



#7
4/29/2025

SANTA CRUZ COUNTY GROUP
of the Ventana Chapter
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Santa Cruz County Board of Supervisors
701 Ocean Street, 5th Floor
Santa Cruz, CA 95060

Re: Housing Element Rezones

Date of Meeting: April 29, 202 Agenda Item No: 7

Honorable Supervisors:

The Sierra Club supports high-density infill as a community and environmental imperative. The siting of high-density development is critically important – along transportation corridors, near schools, and near community activity centers. Equally as important to the community are having regional and neighborhood parks. The County General Plan requires one neighborhood park of at least three acres for each 1000 of population. With the push for infill development, population density will increase. This calls for more parks, not less. Properties zoned for parks and recreation should be maintained, and not abandoned by rezoning.

- **The Sierra Club supports the retention of PR and OS-P sites and urges such sites not to be zoned away.**
- **The increase in population density through infill, which the Sierra Club supports, calls for more park sites, not less. Parks are a critical part of a higher density community, especially as high-density developments no longer provide much open space on-site.**

We urge your Board not to rezone the sites 025-091-52, 039-201-36, 039-201-37, 053-011-01, and 053-011-09.

Thank you sincerely for your consideration.

Respectfully yours,

Michael Guth
Santa Cruz County Group of the Ventana Chapter
Sierra Club

#7
4/29/2005

Notes simplifying Outside City of Watsonville Water Connections Policy

Objective 1: Santa Cruz County Designated URBAN AREAS within City's water service area.

Policy 1.1: for existing parcel (vacant or otherwise) that fronts a water main that **cannot be further subdivided**, water may be provided to serve a principal dwelling unit and/or deed-restricted accessory dwelling unit.

Policy 1.2: for an existing parcel, *within* a County Sanitation District, **that can be further subdivided**, water may be provided if:

- project has a net density of 12 dwelling units per acre; and
- project is consistent with WMC 14-46 (affordable housing stuff); or
- project is 100% ag worker housing; or
- if special approval is granted by Council (staff must recommend)

Policy 1.3: for an existing parcel that fronts a water main, *outside* the County Sanitation District, **that can be further subdivided**, water may be provided for a deed-restricted accessory dwelling unit:

- if the parcel (under County Environmental Health regs.) can contain only one primary dwelling unit and one accessory dwelling unit; or
- if special approval is granted by Council (staff must recommend)

Policy 1.4: connections, main extensions, & expanded services may be granted to schools with capacity of 25 children or more.

Objective 2: Santa Cruz County Designated RURAL AREAS within the City's water service area.

Policy 2.1: water may be provided for a deed-restricted accessory dwelling unit on a parcel that fronts a water main.

Policy 2.2: water may be provided to a *vacant* parcel that fronts a water main if the connection is for a single family residence, and if the meter and service line sizing are limited in construction to serve only a single family residence and accessory dwelling.

Policy 2.3: water connections and main extensions may be provided to serve new development if it is 100% agricultural housing.

Policy 2.4: except for 2.1, 2.2, and 2.3, no connections or main extensions will be made to service divisions of land.

Policy 2.5: connections, main extensions, & expanded services may be granted to schools with capacity of 25 children or more.

Primrose Parcel Rezoning

1 message

Charlie Eadie <charlie@eadieconsultants.com>
To: Regina Kelbert <Regina.Kelbert@santacruzcountyca.gov>
Cc: Chuck Fischer <chuck@ecrealityinc.com>
[REDACTED]

Mon, Apr 28, 2025 at 1:43 PM

Hi Regina:

Thanks for your time this morning to discuss the rezoning. Here is a summary of our recommendations.

The current property owners support the proposed rezoning. The proposed density range is essential to make developing the property viable.

In the past the owners have proposed subdividing under the current zoning, but with no success.

Two major problems encountered were:

- 1) To receive water from the City of Watsonville, a minimum of 12 units/acre is required (see attached), and the current County zoning does not allow that minimum;
- 2) the cost of infrastructure including water, internal roads, sewer, etc. makes development at the current density level not viable financially.

The proposed zoning would allow a minimum of 11 units/acre, thus the range would accommodate the 12 units/acre requirement for water service.

Although there is no development plan at this time, a 12 units/acre development would create a small lot single family approach, which would be an appropriate level for the urban area context, and would support the County's need to increase development potential.

Please let me know if you have any questions.

Charles Eadie,
Principal



P.O. Box 1647, Santa Cruz, CA 95061-1647

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Policy for Water Services Outside City Limits (PDF).pdf

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U.S. Department of Housing and Urban
Development

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

#7,
4/29/2025

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Park Haven Plaza Permanent Supportive Housing

Responsible Entity: County of Santa Cruz

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: 2838 Park Avenue, Soquel, CA 95073

Preparer: R.L. Hastings & Associates, LLC

Certifying Officer Name and Title: Stephanie Hansen, Assistant Planning Director,
County of Santa Cruz Planning Department

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): R.L. Hastings & Associates, LLC

Direct Comments to: County of Santa Cruz
Dept. of Community Development & Infrastructure
Attn: Tracy Cunningham, Housing Specialist
701 Ocean St., Rm 418
Santa Cruz, CA 95060

If by email, to:
CEQA-NEPA@SantaCruzCounty.US

site, has a very narrow street frontage, no existing improvements, and has split zoning. The front portion is zoned for medium density multi-family (10.8 units/acre) while the rear half is zoned for single-family homes with 8,000 SF minimum lot size. Because of the lower allowable residential densities on this site, and because much of the street frontage and narrow lot would likely be taken up by a driveway, staff concluded this site could not accommodate enough housing units to make the project pencil at the asking price, and with all the associated development costs involved. At the current time, the project proponents and County do not have site control over this site, so it is not a viable alternative.

Alternative #3 – County Park Site at 3161 Prather Lane, Soquel CA 95073, APN: 025-091-52

The Board directed County staff to look for potential housing sites either on private property that could be acquired expeditiously, or on any surplus or underutilized County property, excluding any County Park sites that may be restricted for recreational use. Alternative #3 is a Park site, acquired by the County Parks Department many years ago using open space grant funds from the State, so it does not meet the policy direction provided by the Board to exclude park sites. In addition, if the site were to be developed, that State Parks grant would have to be paid back, and various other policy/legal/regulatory actions and environmental studies would be required before the site could be used for residential development. The western boundary of the property includes a riparian corridor which provides an important drainage area for stormwater in the area and is unbuildable, sensitive habitat. The grant agreement and related documents require written State authorization, even for an interim use of the site, such as a temporary campground or shelter. If the property were formally declared to be surplus County property in order to make it available to a housing developer or for any other development, the County would have to follow the procedures in the Surplus Lands Act, which are usually quite time-consuming, and would not likely conclude in time to secure site control for the Homekey funding application. For this reason, this alternative is not feasible.

Alternative #4 – Church Property at 2402 Cabrillo College Dr, Soquel, CA 95073 (APN 037-202-65)

Alternative #4 is a 4.5-acre property with an existing church, parking lot, and other miscellaneous improvements, located across Park Avenue and slightly to the south from the proposed Project site. It is a long, triangular-shaped parcel, bordered to the south by the Park Avenue on-ramp to northbound Highway 1, and the highway itself toward the western end. The property slopes significantly toward the west into a wooded riparian area. The entire site is zoned R1-6 (single-family homes with 6,000 SF minimum lot size). The General Plan land use map splits the property in two, with the eastern 1.67 acres, where the church building and parking lot are located, designated for Public Facility uses, and the remainder of the site designated for Open Space (due to the slopes and riparian area). Alternative #4 was analyzed briefly but not pursued further due to lack of site control by the County or any qualified housing development partner. To date the church leadership has indicated that it is not interested in selling any portion of the site to any party for an affordable housing project. It is currently negotiating with another party for a potential ground lease opportunity on a portion of the site for that party's proposed 12-unit rental housing project. That party is not prepared to apply for Homekey funds at this time, nor does it have documented site control sufficient to pursue Homekey or other public sector funding, nor does it have sufficient private sector funding secured to develop the project. The church also does not have funding to develop the proposed project. Therefore Alternative #4 is not feasible, primarily due to lack of site control and secondarily to lack of readiness.

Alternative #5 – Alternative Project Design: 42-Unit Building

The Project was originally proposed with 42 units, but was subsequently reduced, in the predevelopment phase, to 36 units. Under the 42-unit alternative, the development footprint would have extended several feet into the required 10-foot construction buffer around the designated riparian area of the site, which is unbuildable. This 42-unit alternative was later abandoned in favor of the 36-unit project, even though the additional units would have served to meet the demand for affordable unit production, so that the Project would not extend into that construction buffer, in order to meet the objective development standards applicable to the project site, as required for the AB 2162 ministerial review process. The design change consisted of eliminating several units along the southeasterly corner of the building so that the driveway

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Preparer Signature: _____

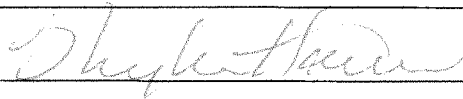


Date: 6.15.22

Name/Title/Organization: _____

Roy Hastings / Owner / R.L. Hastings & Associates, LLC

Certifying Officer Signature: _____



Date: 6-15-22

Name/Title: Stephanie Hansen / Assistant Planning Director, County of Santa Cruz Planning Department

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).