



## Staff Report to the Planning Commission

Application Number: **131293**

---

**Applicant:** Dee Murray  
**Owner:** Peter Stamas, trustee  
**APN:** 038-181-29

**Agenda Date:** May 28, 2014  
**Agenda Item #:** 6  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to rezone the subject property from the C-1 (Neighborhood Commercial ) zone district to the R-1-4 (Single family residential - 4,000 square foot minimum) zone district, to amend the General Plan land use designation from the C-N (Neighborhood Commercial) General Plan land use designation to the R-UM (Urban Medium Density Residential) General Plan land use designation, to amend the language of the Seacliff Village Plan (section 3.2.3.b.1) to allow residential uses, and a Coastal Development Permit to construct a two story single family dwelling (approximately 2,255 square feet with 4 bedrooms and 2.5 bathrooms).

**Location:** Property located at the northwest corner of the intersection of Hillcrest Drive and State Park Drive in Seacliff.

**Supervisory District:** 2nd District (District Supervisor: Zach Friend)

**Permits Required:** Rezoning, General Plan Land Use Amendment, Seacliff Village Plan Amendment, Coastal Development Permit

### Staff Recommendation:

- Adopt the attached resolution (Exhibit A), sending a recommendation to the Board of Supervisors for **Approval** of Application Number **131293**, based on the attached findings and conditions, and recommend adoption of the Negative Declaration per the requirements of the California Environmental Quality Act.

### Exhibits

- |    |   |    |                           |
|----|---|----|---------------------------|
| A. | Planning Commission Resolution with the following attached documents:<br>Board of Supervisors Resolution (regarding Seacliff Village Plan and General Plan Amendment), Rezoning ordinance | C. | Findings                  |
|    |   | D. | Conditions                |
|    |   | E. | Project Plans             |
|    |   | F. | Comments & Correspondence |
| B. | Mitigated Negative Declaration (CEQA Determination) with the following attached documents:<br>(Attachment 1): Assessor's parcel map, Zoning map, General Plan map                         |    |                           |
-

### Parcel Information

Parcel Size:	4,585 square feet (per plans)
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Residential & Commercial Development, R/R Tracks.
Project Access:	Hillcrest Drive
Planning Area:	Aptos
Land Use Designation:	C-1 (Neighborhood Commercial)
Zone District:	C-N (Neighborhood Commercial)
Coastal Zone:	<u>  X  </u> Inside <u>    </u> Outside
Appealable to Calif. Coastal Comm.	<u>  X  </u> Yes <u>    </u> No

### Environmental Information

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

### Services Information

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

### History

The subject property and the adjacent parcel (APN 038-181-29) were included in the Seacliff Village Plan (adopted by the Board of Supervisors on May 20, 2003) as Sites 2-a & 2-b. The language included in the Seacliff Village Plan (SVP) for Sites 2-a & 2-b stated that the subject property (Site 2-b) could only be developed as a commercial development in conjunction with Site 2-a. This is a confusing requirement, since Site 2-a is already developed with a single family dwelling. The owner of Site 2-a has no plans to demolish the existing single family dwelling or otherwise develop the property in conjunction with Site 2-b. Even if the two sites were to be developed together, it would result in a rather small property that is not likely to be suitable for most forms of commercial development. For these reasons, the owner of the subject property has requested a rezoning and General Plan land use amendment for the vacant parcel (Site 2-b) in order to develop it separately with a single family dwelling.

### Project Setting

The subject property is a vacant parcel of approximately 4,585 square feet located in the Seacliff Village area of Aptos. The property is adjacent to an existing single family dwelling to the west, the railroad tracks to the north, an existing commercial business across Hillcrest Drive to the south, and an existing recreational vehicle park across State Park Drive to the east.

### **Seacliff Village Plan Amendment**

The subject property is identified as Site 2-b in the Seacliff Village Plan (SVP), adopted by the Board of Supervisors on May 20, 2003. Section 3.2.3.b.1 of the SVP (Land Use Area 2 - Sites 2-a & 2-b) specifies that the subject property shall be developed in conjunction with Site 2-a (which is currently developed with a single family dwelling) to create a single commercial development on both parcels. Given that the two parcels are not under common ownership, and that the adjacent parcel (Site 2-a) is currently developed with a single family dwelling, the requirements of the Seacliff Village Plan cannot be met. The owner of the adjacent parcel (Site 2-a) has no intention of demolishing the existing residence and this leaves the owner of the subject property (Site 2-b) with no options to utilize or improve their property.

Even if the existing residence were to be demolished and the two parcels (Sites 2-a & 2-b) developed together, the resulting combined parcel would be rather small for the creation of a viable commercial development (at under 10,000 square feet total). As a result, the applicant is requesting to develop the vacant parcel (Site 2-b) with a single family dwelling. This proposal would require modifying the language of the SVP to allow the two parcels to be developed independently and to allow residential uses on both Sites 2-a & 2-b. The request to develop the parcel independently and to construct a single family residence is considered as reasonable and would be consistent with the pattern of development along Hillcrest Drive to the west (which includes the adjacent residence on Site 2-b).

Revised language for section 3.2.3.b.1 of the SVP has been prepared (Exhibit A) which would authorize residential development on both parcels and would allow the two parcels to be developed independently.

The SVP language requires dedication of appropriate right-of-way along State Park Drive as a component of developing Site 2-b. This application has been reviewed by the Department of Public Works, Road Engineering section, and no dedication of land for roadside or roadway improvements has been required for this development proposal.

### **Rezoning & General Plan Land Use Amendment**

In order to have the appropriate designations for residential development, it is necessary to rezone the subject property to a residential zone district. The property is proposed to be rezoned from the C-1 (Neighborhood Commercial) zone district to the R-1-4 (Single family residential - 4,000 square feet minimum) zone district, which matches the existing residential neighborhood to the west along Hillcrest Drive. The General Plan land use designation is also proposed to be amended from the C-N (Neighborhood Commercial) designation to the R-UM (Urban Medium Density Residential) land use designation, which would be consistent with the proposed R-1-4 zone district.

Site 2-a would have been included in the proposed rezoning and General Plan land use amendment, but the owner was unwilling to participate in the current application. This leaves a single, small commercial parcel on Hillcrest Drive that is developed with an existing residence. At some point in the future, the County may want to consider revising the zoning and land use designation for Site 2-a to match the existing residential pattern of development.

## **Single Family Dwelling**

This application includes a proposal to construct a two-story single family dwelling, of approximately 2,255 square feet, with 4 bedrooms and 2.5 bathrooms and a single car garage on the subject property. The proposal is in compliance with the requirements of the R-1-4 (Single family residential - 4,000 square feet minimum) zone district. All required site standards would be met in the design of the proposed residence and all required off-street parking would be provided on the project site.

The proposed dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as varied wall and roof planes, a front covered porch, and uncovered terraces to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

## **Local Coastal Program Consistency**

The proposed dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range of styles. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

## **Environmental Review**

Environmental review has been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on February 10, 2014. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit A) was made on February 24, 2014. The mandatory public comment period expired on March 28, 2014, with no comments received.

## **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.

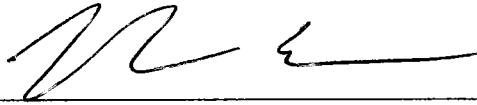
## **Staff Recommendation**

- Adopt the attached resolution (Exhibit A), sending a recommendation to the Board of Supervisors for **Approval** of Application Number **131293**, based on the attached findings and conditions, and recommend adoption of the Negative Declaration per the requirements of the California Environmental Quality Act.

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

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

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



Randall Adams  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-3218  
E-mail: [randall.adams@co.santa-cruz.ca.us](mailto:randall.adams@co.santa-cruz.ca.us)

Report Reviewed By: \_\_\_\_\_



Ken Hart  
Principal Planner  
Development Review  
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  
SENDING RECOMMENDATION TO THE BOARD OF SUPERVISORS  
ON PROPOSED LAND USE AMENDMENT

---

WHEREAS, the Planning Commission has held a public hearing on Application No. 131293, involving property located at Hillcrest Drive and State Park Drive, Aptos (APN 038-181-29), and the Planning Commission has considered the proposed General Plan amendment, rezoning, and residential development permit, all testimony and evidence received at the public hearing, and the attached staff report.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the attached resolution amending section 3.2.3.b.1 (Sites 2-a & 2-b) of the Seacliff Village Plan to allow residential uses;

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the attached resolution amending the General Plan by changing property from the "C-N" Neighborhood Commercial land use designation to the "R-UM" Urban Medium Density Residential land use designation;

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the attached ordinance amending the Zoning Ordinance by changing property from the "C-1" Neighborhood Commercial zone district to the "R-1-4" Single Family Residential - 4,000 square foot minimum zone district;

BE IT FURTHER RESOLVED, that the Planning Commission makes findings on the proposed rezoning and residential development as contained in the Report to the Planning Commission.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

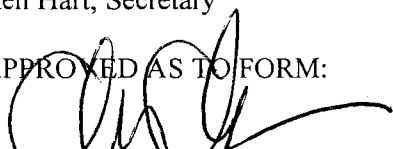
ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

\_\_\_\_\_  
Renee Shepherd, Chairperson

ATTEST: \_\_\_\_\_  
Ken Hart, Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Assistant County Counsel

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CRUZ,  
STATE OF CALIFORNIA

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

On the motion of Supervisor:  
Duly seconded by Supervisor:  
The following Resolution is adopted:

RESOLUTION ADOPTING AN AMENDMENT TO THE SEACLIFF VILLAGE PLAN AND ADOPTING A  
GENERAL PLAN LAND USE DESIGNATION REFERRED TO AS APPLICATION NO. 131293  
CONCERNING APN 038-181-29

WHEREAS, on \_\_\_\_\_, the Planning Commission of the County of Santa Cruz held a  
public hearing on Application No. 131293, involving property located within the Aptos planning area and  
forwarded recommendations to the Board of Supervisors for further consideration; and

WHEREAS, the Board of Supervisors for the County of Santa Cruz has held a public hearing on  
Application No. 131293, involving property located within the Aptos planning area, and the Board of  
Supervisors has considered the proposed General Plan Amendment, all testimony and evidence received  
at the public hearing, and the attached staff report; and

WHEREAS, minor modifications to the Seacliff Village Plan, a General Plan document approved by the  
Board of Supervisors on May 20, 2003, are necessary to facilitate the infill development of the core area  
of the Aptos village; and

WHEREAS, the Board of Supervisors finds that the proposed General Plan Land Use Designation  
Amendment, as shown on the attached exhibit, is consistent with State Law and all other portions of the  
County of Santa Cruz General Plan; and

WHEREAS, the Board of Supervisors finds that the proposed General Plan Amendment, as shown on the  
attached Exhibits, is consistent with State Law and all other portions of the County of Santa Cruz General  
Plan; and

WHEREAS, the Board of Supervisors has reviewed the Negative Declaration associated with this project  
and finds that the General Plan Amendment has been processed consistent with applicable provisions of  
the California Environmental Quality Act and the County of Santa Cruz Environmental Review Guidelines.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors hereby certifies  
the environmental determination and adopts the General Plan Amendment by changing the  
"Neighborhood Commercial" designation to "Urban Medium Density Residential" and by changing the  
language of the Seacliff Village Plan to allow residential uses on Sites 2-a & 2-b, as indicated in the  
attached Exhibits, to be included with the next round of General Plan Amendments for 2014.

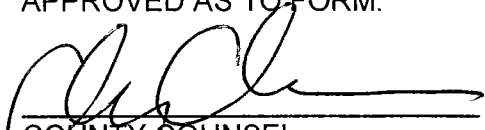
PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California,  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the following vote:

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

\_\_\_\_\_  
Chairperson of the Board of Supervisors

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

APPROVED AS TO FORM:

  
\_\_\_\_\_  
COUNTY COUNSEL

Exhibits:       Amendment to the Seacliff Village Plan  
                  General Plan Amendment Map

DISTRIBUTION:   County Counsel  
                  Planning-Randall Adams  
                  County GIS



## Amendment to the Seacliff Village Plan

### Strikethrough Version

New/additional language in **Bold Underline** type

Deleted language in ~~**Bold Underline Double Strikethrough**~~ type

#### Land Use Area 2 - 3.2.3.b.1 Sites 2-a and 2-b

The language on page 21 of the Seacliff Village Plan shall be modified as follows:

Due to the small combined size of these parcels, site 2-b may ~~**only**~~ be developed ~~**in conjunction with**~~ **independently from** site 2-a **with a single family dwelling**. Allowed uses shall ~~**be pedestrian-oriented, low traffic generating, neighborhood, and/or visitor serving**~~ **include residential development**. ~~**As this lot serves as a transition area from the residential uses to the west, the Approving Body shall approve only those commercial uses that are found to be compatible with adjacent residential uses and do not produce excessive noise, smells, lights, or late opening hours**~~. Access shall be from Hillcrest Drive. Dedication of appropriate right-of-way along State ~~**Beach**~~ **Park** Drive is required to accommodate roadside, roadway, and transit stop improvements.

### Clean Version

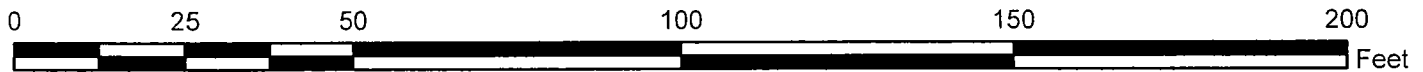
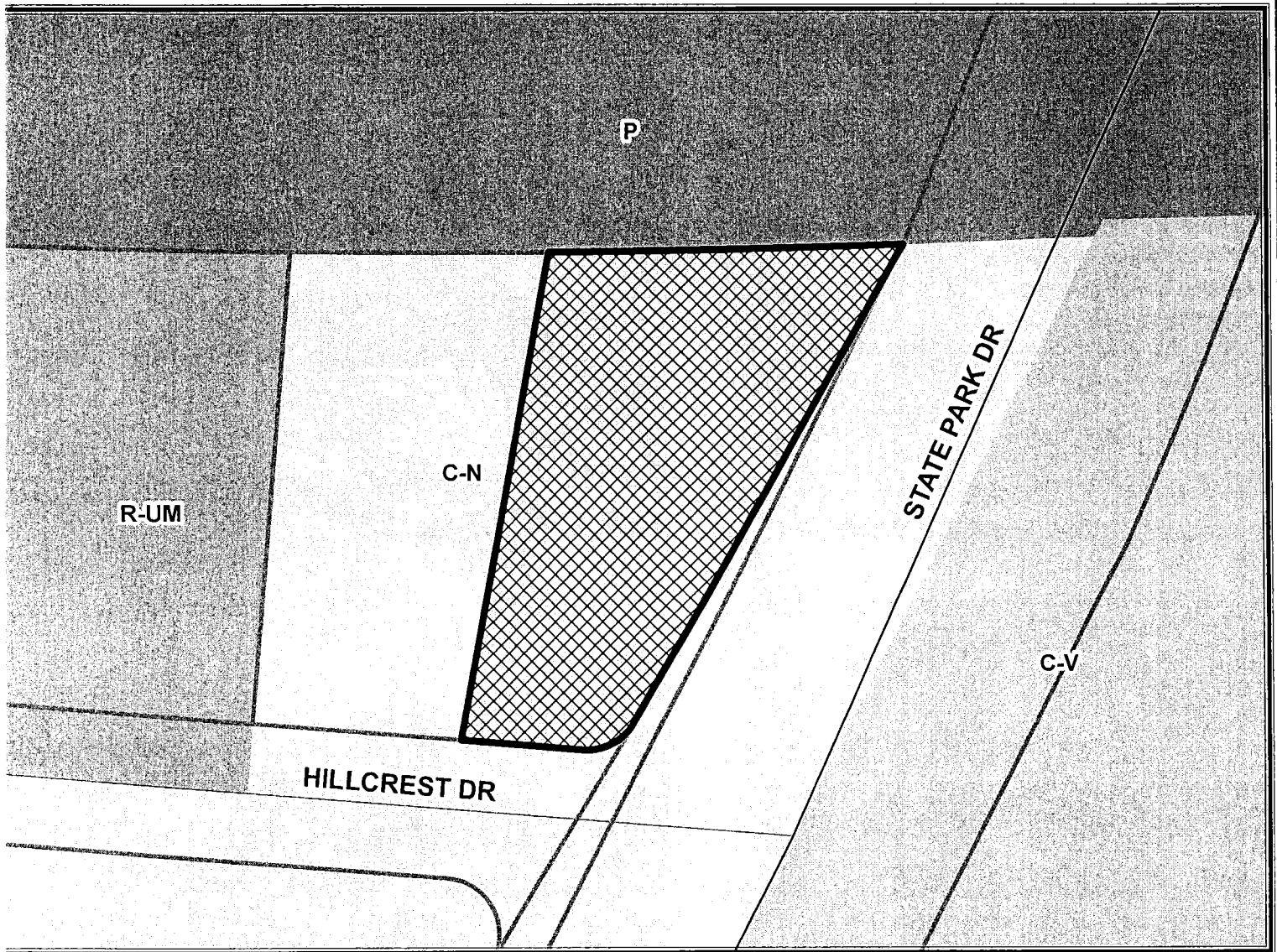
#### Land Use Area 2 - 3.2.3.b.1 Sites 2-a and 2-b

The language on page 21 of the Seacliff Village Plan shall be modified to read as follows:






Due to the small combined size of these parcels, site 2-b may be developed independently from site 2-a with a single family dwelling. Allowed uses shall include residential development. Access shall be from Hillcrest Drive. Dedication of appropriate right-of-way along State Park Drive is required to accommodate roadside, roadway, and transit stop improvements.

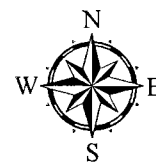


# General Plan Amendment Map



## LEGEND

-  Amend from C-N to R-UM
-  Assessors Parcels
-  Street
-  Commercial-Neighborhood
-  Commercial-Visitor Accom.
-  Public Facilities
-  Residential - Urban Medium Density



Map Created by  
County of Santa Cruz  
Planning Department  
March 2014

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

**ORDINANCE AMENDING CHAPTER 13  
OF THE SANTA CRUZ COUNTY CODE  
CHANGING FROM ONE ZONE DISTRICT TO ANOTHER**

---

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

**SECTION I**

The Board of Supervisors finds that the public convenience, necessity and general welfare require the amendment of the County Zoning Regulations to implement the policies of the County General Plan and Local Coastal Program Land Use Plan regarding the property located on the south side of Soquel Drive, at 9028 Soquel Drive, Aptos; finds that the zoning established herein, as shown on the attached exhibit, is consistent with all elements of the Santa Cruz County General Plan; and finds and certifies that all environmental regulations specified in the California Environmental Quality Act, the State and County Environmental Guidelines, and Chapter 16 of the County Code have been complied with by the preparation and approval of a Negative Declaration for the project.

**SECTION II**

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

1. The proposed zone district will allow a density of development and types of uses which are consistent with the objectives and land use designations of the adopted General Plan; and
2. The proposed zone district is appropriate for the level of utilities and community services available to the land; and
3. The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district.

**SECTION III**

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

<u>Assessor's Parcel Number</u>	<u>Existing Zone District</u>	<u>New Zone District</u>
038-181-29	C-1	R-1-4

**SECTION IV**

This ordinance shall take effect on the 31<sup>st</sup> day after the date of final passage.

PASSED AND ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by the Board of Supervisors of the County of Santa Cruz by the following vote:

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

\_\_\_\_\_  
Chairperson of the Board of Supervisors

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

APPROVED AS TO FORM:

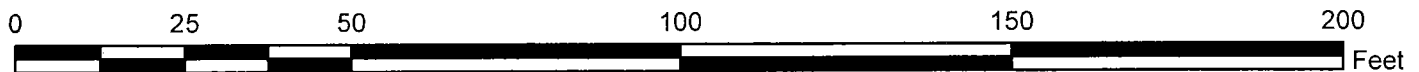
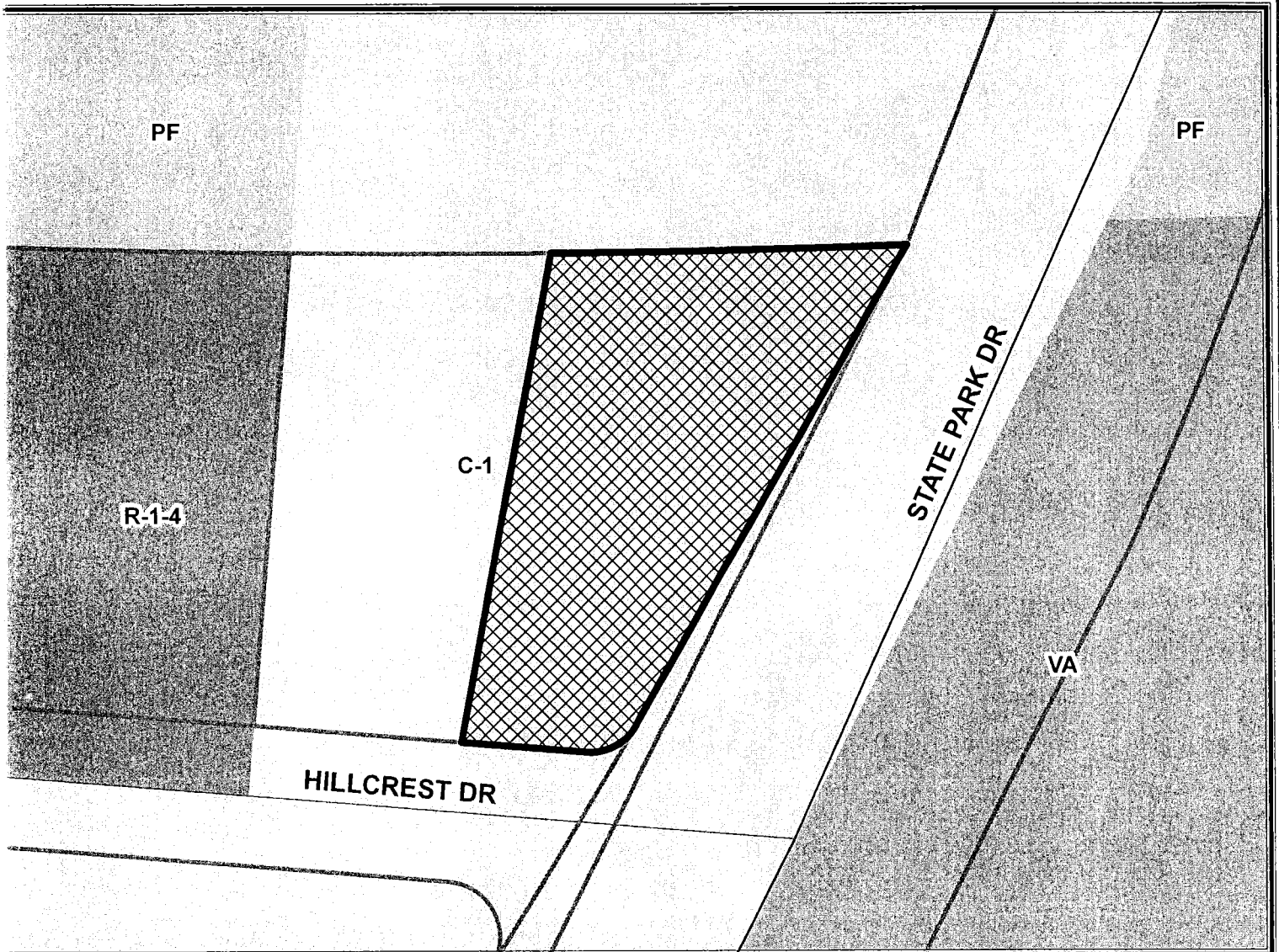
  
\_\_\_\_\_  
Assistant County Counsel

Exhibit: Rezoning Map








DISTRIBUTION:    County Counsel  
                         Planning-Randall Adams  
                         Assessor  
                         County GIS

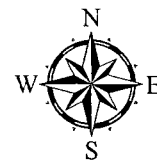


# Rezoning Map



## LEGEND

-  Rezone from C-1 to R-1-4 Zone District
-  Assessors Parcels
-  Street
-  COMMERCIAL-NEIGHBORHOOD
-  PUBLIC FACILITY
-  COMMERCIAL-VISITOR ACCOM.
-  RESIDENTIAL-SINGLE FAMILY



Map Created by  
County of Santa Cruz  
Planning Department  
March 2014

**Negative Declaration  
(CEQA Determination)**

**Application Number 131293  
Planning Commission Hearing  
5/28/14**



# County of Santa Cruz

---

## PLANNING DEPARTMENT

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

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

[www.sccoplanning.com](http://www.sccoplanning.com)

### NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

#### NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD

Pursuant to the California Environmental Quality Act, the following project has been reviewed by the County Environmental Coordinator to determine if it has a potential to create significant impacts to the environment and, if so, how such impacts could be solved. A Negative Declaration is prepared in cases where the project is determined not to have any significant environmental impacts. Either a Mitigated Negative Declaration or Environmental Impact Report (EIR) is prepared for projects that may result in a significant impact to the environment.

Public review periods are provided for these Environmental Determinations according to the requirements of the County Environmental Review Guidelines. The environmental document is available for review at the County Planning Department located at 701 Ocean Street, in Santa Cruz. You may also view the environmental document on the web at [www.sccoplanning.com](http://www.sccoplanning.com) under the Planning Department menu. If you have questions or comments about this Notice of Intent, please contact Matt Johnston of the Environmental Review staff at (831) 454-3201.

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. If you require special assistance in order to review this information, please contact Bernice Romero at (831) 454-3137 (TDD number (831) 454-2123 or (831) 763-8123) to make arrangements.

#### **PROJECT: STAMAS REZONING**

**APP #: 131293**

**APN(S): 038-181-29**

**PROJECT DESCRIPTION:** The proposed project a proposal to construct a two story single family dwelling (approximately 2,255 square feet) on a vacant parcel. Requires a Rezoning, General Plan Land Use Amendment, Seacliff Village Plan Amendment, and Coastal Development Permit.

**PROJECT LOCATION:** Project is located at the northwest corner of the intersection of Hillcrest Drive and State Park Drive in Seacliff.

**EXISTING ZONE DISTRICT:** Neighborhood Commercial (C-1)

**APPLICANT:** Dee Murray

**OWNER:** Peter Stamas, Trustee

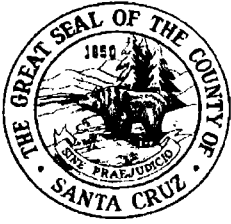
**PROJECT PLANNER:** Randall Adams, (831) 454-3218

**EMAIL:** [Randall.Adams@santacruzcounty.us](mailto:Randall.Adams@santacruzcounty.us)

**ACTION:** Negative Declaration

**REVIEW PERIOD:** February 27, 2014 through March 28, 2014

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.



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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

### NEGATIVE DECLARATION

**Project: Stamas Rezoning**

**APN(S): 038-181-29**

**Project Description:** This is a proposal to construct a two story single family dwelling (approximately 2,255 square feet) on a vacant parcel. Requires a Rezoning, General Plan Land Use Amendment, Seacliff Village Plan Amendment, and Coastal Development Permit.

**Project Location:** Property is located at the northwest corner of the intersection of Hillcrest Drive and State Park Drive in Seacliff.

**Owner:** Peter Stamas, Trustee

**Applicant:** Dee Murray

**Staff Planner:** Randall Adams, (831) 454-3218 [Randall.Adams@santacruzcounty.us](mailto:Randall.Adams@santacruzcounty.us)

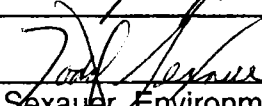
**This project will be considered** at a public hearing by the Planning Commission. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.

#### California Environmental Quality Act Negative Declaration Findings:

Find, that this Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Negative Declaration) that there is no substantial evidence that the project will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Clerk of the Board located at 701 Ocean Street, 5<sup>th</sup> Floor, Santa Cruz, California.

Review Period Ends: March 28, 2014

*Note: This Document is considered Draft until it is Adopted by the Appropriate County of Santa Cruz Decision-Making Body*

Date: 2/24/14  
  
\_\_\_\_\_  
Todd Sexauer, Environmental Coordinator  
(831) 454-3511





# County of Santa Cruz

## PLANNING DEPARTMENT

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

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

**Date:** February 10, 2014

**Application Number:** 131293

**Staff Planner:** Randall Adams

Stamas Rezoning

### **I. OVERVIEW AND ENVIRONMENTAL DETERMINATION**

**APPLICANT:** Dee Murray

**APN(s):** 038-181-29

**OWNER:** Peter Stamas, trustee

**SUPERVISORAL DISTRICT:** 2

**PROJECT LOCATION:** Property located at the northwest corner of the intersection of Hillcrest Drive and State Park Drive in Seacliff. (see Attachment 1 for Location map)

**SUMMARY PROJECT DESCRIPTION:** Proposal to construct a two story single family dwelling (approximately 2,255 square feet) on a vacant parcel. Requires a Rezoning, General Plan Land Use Amendment, Seacliff Village Plan Amendment, and Coastal Development Permit.

**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 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 checked="" 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:                                |

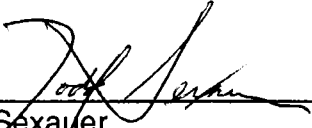
**NON-LOCAL APPROVALS**

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.

  
\_\_\_\_\_  
Todd Sexauer  
Environmental Coordinator

2/24/14  
\_\_\_\_\_  
Date

## **II. BACKGROUND INFORMATION**

### **EXISTING SITE CONDITIONS**

Parcel Size: 4,585 square feet (per plans)

Existing Land Use: Vacant

Vegetation: Grasses

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

Nearby Watercourse: None

Distance To: N/A

### **ENVIRONMENTAL RESOURCES AND CONSTRAINTS**

Water Supply Watershed: Not mapped

Groundwater Recharge: Not mapped

Timber or Mineral: Not mapped

Agricultural Resource: Not mapped

Biologically Sensitive Habitat: Not mapped

Fire Hazard: Not mapped

Floodplain: Not mapped

Erosion: Low potential

Landslide: Not mapped

Liquefaction: Low potential

Fault Zone: Not mapped

Scenic Corridor: Not mapped

Historic: Not designated

Archaeology: Not mapped

Noise Constraint: Adjacent to railroad

Electric Power Lines: Not present

Solar Access: Available

Solar Orientation: Level

Hazardous Materials: Not applicable

### **SERVICES**

Fire Protection: Aptos/La Selva FPD

School District: Pajaro Valley USD

Sewage Disposal: Santa Cruz County  
Sanitation District

Drainage District: Zone 6

Project Access: Hillcrest Drive

Water Supply: Soquel Creek Water  
District

### **PLANNING POLICIES**

Zone District: C-1 (Neighborhood Commercial)

Special Designation: Seacliff Village  
Plan (Site 2b)

General Plan: C-N (Neighborhood Commercial)

Urban Services Line: ☒ Inside

☐ Outside

Coastal Zone: ☒ Inside

☐ Outside

### **ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:**

The subject property is a vacant parcel of approximately 4,585 square feet located in the Seacliff Village area of Aptos. The property is adjacent to an existing single family dwelling to the west, the railroad tracks to the north, an existing commercial business across Hillcrest Drive to the south, and an existing recreational vehicle park across State Park Drive to the east. The property is mostly level and is devoid of substantial vegetation.

## **PROJECT BACKGROUND:**

The subject property is identified as Site 2-b in the Seacliff Village Plan (SVP), adopted by the Board of Supervisors in 2003. Section 3.2.3.b.1 of the SVP (Land Use Area 2 - Sites 2-a & 2-b) specifies that the subject property shall be developed in conjunction with Site 2-a (which is currently developed with a single family dwelling) to create a single commercial development on both parcels. Given that the two parcels are not under common ownership, and that the adjacent parcel (Site 2-a) is currently developed with a single family dwelling, the requirements of the Seacliff Village Plan cannot be met. The owner of the adjacent parcel (Site 2-a) has no intention of demolishing the existing residence and this leaves the owner of the subject property (Site 2-b) with no options to utilize or improve their property.

If the two parcels were to be combined, the resulting combined parcel would be fairly small for the creation of a viable commercial development (at under 10,000 square feet). For this reason, the applicant is requesting to develop the parcel with a single family dwelling, consistent with the pattern of development along Hillcrest Drive to the west (which includes the adjacent residence on Site 2-b).

## **DETAILED PROJECT DESCRIPTION:**

This application is a proposal to rezone the subject property from the C-1 (Neighborhood Commercial ) zone district to the R-1-4 (Single family residential - 4,000 square foot minimum) zone district, to amend the General Plan land use designation from the C-N (Neighborhood Commercial) General Plan land use designation to the R-UM (Urban Medium Density Residential) General Plan land use designation, to amend the language of the Seacliff Village Plan (section 3.2.3.b.1) to allow residential uses, and a Coastal Development Permit for the construction of a two story single family dwelling (approximately 2,255 square feet with 4 bedrooms and 2.5 bathrooms) on the subject property. The single family dwelling will be accessed via a driveway from Hillcrest Drive and the grading volumes would not exceed 100 cubic yards for the site preparation and building foundation.

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

### 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 7 miles southwest of the San Andreas fault zone, and approximately 4 miles southwest of the Zayante 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, therefore the potential for ground surface rupture is low. The project site is likely to be subject to strong seismic shaking during the life of the improvements. The improvements would be designed in accordance with the California Building Code, which should reduce the hazards of seismic shaking and liquefaction to a less than significant level. There is no indication that landsliding is a significant hazard at this site.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** Following a review of mapped information and a field visit to the site, there is no indication that the development site is subject to a significant potential for damage caused by any of these hazards.

3. Develop land with a slope exceeding 30%?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

**Discussion:** There are no slopes that exceed 30% on the property.

4. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**Discussion:** Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because standard erosion controls are a required condition of the project. Prior to approval of a grading or building permit, the project must have an approved Erosion Control Plan, which would specify detailed erosion and sedimentation control measures. The plan would include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion.

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 property is in a mapped soils type that could contain expansive soils. Per California Building Code and County Code requirements, a geotechnical report is required at the Building Permit stage to recommend foundation construction methods that would minimize any risk to the structure that may be caused by 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 checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

**Discussion:** No septic systems are proposed. The project would connect to the Santa Cruz County Sanitation District, and the applicant would be required to pay standard

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

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? ☐ ☐ ☒ ☐

**Discussion:** The proposed project is not located adjacent to a coastal cliff or bluff and the construction on the property would comply with all erosion control and drainage requirements of the California Building Code, County Code, and the County Design Criteria; 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 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 May 16, 2012, 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? ☐ ☐ ☒ ☐

**Discussion:** According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated May 16, 2012, no portion of the project site lies within a 100-year flood hazard area.

3. Be inundated by a seiche, tsunami, or mudflow? ☐ ☐ ☐ ☒

**Discussion:** The property is not located in a tsunami inundation area on the Tsunami Coastal Inundation Map dated January 21, 2009.

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)? ☐ ☐ ☒ ☐

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

**Discussion:** The project would obtain water from the Soquel Creek Water District and would not rely on private well water. Two water meters are currently in place on the project site. The project is not located in a mapped groundwater recharge area. Although the project would incrementally increase water demand, Soquel Creek Water District has indicated that adequate supplies are available to serve the project (Attachment 4).

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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:** The project would not discharge runoff either directly or indirectly into a public or private water supply. However, runoff from this project may 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 BMPs.

- |    |                                    |                          |                          |                          |                                     |
|----|------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | Degrade septic system functioning? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** There are no known septic systems in the vicinity.

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

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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:** Department of Public Works Drainage staff has reviewed the project and have determined that existing storm water facilities are adequate to handle the increase in drainage associated with the project. Refer to response B-5 for discussion of urban contaminants and/or other polluting runoff.



		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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"/>

**Discussion:** There are no levees or dams in the project vicinity

10.	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-----	--	--------------------------	--------------------------	--------------------------	-------------------------------------

**Discussion:** See response B-5 above

### C. BIOLOGICAL RESOURCES

Would the project:

1.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----	--	--------------------------	--------------------------	--------------------------	-------------------------------------

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

No special status plant or animal species are expected to occur in the area, due to the lack of suitable habitat and the disturbed nature of the site.

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

**Discussion:** There are no mapped or designated sensitive biotic communities on or adjacent to the project site.

3.	Interfere substantially with the	<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
--------------------------------------	--	------------------------------------	-----------

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?

**Discussion:** The proposed project does not involve any activities that would interfere with the movements or migrations of fish or wildlife, or impede use of a known wildlife nursery site.

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

**Discussion:** The subject property is located in an urbanized area and is surrounded by existing residential development that currently generates nighttime lighting. There are no sensitive animal habitats within or adjacent to the project site.

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

**Discussion:** There are no known wetlands in the project vicinity.

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

**Discussion:** The project would not conflict with any local policies or ordinances protecting biological resources.

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

**Discussion:** The proposed project would not conflict with the provisions of any

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

adopted Habitat Conservation Plan Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.

#### 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 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:** The project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. In addition, the project does not contain Farmland of Local Importance. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Farmland of Local Importance would be converted to a non-agricultural use. No impact would occur from project implementation.

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

**Discussion:** The project site is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impact is anticipated.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 | <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
--------------------------------------	--	------------------------------------	-----------

Timberland Production (as defined by  
Government Code Section 51104(g))?

**Discussion:** There are no mapped Timber Resources in the project vicinity. No impact is anticipated.

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

**Discussion:** No forest land occurs on the project site or in the immediate vicinity. No impact is anticipated.

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

**Discussion:** The project site is located within the Urban Services Line and there are no protected farmland or forest resources in the project vicinity. Therefore, no impacts are anticipated.

## E. MINERAL RESOURCES

Would the project:

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

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

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

**Discussion:** The project site is not considered to be an Extractive Use Zone (M-3) nor does it have a Land Use Designation with a Quarry Designation Overlay (Q) (County of Santa Cruz 1994). Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan would occur as a result of this project.

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

## F. VISUAL RESOURCES AND AESTHETICS

Would the project:

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

**Discussion:** The subject property is not located adjacent to a designated scenic road or other public view point. Therefore, the project would not directly impact any public scenic resources, as designated in the County's General Plan (1994), or obstruct any public views of these visual resources.

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

**Discussion:** The project site is not located along a County designated scenic road, public viewshed area, scenic corridor, within a designated scenic resource area, or within a state scenic highway.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Substantially degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridgeline? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The existing visual setting is an urban environment with existing residential dwellings and commercial buildings. The proposed project is designed and landscaped so as to fit into this setting.

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

**Discussion:** The project would create an incremental increase in night lighting. However, this increase would be small, and would be similar in character to the lighting associated with the surrounding existing uses.

## G. CULTURAL RESOURCES

Would the project:

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

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

**Discussion:** The property is not designated as a historic resource on any federal, state or local inventory.

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

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

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

**Discussion:** Pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.

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

**Discussion:** There are no known paleontological resources or unique geologic features on the project site.

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

**Discussion:** The proposal would not result in the routine transportation, use or disposal of hazardous materials.

- |   | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less than<br>Significant<br>Impact | No Impact                           |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| 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"/> |

**Discussion:** Hazardous materials are not known to exist on the subject property. Small amounts of hazardous chemicals may be used during construction (related to construction equipment, adhesives, etc.) but these will be used according to established codes and protocols and will not cause a reasonably foreseeable hazard to the public.

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

**Discussion:** The proposal would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. There are no schools within 1/4 mile of the project site.

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

**Discussion:** The project site is not included on the 1/21/14 list of hazardous sites in Santa Cruz County compiled pursuant to the specified code.

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

**Discussion:** The project site is not located within an airport land use plan area.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing | <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
--------------------------------------	--	------------------------------------	-----------

or working in the project area?

**Discussion:** The project site is not located within the vicinity of a private airstrip.

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

**Discussion:** The proposed development is not expected to interfere with an adopted emergency response or evacuation plan. The project has been conditioned to meet all requirements of the local fire district.

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

**Discussion:** The proposed development would not involve the construction of electrical transmission lines and no lines are known to exist on the subject property.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 project is not located in the vicinity of wildland areas and the project design incorporates all applicable fire safety requirements of the local fire agency.

## I. TRANSPORTATION/TRAFFIC

Would the project:

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

**Discussion:** The project would create a small incremental increase in traffic on nearby roads and intersections. However, given the small number of new trips created by the



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

project (1 new peak hour trip per dwelling unit), this increase would not result in an impact. 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"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project location is not within an existing airport land use clear zone therefore no change to air traffic patterns is expected.

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

**Discussion:** The project does not include design features that would result in dangerous design features or other transportation hazards.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project's road access meets County standards and has been approved by the local fire agency.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | Cause an increase in parking demand which cannot be accommodated by existing parking facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project meets the code requirements for the required number of parking spaces and therefore new parking demand would be accommodated on site.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project would comply with current road requirements to prevent potential hazards to motorists, bicyclists, and/or pedestrians.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 | <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
--------------------------------------	--	------------------------------------	-----------

designated intersections, roads or highways?

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

**Discussion:** The project would create an incremental increase in the existing noise environment. However, this increase would be small, and would be similar in character to noise generated by the surrounding existing uses.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. | Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project is located adjacent to existing railroad tracks. The current levels of rail traffic are very low and the noise created by rail operations are infrequent. Due to the limited duration and frequency of noise associated with rail traffic, and the standard construction methods required by the California Building Code (including dual paned windows, insulation, and weather-stripping) the amount of noise exposure that residents of the proposed dwelling would experience is considered as less than significant.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. | Exposure of persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Per County policy, average hourly noise levels shall not exceed the General Plan threshold of 50 Leq during the day and 45 Leq during the nighttime. Impulsive noise levels shall not exceed 65 db during the day or 60 db at night. General noise in the project vicinity is not expected to exceed these thresholds. See response J-2 above for discussion of noise associated with the adjacent railroad tracks.

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

**Discussion:** Noise generated during construction would increase the ambient noise levels for adjoining areas. Construction would be temporary, however, and given the

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

limited duration of this impact it is considered to be less than significant.

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

**Discussion:** The project location is not within an existing airport land use clear zone or within two miles of a public airport.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** There are not private airstrips within the vicinity of the project.

#### K. AIR QUALITY

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

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

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

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

Project 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, would be implemented during construction to avoid impacts.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. | Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project would not conflict with or obstruct implementation of the

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

regional air quality plan. See K-1 above.

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

**Discussion:** The proposal would result in the construction of a single family dwelling, a use that is not expected to result in an cumulative increase in air pollutants, pollutant concentrations or objectionable odors, therefore no impact is anticipated.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion K-3 above.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion K-3 above.

#### L. GREENHOUSE GAS EMISSIONS

Would the project:

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project, 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. Santa Cruz County has recently adopted a Climate Action Strategy (CAS) 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. The strategy intends to reduce greenhouse gas emissions and energy consumption by implementing measures such as reducing vehicle miles traveled through the County and regional long range planning efforts and increasing energy efficiency in new and existing buildings and facilities. All project construction equipment would be required to comply with the Regional Air Quality Control Board emissions requirements for construction equipment. As a result, impacts associated with the temporary increase in green house gas emissions are expected to be less than significant.

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

Application Number: 131293

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

of reducing the emissions of  
greenhouse gases?

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

## M. PUBLIC SERVICES

Would the project:

1. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks or other recreational activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities; including the maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion (a through e):** While the project represents an incremental contribution to the need for services, the increase would be minimal. Moreover, the project meets all of the standards and requirements identified by the local fire agency; and school, park, and transportation fees to be 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

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

deterioration of the facility would occur or be accelerated?

**Discussion:** See response M-1 above.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 included as a component of the proposed project.

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

**Discussion:** Department of Public Works Drainage staff have reviewed the drainage information and have determined that downstream storm facilities are adequate to handle the increase in drainage associated with the project (Attachment 3).

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

**Discussion:** The project would connect to an existing public water supply (Soquel Creek Water District) and sanitary sewer (Santa Cruz County Sanitation District). Water service is available to serve the project, as reflected in the attached letter from the Soquel Creek Water District (Attachment 4). Two water meters are currently in place on the project site. Sewer service is available to serve the project, as reflected in the attached letter from the Santa Cruz County Sanitation District (Attachment 5). Due to the small amount of water and sanitary sewer usage, the incremental increase in demand created by the project would not be significant.

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

**Discussion:** The project's wastewater flows would not violate any wastewater

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

treatment standards.

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

**Discussion:** See the discussion under O-2 above. Due to the small incremental increase in demand for services, the impact would not be significant.

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

**Discussion:** See the discussion under O-2 above. Due to the small incremental increase in demand for services, the impact would not be significant.

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

**Discussion:** Due to the small incremental increase in solid waste generation, the impact would not be significant.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. | Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project would comply with all federal, state, and local statutes and regulations related to solid waste disposal.

## P. LAND USE AND PLANNING

Would the project:

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

**Discussion:** The proposed project does not conflict with any regulations or policies adopted for the purpose of avoiding or mitigating an environmental effect.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** There are no habitat conservation plans or natural community conservation plans applicable to the project site.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project would not include any element that would 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project includes a rezoning and General Plan amendment of one property currently zoned as C-1 (Neighborhood Commercial ) and designated as C-N (Neighborhood Commercial) in the General Plan, to the R-1-4 (Single family residential - 4,000 square foot minimum) zone district and the R-UM (Urban Medium Density Residential) General Plan land use designation. The proposal also includes the modification of language to the Seacliff Village Plan, to allow a single family dwelling to be constructed on the subject property. The existing parcel is vacant and a business could potentially be constructed on the project site. The construction of a single family residence (instead of a commercial business on the project site), is considered as a less intense use than commercial development. The construction of one single family dwelling on the subject property would result in a small incremental increase in available residential housing, but is not expected to induce substantial population growth. The incremental increase in population growth created by the project would not be significant.

The proposed project is designed at the density and intensity of existing residential development in the adjacent neighborhood. Additionally, the project does not involve extensions of utilities (e.g., water, sewer, or new road systems) into areas previously not served. Consequently, it is not expected to have a significant growth-inducing effect.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

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

## R. MANDATORY FINDINGS OF SIGNIFICANCE

- |   | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation | Less than<br>Significant<br>Impact | No<br>Impact                        |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/>             | <input type="checkbox"/>                       | <input type="checkbox"/>           | <input checked="" 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. No resources that have been evaluated as significant would be potentially impacted by the project, particularly plant and animal community resources. As a result of this evaluation, there is no substantial evidence that significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- |  | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation | Less than<br>Significant<br>Impact | No<br>Impact                        |
|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| 2. Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/>             | <input type="checkbox"/>                       | <input type="checkbox"/>           | <input checked="" 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, no potentially significant cumulative impacts were identified. 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 were determined to be no potentially significant effects to human beings. 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. 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 2003.

*Seacliff Village Plan.* Adopted by the Board of Supervisors on May 20, 2003, and certified by the California Coastal Commission on July 10, 2003.

County of Santa Cruz Geographic Information System

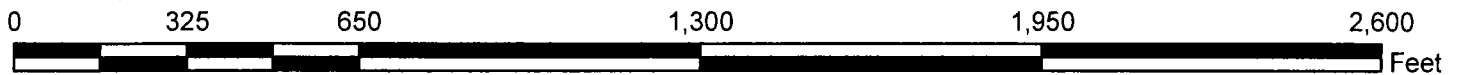
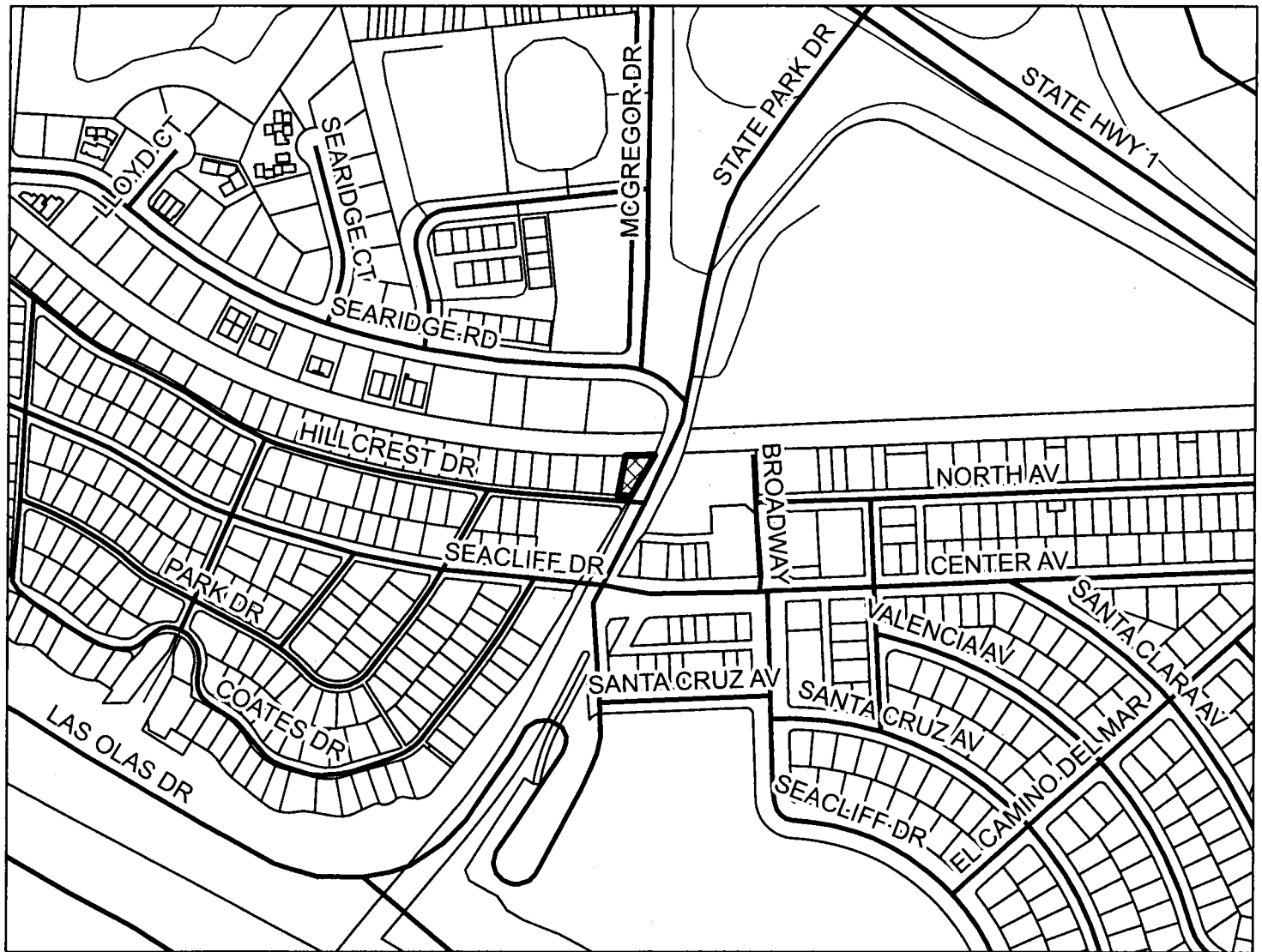
Maps indicating presence of resources, constraints, hazards, and distances from existing uses and the subject property.

#### **VI. ATTACHMENTS**






1. *Vicinity Map, Map of Zoning Districts; Map of General Plan Designations; and Assessors Parcel Map*
2. *Project Plans*, prepared by Dana Jones, 10/15/13
3. *Discretionary Application Comments*, dated 11/21/13
4. *Letter from Soquel Creek Water District*, dated 9/4/13
5. *Letter from Santa Cruz County Sanitation District*, dated 8/27/13

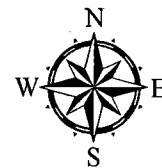


# Location Map



## LEGEND

-  APN: 038-181-29
-  Assessors Parcels
-  Street
-  State Highways
-  County Boundary

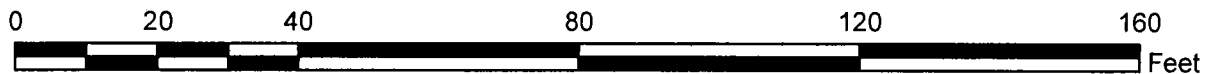


Map Created by  
County of Santa Cruz  
Planning Department  
November 2013




ATTACHMENT 1



# Zoning Map



## LEGEND

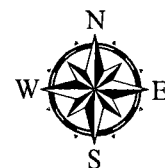
-  APN: 038-181-29
-  Assessors Parcels
-  Street

COMMERCIAL-NEIGHBORHOOD

COMMERCIAL-VISITOR ACCOM.

RESIDENTIAL-SINGLE FAMILY

 PUBLIC FACILITY



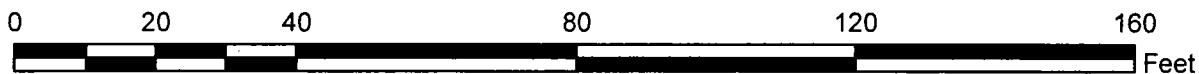
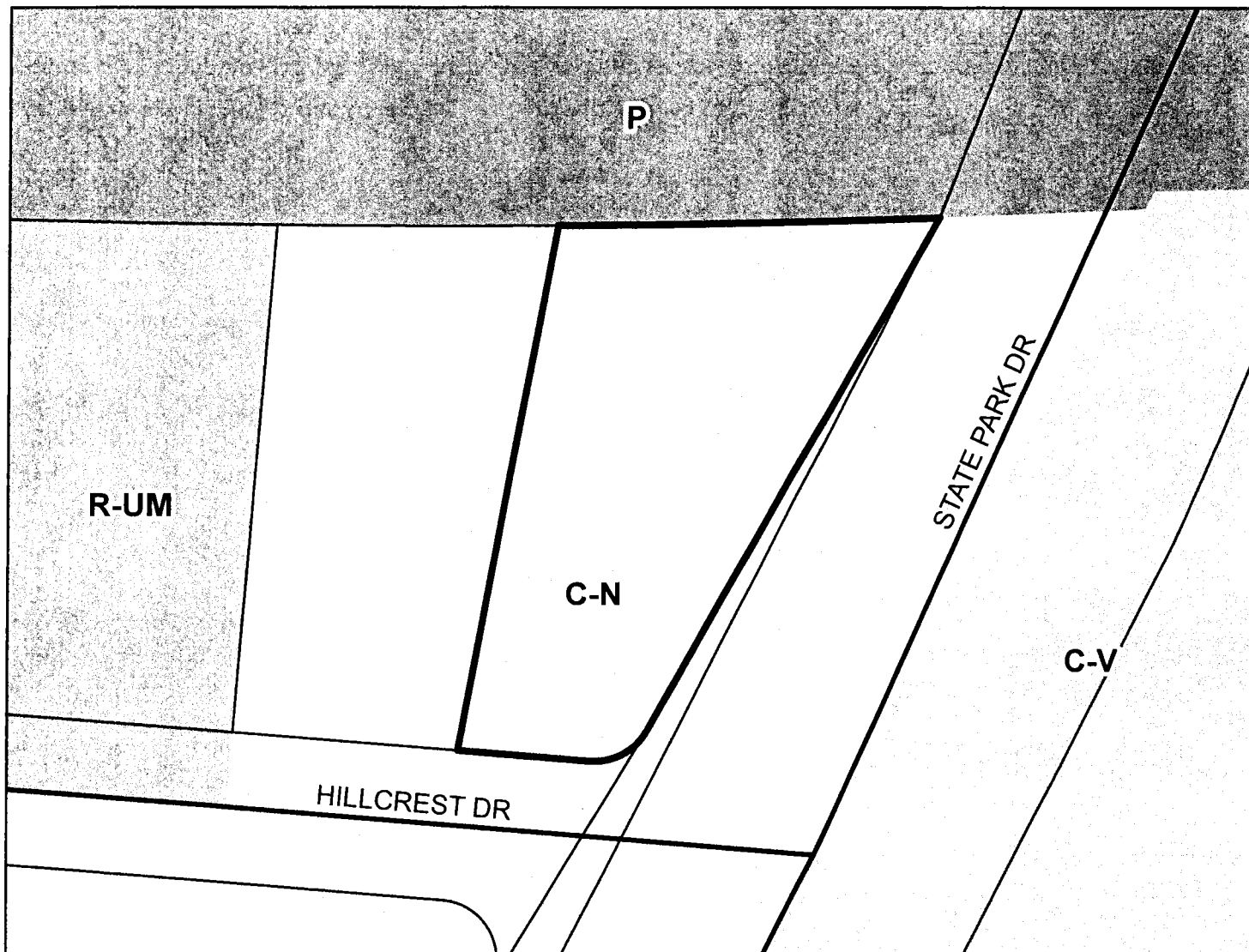
Map Created by  
County of Santa Cruz  
Planning Department  
November 2013

ATTACHMENT






1

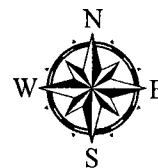


# General Plan Designation Map



## LEGEND

-  APN: 038-181-29
-  Assessors Parcels
-  Street
-  Commercial-Neighborhood
-  Commercial-Visitor Accom.
-  Residential - Urban Medium Density
-  Public Facilities



Map Created by  
County of Santa Cruz  
Planning Department  
November 2013

ATTACHMENT

1

**FOR TAX PURPOSES ONLY**

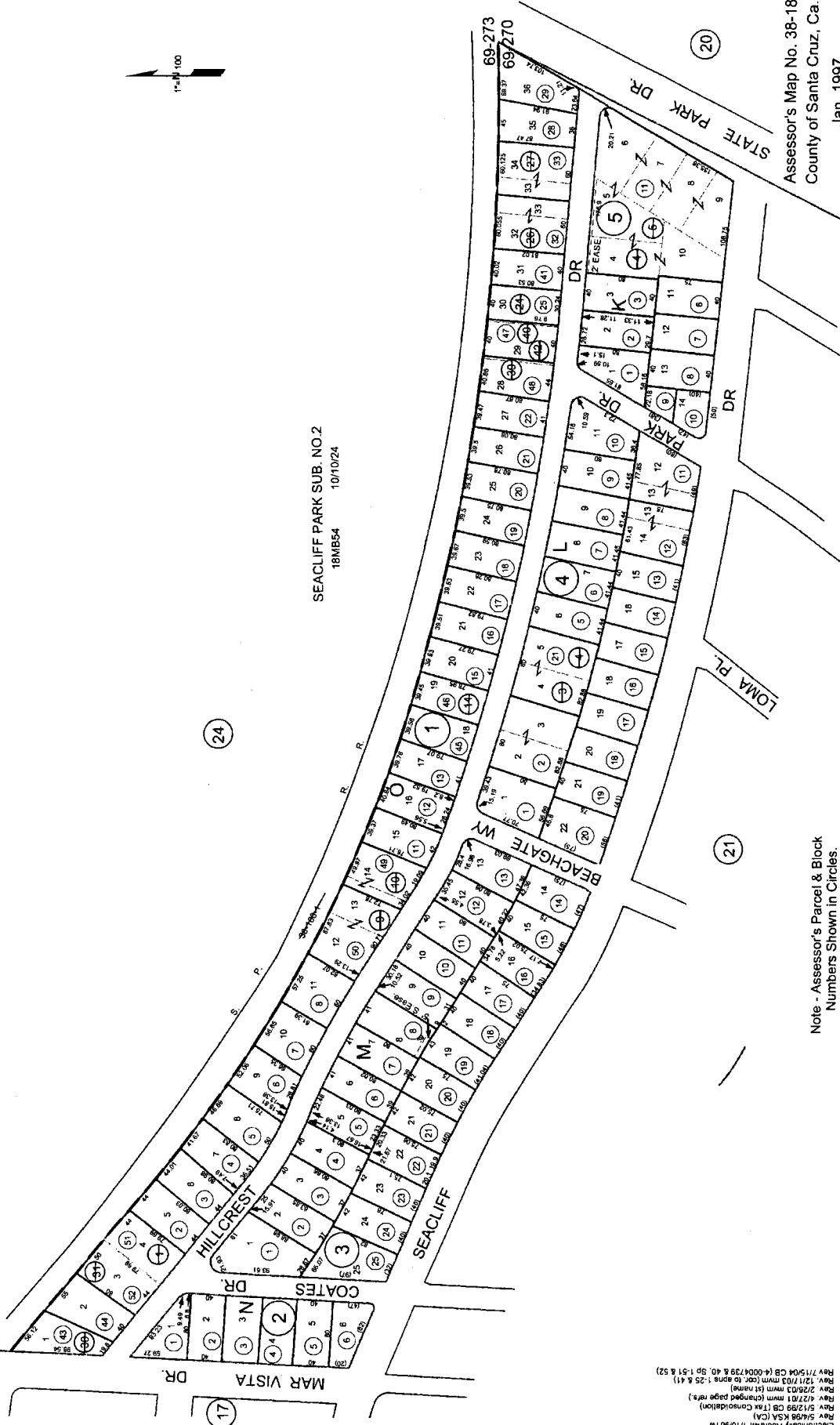
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1997

**APTOS RANCHO**

POR. SEC. 13, T. 11S., R. 1W. M.D.B. & M.

Tax Area Code  
69-270 69-273

**38-18**



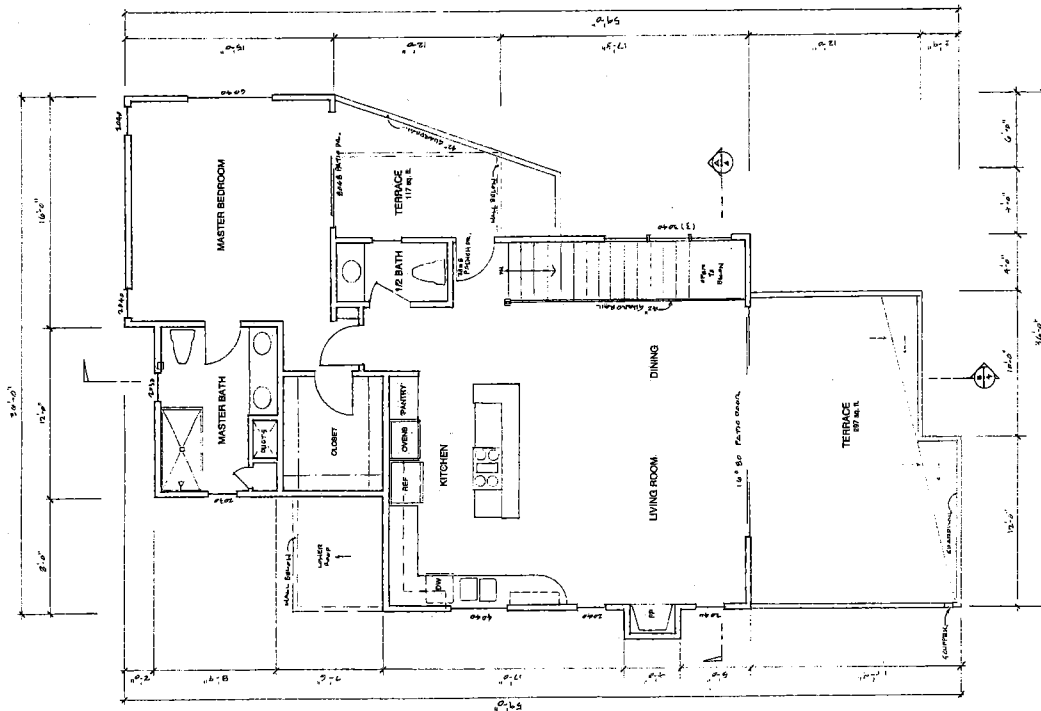
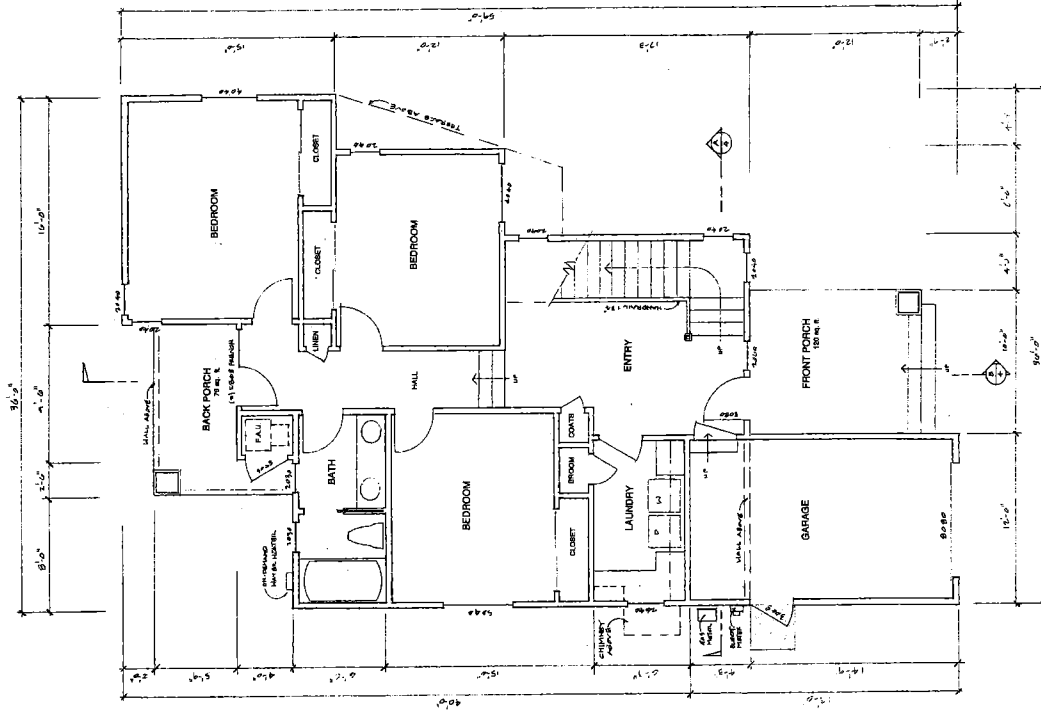
Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 38-18  
County of Santa Cruz, Ca.  
Jan. 1997

Electricity Redrawn 1/10/98 RW  
Rev 5/4/98 KSA (CA)  
Rev 5/12/99 CB (Tax Consolidation)  
Rev 4/27/01 mmw (changed page refs.)  
Rev 2/26/03 mmw (st name)  
Rev 12/17/03 mmw (cor to page 1-25 & 41)  
Rev 7/7/04 CB (4-0004739 & 40, SP 1-51 & 52)



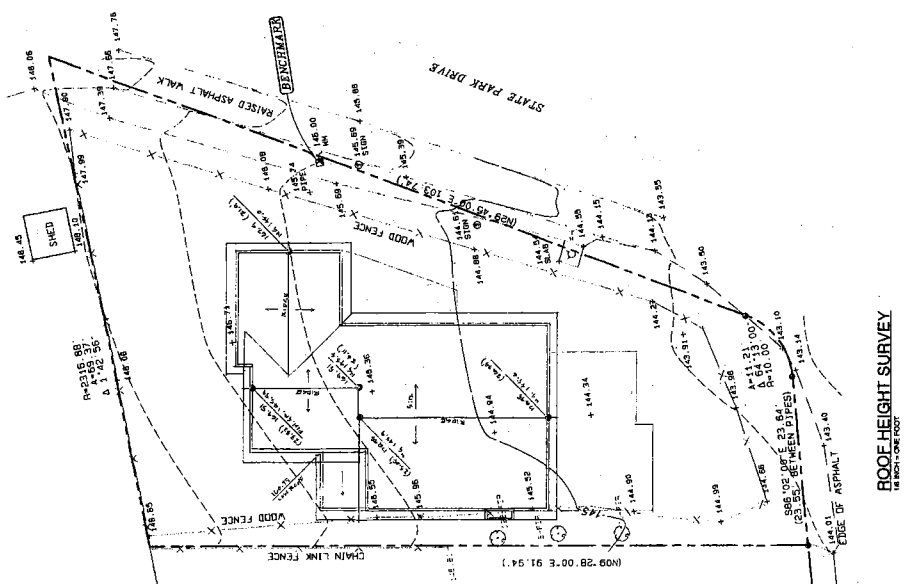




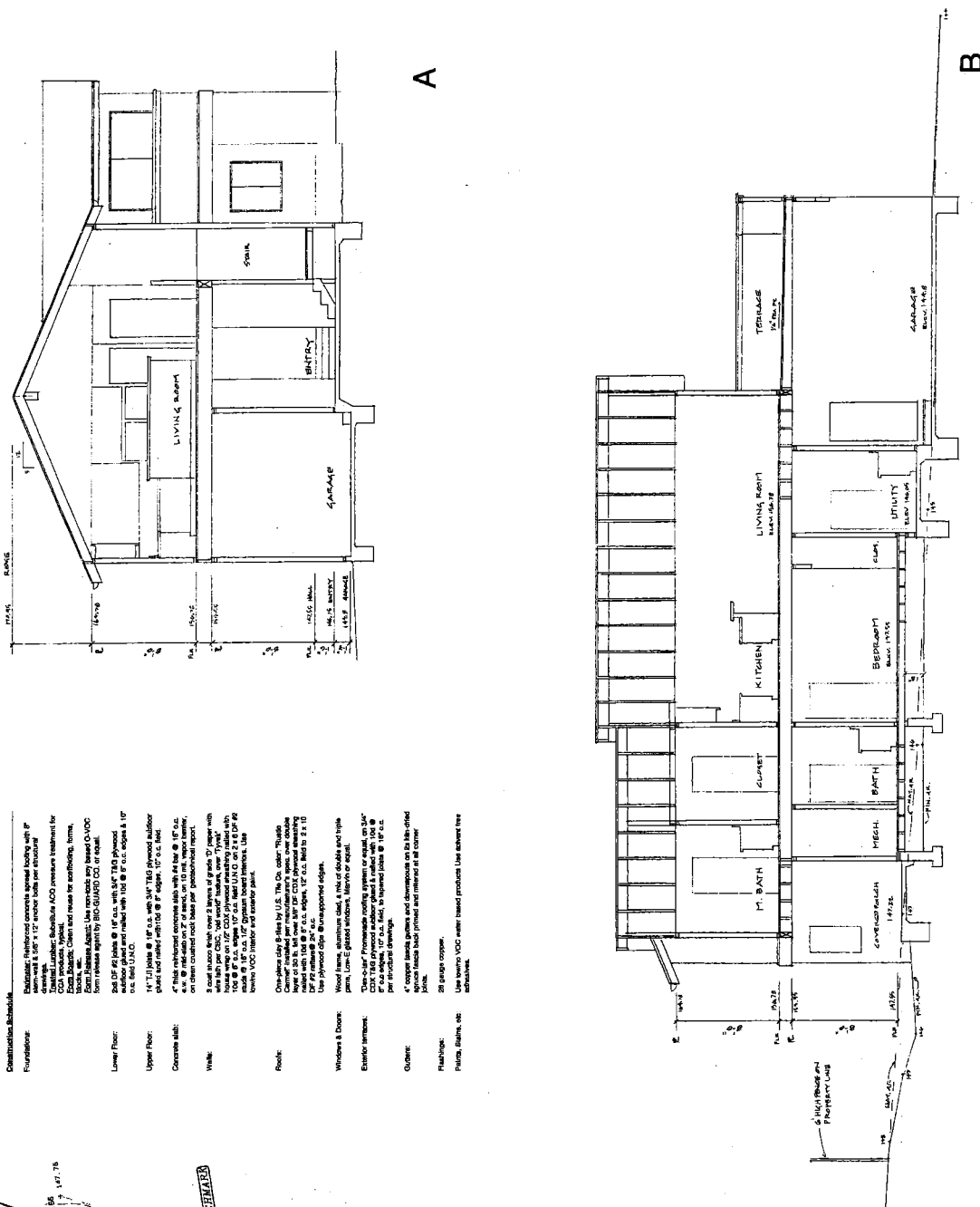
UPPER LEVEL FLOOR PLAN  
 1/4" = 1'-0" (NOT TO SCALE) 1/8" = 1'-0" (NOT TO SCALE)

**ELEVATIC**  
1/4 INCH = ONE FOOT

[illegible]



**Construction Schedule**

[illegible]

**BUILDING SECTIONS**  
1/4 INCH = ONE FOOT



THOMAS SCHERER  
ASSOCIATES  
Landscape Architecture

Cl. Bay 688 Aptos, CA 95026  
DM (831) 688-3972  
Fax (831) 688-3139

**Sheet title**

Conceptual  
Planting  
Plan

Stannas Residence  
APN 038-181-29  
Aptos, CA 95003

12/2/02

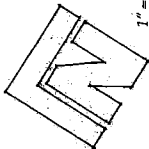
**reutland**

date 6-11-80  
drawn by  
sheet no.

L-7

...

1" = 8'-0"

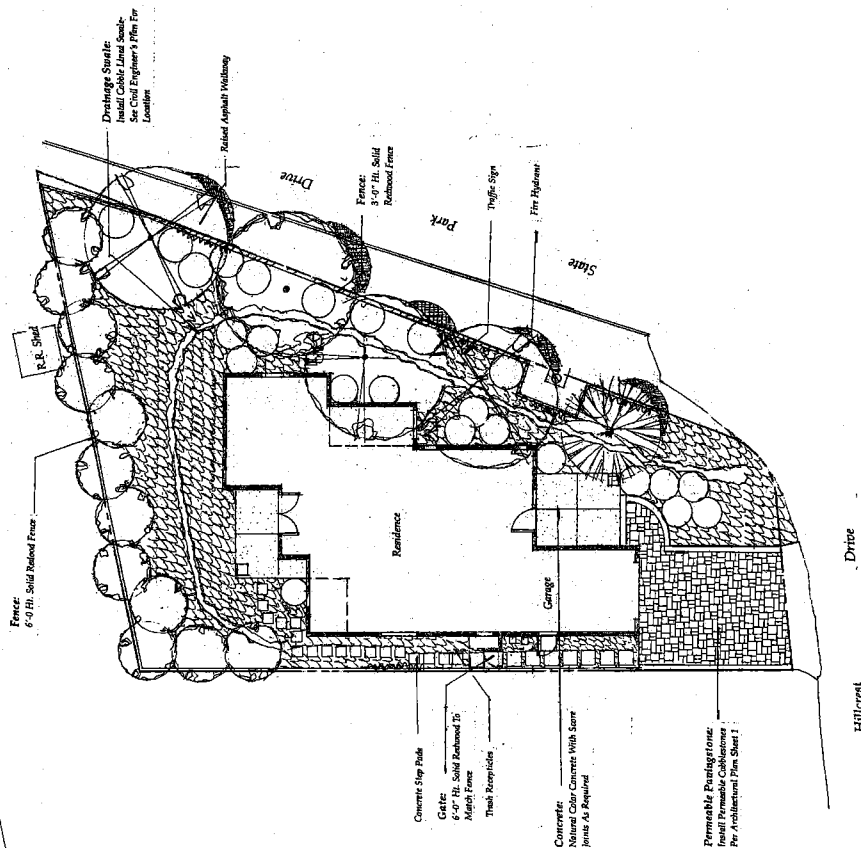


**Preliminary Plant Schedule:**

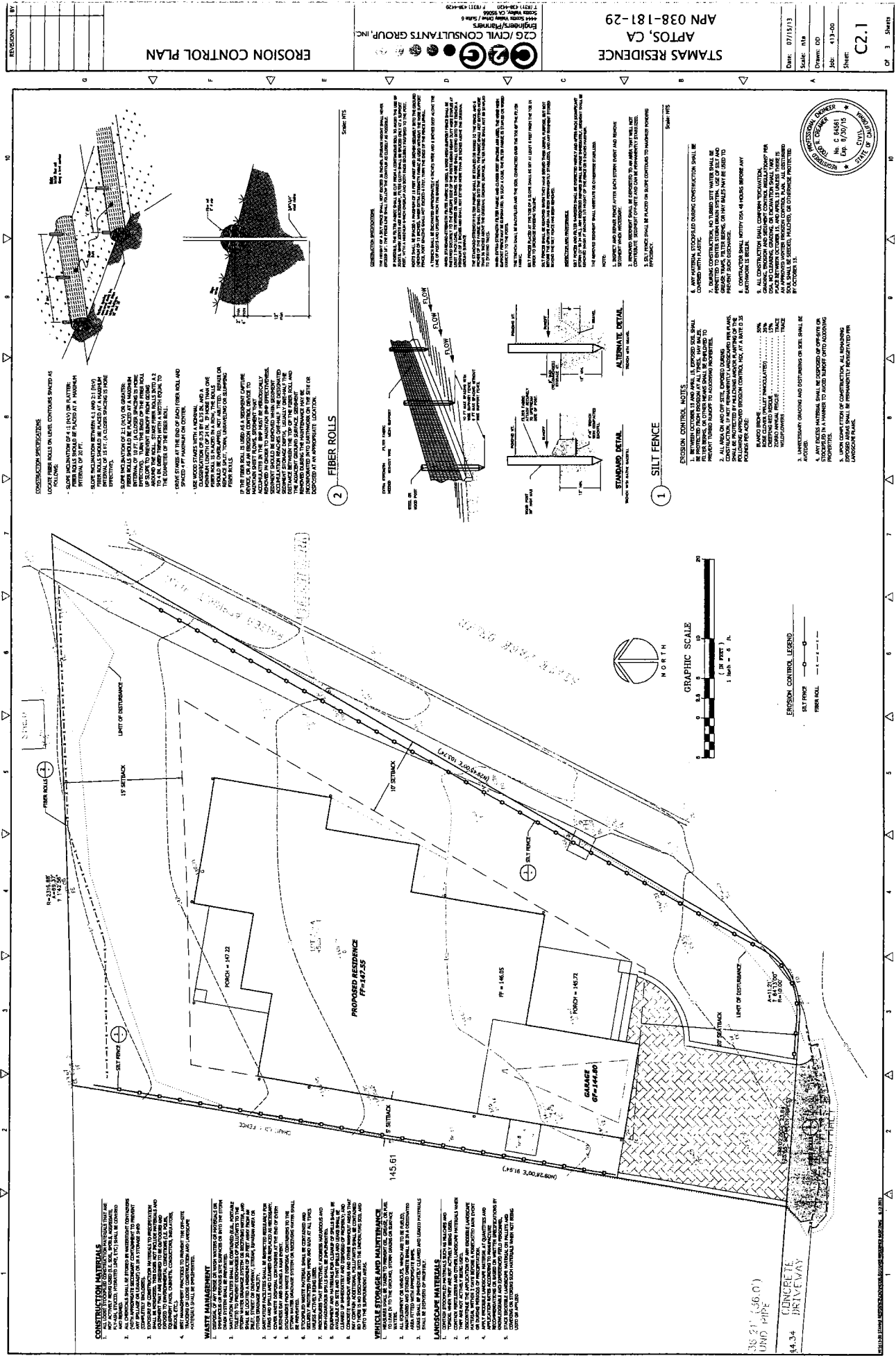
Retainal Name	Common Name	Size	Flavor
<i>Thaps</i>			
<i>Lupinus albus</i>	Chine Potatole	15 g.c.	Mild H. / Fair Color Tri
<i>Lupinus albus</i>	Cape Myile	15 g.c.	Low H. / Flowering & Fall Color Tri
<i>Platypus umbellum</i>	Vedunen Bas	15 g.c.	Energien, increasing free
<i>Shirabe &amp; Vines</i>			
<i>Pinus c. Bight N' Tigh'</i>	Candler Cherry	15 g.c.	Th. Dine Scenting Strub
<i>Apes' Bling'</i>	Apes	7 g.c.	Red Leaf Succulent
<i>Apes' Bling'</i>	Apes	7 g.c.	Red Leaf Succulent
<i>Polypat / Pinta Buitling'</i>	Sweet Vin Bush	5 g.c.	Flowering Medium H. Strub
<i>Solite Isambie</i>	Mexican Sage	5 g.c.	Flowering Medium H. Strub
<i>Pinus c. Bight N' Tigh'</i>	Sage	5 g.c.	Flowering Medium H. Strub
<i>Rigante cheres</i>	Blind Red Trumpet Vine	5 g.c.	Flowering Vine
<i>Agume radice</i>	Lavender Trumpet Vine	5 g.c.	Flowering Vine
<i>Grained covers:</i>			
<i>Festus glans</i>	Common Blue Fescue	1 g.c.	Low Groundcover
<i>Echene digant</i>	NCN	Fila	Low Groundcover
<i>Agume radice</i>	NCN	Fila	Low Groundcover
<i>Sodium eripia</i>	Succoway	Fila	Low Succulent
<i>Sodium eripia</i>	NCN	Fila	Low Succulent

### Irrigation Notes

**Install A Fully Automatic Drip Irrigation System Covering All Proposed Planting Areas. Irrigation System Shall Be In Compliance With Santa Cruz Co. Water Efficient Landscape Requirements**



## 2



**CONSTRUCTION SPECIFICATIONS**

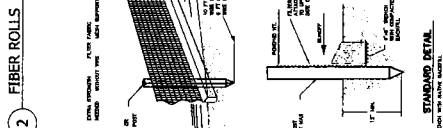
1. FIBER ROLLS ON LEVEL CONTIGUOUS SWATHS AS SHOWN ON THE EROSION CONTROL PLAN.

2. SLOPE INDICATION OF 4:1 (H) ON FLATTER AREAS SHOULD BE PLACED AT A MINIMUM OF 15' (A CLEAR SPACE OF 15' IS REQUIRED). FIBER ROLLS SHOULD BE PLACED AT A MINIMUM OF 15' (A CLEAR SPACE OF 15' IS REQUIRED).

3. SLOPE INDICATION OF 1:1 (H) ON STEEPER AREAS SHOULD BE PLACED AT A MINIMUM OF 15' (A CLEAR SPACE OF 15' IS REQUIRED). FIBER ROLLS SHOULD BE PLACED AT A MINIMUM OF 15' (A CLEAR SPACE OF 15' IS REQUIRED).

4. SLOPE INDICATION OF 1:1 (H) ON STEEPER AREAS SHOULD BE PLACED AT A MINIMUM OF 15' (A CLEAR SPACE OF 15' IS REQUIRED). FIBER ROLLS SHOULD BE PLACED AT A MINIMUM OF 15' (A CLEAR SPACE OF 15' IS REQUIRED).

5. SLOPE INDICATION OF 1:1 (H) ON STEEPER AREAS SHOULD BE PLACED AT A MINIMUM OF 15' (A CLEAR SPACE OF 15' IS REQUIRED). FIBER ROLLS SHOULD BE PLACED AT A MINIMUM OF 15' (A CLEAR SPACE OF 15' IS REQUIRED).



**CONSTRUCTION MATERIALS**

1. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

3. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

4. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

5. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

**VEHICLE STORAGE AND MAINTENANCE**

1. ALL VEHICLES SHALL BE STORED IN THE DESIGNATED AREA AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

2. ALL VEHICLES SHALL BE STORED IN THE DESIGNATED AREA AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

3. ALL VEHICLES SHALL BE STORED IN THE DESIGNATED AREA AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

4. ALL VEHICLES SHALL BE STORED IN THE DESIGNATED AREA AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

5. ALL VEHICLES SHALL BE STORED IN THE DESIGNATED AREA AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

**LANDSCAPE MATERIALS**

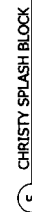
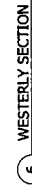
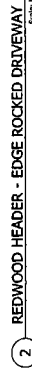
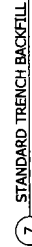
1. ALL LANDSCAPE MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

2. ALL LANDSCAPE MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

3. ALL LANDSCAPE MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

4. ALL LANDSCAPE MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

5. ALL LANDSCAPE MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.









## Discretionary Application Comments 131293

APN 038-181-29

Your plans have been sent to several agencies for review. The comments that were received are printed below. Please read each comment, noting who the reviewer is and which of the three categories (Completeness, Policy Considerations/Compliance, and Permit Conditions/Additional Information) the comment is in.

**Completeness:** A comment in this section indicates that your application is lacking certain information that is necessary for your plans to be reviewed and your project to proceed.

**Policy Considerations/Compliance:** Comments in this section indicate that there are conflicts or possible conflicts between your project and the County General Plan, County Code, and/or Design Criteria. We recommend that you address these issues with the project planner and the reviewer before investing in revising your plans in any particular direction.

**Permit Conditions/Additional Information:** These comments are for your information. No action is required at this time. You may contact the project planner or the reviewer for clarification if needed.

### Coastal Commission Review

**Routing No: 1 | Review Date: 11/21/2013**

RANDALL ADAMS (RADAMS) : No Response

### Drainage Review

**Routing No: 1 | Review Date: 11/18/2013**

TRAVIS RIEBER (TRIEBER) : Complete

Completeness Comments:                      Application Complete? ☒ Yes    ☐ No

The civil plans dated 7/15/2013 showing downspouts discharging on splash blocks directing runoff into rock lined swales and a pervious paver driveway have been received and are approved for the discretionary application stage. Please see the permit conditions below for additional information to be provided at the building application stage.

Policy Considerations and Compliance Issues:

Permit Conditions and Additional Information:

1. The civil plans show a graded swale along the western property line which is inconsistent with the landscape plan that shows a concrete stepping stone walkway along the western property line. Please clarify what is being proposed and revise for consistency.
2. For fee calculations please provide tabulation of new impervious and semi-impervious (gravel, base rock, paver blocks, pervious pavement) areas resulting from the proposed project. Make clear



---

## Drainage Review

---

**Routing No: 1 | Review Date: 11/18/2013**

TRAVIS RIEBER (TRIEBER) : Complete

on the plans by shading or hatching the limits of both the existing and new impervious areas. To receive credit for the existing impervious surfaces to be removed please provide documentation such as assessor's records, survey records, aerial photos or other official records that will help establish and determine the dates they were built.

Note: A drainage fee will be assessed on the net increase in impervious area. The fees are currently \$1.14 per square foot, and are subject to increase based on the fee amount applicable at the time of permit issuance. Reduced fees (50%) are assessed for semi-pervious surfacing (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials.

3. Upon approval of the project, a drainage "Hold" will be placed on the permit and will be cleared once the construction is complete and the stormwater management improvements are constructed per the approved plans: In order to clear the Hold, one of these options has to be exercised:

1. The civil engineer must inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The civil engineer's letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of "general conformance to plans" are not sufficient.

2. As-built plans stamped by the civil engineer may be submitted in lieu of the letter. The as-built stamp shall be placed on each sheet of the plans where stormwater management improvements were shown.

3. The civil engineer may review as-built plans completed by the contractor and provide the county with an approval letter of those plans, in lieu of the above two options. The contractor installing the drainage improvements will provide the civil engineer as-built drawings of the drainage system, including construction materials, invert elevations, pipe sizing and any modifications to the horizontal or vertical alignment of the system. The as-built drawings, for each sheet showing drainage improvements and/or their construction details, must be identified with the stamp (or label affixed to the plan) stating the contractor's name, address, license and phone number. The civil engineer will review the as-built plans for conformance with the design drawings. Upon satisfaction of the civil engineer that the as-built plans meet the design intent and are adequate in detail, the civil engineer shall submit the as-built plans and a review letter, stamped by the civil engineer to the County Public Works Department for review to process the clearance of the drainage Hold, if the submittal is satisfactory.

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



---

## **Drainage Review**

---

**Routing No: 1 | Review Date: 11/18/2013**

TRAVIS RIEBER (TRIEBER) : Complete

Management Section, from 8:00 am to 12:00 noon if you have questions.

---

## **Driveway/Encroachment Review**

---

**Routing No: 1 | Review Date: 11/21/2013**

RANDALL ADAMS (RADAMS) : No Response

---

## **Environmental Planning**

---

**Routing No: 1 | Review Date: 11/20/2013**

ANTONELLA GENTILE (AGENTILE) : Complete

Completeness Comments

Project is considered complete per the requirements of Environmental Planning.

Miscellaneous Comments

Proposed site grades adjacent to the home do not meet the drainage requirements set forth in 2010 California Building Code (CBC) Section 1803.3. Please revise the plans to include grading and drainage details that comply with the building code requirements.

Conditions of Approval

Prior to approval of the building permit:

1. The applicant shall provide 2 original copies of a soils report prepared by a licensed geotechnical engineer for review by the County Civil Engineer.
2. The applicant shall submit revised plans that comply with the recommendations of the geotechnical engineer and reference the soils report.
3. The applicant shall submit a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual.
4. The applicant shall submit a revised grading plan that complies with the requirements set forth in 2010 California Building Code (CBC) Section 1803.3.



---

## Environmental Planning

**Routing No: 1 | Review Date: 11/20/2013**

ANTONELLA GENTILE (AGENTILE) : Complete

5. The applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form.

## Fire Review

---

**Routing No: 1 | Review Date: 11/13/2013**

ERIN COLLINS (ECOLLINS) : Complete

A plan review fee of **\$50.00** is due and payable to the Aptos/La Selva Fire Department **PRIOR TO APPROVAL** of building application. **Reminder:** the enclosed Permit/Service Fees form must be submitted to the Aptos/La Selva Fire Department at time of payment.

- Any other requirements will be addressed in the Building Permit phase.
- Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

---

In order to obtain building application approval, we recommend you have the DESIGNER add appropriate NOTES and DETAILS showing the following information **on the plans that are submitted for BUILDING PERMIT.**

The County of Santa Cruz Street Addressing Department must approve or assign an address before Fire Department approval is obtained.

**NOTE** on the plans "these plans are in compliance with California Building and Fire Codes (**2010 edition**) and Aptos/La Selva Fire District Amendments".

**NOTE** on the plans "the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE / FIRE RATING and SPRINKLERED or NON-SPRINKLERED as determined by the building official and outlined in the California Building Code. (e.g. R-3, Type V-B, Sprinklered)"

**NOTE** on the plans "the **REQUIRED** and **AVAILABLE FIRE FLOW**. FIRE FLOW



## Discretionary Application Comments 131293

APN 038-181-29

### Fire Review

Routing No: 1 | Review Date: 11/13/2013

ERIN COLLINS (ECOLLINS) : Complete

requirements for this project is **1,000 gallons per minute**. The AVAILABLE FIRE FLOW information can be obtained from the water company. Fire-flow and flow duration for dwellings having a fire-flow

calculation area in excess of 3,600 square feet (344.5m<sup>2</sup>) shall not be less than that specified in Appendix Table B105.1 of the California Fire Code".

**SHOW** on the plans a public fire hydrant within 600 feet of any portion of the building meeting the minimum required fire flow for the building. Hydrant shall be on a fire apparatus access road, as measured by an approved drivable route around the exterior of the facility or building.

**NOTE** on the plans "All buildings shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13-D, and adopted standards of the Aptos/La Selva Fire Protection District."

**NOTE** on the plans "the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval."

**NOTE** on the plans "an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. Underground plan submittal and permit, will be issued to a Class B, Class C-16, Class C-36 or owner/builder. No exceptions."

**SHOW** on the plans where the smoke alarms are to be installed according to the following locations and approved by this agency as a minimum requirement.  
One alarm adjacent to each sleeping area (hall, foyer, balcony, or etc.)  
One alarm in each sleeping room.  
One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.  
There must be at least one smoke alarm on each floor level regardless of area usage.  
There must be a minimum of one smoke alarm in every basement area.

**SHOW** on the plans where the carbon monoxide alarms are to be installed according to the following locations and approved by this agency as a minimum requirement.  
One alarm adjacent to each sleeping area (hall, foyer, balcony, or etc.)  
One at the top of each stairway of 24" rise or greater and in an accessible location by a



---

## Fire Review

---

**Routing No: 1 | Review Date: 11/13/2013**

ERIN COLLINS (ECOLLINS) : Complete

ladder.

There must be at least one carbon monoxide alarm on each floor level regardless of area usage.

When a fire alarm system is proposed in lieu of 110V/battery backup smoke detectors, a separate fire alarm permit and fee is required by the Aptos/La Selva Fire District.

**NOTE** on the plans, "three sets of fire alarm plans shall be submitted and approved prior to commencing work."

**NOTE** on the plans "building numbers shall be provided. Numbers shall be a minimum of four (4) inches in height on a contrasting background and visible from the street. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street."

**NOTE** on the plans "the installation of an approved spark arrester on the top of the chimney. The wire mesh not to exceed 1/2 inch."

**NOTE** on the plans "the roof covering shall be no less than Class "B" rated roof."

**NOTE** on the plans "a 30-foot clearance shall be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance."

**EXCEPTION:** Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, pro-vided they do not form a means of rapidly trans-mitting fire from native growth to any structure."

**NOTE** on the plans, A MINIMUM OF 48 HOURS NOTICE to the fire department is required prior to inspection.

**NOTE** on the plans "the job copies of the building and fire systems plans and permits must be on-site during inspections."

Note: 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, and, to hold harmless and without prejudice, the reviewer and reviewing agency.

---

## Policy Section Review

---



---

**Routing No: 1 | Review Date: 11/21/2013**

RANDALL ADAMS (RADAMS) : No Response

## **Road Engineering Review**

---

**Routing No: 1 | Review Date: 11/13/2013**

RODOLFO RIVAS (RRIVAS) : Complete

### **Completeness Comments:**

### **Permit Conditions and Additional Information:**

This project is within the Aptos Transportation Improvement Area (TIA) and is subject to TIA fees. The current fee rate is \$ 6,000.00 (\$3,000 roadside improvement fees + \$3,000 transportation improvement fees) per single family dwelling (SFD). TIA fees = \$6,000 (1 SFD x \$ 6,000 = \$6,000).

## **Sanitation Review**

---

**Routing No: 1 | Review Date: 11/01/2013**

DIANE ROMEO (DROMEO) : Not Required

Application will be reviewed at building permit phase. There are no public sewer mains or easements on property which would require additional conditions. No routing to Sanitation is required.





**Board of Directors**  
Dr. Thomas R. LaHue, *President*  
Bruce Daniels, *Vice President*  
Dr. Don Hoernschemeyer  
Dr. Bruce Jaffe  
Richard Meyer

Kim Adamson, *General Manager*

September 4, 2013

Pete Stamas  
706 Darling Way  
Roseville, CA 95678

**SUBJECT: Conditional Water Service Application for Tier I Single-Family  
Residential Development on Hillcrest Drive, APN 038-181-29**

Dear Mr. Stamas:

In response to the subject application, the Board of Directors of the Soquel Creek Water District (SqCWD) at their regular meeting of September 3, 2013 voted to grant you a Conditional Will Serve Letter for the proposed Tier I (parcels sized less than 10,000 square feet) single-family dwelling to be located on Hillcrest Drive in Aptos, 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.

September 4, 2013

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



Taj A. Dufour, P.E.  
Engineering Manager/Chief Engineer

Attachment: Requirements Checklist for APN 038-181-29

Enclosures - Blue (for Tier I Single-Family Residential Development):

1. Overview of the SqCWD Water Use Efficiency Requirements for Tier I Single Family Residences
2. Indoor Water Use Efficiency Checklist
3. Outdoor Water Use Efficiency Checklist for Tier I Single-Family Development
4. Go Green Program/Water Demand Offset Residential Green Credits Fact Sheet and Application



# **Santa Cruz County Sanitation District**

701 OCEAN STREET, SUITE 410, SANTA CRUZ, CA 95060-4073  
(831) 454-2160 FAX (831) 454-2089 TDD: (831) 454-2123

JOHN J PRESLEIGH, DISTRICT ENGINEER

AUGUST 27, 2013

MANUEL STAMAS  
706 DARLING WAY  
ROSEVILLE CA 95678

**SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR  
THE FOLLOWING PROPOSED DEVELOPMENT:**

APN: 038-181-29 APPLICATION NO.: N/A  
PARCEL ADDRESS: VACANT LOT AT CORNER OF STATE PARK DRIVE &  
HILLCREST DRIVE  
PROJECT DESCRIPTION: CONSTRUCT A NEW SINGLE FAMILY DWELLING

Sewer service is available for the subject development upon completion of the following conditions. This 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 sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

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

Show all existing and proposed plumbing fixtures on floor plans of building application.

Other: No downstream capacity problem or other issue is known at this time. However, downstream sewer requirements will again be studied at time of Planning Permit review, at which time the District reserves the right to add or modify downstream sewer requirements.

Yours truly,

JOHN J. PRESLEIGH  
District Engineer

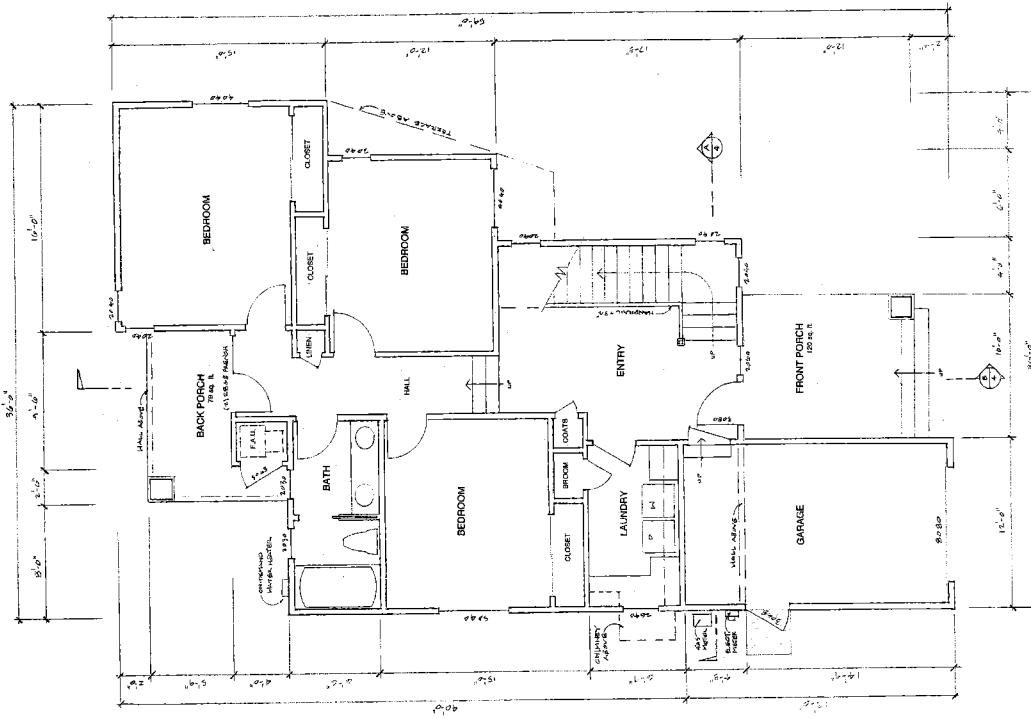
By:

*Rachél Lather*  
Rachél Lather  
Sanitation Engineer

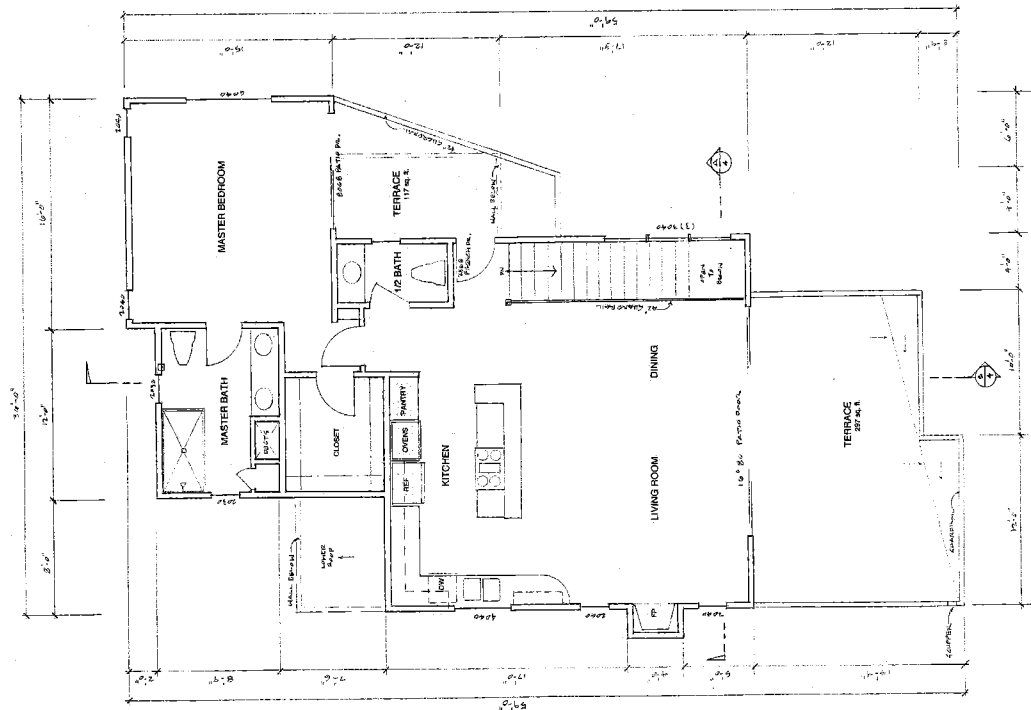
RGH:tlp/418

c: Applicant: Dana Jones, 200 7<sup>th</sup> Ave. No. 111, Santa Cruz, CA 95062



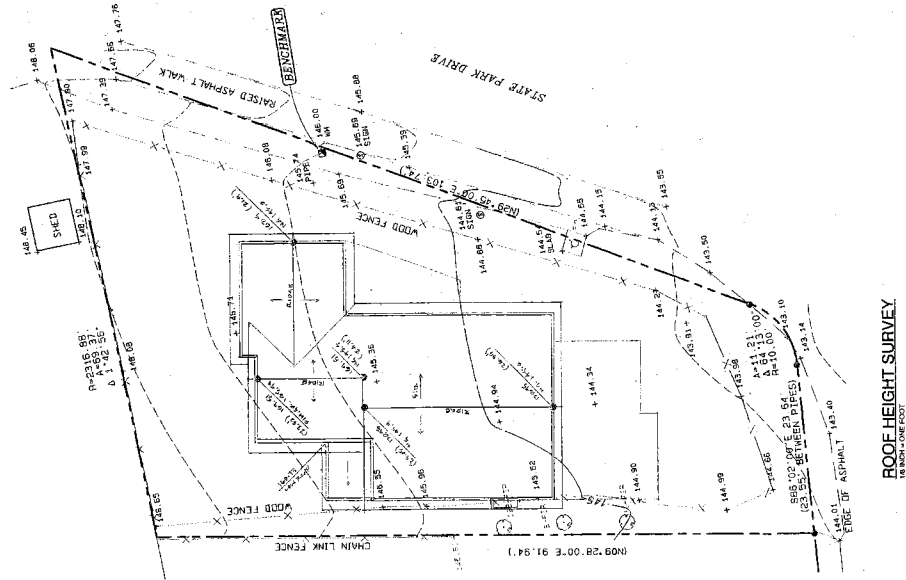


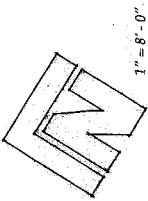
LOWER LEVEL FLOOR PLAN  
1/4" = 1'-0" (NOT TO SCALE)



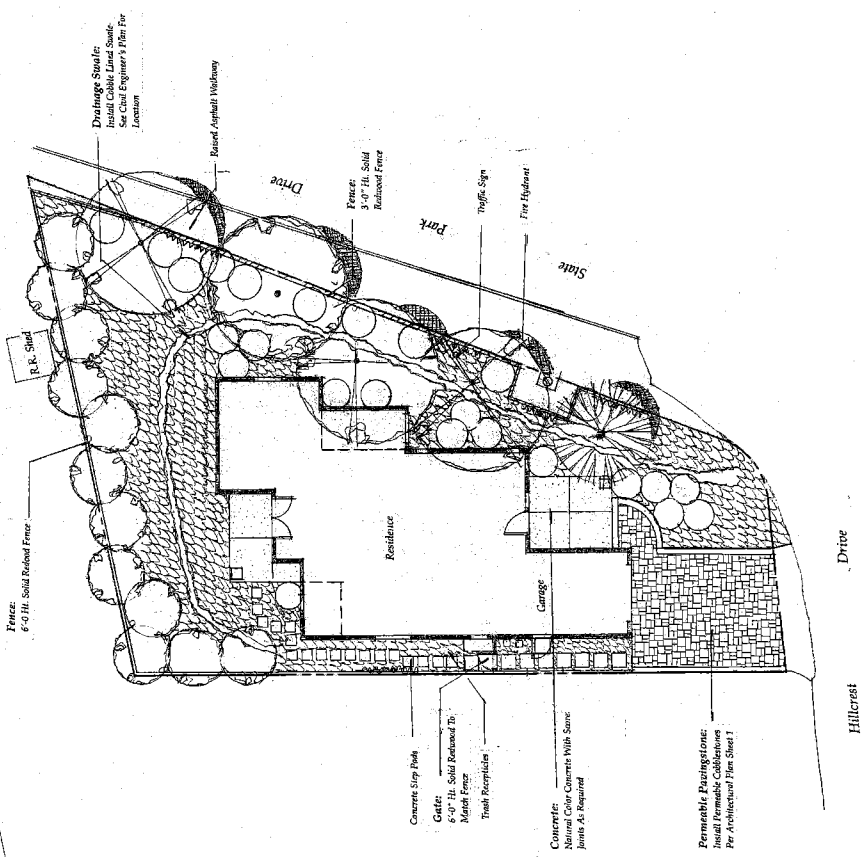
UPPER LEVEL FLOOR PLAN  
1/4" = 1'-0" (NOT TO SCALE)

[illegible]





1" = 8'-0"



**Preliminary Plant Schedule:**

Botanical Name	Common Name	Size	Function
<i>Platanus chinensis</i>	Chinese Plane	15 g.c.	Medium Ht. Fast Color Tree
<i>Lagerströmia speciosa</i>	Cape Mayrtle	15 g.c.	Low Ht. (Flowering & Fall Color Tree)
<i>Philadelphus umbellatus</i>	Yucca-like Rose	15 g.c.	Evergreen, screening tree
<i>Shade &amp; Vines:</i>			
<i>Platanus chinensis</i>	Chinese Cherry	15 g.c.	Tall, Dense Evergreen Shrub
<i>Platanus chinensis</i>	Apocynum	7 g.c.	Bold Leaf Succulent
<i>Platanus chinensis</i>	Apocynum	7 g.c.	Bold Leaf Succulent
<i>Platanus chinensis</i>	Sweet Tree Bush	5 g.c.	Flowering Medium Ht. Shrub
<i>Platanus chinensis</i>	Muscovida sage	5 g.c.	Flowering Medium Ht. Shrub
<i>Platanus chinensis</i>	Sage	5 g.c.	Flowering Medium Ht. Shrub
<i>Platanus chinensis</i>	Blood Red Trumpet Vine	5 g.c.	Flowering Vine
<i>Platanus chinensis</i>	Lamellar Trumpet Vine	5 g.c.	Flowering Vine
<i>Platanus chinensis</i>	Common Blue Ficus	1 g.c.	Low Groundcover
<i>Platanus chinensis</i>	MCN	Flats	Low Succulent
<i>Platanus chinensis</i>	MCN	Flats	Low Succulent
<i>Platanus chinensis</i>	MCN	Flats	Low Succulent
<i>Platanus chinensis</i>	MCN	Flats	Low Succulent
<i>Platanus chinensis</i>	MCN	Flats	Low Succulent

**Irrigation Notes**

Install A Fully Automatic Drip Irrigation System  
 Covering All Proposed Planting Areas. Irrigation  
 System Shall Be In Compliance With Santa Cruz Co.  
 Water Efficient Landscaping Requirements











DEE MURRAY  
LAND USE CONSULTANT  
2272 KINSLEY STREET  
SANTA CRUZ, CA. 95062  
(831) 475-5334  
October 29, 2013

Dear Project Planner,

We conducted a neighborhood meeting on April 6, 2013, at the property located on the northwest corner of State Park and Hillcrest Drive, Seacliff, known as APN: 038-181-29. Enclosed are the names and addresses of those in attendance. The following are comments from those who attended:

Mill Roblin - The property was zoned commercial to preserve commercial uses in the Seacliff Village Plan. Progress in the village is to maintain this lot as commercial.  
Response: The parcel size is not adequate to accommodate a commercial use together with the parking required for a commercial building.

Kati Minott – Concerned about the commercial use abutting State Park Drive which is a State Road, governed by Cal Trans. Also the lot to the west of the subject parcel was to be combined with this parcel to work in tandem. Response: Jack Sohriakoff with the Public Works Road Engineering Dept has confirmed that State Park Drive is a County road, no additional widening proposed. A bus stop is proposed. The subject lot was offered to the neighbors to the west where their lot is also zoned C-2 that has a dwelling on it, but they were not interested in a purchase. Kati Minott then stated that she would be OK with a house on this parcel, but wants it to be designed to look good.

Connie Hendy – Concerned about losing the commercial property. Response: Parcel size not adequate to design a commercial structure and provide required parking.

Kathi Forman – Lot is to be a visitor servicing use. Tom Burns, Ex Planning Director said it should not be developed, it should be a marine sanctuary trail. Response: We could not comment, since the Village Plan does not address her comment.

Judy Hetlick - Is a tenant in the dwelling next door to the west, and opposes changing the Seacliff Village Plan. Response: This parcel is not adequate in size without combining the parcel that she resides on.

Sophy Khun – She owns the Dairy Queen business across the street. She is opposed because the height of the structure would block their business and sign. Mr. Khun stated that there is a moratorium on this lot and cannot be built upon. Response: If a commercial building were

Page 2

built , the height could exceed the maximum of 28 ft which is the maximum height in the Residential Zone District. There is not a moratorium that has been placed on this parcel.

Howard "Boots" McHee - No objection to the proposed use.

J. Thoman - No comments.

Upon adjourning our meeting we informed the group that we would be happy to attend their next Seacliff Homeowner's Association meeting to further discuss some of the concerns that were addressed.

Subsequent to our meeting held on April 6<sup>th</sup>, we received an e-mail from Kathi Forman who stated that she attended the public presentation of the residential home proposed on this lot. Just a few discussion points and thoughts: The two story structure proposed is very much in keeping with the adjacent residential use and will add a fresh element to the entry of Seacliff – good property values in general. This property has been owned since 1975 by a family who also have (and use) another vacation home in Seacliff. The utilities would be undergrounded in keeping with the upcoming improvements. They intend to have one of their two sons live in the proposed home (owner occupied, not a rental). Although we know that could change. As Kathy opined last night, I think efforts to attract a viable commercial entity would probably be best expended on the Broadway/North section. Most particularly since it seems unlikely that the two lots would be combined as stated in the SVP.

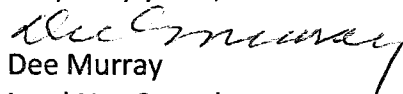
After contacting Planning Director Kathleen Previsich who attended a Seacliff Homeowner's Association meeting, she informed me that once the proposed development was talked through and what the proposed development was and why, they didn't seem to have any objection to it.

A copy of my letter dated March 15, 2013, notifying the property owners and tenants within a radius of 300 feet, together with a copy of the labels with their names and addresses, notifying them of the on-site neighborhood meeting to be held on April 6, 2013, is attached.

I am submitting 11 sets of plans as noted in the LORI form, a Will Serve letter dated September 04, 2013 from Soquel Creek Water District, and a Sewer Availability letter dated August 27, 2013 from the County Public Works Dept.

Please feel free to contact me if you have any further questions.

Very truly yours,

  
Dee Murray  
Land Use Consultant

DEE MURRAY LAND USE CONSULTANT  
2272 KINSLEY STREET SANTA CRUZ, CA 95062  
(831) 475-5334 March 15<sup>th</sup>, 2013

Dear Neighbor,

We will be conducting a neighborhood meeting on Saturday, April 6<sup>th</sup>, 2013 from noon to 1:30 PM on a vacant parcel, west of State Park Drive, between Hillcrest Drive and the railroad right-of-way, known as Assessor's Parcel Number 038-181-29.

The purpose of this meeting is to allow you the opportunity to review the plans to construct a single-family dwelling of approximately 2255 square feet, with 4 bedrooms, 2.5 baths, and an attached 228 square foot garage, on this parcel, which is within the Sea Cliff Village and currently zoned C-1 (Neighborhood Commercial).

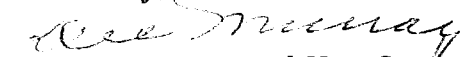
This requires an Amendment to the Sea Cliff Village Plan, an Amendment to the General Plan from C-1 (Neighborhood Commercial) to R-UM (Residential Urban Medium), rezoning the lot from C-1 (Neighborhood Commercial) to R-1-4 (Single Family Residential, minimum 4000 square foot building site area), and a Coastal Development Permit.

After this meeting we will be applying to the County Planning Department for the rezoning and amendments to the Sea Cliff Village Plan and the General Plan.

We look forward to your attendance at this meeting to answer any questions or concerns you may have. If you have any questions prior to the meeting date, please contact me, Dee Murray at (831) 475-5334, or Dana Jones Fine Home Design at (831) 462-2613.

Thank you in advance for your time and consideration. We're looking forward to meeting you on April 6<sup>th</sup> 2013.

Sincerely,



Dee Murray, Land Use Consultant

cc: Supervisor Zach Friend

Planning Director Kathleen Molloy Previsich