



Staff Report to the Planning Commission

Application Number: **121042**

Applicant: Eugene Novagratsky
Owner: Eugene Novagratsky, Trustee
APN: 107-121-65

Agenda Date: April 25, 2012
Agenda Item #: 9
Time: After 9:00 a.m.

Project Description: Proposal to divide a 77.8 acre parcel into two parcels of approximately - 22.2 acres (Parcel A) and 55.6 acres (Parcel B), with Parcel B designated as a Remainder lot, and to rezone Parcel A from Timber Production to Special Use.

Location: Project located on the west side of Eureka Canyon Road about 1.2 miles north from the intersection with Hames Road (453 Eureka Canyon Road.)

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

Permits Required: Minor Land Division, Rezoning

Staff Recommendation:

- Adopt the Resolution (Exhibit G) sending a recommendation to the Board of Supervisors for **Approval** of Application Number 121042, based on the attached findings and conditions.
- Recommend that the Board of Supervisors certify that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 121042, based on the attached findings and conditions.

Exhibits

- | | |
|---|------------------------------------|
| A. Project plans | F. Rezoning Map |
| B. Findings | G. Planning Commission Resolution |
| C. Conditions | H. Rural Density Matrix |
| D. Categorical Exemption (CEQA determination) | I. Letters from Project Forester |
| E. Assessor's, Location, Zoning and General Plan Maps | J. Comments & Correspondence |
| | K. Results of Neighborhood Meeting |

Parcel Information

Parcel Size: 77.8 acres.
Existing Land Use - Parcel: Single-family residential and Timber Production
Existing Land Use - Surrounding: Single-family residential and Agriculture
Project Access: Eureka Canyon Road
Planning Area: Eureka Canyon

Environmental Information

Geologic Hazards: No mapped hazards; no development proposed
Soils: N/A
Fire Hazard: No mapped hazard; no development proposed

Slopes: Slopes over 30% occur on the site; no development proposed
Env. Sen. Habitat: Mapped resource associated with Corralitos Creek; stream is located across Eureka Canyon Road from subject parcel. No ground disturbance or other development proposed.

Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Eureka Canyon Road is a mapped scenic road; no development is proposed

Drainage: No changes to existing drainage patterns
Archeology: Mapped resource; no ground disturbance proposed

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Private Well
Sewage Disposal: Private Septic
Fire District: CalFire
Drainage District: Zone 7

History

The subject parcel was created in 1979 as part of a two-lot Minor Land Division (#78-974). A timber harvest permit was approved March 1, 1983 (#82-791-TH) to allow a commercial timber harvest. One of the conditions of the permit required that the property owner file an application to rezone the property to the "Timberland Preserve District" by May 1, 1983.

The rezoning was approved by the Board of Supervisors on March 6, 1984, and went into effect thirty (30) days after adoption. Following the rezoning a Rural Density Matrix was prepared (#85-80-RM). The Rural Matrix correctly noted that the property was in a Timber Preserve (TP) zone and indicated that the minimum parcel size of 25 net developable acres would allow a maximum of two parcels to be created.

In 1986, following property foreclosure, a second Rural Density Matrix was completed by the

County for the property (#86-889-RM); however this matrix incorrectly identified the parcel zone district as Special Use (SU), rather than TP and provided a minimum parcel size of 20 net developable acres per parcel resulting in a maximum creation of up to *three* parcels.

In March 1989 a third Rural Density Matrix was completed (#89-0117), by the County, which again mistakenly noted that the parcel was zoned SU rather than TP, and provided a minimum parcel size of 20 net developable acres, resulting in a maximum of three parcels.

Shortly after the completion of the third Rural Density Matrix, the current property owner and project applicant, Eugene Novagratsky, purchased the subject parcel, utilizing the information contained in the 1989 Rural Density Matrix.

The County Assessor changed the valuation of the property in 1992 to reflect a reduced assessment, based on the Timber Production zoning.

On August 15, 2006 Mr. Novagratsky applied for a building permit in order to recognize the construction of a single-family dwelling, an accessory dwelling unit and several outbuildings, which had been constructed without the benefit of permits. The permits were issued in July 2008 and received final inspections in 2009. As a result of the building permit issuance, the County Assessor's office reassessed a portion of the subject parcel to recognize the residential uses and improvements on the parcel.

An updated Rural Density Matrix has been completed by the County to reflect the 1994 changes to the County General Plan and is included as an attachment to this report (Exhibit H). It should be noted that this matrix was prepared using the Assessor's estimated acreage of 80.6 acres, rather than information supplied by the property owner, which is 77.8 acres. The recently completed matrix produced a minimum parcel size of 25 net developable acres, resulting in a maximum of two parcels.

Project Setting

The subject property is approximately 77.8 acres in size, and is located in a rural, primarily residential neighborhood within the Eureka Valley Planning Area. The parcel is zoned TP (Timber Production) with an R-M (Mountain Residential) General Plan designation. The eastern one-third of the parcel is currently developed with a residence, accessory dwelling and appurtenant structures. The existing structures are located on the flank of a moderately-steep hillside and are accessed via a deeded right-of-way off of Eureka Canyon Road. The right-of-way crosses the adjacent parcel to the south (APN 107-121-03).

The remaining acreage to the west is undeveloped timberland, characterized by a mix of redwood and Douglas fir conifer forest, with stands of coast live oak and madrone interspersed. An unimproved logging road off of Eureka Canyon Road exists at the northeastern portion of the parcel; however, this road has been abandoned and will not provide any vehicular access to the site, other than that related to future, periodic timber harvest operations. The site also fronts Enos Lane to the southwest. No improved access roads exist off of Enos Lane and none are proposed.

The topography is variable throughout the parcel, ranging from steep hummocky slopes to gentle

sloping pastures. Surrounding parcels are developed with single-family dwellings and range in size from one to forty acres.

Rezoning

This proposal would rezone a portion of the subject parcel (designated as Parcel A) from Timber Production to Special Use, returning the developed portion of the subject property to the zone district that existed prior to 1984. According to the project forester (Exhibit I) the rezoning of this portion of the subject parcel keeps virtually all of the merchantable timber on the property that will retain the TP designation. Further, as stated in the historical narrative of this parcel contained earlier in this report, two Rural Density Matrices were issued, which incorrectly identified the subject parcel as being zoned for Special Use following the Board action to change the zoning to Timber Production. The current property owner and applicant, Eugene Novagratsky, purchased the property utilizing the erroneous information that the property was residentially zoned. Returning the developed portion of the lot, which conforms to the proposed Parcel A, to Special Use, would restore the primary residential designation while keeping the timberland intact on the larger remainder parcel.

As the stated purpose of the TP zone district is to protect and maintain timberland, rezoning the portion of the subject parcel that does not contain marketable timber to Special Use would be consistent with the existing residential land use on the portion of the parcel identified as Parcel A.

Minor Land Division

The applicant proposes to divide the approximately 77.8-acre property into two parcels of approximately 22.2 acres (Parcel A) and 55.6 acres (Parcel B). The net developable area of the proposed parcels will be approximately 15.4 and 53.3 acres, respectively. Parcel A is configured to avoid the marketable timber, as identified by the project registered forester. No additional development is proposed.

Parcel B, which contains virtually all of the timber resources on the site, is not proposed to be developed at this time and would be designated as a remainder lot. Section 14.01.109 (d) of the County code requires a conditional certificate of compliance to be obtained from the County prior to the sale, lease, or financing of a remainder lot. A certificate of compliance for Parcel B would be conditioned to require all elements related to the ability to develop the lot, including but not limited to approved Engineering Geology and Geotechnical Reports verifying the location of an approved building site, water and septic availability, letters from a registered forester attesting to the protection of timber resources, and compliance with all other required site standards. Therefore, while such technical documentation is not required as a part of this application, no development can occur on Parcel B until all such conditions are satisfied.

The subject property has a General Plan land use designation of R-M (Mountain Residential), which allows a density range of 10-40 net developable acres per unit. The Rural Matrix performed for the subject parcel (Exhibit H) determined 25 acres to be the minimum average net developable parcel size for the proposed land division. Therefore, the proposed configuration falls within the proscribed density range and provides the maximum density possible for this parcel. General Plan Policy 2.3.3 (Averaging Parcel Sizes for Rural Land Divisions) allows averaging of required minimum parcels sizes for new rural land divisions when development is clustered, when the maximum number of

new parcels does not exceed the maximum number allowed without clustering and when the newly created parcels cannot be further divided. In the case of the subject proposal, these conditions have been met and the resulting average parcel size is 34.35 acres. While a development envelope is not required for Parcel B, the Remainder lot, any future certificate of compliance will include conditions that require the development to be clustered or otherwise located away in such a way as to not impede or fragment the timber resources on the site.

The parcel is currently zoned TP (Timber Production), which implements the R-M General Plan designation. The proposed land division complies with the zoning ordinance, as the proposed lot sizes meet the minimum 10 acre size for the TP zone district, as found in Section 13.10.373(c) of the County Code.

The 10-acre minimum is allowed outside the Coastal Zone if building sites are clustered. As stated previously, a condition of approval will require that any future building site on Parcel B either be located within 300 feet of the existing residential development or, that a registered forester certifies that the future building site best facilitates timber harvesting and preservation of timber resources.

The proposal includes rezoning Parcel A from TP into SU (Special Use). Parcel A and the existing structures conform to the minimum lot size and all other site standards for the SU zone district

Environmental Review

Section 15061(b)(3) of the California Environmental Quality Act states that a project is exempt from CEQA if the activity does not have the potential for causing a significant effect on the environment. The subject proposal does not entail any development and no development can occur in the absence of a conditional certificate of compliance and adherence to all conditions. One of the conditions will require review under CEQA. The rezoning of Parcel A from Timber Production to Special Use, does not impact current or future timber harvest or management in that the parcel in question does not contain adequate resources to be included in any harvest operation. Therefore the proposed activity is not subject to further review under CEQA.

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.

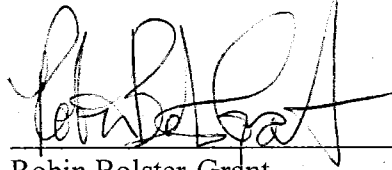
Staff Recommendation

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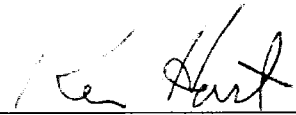
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

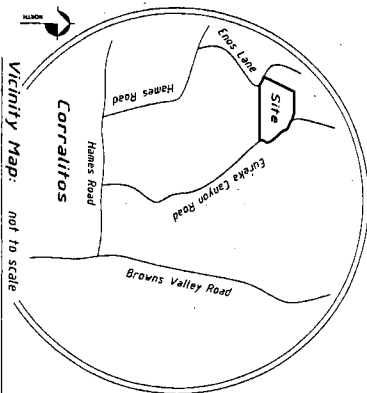
The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: _____


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Report Reviewed By: _____


Ken Hart
Principal Planner
Santa Cruz County Planning Department



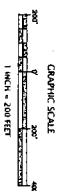
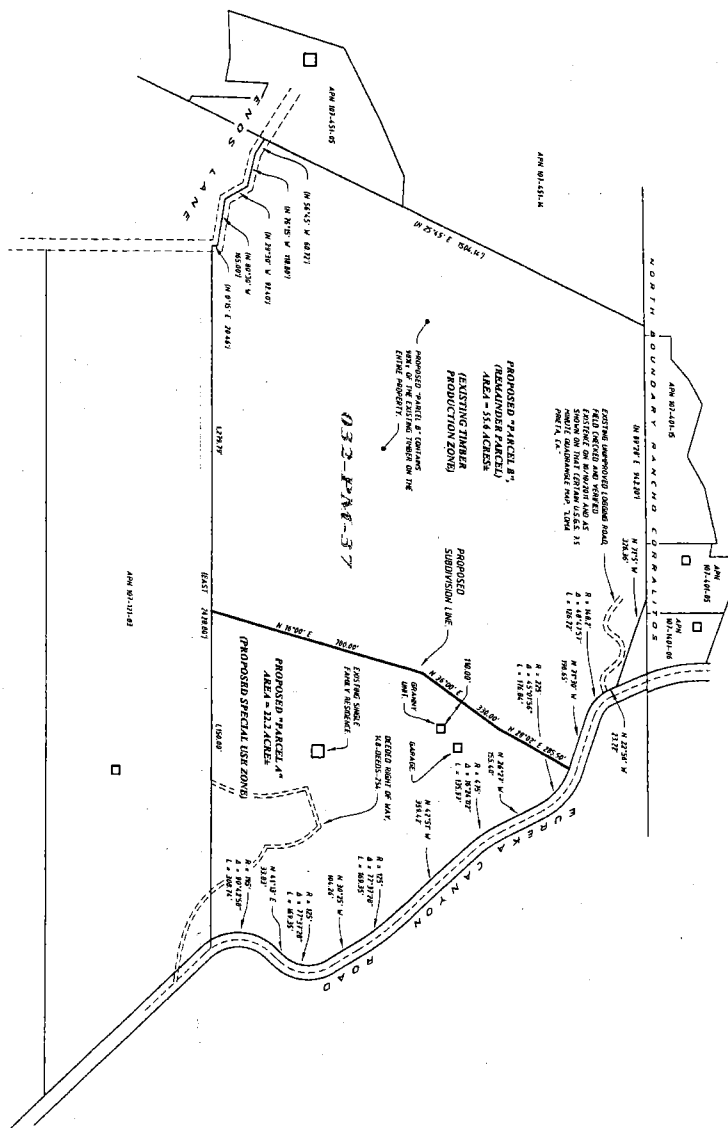
Vicinity Map: not to scale
 ... within the County of Santa Cruz

Tentative Parcel Map

Scale: 1" = 200'

Project Data	General Plan
453 Eureka Canyon Road Watsonville, CA 95076 Document No. 2008-001654	Residential
Owner & Subdivider	Existing Use
Eugene R. Novagratsky 453 Eureka Canyon Road Watsonville, CA 95076	Single Family Residence
Proposed Use	Proposed Zoning
No change in use Single Family Residence	Timber Production Timber Production/Special Use

Project Description
 This Major Land Division is not for the purpose of development in any way. The use of this land will not change.
 This proposal is to return the residential portion from Timber Production (TP) back to the previous zone district Special Use (SU). The new lot line will follow the boundary between the SU and TP zone districts, resulting in a new parcel division with a residential parcel to the east and the remaining timber parcel to the west.



Subdivision Findings

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

This finding can be made in that the project meets all of the technical requirements of the Subdivision Ordinance and is consistent with the County General Plan and the Zoning Ordinance as set forth in the findings below. The subject parcel is a legal lot and the Timber Production (TP) zoning district and Mountain Residential (R-M) General Plan designation allow for the creation of new parcels for timber production and residential uses. The proposal complies with all applicable TP zone district site standards and the project will create 2 parcels of 15.4 and 53.3 net developable acres. The average parcel size of 34.35 net developable acres is within the permitted range of 10-40 developable acres per unit for the R-M General Plan designation and meets the 25-acre minimum parcel size as determined by the Rural Density Matrix completed for the site.

2. That the proposed subdivision, its design, and its improvements, are consistent with the General Plan, and the Area General Plan or Specific Plan, if any.

This finding can be made, in that the project creates two parcels of 15.4 and 53.3 net developable acres which meet the minimum 10 net developable acres specified by the R-M General Plan land use designation and the average 25 acre lot size required by the Rural Density Matrix. Therefore, the project is in compliance with the density requirements prescribed by the General Plan.

The project is consistent with the General Plan in that the land will continue to function as suitable for rural residential development and timber production. No additional development shall occur on the newly created remainder parcel unless the development is consistent with the conditions included in the required conditional certificate of compliance. Required conditions include locating future development away from physical hazards and environmental constraints, protecting natural and visual resources, ensuring the sustainable management of timber resources and preserving the rural character of the surrounding neighborhood.

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

This finding can be made in that the use of the property will be unchanged as a result of the proposed land division. Parcel A will continue to maintain the existing residential use and Parcel B will be restricted to Timber Production. The proposed parcel configuration meets the minimum dimensional standards and setbacks for both the existing TP zone district and proposed TP and SU districts.

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

This finding can be made in that no new development is proposed. A Rural Matrix was performed for the site using specific criteria to establish minimum parcel sizes based on physical development hazards or constraints present, the presence of natural resources to be protected as well as the adequacy of access and available infrastructure. The proposed parcel sizes are consistent with the results of the Rural Matrix (Exhibit H).

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

This finding can be made in that, while the site contains steep slopes, no additional development is proposed nor can any development occur until a conditional certificate of compliance is obtained and all required conditions met. Such conditions will include undergoing Environmental Review to ensure that all environmental constraints are thoroughly analyzed and impacts effectively avoided.

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

This finding can be made in that the existing residential development is served by a private well and septic system. No development is currently proposed for Parcel B and none will be approved in the absence of review and approval of a compliant septic system and adequate water availability by Environmental Health Services.

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

This finding can be made, in that no such easements are known to encumber the property. The existing private easement that provides access to Parcel A will not be impacted by the proposed land division or rezoning.

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

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

- 9. The proposed development project is consistent with the design standards and guidelines (Section 13.11.070 through 13.11.076) and any other applicable requirements of this chapter.**

This finding can be made in that the proposed rural land division is not subject to the design review ordinance, as no development is proposed.

Rezoning Findings

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,**

This finding can be made in that changing the zoning of Parcel A from TP (Timber Production) to the SU (Special Use) zone district will provide for the type of uses that are consistent with the proposed land use designation. Parcel A is developed with an existing single-family dwelling, second unit and several non-habitable accessory structures and contains only small areas of timber. Further, the timber located within proximity of the residential development poses operations constraints with respect to future timber harvesting. The vast majority of the merchantable timber on the property will continue to be located within the TP-zoned portion of the parcel designated as Parcel B.

2. **The proposed zone district is appropriate of the level of utilities and community service available to the land; and,**

This finding can be made in that the parcel to be rezoned is currently developed with a single-family dwelling and second unit, which have access to the full range of utilities and services including water, septic, propane, electricity, telephone, etc. that is available to serve them.

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.**

This finding can be made in that; the parcels surrounding the subject property are, with the exception of one small lot, residentially zoned. The neighborhood is developed to a rural density, but it is a residential community. Rezoning the portion of the existing lot that is already developed and cannot feasibly support commercial timber harvest operations, is entirely appropriate and consistent with the surrounding pattern of development and zoning designations.

Conditions of Approval

Land Division Permit 121042

Applicant and Property Owner: Eugene Novagratsky

Assessor's Parcel Number: 107-121-65

Property Address and Location: 453 Eureka Canyon Road, located on the west side of Eureka Canyon, approximately 1.2 miles north of the intersection with Hames Road

Planning Area: Eureka Canyon

Exhibit A: Tentative Map prepared by Hanagan Land Surveying, Inc., dated February 15, 2012

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

- I. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- II. A Parcel Map for this Minor Land Division must be recorded prior to the expiration of the Tentative Map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. The Parcel Map shall meet the following requirements:
 - A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvements of the property, or affecting public health and safety shall remain fully applicable.
 - B. This land division shall result in no more than two (2) parcels total.
 - C. The minimum average parcel size shall be 25 acres of net developable land. A note shall be added to the map that clearly indicates that 9.6 acres of net developable land from Parcel B has been applied to the creation of Parcel A and Lot B cannot be further subdivided.
 - D. The following items shall be shown on the Parcel Map:

1. Show the net developable land area of each lot to the nearest square foot.
 2. Bearings shall be provided for all parcel lines.
 3. Clearly show the location and description of all easements and rights-of-way.
 4. Parcel B shall clearly be labeled as a Remainder lot.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to the sale, lease, or finance of Parcel B:
1. A conditional certificate of compliance must be obtained from the Santa Cruz County Planning Department.
 2. No development shall be permitted on Parcel B until all conditions specified in the conditional certificate of compliance have been met.

Prior to recordation of the Parcel Map, the following requirements shall be met:

- F. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcel.
- III. All future development on Parcel B shall comply with all conditions specified in a Certificate of Compliance completed by the Planning Department. These conditions shall include, but are not limited to the following:
- A. Two copies of an Engineering Geology report shall be submitted to the Planning Department for review and approval.
 - B. A Building Envelope must be designated by the project Geologist and shown on all site plans.
 - C. Three copies of a Geotechnical Report must be submitted to the Planning Department for review and approval.
 - D. Preliminary septic approval must be secured from Environmental Health Services.
 - E. A Timber Management Plan must be submitted for review and approval and the project forester must review the proposed building site to ensure that impacts to the sustainable harvest and management of timber resources are minimized.
 - F. Proposed building sites must conform to all recommendations made by the project Geologist, Geotechnical Engineer and Registered Forester.

- G. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road.
 - H. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out other work specifically required by another of these conditions).
- IV. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- VII. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
 - C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assignee(s) of the applicant.
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**Amendments to this land division approval shall be processed in accordance
with chapter 18.10 of the County Code**

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

cc: County Surveyor

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Ken Hart
Principal Planner

Robin Bolster-Grant
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 121042

Assessor Parcel Number: 107-121-65

Project Location: 453 Eureka Canyon Road

Project Description: Proposal to divide a 77.8 acre parcel into two parcels of approximately 22.2 acres (Parcel A) and 55.6 acres (Parcel B), with Parcel B designated as a Remainder Lot, and to rezone Parcel A from Timber Production to Special Use.

Person or Agency Proposing Project: Eugene Novagratsky

Contact Phone Number: (831) 761-2505

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

Specify type: 15061(b)(3)

E. _____ **Categorical Exemption**

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

CEQA applies only to project which have the potential for causing a significant effect on the environment. This project results in no physical change to the land, nor does it allow for future changes to the land in the absence of a Conditional Certificate of Compliance. The Conditional Certificate is required prior to the sale, lease, or financing of the newly created parcel B, and one of the conditions will require review under CEQA. Parcel A is already developed with a single-family dwelling and the re-zoning from Timber Production to Special Use does not alter its development potential. The rezoning has no impact on current or future timber harvest or management in that the parcel to be rezoned does not contain adequate resources to be included in any harvest operation.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Robin Bolster-Grant, Project Planner

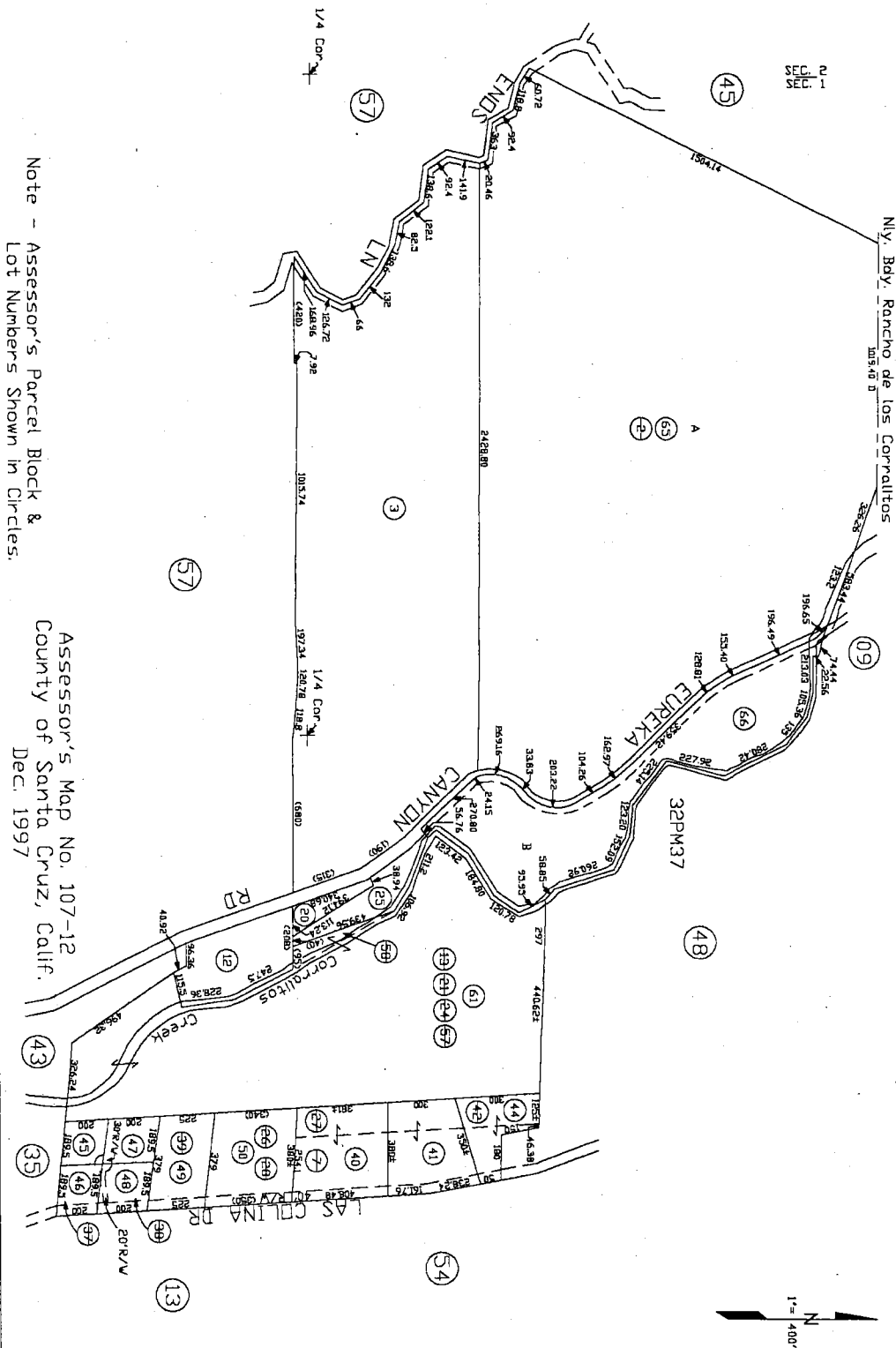
Date: _____

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

RANCHO DE LOS CORRALITOS
POR SECS. 1 & 2, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-262

107-12

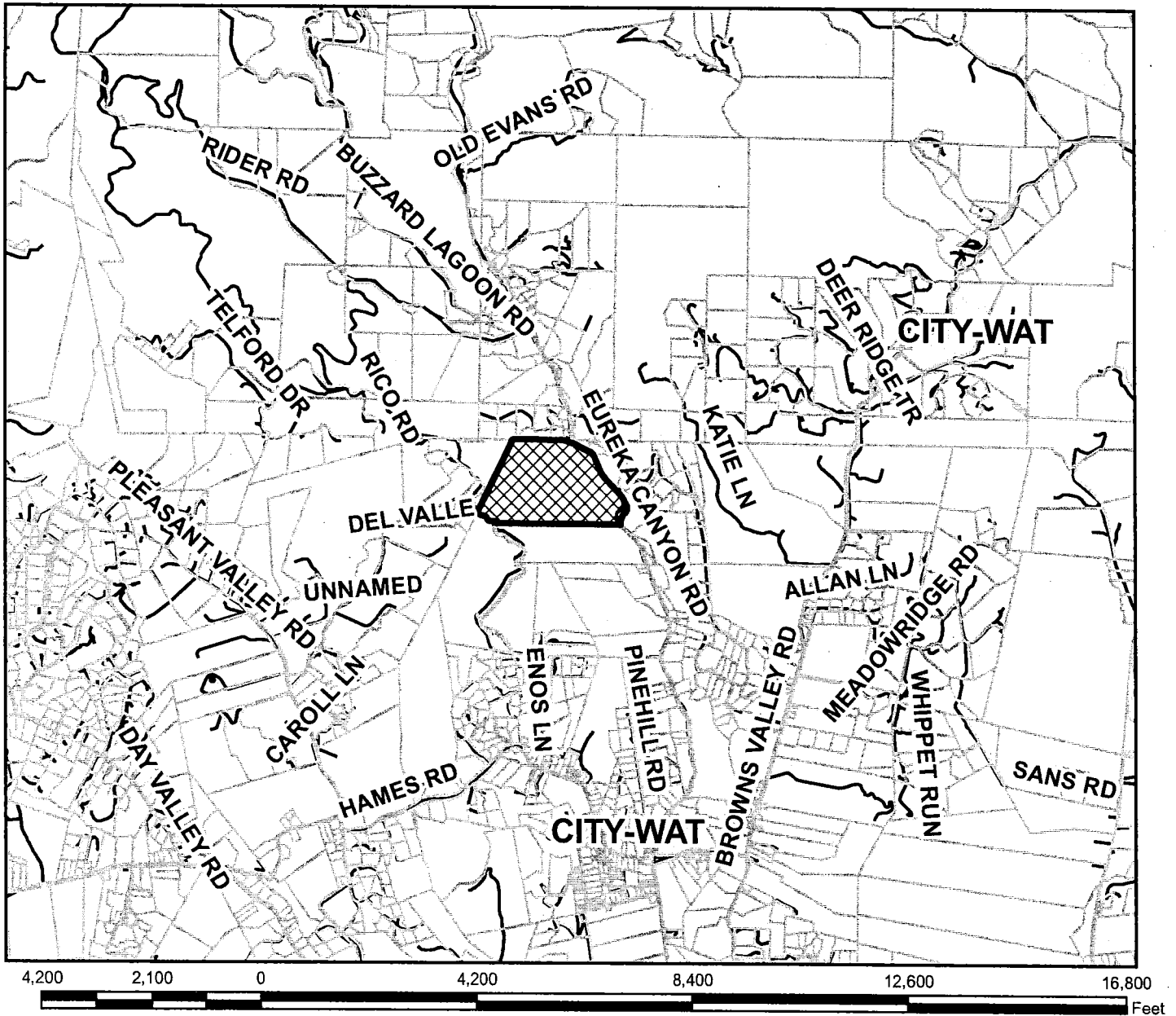


Note - Assessor's Parcel Block &
Lot Numbers Shown in Circles.





Assessor's Map No. 107-12
County of Santa Cruz, Calif.
Dec. 1997

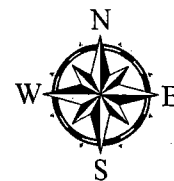


Location Map



LEGEND

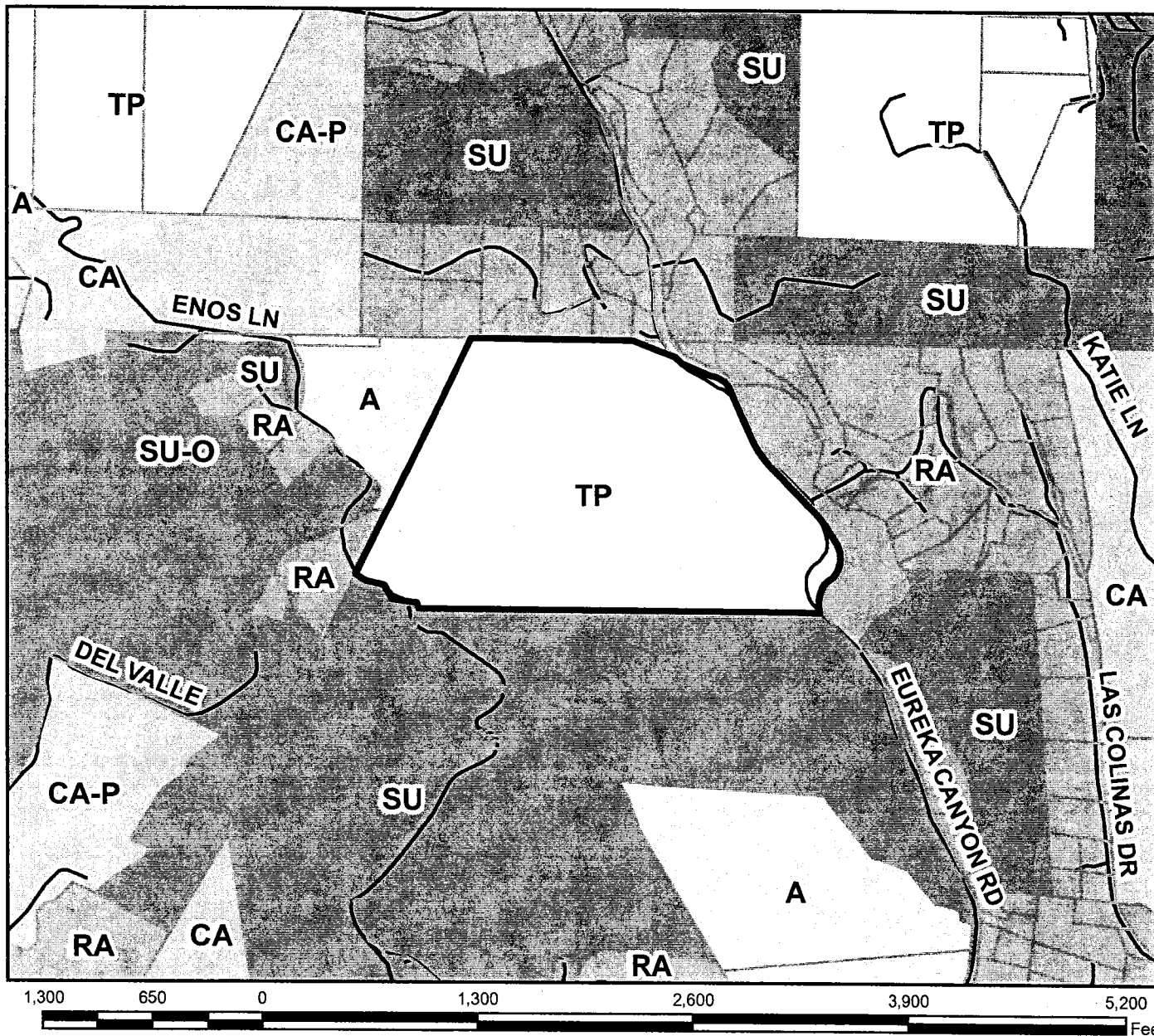
-  APN: 107-121-65
-  Assessors Parcels
-  Streets
-  WATSONVILLE



Map Created by
County of Santa Cruz
Planning Department
March 2012

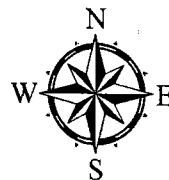


Zoning Map



LEGEND

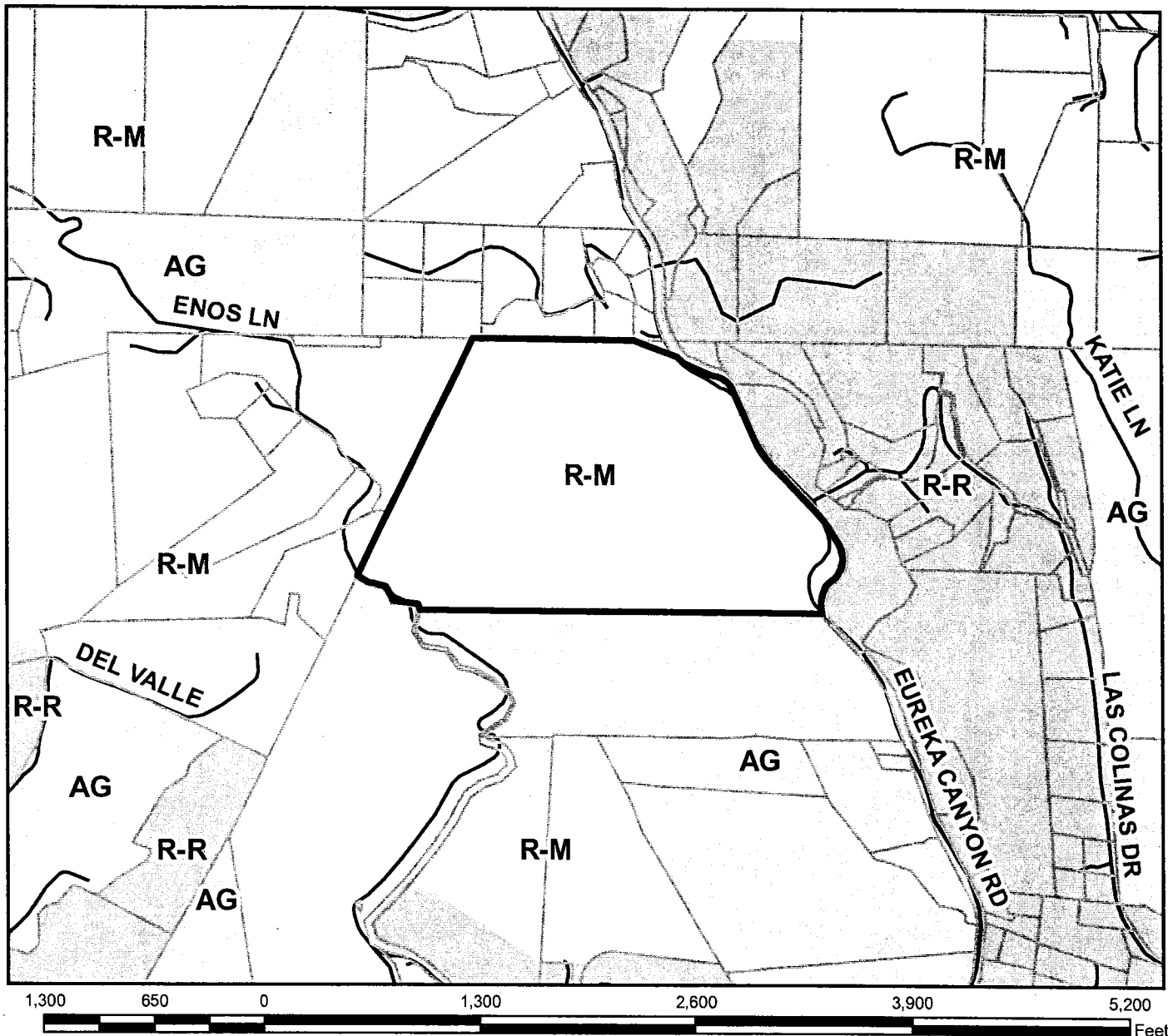
- APN: 107-121-65
- Assessors Parcels
- Streets
- TIMBER PRODUCTION
- AGRICULTURE
- AGRICULTURE COMMERCIAL
- AGRICULTURE RESIDENTIAL
- SPECIAL USE









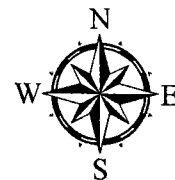
Map Created by
County of Santa Cruz
Planning Department
March 2012



General Plan Designation Map

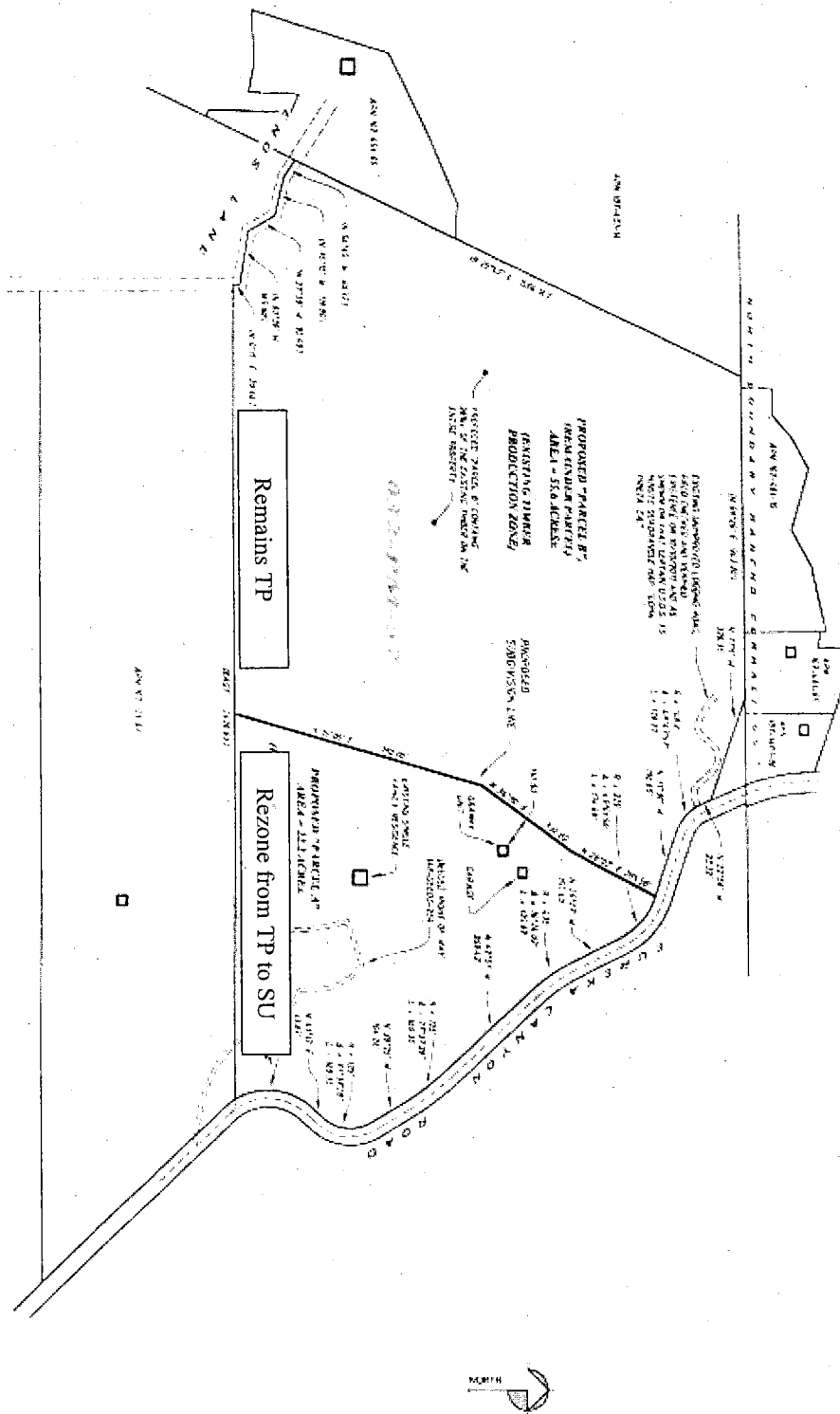


- LEGEND**
-  APN: 107-121-65
 -  Assessors Parcels
 -  Streets
 -  Residential-Mountain
 -  Agriculture
 -  Residential-Rural



Map Created by
County of Santa Cruz
Planning Department
March 2012

EXHIBIT E



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 AMENDMENT TO THE ZONING ORDINANCE

WHEREAS, the Planning Commission has held a public hearing on Application No. 121042, involving property located at 453 Eureka Canyon Road, Watsonville, APN 107-121-65, and the Planning Commission has considered the proposed rezoning, 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 ordinance amending the Zoning Ordinance by changing a portion of the property (shown as Parcel A) from the TP (Timber Production) zone district to the "SU" (Special Use) zone district.

BE IT FURTHER RESOLVED, that the Planning Commission makes findings on the proposed rezoning 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 25th day of April, 2012, by the following vote:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

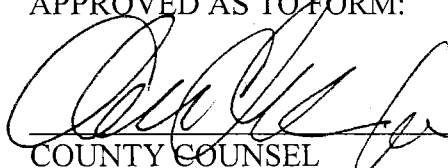
ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

LARRY PERLIN, Chairperson

ATTEST: _____
WANDA WILLIAMS, Secretary

APPROVED AS TO FORM:


COUNTY COUNSEL

**BASIS FOR ANALYSIS;
TO BE COMPLETED BY STAFF**

Planning Area: Eureka Canyon

General Plan land use designation: R-M (Mountain Residential)

Zone District: TP (Timber Production)

Mapped Environmental Constraints: Primary Groundwater Recharge
Water Supply Watershed
Archaeological Resource
Biotic Resource (Corralitos Creek - located across Eureka Canyon Rd.)

Resources (timber, agriculture, etc.): Timber Resource

Access: Undetermined (assume private road from Eureka Canyon Road)

Fire Response Time (in minutes): Less than 10 minutes (assumed from Corralitos station)

Property Characteristics

Source of the following data: X In house Field investigation

Parcel size (in acres): 80.601 acres Source: (EMIS & GIS)

Acreage per Average Slope Category:	0-15% slope	8.06 acres/10% of property
(estimates visually derived from county slope map	16-30% slope	32.24 acres/40% of property
a more accurate slope map would be required with	31-50% slope	28.21 acres/35% of property
any land division or dwelling group proposal)	51%+ slope	12.09 acres/15% of property

Portions of Property Excluded as Undevelopable land (in acres):

- | | | |
|----|---|---------------------------|
| 1. | Slopes in excess of 50% | 12.09 acres |
| 2. | Road rights-of-way (estimated/additional rights-of-way may exist) | |
| | - Private access road to serve new parcels | Unknown |
| | - Existing access road to serve adjacent parcel (APN 107-121-03) | Unknown width & length |
| | - Eureka Canyon Rd. (estimated 50' r/w x 2000' length - survey req'd) | 2.30 acres |
| 3. | Riparian corridors, wooded arroyos, canyons, stream banks, areas of riparian vegetation. | None mapped or identified |
| 4. | Lakes, streams, marshes, sloughs, wetlands, beaches, and areas within the 100 year flood plain. | None mapped or identified |
| 5. | Areas of recent or active landslides. | None mapped or identified |
| 6. | Land within 50 feet of an active or potentially active fault trace. | None mapped or identified |
| 7. | Type 1 & 2 prime agricultural land and mineral resource areas. | None mapped or identified |
| 8. | Total acreage excluded (total of #'s 1 through 7, except overlaps) | 14.39 acres + private r/w |
| 9. | Total Developable Acreage (subtract # 8 from total acreage) | 66.21 acres - private r/w |

**BASIS FOR ANALYSIS;
TO BE COMPLETED BY STAFF**

Rural Residential Density Matrix

		<u>Current Point Score</u>	<u>Conditional Point Score</u>
1.	Location: Mountain Residential, 12' road with turnouts (conditional score assumes 18' wide road to all building sites)	0	2
2.	Groundwater Quality: IV - Adequate Quantity Good Quality with private or mutual well	8	8
3.	Water Resource Protection: Septic systems within known problem areas, groundwater recharge, and water supply watershed. (conditional score assumes outside known problem and recharge areas- majority of existing development is within mapped recharge)	0	5
4.	Timber Resources: Entire parcel mapped Timber resource and located over 2 miles from USL boundary. Over 20 acres in size.	0	0
5.	Biotic Resource: Development activities outside designated important wildlife habitats	10	10
6.	Erosion: Tp - Purisima: $(10 \times .12) + (8 \times .47) + (5 \times .41)$ (conditional Qtc - Terrace Deposits: $(10 \times .12) + (9 \times .47) + (7 \times .41)$)	7.01	8.30
7.	Seismic Activity: No mapped fault zone - Low potential for liquefaction	9	9
8.	Landslide: Tp - Purisima: $(9 \times .12) + (8 \times .47) + (5 \times .41)$ (conditional Qtc - Terrace Deposits: $(10 \times .12) + (10 \times .47) + (7 \times .41)$)	6.89	8.77
9.	Fire Hazard: Less than 10 minute response time Outside of mapped critical fire hazard area - on a 12' road with turnouts (conditional score assumes 18' wide road to all building sites)	12	15
	SUBTOTAL	52.9	66.07
	SUBTRACT CUMULATIVE CONSTRAINT POINTS (Two 0 pt. scores = -5, Three 0 pt. scores = -10)	-10	0
	GRAND TOTAL	42.9	66.07
	Minimum Average Developable Parcel Size*: (net developable acres) (from Mountain Residential Table as determined by the point score minus Cumulative Constraint Points)	25 acres	20 acres

*Located within TP zone district - Minimum avg. parcel size:	Not Clustered: 40 acres	40 acres
	Clustered: 25 acres	20 acres

Number of Potential Building Sites	Not clustered: 1 site	1 site
(developable acreage divided by minimum average parcel size. may be reduced by right of way or other deductions from net developable land area)	Clustered: 2 sites	3 sites

***Over-riding minimum parcel size restriction take precedence over the preliminary allowed average density and reduce the density accordingly in the event of conflict. (see attached policies)**

- GP Policy 5.5.6 Water Supply Watershed (outside coastal zone): Minimum parcel size 10 gross acres.
- GP Policy 5.8.2 Groundwater Recharge: Minimum parcel size 10 gross acres
- GP Policy 5.12.4 Timber Production Zone (outside coastal zone): Minimum parcel size 40 acres unless building sites clustered to preserve timber resources, 10 gross acre minimum if clustered.

RURAL DENSITY MATRIX WORKSHEET

OVERRIDING MINIMUM ACREAGE POLICIES

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 OCEAN STREET
SANTA CRUZ, CA 95060
(408) 454-2130

Assessor's Parcel No. 107-121-65

Application No. NONE

The parcel has been examined to determine if it is subject to any overriding General Plan, or Local Coastal Program Land Use Plan policies, requiring a minimum gross acreage parcel size. SUCH MINIMUM SIZE RESTRICTIONS, IF APPLICABLE, TAKE PRECEDENCE OVER THE PRELIMINARY ALLOWED AVERAGE DENSITY IN THE EVENT OF A CONFLICT.

APPLICABLE	NOT APPLICABLE	MAY BE APPLICABLE	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parcel is within the Coastal Zone and Water Supply Watershed. The minimum parcel size is 20 acres.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parcel is outside the Coastal Zone and within a Water Supply Watershed. The minimum parcel size is 10 acres, except
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In San Lorenzo River Watershed where the General Plan designation is Suburban Residential.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In San Lorenzo River Watershed for land designated Rural Residential where the average parcel size within 1/4 mile of the subject parcel is less than one acre.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In North Coast and Bonny Doon Water Supply Watersheds extending outside the Coastal Zone, the minimum parcel size of 20 acres.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parcel is within a Least Disturbed Watershed. The minimum parcel size is 40 acres and then only if the division is consistent with open space protection and serves a special purpose beneficial to the public.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parcel is within a proposed reservoir site or adjacent to the high water mark of a proposed or existing water supply reservoir or surface division. No land division is allowed except for water oriented uses.

RURAL DENSITY MATRIX WORKSHEET OVERRIDING MINIMUM ACREAGE POLICIES

PAGE TWO

APPLICABLE	NOT APPLICABLE	MAY BE APPLICABLE
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Parcel is Type 1 Agricultural land. If findings found in 13.10.315(b) are made, the minimum parcel size is 10 arable acres.

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☐

Parcel is Type 2 Agricultural land. If findings found in 13.10.315(c) are made, the minimum parcel size is 20 arable acres.

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☐

Parcel is Type 3 Agricultural land. If findings found in 13.10.315(d) are made, the minimum parcel size is 20 arable acres.

☐
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Parcel is designated Suburban Residential, is outside the Rural Services Line, and is adjacent to Commercial Agricultural land. Allow a maximum density of 2.5 net developable acres unless parcel meets criteria in 5.13.33 of the General Plan.

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Parcel is within the Timber Production Zone District and is within the Coastal Zone. The smallest parcel allowed without clustering is 160 acres. The highest density allowed with clustering is 40 acres per dwelling unit.

☒
☐
☐

Parcel is within the Timber Production Zone District and is outside the Coastal Zone. The smallest parcels allowed without clustering is 40 acres. The highest density allowed with clustering is 10 acres per dwelling unit.

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Parcel is within a mapped Timber Resource, not zoned Timber Production, and is greater than 20 acres. If evaluation finds parcel to have Timber Resources equivalent to TP parcels, apply TP density standards as shown above.

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Parcel is within a mapped Mineral Resource. The minimum parcel size is 40 acres.

RURAL DENSITY MATRIX WORKSHEET OVERRIDING MINIMUM ACREAGE POLICIES

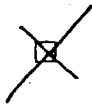
PAGE 3

APPLICABLE	NOT APPLICABLE	MAY APPLICABLE
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Parcel is within a State or County designated seismic review zone. The minimum parcel size is 20 acres if building sites are located within the fault zone.

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☐

Proposed parcels must locate on a non-deadend road or provide secondary fire access. If the building site is located within a 5 Minute Response time from the fire department and within 500 feet of a County maintained Road, the secondary access will not be required. If not possible, development allowed only at lowest density of General Plan designation. Proposed parcels must locate within 20 minute response time from the responsible fire station. If not possible, development allowed only at lowest density of General Plan designation.

☐

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Parcel is in a Critical Fire Hazard area. Proposed building sites must locate outside of Critical Fire Hazard area. If the proposed building site is within a Critical Fire Hazard area and if the parcel is served by a through road or by secondary access development allowed only at lowest density of General Plan designation. If the building site is within the Critical Fire Hazard area and if the parcel is on a dead-end road and cannot develop secondary access, no land division may be approved.

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☐

Parcel is within a Mitigatable Critical Fire Hazard area. If all criteria of Section 6.5.4 of the General Plan can be met, development may be considered at a density the same as for projects outside the Critical Fire Hazard area.

☐

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Parcel is within the Coastal Zone. Prohibit land divisions that are more than 1/2 mile from a through road unless secondary access can be provided.

RURAL DENSITY MATRIX WORKSHEET OVERRIDING MINIMUM ACREAGE POLICIES

PAGE FOUR

APPLICABLE	NOT APPLICABLE	MAY BE APPLICABLE
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Parcel is within the Coastal Zone and is located in the Bonny Doon or North Coast planning areas. Prohibit land divisions more than 1/2 mile from a publicly maintained road.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Parcel is in the Day Valley area in the Aptos Hills planning area and is designated Suburban Residential. The maximum parcel size is 2 1/2 net developable.

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

Parcel is in the Bonny Doon planning area and is within the Rural Residential General Plan designation. The minimum parcel size is 5 net developable acres. Cluster development is encouraged.

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

Parcel is within the Suburban Residential General Plan designation and does not have public water. The minimum parcel size is 2.5 acres.

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

Parcel is within the Mountain Residential General Plan Designation. The average parcel size of the surrounding parcels exceeds 40 acres. The average includes all parcels designated Mountain Residential and which are wholly or partially within a 1/2 mile radius from the subject parcel boundary, excluding paper subdivisions and parcels less than one acre. The average parcel size (14 acre avg. Acres) shall be the minimum parcel size.

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

Parcel is within the Runway Protection (clear or A) zone. No division of land is allowed.

RURAL DENSITY MATRIX WORKSHEET OVERRIDING MINIMUM ACREAGE POLICIES

PAGE FIVE

APPLICABLE	NOT APPLICABLE	MAY BE APPLICABLE
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Parcel is within a Primary Groundwater Recharge Area. The minimum parcel size is 10 acres, except when located within the Rural Services Line and is served by a sewage disposal system minimum parcel size is 10 acres, except when located within operated by a County Services area or public services district which provides at least secondary treatment with nitrogen removal or which disposes of effluent outside the primary groundwater recharge area.



Parcel is within a Special Forest. If development is proposed within the habitat, no division of land is allowed. If development is proposed outside the habitat, land divisions may be considered only at the lowest end of the General Plan designation. Clustering is required.



Parcel is within a native or Mixed Grassland Habitat. If development is proposed within the habitat, no division of land is allowed. If development is proposed outside the habitat, land divisions may be considered only at the lowest end of the General Plan designation. Clustering is required.

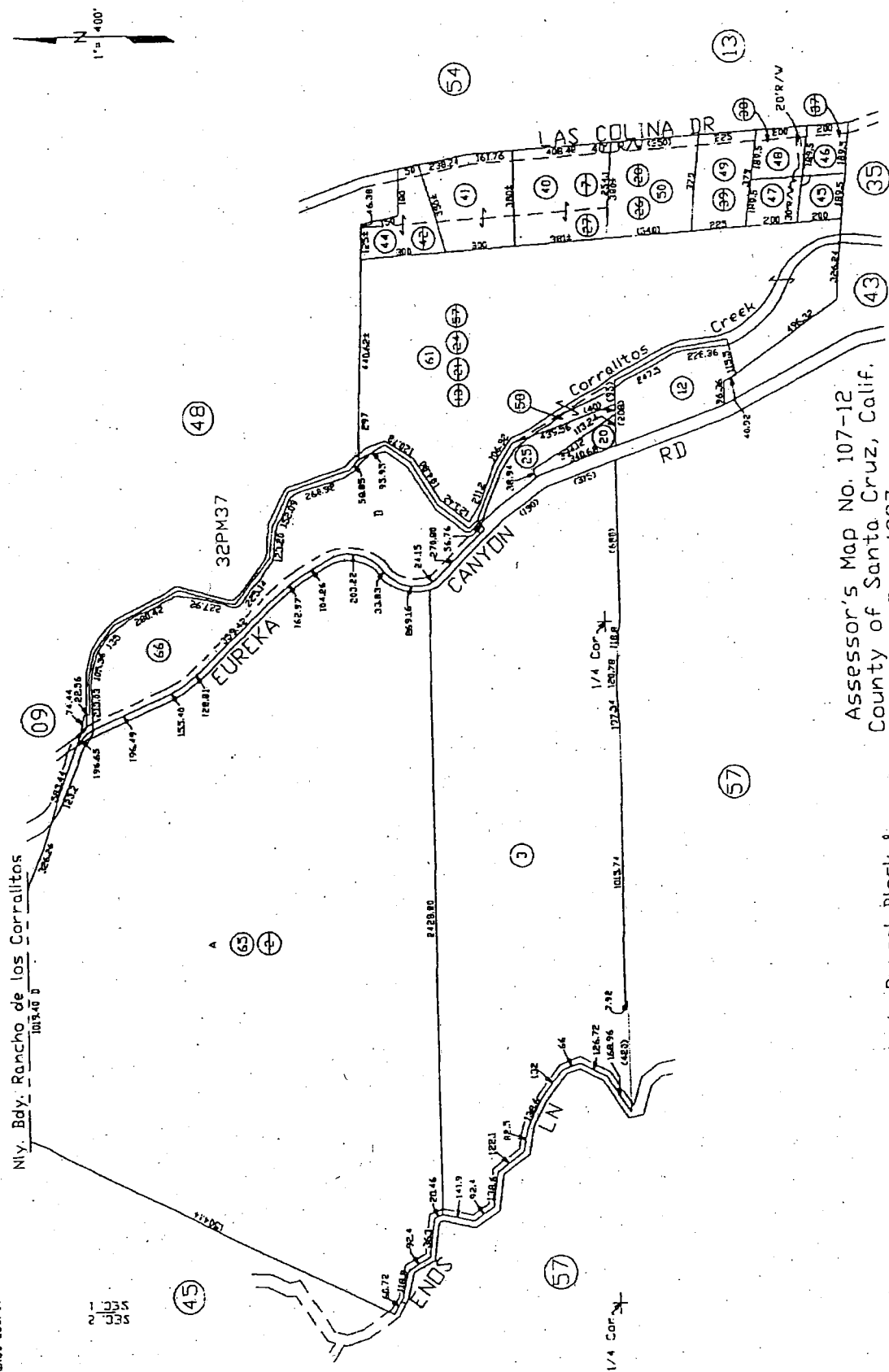
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RANCHO DE LOS CORRALITOS
POR SECS. 1 & 2, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-262

107-12

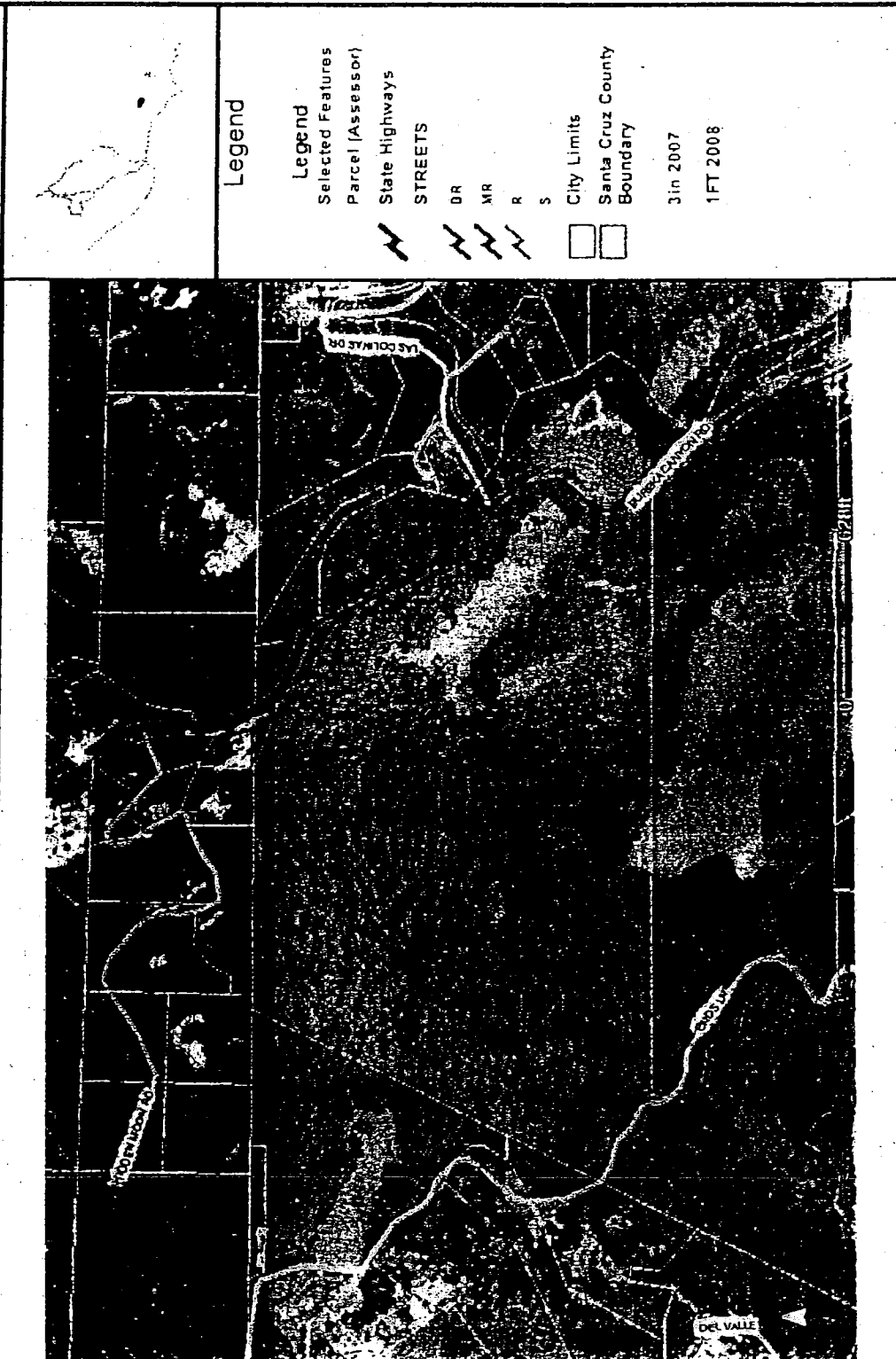


Assessor's Map No. 107-12
County of Santa Cruz, Calif.
Dec., 1997

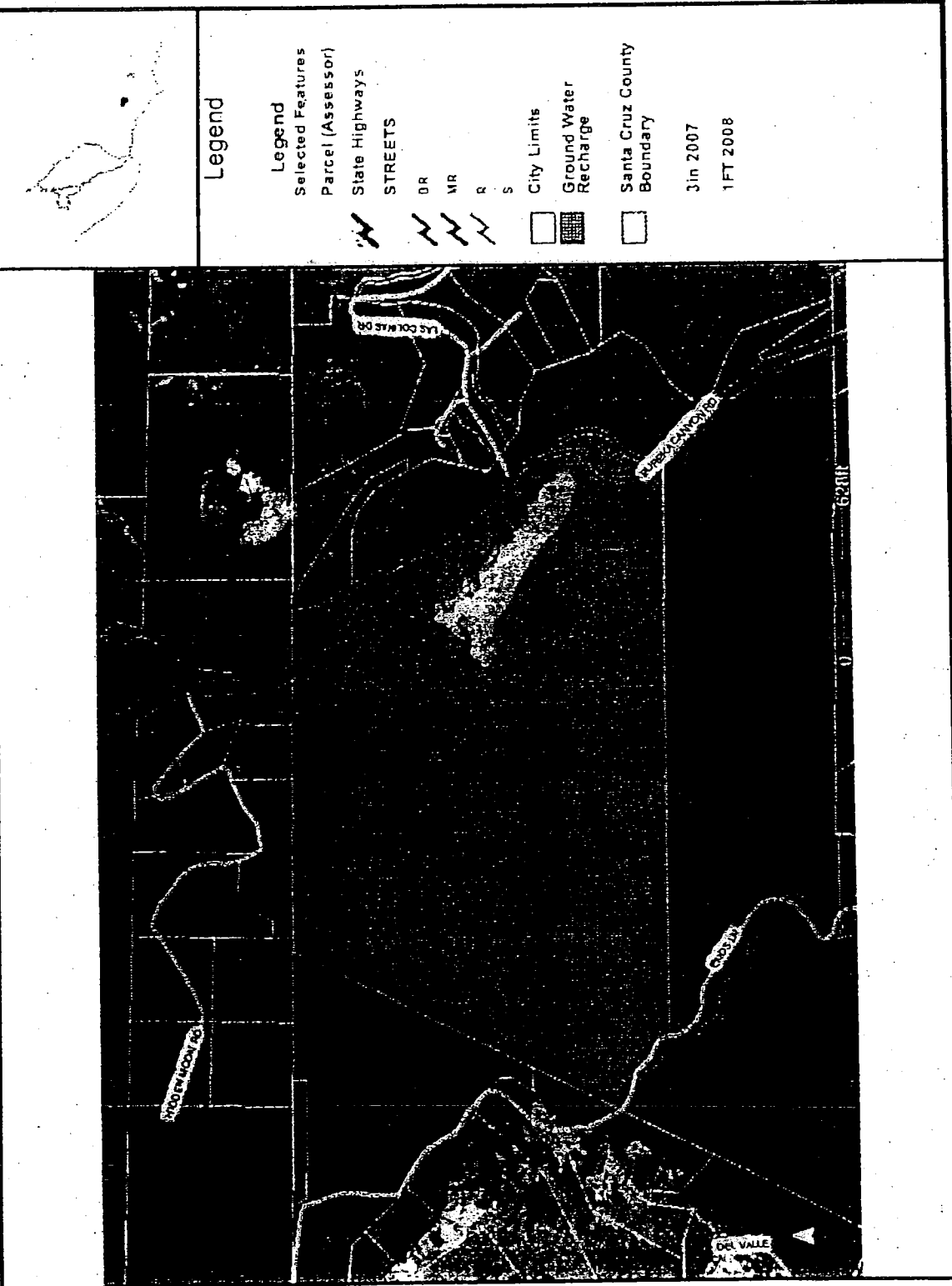
Note - Assessor's Parcel Block & Lot Numbers Shown in Circles.

EXHIBIT H

Aerial Photo 107-121-65



Groundwater Recharge



Water Supply Watershed



Legend

- Legend
- Selected Features
- Parcel (Assessor)
- State Highways
- STREETS
- DR
- MR
- R
- S
- City Limits
- Water Supply Watershed
- Santa Cruz County Boundary

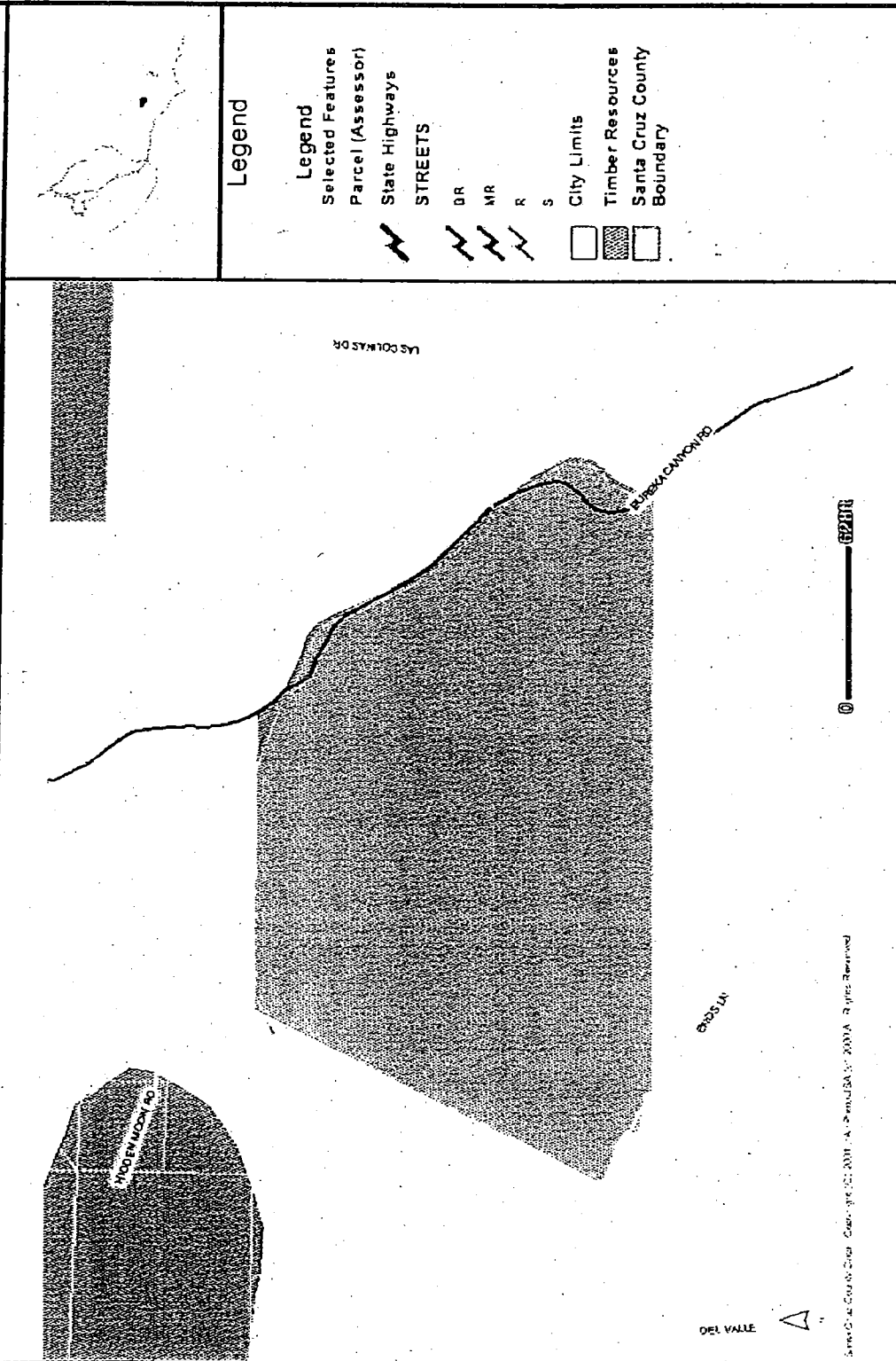
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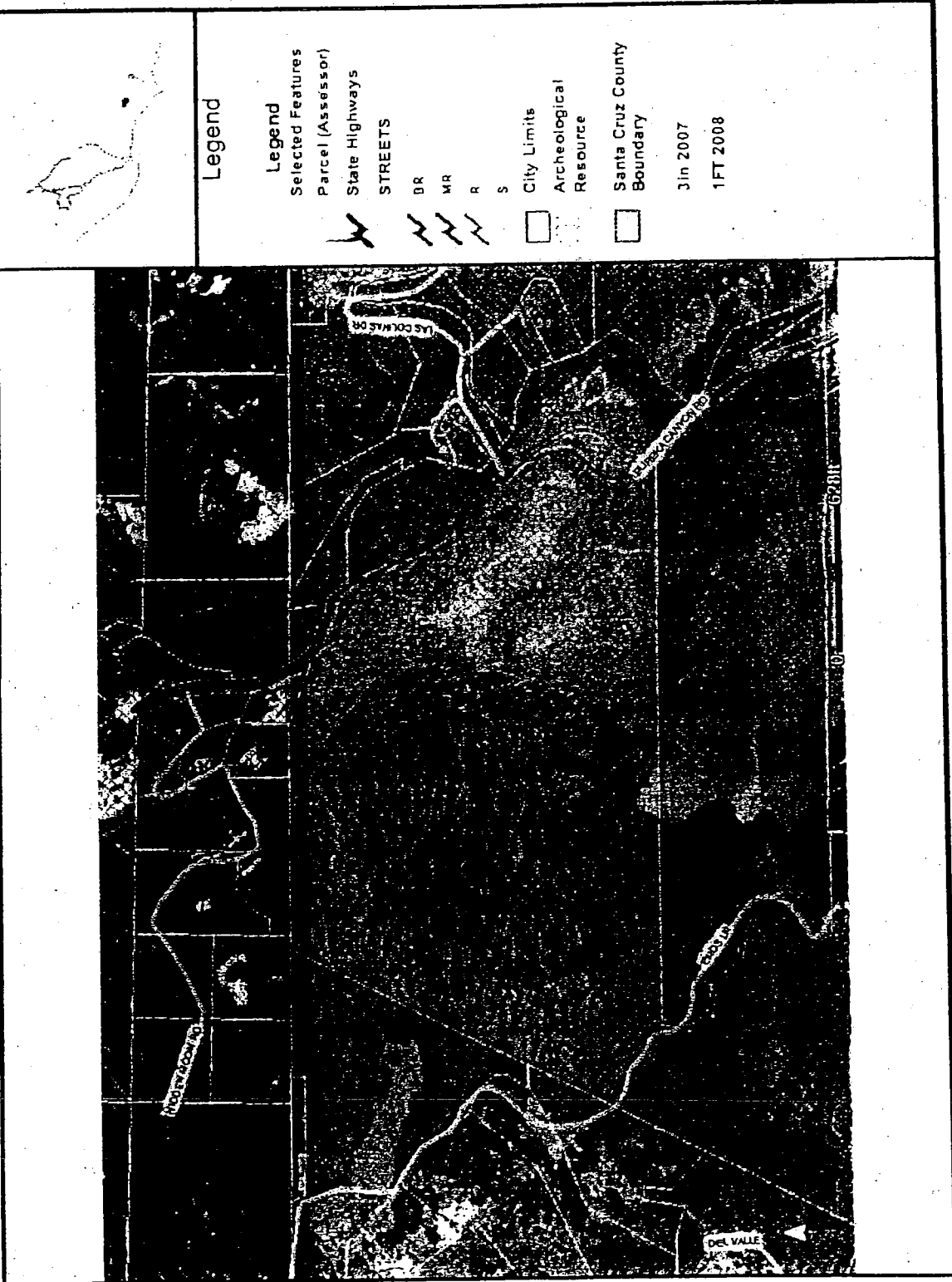
Biotic Resource



Timber Resource



Archaeological Resource



Slope Map

Legend

Legend
Parcel (Assessor)

State Highways

STREETS

DR
MR
R
S

City Limits

PUBLICWORKS

PLNSLOPE

0 to 15%
15 to 30%
30 to 50%
Greater Than 50%

Santa Cruz County
Boundary

DEL VALLE

Highway 101

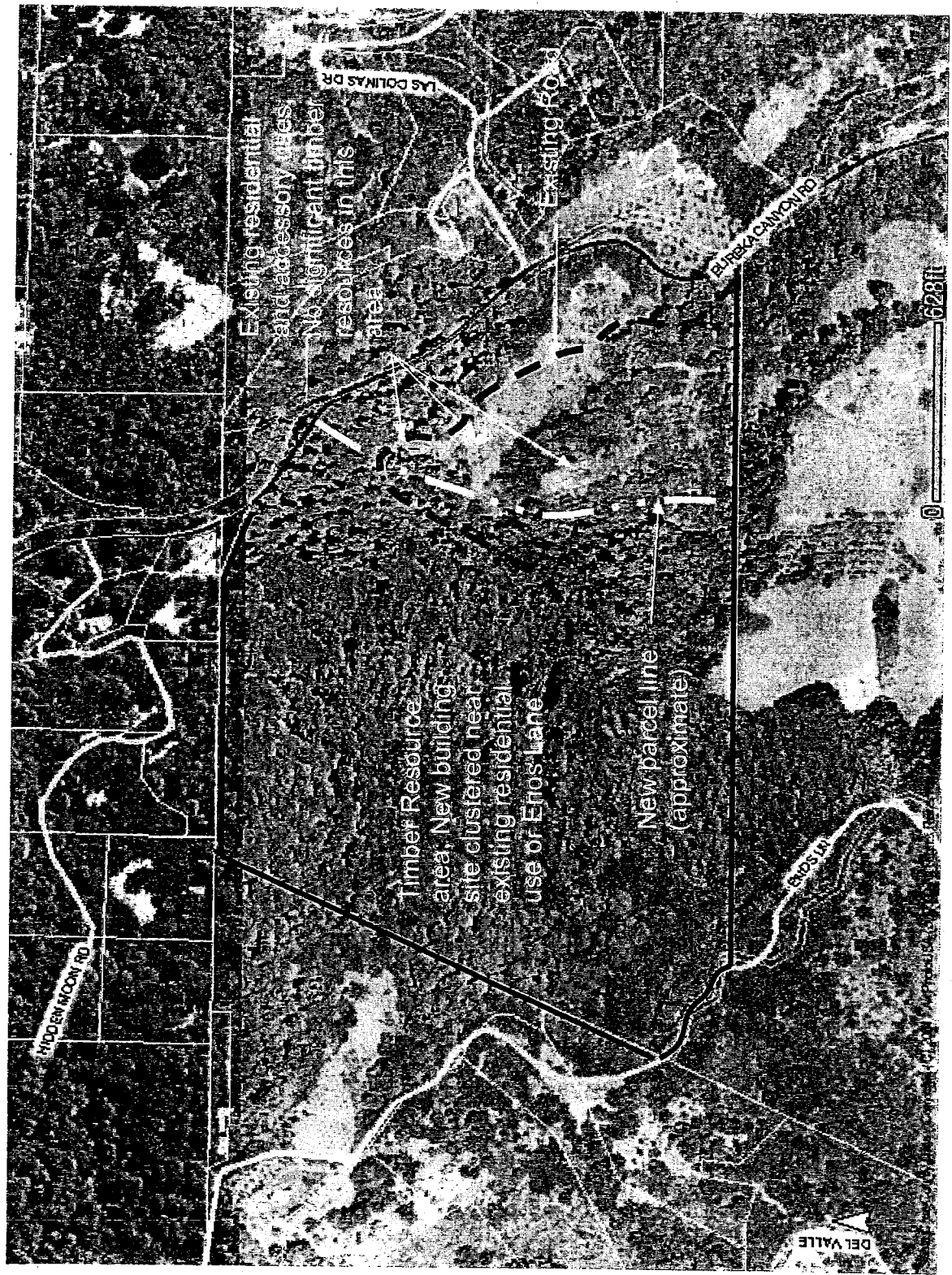
Highway 102

Highway 103

0 625 ft

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Attachment 4: Potential Land Division Schematic



JOSEPH CULVER
CONSULTING FORESTER

October 31, 2011

Santa Cruz County
Planning Department
701 Ocean Street,
Santa Cruz, CA 95060

Dear Planner,

On October 31, 2011 I met Gene Novagratsky at the office of Paul Hanagan, Land Surveyor. During this meeting we reviewed the internal boundary line of the parcel to be rezoned to SU. The boundary line that we agreed to keeps the vast majority of the merchantable timber on the property within the TP parcel. Timber within the SU parcel includes a buffer around the existing home-sites, a narrow swath directly above Eureka Canyon Road, and a small clump of trees located near the southeast corner of the parcel and isolated from the remainder of the timber stand. These small areas of timber all pose operational constraints with respect to future timber harvesting, such as public safety and operations near home-sites. I do not feel that including the land area containing these trees within the SU zone affects the ability to conduct timber harvests on the portion of the property remaining in the TP zone.

Sincerely,



Joseph Culver
RPF #2674

JOSEPH CULVER
CONSULTING FORESTER

October 25, 2011

Santa Cruz County
Planning Department
701 Ocean Street,
Santa Cruz, CA 95060

Dear Planner,

On October 21, 2011 I met Gene Novagratsky on his property near Corralitos (APN #107-121-65). As part of a partial rezoning and parcel split he asked me to verify that the portion of his property remaining in the TP zone would have a suitable haul route for timber removal.

During my two-hour site visit I located an existing dirt road that enters onto Eureka Canyon near the northern boundary of the property. This road was most likely used to remove timber from the property during a previous timber harvest approximately 25 years ago. A metal gate post is present at the entrance to Eureka Canyon Road but it does not appear that the internal road has been used for a number of years.

The road travels in a westerly direction for 200-300 feet before becoming too steep for a logging truck road. At this point, the road was most likely used as a tractor trail to skid logs to a landing area close to Eureka Canyon Road, where logs would have been loaded onto a logging truck and then hauled off of the property.

From the above discussed road section near Eureka Canyon Road, I was able to locate a haul route to the central portion of the remaining TP parcel. The haul route would be constructed by linking together existing tractor trails of low gradient with short sections of the hillside requiring new road construction. The owner of the TP parcel would therefore have two options if logging the parcel. Option one would be to skid the logs over the entire parcel to a landing near Eureka Canyon, requiring no new road construction. Option two would be to construct the haul road to the central portion of the property to shorten the skidding lengths for harvested logs.

As a Registered Professional Forester who has practiced forestry in Santa Cruz County for 18 years I am confident in stating that the parcel split will not adversely affect the ability to conduct timber harvests on the property remaining in the TP zone.

Sincerely,



Joseph Culver
RPF #2674

318 AVALON STREET, SANTA CRUZ, CA 95060, (831) 359-5989

April 9th, 2012

Planning Commission
701 Ocean Street, 4th floor
Santa Cruz, CA 95060

Regarding April 25, 2012 meeting: Novagratsky Minor Land Division and Rezoning Application 121042

Dear Commissioners,

As a neighbor, I have known Eugene for several years and he has been a good neighbor and manager of this property. This proposal which takes the timber portion of his property from the residential portion will not have any impact on the use of the land. I have no objections to this application and would support the proposed lot split and rezoning for the Novagratsky property.

I'm aware that Special Use was the prior zoning for this property and I think this is the right zoning for the residential part of the property.

Sincerely,

Roger Alm
561 Eureka Canyon Rd.
Corralitos, CA. 95076

A handwritten signature in black ink, appearing to read 'Roger Alm', with a long horizontal flourish extending to the right.

April 2, 2012

Planning Commission
701 Ocean Street, 4th floor
Santa Cruz, Ca. 95060

Re: Novagratsky Minor Land Division & Rezoning Application
Application 121042
April 25, 2012 meeting

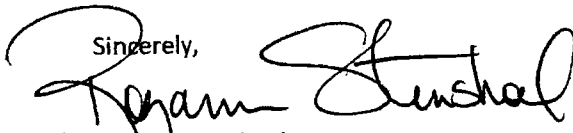
Dear Commissioners,

I am writing in regards to having no objections to the proposed lot split and rezoning of the Novagratsky property.

As a neighbor, I have known Eugene for a number of years and find him to be a delightful neighbor and a good manager of the land. The proposed residential changes will not have a direct impact on me.

I understand Special Use zoning is what the property was previously and I think that this zone is the correct zoning for Eugene's house parcel.

Sincerely,



Rozann Stenshoel
1595 Enos Lane
Watsonville, Ca. 95076

Planning Commission
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Regarding April 25, 2012 meeting: Novagratsky Minor Land Division and Rezoning
Application 121042

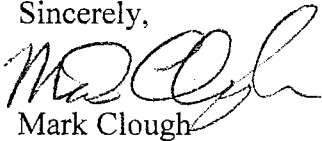
Dear Commissioners,

I am writing to support the proposed lot split and rezoning for the Novagratsky property.

As a neighbor, I have known Mr Novagratsky for 20 plus years and he has been a very good steward of the land and a responsible neighbor. This proposed map change and rezoning will not have any impact on my property or me.

I understand Special Use zoning is what the property was previously zoned and I believe that this zone is appropriate for the Novagratsky house parcel.

Sincerely,



Mark Clough



County of Santa Cruz, PLANNING DEPARTMENT

Discretionary Application Comments 121042

APN 107-121-65

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.

Fire Review

Routing No: 1 | Review Date: 02/28/2012

COLLEEN BAXTER (CBAXTER) : Complete

OFFICE OF THE FIRE MARSHAL

SANTA CRUZ COUNTY FIRE DEPARTMENT / *CALFIRE*

CAL FIRE

SAN MATEO-SANTA CRUZ UNIT

6059 HIGHWAY 9
P.O. DRAWER F-2
FELTON, CA 95018
Phone (831) 335-6748
Fax # (831) 335-4053

JOHN FERREIRA
FIRE CHIEF

Date: 2/28/12

Planning Department
County of Santa Cruz
Attention: Name
701 Ocean Street
Santa Cruz, CA 95060



Discretionary Application Comments 121042

APN 107-121-65

Fire Review

Routing No: 1 | Review Date: 02/28/2012

COLLEEN BAXTER (CBAXTER) : Complete

Subject: APN: 107-121-65 / Appl #121042
Address

Dear Name:

The Santa Cruz County Fire Marshals Office has reviewed the plans for the above cited project and has no objections as presented.

- 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.

Each APN (lot) shall have separate submittals for building and sprinkler system plans.

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.

Should you have any additional concerns, you may contact our office at (831) 335-6748.

Policy Section Review

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

ROBIN BOLSTER (RBOLSTER) : Complete



Project Review

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

ROBIN BOLSTER (RBOLSTER) : Incomplete

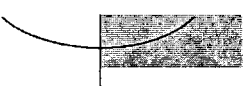
See comment from DPW Surveyor's Office

Surveyor Review

Routing No: 1 | Review Date: 03/14/2012

KATE CASSERA (KCASSERA) : Incomplete

1. Show and label all exsiting easements on the property. The PG&E easement in the southwest corner. The spring easement and the waterline easement. If these easements are not shown on the new parcel map they will be considered abandoned.
2. Referece additional deeded right of way document #2007-0029113.
3. Block or remove access at existing unimproved road at northeast corner of the property. This driveway shall not be used as access.



TO: Robin Bolster-Grant
FROM: Ron Powers
PROJECT: 107-121-65 (Novagratsky MLD/Rezoning - 12104)
DATE: 2/23/12

I. TECHNIQUES USED TO NOTIFY NEIGHBORS.

- A. MEETING NOTIFICATION MATERIALS: A copy of the notice was submitted with the MLD/Rezoning application 2/21/12.
- B. MAILING LIST: See attached list of owners/occupants within 300 feet of project.
- C. MEETING DATE: 2/22/2012.
- D. ATTENDANCE LIST:
 - Katie (representative of Salesian School)
 - Rose Stenshoel
 - Trisha Stenshoel
 - Roger Alm
 - Eugene Novagratsky
 - Ron Powers
- E. HANDOUT MATERIALS: A copy of the tentative map and a USGS topographic map were on display for review at the meeting.

II. NEIGHBORHOOD CONCERNS RAISED.

- A. Will there be more driveways/traffic on Enos Lane?
- B. Where will timber be hauled?

III. RESPONSE TO NEIGHBORHOOD CONCERNS:

- A. No driveways are proposed for Enos Lane.

IV. CONCERNS/CONFLICTS THAT ARE NOT RESOLVED:

- A. No concerns or conflicts were raised that were not resolved.

10709207 AO
ELLIS STEVE U/M
838 ALEXANDER GABRIEL CT
TRACY CA 95376

10745116 AO
COHEN MORTON L TRUSTEE
1835 ENOS LN
WATSONVILLE CA 95076

10740108 OO
PADILLA ROBERT L & ALICIA R H/W CP F
151 HIDDEN MOON RD
WATSONVILLE CA 95076

10709211 AO
CRAWFORD MICHAEL O & DIANA O H/W
P O BOX 1689
FREEDOM CA 95019

10748101 AO
THORENSEN TRYGVE U/M
460 EUREKA CANYON RD
CORRALITOS CA 95076

10740117 OO
O GRADY CHRISTOPHER J U/M
234 HIDDEN MOON RD
WATSONVILLE CA 95076

10709248 AO
DROPPING BARRY & JUDY H/W JT
315 ALLAN LN
CORRALITOS CA 95076

10748102 AO
MC NULTY JOHN W & MONICA CP RS
P O BOX 1002
SOQUEL CA 95073

10745105 OO
STENSHOEL ROZANN MARIE U/W
1595 ENOS LN
WATSONVILLE CA 95076

10712161 AO
CORRALITOS MEADOWS LTD
C/O ALLAN ALEXANDER
9595 WILSHIRE BLVD #900
BEVERLY HILLS CA 90212

10748104 AO
LEACH EDWIN A JR & SALLY B JT T
488 EUREKA CANYON RD
WATSONVILLE CA 95076

10745114 OO
MC CLELLAN SHAUN P & MARY TRUSTE
1865 ENOS LN
WATSONVILLE CA 95076

10712165 AO
NOVAGRATSKY EUGENE R TRUSTEE
P O BOX 1776
FREEDOM CA 95019

10748132 AO
LEACH EDWIN A M/M ETAL JT
9055 SOQUEL DR
APTOS CA 95003

10745115 OO
COHEN MORTON L TRUSTEE
1835 ENOS LN
WATSONVILLE CA 95076

10740107 AO
MC KEARN MARCELLA TRUSTEE
268 GIBERSON RD
MOSS LANDING CA 95039

10709210 OO
HASKINS TERRY F & MARY SUSAN TRUS
580 EUREKA CANYON RD
WATSONVILLE CA 95076

10748124 OO
SORENSEN NATHAN J & BILLIE J TRUST
100 LAS COLINAS DR
WATSONVILLE CA 95076

10740113 AO
AMMANN ARNOLD JOHN S/M
P O BOX 1614
APTOS CA 95001

10712103 OO
CLOUGH MARK D & TAMMERA G CP CO-
443 EUREKA CANYON RD
WATSONVILLE CA 95076

10748130 OO
LEACH EDWIN A JR & SALLY B TRUSTEE
105 LAS COLINAS DR
WATSONVILLE CA 95076

10740115 AO
FAJARDO GERARDO B & CONSOLACION
8241 PALMERSON DR
ANTELOPE CA 95843

10712166 OO
THORENSEN TRYGVE U/M
460 EUREKA CANYON RD
CORRALITOS CA 95076

10748131 OO
NORTHEY CHERYL L & WILLIAM G H/W C
101 LAS COLINAS DR
WATSONVILLE CA 95076

10740116 AO
DARDANELLI NATHAN S & GLENNY D H/
400 DARDANELLI LN
LOS GATOS CA 95032

10740105 OO
ELDER REBECCA S/W
181 HIDDEN MOON RD
WATSONVILLE CA 95076

10757101 OO
DAUGHTERS OF MARY HELP OF CHRIST
C/O SISTER L TREVINO
605 ENOS LN
WATSONVILLE CA 95076

10740121 AO
STEWART R DENNIS & MARTHA A TRUS
P O BOX 758
SANTA CRUZ CA 95061

10740106 OO
ALM ROGER E & DONNA J H/W JT
561 EUREKA CANYON RD
WATSONVILLE CA 95076

10709248 BR
Resident
592 EUREKA CANYON RD #B
WATSONVILLE CA 95076

10709248 BR
Resident
592 EUREKA CANYON RD #A
WATSONVILLE CA 95076

10709248 BR
Resident
592 EUREKA CANYON RD #E
WATSONVILLE CA 95076

10709248 BR
Resident
592 EUREKA CANYON RD #D
WATSONVILLE CA 95076

10709248 BR
Resident
592 EUREKA CANYON RD #C
WATSONVILLE CA 95076

10712165 BR
Resident
449 EUREKA CANYON RD
WATSONVILLE CA 95076

10712165 BR
Resident
453 EUREKA CANYON RD
WATSONVILLE CA 95076

10740113 BR
Resident
351 HIDDEN MOON RD
WATSONVILLE CA 95076

10740115 BR
Resident
207 HIDDEN MOON RD
WATSONVILLE CA 95076

10748102 BR
Resident
109 LAS COLINAS DR
WATSONVILLE CA 95076

10748132 BR
Resident
113 LAS COLINAS DR
WATSONVILLE CA 95076