



Staff Report to the Planning Commission

Application Number: **121058**

Applicant: Deidre Hamilton of
Hamilton Swift & Associates, Inc.

Agenda Date: 11/14/12

Owner: North Main Street LLC

Agenda Item #: 7

APN: 030-041-41

Time: After 9:00 a.m.

Project Description: Proposal to divide the remainder lot resulting from MLD 05-0768 into two lots for a total of five lots (MLD 05-0768 resulted in APNs: 030-041-38, 39 & 40).

Location: Property located at the eastern end of Ladera Lane which is located in Soquel on the east side of N. Main Street about 1,000 feet north of Soquel Drive (*no situs*).

Supervisory District: First District (District Supervisor: John Leopold)

Permits Required: Subdivision Permit, Preliminary Grading Review, Roadway/Roadside Exception and Adoption of the Negative Declaration under CEQA

Staff Recommendation:

- Adoption of the Resolution (Exhibit A) to certify the Negative Declaration pursuant to the California Environmental Quality Act.
- Approval of Application 121058, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|--|
| A. | Planning Commission Resolution | G. | Will Serve Letters |
| B. | Findings | H. | Comments & Correspondence |
| C. | Conditions | I. | Architectural Guidelines |
| D. | Negative Declaration (CEQA determination) | J. | Neighborhood Meeting Results |
| E. | Project Plans | K. | County Code Section 15.10.050(f) Roadway/Roadside Exception Findings |
| F. | Assessor's, Location, Zoning and General Plan Maps | | |

Parcel Information

Parcel Size:	14, 864 square feet
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Residential, Main Street Elementary
Project Access:	Ladera Lane (a cul-de-sac off of N. Main)
Planning Area:	Soquel

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Land Use Designation: R-UM (Residential - Urban Medium Density)
Zone District: R-1-6 (Single family residential, 6,000 square feet minimum)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm.: ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Soils Report Update letter submitted and accepted
Fire Hazard: Not a mapped constraint
Slopes: 0~5%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 500 cubic yards
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Drainage plan submitted and accepted
Archeology: Not mapped/no physical evidence on site

Services Information

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

Project Setting

The subject parcel is located in Soquel Village and is accessed from Ladera Lane, a new cul-de-sac road that was constructed as a part of a recent land division. The parcel slopes gently to the west towards Soquel Creek which is located about 600 feet away. Directly to the north and east of the parcel is Main Street Elementary. Except for the school and a winery further north, the area is zoned single-family residential. This area was a part of the early settlement area of Soquel Village, with a few of the homes in the area dating from the 1890s.

History

On April 11, 2007, the Planning Commission approved Minor Land Division 05-0768 which allowed the division of a parcel into three new residential parcels and a remainder lot. Permit 05-0768 included a Roadway/Roadway Exception to construct a 30-foot wide access road within a 36.55 foot to 40 foot right-of-way; a Variance to allow Parcel 1 to be less than the 60 foot required width; a Setback Exception to allow an eight foot street-side setback instead of the required 20 feet, and an approval to move an existing house to Parcel 3. MLD 05-0768 was recorded on November 7, 2011 and the construction of two new homes, the refurbishment of the relocated dwelling, and construction of the new right-of-way are anticipated to be completed sometime next year.

The original parcel was split-zoned with the western four-fifths zoned R-1-6 (Single-family Residential, with a minimum parcel size of 6,000 square feet) and the eastern one-fifth zoned PF (Public Facility). The General Plan designation was similarly split with the western portion designated as R-UM (Residential, Urban Medium density) and the eastern portion designated as P (Public/Institutional Facilities). The property owners initially intended to divide the parcel into five lots, but to avoid the delay of rezoning/re-designating the eastern portion of the parcel, they instead applied for a three-lot land division with a remainder comprising the area zoned PF.

Following the approval of MLD 05-0768, Planning staff researched the zoning history of the remainder parcel. Initially, staff believed that the PF zoning and P General Plan designation were related to the adjacent school. In their research, however, staff found that the school district never owned the property nor expressed an interest in owning it. Since 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, staff concluded that the change from residential to public facility was simply a mapping mistake that occurred as a part of the 1994 General Plan update. On March 8, 2011, the remainder lot was rezoned to R-1-6 with a General Plan designation of R-UM.

The current application is to divide the remainder into two parcels, bringing the total number of parcels accessed from Ladera Lane to five. At the previous hearings for MLD 05-0768, the Roadway/Roadside Exception was the subject of considerable debate, as was concern about additional traffic during the congested peak school drop-off/pick-up times. Both of these issues are addressed below.

Because this is a proposal to divide the remainder lot and the remainder lot is owned by the same property owners as the original land division, this proposal is considered to be a subdivision, per the Subdivision Map Act and the County subdivision regulations.

Zoning & General Plan Consistency

The remainder parcel is 14,864 square feet and is located in the R-1-6 (Single-family residential, 6,000 square feet minimum) zone district, a designation which allows residential uses. The division of the remainder into two single-family parcels requires a minimum of 6,000 square feet of net developable land per parcel, excluding any vehicular rights-of-way. The proposed parcels comply with the R-UM (Urban Medium Density Residential) General Plan designation with 8,111 and 6,159 net developable area per parcel. The subject parcel and adjacent co-owned property divided under MLD 05-0768 must be evaluated as a part of the current application per the Subdivision Map Act. The proposed density of all five lots is consistent with the R-UM General Plan designation (see Exhibit E, Sheet T1).

The proposed building envelopes comply with the site standards of the R-1-6 zone district. Lot A is considered to be a corridor access parcel and this too complies with the zone district standards. Because the applicant elected to submit Architectural Guidelines (see Exhibit I), rather than architectural drawings, the project will be conditioned to comply with the zone district lot coverage and floor area ratio standards.

Roadway / Roadside Exception

New rights-of-way must meet the Department of Public Works' Design Criteria unless a Roadway/Roadside Exception is granted as described in County Code 15.10.050(f). This Code Section lists six findings, one of which must be made to authorize an Exception (see Exhibit K for all six findings). As noted above, the Roadway/Roadside Exception for MLD 05-0768 was the subject of debate at the Planning Commission hearings. Instead of the standard 56-foot wide roadway, the applicant proposed a narrower right-of-way (ranging from 36.55 to 40 feet in width) and requested a Roadway/Roadside Exception.

The applicant initially proposed to have Lot 1, which fronts on North Main Street, take access from North Main Street rather than from the new right-of-way (Ladera Lane). At the first hearing on December 13, 2006, the Planning Commission directed the applicant to redesign Lot 1 to take access from Ladera Lane to avoid anticipated conflicts with vehicles exiting/entering the adjacent elementary school. The project plans were revised to reflect this direction for the final hearing. It was noted at this hearing that by requiring Lot 1 to take access from the new right-of-way, it would preclude the division of the remainder lot in the future using the exception for four or fewer lots (15.10.050(f)6)¹. To avoid any ambiguity about its intent, the Planning Commission directed staff to add the following condition to the project, "... the approved width of Benjamin Parrish Lane [the name initially given to Ladera Lane] is designed to only accommodate a maximum of four lots (per DPW Design Criteria)" (Condition of Approval II.D.4). Missing from this original discussion, however, was an acknowledgment that a future subdivision would not be limited to the sixth exception, and that a Roadway/Roadside Exception could be granted based upon one of the five remaining findings.

For this application, findings one and five are included for a Roadway/Roadside Exception (Exhibit B). Finding one is used when the standard improvements would be out of character with the surrounding neighborhood, and finding five is used when it is impossible to acquire sufficient area for the right-of-way because doing so would require the participation of an unwilling adjacent property owner. Both are discussed below.

The surrounding area is part of an area that was developed in the late 1800s. Much of the area's charm is derived from the traditional architecture and the rural feel of the area. That rural feel is, in part, derived from the lack of standard road improvements. North Main Street, like many of the streets in the area, does not meet Public Works' standards despite being a collector street. North Main has a sidewalk and landscape strip only on its eastern side. Requiring a 56-foot wide right-of-way with sidewalk, landscaping, and parking on both sides to serve just five parcels would be out of character with the area where the collector providing access to the right-of-way does not have these improvements.

In addition, because of the original parcel's width, which is relatively narrow at its North Main Street frontage, it was impractical from the very beginning to provide the full 56-foot width since doing so would have left an awkward 30 feet of frontage along North Main Street that would have extended 110 feet deep into the parcel to the point where the

¹ Finding 6 states, "For new local streets serving up to four units, if adjoining properties are build-out in accordance with the General Plan and it is not possible to design access to meet the local street standard, an exception will be considered at a minimum local street standard, as specified in the County Design Criteria."

parcel widens. Since both adjacent parcels are developed with homes that are constructed to within 10 feet of the property line, acquiring the additional width for the right-of-way would have been difficult. Indeed, the adjacent property owner to the south, the most logical location for the right-of-way given the geometry of the parcel, has indicated that he has no interest in selling a portion of his land for use as a right-of-way (see Exhibit H).

The proposed right-of-way, while deviating from the Department of Public Work's Design Criteria standard, will function adequately for the five proposed lots which will all be located along the north side of Ladera Lane. The standard 56-foot wide road width is designed to accommodate two full lanes of through traffic with parking, curb and gutter, landscape strip, and sidewalk along both sides of a street. Ladera Lane, which ranges from 36.55 to 40 feet in width, terminates in a cul-de-sac, and provides a sidewalk along the north side of the development and parking along its south side, thereby requiring less right-of-way width. The Central Fire Protection District has reviewed the plans and determined that Ladera Lane is adequate to serve the residents of an additional lot. The reduced roadway width will result in less impervious surface and allow additional areas to be covered by residential landscaping.

Finally, the General Plan encourages the concentration of development where there is existing infrastructure such as sewer, water, roads, and public transportation (Objective 2.1; Policies 2.1.1 and 2.1.4). The subject parcel is located within the Urban Services Line in an area already supported by an adequate infrastructure. Shopping, recreation opportunities, and schools are all located in the vicinity. Without the proposed land division, the development resulting from MLD 05-0768 would not meet the required General Plan density of the Residential, Urban Medium designation.

Improvement Plans

Most of the improvements, including the right-of-way, are in the process of being installed as a part of the improvement plan of MLD 05-0768. The division of the remainder and associated improvements will require additional site grading and preparation, primarily to establish final building pads and pavement elevations in order to maintain positive drainage away from structures to drainage features. Grading is proposed to be about 500 cubic yards of excavation. Environmental Planning staff have reviewed and accepted this quantity of grading.

Design Review

As noted above, the applicant elected to submit Architectural Guidelines for the project rather than architectural drawings. Staff reviewed these Guidelines and found that the home designs resulting from them would be compatible with the neighborhood. The Guidelines will result in homes of a traditional design and consistent with the surrounding neighborhood with the mass and bulk of the structures broken up with articulation and architectural details. Landscaping is required to be drought tolerant.

Affordable Housing

The Affordable Housing Obligation of this project is calculated based upon the total number of new units created, not new parcels (County Code 17.10.030). As a part of MLD 05-0768, the original dwelling was retained and moved to Parcel 3. This means that a total of four new units

would be created. Four new units trigger the small projects fee for the third and fourth units. The small projects fee of \$15,000 for the third unit has been paid. Condition of Approval III. K. requires payment for the fourth unit prior to the recordation of the map.

Environmental Review

This project's impacts were reviewed as a part of the Initial Study prepared for the re-zoning/re-designation of the remainder parcel. That initial study resulted in a Negative Declaration. The initial study anticipated the current proposal to divide the remainder lot into two parcels, and the impacts of two new houses and two second units were evaluated (see Exhibit D, Negative Declaration). No potentially significant impacts were identified in the Initial Study and no mitigation measures are proposed. MLD 05-0798 was also issued a Negative Declaration.

Neighborhood Meeting / Traffic

At the Neighborhood Meeting, held January 18, 2012, one of the main issues discussed was the impact of the project on the existing traffic situation. Although existing traffic conditions are noted in the initial study as being problematic, the addition of a maximum of four new units (two houses and two second units) would not create the volume that the County uses as a threshold of significance to warrant either a traffic study or mitigation. The increase also would not cause the Level of Service at any nearby intersection to drop below Level of Service D. In other words, although the existing conditions are difficult, particularly during school drop-off and pick-up times, the current proposal will have a negligible impact on the existing traffic situation.

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

- Adoption of the Negative Declaration under the California Environmental Quality Act.
- **APPROVAL** of Application Number **121058**, 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

Report Prepared By: _____
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Report Reviewed By: _____
Ken Hart
Principal Planner
Santa Cruz County Planning Department

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:

PLANNING COMMISSION RESOLUTION
ADOPTING THE NEGATIVE DECLARATION ON PROPOSED
SUBDIVISION APPLICATION 121058

WHEREAS, at its regular meeting on November 14, 2012, the Planning Commission convened a duly noticed public hearing to consider the proposed project and proposed adoption of a Negative Declaration, and considered public testimony prior to taking action.

WHEREAS, the Planning Commission has held a public hearing on Application No. 121058 involving the division of the remainder lot (APN 030-041-41) resulting from MLD 05-0768 into two lots, for a total of five residential lots, and the Planning Commission has considered the proposed project, all testimony and evidence received at the public hearing, and the attached staff report.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the Planning Commission hereby makes the following findings and hereby adopts the attached CEQA Negative Declaration related to the proposed project.

1. The Project that was the subject of environmental review includes but is not limited to the following components:

Proposal to divide the remainder lot created by MLD 05-0768 into two new lots with a total of two new single-family homes plus two second units possible, which was reviewed in conjunction with the Rezoning and General Plan Amendment to change the remainder's zoning from the Public Facility (PF) zoning and Public Institutional Facilities (P) General Plan designation to a residential zoning and General Plan designation.

2. Environmental review completed for the proposed project determined that the proposed project will not have a significant impact on the environment, and therefore a Negative Declaration has been prepared in accordance with the California Environmental Quality Act (CEQA) as required. Furthermore, the project was considered by the Environmental Coordinator on December 1, 2010. The initial study and negative declaration was first circulated for public review and comment on December 6, 2010. All public comments received regarding the environmental review and comment period have been considered and do not change the determination that no significant impacts will result from this project. The Planning Commission has considered the Negative Declaration and through adoption of this resolution hereby adopts the Negative Declaration.

3. The Planning Commission finds, on the basis of the whole record before it, that there is no substantial evidence that the project will have a significant effect on the environment, and that the Negative Declaration reflects the lead agency's independent judgment and analysis.
4. The material which constitutes the record of proceedings upon which the Planning Commission's decision is based shall be located in the offices of the Planning Department, located at 701 Ocean Street, Santa Cruz, California.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this _____ day of _____, 2012, by the following vote:

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

Chairperson

ATTEST: _____
Ken Hart, Secretary

APPROVED AS TO FORM:
COUNTY COUNSEL

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 division of the remainder lot will create two lots averaging 7,135 square feet. The project is located in the Residential, Urban Medium density General Plan land use designation which authorizes a density of development of one dwelling unit per 4,000-6,000 square feet of net developable area. Although the average size is above the upper end of the density range, there is insufficient land with which to create an additional parcel which would meet the General Plan density range and zone district minimum of 6,000 square feet.

Because this project is adjacent to a land division recently completed by the same owners, and together these land divisions will result in five new parcels, staff evaluated both projects together as a subdivision with respect to overall density and the Affordable Housing Obligation. The five lots are consistent with the density requirements of the R-UM (Residential-Urban Medium) General Plan Designation. The five lots will average 6,975 square feet in area. Although this exceeds the lower end of the R-UM density range, there is insufficient land with which to create an additional parcel that would meet the zone district minimum of 6,000 square feet. Because the original house was retained, four new units are being created which means that the project's Affordable Housing Obligation is to pay the small projects fee for the third and fourth units. The small projects fee for the third unit was paid as a part of recording MLD 05-0768 and the fourth unit small projects fee will be paid when the final map is recorded.

The project is consistent with the General Plan in that the full range of urban services is available to the site including municipal water, sewer service, and nearby recreational opportunities. Although a Roadway/Roadside Exception is requested, Ladera Lane will provide satisfactory access. The proposed land division is similar to the pattern and density of surrounding residential development, near neighborhood and community shopping facilities and opportunities, and enjoys adequate and safe vehicular and pedestrian access from public streets.

The land division is consistent with the General Plan regarding infill development in that the proposed residential development is harmonious to the pattern of surrounding development, will be similar to the architectural style in the area, and compatible to the residential character of the neighborhood.

Further, the land division is not located in a hazardous or environmentally sensitive area and protects natural resources by expanding in an area designated for residential development at the proposed density. By providing a reduced right-of-way, the project is consistent with General Plan Policy 7.23.2 (Minimizing Impervious Surfaces) which requires minimizing impervious surface in order to minimize the amount of post-development surface runoff.

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, lot sizes meet the minimum dimensional standard for the R-1-6 zone district where the project is located and all yard setbacks will be consistent with zoning standards, except for the variance and setback exception provided to Lot 1 (as a part of MLD 05-0768). Lot A is designed as a corridor access, in accordance with County Code 13.10.052(c), and this lot complies with the site standards for the R-1-6 zone district. Further, the project, as conditioned, is consistent with all requirements of Chapter 13.11 of the County Code, the Site, Architectural and Landscape Design Review ordinance.

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 site, a geotechnical report prepared for the property in 2005 concludes that the site is qualified for the land division and an update letter from May 22, 2012 concludes that the findings of the 2005 report are consistent with the conditions found on the remainder lot. The existing property is commonly shaped to ensure efficiency in further development of the property, and the proposed parcels offer a traditional arrangement and shape to ensure development without the need for site standard exceptions or variances. No environmental constraints exist which necessitate that the area remain fully undeveloped.

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 impede development of the site and the. An initial study was prepared for the rezoning/re-designation which occurred in 2011. That initial study anticipated the current project—including the construction of two homes and two second units—and evaluated its potential impacts. The initial study resulted in a Negative Declaration and is included in this report for re-adoption.

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

This finding can be made, in that in that municipal water and sewer are available to serve the proposed development.

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 easements are known to encumber the property and frontage improvements will provide a benefit to public safety and neighborhood drainage.

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 fullest extent possible to take advantage of solar opportunities. Although house designs were not included in this proposal, the configuration of the parcels will allow for future passive or natural heating or cooling 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 submitted Architectural Guidelines will result in dwellings which are compatible with the surrounding area. This area is part of the early settlement of Soquel Village and, as such, the area is characterized by traditional style homes. The submitted Architectural Guidelines require a traditional design, ensuring that the homes will be compatible with the surrounding neighborhood.

Roadway/Roadside Exception Findings

Finding 1. The Design Criteria standard 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 the subject parcel is located in the original settlement area of Soquel Village (p. 83, "Historic Development Map"). Much of the charm of this area is derived from the traditional architecture and rural feel of the area. That "rural feel" comes in large part from a lack of standard road improvements in the area. North Main, a collector street, for example, does not meet the current DPW Design Criteria standard.

For the subject right-of-way, the DPW Design Criteria requires 56 feet of width. This width and the provision of sidewalks, landscaping and parking on both sides of the street is excessive for a dead end right-of-way designed to serve five parcels and would appear to be out of character with surrounding improvements. North Main Street, which provides access to Ladera Lane, has a sidewalk and a landscape strip only on its eastern side. It would be out of character to then require a minor roadway serving only five parcels to have sidewalks, landscaping and parking on both sides of the street. Therefore, Ladera Lane, which ranges in width from 36.55 feet to 40 feet, is more consistent with development in the area.

The proposed right-of-way, while not meeting the Department of Public Works' Design Criteria standard, will function adequately for the five proposed lots. The right-of-way will have sidewalks along its northern side, the side where the new homes are proposed. This sidewalk will provide safe access to North Main Street for pedestrians. In addition, the two 11-foot wide travel lanes will provide safe vehicular access.

Finding 5. The Design Criteria standard required improvements would encroach on private property in which neither the developer nor the county have an interest sufficient to allow the improvements to be constructed or installed; the developer has attempted in good faith, but been unable to acquire such an interest; and the county has not acquired such an interest through its power of eminent domain pursuant to sections 14.01.513 or 18.10.240 of the County Code.

The parcel divided under the original land division was too awkwardly shaped to accommodate the 56-foot wide DPW standard for an Urban Local Street with Parking. The parcel was narrow at its North Main Street frontage and widened about 110 feet into the parcel. Had Ladera Lane been required to be 56-foot wide, only about 30 feet of frontage would have remained on North Main Street, a width far below the zone district's frontage requirement of 60 feet and inconsistent with surrounding development. After accounting for the side yard setbacks, the building envelope for Lot 1 would have been just 17 feet wide. Leaving this front area vacant would have compromised the project's compatibility with the neighborhood since the pattern of development is to locate a dwelling at the front of each parcel.

Acquiring land to widen the parcel was complicated by the fact that both adjacent properties are developed with residences. Given the original parcel's shape, the logical location for the right-of-way was along its south side. The adjacent property owner, however, had no interest in the past and has indicated that he has no interest currently in providing sufficient land to accommodate the 56-foot wide right-of-way (see Exhibit H). Given these circumstances, this finding can be made in that the developer has attempted to acquire an interest in the property to the south but the property owner is not interested in selling their property.

Conditions of Approval

Minor Land Division Permit No.: 121058

Applicant: Deidre Hamilton of Hamilton Swift & Associates

Property Owners: North Main LLC

Assessor's Parcel No.: 030-041-41

Property Location and Address: Property located on the eastern end of Ladera Lane which is accessed from North Main in Soquel (*no situs*).

Planning Area: Soquel

Exhibit E

2 sheets by Jeff Roper of Roper Engineering: T1 Tentative Map and T2 Preliminary Improvement Plan, both revised to July 17, 2012.

1 Sheet by John Craycroft of John Craycroft and Associates: L-1 Landscape Plan.

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

- I. This permit authorizes the division of the remainder lot resulting from MLD 05-0768 into two new parcels and a Roadway/Roadside Exception. Because the remainder lot is adjacent to MLD 05-0768 and the owners are the same, together the two are considered together to be a subdivision resulting in five lots total. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- II. A Final Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Final Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Final Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Final Map shall meet the following requirements:
 - A. The Final Map shall be in general conformance with the approved tentative map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
 - B. This land division shall result in no more than five (5) single-family residential lots (the

three lots approved under MLD 05-0768 and the division of the remainder into two lots).

- C. The minimum lot size shall be 6,000 square feet, net developable land.
- D. The following items shall be shown on the Final Map:
 - 1. Development envelopes corresponding to the required building setback lines located according to the approved Tentative Map.
 - 2. Show the net area of each lot to nearest square foot.
- E. The following requirements shall be noted on the Final Map as items to be completed prior to obtaining a building permit on lots created by this land division:
 - 1. Lots shall be connected for sewer service to Santa Cruz County Sanitation District.
 - 2. Lots shall be connected for water service to Soquel Creek Water District.
 - 3. All future construction on the lots shall conform to the Architectural Guidelines 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-1-6 zone district. No residence shall exceed 40% lot coverage, or a 50% floor area ratio, or other standards as may be established for the zone district. No fencing shall exceed three feet in height within the required front setback.
 - 5. 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.
 - 6. Any changes between the approved Tentative Map, including but not limited to the attached exhibits for Architectural Guidelines and landscaping plans, must be submitted for review and approval by the decision-making body. Such proposed changes will be included in a report to the decision making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code. 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. 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 the 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 for the roadway and roadside improvements for which an exception was granted. Plans shall also comply with applicable provisions of the Americans with Disabilities Act and/or Title 24 of the State Building Code.
2. **Central Fire Protection District:** The cul-de-sac shall be a red-curbed fire lane.
3. **Environmental Planning:** The applicant shall submit to the Planning Department for review and approval the following:
 - a. The original soils report (Geotechnical Investigation Report by Pacific Crest Engineering, Inc. 2005) and update letter for this site. Plans shall comply with all requirements of the soils report and update letter. Plan review letters shall be submitted from the geotechnical engineer indicating that the plans have been reviewed and found to be in compliance with the recommendations of the soils report and update letter.
 - b. Preliminary grading and erosion control plans to the Planning Department for review and approval.
4. **DPW, Stormwater Management:** Engineered drainage plans shall be reviewed and approved by the Department of Public Works. The following will be required:
 - a. Detailed drainage calculations for each lot will be required at the building application stage. The drainage calculations must demonstrate that the proposed detention/retention systems are adequately sized for the amount of impervious area proposed on each lot.
 - b. Public works will inspect the installation of the drainage related items. Once all other reviewing agencies have approved the building permit application please submit a construction estimate for all drainage related items. Please deposit 2% of the construction cost or a minimum of \$640.00, directly to Public Works.
 - c. A drainage fee will be assessed on the net increase in impervious area for each lot when the building permit is issued. Reduced fees are assessed for semi-pervious surfacing (50%) to offset costs and encourage more extensive use of these materials.

Site plans shall specify maintenance requirements such as: what needs to be maintained, how often each drainage improvement needs to be maintained,

what to look for indicting maintenance is needed, and what the maintenance procedures are for each specific drainage improvement. Prior to issuing the building permit, a recorded maintenance agreement will be required for the proposed detention/retention system and pervious paver driveway. Please contact the County of Santa Cruz Recorder's office for appropriate recording procedure. The maintenance agreement form can be picked up from the Public Works office or can be found online at:
http://www.dpw.co.santa-cruz.ca.us/Storm_Water/FiguresSWM25A.pdf.

- d. All necessary legal easement(s) will be required to be in existence across all neighboring parcels over which the constructed improvements will be built. The Improvement plans are to show these offsite improvements in sufficient detail that there is a clear record, and that they may be constructed.
5. **DPW, Sanitation:** Meet all requirements of the Santa Cruz County Sanitation District as stated in the District's letter including, without limitation, the following standard conditions:
- a. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel.
 - b. Pay all necessary bonding, deposits, and connections fees.
- D. The owners of all lots accessed from Ladera Lane shall join the Homeowners Association, or Common Interest Development association. This association shall maintain all of the area under common ownership including sidewalks, landscaping, drainage structures, and silt and grease traps per the Condition of Approval of 05-0768.
- E. All requirements of the Central Fire District shall be met.
- F. Submit a final Landscape Plan, consistent with the Landscape Plan shown in Exhibit E, for the entire site specifying the species, their size, and irrigation plans and meet the criteria of the Soquel Creek Water Department. The Landscape Plan shall show a minimum six-foot high solid board fence between the project site and Main Street Elementary School.
- G. Park Dedication in-lieu fees shall be paid for three (3) bedrooms for each new lot for a total of six (6) bedrooms. Currently this fee is \$800 per bedroom, but is subject to change.
- H. Transportation Improvement fees shall be paid for two (2) single-family dwelling units. Currently, this fee is \$3,000 per unit, but is subject to change.
- I. Roadside Improvement fees shall be paid for two (2) dwelling units. Currently, this fee is, \$3,000 per unit, but is subject to change.
- J. Child Care Development fees shall be paid for three (3) bedrooms for each new lot for a total of six (6) bedrooms. Currently this fee is \$109 per bedroom, but is subject to change.
- K. Pay the small projects fee in accordance with the regulations specified by Chapter 17.10

(Affordable Housing Requirements) of the County Code. The current small projects fee is \$15,000.

- L. Submit one reproducible copy of the Final Map to the County Surveyor for distribution and assignment of temporary Assessor's parcel numbers and situs address.

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

- A. Prior to any disturbance, the owner/applicant shall organize a pre-construction meeting on the site. The applicant, grading contractor, Department of Public Works inspector and Environmental Planning staff shall participate. During the meeting the applicant shall identify the site(s) to receive the export fill and present valid grading permit(s) for those sites, if any site will receive greater than 100 cubic yards or where fill will be spread greater than two feet thick or on a slope greater than 20% gradient, if applicable.
- B. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road.
- C. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan.
- D. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out other work specifically required by another of these conditions).
- E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- F. Construction of improvements shall comply with the requirements of the geotechnical report prepared by Pacific Crest Engineering, Inc., dated August 8, 2005 and update letter.

The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report.
- G. 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 and emergency situation.

2. The owner/developer shall designate a disturbance coordinator to respond to citizen complaints and inquiries from area residents during construction. A 24-hour contact number shall be conspicuously posted on the job site, on a sign that shall be a minimum of two feet high and four feet wide. This shall be separate from any other signs on the site, and shall include the language "for construction noise and dust problems call the 24 hour contact number". The name, phone number, and nature of the disturbance shall be recorded by the disturbance coordinator. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. Unresolved complaints received by County staff from area residents may result in the inclusion of additional Operational Conditions.
 3. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site. Street sweeping on adjacent on nearby streets maybe be required to control the export of excess dust and dirt.
 4. The entire site shall be fenced during construction. A continuous 6-feet high, opaque fence shall be constructed and maintained along the common property line between the project and the school to prevent access to the site from students.
- H. All required subdivision improvements shall be installed and inspected prior to final inspection clearance for any new structure on the subdivision lots.
- I. The project engineer who prepares the grading plans must certify that the grading was completed in conformance with the approved tentative map and/or the engineered improvement plans.
- J. All construction equipment, supplies and worker vehicles shall be parked on site and not in the public street or on school property.
- V. All future construction within the subdivision 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.
- VI. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.
- VII. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development

approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
- 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: _____

Effective Date: _____

Expiration Date: _____

Ken Hart
Principal Planner

Annette Olson
Project Planner

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



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
 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

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:

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

Required Mitigation Measures or Conditions:

☒ None
☐ Are Attached

Review Period Ends: December 27, 2010

Date Approved By Environmental Coordinator: January 3, 2011

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 Board of Supervisors Santa Cruz County

on March 8, 2011. 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: March 11, 2011

THIS NOTICE HAS BEEN POSTED AT THE CLERK
 OF THE BOARD OF SUPERVISORS OFFICE FOR A
 PERIOD COMMENCING 3/11 2011
 AND ENDING 4/10 2011



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
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

ATTACHMENT

8

0897

PLANNING DEPARTMENT

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

Special Designation:

☐ Outside

Coastal Zone:

☐ Inside

☒ 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.

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|-----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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?
- ☐
☐
☒
☐

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?
- ☐
☐
☒
☐

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?
- ☐
☐
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☐

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

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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.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? ☐ ☐ ☐ ☒

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? ☐ ☐ ☐ ☒

F. VISUAL RESOURCES AND AESTHETICS

Would the project:

1. Have an adverse effect on a scenic vista? ☐ ☐ ☐ ☒

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? ☐ ☐ ☐ ☒

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? ☐ ☐ ☒ ☐

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? ☐ ☐ ☒ ☐

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? ☐ ☐ ☐ ☒

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? ☐ ☐ ☒ ☐

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? ☐ ☐ ☒ ☐

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.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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:

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

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Significant
Impact | Less than
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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.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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"/> |
| 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"/> |

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.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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"/> |
| 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"/> |

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? ☐ ☐ ☒ ☐

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? ☐ ☐ ☐ ☒

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? ☐ ☐ ☐ ☒

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? ☐ ☐ ☒ ☐

Discussion: The North Central Coast Air Basin does not meet state standards for ozone and particulate matter (PM₁₀). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NO_x]), 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_x 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?

☐ ☐ ☒ ☐

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)?

☐ ☐ ☒ ☐

Discussion: See K-1 above.

4. Expose sensitive receptors to substantial pollutant concentrations?

☐ ☐ ☒ ☐

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?

☐ ☐ ☐ ☒

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?

☐ ☐ ☒ ☐

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.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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

Application Number: NA

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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? ☐ ☐ ☐ ☒

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? ☐ ☐ ☐ ☒

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? ☐ ☐ ☒ ☐

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? ☐ ☐ ☒ ☐

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

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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?

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐

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?

☐ ☐ ☐ ☒

3. Physically divide an established community?

☐ ☐ ☐ ☒

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)?

☐ ☐ ☒ ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	-----------

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? ☐ ☐ ☐ ☒

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? ☐ ☐ ☐ ☒

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

R. MANDATORY FINDINGS OF SIGNIFICANCE

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant 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?

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
<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.

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)?

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
<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
Significant
Impact | Less than
Significant
with
Mitigation | Less than
Significant
Impact | No
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

	<u>REQUIRED</u>	<u>DATE COMPLETED</u>
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

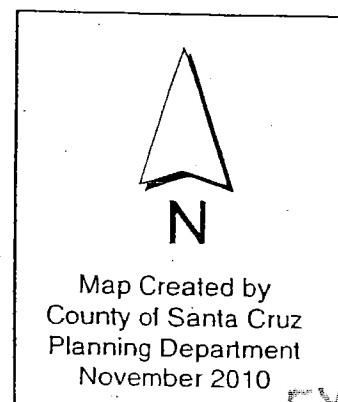
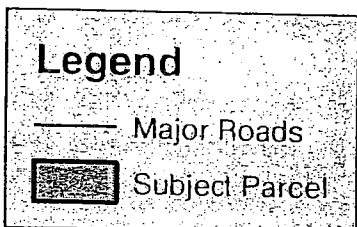
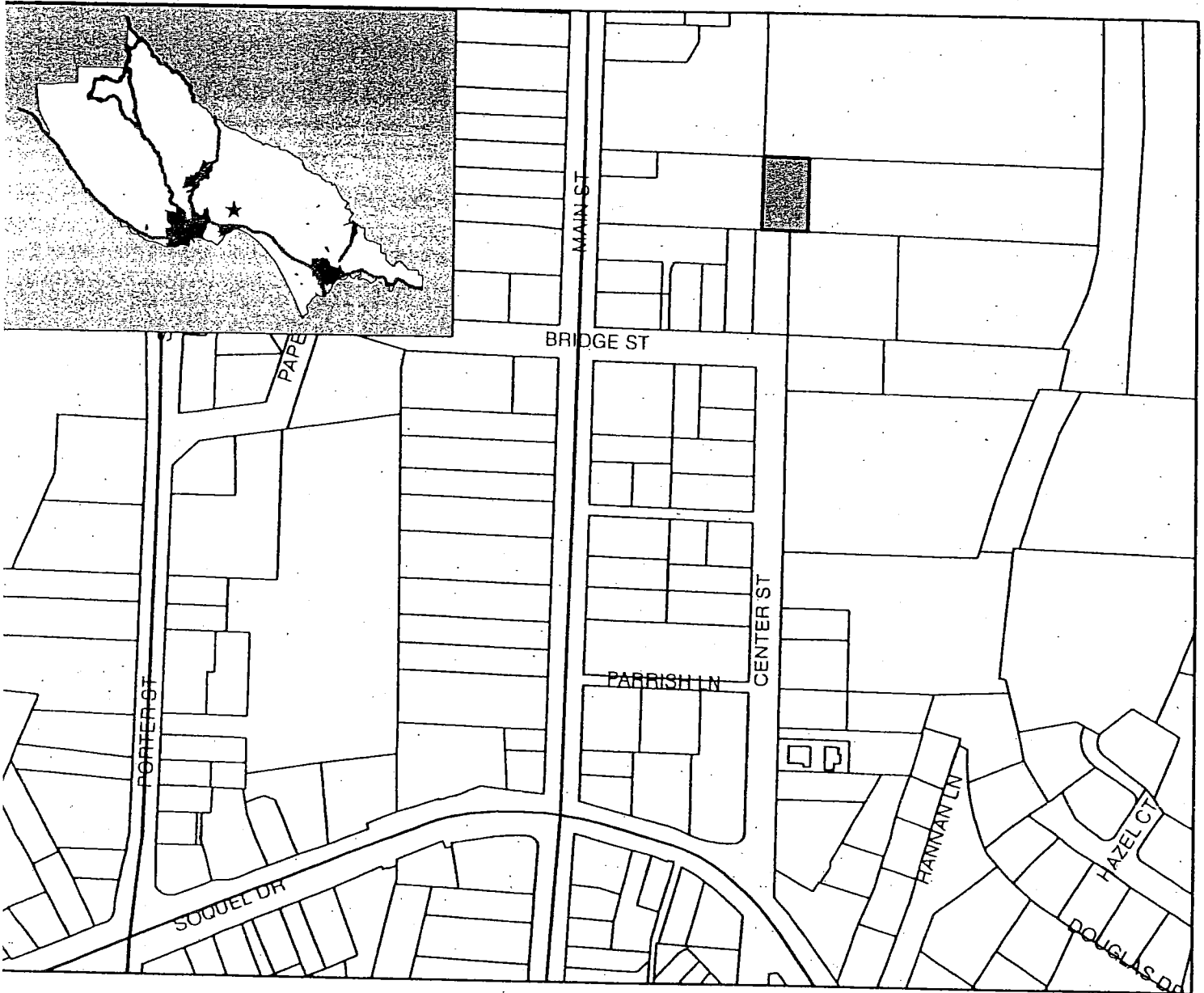
Environmental Review Initial Study, Application Number 05-0768, dated August 14, 2006. Reviewed by Environmental Coordinator Paia Levine, Negative Declaration Certified by the Planning Commission April 11, 2007.

VI. ATTACHMENTS

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

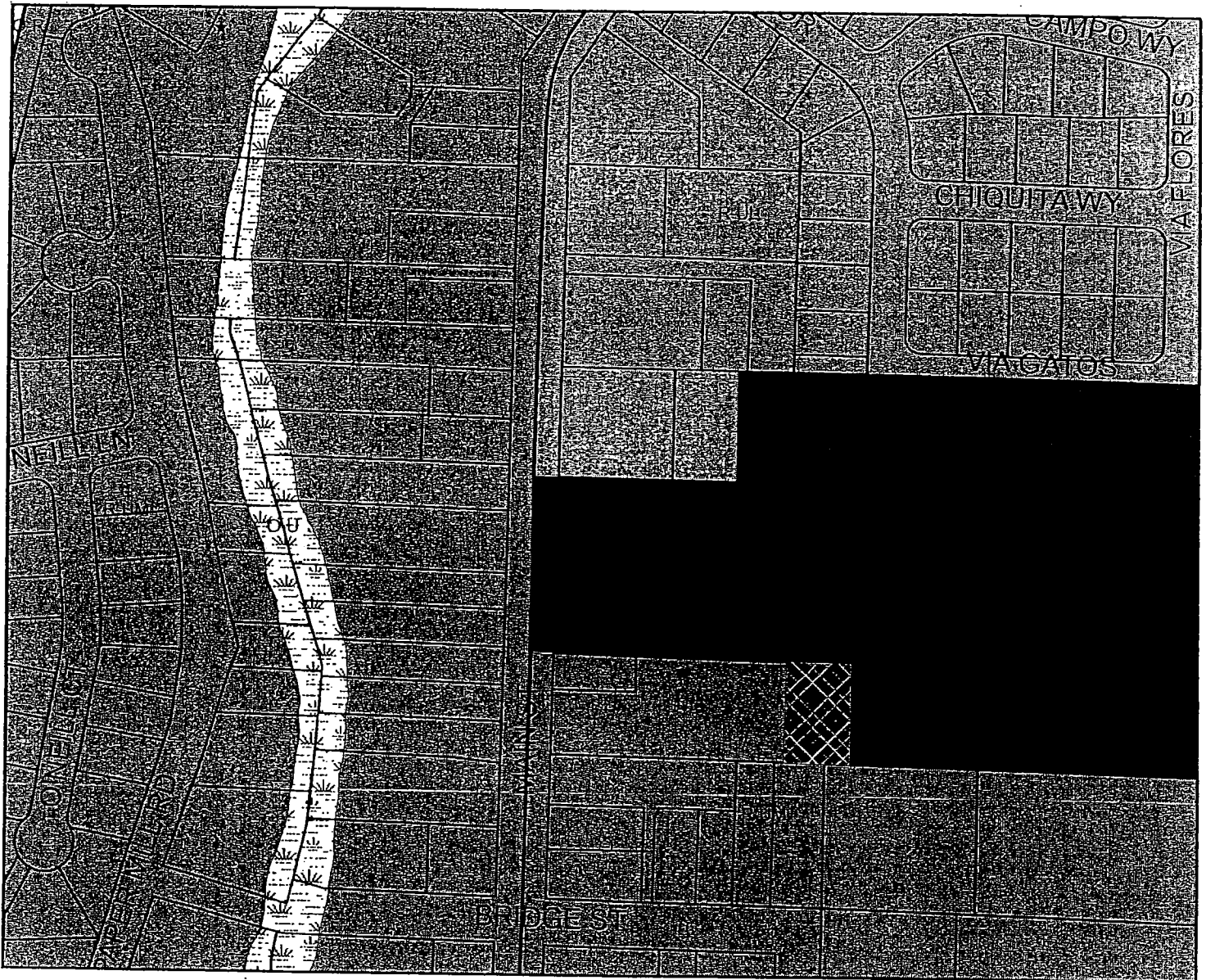
Dettling Rezoning and General Plan Amendment

ATTACHMENT 8
0926



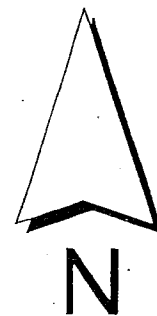
Existing General Plan Land Use Designations surrounding APN 030-041-33

0927



Legend

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

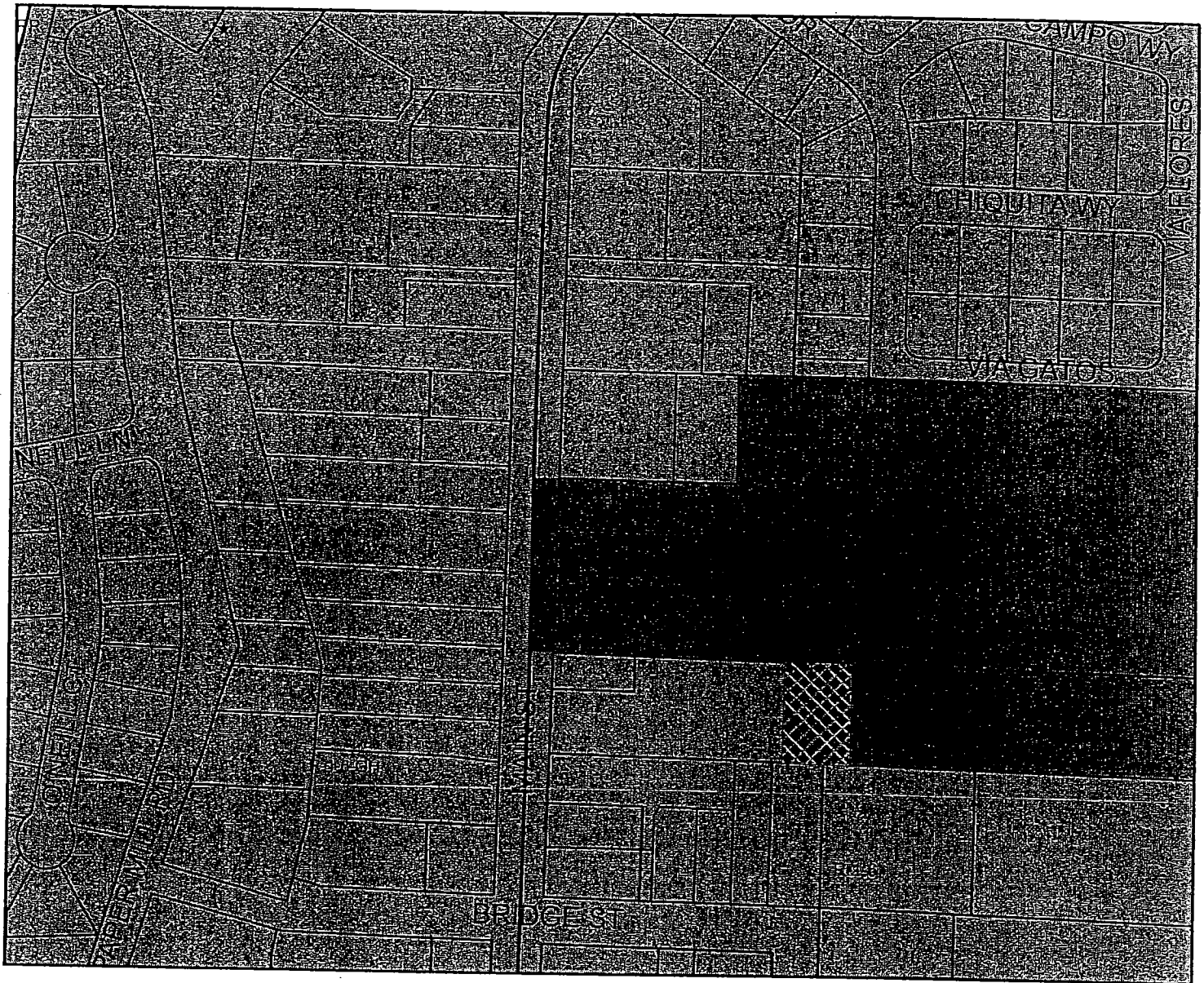


Map Created by
County of Santa Cruz
Planning Department
November 2010

Existing Zone Districts surrounding APN 030-041-33

ATTACHMENT 8

0928



Legend

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

N

Map Created by
County of Santa Cruz
Planning Department
November 2010

APN 030-041-03

APN 030-041-27

APN 030-041-13

PARCEL 1
APN 030-041-08
APN 030-041-09
APN 030-041-10

PARCEL 2
APN 030-041-19

PARCEL 3
APN 030-041-40

LOT A
APN 030-041-11
APN 030-041-12
APN 030-041-13

LOT B
APN 030-041-14
APN 030-041-15
APN 030-041-16

LADERA LANE

EXISTING PRIVATE RIGHT OF WAY 4' P.W.

PROPOSED PRIVATE RIGHT OF WAY 4' P.W.

APN 030-041-21

APN 030-041-18

APN 030-041-17

APN 030-041-16

APN 030-041-15

APN 030-041-14

APN 030-041-13

APN 030-041-12

APN 030-041-11

APN 030-041-10

APN 030-041-09

APN 030-041-08

APN 030-041-07

APN 030-041-06

APN 030-041-05

APN 030-041-04

APN 030-041-03

APN 030-041-02

APN 030-041-01

APN 030-041-00

APN 030-041-99

APN 030-041-98

APN 030-041-97

APN 030-041-96

APN 030-041-95

APN 030-041-94

APN 030-041-93

APN 030-041-92

APN 030-041-91

APN 030-041-90

APN 030-041-89

APN 030-041-88

APN 030-041-87

APN 030-041-86

APN 030-041-85

APN 030-041-84

APN 030-041-83

APN 030-041-82

APN 030-041-81

APN 030-041-80

APN 030-041-79

APN 030-041-78

APN 030-041-77

APN 030-041-76

APN 030-041-75

APN 030-041-74

APN 030-041-73

APN 030-041-72

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APN 030-041-70

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APN 030-041-33

APN 030-041-32

APN 030-041-31

APN 030-041-30

APN 030-041-29

APN 030-041-28

APN 030-041-27

APN 030-041-26

APN 030-041-25

AP

TENTATIVE MAP
SCALE: 1"=20'

1718 518 Street, Pasadena, CA 91105

PARCEL DENSITY		
PARCEL	SQ. FEET	UNITS
1	1847	1
2	1847	1
3	6841	1
4	6841	1
5	8134	1
TOTAL	34876	5

18,476 / 5 = 3695.2 SF PER UNIT

N-104 REQUIRES 1,000 TO 6,000 S.F. OF NET DEVELOPABLE PARCEL AREA PER UNIT.

ZONE DISTRICT REQUIRES 6,000 S.F. MINIMUM PARCEL SIZE

VICINITY MAP
SCALE: 1"=500'±

[illegible]

NOTES

[illegible]

TRACT NO. 1573
LADERA LANE SUBDIVISION
LADERA LANE, SOQUEL APN 030-041-41

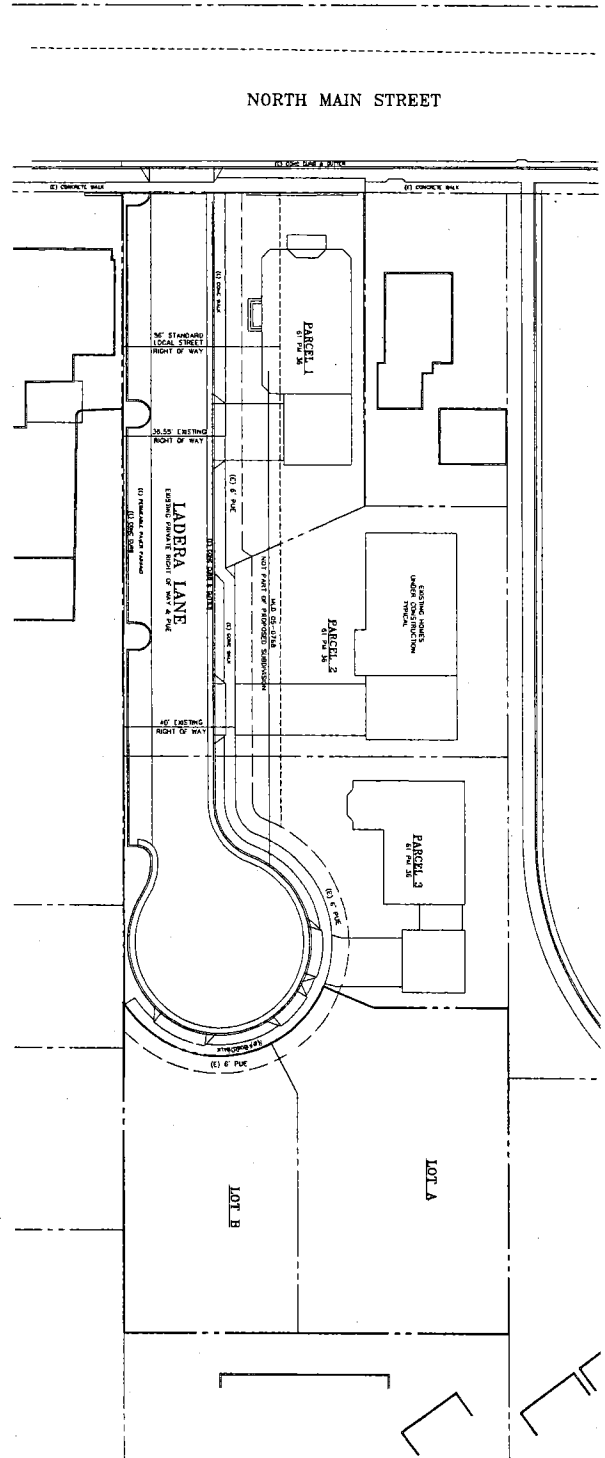
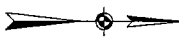
TENTATIVE MAP

72

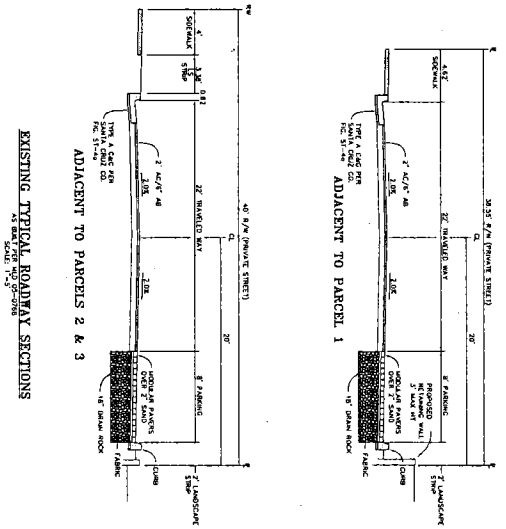
ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
64 PENNY LANE, SUITE A WATSONVILLE, CA 95076
(831) 724-5300 PHONE (831) 724-5508 FAX jef@roperengineering.com



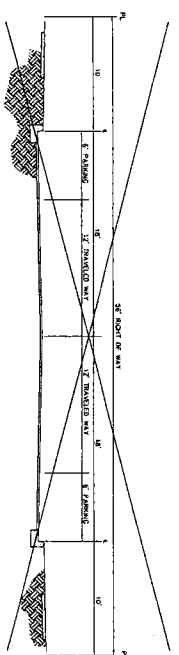
EXHIBIT E



ROADWAY EXCEPTION EXHIBIT



EXISTING TYPICAL ROADWAY SECTIONS
AS SHOWN ON 10-2-578



SANTA CRUZ COUNTY STANDARD LOCAL STREET SECTION
NOTE: AN EXCEPTION FROM THE ABOVE COUNTY STANDARD LOCAL STREET SECTION IS BEING REQUESTED CONSISTENT WITH SANTA CRUZ COUNTY CODE SECTION 15.10.090 (F) 5.

COUNTY APPLICATION #121058

TRACT NO. 1573
LADERA LANE SUBDIVISION
LADERA LANE, SOQUEL APN 030-041-41
ROADWAY EXCEPTION EXHIBIT



ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
64 PENNY LANE, SUITE A, WATSONVILLE, CA 95076
(831) 724-5300 PHONE (831) 724-5509 FAX jeff@roperengineering.com



DATE:	AS NOTED
DESIGNED BY:	JE
DRAWN BY:	JE
CHECKED BY:	JE
DATE:	MAY 21, 2012
REVISED:	OCT 5, 2012
APP NO.:	12017
SHEET:	

T3

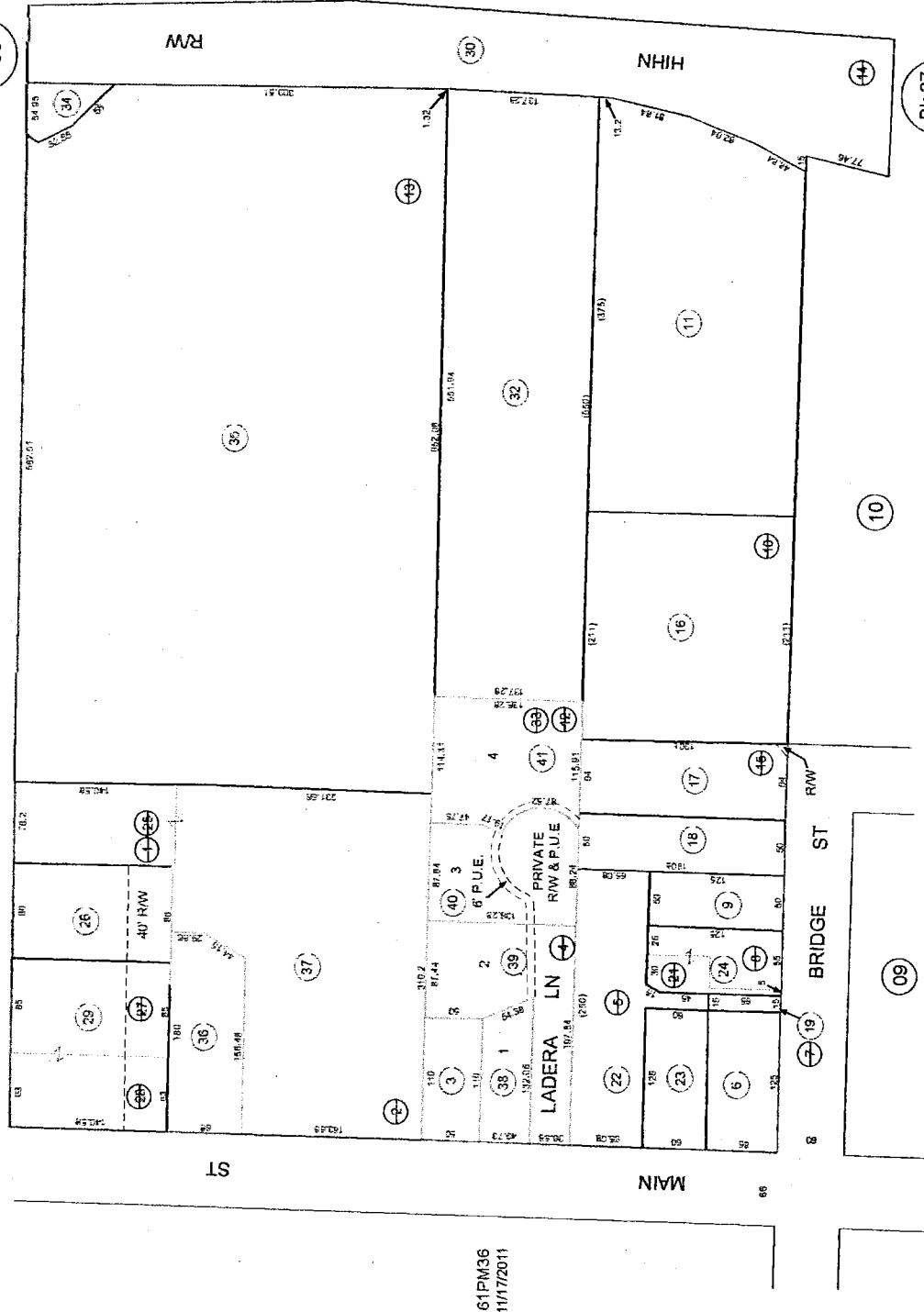
FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER LINES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

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

Tax Area Code
96-101

30-04



(03)

61PM36
11/17/2011

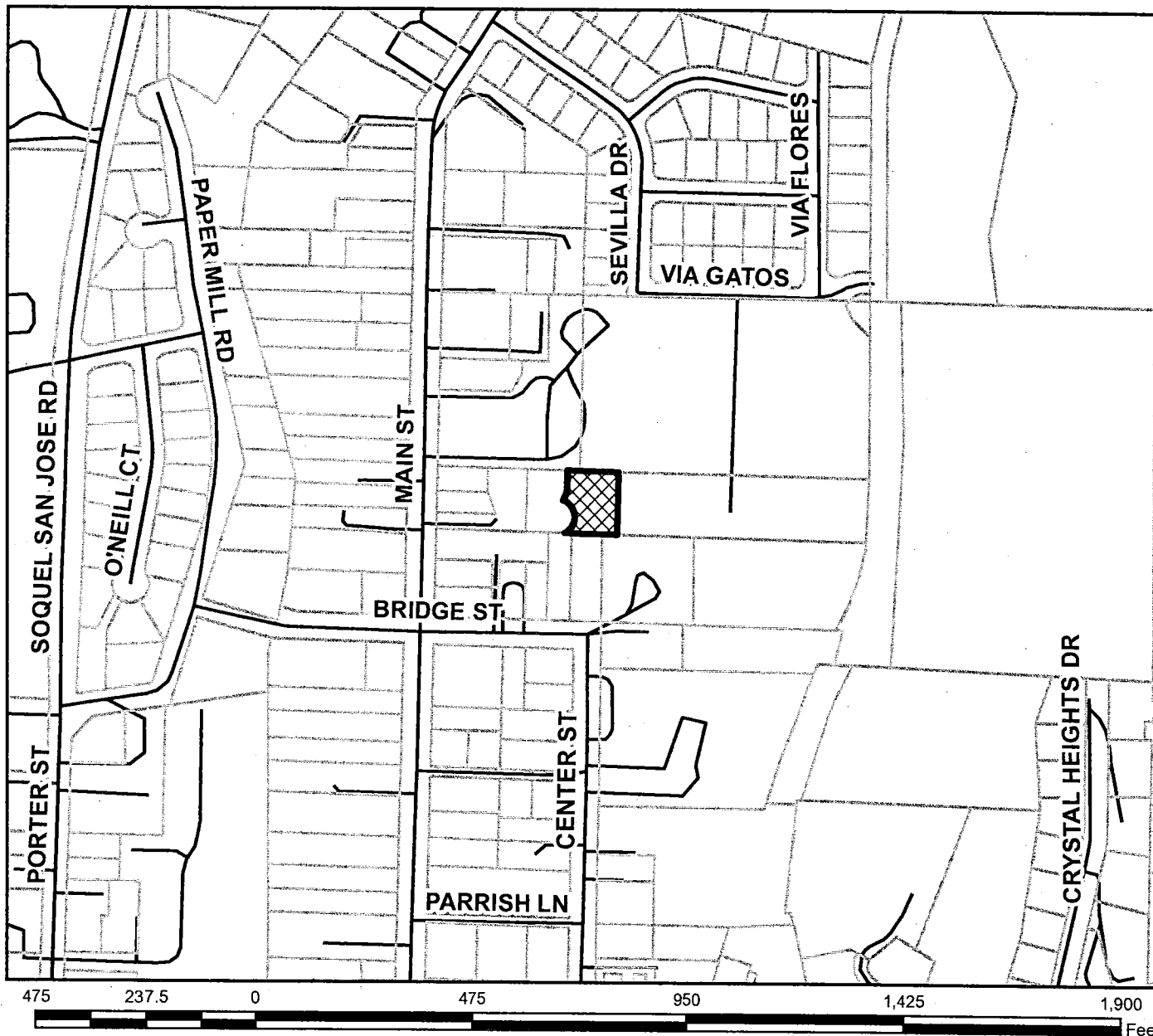
Electronically Redrawn 9/8/98
Rev. 4/1/00 (1 mm changed page m.b.)
Rev. 9/9/01 CB (1-0046987, LBA-1-36 & 37)
Rev. 7/1/00 CB (Cofix Parcel Line 1-4 & 33)
Rev. 12/2/01 CB (61PM36, Sp. 1-38 to 41)

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




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

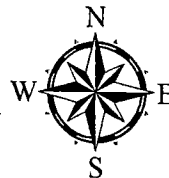


Location Map



LEGEND

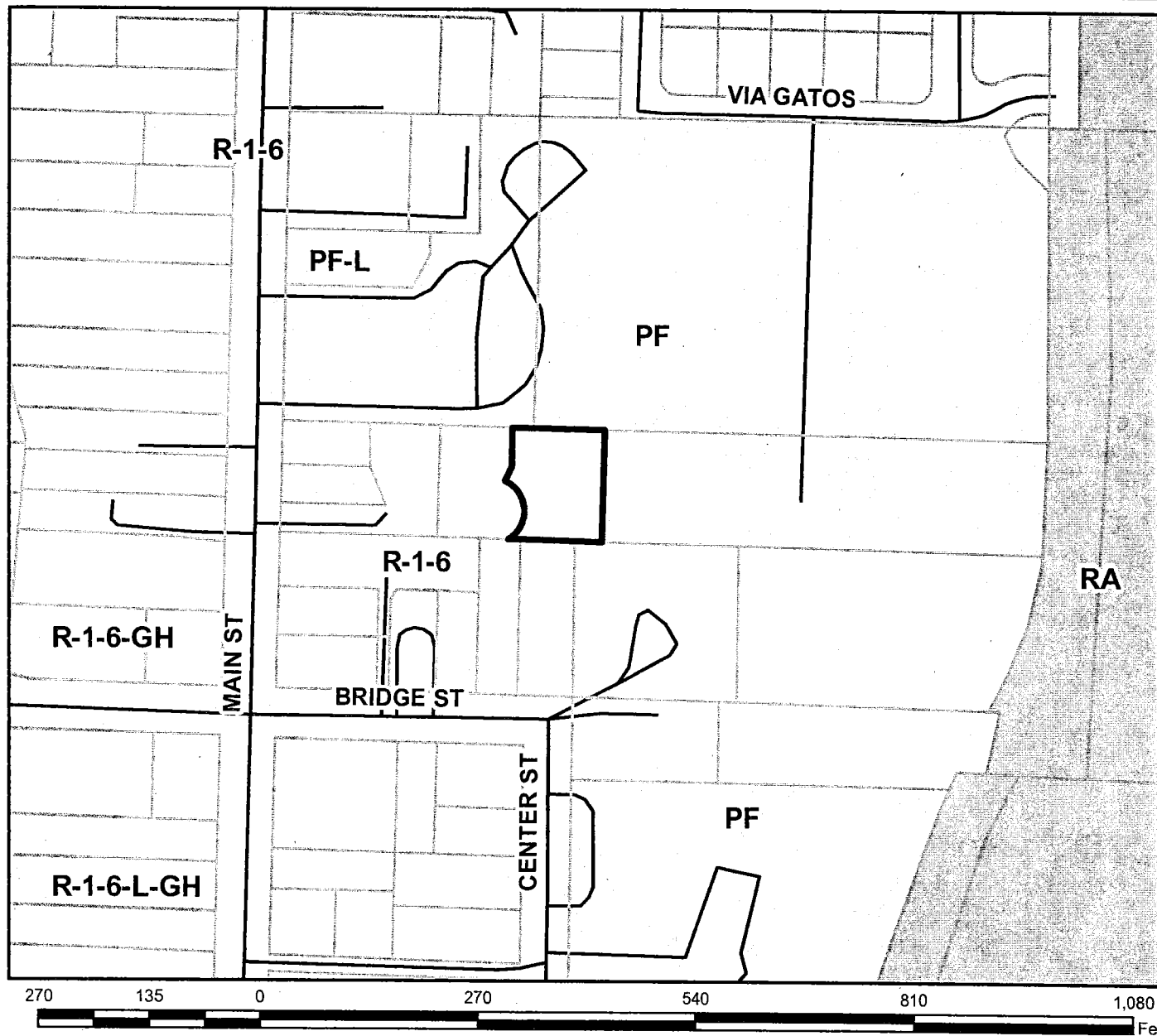
-  APN: 030-041-41
-  Assessors Parcels
-  Streets



Map Created by
County of Santa Cruz
Planning Department
March 2012



Zoning Map



LEGEND



APN: 030-041-41



Assessors Parcels



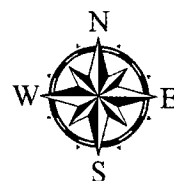
Streets

RESIDENTIAL-SINGLE FAMILY

PUBLIC FACILITY



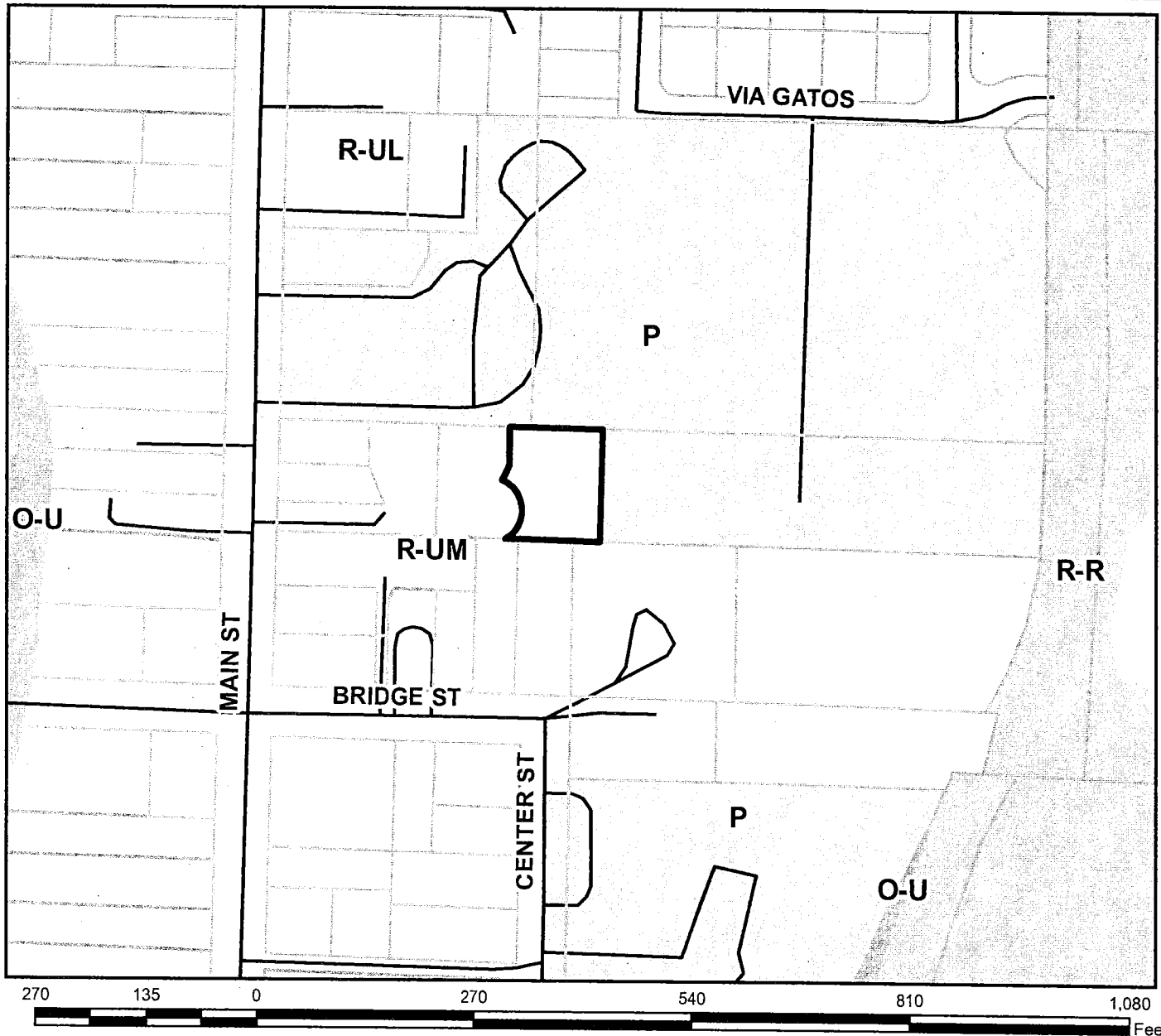
AGRICULTURE RESIDENTIAL



Map Created by
County of Santa Cruz
Planning Department
March 2012



General Plan Designation Map



LEGEND



APN: 030-041-41



Assessors Parcels



Streets

Residential - Urban Medium Density

Residential - Urban Low Density

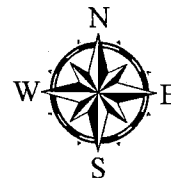
Public Facilities



Residential-Rural



Urban Open Space



Map Created by
County of Santa Cruz
Planning Department
March 2012

June 8, 2012

Mr. Ben Dettling
140 Via Del Mar
Aptos, CA 95003

SUBJECT: Conditional Water Service Application for Tier II Single-Family Residential Development at 3330 N. Main St., in Soquel, APN 030-041-04, 33

Dear Mr. Dettling:

In response to the subject application, the Board of Directors of the Soquel Creek Water District (SqCWD) at their regular meeting of June 5, 2012 voted to grant you a Conditional Will Serve Letter for the proposed Tier II 5-lot subdivision to be located at 3330 North Main Street in Soquel so that you may proceed through the appropriate land use planning entity.

After you have received a building permit from the land use planning agency, you will be required to meet all applicable SqCWD requirements defined in the attached Requirements Checklist before your application can be considered for final Board approval. If you meet all of the applicable requirements (*including possible future requirements that arise prior to development approval of your project*), and final Board approval is granted, you will be issued an Unconditional Will Serve Letter, which would secure your water service.

This conditional approval of water service for your project is valid for two years from the date of this letter; however, it should not be taken as a guarantee that service will be available to the project in the future or that additional conditions, not otherwise listed in this letter, will not be imposed by the District prior to granting water service. Instead, this present indication to serve is intended to acknowledge that, under existing conditions, water service would be available on the condition that the developer agrees to meet all of the requirements without cost to the District.

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

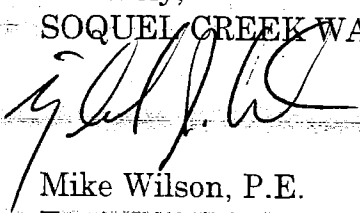
6/8/2012

Page 2 of 2

The Board of Directors of the SqCWD also reserves the right to adopt additional policies to mitigate the impact of new development on the local groundwater basins, which are currently the District's only source of supply. Such actions would be in response to concerns about existing conditions that threaten the groundwater basins and the lack of a supplemental supply source that would restore and maintain the aquifers. The subject project would be subject to any applicable conditions of service that the District may adopt prior to granting water service. As new policies and/or requirements are developed, the information will be made available by the SqCWD.

Sincerely,

SOQUEL CREEK WATER DISTRICT



Mike Wilson, P.E.

Engineering Manager/Chief Engineer

Attachment: Requirements Checklist for APN 030-041-04 & 33

Enclosures – Green (for Tier II Single-Family and Multi-Family Residential Development):

1. Overview of the SqCWD Water Use Efficiency Requirements for Tier II Single Family Residential, Multi-Family Residential, Commercial, Industrial & Public Development
2. Indoor Water Use Efficiency Checklist
3. Landscape Project Application Submittal Requirements Package
4. Water Demand Offset Policy Fact Sheet
5. Go Green Program/Water Demand Offset Residential Green Credits Fact Sheet and Application

Requirements Checklist for APN 030-041-04, & -33

	Required	Not Required	Not Applicable	Comments
Engineering:				
Record Water Waiver (required if water pressure is not between 40 psi – 80 psi) with the County Recorder of the County of Santa Cruz to insure that any future property owners are notified of the conditions set forth herein		X		
Variance request for property not having frontage on a water main	X			For all homes in subdivision
New water main to site (required if existing water main not sized to serve new project)		X		
LAFCO annexation		X		
Off-site water main extension		X		
On-site water system		X		
Backflow prevention	X			For landscape
New water storage tank		X		
Booster pump station		X		
Destroy any wells on the property in accordance with State Bulletin No. 74	X			
Satisfy all conditions imposed by the District to assure necessary water pressure, flow and quality	X			
Meter all units individually with a minimum size of 5/8-inch by 3/4-inch standard domestic water meter	X			
Complete fire service requirements form	X			
Sign Infrastructure Agreement & pay all fees (for planned developments only)	X			Subdivision Agreement
Conservation:				
Complete Indoor Water Use Efficiency Checklist	X			
Complete Landscape Project Application Submittal Requirements Package	X			
Complete Residential Green Credit Application				Recommended
Pay Water Demand Offset fees	X			
General:				
Allow SqCWD Staff to inspect the completed project for compliance with all the applicable project requirements prior to commencing domestic water service	X			
Other requirements that may be added as a result of policy changes:				



Drainage Review

Routing No: 1 | Review Date: 04/03/2012

TRAVIS RIEBER (TRIEBER) : Incomplete

Completeness Comments:

Application Complete? ☐ Yes ☒ No

The submitted plans are inconsistent with the approved improvement plans from MLD 05-0768. Please submit a complete set of updated plans consistent with the approved improvement plans from MLD 05-0768 for the proposed subdivision. Please submit an updated drainage report for the proposed subdivision.

Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions.

Policy Considerations and Compliance Issues:

Permit Conditions and Additional Information:

Routing No: 2 | Review Date: 07/09/2012

TRAVIS RIEBER (TRIEBER) : Complete

2nd Review Comments

Completeness Comments:

Application Complete? ☒ Yes ☐ No

The plans dated May 21, 2012 and drainage report dated May 16, 2012 have been received and are approved for the planning application stage. Please see the permit conditions below for additional information to be provided at the building application stage.

Policy Considerations and Compliance Issues:

Sheet T2 shows new driveway approaches for lots A and B. These driveway approaches should be constructed with the building permits for lots A and B. For the driveway approaches to be constructed at this time the improvement plans for MLD 05-0768 must be revised.

Permit Conditions and Additional Information:

1. Detailed drainage calculations for each lot will be required at the build application stage. The drainage calculations must demonstrate that the proposed detention/retention systems are adequately sized for the amount of impervious area being proposed on each lot.



Drainage Review

Routing No: 2 | Review Date: 07/09/2012

TRAVIS RIEBER (TRIEBER) : Complete

2. Public Works staff will inspect the installation of the drainage related items on both lots. Once all other reviewing agencies have approved the building permit application please submit a construction estimate for all drainage related items. Please deposit 2% of the construction cost or a minimum of \$640.00, directly to Public Works.

3. A drainage fee will be assessed on the net increase in impervious area for each lot when the building permit is issued. Reduced fees are assessed for semi-pervious surfacing (50%) to offset costs and encourage more extensive use of these materials.

4. Site plans shall specify maintenance requirements such as; what needs to be maintained, how often each drainage improvement needs to be maintained, what to look for indicating maintenance is required, and what the maintenance procedures are for each specific drainage improvement. Prior to issuing the building permit a recorded maintenance agreement will be required for the proposed detention/retention system and pervious paver driveway. Please contact the County of Santa Cruz Recorder's office for appropriate recording procedure. The maintenance agreement form can be picked up from the Public Works office or can be found online at:

http://www.dpw.co.santa-cruz.ca.us/Storm_Water/FigureSWM25A.pdf

The applicant is encouraged to discuss the above comments with the reviewer, Travis Rieber, to avoid unnecessary additional routings. Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions.

Routing No: 3 | Review Date: 07/30/2012

ANNETTE OLSON (AOLSON) : Not Required

Driveway/Encroachment Review

Routing No: 1 | Review Date: 03/15/2012

DEBRA LOCATELLI (DLOCATELLI) : Not Required

Minor Land Division amendment; therefore, Encroachment Section does not comment on MLD's.

Environmental Planning

Routing No: 1 | Review Date: 06/29/2012

ANNETTE OLSON (AOLSON) : Incomplete



Environmental Planning

See letter

Routing No: 2 | Review Date: 07/03/2012

ANTONELLA GENTILE (AGENTILE) : Complete

All conditions of approval for permit 05-0768 shall still apply.

Please submit 2 copies of the soils report and update with each building permit application.

Routing No: 3 | Review Date: 07/30/2012

ANNETTE OLSON (AOLSON) : Not Required

Fire Review

Routing No: 1 | Review Date: 03/28/2012

KAREN MILLER (KMILLER) : Complete

Date: March 23, 2012

To: Deidre Hamilton

Applicant: Kemal and Kelly Akol

From: Tom Wiley

Subject: 121058

Address: none

APN: 030-041-33

OCC: 3014133

Permit: 20120039

We have reviewed plans for the above subject project.

Based upon a review of the plans submitted, the following notes and requirements must be on the plans as appropriate prior to the approval of the **minor land division**.

SHOW on the plans DETAILS of compliance with the District Access Requirements outlined on the enclosed handout. The roadway(s) are required to be designated as fire lanes, and painted with a red curb with FIRE LANE NO PARKING in contrasting color every 30 feet on the top of the red curb. If the roadway is 27' or less, both sides of the street/roadway shall be painted, 35' and down to 28' in width, the roadway curbs shall be painted on one side, and 36' and wider no red curb is required. All cul-de-sacs shall be fire lane, red curbed. Submit a check in the amount of \$115.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO OWNER OF RECORD. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at tomw@centralfpd.com. All other questions may be directed to Fire Prevention at (831)479-6843.

CC: File & County



Fire Review

Routing No: 1 | Review Date: 03/28/2012

KAREN MILLER (KMILLER) : Complete

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.

3014133-032312

Routing No: 2 | Review Date: 06/29/2012

KAREN MILLER (KMILLER) : Complete

Date: June 29, 2012

To: Deidre Hamilton

Applicant: same

From: Tom Wiley

Subject: 121058

Address none

APN: 030-041-41

OCC: 3004141

Permit: 20120119

We have reviewed plans for the above subject project.

Based upon a review of the plans submitted, District requirements appear to have been met, and PLANS ARE APPROVED FOR MINOR LAND DIVISION.

When plans are submitted for multiple lots in a tract, and several standard Floor Plans are depicted, include Fire District Notes on the small scale Site Plan. For each lot, submit only sheets with the following information; Site Plan (small scale, highlight lot, with District notes), Floor Plan, Elevation (roof covering and spark arrestor notes), Electrical Plan (if smoke detectors are shown on the Architectural Floor Plan this sheet is not required). Again, we must receive, VIA the COUNTY, SEPARATE submittals (appropriate site plans and sheets) FOR EACH APN!!

Submit a check in the amount of \$115.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO OWNER OF RECORD. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at tomw@centralfpd.com. All other questions may be directed to Fire Prevention at (831)479-6843.

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely



Fire Review

Routing No: 2 | Review Date: 06/29/2012

KAREN MILLER (KMILLER) : Complete

responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.
3004141-062912

Routing No: 3 | Review Date: 07/30/2012

ANNETTE OLSON (AOLSON) : Not Required

Housing Review

Routing No: 1 | Review Date: 03/21/2012

PORCILA WILSON (PWILSON) : Complete

Based on the understanding that the previous application 05-0768 was dividing one parcel into 3 parcels and relocating the existing housing on one of the parcels. The project was then creating 2 new parcels and 2 new homes and was exempt from paying any In Lieu fees per County Code. This application is amending application 05-0768 and is proposing to divide a second adjacent parcel into 2 additional parcels. Therefore based on the demolition or replacement of the existing home one of the two following will satisfy the Affordable Housing Obligation for this project.

1. If the existing home will be relocated onto one of the five parcels and not demolished or replaced this project will result in a total of 5 new parcels and 4 new homes. Therefore, a small project fee will be due for units 3 and 4, currently this fee is \$15,000 per unit. The fee is due prior to Building Permit Issuance.
2. If the existing home is demolished or replaced, then the project per County Code 17.10 will be subject to Affordable Housing Obligation (AHO) of .75 of a unit of affordable housing, as it will be creating five new parcels and five new homes. Prior to filing a final subdivision map for this project the developer must execute a Measure J Participation Agreement with the County which will include the terms of meeting the project's AHO.

Project Review

Routing No: 1 | Review Date: 06/29/2012

ANNETTE OLSON (AOLSON) : Incomplete

See log

Routing No: 2 | Review Date: 07/13/2012

ANNETTE OLSON (AOLSON) : Incomplete



Project Review

Routing No: 2 | Review Date: 07/13/2012

ANNETTE OLSON (AOLSON) : Incomplete

see letter in file

Routing No: 3 | Review Date: 08/16/2012

ANNETTE OLSON (AOLSON) : Complete

Road Engineering Review

Routing No: 1 | Review Date: 03/27/2012

RODOLFO RIVAS (RRIVAS) : Incomplete

Completeness Comments:

1) Provide urban local street improvements for the proposed new road.

Note:

Road engineering is unable to support an exception to the urban local street improvements prescribed in the County of Santa Cruz Design Criteria since the addition of a new lot as proposed will exceed the four lots threshold for which minimum urban local street improvements are allowable (per county code section 15.10.050(f)(6)).

Permit Conditions and Additional Information:

Sanitation Review

Routing No: 1 | Review Date: 04/04/2012

DIANE ROMEO (DROMEO) : Incomplete

Application is Incomplete

No. 1 Review Summary Statement; Appl. No.121058 ; APN: : 30-041-33

The Santa Cruz County Sanitation District has reviewed your application for development and sanitary sewer service is currently available to serve your project, subject to the requirements listed below. The project is not located within an impacted sewer basin and is conceptually approved. The project sewer design and connection of the project to the Santa Cruz County Sanitation District system will be required to conform to the County Design Criteria (CDC) Part 4, Sanitary Sewer Design, June 2006 edition, and additional information is required to ensure that the project is in conformance with these criteria and Santa Cruz County Sanitation District policies. Please review the comments regarding the project design and provide the additional information needed to satisfy the requirements of the Santa Cruz County Sanitation District.



Sanitation Review

Routing No: 1 | Review Date: 04/04/2012

DIANE ROMEO (DROMEO) : Incomplete

This review notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Reference for County Design Criteria:

<http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF>

Completeness Items:

A complete engineered sewer plan, addressing all issues required by District staff and meeting County "Design Criteria" standards (unless a variance is allowed), is required. District approval of the proposed discretionary permit is withheld until the plan meets all requirements. The following items need to be shown on the plans:

Proposed location of on-site sewer lateral(s), clean-out(s), and connections(s) to existing public sewer must be shown on the plot plan.

Include District's "General Notes" on plans. Contact staff for electronic copy.

Please contact Drew Byrne at 454-2160 if there are any questions regarding this review.

Routing No: 2 | Review Date: 07/03/2012

DIANE ROMEO (DROMEO) : Complete

Application is Complete

No. 2 Review Summary Statement; Appl. No.121058 ; APN: : 30-041-33

The Santa Cruz County Sanitation District has reviewed your application for development and sanitary sewer service is currently available to serve your project, subject to the requirements listed below. The project is not located within an impacted sewer basin and is conceptually approved. The project sewer design and connection of the project to the Santa Cruz County Sanitation District system will be required to conform to the County Design Criteria (CDC) Part 4, Sanitary Sewer Design, June 2006 edition.

This review notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the



Sanitation Review

Routing No: 2 | Review Date: 07/03/2012

DIANE ROMEO (DROMEO) : Complete

tentative map approval expires.

Reference for County Design Criteria:

<http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF>

The sewer improvement plan submitted for the subject project is approved by the District based upon plans dated May 21, 2012. Any future changes to these plans shall be routed to the District for review to determine if additional conditions by the District are required by the plan change. All changes shall be highlighted as plan revisions and changes may cause additional requirements to meet District standards.

All resubmittals shall be made through the Planning Department. Materials left with Public Works will not be processed or returned.

Any questions regarding the above criteria should be directed to Drew Byrne of the Sanitation Engineering division at (831) 454-2160.

Routing No: 3 | Review Date: 07/30/2012

ANNETTE OLSON (AOLSON) : Not Required

Surveyor Review

Routing No: 1 | Review Date: 03/28/2012

KATE CASSERA (KCASSERA) : Incomplete

1. Revise tentative map to reflect this is a subdivision and not a two-lot minor land division. Show application number, tract number and owner information on title sheet of tentative map. Add tract number to all sheets in plan set.
2. Revise tentative tract map to reflect the entire subdivision. If subdivision map is to replace previously recorded parcel map, the previously recorded parcel map must be referenced. All easements, rights-of-way and lots are to be shown and described on new tract map unless they are being abandoned. Tract map must conform to the subdivision map requirements of the Subdivision Map Act.
3. Submit proper subdivision improvement plans for the entire subdivision. Plans submitted conflict with previously approved improvement plans for MLD 05-0768. If design and materials are changing with new subdivision, the change must be noted in the plans.

Routing No: 2 | Review Date: 07/06/2012

KATE CASSERA (KCASSERA) : Incomplete



Surveyor Review

Routing No: 2 | Review Date: 07/06/2012

KATE CASSERA (KCASSERA) : Incomplete

1. As previously stated: Add existing parcel information, subdivision title, owner information and all other subdivision tract information to cover sheet for this Tentative map.
2. Please clarify or define the "17.51 Corridor" shown on Lot A. Is this an easement, is this to be dedicated, is this in feet?
3. Are dimensions shown on this map in feet? Please add a legend to clarify this information and define all line types and symbols used on this Tentative map.

Routing No: 3 | Review Date: 08/07/2012

KATE CASSERA (KCASSERA) : Complete

Project No. 11034

May 22, 2012

North Main LLC
140 Via Del Mar
Aptos, California 95003

ATTN: Ben Dettling

SUBJECT: **UPDATE TO GEOTECHNICAL INVESTIGATION REPORT**
North Main LLC-Subdivision
3330 North Main Street, Soquel, California
APN: 030-041-41

REFERENCES: See Attached

Dear Mr. Dettling:

Per your request, we are providing this update to the Geotechnical Investigation report prepared by Pacific Crest Engineering Inc. in 2005.

It is our understanding that the scope of the project has changed to include a lot split at the west side of the site. Prior to this the project consisted of construction of three lots on the site. This split will change the scope of work to a subdivision, under the county code.

The referenced report includes borings in the two proposed parcels at the west end of the site. Based on our review of the borings advanced on these proposed parcels, the soils encountered are consistent with those on lots 1 through 3. It is our opinion that the referenced report findings are valid for these proposed parcels.

As the California Building Code has been updated (effective January 1, 2011), we have made the following revisions to the UBC Design Parameters, Site Preparation (6-16), Foundations-Spread Footings (25-31) and Slab-On-Grade Construction (32) portions of the report to conform to the 2010 California Building Code. The remaining portions of the report generally continue to apply.

Report Section: Seismic Hazards - Ground Shaking

The 1997 UBC Seismic Design Parameters presented in the Geotechnical Report (Reference 2), shall be updated to the following seismic design criteria in accordance with the 2010 California Building Code (Reference 1).

The subject site is situated at the approximate longitude -121°57'14" and latitude of 36°59'31". The project location (longitude and latitude) were used in conjunction with the U.S. Geologic Survey website (Reference 3) to obtain the seismic design parameters presented in **Table 1**.

Table 1
2010 CBC Seismic Design Criteria

SEISMIC DESIGN CRITERIA							
Site Class	Seismic Design Category	Spectral Response Accelerations					
		S _s	S ₁	S _M s	S _M 1	S _D s	S _D 1
C	D	1.500	0.621	1.500	0.807	1.000	0.538

Report Sections 6-16: Site Preparation

- a. Any fill or backfill required should be placed in accordance with the recommendations presented below.
- b. With the exception of the upper 6 inches of subgrade in pavement and driveway areas, material to be compacted or reworked should be moisture-conditioned or dried to achieve near-optimum conditions, and compacted to achieve a minimum relative compaction of 90%. The upper 6 inches of subgrade in pavement and drive areas and all aggregate base and subbase shall be compacted to achieve a minimum relative compaction of 95%. The placement moisture content of imported material should be evaluated prior to grading.
- c. The relative compaction and required moisture content shall be based on the maximum dry density and optimum moisture content obtained in accordance with ASTM D-1557.
- d. The in-place dry density and moisture content of the compacted fill shall be tested in accordance with ASTM D-6780 or ASTM D-2922/ASTM D-3017.
- e. The number and frequency of field tests required will be based on applicable county standards and at the discretion of the Geotechnical Consultant. As a minimum standard every 1 vertical foot of engineered fill placed within a building pad area, and every 2 vertical feet in all other areas shall be tested, unless specified otherwise by a Rock Solid Engineering, Inc. representative.
- f. Fill should be compacted by mechanical means in uniform horizontal loose lifts not exceeding 8 inches in thickness.

- g. Imported fill material should be approved by the Geotechnical Consultant prior to importing. Soils having a significant expansion potential should not be used as imported fill. The Geotechnical Consultant should be notified not less than 5 working days in advance of placing any fill or base course material proposed for import. Each proposed source of import material should be sampled, tested and approved by the Geotechnical Consultant prior to delivery of any soils imported for use on the site.
- h. All fill should be placed and all grading performed in accordance with applicable codes and the requirements of the regulating agency.

Report Section 25-31: Foundations-Spread Footings

- a. The native subgrade beneath **shallow foundations** should be reworked to a depth sufficient to provide a zone of compacted fill extending at least 1 foot below the bottom of all footings.
- b. The zone of compacted fill must extend a minimum of 3 feet laterally beyond all shallow foundations.
- c. Footing widths should be based on the allowable bearing values but not less than 12 inches for 1 story and 15 inches for 2 story structures.
- d. The minimum recommended depth of embedment is 18 inches for all footings. Should local building codes require deeper embedment of the footings or wider footings the codes must apply.
- e. The **allowable bearing capacity** shall not exceed 2,000 psf.
- f. The allowable bearing capacity values above may be increased by one-third in the case of short duration loads, such as those induced by wind or seismic forces.
- g. Footing excavations must be checked by the Geotechnical Consultant before steel is placed and concrete is poured to insure bedding into proper material. Excavations should be thoroughly wetted down just prior to pouring concrete.
- h. In the event that footings are founded in structural fill consisting of imported soil, the recommended allowable bearing capacity may need to be re-evaluated.

Report Section 32: Slab-On-Grade Construction

The native subgrade beneath **slabs-on-grade** should be reworked to a depth sufficient to provide a zone of compacted fill extending at least 12 inches below the bottom of the capillary break.

If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

ROCK SOLID ENGINEERING, INC.



Signed: 5/22/12

Yvette M. Wilson, P.E.
Principal Engineer
R.C.E. 60245

Distribution: (4) Deirdre Hamilton

REFERENCES

1. California Building Standards Commission, 2010, 2010 California Building Code, California Code of Regulations, Title 24, Part 2, Effective January 1, 2011.
2. Pacific Crest Engineering Inc., Geotechnical Investigation For 3330 North Main Street, Soquel, California, Job No. 0559-SZ61-B53, Dated August 2005.
3. Rock Solid Engineering, Inc., Update to Geotechnical Investigation Report, North Main LLC, Lots 1 and 2, 3330 North Main Street, Soquel, California, APN's: 030-041-04 & 33, Project No. 11034, Dated December 12, 2011.
4. U.S. Geologic Survey, Earthquake Ground Motion Parameter Java Application. Seismic Design Value for Buildings. Site Updated February 11, 2011, Utilized December 9, 2011. <http://earthquake.usgs.gov/hazards/designmaps/javacalc.php>

ATAACK & PENROSE, LLP

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*CERTIFIED BY THE STATE BAR OF
CALIFORNIA BOARD OF LEGAL
SPECIALIZATION AS A SPECIALIST IN
ESTATE PLANNING, PROBATE AND
TRUST LAW

March 1, 2012

Chris Cheleden
Santa Cruz County Counsel
701 Ocean Street, Room 505
Santa Cruz, CA 95060

Re: North Main LLC, APN 030-041-33
Proposed Lot Split/ County Code Section 15.10.050(f)

Dear Chris:

This letter is on behalf of my client, North Main LLC., (Ben Dettling Construction). Dettling is in the process of applying for a two-lot split of a remainder parcel. The subject street which is currently under construction was approved as part of a three lot split also owned by my clients. The street received an exception for the minimum street standards per County Code Section 15.10.050(f)(6). With the proposed split the street will serve a total of five lots. I am requesting clarification of the proper application and interpretation of County Code Section 15.10.050(f), which provides exceptions to roadway and roadside improvement requirements imposed by County Code Chapter 15.10.

Jack Soriakoff of the Public Works Department informed me that exceptions found in Section 15.10.050(f)(1)-(5) do not apply to streets which will serve five or more units. As such, these exceptions are unavailable per the Code for my client's project. As discussed below, I believe this interpretation to be incorrect.

County Code Section 15.10.050 subparagraph (f) places no limits on the circumstances when exceptions to roadway and roadside improvement requirements can be requested. It only provides that if specific findings are made the "Approving Body may approve an exception" after consultation with the Director of Public Works. Per the clear language of the section, for other than a new street serving four or less units, the "Approving Body" needs only to consult with Public Works and make one of the five listed findings before it may allow an exception. None of these findings include a restriction on the number of units the street requiring improvements serves or whether the street or lot is new or existing.

Though Section 15.10.050(f)(6) goes on to expressly state specific applicability under its provisions to "new local streets serving up to four units" that exception stands alone and is not one of the findings that the "Approving Body" would need to rely on in determining whether to

grant an exception for any other street. The specific application of Section 15.10.050(f)(6) to new streets serving up to four units does not create a limit on when other exceptions under the Section can be made. Nor does it support an interpretation that exceptions found in Section 15.10.050(f) (1)-(5) do not apply to existing streets serving five or more units. Furthermore, the Public Works Design Criteria for street standards expressly states that exceptions to standard street requirements may be excepted pursuant to County Code Section 15.10.050. The Design Criteria does this without limiting the circumstances in which such exceptions are available and while also proscribing the separate applicability of subparagraph (6) to exceptions from the minimum urban local street standard.

The procedural history of the adoption of improvement exemptions under Section 15.10.050 similarly shows that Section 15.10.050(f)(6) stands alone and does not limit the applicability of other findings for exemptions. The first time subparagraph (f) exceptions appeared was in 1985 in Ordinance 3648. At that time only exceptions (1) through (5) were adopted with (6) not appearing until five years later in 1990 in Ordinance 4065. Moreover when (6) first appeared it was added by means of its own subparagraph 15.10.050(h) and not under 15.10.050(f).

In this specific case, I believe there is sufficient evidence supporting an approval of an exception under one of the findings for the new lot. Deidre Hamilton, the client's land use consultant, has reviewed the conditions of approval for the original Minor Land Division creating the subject street, and there are no conditions limiting future division of any remainder lots.

I understand that approval of an exception based upon the findings in 15.10.050(f) is completely within the discretion of the Approving Body. I would like confirmation from you that Section 15.10.050(f) does not preclude my client from applying for or receiving an exception if the Approving Body makes one of the necessary findings even in the instant case where there is an existing street serving more than five units. Deidre and I will work with Public Works Department regarding any of their concerns regarding the lot split and the street.

I appreciate your consideration of this matter. Please contact me if you have any further questions.

Very truly yours,

Atack & Penrose, LLP



Charlene B. Atack

CBA:jac

cc: Jack Soriakoff

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COPY

March 5, 2012

Annette Olson
County of Santa Cruz
701 Ocean Street
4th Floor
Santa Cruz, CA 95060

RE: APN 030-041-41 (formerly 030-041-33); application to create two lots from a remainder lot

Dear Annette:

I am submitting this application on behalf of the owners of APN 030-041-41. The owners wish to subdivide this property into two parcels. This property is a remainder lot that resulted from the approval of minor land division 05-0768 that allowed the creation of three lots plus a remainder. As we discussed, this application is to amend that land division and to create a total of five lots. The parcel map has been recorded for the three lots, the road construction is underway, and the homes are being built. The approval of this division creating one new additional parcel would be in keeping with the design and size of the other three parcels and the neighborhood. We have provided design guidelines for your review and approval to ensure the standards of design and quality are carried throughout the development.

Background

In 2005, the owners applied for a land division on APNs 030-041-04 & 33 (old APN numbers). Later, it was discovered that -33 was not a separate parcel but a part of -04 although there were two parcel numbers. Also, the property was split-zoned with -33 zoned as Public Facility (PF), with a general plan designation of Public/Institutional Facilities (P). In order to have a land division considered on this portion of the property, a rezoning and general plan amendment was required. Even though this land use designation was done in error, the County, at that time considered the correction as a low priority. The owners decided to move forward with only the front portion of the property (APN 030-041-04), and wait for the County to fix the incorrect land use designation before proceeding with the balance, APN 030-041-33. On March 8, 2011, the Board of Supervisors approved the re-designation of APN 030-041-33 to R-1-6 and Residential-Urban Medium. This correction enabled the owners to now move forward with their request to divide this portion of their property.

Roadway and Roadside Exception

When the Planning Commission approved the minor land division No. 05-0768, and created the three lots plus the remainder, they also approved a Roadway and Roadside Exception. This exception was based on County Code section 15.10.050(f)6 which provides an exception for new local streets serving up to four units at the minimum local street standard. Since the minor land division created three lots and the remainder, the Planning Commissioner placed a "note" on the conditions of

approval stating that the approved road was designed to serve the four lots as per the Department of Public Works Design Criteria. At the time this was consistent with the exception under 15.10.050(f)6. Now the road will serve five lots total, and because we are amending the minor land division that was previously approved, we are also requesting an amendment to the Roadway Roadside Exception under a different exception, 15.10.050(f)5 which is not restricted to roads serving four or less units.

Exception 15.10.050(f)5 of the County Code states: "*The required improvements would encroach on private property in which neither the developer nor the County have an interest sufficient to allow the improvements to be constructed or installed; the developer has attempted in good faith, but been unable to acquire such an interest; and the County has not acquired such an interest though its power of eminent domain pursuant to Sections 14.01.513 or 18.10.240 of the County Code.*" I have attached a letter from the owner's attorney, Charlene Attack, which explains the County's ability to consider an exception under this section of the County Code.

In the present case, 15.10.050(f)5 provides the basis for a proper exemption. The current right of way is forty feet wide. In order to widen it beyond this, the adjacent property owner to the south (APN 030-041-22) would have to allow a sixteen foot easement on his property. I met with that owner, Willy Elliott-McCrea, and explained the project and road requirements. Since his house sits very close to his north property line, it would have to be relocated or demolished in order to accommodate the additional road width. The owner responded via an email (attached) stating that while he supports the creation of the 5 lots and the proposed road; he has no interest in modifying his house or property to widen the road. Therefore there would be no physical way to increase the road width to meet the County standards.

The width of the road poses no problem for circulation and the additional house would not reduce the level of service for the road. Also, since there is no development to the south of the project, there is no need to have sidewalks on the project's side of the road. In addition, there are no issues associated with parking in this case as the owner has provided excess onsite parking spaces. The current road provides nine parking spaces in addition to the four being provided on each site (two inside the garage and two in tandem behind the garage) for a total of twenty-nine parking spaces. This is more onsite parking than is required by the County Code and more than is found on most of the streets in the area.

Furthermore, during the rezoning of the subject property, County staff analyzed the issue of the road width and concluded that the road was adequate to serve five lots. Staff, in its report to the Planning Commission stated; "*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.*" We concur with staff's analysis and ask that a Roadway and Roadside Exception based on County Code section 15.10.050(F)5 be granted.

Neighborhood Concerns

At the hearing for the minor land division application 05-0768 many neighbors voiced regarding the traffic and general road safety stemming from the drop off and pick up patterns for North Main Street Elementary School, but not from the division. Student drop off and pick up does cause traffic congestion, however, the Planning Commission acknowledged that while the school did cause congestion at certain times of the day, the four lot division was not going to add to this congestion or cause safety concerns. Therefore, the land division was approved. I also believe the same is true for the one additional lot that would be created.

We recently met with some of the neighbors in preparation for our submittal as part of our neighborhood meeting requirement (attached). While the neighbors stated they were not opposed to the additional lot, they were still very much concerned with the traffic situation created by the school. They wanted to know if there was something that this project could do to help this situation. I mentioned that we were subject to the payment of in-lieu fees and if those fees could be directed to improvement that might help give relief to the neighbors, we would recommend this. I discussed this possibility with Jack Soriakoff in the Department of Public Works. He indicated that in-lieu fees cannot be earmarked for particular projects and all fees are put into an account for projects that are approved each year by the Board of Supervisors. However, if there is a way to divert our in-lieu fees to help alleviate traffic congestion in the area of the North Main Street Elementary School, we would support this effort.

In conclusion, we ask that we be granted approval of this amendment to allow the remainder lot to be divided into two parcels for a total of five new parcels and that the current road be granted an exception under 15.10.050(f)5. If there are any questions or if you need additional materials, please do not hesitate to contact me. Thank you for your time and consideration.

Sincerely,



Deidre Hamilton

Attachments

1. Letter from Charlene Attack dated 3/1/12
2. Email from Willy Elliott-McCrea dated 1/29/12
3. Current APN Map
4. Site and Area Photos
5. Preliminary Title Report
6. Owner-Agent Form
7. Proposed Design And Architectural Guidelines
8. Summary from Neighborhood Meeting held 1/18/12
9. Tentative Map, Preliminary Improvement Plans, Drainage Study (9 sets & reduced set)

Cc: Ben Dettling
Charlene Attack

From: Willy Elliott-McCrea [<mailto:willy@thefoodbank.org>]
Sent: Sunday, January 29, 2012 11:26 AM
To: deidre@hamiltonswift.com
Subject: Main Street project

Deidre

Thanks for meeting with me Jan 18 to discuss the project for property next door to our home. My wife and I find it a reasonable project and support the proposed five lots. We believe that the proposed road, although somewhat narrower than standard, seems adequate for the project. Furthermore we would have no interest in modifying our property or our home so that the road could be wider.

Please do not hesitate to let us know if any questions.

Yours truly
Willy

Willy Elliott-McCrea
3320 Main Street
Soquel, CA 95073
831-419-2765

Annette Olson

From: Wendy Garza [wgarza729@sbcglobal.net]
Sent: Friday, November 02, 2012 10:07 PM
To: Annette Olson
Subject: App#121058[MLD]05.0768

Dear Annette Olson,

I have recieved notice that they are trying to add 4 or 5 new homes @ 3330 N. Main St. I am a resident who lives on Bridge St. I leave for work every morning and end up waiting atleast 5 minutes or more trying to turn left on to Main Street to head to my destination. It is already very unsafe with so much traffic trying to turn left. I have to inch my way out until I can see and hope the oncoming trafftic is able to see me to stop in time. I can't imagine having 4 more homes up the street from me. That means atleast 8-10 more cars to deal with every morning. I also come home from work around 2:30pm everyday and get stuck in the school traffic again. Sometimes it takes 15 minutes to get from Soquel Dr. to Bridge St. because I get stuck in a very long line of cars. Please take into consideration the residents who have lived in the nearby sourrounding area for years, and the impact the extra traffic will have on the neighborhood.

Please feel free to contact me if you would like to talk about this or have questions for me. My cell is (408) 892-8727.

Sincerely,
Wendy Garza

To: Project Planner, Annette Olson and the Board Of Supervisors

RE: Wed. Nov. 14, 2012 Meeting
Issue of Subdivision for Parcel# 030-041-38,39,&40 from 2 lots to 5 lots
Property sits at 3330 N. Main Street - located east side of Ladera Lane and is
Accessed from N. Main Street in Soquel (MLD 05-0768)

From: Julie Miller-Soros and Michael Soros - residents and homeowners in Soquel

PLEASE READ THIS LETTER AT THE MEETING - Thank You So Much.

Currently, there is already too much traffic on Main Street and all around this Soquel area. Since the closure of Capitola Elementary School several years ago and the ending of the Soquel Elem School District Bussing children to school, on Mon. through Fri., both in the morning and in the afternoon and during commute hours, the traffic on Main Street and in Soquel is unbearable. Almost every parent drives their child to and from school which creates a big traffic jam.

In addition to this, we also have the parents who drop their high schoolers off at the footbridge on Bridge and Main Streets rather than using Old San Jose Road due to even more traffic on that street. Plus whenever the schools have meetings or extra-curricula activities, traffic is absurd and these families are parking all over the streets blocking visibility for walkers, bikers and other drivers making the area a bit unsafe and very uncomfortable.

Soquel is a small village that can not handle this excess traffic and more housing. Adding more homes in Soquel especially on Main Street only creates a larger problem.

There are way too many cars in our small family neighborhood. It is already unsafe for bicyclists and pedestrians! If I try to leave my house around 8:30AM or 3PM, I can not make the left turn from Bridge Street on to Main Street and when I finally do, I sit in traffic for approximately 10 minutes just to get to the light on Main St and Soquel Dr. There is no relief and adding more homes only make it worse.

Also, Soquel was created with larger lots as this is a village in the county not another city. Adding homes and crowding our open space land only makes the footprint of Soquel a messy and cluttered community and it harms our wildlife community that exists here.

Whoever these developers are for this particular project would not overbuild like this in their back yard. We would prefer that they do not come to our neighborhood and destroy our beauty and leave us with an even larger traffic dilemma.

Please Do NOT pass this lot split. Thank you so much,

Julie Miller-Soros and Julie Miller-Soros
3241 Center Street, Soquel, CA 95073

Proposed Design & Architectural Guidelines
Proposed Minor Land Division, App. # 121058
Ladera Lane, APN 030-041-33

PURPOSE AND GOALS

These guidelines are adopted to ensure that the residential development of the approved parcels will achieve a high standard of residential site design and architectural excellence. The guidelines provide general direction for the design of the individual parcels and coordination with the surrounding neighborhood, while not prohibiting individuality.

SITE PLANNING GUIDELINES

1. **Minimal Grading**

All improvements shall be designed to generally conform to the finished grade topography of the sites.

2. **Development Envelopes**

To provide usable open space on each lot and prevent a bulky "over developed" appearance, the development of the dwellings, garage and any habitable accessory structures shall be limited to the development envelopes delineated on the final parcel map. Development which may occur outside of development envelopes are:

- a. Within the front yard setback- paved driveways, sidewalks and fences are described below.
- b. Within the rear yard- patios, decks, sidewalks, and fences, spas (e.g. hot tubs), and gazebos and non-habitable accessory structures not exceeding 250 sq. feet each. Such structures must comply with County Zoning Ordinance setbacks and other standards.

3. **Fencing**

Any fencing shall be limited to 6 feet in height within the side and rear yards and 3 feet in height within the front yard, including the portion of the side yard within the 20 foot front yard setback. No chain link fencing may be used along the front, side or rear yards.

4. **Driveways**

On-site driveways and parking areas shall be paved with concrete or similar natural materials. The use of pervious or semi-pervious materials is encouraged. No driveway shall exceed 20 feet in width, except for the creation of R.V. storage pads in the side or rear yards, or to provide access for accessory dwellings. A separate driveway for accessory dwellings may be allowed.

5. **Lighting**

Lighting of all driveways shall be the minimum needed for security and safety. All exterior lighting shall be designed so it does not shine directly into adjoining properties.

ARCHITECTURAL GUIDELINES

1. General Building Form

Houses should be consistent and harmonious with the traditional architectural styles found in the area. Dwellings shall have a connected or detached garage except as described under the second paragraph of this subsection. No structure shall encompass the entire development envelope. This is best achieved by creating structural variation (articulation) on the front side of the structure so that one (or more) portion(s) of the front wall of the structure is offset from the other portion.

A detached garage may be constructed as long as all other guidelines of the preceding paragraph are met. Roof pitch, exterior material and solar orientation requirements specified in these guidelines shall be followed in the construction of a garage.

2. General Building Scale

Building elevations should be harmonious and compatible with the design elements of the architectural style of each home as well as the traditional architectural styles found in the area. Each home should have a predominant façade material and color that differentiates it from the adjacent home. If two story structures are constructed, the two story façades shall be broken with indentations, projecting bays or similar techniques that prevent block monolithic structural appearance. Dormers and gables are encouraged.

3. Roofs

Roof forms and materials should be simply pitched gable and consistent with the architectural style of the home. Roof pitch may vary but will generally not be flatter than 6-inches vertical to 12-inches horizontal. Varied plates and ridge heights should be utilized to create offsets in the ridgeline to better articulate roof forms and building massing. Roof colors should be neutral earth tones or shades of black or gray where appropriate with the home's architecture. Concrete, clay, cement tile and composition shingle should be used for roof material.

Exposed gutters and downspouts should be painted to match roof fascia trim or wall colors. Patina finishes such as copper are acceptable. All flashing, sheet metal, vents and pipes should be painted to match the adjacent surface. Solar panels and/or skylights shall be incorporated into the roof design. The frames shall match the color of the adjacent roof materials.

4. Materials

The dominant exterior siding shall be either stucco, composite/masonite, or wood. Wood exteriors shall be horizontal shiplap, "V" tongue and groove or vertical board and batten. T-1-11 siding shall not be used. The exterior materials shall carry around the

entire perimeter of the structure. All building openings and glazing areas shall be trimmed.

5. Solar Orientation

Structures shall be designed and oriented to take advantage of natural solar exposure to minimize natural lighting and heating of the dwellings to the extent feasible. Glazing shall be minimized on the north side of the structures, except where the front of the dwelling is the north side. Passive solar design that incorporates adequate mass for heat storage in relation to southern/northern glazing is encouraged.

LANDSCAPE GUIDELINES

1. General

All yard space not covered with driveway, patio, decks or similar features shall be landscaped so there is no bare soil outside of garden areas.

2. Species Type

Except for turf grass used for lawns, other plant materials should be drought tolerant trees, shrubs and ground cover. Native species should be chosen. Invasive exotic species such as acacia, pampas grass, French broom, and Blue Gum eucalyptus shall not be used. All lawns shall be limited to 25% of the yard area.

3. Irrigation

The minimum number of hose bibs at each lot is two. At least one hose bib shall be located in front of or on the front side of the dwelling. At least one hose bib shall be located in the rear yard or on the rear side of the dwelling.

**Neighborhood Feedback
North Main LLC
Ladera Lane Subdivision Project
Neighborhood Meeting
January 18, 2012**

Attendees: Ben and Lori Dettling, Owners; Supervisor John Leopold; Deidre Hamilton (DH), Planner; Jennifer Gogan, Planner with Hamilton Swift; Wayne Morgan (WM), Dick Winner (DW), and Steve Elmore (SE), neighbors and representative.

ITEM	PARTICIPANT QUESTION	COMMENTS	ACTION TAKEN
1	(WM): Has serious concern over the impact that the school parking is having on the neighborhood. Mr. Morgan gave extensive detail as to the history of the issue and his concerns for public safety due to the lack of parking.		No further action.
2	(WM): Mr. Morgan states that while he does not oppose the project, he does take issue with the road. He states that the road was designed to serve four not five lots and believes that the lot split would require a roadway exception.	(DH): The original subdivision required a roadway exception as a 56' right-of-way is the urban standard. An exception can be granted for a right-of-way that is a minimum of 40', which Ladera Lane is. Ms. Hamilton further explains that there are several different findings that can be made for an exception and that having been granted one exception does not preclude being granted another at a point in the future. The finding that was made for the previous land division was based on there being four lots.	No further action.
3	(WM): Mr. Morgan recalls that at the time off the original approval of the first subdivision that one chairperson sitting in for Supervisor Beautz went on record stating that they would not approve a split of the back lot (the subject property).	(DH): States the Mr. Morgan is correct in his recollection. However, when the rezoning was approved for the subject property by the Board of Supervisors, the intention to eventually split the back lot (the subject property) was specifically stated.	No further action.
4	(WM): Mr. Morgan would like to make the parking situation better in the neighborhood. Would public parking be available on Ladera Lane? Is the parking for guests only or can it be used by the public?	(DH): The road is a private road that is maintained by the homeowners. Each lot is required to provide a certain amount of off street parking. The previous land division stipulates additional parking on the street for guests of the homeowners.	No further action.
5	(SE): Mr. Elmore asks if the owners are required to offer the road to the County for dedication?	(DH): They are not required to. (Supervisor Leopold): The County is not currently accepting any new roads. There is a plan to eventually improve Main Street with curbs and sidewalks; however, without the Redevelopment Agency, this project will not happen as soon as originally planned.	No further action.
6	(SE): Mr. Elmore asks if there is plan line available for Main Street.	(WM): Yes, there is a plan line available as Mr. Morgan was required to submit one when he split one of his properties on Main Street.	No further action.
7	(SE): Mr. Elmore reiterates the serious parking problem along the street due to school traffic.	(Supervisor Leopold): The school has a new superintendent. He is willing to speak with him about this ongoing issue with parking.	Supervisor Leopold to speak to Superintendent.

8	(WM): Mr. Morgan asks what will happen to people who park on Ladera Lane?	(DH): It is very hard to regulate who parks on the road, even on a private one.	No further action.
9	(WM): Mr. Morgan asks if a variance is required for the roadway or only a roadway exception?	(DH): A roadway exception is required.	No further action.
10	(WM): Requests a bike lane be installed from Soquel Drive to Sevilla Drive. He is also concerned about the site line from Sevilla Drive onto Main Street.	(Supervisor Leopold): Discusses what that entails in terms of road resurfacing, striping, etc. States that the County cannot simply stripe a bike lane without ensuring that it is safe to do so.	No further action.
11	(WM): Suggests that if there is anything that the property owners or the project can do to help the parking situation—re-striping, etc.—that the neighborhood could get behind the project.	(DH): Ms. Hamilton suggests that the owners will be required to pay "in-lieu" fees and that these fees go into a general fund for future County improvement project. While the fees specific to this project may not be designated for this specific issue, maybe the neighbors could petition the Board to designate these funds to the Main Street project.	The group was not sure that the neighbor would be amenable to another petition as they have been very active in the past.
12	(WM): Asks Supervisor Leopold if it is possible to have the "in-lieu" fees marked for Main Street.	(Supervisor Leopold): He does not know at present but can try to find out.	Supervisor Leopold to check on applying "in-lieu" fees to Main Street.
13	(SE): Mr. Elmore states that Norman Bei (a neighboring property) does not have anything against the proposed lot split, but that he shares concern over the traffic/parking issue. This project could contribute to the problem.	(DH): If this project doesn't happen, the traffic and parking issue remains. If this project is approved, the traffic issue remains still. The traffic and parking issue will remain whether or not this project is approved, but the project does not have a significant impact in the problem. (Supervisor Leopold): Notes that the County is aware of the traffic and parking issue.	No further action.
14	(WM): Can the development help the issue?	(DH): The current parking and traffic issue cannot be solved by this development.	No further action.
15	(SE): In the past, Mr. Elmore states that he has put in the improvements instead of paying the "in-lieu" fees. (WM): Mr. Morgan advocates for this possibility to happen. Again states that he is not opposed to the project but is trying to find a way that the development can help the situation with the school traffic.	(DH): Ms. Hamilton states that she will speak with Jack Soriacoff and ask if installing improvements (instead of paying "in lieu" fees) would be feasible. She will also follow up with Supervisor Leopold on this matter.	Hamilton Swift to speak with Jack Soriacoff and Supervisor Leopold and notify neighbors of results.
16	(DW): Mr. Winner is happy to hear that there is a plan for Main Street. He also approves of a bike lane from Soquel to Sevilla Drive. He suggests that if the parents were allowed to use the nine spaces along Ladera Lane—even if marked for 20 minute parking—that this could make a difference.	(Supervisor Leopold): The Supervisor comments that regardless of if parking is allowed for the public or not on Ladera Lane, he is confident that the parents will find and use the parking spots wherever they are.	No further action.
17	(DW) Mr. Winner further comments that the intersection of Main Street and Sevilla Drive is blind. Suggest installing small speed bumps or stripes.	(DH): Reiterates that she will speak with Jack Soriacoff. However, speed bumps or striping may not be the solution.	Ms. Hamilton to speak with Jack Soriacoff regarding the site line from Sevilla.
18	(SE): The installation of a bike lane on Main Street from Soquel to Sevilla Drive may force the school to do something about the problem given that you cannot park in a bike lane. Mr. Morgan agrees	No comment	No further action.
End of meeting			

County Design Criteria and shall pay fees in lieu of the roadway and roadside improvements.

(d) Local Streets Outside the Urban Services Line but Within a Transportation Improvement Area. Except as hereinafter provided, all projects on local streets outside the Urban Services Line but within a Transportation Improvement Area shall pay fees in lieu of the transportation and roadside improvements.

(e) Special Conditions Requiring Improvements. The above Sections 15.10.050(c) and (d) notwithstanding, right-of-way dedication and transportation and roadside improvements may be required due to the size, location or character of the project; the presence of such improvements in the area; the need to protect surface water quality, riparian corridors, coastal lagoons or wetlands; or the presence of local drainage or topographic conditions which necessitate the improvements.

(f) Exceptions to Improvement Requirements. The Approving Body, after consultation with the Director of Public Works, may approve an exception to roadway and roadside improvement standards and require instead the payment of in lieu fees based on one of the following findings and provided that if the subject site drains into a coastal lagoon, wetland, or riparian corridor, then measures are incorporated into the site plan to protect water quality and/or the in lieu or other fees are to be spent to protect water quality of the subject water body.

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;

2. Local drainage or topographic conditions render the improvements physically infeasible;

3. The improvements would constitute an unacceptable geologic hazard as substantiated by a written report by a registered soils engineer or geologist;

4. The improvements would be located in an environmentally sensitive area as shown by information on file in the Planning Department; and the impacts cannot be satisfactorily mitigated; or

5. The required improvements would encroach on private property in which neither the developer nor the County have an interest sufficient to allow the improvements to be constructed or installed; the developer has attempted in good faith, but been unable to acquire such an interest; and the County has not acquired such an interest through its power of eminent domain pursuant to Sections 14.01.513 or 18.10.240 of the County Code.

6. For new local streets serving up to four units, if adjoining properties are build-out in accordance with the General Plan and it is not possible to design access to meet the local street standard, an exception will be considered at

a minimum local street standard, as specified in the County Design Criteria. (Ord. 3339, 11/23/82; 3597, 11/6/84; 3634, 3/26/85; 3648, 5/21/85; 3966, 12/13/88; 4010, 9/15/89; 4065, 5/22/90)

15.10.060 Improvement standards.

Road right-of-way dedication requirements, roadway widening or improvements, and curb, gutter, sidewalk, and street tree construction and placement along with the property frontage shall meet the County Design Criteria. Where improvements are required of a development project, the improvements shall be completed prior to recording of the final land division map, unless such completion is guaranteed by securities; or in the absence of a land division, prior to final building inspection. (Ord. 2568, 6/27/78; 2800, 10/30/79; 2897, 4/8/80; 3339, 11/23/82; 4065, 5/22/90)

15.10.070 In-lieu fee.

The fees to be paid in-lieu of construction improvements shall be established by resolution of the Board of Supervisors, and shall be revised annually to reflect the engineering and unit costs as developed by the County Public Works Department. Where in-lieu fees are required, they shall be paid prior to issuance of project building permits or recording of the final land division map, whichever comes first. (Ord. 2568, 6/27/78; 2800, 10/30/79; 2897, 4/8/80; 3339, 11/23/82)

15.10.080 Trust funds created.

All fees received pursuant to this chapter shall be paid into trust funds, established by planning areas, maintained by the Auditor-Controller and administered by the Director of Public Works according to a five-year roadside improvement plan approved by the Board of Supervisors. The fees accumulated in the funds shall be used for the purpose of making roadside and water-quality related drainage improvements to arterial, collector, and local streets in the respective planning areas; portions of the funds may also be used for roadway improvements where required between the new roadside improvements and the existing roadway. Fees may also be used for initiating assessment districts for construction of roadside and water-quality related drainage improvements in each planning area respectively. (Ord. 2568, 6/27/78; 2800, 10/30/79; 2897, 4/8/80; 3339, 11/23/82)

15.10.090 Record of payment.

Roadside Improvement fees shall be recorded with property assessor parcel numbers. The fees shall be credited against future assessment districts' costs for