007.

**VI. ATTACHMENTS**


1. *Vicinity Map, Map of Zoning Districts; Map of General Plan Designations; and Assessors Parcel Map.*

# Dettling Rezoning and General Plan Amendment



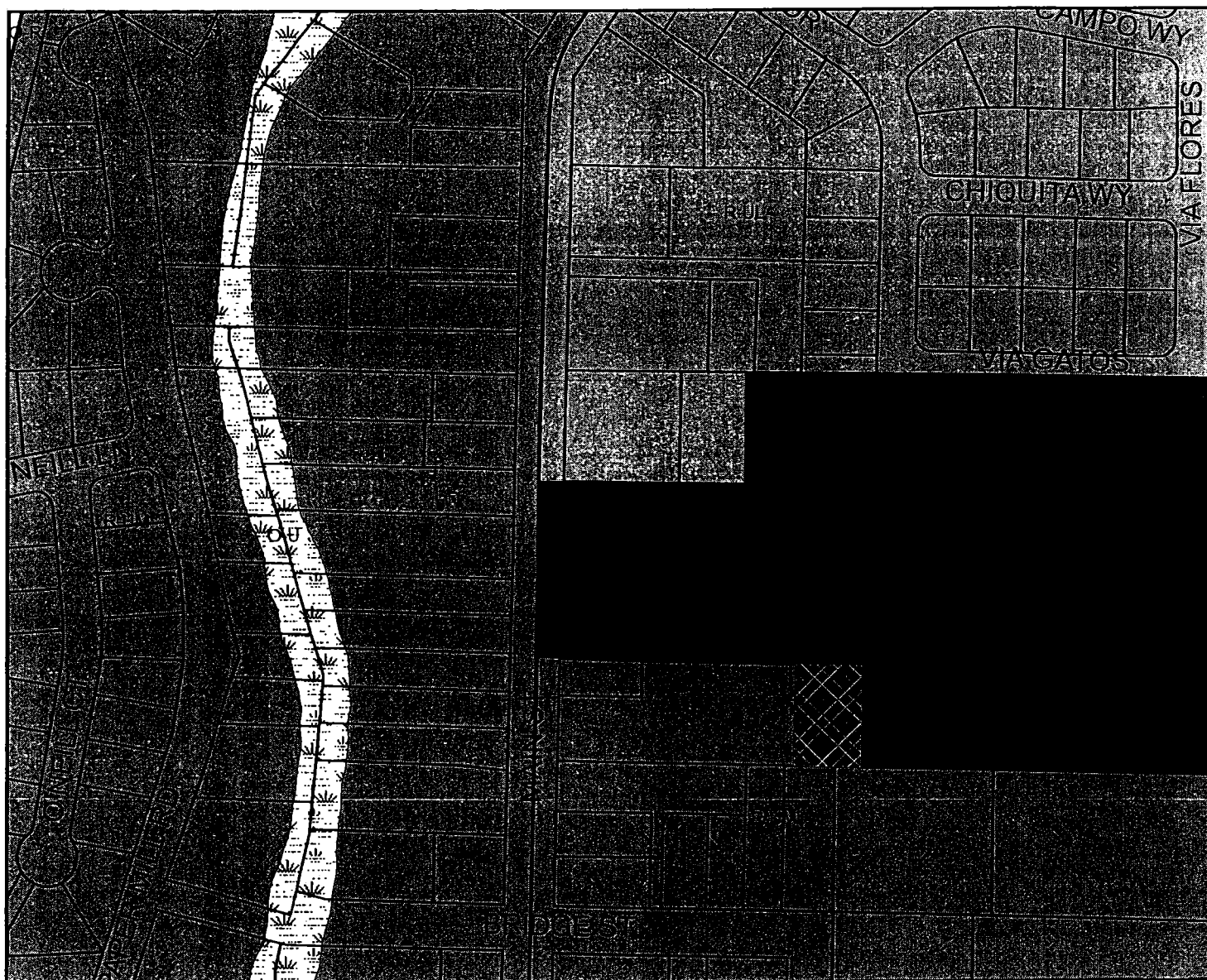
**Legend**

- Major Roads
- Subject Parcel







  
N

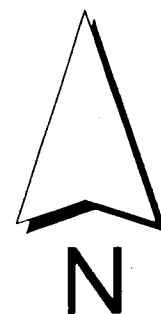
Map Created by  
County of Santa Cruz  
Planning Department  
November 2010

Existing General Plan Land Use Designations  
surrounding APN 030-041-33



## Legend

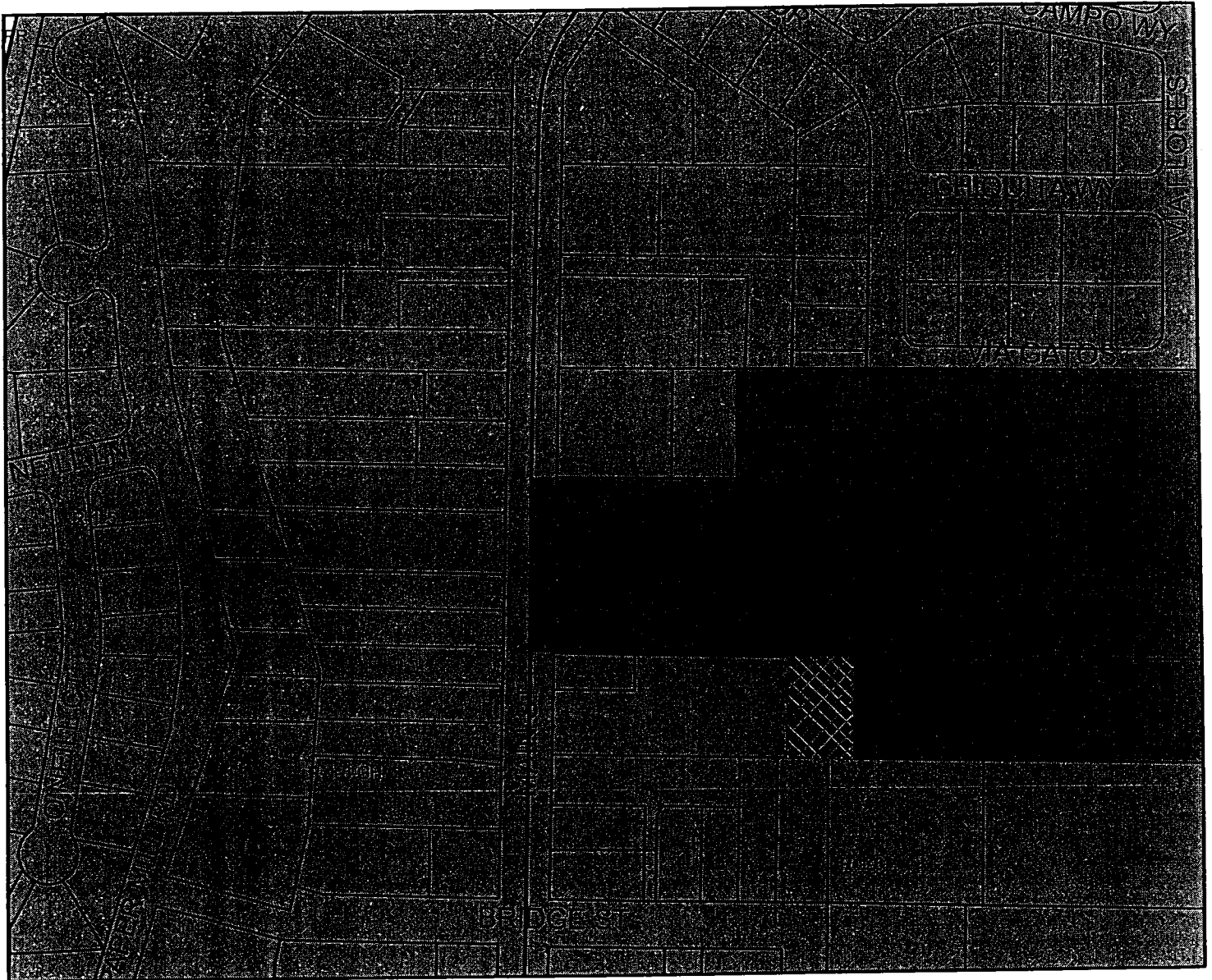
-  Major Roads  
 Subject Parcel  
 Public Facilities  
 Residential - Urban Low Density  
 Residential - Urban Medium Density  
 Urban Open Space



Map Created by  
County of Santa Cruz  
Planning Department  
November 2010

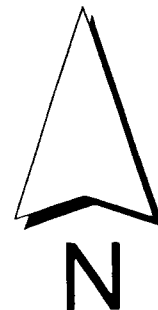


# Existing Zone Districts surrounding APN 030-041-33



## Legend

- Major Roads
- Subject Parcel
- PUBLIC FACILITY
- RESIDENTIAL-SINGLE FAMILY



Map Created by  
County of Santa Cruz  
Planning Department  
November 2010

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POR. SOQUEL RANCHO

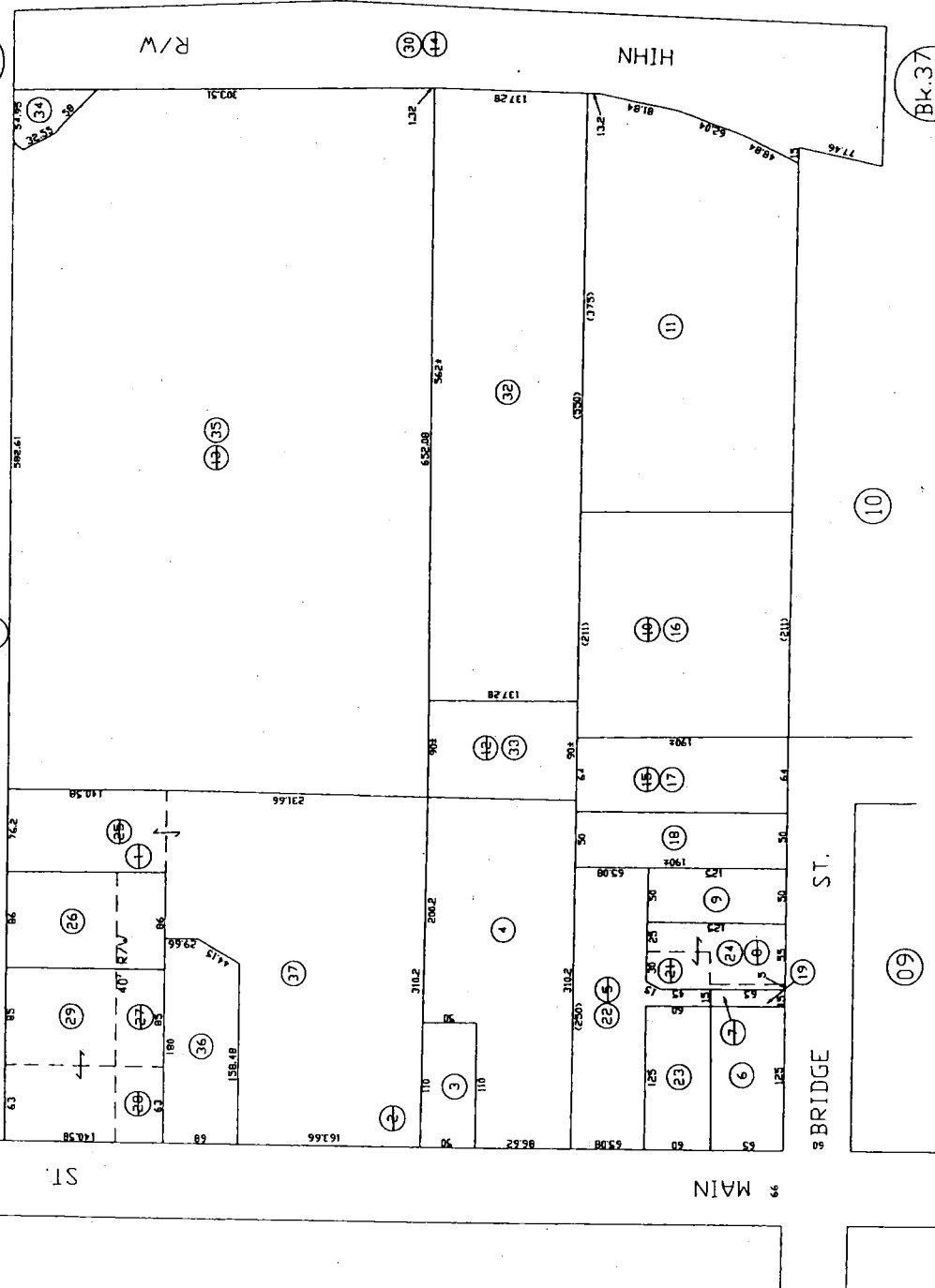
SEC. 10, T.11S., R.1W., M.D.B. & M.

Tax Area Code  
96-101

30-04

Bk. 40  
36

(29)



Bk. 37  
02

Bk. 37  
07

Assessor's Map No. 30-04  
County of Santa Cruz, Calif.  
Sept. 1998

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

EXHIBIT E

Electronically Redrawn 9/8/98  
Rev. 6/10/01 from (changed page refs)  
Rev. 8/3/01 CB (1-0046987, LBA 1-35 & 37)  
Rev. 7/10/03 CB (10-0046987, LBA 1-35 & 37)

Steven A. Elmore - Architect

1/18  
FAX 454-2131  
23 Dec 2010 11:42AM

1557 Taylor Lane Santa Cruz, Ca. 95062 - 2887 831 - 462 - 1102  
s.elmore@sbcglobal.net fax: 831 - 477 - 1354 cell: 831 - 332 - 1366

18 May 2010

Matthew Johnson  
Samantha Hascchert  
Kathy Molloy Previsich-Planning Director  
Santa Cruz Planning Dept  
701 Ocean Street  
Santa Cruz, CA 95060

Re: Behind 3330 Main Street Soquel, CA A.P.N. 030 - 041 - 33 - App # 10-0138  
(A.P.N. 030 - 041 - 04 - App # 09 - 0223)

Dear Kathy, Et Al:

I have been hired by Norman Bei of 3270 Center Street, Soquel, CA to look into the Application # 10-0138 for the request for Re-Zoning & Re-General Plan designation change for Parcel A.P.N. 030 - 041 - 33. **The parcel behind the one facing the street.**

Mr. Bei owns the bigger parcel to the East of the subject property & to the South of the school as his residence, and also the seven houses on Bridge Street adjacent to the subject property - so he rightfully has a very strong vested interest in this project.

This parcel is Located **Behind** 3330 N Main Street with **No Access from Main Street** - it only has access from the Main Street School driveway. It is **Zoned & Gen Plan PF - Public Facility.**

**Here are the issues of concern:**

- TRAFFIC on Main Street
- Traffic on the School Property - Current & Future
- Fire Lane is Non Standard
- PARKING on the School Property - Current & Future
- Precedent of Re-Zoning & Re General Plan Logic
- Neighbor hood Impact
- Future School Needs - Unknown Future
- Drop-Off & Pick Up Twice a Day - Safety & Nuisance on Street
- Monthly School Open Houses
- Safety of School Children & All Neighboring Homes & Passers By
- County has the responsibility of Zoning & Gen Pan - Not State
- Developers over paid for site & Knew the Zoning & Gen Plan
- Neighborhood Meeting - Notice Too Short
- A Way to Solve Issues Concerning Everyone
- Good Sense, Common Sense, School Sense, Future Tense

2

Here they are:

- **TRAFFIC on Main Street**

Every weekday there is a traffic jam in front of Main Street Elementary School. That Jam happens every weekday Morning at the start of school for about 20-25 minutes.

Here is the thing though; there is another Jam that is even worse every weekday Afternoon when school is about to end. This one lasts about 25-30 minutes. So – A full hour of time is a “Jam ‘Em Up on Main Street.” School only lasts about 5-6 hours – so the Jam is a full 1/5<sup>th</sup> to 1/6<sup>th</sup> of the time the school is open for school. 20% of the time! Plus the traffic, which is a line of parked cars as a pick-up que, blocks the bike lane & traffic and most important, the Fire Lane.

That is really ridiculous. And that fact that the County is actually considering allowing a parcel adjacent to the school to be turned into two more house parcels is really quite unbelievable. It is going to increase traffic in an already jammed location! We want a Traffic Study!!

We can see the logic of the already approved three house sites from a couple of years ago, because the Site was Zoned and Gen Planned for it. Two more house sites behind – No Way.

- **Traffic on the School Property**

The School driveway was designed to have one lane of cars for child pick-up on the right side, which allows a 20' wide lane for Fire Access on the remaining left side of the driveway. This allowed a Proper standard fire Lane. The problem was many, many, Many cars ran out into the street – up & down both directions, waiting to get into the school parking lot!

The original design of the school is to blame for not designing in Any Flexibility to adjust for different trends, parenting habits, concern for gangs, and changes in school population. Economy, Etc.

Re-Zoning permanently locks in the school from ever really expanding for anything in the Future, much less properly addressing the Existing traffic & parking problems that already Exists & Plagues the area. Also, very important: this property is contiguous with the school – perfectly located Adjacent to the Driveway – situated just right to relieve traffic by having teacher parking there, And ALLOWNG MORE PARENT PARKING IN THE MAIN LOT for CHILD PICK-UP.

- **Fire Lane is Non Standard**

Early last fall the school asked the Fire Dept to approve a Two lane pick up system – which is sorely needed, and was approved By Mike DeMars, Central Fire Dept Inspector on 26 Aug 2009. The Intentions were good to help out the school's traffic needs, but the end result is a Non Standard Fire Lane - of barely 12' wide!! This is the Only Entrance to the School! There were No Professionals, No Architects, No Engineers involved, No Traffic Studies performed. No real analysis – just re-stripping. I sincerely doubt if the School ran this Reduced Fire Lane idea by the State Fire Marshalls Office for review at all. After all the State is the approving agency for schools. The county is the agency for traffic. We want a Traffic Study!

2

3

The idea of a commuter lane on both sides with a narrow Non Standard Fire Lane is un-safe, dangerous and presumptuous by the school. They are dealing with their problems in all the wrong ways - without any real Professional study for the situation.

The solution they have come up with is a knee jerk reaction to a Bad situation - which they have made worse.

How would it be if the Fire dept gave my commercial projects such a leeway for a reduced fire lane at the main entrance to a project? There is no way that they would do that. Fair & Equal Treatment To All under the Law is the basis on which our country was founded - that does not include Special Treatment for a School or anybody else.

Even though traffic did improve somewhat, The School has un-knowingly made a bad situation Even Worse for Safety of the whole neighborhood, school children, bicycles, pedestrians, Other traffic on Main Street.

- **PARKING on the School Property - Current & Future**

To make things worse the school administrators & teachers park Right up front near the building every day keeping their walk the shortest to the school - and thereby making the pick up situation even worse - unbelievable arrogance and dis-concern about a proper solution! It is more of just making a bad situation even worse, yet thinking that they are doing the right thing.

I have designed two elementary schools that actually had enough Room for pickup traffic with long driveways, and allows for expansion. If the school was designed correctly in the first place, then these problems Would not be nearly so severe - but. Alas, it wasn't. Obviously, re-zoning an adjacent piece permanently dis-allows Any more parking forever. Elementary Common Sense rules here - keep the Zoning & Gen Plan the same .

- **Precedent of Re-Zoning & Re General Plan Logic**

I am all for re-zoning & general plan changes, If, and only if, the situation Warrants such an action. Listen please: **this situation does not warrant any such action!**

The County did the proper job when the Zoning Plan & General Plan were created with the PF designations. Who knows what will happen in the future for schools. I sincerely think that the Main Street Elementary School Administration does not care much about the distant future of their school By saying that the do not want the subject property now or ever. How Irresponsible is that!?!?

The truth leis in the fact that they do not want to show they have any room for expansion, because they have a hidden agenda to have a child care center & pre-school at the Jade Street Park facility and not at the school. Really!

Yea, really unbelievable to have people who think like this running a school. Hey, No offence to them, but them are behaving badly. Permanently making their school disabled to be able to function properly.

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The developers at the meeting kept saying that the county made a Mistake long ago when the subject parcel was Zoned PF!! Absolutely Not! The county did the right thing by giving the school some room to maneuver for the future. **The County did PF Zoning on Purpose, & it should stay PF.**

These developers need to have Another Neighborhood Meeting with proper two week notice to all the houses in the neighborhood, take down names, addresses & phone numbers; make a list of their concerns and address how they are dealing with those concerns – instead of just trying to sweep this whole thing under the rug as a mistake by the county.

**- Neighborhood Impact**

The impact to an already crowded neighborhood with the potential for even one but probably Two Homes is drastic in this particular location . The Impact to the neighborhood is irreversible & permanent.

Furthermore, anyone with common sense can see by looking at the plan that the developers have excepted out a 20' wide section of land on the adjacent Minor Land Division to the West as "access to this PF lot," as they said. **Which means that all they would have to do is add this square footage to this PF lot to bring it to over 12,000S.F. of land, which can be made into TWO NEW LOTS, not just one!!!** This is the Most Important Thing to Realize in This Application – that is what they will do, no questions about it. Anyone who thinks different is naïve to developing.

Hey, I am all for developers rights, and the economy of maximizing return in a situation – but, Not to the Detriment of others in area. And, especially not to Harm the greater Good of the Community. Do not give in to these developers for this request, as it forever fences in the school.

**- Future School Needs**

Taking away a lot which was well planned by the county for future school needs is A Really Bad Idea. To Quote the Soquel Elementary School District Superintendant Kathleen Howard, "addressing the needs of the future growth needs of our schools" is a primary concern – however, those current and future needs are NOT being addressed here. There may be a population growth in the future of this district in the many, many decades to come.

**- Drop-Off & Pick Up Twice a Day -- Safety & Nuisance on Street**

Everyone knows, even the school children I talked to, that there is a Traffic & safety issue twice a day at this school out on the County Street. Allowing 1 or 2 more houses in an already bad deal is no good.

**- Monthly School Open Houses**

The other issue is that the School has open house about every one or two months which is another time in the evening that there is cars all over the place.

**- Safety of School Children & Neighboring Homes & Passers By**

One can tell that even the kids at the school can sense that there is a safety issue out in front of the school on Main Street every afternoon when they get picked up. There are kids running all

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different directions to find their parents' car. At that time, the cars queuing on the street are going in & out of parked cars, blocking the bike lane, good visibility and amplifying the pressure in the area – And blocking up the fire lane beyond what is safe.

**- County has the responsibility of Zoning & Gen Plan - Not State**

The county you has the responsibility for Current Zoning, General Plan for the future & present, and Traffic analysis & planning for future & present– not the State. It is the county's job to do proper planning for the neighborhood – including the school board in spite of itself and it's current plans and ideas.

**- Developers over paid for site & Knew the Zoning & Gen Plan**

These developers, in their zeal to do this project, way Over Paid for this Land which includes the two parcels – even by the standards of the up economy of a few years ago! They knew the land in back was zoned all wrong for houses – or maybe they didn't. In either case, that became a bad business deal. It is not the county's responsibility to re-zone a parcel that logically should be there for the school, justto get them out of their now bad economic situation.

I think they screwed up the deal by not doing the proper research at the county prior to buying, over paying for the two lots, & then assuming that they can get Re-Zoning - just because it makes sense for them and not caring about any over all greater good. What would it be like in this county if you bailed everyone out of a deal like this? Everybody wants to much for their land, and everyone knows that.

They said they needed \$150,000 - \$200,000 to be able to proceed with their project on the front parcel project of three houses – otherwise, they could not proceed.

**- Neighborhood Meeting – Too Short Notice**

I attended the neighborhood meeting put on by the developers. There was only 4 people there! The notice was only mailed a scant 5days before the meeting! The developers at the neighborhood meeting didn't ask or care Who we were, Where we lived, or What any of our concerns were! They did not even get our names or addresses. – kind of odd.

They were nice enough, but they maintained over & over that the County made a mistake in the Zoning & Gen Plan! They did not ask if there was any neighborhood concerns about anything. No discussion of traffic. They made it very clear that they had the right to build there - just because they bought the lot along with the front house lot. Kind of arrogant all around. No offense to them.

**- A Way to Solve Issues Concerning Everyone**

Norman Bei has come up with an idea that can solve everyone's current problems & future needs. The idea involves him buying this subject lot in the back form the developers. That gives them their cash that they need. Then, Giving that property free of charge to the school. That gives them what they need and should have - land to be used for parking, with some landscaping & perhaps a garden for the kids to earn how to plant & grow vegetables.

The school says that they do not want the subject property – only because of their Plans for the Land they own at Jade Street Park for a new pre-school with day care, even a future elementary school - so they couldn't possibly admit that they have some potential extra land! Hidden agenda. This

5

subject parcel is not big enough for a facility like that, but it is big enough to hold about 20 parking spaces. See enclosed Site Plan.

The land could be given to them now, or in the future. It could even be done as a part of Mr Bei's will if they are so indignant about not having the land at any time in the near future.

This purchase of land from the Developers, and subsequent free gift of land to the School would Solve the Developers Need for Cash to be able to go forward with their Minor Land Division project already approved, Solve the school's traffic Impact on the Neighborhood, give the school a little flexibility for the future, and improve the overall greater good of the community.

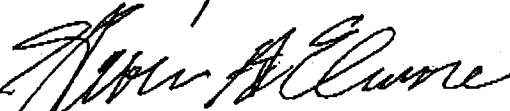
**- Good Sense, Common Sense, School Sense, Future Tense**

Elementary Common Sense rules here – keep the Zoning & Gen Plan the same – for crying out loud!!! It is Good Sense. It is Common Sense that any school kid knows. It is good to solve an already **Glaring Traffic Problem**. It is good for right now to have that parcel available for parking. It is Good for the Future un-known needs of the school. It is a really good idea to Plan in Some Flexibility for the Future.

**- Neighborhood Petitions**

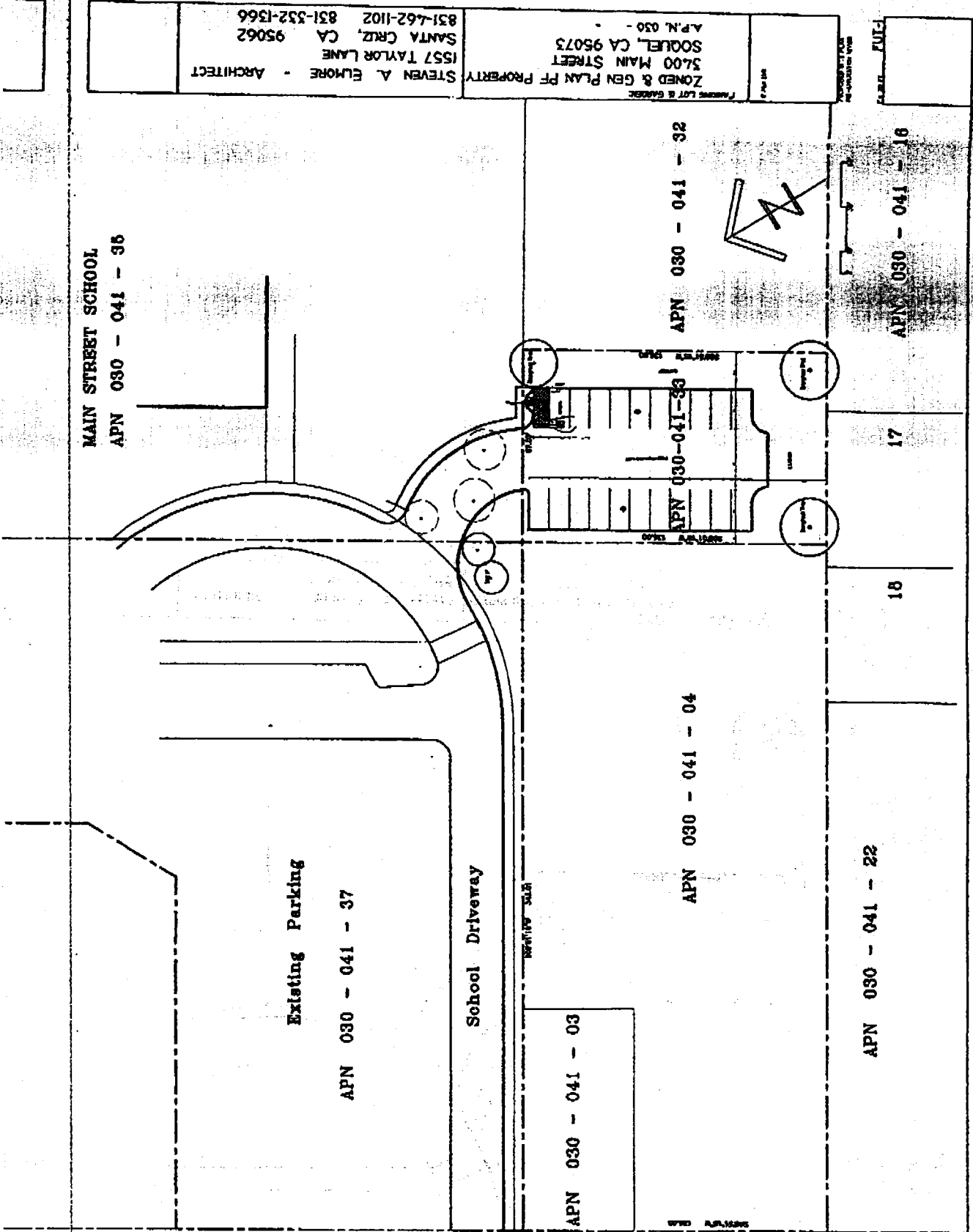
**Attached are many sheet of dozens of neighbors who are opposed to this re-zoning.**

Sincerely,

*with Respect*  


Steven A. Elmore





MAIN STREET



9

# Petition Against Changing Zoning on Parcel Next to Main St. Elementary School - Soquel A.P.N. 030 - 041 - 33 App: #10-0138

Santa Cruz County Planning Department

701 Ocean Street Santa Cruz, Ca 90560

Re: Located Behind 3330 Main Street-Access off School Driveway, Soquel,  
A.P.N. 030 - 041 - 33 App: # 10-0138

Page

We, the undersigned, Strongly OPPOSE the Re-Zoning APN 303 - 041 - 33.  
It should remain Zoned PF for future school uses, & be used to help Reduce Traffic,  
From Twice a Day Child Drop Off & Pick-Up at the school, Spilling onto Main St:

Name	Address:	Phone #:
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<i>[Signature]</i>	3320 Main St	479-4464
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<i>[Signature]</i>	3375 Main St	475-4896
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<i>[Signature]</i>	3375 Main St	475-4896
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<i>[Signature]</i>	3232 Main St	462-3425
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<i>[Signature]</i>	3320 MAIN ST	479-4694
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EXHIBIT E

# Petition Against Changing Zoning on Parcel Next to Main St. Elementary School - Soquel A.P.N. 030 - 041 - 33 App: #10-0138

Santa Cruz County Planning Department  
701 Ocean Street Santa Cruz, Ca 90560

Page

Re: Located Behind 3330 Main Street - Access off School Driveway, Soquel,  
A.P.N. 030 - 041 - 33 App: # 10-0138

We, the undersigned, Strongly OPPOSE the Re-Zoning APN 303 - 041 - 33.  
It should remain Zoned PF for future school uses, & be used to help Reduce Traffic,  
From Twice a Day Child Drop Off & Pick-Up at the school, Spilling onto Main St:

Name: Address: Phone #: :

: Alvin Ilarria 3201 N MAIN ST A. 95073 831-468-7599 :

: Jim Schult 312 N MAIN Soquel, CA 831-464-1770 :

: Alison Sandlin 3554 N Main Soquel 95073 464-5573 :

: ANNIE ROSS 3210 MAIN SOQUEL CA 95073 831-462-3511 :

: STEPHEN ROSS 3210 MAIN SOQUEL CA 95073 462-3511 :

: Elizabeth Ross 3210 Main Soquel CA 95073 462-3511 :

: Anne Adams 3125 MAIN ST SOQUEL, CA 95073 234-6937 :

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EXHIBIT E

11

# Petition Against Changing Zoning on Parcel Next to Main St. Elementary School - Soquel A.P.N. 030-041-33 App: #10-0138

Santa Cruz County Planning Department

Page

701 Ocean Street, Santa Cruz, Ca 90560

Re: Located Behind 3330 Main Street - Access off School Driveway, Soquel,  
A.P.N. 030-041-33 App: #10-0138

We, the undersigned, Strongly OPPOSE the Re-Zoning APN 303 - 041 - 33.  
It should remain Zoned PF for future school uses, & be used to help Reduce Traffic,  
From Twice a Day Child Drop Off & Pick-Up at the school, Spilling onto Main St:

Name: Address: Phone #: CA.

*[Signature]* 3250 Center Grove CA 423-4181

*[Signature]* 3455 SEVILLA DR. SOQUEL CA 312-1939

*[Signature]* 3640 Creative Way 332-4227

*[Signature]* 3591 Papermill Rd (831) 229-9339

MARSHA KERRICK 3109 HANNAN LN. SOQUEL CA (831) 477-9311

SUZANNE DOWLING 3109 HANNAN LN SOQUEL CA (831) 477-9311

From Twice a Day Child Drop Off & Pick-Up at the school, Spilling onto Main St:

EXHIBIT E

12

# Petition Against Changing Zoning on Parcel Next to Main St. Elementary School - Sequel A.P.N. 030 - 041 - 33 App: #10-0138

Santa Cruz County Planning Department

Page

701 Ocean Street Santa Cruz, Ca 90560

Re: Located Behind 3330 Main Street - Access off School Driveway, Sequel  
A.P.N. 030 - 041 - 33 App: # 10-0138

We, the undersigned, Strongly OPPOSE the Re-Zoning APN 303 - 041 - 33.  
It should remain Zoned PF for future school uses, & be used to help Reduce Traffic,  
From Twice a Day Child Drop Off & Pick-Up at the school, Spilling onto Main St:

Name: Address: Phone #: :

Esther Bein 3242 Center St. Sequel 831-477-3444 :

Dale Braggi 3303 Main Street, Sequel 831-600-6895 :

Cornelia Meier 4800 Bridge Street, Sequel 831-477-3635 :

Paula Smith 3231 N. Main St, Sequel, Ca. :

Amanda Smith 3231 N. Main St Sequel CA 95073 :

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EXHIBIT E

13

# Petition Against Changing Zoning on Parcel Next to Main St. Elementary School - Soquel A.P.N. 030 - 041 - 33 App: #10-0138

Santa Cruz County Planning Department  
701 Ocean Street Santa Cruz, Ca 90560

Page

Re: Located Behind 3330 Main Street-Access off School Driveway, Soquel  
A.P.N. 030 - 041 - 33 App: # 10-0138

We, the undersigned, Strongly OPPOSE the Re-Zoning APN 303 - 041 - 33.  
It should remain Zoned PF for future school uses, & be used to help Reduce Traffic,  
From Twice a Day Child Drop Off & Pick-Up at the school, Spilling onto Main St:

Name: Address: Phone #:

DON MEYERS 3340 N. MAIN 831-477-1567

Don Meyers 3340 N. Main St 831-477-1567

Cardyn McGinnis-Newton 3229 Center St 831-976-6987

Tim Newton 3229 CENTER ST 831-976-6987

EXHIBIT E



# Petition Against Changing Zoning on Parcel Next to Main St. Elementary School - Soquel APN. 030-041-33 App: #10-0138

Santa Cruz County Planning Department

701 Ocean Street Santa Cruz, Ca 90560

Re: Location of 3330 Main Street - Access off School Drive Way, Soquel

APN: 030-041-33 App: #10-0138

Page

We, the undersigned, Strongly OPPOSE the Re-Zoning APN 303-041-33.  
It should remain Zoned PF for future school uses, & be used to help Reduce Traffic,  
From Twice a Day Child Drop Off & Pick-Up at the school, Spilling onto Main St.

Name:	Address:	Phone #:
Wendy Gorza	4940 Bridge St. Soquel, CA 95073	(831) 462-2175
Valerie Maass	4945 Bridge St. Soquel, CA 95073	(831) 464-9955
Kelly Stratton	3300 N. Main Street Soquel, CA 95073	(831) 334-8287
Dale Smigg	3303 N. Main Street Soquel, CA 95073	831-600-6895
Coreyn Glasgow	3310 N. Main St. Soquel, CA 95073	831-477-2035
Ed Gilbert	3310 N. MAIN ST SOQUEL CA 95073	831-477-2035

EXHIBIT E



# Petition Against Changing Zoning on Parcel Next to Main St. Elementary School - Soquel A.P.N. 030 - 041 - 33 App: #10-0138

Santa Cruz County Planning Department  
701 Ocean Street Santa Cruz, Ca 90560

Page

Re: Located Behind 3330 Main Street - Access off School Driveway, Soquel  
A.P.N. 030 - 041 - 33 App: #10-0138

We, the undersigned, Strongly OPPOSE the Re-Zoning APN 303 - 041 - 33.  
It should remain Zoned PE for future school uses, & be used to help Reduce Traffic,  
From Twice a Day Child Drop Off & Pick-Up at the school, Spilling onto Main St.

Name: Address: Phone #: Soquel

Wayne Morgan 3510 Main St 462-2721

Lauri Morgan 3510 Main St

Wally Elliott 3320 Main St 479-4964

Jensen Mackay 4945 Bridge St. Soquel 464-9955

SHANA & JUSTIN DANKO 4965 Bridge St. Soquel 545-3902

Justin Danko 4965 Bridge St. Soquel 545-3902

EXHIBIT E

# Petition Against Changing Zoning of Parcel Next to Main St. Elementary School - Soquel A.P.N. 030 - 041 - 33 App: #10-0138

Santa Cruz County Planning Department  
701 Ocean Street Santa Cruz, Ca 90560

Re: Located Behind 3330 Main Street - Access off School Driveway, Soquel  
A.P.N. 030 - 041 - 33 App: #10-0138

We, the undersigned, Strongly OPPOSE the Re-Zoning APN 303 - 041 - 33.  
It should remain Zoned PF for future school uses, & be used to help Reduce Traffic,  
From Twice a Day Child Drop Off & Pick-Up at the school, Spilling onto Main St.

Name:	Address:	Town:	Phone #:
[Signature]	3907 Bridge St.	Soquel	(831) 904-4617
TAM + TIM McBRIDE	3620 Sevilla Dr.	Soquel	(831) 462-3290
Lami Zmora	3620 Sevilla Dr.	Soquel	(831) 462-3290
Norm Galli	3900 MAIN ST.	Soquel	831-238-333
[Signature]	3700 Main St	"	4776-?
TOM BRADY	3884 ALDO CT	"	408-3510
DIANE CLYNE	4955 E Walnut St	Soquel	

EXHIBIT E

# Petition Against Changing Zoning on Parcel Next to Main St Elementary School - Soquel APN: 030-041-33 App: #10-0138

Santa Cruz County Planning Department  
701 Ocean Street Santa Cruz, Ca 90560

Re: Located Behind 3330 Main Street - Access off School Driveway, Soquel  
APN: 030-041-33 App: #10-0138

We, the undersigned, Strongly OPPOSE the Re-Zoning APN 303-041-33.  
It should remain Zoned PF for future school uses, & be used to help Reduce Traffic,  
From Twice a Day Child Drop Off & Pick-Up at the school, Spilling onto Main St.

Name: Address: Phone #:

Mike Finner 3215 N. Main St. Soquel 831-975-5326

Michael Rogers 3241 Center St. Soquel 831-4553303

[Signature] 3241 Center St. Soquel 831-4553303

[Signature] 3241 Center St. Soquel 831-4553303

Jana Webster 3144 Main St. Soquel, CA 95072

[Signature] 4900 BRIDGE ST. Soquel 95072

Jane McArthur 6015 Pringle Lane Soquel 95072

EXHIBIT E



12/18

# Petition Against Changing Zoning on Parcel Next to Main St. Elementary School - Soquel APN: 030 - 041 - 33 App: #10-0138

Santa Cruz County Planning Department  
701 Ocean Street Santa Cruz, Ca 90560  
Re: Local Ordinance 66301 Main Street Access off School Driveway, Soquel  
APN: 030 - 041 - 33 App: #10-0138

Page

We, the undersigned, Strongly OPPOSE the Re-Zoning APN 303 - 041 - 33.  
It should remain Zoned PF for future school uses, & be used to help Reduce Traffic  
From Twice a Day Child Drop Off & Pick-Up at the school, Spilling onto Main St.

Name:	Address:	Phone #:
Barbara Miller	3530 VIA FIORES	475-3684
Robert W. Miller	3530 VIA FIORES	475-3684

Santa Cruz County Planning Department	
701 Ocean Street Santa Cruz, Ca 90560	
Re: Local Ordinance 66301 Main Street Access off School Driveway, Soquel	
APN: 030 - 041 - 33 App: #10-0138	
We, the undersigned, Strongly OPPOSE the Re-Zoning APN 303 - 041 - 33.	
It should remain Zoned PF for future school uses, & be used to help Reduce Traffic	
From Twice a Day Child Drop Off & Pick-Up at the school, Spilling onto Main St.	
Name:	Address:
Barbara Miller	3530 VIA FIORES
Robert W. Miller	3530 VIA FIORES

BEFORE THE PLANNING COMMISSION OF THE COUNTY OF SANTA CRUZ, STATE  
OF CALIFORNIA

RESOLUTION NO. \_\_\_\_\_

On the motion of Commissioner:  
Duly seconded by Commissioner:  
The following resolution is adopted:

RESOLUTION RECOMMENDING ADOPTION OF ORDINANCE AMENDMENT TO  
COUNTY CODE CHAPTER 13 AND A GENERAL PLAN AMENDMENT TO CHANGE A  
PARCEL FROM PUBLIC FACILITY TO RESIDENTIAL DESIGNATION

WHEREAS, the 1994 Santa Cruz County General Plan update changed the land use designations for many parcels throughout the county;

WHEREAS, most of the parcels affected by this update were simultaneously rezoned;

WHEREAS, APN 030-041-33 was rezoned and designated for Public Facility use as a result of these actions;

WHEREAS, the County utilizes the Public Facility land use designation and zone districts exclusively to identify existing or planned facilities;

WHEREAS, the parcel in question was never owned by or planned for development by any public agency;

WHEREAS, the County now finds that the existing zoning and General Plan designation are in error, and should be corrected by returning the property to the R-1-6 zone district and the Urban Medium Density Residential land use designation;

WHEREAS, an amendment to the County Code and the County General Plan is necessary to achieve this goal;

WHEREAS, the Planning Commission has held a duly noticed public hearing and has considered the proposed amendment, and all testimony and evidence received at the public hearing;

WHEREAS, the Planning Commission finds that the proposed General Plan amendment and proposed amendment to the Santa Cruz County Code will be consistent with the policies of the General Plan and other provisions of the County Code, is appropriate to the level of utilities and community services available to the property, and is necessary to correct an error; and

WHEREAS, pursuant to the California Environmental Quality Act, the action was evaluated and a Negative Declaration Issued by the Environmental Coordinator;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby finds that the rezoning and General Plan amendment proposed serve a public benefit; and

BE IT FURTHER RESOLVED, that the Planning Commission recommends the proposed amendment to County Code Chapter 13 as set forth in Attachment 1 to Exhibit A and supported by the Findings found in Exhibit B, as well as the General Plan amendment to change the land use designation for APN 030-041-33 from Public Facility/Institutional to Urban Medium Density Residential, and the Environmental Coordinator's determination under the California Environmental Quality Act as set forth in Exhibit C, and incorporated herein by reference, be adopted by the Board of Supervisors.

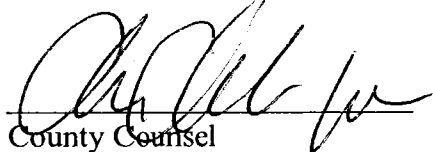
PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2010 by the following vote:

AYES: COMMISSIONERS  
NOES: COMMISSIONERS  
ABSENT: COMMISSIONERS  
ABSTAIN: COMMISSIONERS

\_\_\_\_\_  
Chairperson

ATTEST: \_\_\_\_\_  
Secretary

APPROVED AS TO FORM:

  
County Counsel

Cc: County Counsel  
Planning Department

**ORDINANCE NO. \_\_\_\_\_**

**ORDINANCE AMENDING CHAPTER 13.10  
OF THE SANTA CRUZ COUNTY CODE  
CHANGING APN 030-041-33 FROM THE PF ZONE DISTRICT  
TO THE R-1-6 ZONE DISTRICT**

---

The Board of Supervisors of the County of Santa Cruz ordains as follows:

**SECTION I**

The Board of Supervisors finds that the public convenience, necessity and general welfare require the amendment of the County Zoning Regulations to implement the policies of the County General Plan regarding the property listed in Section III of this ordinance; finds that the zoning established herein is consistent with all elements of the Santa Cruz County General Plan; and finds and certifies that all environmental regulations specified in the California Environmental Quality Act, the State and County Environmental Guidelines, and Chapter 16 of the County Code have been complied with by the preparation and approval of a Negative Declaration for the project.

**SECTION II**

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the Zoning Plan Amendment as described in Section III, and adopts their findings in support thereof without modification as set forth below:

1. The proposed zone districts will allow a density of development and types of uses which are consistent with the objectives and land use designations of the adopted General Plan; and
2. The proposed zone districts are appropriate for the level of utilities and community services available to the land; and
3. The present zoning is the result of an error.

**SECTION III**

Chapter 13.10, Zoning Regulations of the Santa Cruz County Code is hereby amended by amending the County Zoning Plan to change the following properties from the existing zone district to the new zone district as follows:

	<b>APN</b>	<b>Recorded Zoning</b>	<b>New Zoning</b>
1	030-041-33	PF	R-1-6

SECTION IV

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz  
this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by the following vote:

AYES: SUPERVISORS  
NOES: SUPERVISORS  
ABSENT: SUPERVISORS  
ABSTAIN: SUPERVISORS

\_\_\_\_\_  
CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: \_\_\_\_\_  
Clerk of the Board

APPROVED AS TO FORM:  \_\_\_\_\_  
County Counsel

Copies to: Planning  
County Counsel