



# 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

August 13, 2012

Planning Commission  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

**Agenda Date: September 26, 2012**

**Agenda Item: 6**

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

**Subject: Application 121182**

Request to extend the approved Tentative Map for Minor Land Division 06-0149

Members of the Commission:

### Project History

Application No. 06-0149 (Marlo - three-lot Minor Land Division) was approved by your Commission on January 14, 2009. This approval allowed a minor land division to divide an existing property developed with a private vineyard to create three single-family residential parcels. The approved tentative map is included as Exhibit A and the staff report to your Commission, dated January 14, 2009, is included as Exhibit G for project background information only.

The applicant continues to hope to improve the property, but due to the current economic conditions it is not financially feasible to record the map and construct the improvements at this time. A 5 year extension has been requested to allow for economic conditions to improve prior to the recordation of the map and the construction of the required improvements.

### Permit Extension Process

County Code Section 18.10.133 (b) allows for the extension of a tentative map for a period not to exceed a total of five years from the date of original expiration, if an application for extension is filed prior to the expiration of the conditionally approved tentative map. This mirrors the language in the Subdivision Map Act, Government Code Section 66452.6 (e). County Code requires that requests to extend tentative maps be processed pursuant to Level VI (Planning Commission) review for Minor Land Divisions.

In the case of the tentative map for Permit 06-0149, the map would have originally expired on January 28, 2011. Due to economic conditions, the State of California enacted legislation that automatically extended maps approved during this period of time for an additional two year period. This legislative extension is in addition to any extensions allowed by County Code. The original expiration date was extended by this legislation to January 28, 2013.

The request for an additional extension was submitted on July 17, 2012, prior to the current expiration date of the map. The applicant is requesting a five-year extension to January 28, 2018, to allow for economic conditions to improve to the point where constructing the improvements becomes financially feasible.

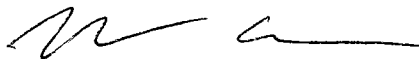
### Design Guidelines

At the time that Minor Land Division 06-0149 was approved, all land divisions within the Urban Services Line required full architectural plans for each residence to be constructed. Since that time, the Planning Department no longer requires the submittal of architectural plans and the applicant is requesting that the previously approved architectural plans be replaced with design guidelines. Allowing the replacement of specific architectural plans with design guidelines will provide additional flexibility to the applicant and allow future purchasers of the properties to design homes that are more suitable to their individual needs. The design guidelines that have been submitted (Exhibit F) are consistent with the previously approved architectural plans and are acceptable in place of the architectural plans that were approved under Minor Land Division 06-0149.

### Staff Recommendation

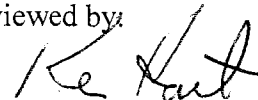
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **121182**, extending the Tentative Map for Minor Land Division 06-0149 to January 8, 2018 and allowing the use of design guidelines in place of the previously approved architectural plans, based on the findings (Exhibit B) and conditions (Exhibit C) for Permit 06-0149.

Sincerely,



Randall Adams  
Development Review Planner

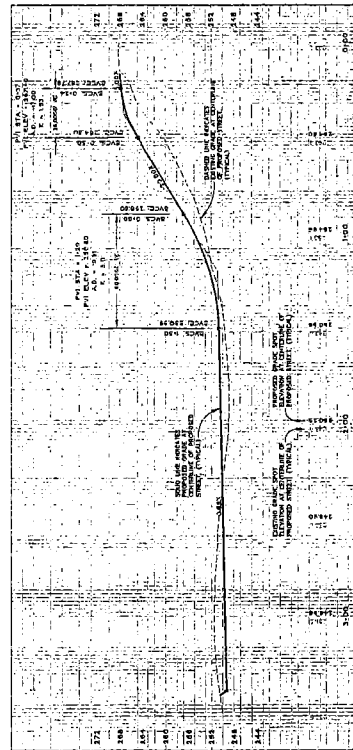
Reviewed by:



Ken Hart  
Principal Planner

### Exhibits:

- A. Tentative Parcel Map for Minor Land Division 06-0149
- B. Findings for Approval for Permit 06-0149
- C. Conditions of Approval for Permit 06-0149
- D. Notice of Exemption from the California Environmental Quality Act
- E. Location Map
- F. Design Guidelines & Correspondence
- G. Letter to the Planning Commission, January 14, 2009 with Exhibits (for project background only)



Profile View - "Grapevine Place"  
Scale: 1" = 10' H, 1" = 10' H

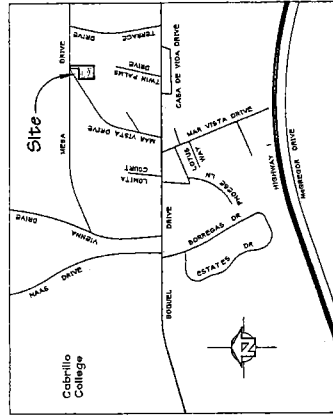
### Storm Drainage Calculations

PROJECT AREA - 1.05 ACRES  
25-YEAR RAINFALL INTENSITY - 2.10  
RUN-OFF COEFFICIENT - Pavement = 0.85  
Pavement = 0.65  
Pavement = 0.45  
Pavement = 0.35  
Pavement = 0.25  
Pavement = 0.15  
Pavement = 0.05  
Pavement = 0.00

PRE-DEVELOPMENT RUN-OFF - 0.85 c.f.s.  
POST-DEVELOPMENT RUN-OFF - 0.89 c.f.s.  
INCREASE IN STORM DRAIN RUN-OFF TO BE OBTAINED ON-SITE TO MAINTAIN THE PRE-DEVELOPMENT RATE CHANNEL FOR LOTS 2 AND 3. LOT 1 DRAINS OFF TO TWIN PALMS DRIVE - SEE SHEET TM-2.

### Project Benchmark

SPICE ALONG THE CENTERLINE OF WESA DRIVE OPPOSITE FROM THE SUBJECT PROPERTY ENTRANCE - IN SIAL MAPING CONTROL POINT ELEVATION - 284.7



Vicinity Map  
NOT TO SCALE

### Project Data

**Owner & Subdivider**  
John A. & Patricia A. Mario  
1000 S. WESA DRIVE  
ARIZONA, CALIFORNIA 85003  
Phone: (602) 962-9102

**General Plan Designation**  
R-1U/L - (Urban Very Low-Density Residential)

**Water Supply**  
San Joaquin River Water District

**Sewage Disposal**  
Santa Cruz County Sanitation District

**Gas & Electric**  
Pacific Gas & Electric Company

**Telephone Service**  
AT&T

**Project Area**  
Parcel 191 - M.L.D. 14 pm 27  
Site Area - 45,087 Sq. Ft. or 1.05 AC.

**Existing Use**  
Vineyard (To Be Removed)

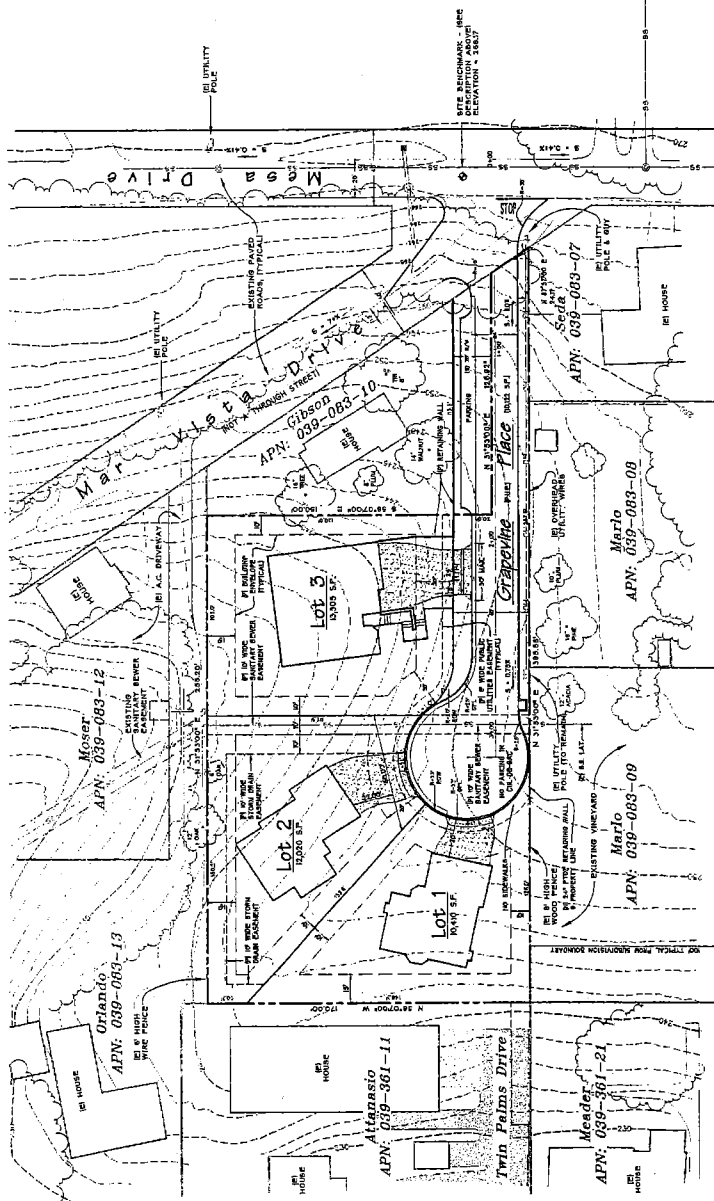
**Proposed Use**  
(1) Single-Family Lots

**Existing Zoning**  
R-1-10

### General Notes

- ALL PROPERTY BOUNDARY DATA SHOWN HEREON WAS OBTAINED FROM THAT CERTAIN PARCEL MAP RECORDED IN VOLUME 14 OF PARCEL MAPS, PAGE 21, OFFICIAL SANTA CRUZ COUNTY RECORD.
- ALL EXISTING TOPOGRAPHIC DATA SHOWN HEREON WAS OBTAINED FROM A TOPOGRAPHIC SURVEY MADE BY SAN JOAQUIN RIVER WATER DISTRICT, DATED 1981, AND A TOPOGRAPHIC SURVEY MADE BY SAN JOAQUIN RIVER WATER DISTRICT, DATED 1981, AND A TOPOGRAPHIC SURVEY MADE BY SAN JOAQUIN RIVER WATER DISTRICT, DATED 1981.
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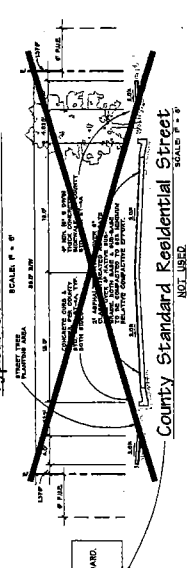
STREET TO BE A PRIVATE STREET



Plan View  
Scale: 1" = 10'

ROADWAY EXCEPTIONS FOR GRAPEVINE PLACE  
EXISTING LOT 1 RIGHT OF WAY TO WESA DRIVE IS ONLY 40 FEET WIDE 50' IS STANDARD.  
1. 24' CORN TO CORN WITH 14' OF PAVEMENT

### Typical Street Cross-Section



County Standard Residential Street  
NOT USED

### Tentative Map - Minor Land Division

Scale: 1" = 10'

## **Subdivision Findings**

1. That the proposed subdivision meets all requirements or conditions of the Subdivision Ordinance and the State Subdivision Map Act.

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

2. That the proposed subdivision, its design, and its improvements, are consistent with the General Plan, and the area General Plan or specific plan, if any.

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan. The project creates three single family residential parcels and is located in the Urban Low Density Residential (R-UL) General Plan designation which allows a density of one parcel for each 6,000 to 10,000 square feet of net developable parcel area. The proposed project is consistent with the General Plan, in that each residential parcel will contain a minimum of 10,000 square feet of net developable area.

The project is consistent with the General Plan in that the full range of urban services is available, including public water and sewer service. Parcels will be accessed by a new private roadway (Grapevine Place) to Mesa Drive. The proposed access road (Grapevine Place) will require an exception to the County Design Criteria due to variation in pavement width, parking configuration, and roadside improvements. The proposed roadway design provides adequate and safe vehicular and pedestrian access.

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

3. That the proposed subdivision complies with Zoning Ordinance provisions as to uses of land, lot sizes and dimensions and any other applicable regulations.

This finding can be made, in that the use of the property will be residential in nature, unit densities meet the minimum standards for the R-1-10 (Single family residential - 10,000 square feet minimum) zone district where the project is located, and the project will be consistent with the required site standards of the R-1-10 zone district.

4. That the site of the proposed subdivision is physically suitable for the type and density of development.

This finding can be made, in that no challenging topography affects the building site, technical reports prepared for the property conclude that the site is suitable for residential development, and the proposed units are properly configured to allow development in compliance with the required site standards. No environmental resources would be adversely impacted by the proposed development.

5. That the design of the proposed subdivision or type of improvements will not cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

This finding can be made, in that no mapped or observed sensitive habitats or threatened species will be adversely impacted through the development of the site.

6. That the proposed subdivision or type of improvements will not cause serious public health problems.

This finding can be made, in that municipal water and sewer services are available to serve all proposed parcels.

7. That the design of the proposed subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision.

This finding can be made, in that no such easements are known to affect the project site.

8. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

This finding can be made, in that the resulting parcels are oriented to the extent possible in a manner to take advantage of solar opportunities.

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

This finding can be made, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The surrounding neighborhood contains single family residential development. The proposed residential development is compatible with the architecture in the neighborhood and the surrounding pattern of development.

## **Development Permit Findings**

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

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

This finding can be made, in that the use of the property will be residential in nature, unit densities meet the minimum standards for the R-1-10 (Single family residential - 10,000 square feet minimum) zone district where the project is located, and the project will be consistent with the required site standards of the R-1-10 zone district.

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

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan. The project creates three single family residential parcels and is located in the Urban Low Density Residential (R-UL) General Plan designation which allows a density of one parcel for each 6,000 to 10,000 square feet of net developable parcel area. The proposed project is consistent with the General Plan, in that each residential parcel will contain a minimum of 10,000 square feet of net developable area.

The project is consistent with the General Plan in that the full range of urban services is available, including public water and sewer service. Parcels will be accessed by a new private roadway (Grapevine Place) to Mesa Drive. The proposed access road (Grapevine Place) will require an exception to the County Design Criteria due to variation in pavement width, parking configuration, and roadside improvements. The proposed roadway design provides adequate and safe vehicular and pedestrian access.

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

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

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

This finding can be made, in that the expected level of additional traffic generated by the proposed project is anticipated to be 3 additional peak vehicle trips per day (1 per single family dwelling), the proposed increase will not adversely impact existing roads and intersections in the surrounding area.

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

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

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

This finding can be made, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The surrounding neighborhood contains single family residential development. The proposed residential development is compatible with the architecture in the neighborhood and the surrounding pattern of development.

## **Roadway/Roadside Exception Findings**

1. The improvements are not appropriate due to the character of development in the area and the lack of such improvements on surrounding developed property.

This finding can be made, in that full local street improvements would not be consistent with the pattern of development in the neighborhood or the improvements on the existing roadways that access the project site (Mesa Drive and Mar Vista Drive). The proposed roadway (Grapevine Place) varies from the County Design Criteria in terms of width and improvements with a 40 feet wide right of way, 24 feet wide pavement section, no sidewalks, and with parking and landscaping on one side of the roadway. The County Design Criteria standard for a local street is a 56 feet wide right of way with parking, sidewalks, and landscaping on both sides of the roadway. A Roadway/Roadside Exception is required for the proposed roadway and to recognize the existing substandard intersection at Mar Vista Drive and Mesa Drive. The intersection at Mar Vista Drive and Mesa Drive is not conforming to County Design Criteria due to the angle and slope of the intersection at Mesa Drive and the narrow (12 feet) width of Mar Vista Drive. Additionally, the proposed roadway (Grapevine Place) will create a non-standard three way intersection with these roadways. The proposed widening at the Mar Vista Drive, Mesa Drive, and Grapevine Place intersection will be adequate for the low level of traffic that will utilize Grapevine Place (3 residences) and Mar Vista Drive (3 residences). A Roadway/Roadside Exception is considered as appropriate due to the number of residences served and the existing conditions within the surrounding neighborhood.

County Code Section 15.10.050(f)(1) allows for exceptions to roadside improvements when those improvements would not be appropriate due to the character of existing or proposed development.



## Conditions of Approval (Amended at PC 1/14/09)

### Land Division 06-0149

Applicant: Ifland Engineers

Property Owner: John & Patricia Marlo, trustees

Assessor's Parcel Number(s): 039-083-11

Property Address and Location: Property is located approximately 150 feet south of Mesa Drive at the intersection with Mar Vista Drive. No situs address.

Planning Area: Aptos

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Exhibit(s):

- A. Tentative Map - prepared by Ifland Engineers, dated 4/23/08; Landscape plans - prepared by Gregory Lewis Landscape Architect, revised 6/11/07; Architectural and floor plans - prepared by William S. Bagnall Architects, revised 11/06.
- 

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

- I. Prior to exercising any rights granted by this Approval, the owner shall:
- A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof.
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:
- A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
- B. This land division shall result in no more than three (3) single family residential units, and a private right of way for access, utilities, and landscaping.
- C. The minimum aggregate parcel area shall be 10,000 square feet of net developable land per unit.
- D. The following items shall be shown on the Final Map:

1. Building envelopes, common area and/or building setback lines located according to the approved Tentative Map. The building envelopes for the perimeter of the project shall meet the minimum setbacks for the R-1-10 zone district of 20 for front yards, 10 feet for side yards, and 15 feet for rear yards.
  2. Show the net area of each lot to nearest square foot.
  3. All easements and dedications to be recorded prior to recordation of the Parcel Map.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
1. New parcel numbers for all of the parcels must be assigned by the Assessors Office prior to application for a Building Permit on any parcel created by this land division.
  2. Lots shall be connected for water service to Soquel Creek Water District. All regulations and conditions of the water district shall be met.
  3. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the sanitation district shall be met.
  4. All future construction on the lots shall conform to the Architectural Floor Plans and Elevations as stated or depicted in the approved Exhibit "A" and shall also meet the following additional conditions:
    - a. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the R-1-10 zone district. Development on each parcel shall not exceed a 40% lot coverage, or a 50% floor area ratio, or other standard as may be established for the zone district.
    - b. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.

5. All future development on the lots shall comply with the requirements of the approved geotechnical report(s) for this project.
6. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located.
7. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted. The erosion control plans shall identify the type of erosion control practices to be used and shall include the following:
  - a. Silt and grease traps shall be installed according to the approved improvement plans.
  - b. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.
  - c. Spoils management that prevents loose material from clearing, excavation, and other activities from entering any drainage channel.
8. Any changes from the approved Exhibit "A", including but not limited to the Tentative Map, Preliminary Improvement Plans, or the attached exhibits for architectural and landscaping plans, must be submitted for review and approval by the Planning Department. Changes may be forwarded to the decision making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code. Any changes that are on the final plans which do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet and highlighted in yellow on any set of plans submitted to the County for review.

III. Prior to recordation of the Final Map, the following requirements shall be met:

- A. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- B. Meet all requirements of the Santa Cruz County Sanitation District including, without limitation, the following standard conditions:
  1. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel.

2. Pay all necessary bonding, deposits, and connections fees, and furnish a copy of the CC&R's to the district.
- C. A Homeowners Association (HOA) shall be formed for maintenance of all areas under common ownership including, sidewalks, roadways, all landscaping, drainage structures, water lines, sewer laterals, fences, silt and grease traps and buildings. CC&R's shall be sent furnished to the Planning Department and shall include the following, which are permit conditions:
1. All landscaping within the private right of way (Grapevine Place) shall be permanently maintained by the Homeowners Association.
  2. All drainage structures, including silt and grease traps and detention facilities, shall be permanently maintained by the Homeowners Association.
  3. Annual inspection of the silt and grease traps shall be performed and reports sent to the Drainage section of the Department of Public Works on an annual basis. Inspections shall be performed prior to October 15 each year. The expense for inspections and report preparation shall be the responsibility of the Homeowners Association.
    - a. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage section of the Department of Public Works within 5 days of the inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.
- D. Engineered improvement plans for all water line extensions required by Soquel Creek Water District shall be submitted for the review and approval of the water agency.
- E. All new utilities shall be underground. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries. Backflow prevention devices must be located in the least visually obtrusive location.
- F. All requirements of the Aptos/La Selva Fire Protection District shall be met.
- G. Park dedication in-lieu fees shall be paid for three (3) dwelling units. These fees

are currently \$1,000 per bedroom, but are subject to change.

- H. Child Care Development fees shall be paid for three (3) dwelling units. These fees are currently \$109 per bedroom, but are subject to change.
- I. Transportation improvement fees shall be paid for three (3) dwelling units. These fees are currently \$2,540 per unit, but are subject to change.
- J. Roadside improvement fees shall be paid for three (3) dwelling units. These fees are currently \$2,540 per unit, but are subject to change.
- K. Pay the small projects fee for the third unit to meet the Affordable Housing Requirements specified by Chapter 17.10 of the County Code. This fee is currently \$15,000 per applicable unit, but is subject to change.
- L. Submit and secure approval of engineered improvement plans from the Department of Public Works and the Planning Department for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of engineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements:
  - 1. All improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria except as modified in these conditions of approval. Plans shall also comply with applicable provisions of the State Building Code regarding accessibility.
    - a. The construction of the proposed access road (Grapevine Place) shall include a 24 feet wide road section. A Roadside/Roadway Exception is approved to vary from County standards with respect to the width of the right of way, sidewalks, landscaping, and on-street parking.
    - b. The existing intersection and proposed widening at the intersection of the proposed access road (Grapevine Place), Mar Vista Drive, and Mesa Drive shall be constructed per the approved improvement plans for this permit. A Roadside/Roadway Exception is approved to vary from County standards with respect to the intersection design.
  - 2. Complete drainage details including existing and proposed contours, plan views and centerline profiles of all driveway improvements, complete drainage calculations and all volumes of excavated and fill soils.

- a. **In order to address potential downstream drainage impacts, the applicant/owner (for the subject property to be divided) shall install the necessary drainage improvements on the private property immediately downstream from Urbin Way (APN 039-361-05) as shown in the Preliminary Storm Drain Calculations (revised December 2008) to address drainage issues. (Added at PC 1/14/09)**
3. Details for the installation of required silt and grease traps to filter runoff from the parking area. Submit a silt and grease trap maintenance agreement to the Department of Public Works.
4. A detailed erosion control plan shall be submitted which includes the following: a clearing and grading schedule that limits grading to the period of April 15 - October 15, clearly marked disturbance envelope, revegetation specifications, silt barrier locations, temporary road surfacing and construction entry stabilization, sediment barriers around drain inlets, etc. This plan shall be integrated with the improvement plans that are approved by the Department of Public Works, and shall be submitted to Environmental Planning staff for review and approval prior to recording of the final map.
5. In order to ensure that the one hour air quality threshold for the pollutant acrolein is not exceeded during demolition and paving, prior to the issuance of the grading permit, the applicant shall modify the grading plans to include notes incorporating the construction conditions given by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) as follows:
  - i. All pre-1994 diesel equipment shall be retrofitted with EPA certified diesel oxidation catalysts *or* all such equipment shall be fueled with B99 diesel fuel;
  - ii. Applicant shall retain receipts for purchases of catalysts or b99 diesel fuel until completion of the project;
  - iii. Applicant shall allow MBUAPCD to inspect receipts and equipment throughout the project.

Alternatively, the applicant may submit a health risk assessment to the MBUAPCD for review and approval. Any recommendations and requirements of the MBUAPCD will become conditions of constructing the project.

- M. Submit a final Landscape Plan for the entire site for review and approval by the Planning Department. The landscape plan shall specify plant species, size and location, and shall include irrigation plans, which meet the following criteria and

must conform to all water conservation requirements of the local water district and the following conservation regulations:

1. Turf Limitation. Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
2. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.
3. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
4. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, over-spray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
  - a. The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.
  - b. Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.
  - c. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
  - d. Landscape irrigation should be scheduled between 6:00 p.m. and

11:00 a.m. to reduce evaporative water loss.

5. All planting shall conform to the landscape plan shown as part of the approved Exhibit "A", with the following exceptions:
  - a. Tree species will be selected by the landscape architect and/or licensed arborist that are native and/or well suited to the conditions on the project site.

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

- A. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria unless otherwise specifically excepted by these conditions of approval.
- B. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan that may or may not be granted.
- C. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
- D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- E. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:
  1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation; and



2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
  3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
- F. Construction of improvements shall comply with the requirements of the approved geotechnical report(s) for this project. The project geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report(s).
- G. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots.
- V. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.
- VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and

2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

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

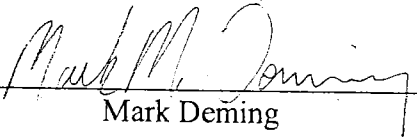
This Tentative Map is approved subject to the above conditions and the attached map, and expires 24 months after the 14-day appeal period. The Final Map for this division, including improvement plans if required, should be submitted to the County Surveyor for checking at least 90 days prior to the expiration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

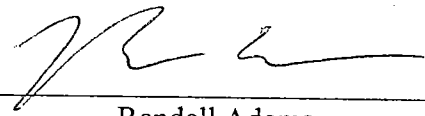
cc: County Surveyor

Approval Date: 1/14/09

Effective Date: 1/28/09

Expiration Date: 1/28/11

  
Mark Deming  
Assistant Director

  
Randall Adams  
Project Planner

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

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

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

Application Number: 121182

Assessor Parcel Number: 039-083-11

Project Location: No Situs, Mesa Drive, Aptos

**Project Description: Extend approved tentative map for Minor Land Division 06-0149**

**Person or Agency Proposing Project: John & Patricia Marlo, trustees**

**Contact Phone Number: (831) 662-9102**

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

Specify type:

- E.        **Categorical Exemption**

Specify type:

- F. **Reasons why the project is exempt:**





\_\_\_\_\_  
Randall Adams, Project Planner

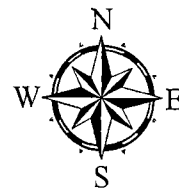
Date: \_\_\_\_\_

# Location Map



## LEGEND

-  Streets selection
-  Assessors Parcels
-  State Highways
-  Subject Properties



Map Created by  
County of Santa Cruz  
Planning Department  
August 2012

**EXHIBIT E**

**GRAPEVINE PLACE HOMES APTOS, CALIFORNIA**  
**LOT 1, 2, & 3 DESIGN GUIDELINES**  
**JULY 2012**

- BUILDING STYLE:** Spanish Colonial Revival, Mission Revival, or Mediterranean. Design elements may include, light colored stucco, articulated by deep recessed openings, and enhanced by the use of features such as; arches, arcades, balconies, decorative moldings, cornices, columns, pilasters, ornate light fixtures, awnings, pergolas, trellises, and decorative tile.
- BUILDING SIZE  
& STORIES:** One or two story homes with a maximum total size of 3,200 sf at lot 1, 4500 sf at lot 2, and 5000 sf at lot 3.
- ROOF:** Clay; One- piece S tile or Two- piece mission. Color to be Standard red or a red blend with a max of 10% of other shades of tiles such as brown. Roofs to be gable and/or hipped with a slope of 3:12 to 5:12. Projections are encouraged, if appropriate in scale and to include: towers, domes, cupolas, chimneys, and spires.
- FASCIA:** 2x wood, stained or painted.
- GUTTERS:** O'gee or half round style, copper or painted.
- WALLS:** Stucco, steel trowel finish preferred, finish color limited to off white or earth tones, painted.
- WINDOWS:** Wood – painted or stained, or Clad–Wood exterior with a pre-finished exterior. Windows should be of traditional proportion and fenestration. No mirror or high reflective glass.
- GARAGE DOOR:** Single doors; 10'-0" wide maximum. Door appearance to be wood carriage style and/or period specific. No generic aluminum panelized or roll up doors.
- EXTERIOR  
DECK/ STAIR  
RAILINGS:** Wrought iron and/or wrought iron and stucco. No roof decks above the second story. No second story decks facing the street.
- FLATWORK:** Colored and/or stamped concrete, natural stone or pavers broken up into appropriately scaled geometric proportions.

**Judge John A. Marlo**  
*Retired*  
7278 Mesa Drive • Aptos, CA 95003 • Phone/Fax (831) 662-9102

July 15, 2012

County of Santa Cruz  
Planning Department  
Attn: Randall Adams

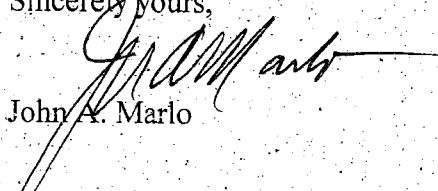
Re: Minor Land Division  
Permit #06-0149  
Time Extension

I respectfully request a time extension for the Minor Land Division #06-0149, Grape Vine Place, a 3-lot division. The reason for this request is the inability to proceed at this time due to the current depressed economic conditions.

I am enclosing herewith the requested 8-1/2" x 11" plans of the tentative map, design guidelines, and a check for \$1,500 towards the cost of processing said request.

Thank you for your continued cooperation in this matter.

Sincerely yours,

  
John A. Marlo

Enclosures



JOHN J. PRESLEIGH  
DIRECTOR OF PUBLIC WORKS

# County of Santa Cruz

## DEPARTMENT OF PUBLIC WORKS

701 OCEAN STREET, ROOM 410, SANTA CRUZ, CA 95060-4070  
(831) 454-2160 FAX (831) 454-2385 TDD (831) 454-2123

March 24, 2010

HONORABLE JOHN MARLO (Retired)  
7278 Mesa Drive  
Aptos, CA 95003

SUBJECT: COURTESY NOTICE OF TIME EXTENSION FOR  
MINOR LAND DIVISION 06-0149

Dear Mr. Marlo:

As requested, the following information is provided as a courtesy notice regarding your minor land division. In 2008 and 2009 the State of California enacted legislation that would allow tentative subdivision maps to be automatically extended. The following table shows the government code section, time of extension, date enacted, and an expiration date of the code. Any map that has not expired as of the date enacted and has an expiration date prior to the expiration date listed below, gets time added to the total time allotted under the Map Act. The first code section has already expired and does not apply to your project.

Government Code Section	Extension	Date Enacted	Expiration Date
66452.21	12 months	July 15, 2008	January 1, 2011
66452.22	24 months	July 15, 2009	January 1, 2012

Your minor land division was approved on January 14, 2009, and has an expiration date of January 28, 2011. Therefore, the expiration date of your map, Minor Land Division (MLD) 06-0149, is extended automatically for a 24-month period under Government Code Section 66452.22. The new expiration date for MLD 06-0149 is January 28, 2013.

You do not need to file any documents or submit an application to receive this 24-month extension. If you have any questions or require additional information, please contact the undersigned at (831) 454-2160.

Yours truly,

JOHN J. PRESLEIGH  
Director of Public Works

By:

Steven B. Wiesner  
Assistant Director of Public Works

# **Staff Report to the Planning Commission**

**Application Number 06-0149  
Planning Commission Hearing  
1/14/09**





# 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

**TOM BURNS, PLANNING DIRECTOR**

January 6, 2009

Planning Commission  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

**Agenda Date: January 14, 2009**  
**Item #: 7**  
**Time: After 9 AM**  
**APN: 039-083-11**

**Subject: 3-Lot Minor Land Division 06-0149 (Marlo)**

Members of the Commission:

At a noticed public hearing on 11/19/08 your Commission took public testimony on a three lot Minor Land Division off Mesa Drive in Aptos. Your Commission expressed concern regarding the downstream drainage conditions and decided to continue this item to the 1/14/09 meeting on the consent agenda.

### **Revised Drainage Information**

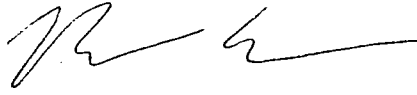
The applicant provided revised drainage information on 11/25/08 to address the restriction in downstream drainage conditions. The revised drainage information was reviewed by Department of Public Works, Stormwater Management staff and additional information was requested on 12/15/08. Revised drainage information was provided by the engineer on 12/18/08 (Exhibit 1A) to address the issues raised by Stormwater Management staff. The revised drainage information has been reviewed and is sufficient to address the issues raised by Stormwater Management staff for the discretionary stage of the review process.

Planning Department staff have prepared revised condition language (Exhibit 1B) requiring the installation of drainage improvements in the rear yard of the downstream property owner. Both owners (of the property to be divided and the downstream parcel) have agreed to install the necessary improvements in the rear yard of the downstream parcel.

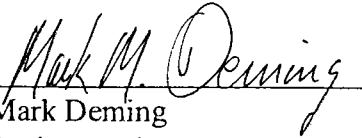
### **Staff Recommendation**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **06-0149**, based on the attached findings and conditions, including the revised condition language in Exhibit 1B.

Prepared By:

  
Randall Adams  
Project Planner  
Development Review

Reviewed By:

  
Mark Deming  
Assistant Director  
Development Review

Exhibits:

- 1A. Revised Drainage Calculations, prepared by Ifland Engineers, revised 12/08.
- 1B. Revised Drainage Conditions
- 1C. Planning Commission Minutes from 11/19/08 meeting
- 1D. Staff Report to the Planning Commission from 11/19/08 meeting, with Exhibits.

# **Revised Drainage Calculations**

**(on file with the Planning Department)**

**Application Number 06-0149  
Planning Commission Hearing  
1/14/09**

## Revised Drainage Conditions - Conditions of Approval (changes in bold underline)

III. Prior to recordation of the Final Map, the following requirements shall be met:

L. Submit and secure approval of engineered improvement plans from the Department of Public Works and the Planning Department for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of engineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements:

2. Complete drainage details including existing and proposed contours, plan views and centerline profiles of all driveway improvements, complete drainage calculations and all volumes of excavated and fill soils.

a. In order to address potential downstream drainage impacts, the applicant/owner (for the subject property to be divided) shall install the necessary drainage improvements on the private property immediately downstream from Urbin Way (APN 039-361-05) as shown in the Preliminary Storm Drain Calculations (revised December 2008) to address drainage issues.

## Planning Commission Minutes- 11/19/08

Proceedings of the Santa Cruz County  
Planning Commission

Volume 2008, Number 15

**November 19, 2008**

**Location:** Board of Supervisors, County Government Center,  
701 Ocean Street, Room 525, Santa Cruz, CA 95060

### Action Summary Minutes

#### Voting Key

**Commissioners:** Bremner, Vice Chair Aramburu, Dann, Chair Gonzalez, and Shepherd

**Alternate Commissioners:** Guth, Hancock, Holbert, Danna, and Britton

*Commissioners present were Guth, Vice Chair Aramburu, Dann, Chair Gonzalez, and Shepherd.*

#### Consent Items

6. **Approval of minutes**

To approve the minutes of the October 22, 2008 Planning Commission meeting as submitted by the Planning Department.

*Approved minutes. Commissioner Aramburu made the motion and Commissioner Guth seconded. Voice vote carried 5-0, with ayes from Guth, Aramburu, Dann, Gonzalez, and Shepherd.*

#### Scheduled Items

7. **06-0149**

**No Situs**

**APN: 039-083-11**

Proposal to divide an existing 1.05-acre parcel into 3 lots. Requires a Minor Land Division, Roadway/Roadside Exception, Preliminary Grading Review, and Soils Report Review. Property is located approximately 150 feet south of Mesa Drive at the intersection with Mar Vista Drive in Aptos.

Owner: John & Patricia Marlo

Applicant: Ifland Engineers

Supervisory District: 2

Project Planner: Randall Adams, 454-3218

Email: [pln515@co.santa-cruz.ca.us](mailto:pln515@co.santa-cruz.ca.us)

*Continued to the Consent Agenda on January 14, 2009 to resolve drainage issues. Commissioner Aramburu made the motion and Commissioner Dann seconded. Voice vote carried 5-0, with ayes from Guth, Aramburu, Dann, Gonzalez, and Shepherd.*

**EXHIBIT 1C**

8.      07-0414                      5940 Soquel Avenue, Santa Cruz                      APN(s): 029-021-47  
**Proposed Rezoning, General Plan Amendment, Riparian Exception, and Planned Unit Development**

Public Hearing to consider a proposed Rezoning, General Plan Amendment, Riparian Exception, and Planned Unit Development (PUD) to allow a development density of 20 dwelling units per usable acre on the project site as a by-right use for future development. The proposed Rezoning would require any development on the parcel to provide a minimum of forty percent of the total number of units as affordable to low- and moderated-income households. The site contains a maximum of 5.0 usable (developable) acres equating to a maximum of 100 dwelling units. The project proposes to rezone the parcel from "Light Industrial (M-1)" to Multi-Family Residential – 2,000 square foot minimum parcel size, Regional Housing Need Site (RM-2-R)", and to amend the General plan to change the Land Use Designation of the parcel from "Service Commercial/Light Industry (C-S)" to "Residential-Urban High (R-UH)", with a PUD. The property is located on the south side of Soquel Avenue, at 5940 Soquel Avenue, about 550 feet west of the intersection with Mattison Lane, in the Live Oak Planning Area.

Owner: PAZ LLC

Applicant: County of Santa Cruz

Supervisory District: 1

Project Planner: Sarah Neuse 454-3290

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

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*Approved staff recommendation with three concerns: impact on adjacent moist areas, delete "passive" from the solar design condition, and add "community gardens". Passed resolution recommending approval to the Board of Supervisors. Commissioner Shepherd made the motion, and Commissioner Guth Seconded. Voice vote carried 5-0, with ayes from Guth, Aramburu, Dann, Gonzalez, and Shepherd.*

**Staff Report to the Planning Commission**  
(from 11/19/08 Public Hearing)

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**Application Number 06-0149**  
**Planning Commission Hearing**  
**1/14/09**



## Staff Report to the Planning Commission

Application Number: **06-0149**

**Applicant:** Ifland Engineers  
**Owner:** John & Patricia Marlo, trustees  
**APN:** 039-083-11

**Agenda Date:** 11/19/08  
**Agenda Item #:** **7**  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to divide an existing 1.05 acre parcel into 3 lots.

**Location:** Property is located approximately 150 feet south of Mesa Drive at the intersection with Mar Vista Drive in Aptos.

**Supervisory District:** 2nd District (District Supervisor: Ellen Pirie)

**Permits Required:** Minor Land Division, Roadway/Roadside Exception

**Technical Reviews:** Preliminary Grading Review, Soils Report Review

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0149, based on the attached findings and conditions.

### Exhibits

- |   |                               |
|---|-------------------------------|
| A. Project plans                              | E. Assessor's parcel map      |
| B. Findings                                   | F. Zoning & General Plan maps |
| C. Conditions                                 | G. Comments & Correspondence  |
| D. Categorical Exemption (CEQA determination) |                               |

### Parcel Information

Parcel Size:	1.05 acres
Existing Land Use - Parcel:	Vacant/vineyard
Existing Land Use - Surrounding:	Single family residential neighborhood
Project Access:	Private right of way (off Mar Vista Drive at Mesa Drive)
Planning Area:	Aptos
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-10 (Single family residential - 10,000 square feet minimum)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060



### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Report reviewed and accepted  
Fire Hazard: Not a mapped constraint  
Slopes: 10-20%  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: 547 cubic yards (cut) & 753 cubic yards (fill), not including over-excavation and recompaction for building foundations  
Tree Removal: Existing vegetation at the intersection with Mar Vista Drive to be removed to accommodate access improvements  
Scenic: Mapped scenic resource - no views of property from scenic roads or public vistas  
Archeology: Not mapped/no physical evidence on site

### Services Information

Urban/Rural Services Line: X Inside    Outside  
Water Supply: Soquel Creek Water District  
Sewage Disposal: Santa Cruz County Sanitation District  
Fire District: Aptos/La Selva Fire Protection District  
Drainage District: Zone 6 Flood Control District

### Project Setting

The subject property is located in a single family residential neighborhood accessed by Mesa Drive in Aptos. The property is off of a private right of way that connects to Mesa Drive at the intersection with Mar Vista Drive. The property is vacant of structures and is currently used as a vineyard.

### Minor Land Division

The proposed land division will create three single family residential parcels which will be accessed from a new private roadway off of the intersection with Mar Vista Drive and Mesa Drive.

The subject property is 1.05 acres in area. The division of the parcel into three separate single family residential parcels requires a minimum of 10,000 square feet of net developable land per parcel. The 40 feet wide right of way for the proposed private roadway (Grapevine Place) is deducted from the net developable land area. The proposed land division will comply with the minimum parcel size of the R-1-10 (Single family residential - 10,000 square feet minimum) zone district.

The subject property is designated as Urban Low Density Residential (R-UL) in the General Plan. The Urban Low Density Residential (R-UL) General Plan designation requires new development to be within a density range of 6,000 to 10,000 square feet of net developable land per residential unit. The proposed land division complies with the General Plan density range.

## **Design Review & Scenic Resources**

Three single family dwellings are proposed to be constructed on the new parcels. The new homes will be two stories in height and will contain 4 to 5 bedrooms. The residences will be approximately 3,294 square feet (Lot 1), 4,545 square feet (Lot 2), and 5,254 square feet (Lot 3) in area.

Proposed building materials include stucco and horizontal wood siding, and flat tile roofs. The buildings include varied roof planes, with porches and bay window elements, and individual garage doors. These features and the variety of proposed materials and colors will break up the visual bulk and mass of the proposed structures.

The project is located within a mapped scenic resource area, as designated in the County General Plan. However, no public scenic resources can be identified on the project site or within the project area. The only views that will be affected by the project are those from private property and from roadways that are not designated as scenic roads in the County General Plan.

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## **Roadside Exception**

The proposed roadway (Grapevine Place) will vary from the County Design Criteria in terms of width and improvements with a 40 feet wide right of way (currently a 20 feet wide flag and 20 feet wide easement), 24 feet wide pavement section, no sidewalks, with parking and landscaping on one side of the roadway. The County Design Criteria standard for a local street is a 56 feet wide right of way with parking, sidewalks, and landscaping on both sides of the roadway. A Roadway/Roadside Exception is required for the proposed roadway and to recognize the existing substandard intersection at Mar Vista Drive and Mesa Drive. The intersection at Mar Vista Drive and Mesa Drive is not conforming to County Design Criteria due to the angle and slope of the intersection at Mesa Drive and the narrow (12 feet) width of Mar Vista Drive. Additionally, the proposed roadway (Grapevine Place) will create a non-standard three way intersection with these roadways. The proposed widening at the Mar Vista Drive, Mesa Drive, and Grapevine Place intersection will be adequate for the low level of traffic that will utilize Grapevine Place (3 residences) and Mar Vista Drive (3 residences). A Roadway/Roadside Exception is considered as appropriate due to the number of residences served and the existing conditions within the surrounding neighborhood.

## **Grading, Drainage & Utilities**

The proposed land division and associated improvements will require site grading and preparation. A total of approximately 547 cubic yards of earth will be cut and a total of approximately 753 cubic yards of earth will be placed as fill to allow for the preparation of the project site. Additional over-excavation and re-compaction will be necessary below the proposed residences to remove unsuitable, expansive soil and replace it with engineered fill material. Retaining walls will be installed within the building footprints and adjacent to the proposed roadway due to existing grades adjacent to areas proposed for development. The grading volumes are considered as reasonable and appropriate due to the nature and scale of the required improvements.

Additional improvements include a complete drainage and detention system, which will collect water from the proposed development and release it in a controlled manner. The drainage system will utilize subsurface detention features to reduce storm water flows and improve water quality.

Although the drainage system will adequately mitigate the impacts of the proposed development on site, there is one point down-stream that is constricted due to activities by a private property owner. The drainage that runs downhill between the subject property and Soquel Drive crosses private property (without a drainage easement) where the prior property owner had filled in the previously open drainage ditch. A small drainage pipe was placed under the fill material which was deposited to create a yard area. The existing situation functions adequately for most small rainfall events, but in high flow conditions the down-stream property owner's yard may flood temporarily. The project engineer and property owner have discussed the situation and have concluded that the down-stream property owner is not interested in removing the fill material regardless of the potential overflow on their property. This situation only affects the one down-stream property and the drainage flows freely into the storm drain at Soquel Drive after passing this one property where the fill was placed. The Department of Public Works, Drainage has found this situation unacceptable and drainage staff are unwilling to support the application as a result. However, the downstream property owner has chosen to maintain an inadequate drainage across the property and no drainage easement exists to require the drainage be restored to its prior condition. For these reasons, it is not considered appropriate to hold up the entire development for a down-stream problem that affects one down-stream property owner who is unwilling to participate in a resolution.

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

### **Environmental Review**

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

### **Conclusion**

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

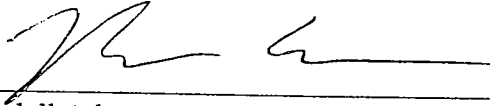
### Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number 06-0149, based on the attached findings and conditions.

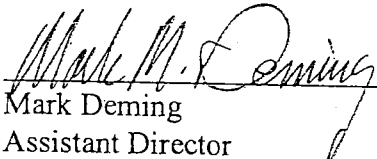
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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

Report Prepared By: \_\_\_\_\_

  
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