COUNTY OF SANTA CRUZ

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

ENVIRONMENTAL COORDINATOR
NOTICE OF INTENT TO ADOPT A PROPOSED NEGATIVE DECLARATION

Pursuant to the California Environmental Quality Act, the following projects have been reviewed by the County Environmental Coordinator to determine if they have a potential to create significant impacts to the environment and, if so, how such impacts could be solved. A negative declaration has been prepared in cases where the project is determined not to have any significant environmental impacts. An environmental impact report (EIR) will be prepared for projects, which could have a significant impact.

Public review periods are provided for these environmental documents according to the requirements of the County Environmental Review Guidelines, depending upon whether State agency review is required or whether an EIR is required. The environmental documents are available for review at the County Planning Department at 701 Ocean Street, Santa Cruz. You may also view environmental documents on the web at www.sccoplanning.com under the Planning Department menu, Agendas link. If you have questions or comments about these determinations 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.

2. 08-0039 8 MORAN WAY, SANTA CRUZ APN(S): 028-302-01

Proposal to:

- Demolish 5 existing houses;
- Divide the existing 40,425 square foot lot into three lots of 5,361 net square feet, 6,411 net square feet and 9,049 net square feet for the construction of single family dwellings, and one lot of 9,990 gross square feet for dedication to the County;
- Construct three single family dwellings of approximately 2,665 square feet, 2,991 square feet, and 3,215 square feet;
- Construct retaining walls over three feet in height within the required front yard setback; and
- Grade approximately 920 net cubic yards of earth (1,636 cubic yards of cut and 70 cubic yards of fill). Requires a Minor Land Division, a Coastal Permit, a Residential Development Permit, Soils Report Review, a Biotic Pre-Site, Preliminary Grading Review, a Riparian Exception, and a Roadside/Roadway Exception. Property located at the intersection of Moran Way and East Cliff Drive (8 Moran Way).

ZONE DISTRICT: R-1-5-PP (RESIDENTIAL SINGLE FAMILY, PLEASURE POINT)
APPLICANT: CHARLIE EADIE, HAMILTON-SWIFT LAND USE CONSULTANTS
OWNER: CAMPECO, LLC
STAFF PLANNER: SAMANTHA HASCHERT, 454-3214
EMAIL: PLN145@co.santa-cruz.ca.us

ACTION: Negative Declaration with mitigations
REVIEW PERIOD: June 22, 2011 – July 22, 2011

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.

NAME: 8 Moran Way
APPLICATION: 08-0039
A.P.N: 028-302-01

NEGATIVE DECLARATION MITIGATIONS

1. In order to ensure proper restoration and to avoid impacts to sensitive habitat, prior to recordation of the parcel map, the applicant shall submit a plan that conforms to the Moran Lake Park Concept Plan and Monarch Butterfly Habitat Management Plan that includes details of the specific restoration plan, the Moran Way road removal, and the site drainage system for review and approval by the County Parks Department, Environmental Planning Staff, and DPW Drainage staff.

2. In order to mitigate impacts of nighttime lighting on the adjacent riparian habitat, prior to issuance of a building permit, the applicant shall submit a lighting plan to the Planning Department for review and approval. The plan shall reflect that permanent outdoor lighting shall be minimized and shall be shielded by fixture design or other means to minimize illumination of riparian habitat. Light sources that do not attract insects (e.g. yellow or sodium vapor bulbs) shall be used if outdoor lighting is necessary (e.g. security or handicap access structures).

3. In order to reduce the impacts of temporary construction debris on the capacity of the regional landfill to less than significant, the applicant and/or property owner shall recycle and reuse materials, as appropriate, and to the maximum extent possible. Notes to this affect shall be included on the final building permit plan set. At a minimum, all construction and demolition waste shall be processed through the Buena Vista Construction and Demolition Waste program.

4. In order to ensure that the demolition of existing structures does not violate any air quality standard, the following mitigation measures will be required: Prior to demolition work of buildings constructed prior to 1980, areas of the on-site structures shall be sampled as part of an asbestos survey in compliance with the National Emission Standards for Hazardous Air Pollutants (NESHAP). If asbestos is found in any building, asbestos-related work, including demolition, involving 100 square feet or more of asbestos containing materials shall be performed by a licensed asbestos consultant and asbestos shall be removed and disposed of in compliance with applicable State laws. At least 10 days prior to demolition of existing structures the Monterey Bay Unified Air Pollution Control District (MBUAPCD) shall be notified and an MBUAPCD Notification of Demolition and Renovation Checklist shall be submitted to both MBUAPCD and the County.

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CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY

Date: June 7, 2011 **Application Number:** 08-0039

Staff Planner: Samantha Haschert

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Charles Eadie, Hamilton-Swift Land Use Consultants **APN(s)**: 028-302-01

OWNER: Campeco, LLC **SUPERVISORAL DISTRICT**: 1st

PROJECT LOCATION: Property located at the intersection of Moran Way and East Cliff Drive (8 Moran Way).

SUMMARY PROJECT DESCRIPTION:

Proposal to:

- Demolish five (5) existing residences;
- Divide the existing 40,425 square foot parcel into three parcels of 5,361 net square feet, 6,411 net square feet, and 9,049 net square feet for the construction of single family dwellings, and one lot of 9,990 gross square feet for dedication to the County;
- Construct three single family dwellings of approximately 2,665 square feet, 2,991 square feet, and 3,215 square feet;
- Construct retaining walls over three feet in height within the required front yard setback; and
- Grade approximately 920 cubic yards of earth (1,636 cubic yards of cut & 70 cubic yards of fill).

Requires a Minor Land Division, a Coastal Permit, a Residential Development Permit, Soils Report Review, a Biotic Pre-Site, Preliminary Grading Review, a Riparian Exception, and a Roadside/Roadway Exception. Property located at the intersection of Moran Way and East Cliff Drive (8 Moran Way).

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.

- ☐ Geology/Soils
- ☐ Hydrology/Water Supply/Water Quality
- ☒ Biological Resources
- ☐ Agriculture and Forestry Resources
- ☐ Mineral Resources
- ☒ Visual Resources & Aesthetics
- ☐ Cultural Resources
- ☐ Hazards & Hazardous Materials
- ☐ Transportation/Traffic
- ☐ Noise
- ☐ Air Quality
- ☐ Greenhouse Gas Emissions
- ☐ Public Services
- ☐ Recreation
- ☐ Utilities & Service Systems
- ☐ Land Use and Planning
- ☐ Population and Housing
- ☐ Mandatory Findings of Significance

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

- ☐ General Plan Amendment
- ☒ Land Division
- ☐ Rezoning
- ☒ Development Permit
- ☒ Coastal Development Permit
- ☐ Grading Permit
- ☒ Riparian Exception
- ☐ Other:

NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations:

California Coastal Commission

DETERMINATION: (To be completed by the lead agency)
On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to

applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Matthew Johnston
Environmental Coordinator

6/16/11
Date

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: 40,425 square feet
Existing Land Use: Residential
Vegetation: Eucalyptus; riparian area to the northwest
Slope in area affected by project: ☒ 0 - 30% ☐ 31 – 100%
Nearby Watercourse: Moran Lake
Distance To: Adjacent (northwest)

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: Mapped for biotic resources
Fire Hazard: Not mapped

Floodplain: Adjacent to FEMA mapped floodplain (A)
Erosion: Not mapped

Landslide: Not mapped
Liquefaction: Mapped very high liquefaction

Fault Zone: Not mapped
Scenic Corridor: Not mapped
Historic: Resources not present at site
Archaeology: Not mapped
Noise Constraint: None

Electric Power Lines: Poles located along the southeast side of the existing private driveway.
Solar Access: Some canopy cover created by scattered eucalyptus trees
Solar Orientation: Existing and proposed residences will be oriented to the northwest.
Hazardous Materials: None
Other:

SERVICES

Fire Protection: Central FPD
School District: Live Oak Elementary SD

Sewage Disposal: County Sanitation

Drainage District: Zone 5
Project Access: Vehicular access via East Cliff Drive to Moran Way.
Water Supply: City of Santa Cruz

PLANNING POLICIES

Zone District: R-1-5-PP (Single Family Residential – 5,000 square feet minimum within the Pleasure Point Community Design Combining District)
General Plan: R-UM (Urban Medium Residential)

Special Designation:

Urban Services Line: ☒ Inside ☐ Outside
Coastal Zone: ☒ Inside ☐ Outside

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

The subject parcel and surrounding parcels in the vicinity are located within the Pleasure Point Community Design Combining District and are designated with the –PP combining zone district. Moran Lake is located to the north and northwest of the subject parcel and the sea is located approximately 200 feet southwest of the subject parcel. Surrounding parcels to the south, east and north across Moran Lake are zoned R-1-5-PP (Single Family Residential – 5,000 square feet minimum within the Pleasure Point Community Design Combining District) and are developed with single family dwellings. Properties to the northwest across Moran Lake are zoned for multi-family residences.

The parcel is located within the Urban Services Line and is currently developed with five single family dwellings. The residences gain access from a paved, private driveway (Moran Way) that intersects with East Cliff Drive at the south property line. The driveway is also accessible from the improved portion of Moran Way to the northeast, however, this roadway segment is used primarily by pedestrians and bicyclists and is unimproved.

The north and northwest property lines are adjacent to Moran Lake and the associated riparian vegetation extends onto the subject property to the north side of the existing private portion of Moran Way at the frontage of the existing residences. There are scattered eucalyptus trees growing on the subject parcel, however, there is more heavily wooded patch of eucalyptus trees adjacent to the north and northwest property lines which comprise an area identified as the Moran Way Windrow in the Moran Lake Monarch Butterfly Habitat Management Plan, prepared by the County Parks Department. This southeast grove is a roosting area for the Monarch Butterfly, provides critical wind protection for the lake area, and intermittently functions as a refuge habitat.

The Board of Supervisors adopted the Moran Lake Concept Plan and the Moran Lake Monarch Butterfly Habitat Management Plan on January 25, 2011. Although funding is currently not available for the County Parks Department to pursue the design planning process, aspects of the plan will be implemented as a part of the proposed adjacent land division.

DETAILED PROJECT DESCRIPTION:

The subject parcel is approximately 40,425 square feet and includes the area of the existing residences, portions of Moran Way to the north, and a large portion of East Cliff Drive.

The proposal is to divide the existing 40,425 square foot parcel into three parcels of 5,361 square feet, 6,411 square feet, and 9,049 square feet for the construction of three single family dwellings. Approximately 9,990 square feet of the subject parcel is proposed to be dedicated to the county in that it constitutes a portion of East Cliff Drive.

The subject parcel is adjacent to Moran Lake which is a county owned parcel. The north and northeastern adjacent portions of Moran Way are primarily utilized as public pedestrian and bicycle access to the Moran Lake trail. The east adjacent residence also gains access from this portion of Moran Way. The applicant is proposing to record an access easement over these portions of the trail to allow for pubic pedestrian and bicycle access and to allow access to County vehicles for maintenance purposes.

A portion of the existing driveway is located offsite within the Moran Lake county park area. The area of encroachment is designated for restoration in the Moran Lake Butterfly Habitat Management Plan; therefore, the proposed land division includes the request for a Riparian Exception to allow for the removal of the encroaching driveway and restoration as per the approved Butterfly Management Plan.

The newly created parcels will take access from an improved driveway designed with a 20 foot paving width and a 25 foot right of way. The proposed driveway will take access from East Cliff Drive and will terminate at the public trail with a 16 foot wide emergency vehicle gate.

There are several eucalyptus trees located at the northeastern property line; however, there are only 13 trees located in the development area and only three of the 13 are proposed for removal. A Monterey Pine Tree located adjacent to the existing driveway near Moran Way is also proposed for removal. The tree is 20" DBH (diameter at breast height) and the Arborists Report indicates that the tree is infested with Pitch Moth and may be infested with Pitch Canker. The report supports the removal of the tree due to poor structure and compromised health.

The resulting two story residences will be stepped into the hillside with the garages located at the basement level. To achieve this design, retaining walls are required to create driveways and portions of these walls will be over three feet in height and located within the front yard setback.

III. ENVIRONMENTAL REVIEW CHECKLIST

A. GEOLOGY AND SOILS

Would the project:

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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.	☐	☐	☒	☐
	B. Strong seismic ground shaking?	☐	☐	☒	☐
	C. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
	D. Landslides?	☐	☐	☒	☐

Discussion (A through D): 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 most current Uniform Building Code, which should reduce the hazards of seismic shaking and liquefaction to a less than significant level. Further, the Geotechnical Report prepared by Bauldry Engineering, dated January 2005 and updated March 2008 (Attachment 3) concludes that the site's shallow depth bedrock, the location of the ground water table and the estimated ground accelerations indicate that the potential for liquefaction at the site is low. There is no indication that landsliding is a hazard at this site.

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	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
landslide, lateral spreading, subsidence, liquefaction, or collapse?				

Discussion: The geotechnical report cited above did not identify a significant potential for damage caused by any of these hazards.

3.	Develop land with a slope exceeding 30%?	☐	☐	☒	☐

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

4.	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

Discussion: Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because erosion control measures 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 will specify detailed erosion and sedimentation control measures. The plan will 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?	☐	☐	☒	☐

Discussion: According to the geotechnical report for the project there are indications of expansive soils in the project area. The recommendations for foundation design contained in the geotechnical report and update letter shall be implemented to adequately reduce this potential hazard to a less than significant level.

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?	☐	☐	☐	☒

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 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 in the vicinity of a coastal cliff or bluff;

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

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 March 2, 2006, no portion of the project site lies within a 100-year flood hazard area.

2.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐

Discussion: According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated March 2, 2006, no portion of the project site lies within a 100-year flood hazard area.

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

Discussion: No portion of the parcel is located within the wave run-up zone however the parcel is located within the tsunami inundation area, as per the Tsunami Response Plan prepared by the County of Santa Cruz Office of Emergency Services. As per the Tsunami Plan, there are several warning measures that would take effect in the event of a potential tsunami that would convey information, timelines, and evacuation procedures to those located within the identified inundation areas. The parcel is located between 41st Ave and 17th Ave (less than one mile to each), which are both identified as the main evacuation routes in Live Oak. With the existing mitigations in place, the impact of a tsunami on the proposed residential development would be less than significant.

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	☐	☐	☒	☐

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

have been granted)?

Discussion: The project would obtain water from the City of Santa Cruz and would not rely on private well water. Although the project would incrementally increase water demand, the City Water Department has indicated that adequate supplies are available to serve the project (Attachment 7). The project is not located in a mapped groundwater recharge area and the geotechnical report submitted indicates that free groundwater was not encountered in the borings.

5.	Substantially degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion).	☐	☐	☒	☐

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 measures.

6.	Degrade septic system functioning?	☐	☐	☒	☐

Discussion: There are no parcels in the vicinity that are served by septic systems.

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?	☐	☐	☒	☐

Discussion: The proposed drainage system will not alter the course of a stream or river and will not result in flooding on or off-site in that there will be a net decrease in site runoff with the construction of approximately 14,860 square feet of impervious surface and the resulting roof runoff rate will be controlled through vegetated swales and a perforated pipe system. Department of Public Works Drainage Section staff has reviewed and approved the proposed drainage plan.

8.	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems, or provide substantial	☐	☐	☒	☐

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

additional sources of polluted runoff?

Discussion: Drainage Calculations prepared by Bowman and Williams dated May 7, 2008 have been reviewed for potential impacts and have been accepted by the Department of Public Works (DPW) Drainage Section staff. The calculations show that the increase in permeable surface associated with the project will result in a net reduction of storm water runoff and the proposed drainage system has been designed in accordance with the anticipated amount of runoff. DPW staff has determined that proposed storm water facilities are adequate to handle the resulting drainage associated with the project. Refer to response B-5 for discussion of urban contaminants and/or other polluting runoff.

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?	☐	☐	☒	☐

Discussion: The proposal includes storm water facilities which have been reviewed and approved by Department of Public Works Drainage staff to adequately control storm water and mitigate the risks of flooding on nearby drainage paths to less than significant.

10.	Otherwise substantially degrade water quality?	☐	☐	☒	☐

Discussion: Recorded maintenance agreements between the property owner and the Department of Public Works are required for maintenance of silt and grease traps and pervious paving which will minimize the effects of urban pollutants.

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?	☐	☒	☐	☐
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,	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
special forests, intertidal zone, etc.) or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
3. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites?	☐	☒	☐	☐

Discussion: The grove of eucalyptus trees located on the northern adjacent parcel provide and support habitat for monarch butterflies. The County Board of Supervisors approved the Moran Lake Park Concept Plan and Monarch Butterfly Habitat Management Plan on January 25, 2011 which identified the adjacent grove of trees as the Southeastern Grove and Moran Way Windrow. This area is described to provide critical wind protection for the lake area as well as function as a refuge habitat which occasionally supports small clusters during periods when monarchs are migrating and winds are relatively calm. The plan recommends maintaining and improving this wind barrier and habitat by planting additional tall trees, periodic safety pruning and broken limb removal, and redirecting swales away from the base of the trees to minimize tree losses due to soil or root failure. The grove is located on the adjacent parcel; therefore, additional plantings and limb maintenance associated with this area would be implemented by the County. Drainage outfall from the proposed increase in impervious surface could potentially impact the grove; however, the proposed project does not include the use of swales at the north property lines. Rather, the plan proposes to utilize bioswales at the perimeter of the residences and drain stormwater to a perforated pipe which would run parallel to the northwestern property line and allow stormwater to percolate into the ground. In the instance of a larger storm, stormwater would sheet flow to the lake in order to eliminate potential impacts associated with a concentrated outflow point.

A portion of the existing road (Moran Way) is located on the north adjacent parcel and within the riparian corridor. The proposal includes the removal of this portion of the road and the restoration of the riparian habitat as required per the Moran Lake Park Concept Plan and Monarch Butterfly Habitat Management Plan. In order to ensure proper restoration and to avoid impacts to sensitive habitat, the applicant will be required to submit a plan that includes details of the specific restoration plan, the Moran Way road removal, and the site drainage system for review and approval by the County Parks Department, Environmental Planning Staff, and DPW Drainage staff prior to recordation of the parcel map.

The proposal includes the removal of a Monterey Pine Tree, which is approximately 20 inches DBH. An Arborist report indicates that the tree shows signs of Pitch Moth infestation and Pitch Canker and is therefore recommended for removal due to poor structure and compromised health (Attachment 8). Replacement trees will be included

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

in the above mentioned restoration plan.

The recommended mitigations would ensure that existing sensitive habitat on and adjacent to the subject parcel would not be compromised as a result of the proposed land division and site improvements; therefore, the impacts of tree removal and riparian area disturbance would be mitigated to less than significant.

4. Produce nighttime lighting that would substantially illuminate wildlife habitats?	☐	☒	☐	☐

Discussion: The parcel is adjacent to a riparian corridor, which could be adversely affected by a new or additional source of light that is not adequately deflected or minimized. In order to mitigate impacts of nighttime lighting on the adjacent riparian habitat, prior to issuance of a building permit, the applicant shall submit a lighting plan to the Planning Department for review and approval. The plan shall reflect that permanent outdoor lighting shall be minimized and shall be shielded by fixture design or other means to minimize illumination of riparian habitat. Light sources that do not attract insects (e.g. yellow or sodium vapor bulbs) shall be used if outdoor lighting is necessary (e.g. security or handicap access structures).

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?	☐	☐	☒	☐

Discussion: The proposed project would not have a substantial adverse effect on federally protected wetlands. The proposal includes the restoration of adjacent riparian area (see discussion for C.1, 2 & 3 above).

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)?	☐	☒	☐	☐

Discussion: See C.1, 2 & 3.

7. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional,	☐	☒	☐	☐

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

or state habitat conservation plan?

Discussion: The project is consistent with the Moran Lake Park Concept Plan and Monarch Butterfly Habitat Management Plan. See C.1, 2 & 3.

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?	☐	☐	☐	☒

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?	☐	☐	☐	☒

Discussion: The project site is zoned R-1-5-PP which 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	☐	☐	☐	☒

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

defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

Discussion: The project site is zoned R-1-5-PP which is not considered to be timberland or a timber production zone. Therefore, the project does not conflict with existing zoning for timber production or timberland. No impact is anticipated.

4. Result in the loss of forest land or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

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? ☐ ☐ ☐ ☒

Discussion: The project site and surrounding area is urban and does not contain any lands designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide, or Farmland of Local Importance would be converted to a non-agricultural use. In addition, the project site contains no forest land, and no forest land occurs within the vicinity of the proposed project site. 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? ☐ ☐ ☐ ☒

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 ☐ ☐ ☐ ☒

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

land use plan?

Discussion: The project site is zoned R-1-5-PP which 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.

F. VISUAL RESOURCES AND AESTHETICS

Would the project:

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

Discussion: The project would not directly impact any public scenic resources, as designated in the County's General Plan (1994); however, the proposed new residences will be visible from the Moran Lake County Beach and the Moran Lake public viewsheds. The residences would be stepped into the hillside to allow tuck under garages to reduce the prominence of the garage ("snout-house") from the public vistas. There are five residences currently located on the subject property which are also visible from areas of the beach and Moran Lake, in addition to some of the larger/taller residences located behind the existing parcel to the east. There are also residences to the north of the subject property that are clearly visible from Moran Lake and that are not buffered by vegetation. Three two story residences will be replacing five residences and, although the proposed dwellings will be taller and more massive than the existing cottages, the proposed dwellings are consistent with existing surrounding two story residences to the north, south, and east of the subject parcel. Further, the residences are buffered from view of the beach and lake by an existing protected grove of eucalyptus trees where many surrounding larger residences do not benefit from this additional buffering. The proposed colors and materials will be muted and natural in appearance including white, taupe, and grey with wood shingle siding. Therefore, the resulting dwellings will not have a negative impact on existing scenic vistas.

2.	Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐

Discussion: See F.1 above. The project site is not located along a County designated scenic road, 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	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridgeline?				

Discussion: The existing visual setting is that of a coastal community and is developed at urban densities. The proposed three new residences will replace five residences and will be buffered from public view by an existing protected grove of eucalyptus trees. The development will be stepped into the hillside and will not substantially change the existing topography of the site.

4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion: The project would create a minimal increase in night lighting associated with the proposed new residence, however, this increase would be minimal, and would be similar in character to the lighting associated with the surrounding existing residential uses.

G. CULTURAL RESOURCES

Would the project:

1. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?	☐	☐	☐	☒

Discussion: The existing structure(s) on the property is/are 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?	☐	☐	☒	☐

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?	☐	☐	☒	☐

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

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?	☐	☐	☒	☐

Discussion: No unique paleontological resources, sites, or geological features have been identified within the proposed disturbance area.

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?	☐	☒	☐	☐

Discussion: In order to ensure that the demolition of existing structures does not violate any air quality standard, the following mitigation measures will be required: Prior to demolition work of buildings constructed prior to 1980, areas of the on-site structures shall be sampled as part of an asbestos survey in compliance with the National Emission Standards for Hazardous Air Pollutants (NESHAP). If asbestos is found in any building, asbestos-related work, including demolition, involving 100 square feet or more of asbestos containing materials shall be performed by a licensed asbestos consultant and asbestos shall be removed and disposed of in compliance with applicable State laws. At least 10 days prior to demolition of existing structures the Monterey Bay Unified Air Pollution Control District (MBUAPCD) shall be notified and an MBUAPCD Notification of Demolition and Renovation Checklist shall be submitted to both MBUAPCD and the County.

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?	☐	☐	☐	☒

Discussion: Construction of the single family dwellings and associated site improvements would not involve the release of hazardous materials into the

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

environment which would create a significant hazard to the public or environment, therefore there is no impact.

3.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

Discussion: The site is not located within one quarter mile of an existing or proposed school and there are no hazardous emissions or hazardous materials, substances, or waste that would be associated with the proposed single family dwellings or minor land division; therefore there is no impact.

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?	☐	☐	☐	☒

Discussion: The project site is not included on the 4/8/2011 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?	☐	☐	☐	☒

Discussion: The parcel is not located within an airport land use plan or within two miles of a public or public use airport; therefore there is no impact.

6.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Discussion: The parcel is not located within the vicinity of a private airstrip; therefore there is no impact.

7.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency	☐	☐	☒	☐

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

evacuation plan?

Discussion: The proposed project does not conflict with the County's adopted Emergency Management Plan (April 2002) and conditions of approval of the permit would require that all construction vehicles associated with the project remain out of the East Cliff Drive right of way at all times to ensure that both lanes of traffic remain open and unobstructed at all times.

8.	Expose people to electro-magnetic fields associated with electrical transmission lines?	☐	☐	☐	☒

Discussion: Electric lines associated with the proposed single family dwellings would be located underground and would not be high voltage transmission; therefore, people would not be exposed to electro-magnetic fields.

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?	☐	☐	☒	☐

Discussion: The project design incorporates all applicable fire safety code requirements and includes fire protection devices as required by 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?	☐	☐	☒	☐

Discussion: The proposed project is to divide the existing parcel into three parcels and to replace the five existing residences with three single family dwellings; therefore, the number of trips to and from the site would be reduced as a result of the project and the impact is less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒

Discussion: The proposed project does not impact air traffic patterns, therefore there is no impact.

3. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐

Discussion: The proposed project would result in three parcels each with one single family dwelling. The proposed new parcel would take access from Moran Way which is an existing driveway off of East Cliff Drive that is currently utilized as access by the five existing residences on site. The land division would not result in increase hazards along either roadway in that the road configurations would remain the same and road improvements proposed will not reduce vehicular sight distance.

4. Result in inadequate emergency access?	☐	☐	☒	☐

Discussion: The project's road access would meet County standards and the proposed project has been approved by the local fire agency. During construction, one lane will be required to remain open at all times to ensure access for fire trucks, ambulances and other emergency vehicles.

5. Cause an increase in parking demand which cannot be accommodated by existing parking facilities?	☐	☐	☒	☐

Discussion: The project meets the County code requirements for the required number of parking spaces per residence and therefore any 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?	☐	☐	☒	☐

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	☐	☐	☒	☐

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

combined with other development), a level of service standard established by the County General Plan for 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?	☐	☐	☒	☐

Discussion: The project would not create a substantial permanent increase in ambient noise levels in that three single family dwellings would replace five existing single family dwellings, therefore, noise resulting from the proposed residences would be equivalent or less than the existing noise environment.

2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒

Discussion: No groundborne vibrations or noise levels will be created as a result of the proposed minor land division, single family dwelling or accessory dwelling unit; therefore there is no impact.

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?	☐	☐	☒	☐

Discussion: Per County policy, average hourly noise levels shall not exceed the General Plan threshold of 50 L_{eq} during the day and 45 L_{eq} during the nighttime and impulsive noise levels shall not exceed 65 db during the day or 60 db at night. The proposed minor land division and residential use will not exceed these limitations in that the noises associated with a residential use are below the maximum thresholds for noise in the County General Plan and are consistent with surrounding rural residential land uses.

4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

Discussion: Noise generated during construction would increase the ambient noise

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

levels for adjoining areas. Construction would be temporary, however, and given the limited duration of this impact it is considered to be less than significant.

5.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion: The project site is not located within an airport land use plan or within two miles of a public airport, therefore, there is no impact.

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?	☐	☐	☐	☒

Discussion: The project site is not located within the vicinity of a private airstrip, therefore, there is no impact.

K. AIR QUALITY

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

1.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐

Discussion: The North Central Coast Air Basin does not meet state standards for ozone and particulate matter (PM_{10}). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NO_x]), and dust.

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

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, will be implemented during construction to reduce impacts to a less than significant level.

2.	Conflict with or obstruct	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
implementation of the applicable air quality plan?				

Discussion: The project would not conflict with or obstruct implementation of the regional air quality plan. See K-1 above.

3.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐

Discussion: See K-1 above.

4.	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

Discussion: No substantial pollutant concentrations would be emitted during or as a result of the proposal, with the exception of CO2 emissions from construction vehicles and large events, which would be temporary and not substantial.

5.	Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Discussion: No objectionable odors would be created during construction or as a result of the proposed project; therefore there is no impact.

L. GREENHOUSE GAS EMISSIONS

Would the project:

1.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

Discussion: The proposed project, like all development, would be responsible for an incremental increase in green house gas emissions by usage of fossil fuels during the site grading and construction. At this time, Santa Cruz County is in the process of developing a Climate Action Plan (CAP) intended to establish specific emission reduction goals and necessary actions to reduce greenhouse gas levels to pre-1990 levels as required under AB 32 legislation. Until the CAP is completed, there are no specific standards or criteria to apply to this project. All project construction equipment would be required to comply with the Regional Air Quality Control Board emissions requirements for construction equipment. Additionally, the proposal is to replace five existing single family dwellings with three single family dwellings which would reduce overall trip generation at the site. Therefore, impacts associated with the temporary

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

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 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?	☐	☐	☒	☐
	b. Police protection?	☐	☐	☒	☐
	c. Schools?	☐	☐	☒	☐
	d. Parks or other recreational activities?	☐	☐	☒	☐
	e. Other public facilities; including the maintenance of roads?	☐	☐	☒	☐

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 or California Department of Forestry, as applicable, 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.

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

N. RECREATION

Would the project:

1.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐

Discussion: The proposed project would result in the development of three new single family dwellings which would potentially increase the use of an existing neighborhood or regional park or other recreational facilities; however, given the minimal increase in population associated with three single family dwelling, the additional impact would not substantially add to or accelerate the physical deterioration of the facility.

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?	☐	☐	☐	☒

Discussion: No recreational facilities would be constructed or expanded as a part of the 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?	☐	☐	☒	☐

Discussion: The proposed land division and residential development would include the construction of a new storm water drainage system; however, the drainage system has been reviewed by the Department of Public Works Stormwater Management staff and County Parks staff and has been determined to not significantly impact the environment or the adjoining monarch habitat preservation area.

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?	☐	☐	☒	☐

Discussion: The project would connect to an existing municipal water supply. The City of Santa Cruz Water Department has determined that adequate supplies are

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

available to serve the project (Attachment 7).

Municipal sewer service is available to serve the project, as reflected in the attached letter from the County Sanitation District (Attachment 5).

3.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒

Discussion: The project's wastewater flows would not violate any wastewater treatment standards.

4.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐

Discussion: See O-2 above.

5.	Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

Discussion: See O-2 above.

6.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☒	☐	☐

Discussion: The project would make a contribution to the reduced capacity of regional landfills during the demolition of the existing five units and during construction. Regional landfills are reaching capacity; therefore, In order to reduce the impacts of temporary construction debris on the capacity of the regional landfill to less than significant, the applicant and/or property owner shall recycle and reuse materials, as appropriate, and to the maximum extent possible. Notes to this affect shall be included on the final building permit plan set. At a minimum, all construction and demolition waste shall be processed through the Buena Vista Construction and Demolition Waste program.

Implementation of this mitigation will maximize recycling and reuse of construction materials and will minimize contributions to the landfill.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
7. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion: Solid waste accumulation is anticipated to increase slightly as a result of the new residential uses; however, the increase would be minimal and is not anticipated to result in a breach of federal, state, or local statutes and regulations.

P. LAND USE AND PLANNING

Would the project:

1. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

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

2. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☒	☐	☐

Discussion: The subject parcel is located with the Southeast Grove and Moran Way Windrow as defined in the Moran Lake Park Concept Plan and Monarch Butterfly Habitat Management Plan, which was adopted by the Board of Supervisor's in January 2011. The proposed land division and associated improvements would not impact the protected area, as defined in the habitat management plan in that the area to be protected and preserved is primarily located on the west adjacent parcel. The project includes the removal of existing paving associated the driveway which is currently located over the west property line. Restoration associated with pavement removal would be required to comply with the adopted habitat management plan.

3. Physically divide an established community?	☐	☐	☐	☒

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,	☐	☐	☐	☒

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

by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Discussion: The proposed project would not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions. The proposed project is designed at the density and intensity of development allowed by the General Plan and zoning designations for the parcel. 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.

2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Discussion: The proposed land division would replace five existing houses with three new single family dwellings, which is not a substantial number of houses to necessitate the construction of replacement housing. County Code Chapter 8.45 provides requirements for relocation assistance and the project would be required to comply with those requirements and all other requirements of the County Housing Division.

3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Discussion: See Q.2 above.

R. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No 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?	☐	☒	☐	☐

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. The subject parcel contains eucalyptus trees which are part of the adjacent protected monarch butterfly habitat; however, the defined butterfly grove is located on the west adjacent parcel. A mitigation would require the property owner to submit an exterior lighting plan which shows all proposed exterior lighting shielded downward and away from adjacent potential animal habitats to ensure that surrounding animal habitats are protected from nighttime lighting impacts. The property owner would be required to obtain planning staff approval of the exterior lighting plan prior to building permit issuance. Additionally, the project includes the removal of a portion of the existing road which is currently located within the butterfly habitat and restoration is proposed as per County requirements. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. 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
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)?	☐	☐	☒	☐

Discussion: In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable and as a result, it has been determined that there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to specific questions in Section III. As a result of this evaluation, there is no substantial evidence that there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

IV. TECHNICAL REVIEW CHECKLIST

	REQUIRED	DATE COMPLETED
Agricultural Policy Advisory Commission (APAC) Review	Yes ☐ No ☒	
Archaeological Review	Yes ☐ No ☒	
Biotic Report/Assessment	Yes ☒ No ☐	4/10/08
Geologic Hazards Assessment (GHA)	Yes ☐ No ☒	
Geologic Report	Yes ☐ No ☒	
Geotechnical (Soils) Report	Yes ☒ No ☐	1/2005 & 3/19/08
Riparian Pre-Site	Yes ☐ No ☒	
Septic Lot Check	Yes ☐ No ☒	
Arborists Report	Yes ☒ No ☐	3/24/08

V. REFERENCES USED IN THE COMPLETION OF THIS ENVIRONMENTAL REVIEW INITIAL STUDY

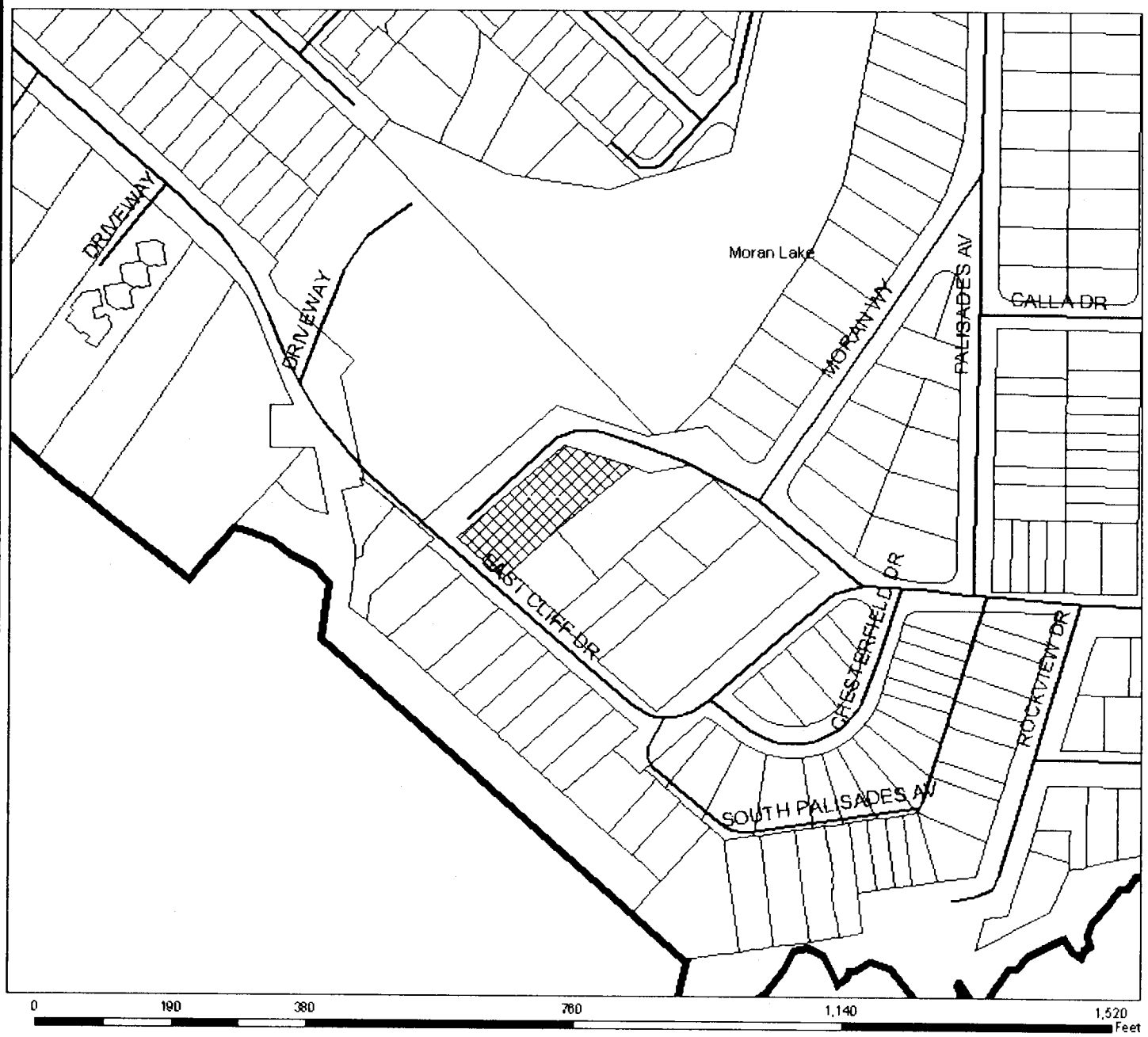
County of Santa Cruz 1994.
1994 General Plan and Local Coastal Program for the County of Santa Cruz, California. Adopted by the Board of Supervisors on May 24, 1994, and certified by the California Coastal Commission on December 15, 1994.

County of Santa Cruz Office of Emergency Services
Tsunami Response Plan; An Annex to the Santa Cruz County Operational Area Emergency Management Plan

VI. ATTACHMENTS

1. *Vicinity Map, Map of Zoning Districts; Map of General Plan Designations; and Assessors Parcel Map.*
2. *Architectural Plans, Tentative Map & Preliminary Improvement Plans*, prepared by Thatcher & Thompson and Bowman & Williams.
3. *Geotechnical Investigation (Conclusions and Recommendations) and Update Letter*, prepared by Bauldry Engineering, Inc., dated January 2005 and March 19, 2008.
4. *Geotechnical Report Review Letter*, prepared by Carolyn Banti dated July 7, 2010.
5. *Discretionary Application Comments*
6. *Biotic Report*, prepared by Entomological Consulting Services, Ltd. dated April 10, 2008.
7. *Letter from City of Santa Cruz Water District*, dated June 7, 2011
8. *Arborists Report*, prepared by Ellen Cooper & Associates, dated March 24, 2008.

Location Map



LEGEND

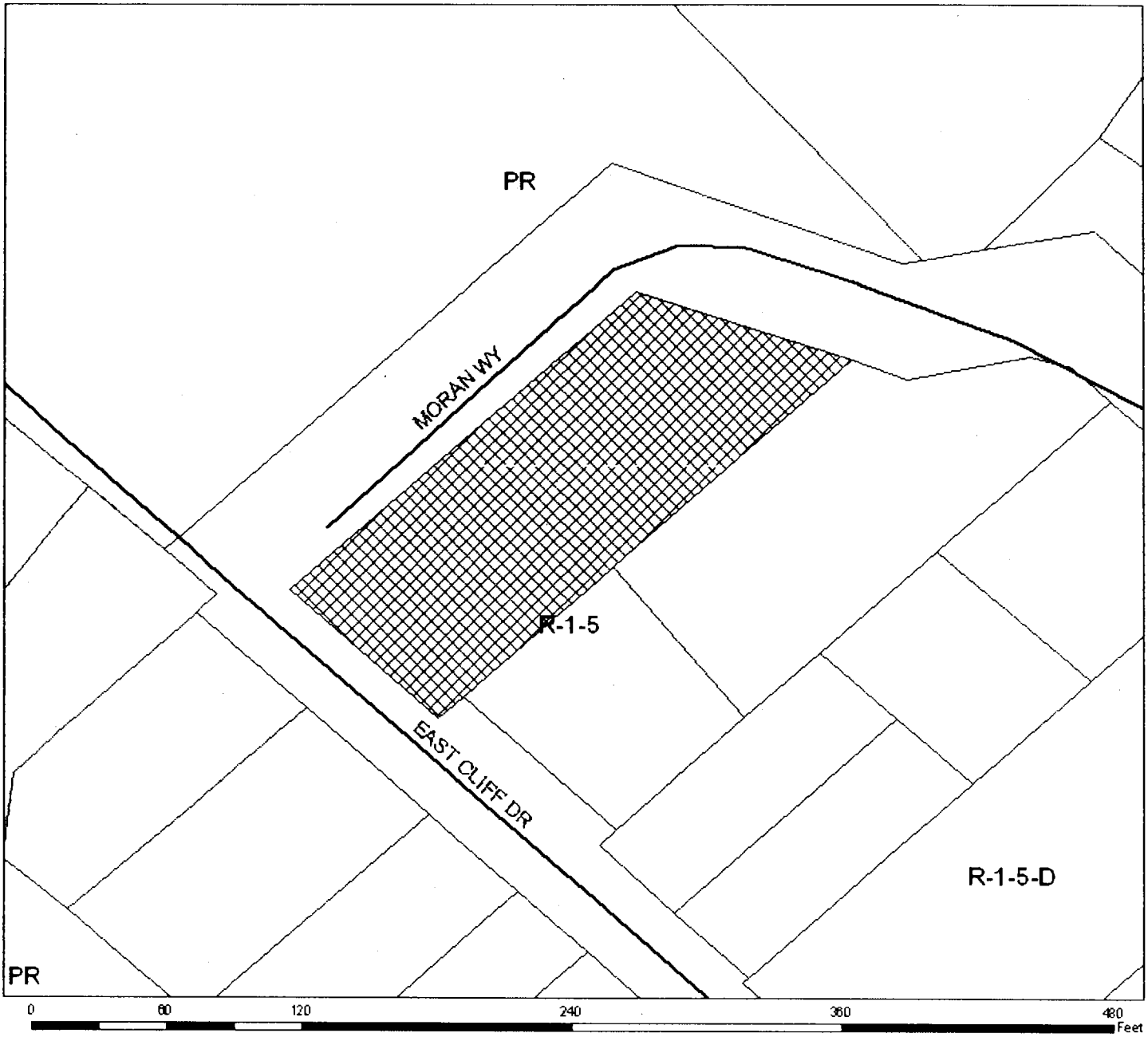
- APN: 028-302-01
- Assessors Parcels
- Streets
- Lakes
- County Boundary

N
W
E
S

Map Created by
County of Santa Cruz
Planning Department
January 2008

ATTACHMENT 1

Zoning Map



LEGEND

APN: 028-302-01

Assessors Parcels

Streets

RESIDENTIAL-SINGLE FAMILY

PARK

N

W

E

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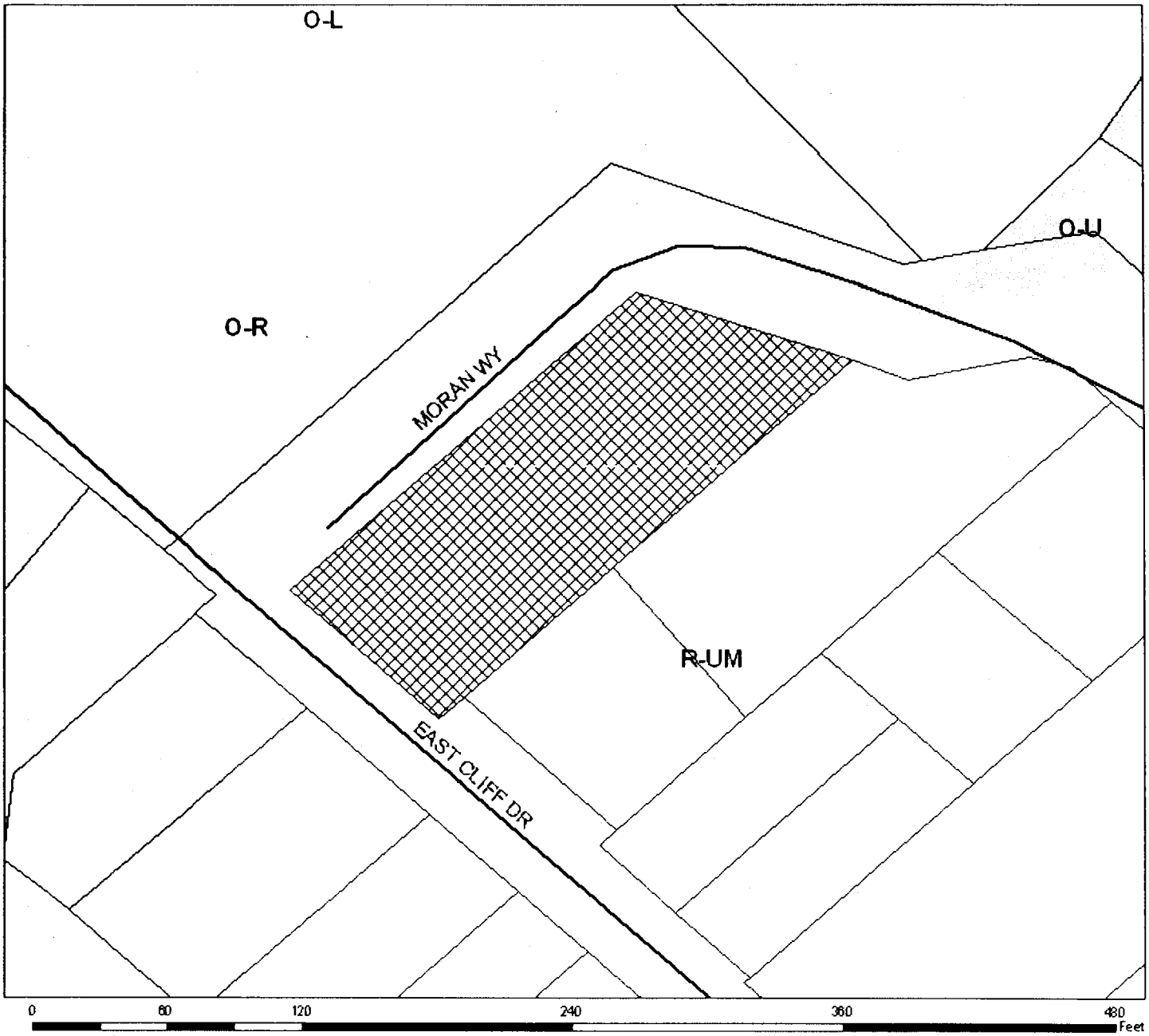
Map Created by
County of Santa Cruz
Planning Department
January 2008

ATTACHMENT

General Plan Designation Map



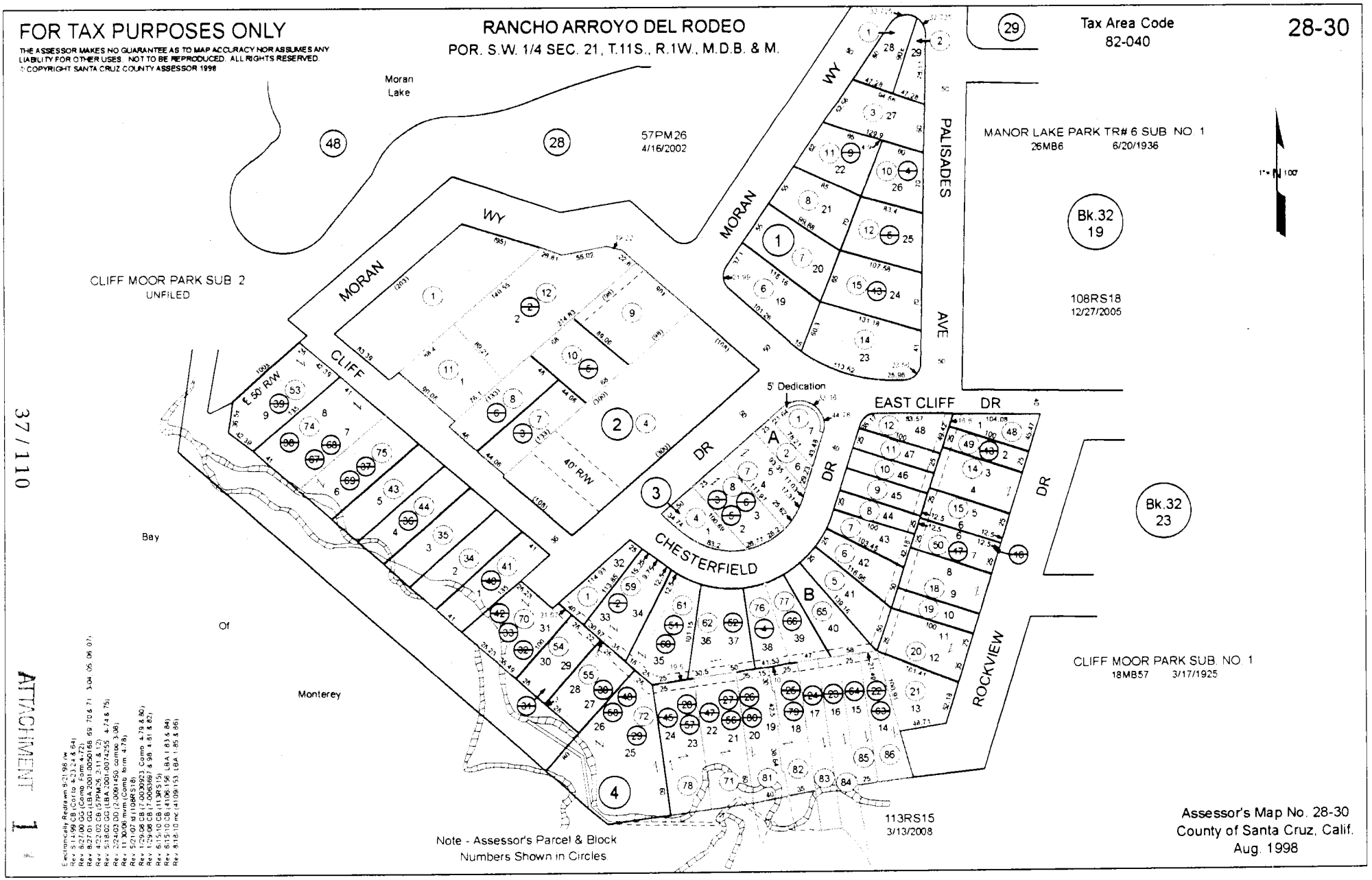
LEGEND

- APN: 028-302-01
- Assessors Parcels
- Streets
- Residential - Urban Medium Density
- Public Facilities
- Lake
- Urban Open Space

N W E S

Map Created by
County of Santa Cruz
Planning Department
January 2008

ATTACHMENT 1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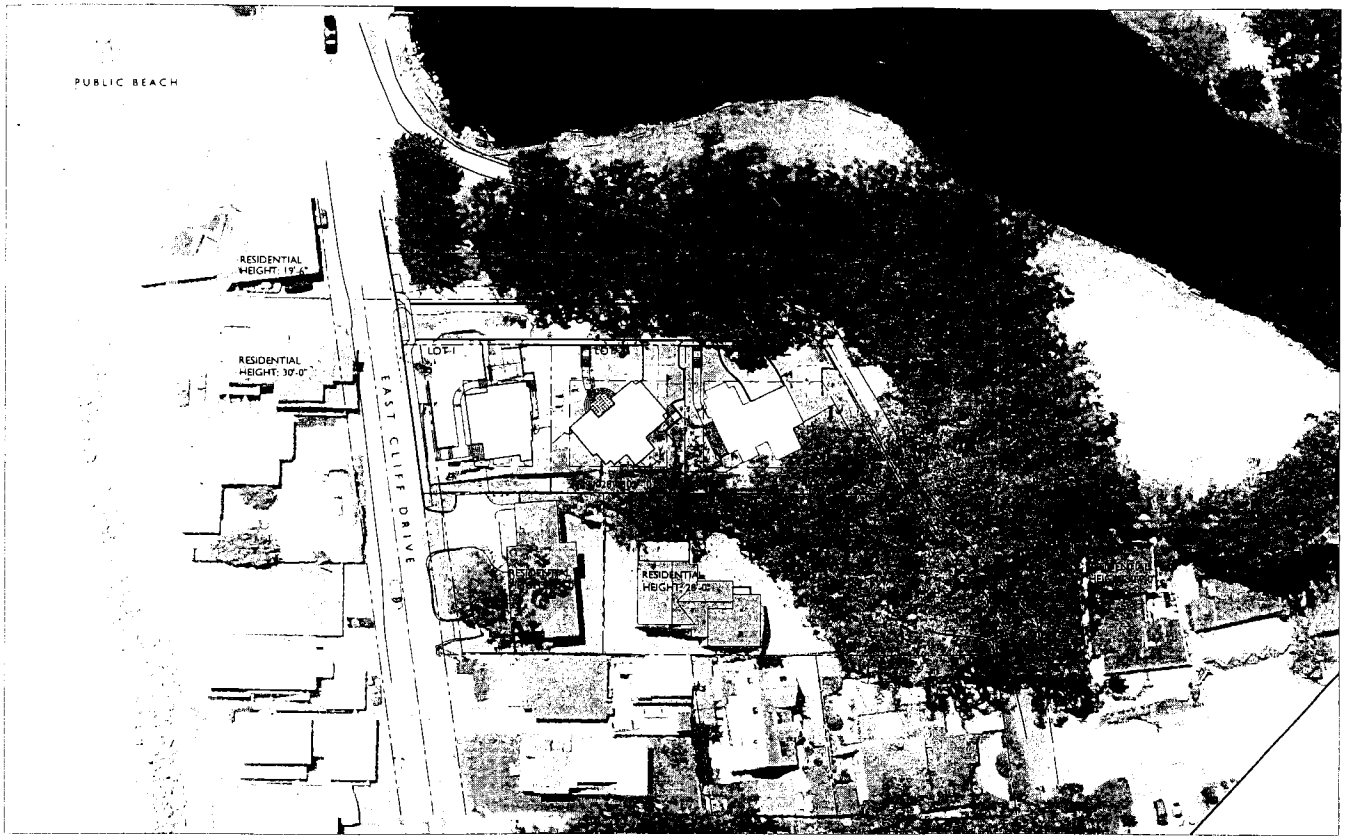
RANCHO ARROYO DEL RODEO
POR. S.W. 1/4 SEC. 21, T.11S., R.1W., M.D.B. & M.
29
Tax Area Code
82-040
28-30
Moran Lake
48
28
57PM26
4/16/2002
MANOR LAKE PARK TR# 6 SUB NO. 1
26MB6 6/20/1936
Bk.32
19
108RS18
12/27/2005
CLIFF MOOR PARK SUB 2
UNFILED
MORAN
WY
PALISADES
AVE
CLIFF
40' R/W
5' Dedication
EAST CLIFF DR
CHESTERFILL
DR
Bk.32
23
Bay
Of
Monterey
ROCKVIEW
CLIFF MOOR PARK SUB. NO. 1
18MB57 3/17/1925
113RS15
3/13/2008
Note - Assessor's Parcel & Block
Numbers Shown in Circles
Assessor's Map No. 28-30
County of Santa Cruz, Calif.
Aug. 1998
37 / 110
ATTACHMENT 1



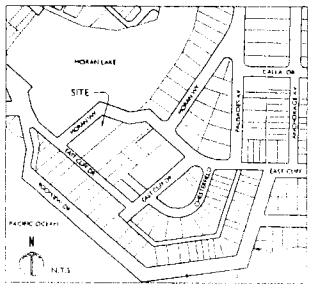
AERIAL SITE PLAN

SCALE: 1" = 30'-0"
0' 30' 60' 120'
NORTH

PROJECT INFORMATION

PROJECT ADDRESS:	2-2801 EAST CLIFF DRIVE (MORAN WAY) SANTA CRUZ, CA
PROJECT APN:	028 - 302 - 01
PROJECT DESCRIPTION:	DEMO AND REMOVE EXISTING BUILDINGS ON LOT. PROPOSED 3-WAY PARCEL SPLIT. 3 NEW 2-STORY SINGLE FAMILY DWELLINGS, AND SITE IMPROVEMENTS.
ZONING DISTRICT:	R - 1 - 5
GENERAL PLAN:	URBAN MEDIUM RESIDENTIAL
OCCUPANCY GROUPS:	R-3 (RESIDENTIAL) AND U (OPEN GARAGE)
CONSTRUCTION TYPE:	TYPE V - NON RATED
GROSS PARCEL AREA:	18,189 S.F. (0.42 ACRES)

VICINITY MAP



PROJECT CONTACTS

OWNER:	CAMPECO, LLC c/o CHIP CURETON 711 LOUISIANA STREET, STE 3800 HOUSTON, TX T. (713) 308-3832
OWNER'S AGENT:	HAMILTON-SWIFT LAND USE & DEVELOPMENT CONSULTANTS, INC. 500 CHESTNUT STREET, SUITE 100 SANTA CRUZ, CA 95060 CONTACT: CHARLIE SALTER (c.salter@hamilton-swift.com) T. (831) 459-9992
ARCHITECT:	THACHER & THOMPSON ARCHITECTS 300 WASHINGTON ST. #201 SANTA CRUZ, CA 95060 T. (831) 457-1978 F. (831) 426-7409 CONTACT: MATTHEW THOMPSON (mtt@thacher-thompson.com)
CIVIL ENGINEER:	BOWMAN & WILLIAMS 1011 CEDAR STREET SANTA CRUZ, CA 95062 T. (831) 426-3560 F. (831) 426-9182 CONTACT: JOEL RICCA (joel@bowmanandwilliams.com)
LANDSCAPE:	ELLEN COOPER LANDSCAPE 611 WINDSOR STREET SANTA CRUZ, CA 95062 T. (831) 426-6845 CONTACT: ELLEN COOPER (ellencooper@mindspring.com)
SURVEYOR:	GARY PLANO & ASSOCIATES 303 POTRERO STREET, SUITE 43-108 SANTA CRUZ, CA 95060 T. (831) 426-7941 F. (831) 426-6766 CONTACT: GARY PLANO (gary@garyplano.com)

SHEET INDEX

A1.0

COVER SHEET, PROJECT INFORMATION, AND AERIAL SITE PLAN

CURETON - MORAN WAY APN: 028 - 302 - 01

THACHER & THOMPSON ARCHITECTS

DECEMBER 15, 2007
MAY 06, 2008
MARCH 7, 2011

SITE AREA CALCULATIONS

NOTE: SEE BUILDING PLANS FOR DETAILED AREA BREAKDOWNS

TOTAL PARCEL AREA	40,425 S.F. (0.93 ACRES)

PARCEL DIVISION	NET AREAS
LOT A	(9,960 S.F.)
LOT 1	5,361 S.F.
LOT 2	6,411 S.F.
LOT 3	9,049 S.F.
TOTAL AREA	20,821 S.F.

ZONING	R-1-5
ALLOWABLE FLOOR AREA RATIO (F.A.R.)	0.5 : 1
ALLOWABLE LOT COVERAGE	30% MAX

LOT 1:

TOTAL LOT AREA	5,361 S.F.	
FLOOR AREA BREAKDOWN:		
GARAGE LEVEL	137 S.F. (-725)	
FIRST FLOOR	1,013 S.F.	
SECOND FLOOR	1,140 S.F.	
TOTAL GROSS FLOOR AREA	2,665 S.F.	
FLOOR AREA RATIO	0.5	
LOT COVERAGE	1,411 S.F.	26%

LOT 2:

TOTAL LOT AREA	6,411 S.F.	
FLOOR AREA BREAKDOWN:		
GARAGE LEVEL	709 S.F. (-725)	
FIRST FLOOR	1,221 S.F.	
SECOND FLOOR	1,786 S.F.	
TOTAL GROSS FLOOR AREA	2,991 S.F.	
FLOOR AREA RATIO	0.47	
LOT COVERAGE	1,506 S.F.	25%

LOT 3:

TOTAL LOT AREA	9,049 S.F.	
FLOOR AREA BREAKDOWN:		
GARAGE LEVEL	736 S.F. (-725)	
FIRST FLOOR	1,266 S.F.	
SECOND FLOOR	1,378 S.F.	
TOTAL GROSS FLOOR AREA	2,715 S.F.	
FLOOR AREA RATIO	0.38	
LOT COVERAGE	1,589 S.F.	20.1%

A1.1

SITE PLAN AND AREA CALCULATIONS

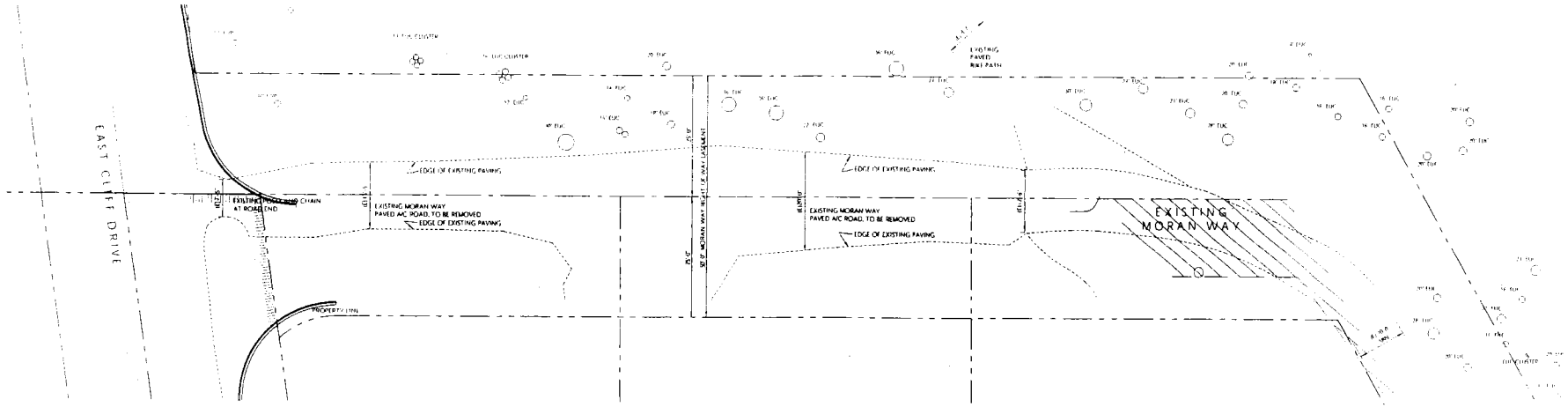
SCALE 1" = 10'-0"

0' 10' 20' 40' NORTH

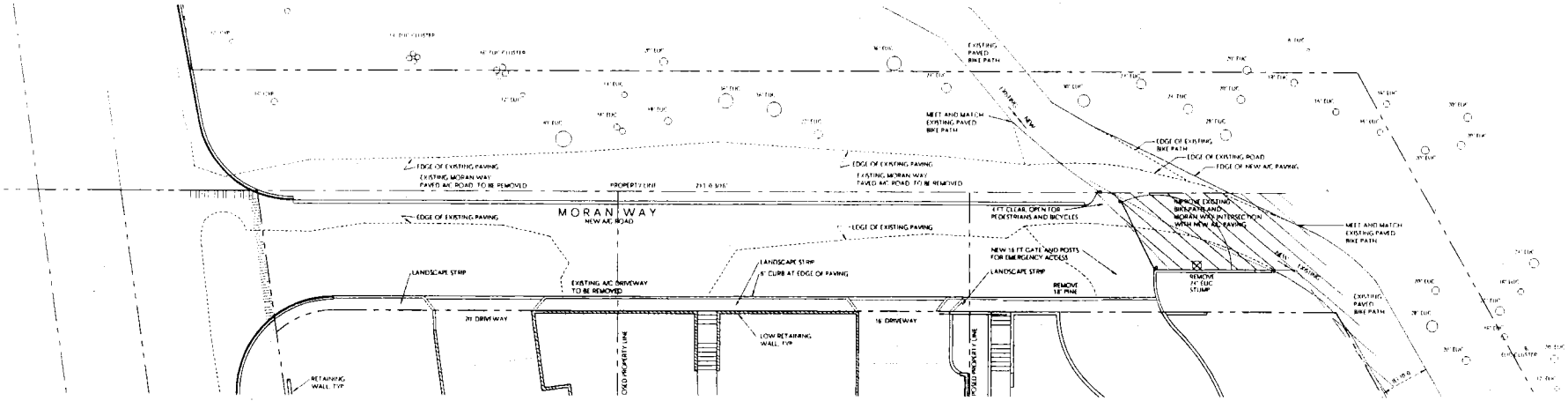
CURETON - MORAN WAY APN: 028-302-01

THACHER & THOMPSON ARCHITECTS

DECEMBER 15, 2007
MAY 06, 2008
SEPTEMBER 28, 2010
MARCH 1, 2011



PARTIAL SITE PLAN WITH EXISTING ROAD MORAN WAY



PARTIAL SITE PLAN WITH PROPOSED ROAD MORAN WAY

A1.2

SITE PLAN ROAD STUDY

CURETON - MORAN WAY APN: 028-302-01

SCALE: 1" = 10'-0"

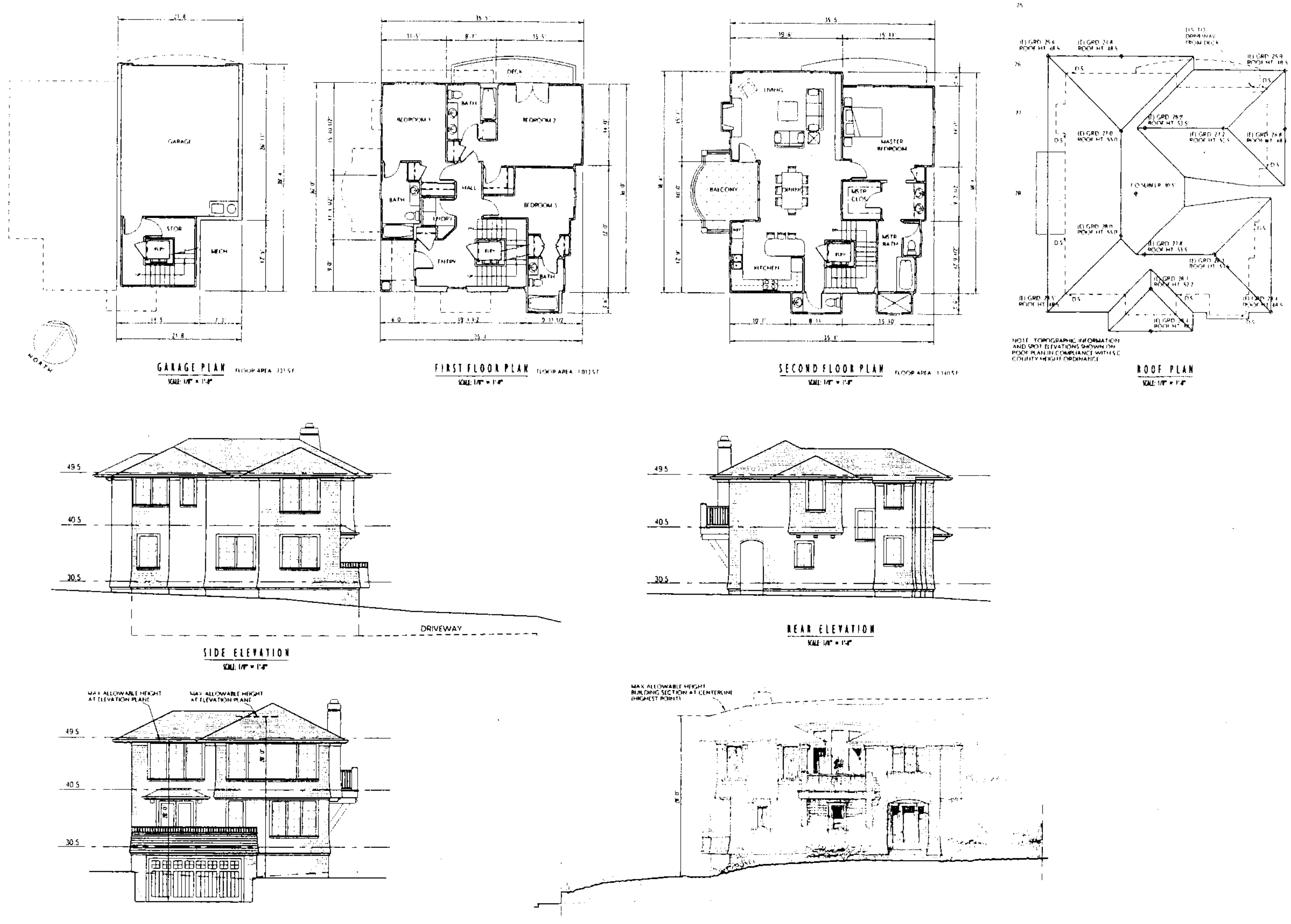
0' 10' 20' 40' NORTH

THACHER & THOMPSON ARCHITECTS

DECEMBER 15, 2007
MAY 06, 2008
SEPTEMBER 28, 2010

LOT 1:
AREA CALCULATIONS

LOT COVERAGE CALCULATIONS		
1	ZONE DISTRICT	R-1-S
2	PARCEL AREA	5,361 S.F.
	AREA OF RIGHTS OF WAY	0
4	NET PARCEL AREA	5,361 S.F.
5	COVERAGE BY STRUCTURES (INCLUDES DECKS)	1,411 S.F.
6	PERCENTAGE OF PARCEL COVERAGE	26 %
HEATED SPACE CALCULATIONS		
1	TOTAL HEATED SPACE	2,307 S.F.
2	TOTAL UNHEATED SPACE	583 S.F.
FLOOR AREA CALCULATIONS BY TYPE OF SPACE		
1	BASEMENT OR UNDERFLOOR — IF ANY PART OF THE BASEMENT OR UNDERFLOOR IS 7'-6" OR HIGHER (AND FOR UNDERFLOOR, THERE IS AN INTERIOR STAIR AND FLOORING)	
A	TOTAL BASEMENT OR UNDERFLOOR AREA GREATER THAN 5'-0" IN HEIGHT	
	EXISTING	0
	PROPOSED	154 S.F.
	TOTAL	154 S.F.
2	FIRST FLOOR	
A	AREA W/ CEILINGS < 16' IN HEIGHT	
	EXISTING	0 S.F.
	PROPOSED	1,013 S.F.
B	AREA W/ CEILINGS 16'-24' IN HEIGHT × 2	
	EXISTING	0
	PROPOSED	0
C	AREA W/ CEILINGS > 24' IN HEIGHT × 3	
	EXISTING	0
	PROPOSED	0
D	TOTAL FIRST FLOOR AREA (A+B+C)	1,013 S.F.
3	SECOND FLOOR	
A	AREA W/ CEILINGS < 16' IN HEIGHT	
	EXISTING	0 S.F.
	PROPOSED	1,110 S.F.
B	AREA W/ CEILINGS 16'-24' IN HEIGHT × 2	
	EXISTING	0
	PROPOSED	0
C	AREA W/ CEILINGS > 24' IN HEIGHT × 3	
	EXISTING	0
	PROPOSED	0
D	TOTAL SECOND FLOOR AREA (A+B+C)	1,110 S.F.
4	MEZZANINE	
A	TOTAL MEZZANINE AREA	
	EXISTING	0
	PROPOSED	0
	TOTAL	0
5	ATTIC — IF ANY PART OF THE ATTIC IS 7'-6" OR HIGHER	
A	TOTAL ATTIC AREA > 5' IN HEIGHT	
	EXISTING	0
	PROPOSED	0
	TOTAL	0
6	GARAGE	
A	TOTAL GARAGE AREA	
	EXISTING	0 S.F.
	PROPOSED	583 S.F.
	TOTAL	0 S.F.
B	225 S.F. CREDIT	0 S.F.
C	TOTAL GARAGE AREA (A-B)	358 S.F.
7	TRELLIS OR ARBOR — IF THE TOP OF THE TRELLIS OR ARBOR IS SOLID	
A	TOTAL AREA UNDERNEATH TRELLIS OR ARBOR	
	EXISTING	0
	PROPOSED	0
	TOTAL	0
8	UNENCLOSED COVERED AREAS — IF THERE ARE COVERED AREAS ON MORE THAN ONE SIDE OF THE BUILDING, SUBMIT ITEMS A-D FOR EACH SIDE ON A SEPARATE SHEET	
A	TOTAL AREA BELOW EAVE, OVERHANG, PROJECTION OR DECK > 7'-6" IN HEIGHT	
	EXISTING	0 S.F.
	PROPOSED	0 S.F.
	TOTAL	0 S.F.
B	AREA OF FIRST 3' OF EAVE OR 100 S.F., WHICHEVER IS GREATER	
	EXISTING	0 S.F.
	PROPOSED	0 S.F.
	TOTAL	0 S.F.
C	REMAINING AREA (A-B)	
	EXISTING	0 S.F.
	PROPOSED	0 S.F.
	TOTAL	0 S.F.
D	TOTAL COVERED AREA OF SIDE — USE ONE OF THE FOLLOWING: IF LENGTH OF COVERED AREA < 50% OF THE BUILDING LENGTH ON THAT SIDE, TOTAL COVERED AREA OF SIDE	
	EXISTING	0
	PROPOSED	0
	TOTAL	0
	IF LENGTH OF COVERED AREA > 50% OF THE BUILDING LENGTH ON THAT SIDE, TOTAL COVERED AREA OF SIDE × 5	
	EXISTING	0
	PROPOSED	S.F.
	TOTAL	S.F.
E	TOTAL COVERED AREA OF ALL SIDES	
	EXISTING	0
	PROPOSED	S.F.
	TOTAL	0 S.F.
9	TOTAL FLOOR AREA OF THE BUILDING — SUM OF ALL OF THE CATEGORIES ABOVE	
	EXISTING	0 S.F.
	PROPOSED	2,665 S.F.
	TOTAL	2,665 S.F.
10	TOTAL FLOOR AREA OF ALL BUILDINGS ON PROPERTY	
	EXISTING	0 S.F.
	PROPOSED	2,665 S.F.
	TOTAL	2,665 S.F.
11	FLOOR AREA RATIO	
	PROPOSED FAR	0.5 : 1



GARAGE PLAN FLOOR AREA: 721 S.F. SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN FLOOR AREA: 1013 S.F. SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN FLOOR AREA: 1110 S.F. SCALE: 1/8" = 1'-0"

ROOF PLAN SCALE: 1/8" = 1'-0"

SIDE ELEVATION SCALE: 1/8" = 1'-0"

REAR ELEVATION SCALE: 1/8" = 1'-0"

FRONT ELEVATION SCALE: 1/8" = 1'-0"

SIDE ELEVATION SCALE: 1/8" = 1'-0"

A2.1

LOT 1 : BUILDING PLANS, ELEVATIONS, AND AREA CALCS

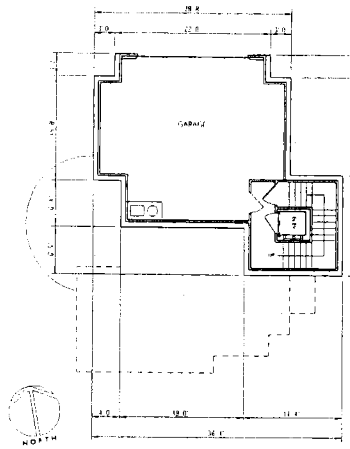
CURETON - MORAN WAY APN: 028-302-01

THACHER & THOMPSON ARCHITECTS
DECEMBER 15, 2007
MAY 06, 2008

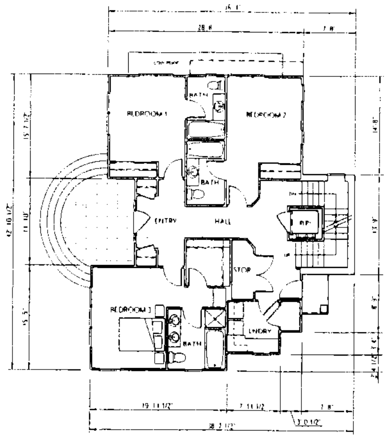
ATTACHMENT 2

LOT 2:
AREA CALCULATIONS

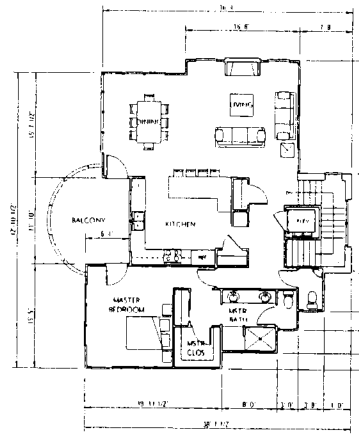
LOT COVERAGE CALCULATIONS		
1	ZONE DISTRICT	R-1-5
2	PARCEL AREA	6,411 S.F.
3	AREA OF RIGHTS OF WAY	0
4	NET PARCEL AREA	6,411 S.F.
5	COVERAGE BY STRUCTURES (INCLUDES DECKS)	1,506 S.F.
6	PERCENTAGE OF PARCEL COVERAGE	25%
HEATED SPACE CALCULATIONS		
1	TOTAL HEATED SPACE	2,282 S.F.
2	TOTAL UNHEATED SPACE	583 S.F.
FLOOR AREA CALCULATIONS BY TYPE OF SPACE		
1	BASEMENT OR UNDERFLOOR — IF ANY PART OF THE BASEMENT OR UNDERFLOOR IS 7'-6" OR HIGHER (AND FOR UNDERFLOOR, THERE IS AN INTERIOR STAIR AND FLOORING)	
A	TOTAL BASEMENT OR UNDERFLOOR AREA GREATER THAN 5'-0" IN HEIGHT	
	EXISTING	0
	PROPOSED	126 S.F.
	TOTAL	126 S.F.
2	FIRST FLOOR	
A	AREA W/ CEILINGS < 16' IN HEIGHT	
	EXISTING	0 S.F.
	PROPOSED	1,221 S.F.
B	AREA W/ CEILINGS 16-24' IN HEIGHT X 2	
	EXISTING	0
	PROPOSED	0
C	AREA W/ CEILINGS > 24' IN HEIGHT X 3	
	EXISTING	0
	PROPOSED	0
D	TOTAL FIRST FLOOR AREA (A+B+C)	1,221 S.F.
3	SECOND FLOOR	
A	AREA W/ CEILINGS < 16' IN HEIGHT	
	EXISTING	0 S.F.
	PROPOSED	1,286 S.F.
B	AREA W/ CEILINGS 16-24' IN HEIGHT X 2	
	EXISTING	0
	PROPOSED	0
C	AREA W/ CEILINGS > 24' IN HEIGHT X 3	
	EXISTING	0
	PROPOSED	0
D	TOTAL SECOND FLOOR AREA (A+B+C)	1,286 S.F.
4	MEZZANINE	
A	TOTAL MEZZANINE AREA	
	EXISTING	0
	PROPOSED	0
	TOTAL	0
5	ATTIC — IF ANY PART OF THE ATTIC IS 7'-6" OR HIGHER	
A	TOTAL ATTIC AREA > 5' IN HEIGHT	
	EXISTING	0
	PROPOSED	0
	TOTAL	0
6	GARAGE	
A	TOTAL GARAGE AREA	
	EXISTING	0 S.F.
	PROPOSED	583 S.F.
	TOTAL	583 S.F.
B	225 SF CREDIT	225 S.F.
C	TOTAL GARAGE AREA (A-B)	358 S.F.
7	TRELLIS OR ARBOR — IF THE TOP OF THE TRELLIS OR ARBOR IS SOLID	
A	TOTAL AREA UNDERNEATH TRELLIS OR ARBOR	
	EXISTING	0
	PROPOSED	0
	TOTAL	0
8	UNENCLOSED COVERED AREAS — IF THERE ARE COVERED AREAS ON MORE THAN ONE SIDE OF THE BUILDING, SUBMIT ITEMS A-D FOR EACH SIDE ON A SEPARATE SHEET	
A	TOTAL AREA BELOW EAVE, OVERHANG, PROJECTION OR DECK > 7'-6" IN HEIGHT	
	EXISTING	0 S.F.
	PROPOSED	115 S.F.
	TOTAL	115 S.F.
B	AREA OF FIRST 3' OF EAVE OR 100 SF WHICHEVER IS GREATER	
	EXISTING	0 S.F.
	PROPOSED	110 S.F.
	TOTAL	110 S.F.
C	REMAINING AREA (A-B)	
	EXISTING	0 S.F.
	PROPOSED	0 S.F.
	TOTAL	0 S.F.
D	TOTAL COVERED AREA OF SIDE — USE ONE OF THE FOLLOWING:	
	IF LENGTH OF COVERED AREA > 1/3 OF THE BUILDING LENGTH ON THAT SIDE: TOTAL COVERED AREA OF SIDE	
	EXISTING	0
	PROPOSED	0
	TOTAL	0
	IF LENGTH OF COVERED AREA < 1/3 OF THE BUILDING LENGTH ON THAT SIDE: TOTAL COVERED AREA OF SIDE = C - S	
	EXISTING	0
	PROPOSED	0 S.F.
	TOTAL	0 S.F.
E	TOTAL COVERED AREA OF ALL SIDES	
	EXISTING	0
	PROPOSED	0 S.F.
	TOTAL	115 S.F.
9	TOTAL FLOOR AREA OF THE BUILDING — SUM OF ALL OF THE CATEGORIES ABOVE	
	EXISTING	0 S.F.
	PROPOSED	2,991 S.F.
	TOTAL	2,991 S.F.
10	TOTAL FLOOR AREA OF ALL BUILDINGS ON PROPERTY	
	EXISTING	0 S.F.
	PROPOSED	2,991 S.F.
	TOTAL	2,991 S.F.
11	FLOOR AREA RATIO	
	PROPOSED FAR	[illegible]



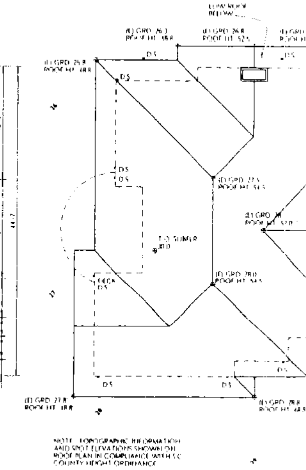
GARAGE PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

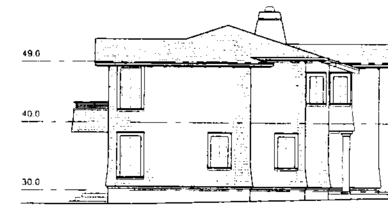


SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

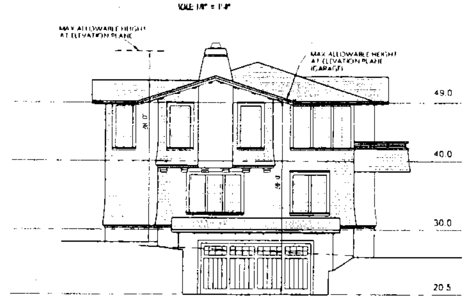


ROOF PLAN
SCALE: 1/8" = 1'-0"

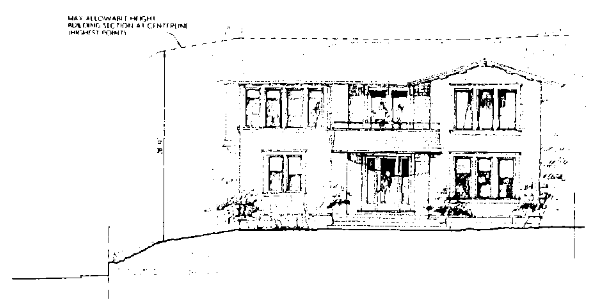
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"

A2.2

LOT 2 : BUILDING PLANS, ELEVATIONS, AND AREA CALCS

CURETON - MORAN WAY APN: 028-302-01

THACHER & THOMPSON ARCHITECTS
DECEMBER 15, 2007
MAY 06, 2008

ATTACHMENT 2

LOT 3:
AREA CALCULATIONS

LOT COVERAGE CALCULATIONS

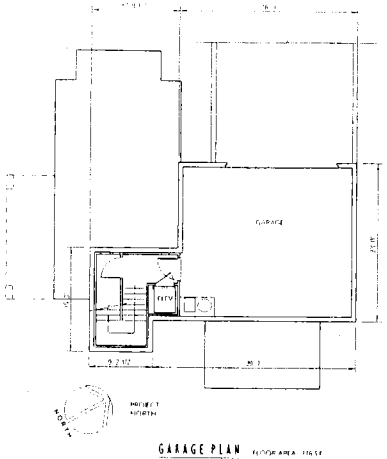
1	ZONE DISTRICT	R-1-S
2	PARCEL AREA	10,000 S.F.
3	AREA OF PRIVATE DRIVEWAY	0
4	NET PARCEL AREA	10,000 S.F.
5	COVERAGE BY STRUCTURES (INCLUDES ENCROS.)	3,386 S.F.
6	PERCENTAGE OF PARCEL COVERAGE	33.9%

HEATED SPACE CALCULATIONS

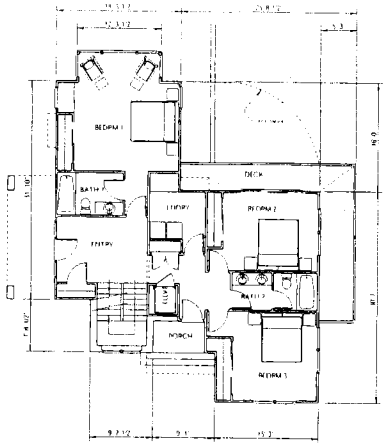
1	TOTAL HEATED SPACE	2,816 S.F.
2	TOTAL UNHEATED SPACE	904 S.F.

FLOOR AREA CALCULATIONS BY TYPE OF SPACE

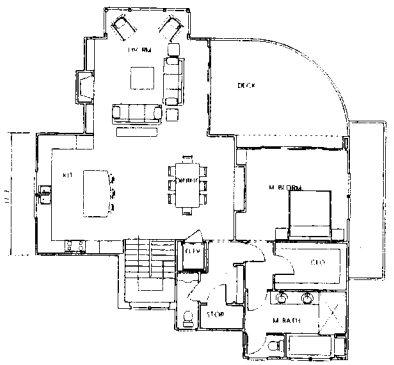
	BASEMENT OR UNDERFLOOR	
	WHERE PART OF THE BASEMENT OR UNDERFLOOR IS 6'-6" OR HIGHER	
	WHERE UNDERFLOOR IS OVER	
	CRAWL SPACE OR CRAWL UNDERFLOOR	
	SLAB-ON-GRADE AND ENCLOSURES	
a	TOTAL BASEMENT OR UNDERFLOOR AREA GREATER THAN 6'-6" IN HEIGHT	
	EXISTING	0
	PROPOSED	980 S.F.
	TOTAL	980 S.F.
b	MAIN FLOOR	
	AREA WITH CEILINGS 7'-6" OR HIGHER	
	EXISTING	0 S.F.
	PROPOSED	1,386 S.F.
	AREA WITH CEILINGS 5'-0" OR HIGHER BUT LESS THAN 7'-6"	
	EXISTING	0
	PROPOSED	0
	AREA WITH CEILINGS LESS THAN 5'-0" OR HIGHER	
	EXISTING	0
	PROPOSED	0
c	TOTAL FIRST FLOOR AREA (a & b)	1,386 S.F.
d	SECOND FLOOR	
	AREA OF CEILINGS 7'-6" OR HIGHER	
	EXISTING	0 S.F.
	PROPOSED	1,318 S.F.
	AREA WITH CEILINGS 5'-0" OR HIGHER BUT LESS THAN 7'-6"	
	EXISTING	0
	PROPOSED	0
	AREA WITH CEILINGS LESS THAN 5'-0" OR HIGHER	
	EXISTING	0
	PROPOSED	0
e	TOTAL SECOND FLOOR AREA (c & d)	1,318 S.F.
f	ATTIC	
	A TOTAL ATTIC AREA	0
	EXISTING	0
	PROPOSED	0
	TOTAL	0
	ATTIC AREA FOR THE ATTIC IS A	
	CRAWL	
	A TOTAL ATTIC AREA (1 OR 2 BELOW)	
	EXISTING	0
	PROPOSED	0
	TOTAL	0
g	GARAGE	
	A TOTAL GARAGE AREA	
	EXISTING	0 S.F.
	PROPOSED	384 S.F.
	TOTAL	384 S.F.
	B 20% OF CARPORT	77 S.F.
	TOTAL GARAGE AREA (A & B)	384 S.F.
h	TRELLIS OR ARBOR	
	IF THE ROOF OF THE TRELLIS OR ARBOR IS SOLID	
	A TOTAL AREA OF PROPOSED TRELLIS OR ARBOR	
	EXISTING	0
	PROPOSED	0
	TOTAL	0
i	UNENCLOSED COVERED AREAS	
	(1 THREE SIDES COVERED AREAS OR ARBOR	
	(2 ONE SIDE OF THE BUILDING, SUBMIT ITEMIZED FOR EACH SIDE ON A SEPARATE SHEET	
	A TOTAL AREA BEYOND EAVE OVERHANG PROJECTION OR DECK 6'-6" OR HIGHER	
	EXISTING	0 S.F.
	PROPOSED	0 S.F.
	TOTAL	0 S.F.
	B AREA OF EAVE 3 OR CASE OR TABLE WHICHEVER IS GREATER	
	EXISTING	0 S.F.
	PROPOSED	0 S.F.
	TOTAL	0 S.F.
j	REMAINING AREA (A-B)	
	EXISTING	0 S.F.
	PROPOSED	0 S.F.
	TOTAL	0 S.F.
k	TOTAL COVERED AREA OF SIDE OF THE BUILDING (COMBINE A LENGTH OF COVERED AREA ACROSS THE BUILDING LENGTH ON THAT SIDE) TOTAL COVERED AREA OF SIDE	
	EXISTING	0
	PROPOSED	0
	TOTAL	0
	B PERIMETER OF COVERED AREA ACROSS THE BUILDING LENGTH ON THAT SIDE TOTAL CONCRETE AREA OF SIDE (A-B)	
	EXISTING	0
	PROPOSED	0
	TOTAL	0
l	TOTAL COVERED AREA OF ALL SIDES	
	EXISTING	0
	PROPOSED	0 S.F.
	TOTAL	0 S.F.
m	TOTAL FLOOR AREA OF THE BUILDING SUM OF ALL OF THE CATEGORIES ABOVE	
	EXISTING	0 S.F.
	PROPOSED	3,803 S.F.
	TOTAL	3,803 S.F.
m	TOTAL FLOOR AREA OF ALL BUILDINGS ON PROPERTY	
	EXISTING	0 S.F.
	PROPOSED	3,803 S.F.
	TOTAL	3,803 S.F.
n	FLOOR AREA RATIO	
	PROPOSED F.A.R.	38



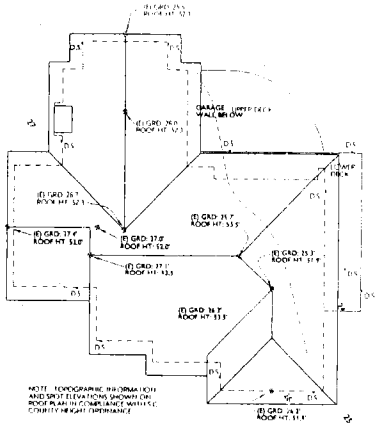
GARAGE PLAN
FLOOR AREA: 384 S.F.
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
FLOOR AREA: 1,386 S.F.
SCALE: 1/8" = 1'-0"



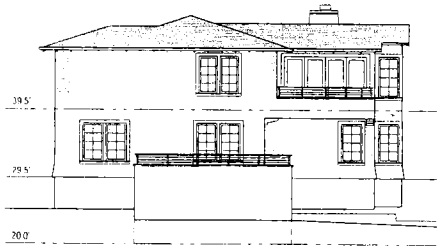
SECOND FLOOR PLAN
FLOOR AREA: 1,318 S.F.
SCALE: 1/8" = 1'-0"



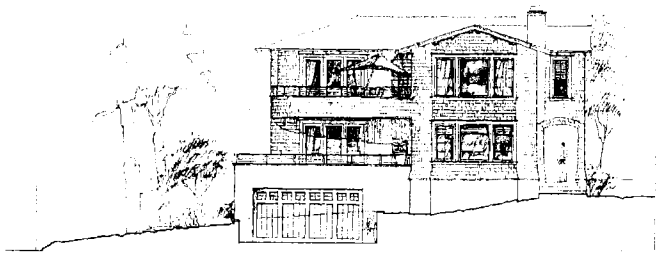
ROOF PLAN
SCALE: 1/8" = 1'-0"

EAST ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

43/110

ATTACHMENT 2

A2.3

LOT 3 : BUILDING PLANS, ELEVATIONS, AND AREA CALCS

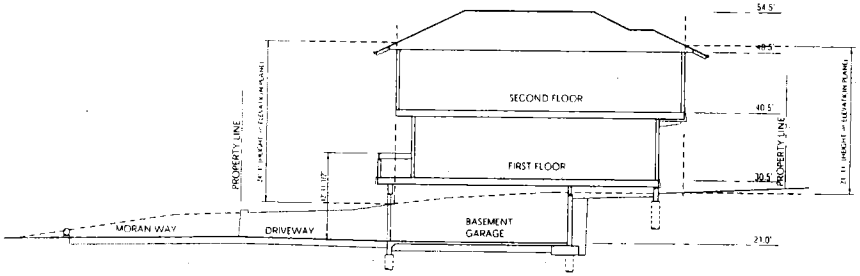
CURETON - MORAN WAY APN: 028- 302- 01

THACHER & THOMPSON ARCHITECTS

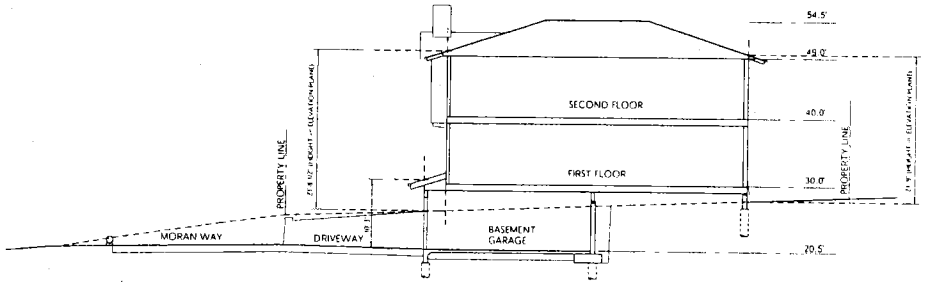
DECEMBER 15, 2007
REV. FEB. 11, 2011
MARCH 1, 2011

LOT 3 LOT 2 LOT 1

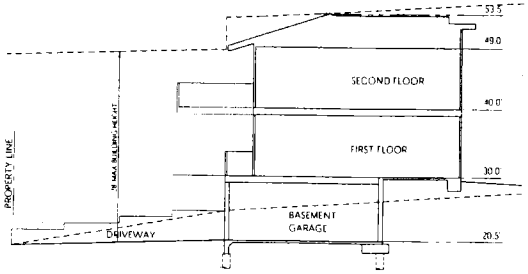
MORAN WAY ELEVATION



LOT 1 SECTION



LOT 2 SECTION



LOT 3 SECTION

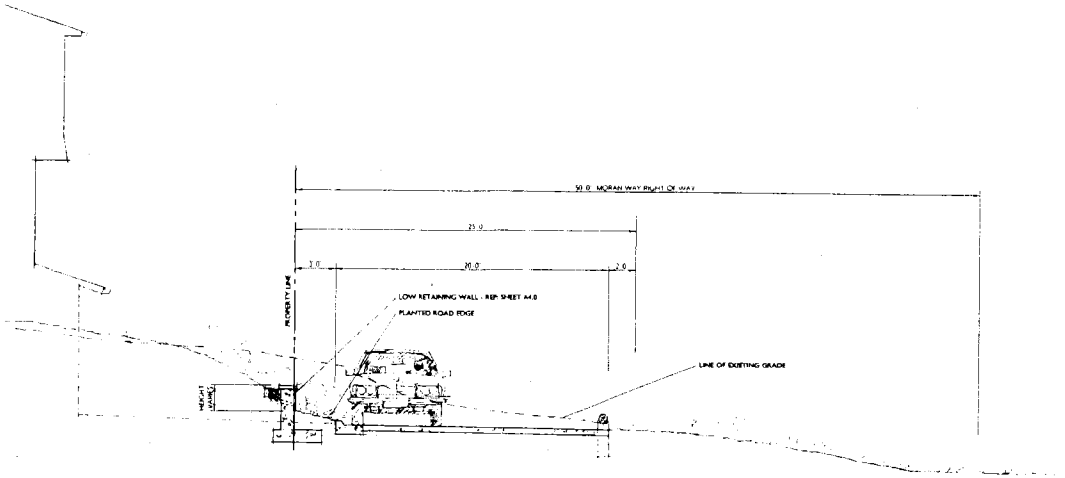
A2.4

STREET ELEVATION AND LOT SECTIONS

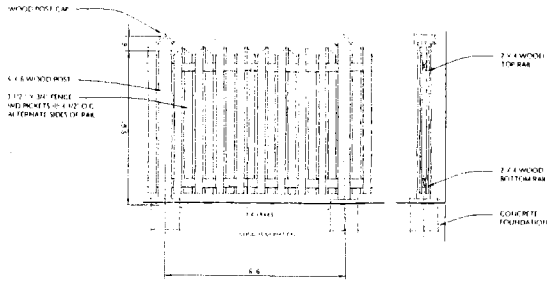
CURETON - MORAN WAY

THACHER & THOMPSON ARCHITECTS

DECEMBER 15, 2007
MAY 06, 2008
MARCH 1, 2011



PROFILE @ MORAN WAY (WITH MULTI-USE DRIVE)
SCALE: 1/4" = 1'-0"



TYPICAL FENCE
SCALE: 1/2" = 1'-0"

A3.0

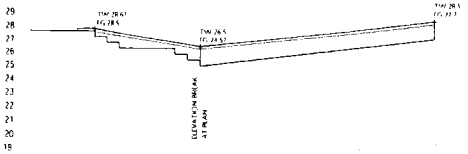
SITE PROFILE AND FENCE DETAILS

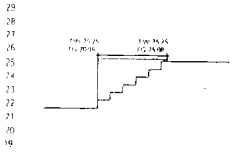
CURETON - MORAN WAY APN: 028-302-01

THACHER & THOMPSON ARCHITECTS
DECEMBER 15, 2007
MAY 06, 2008

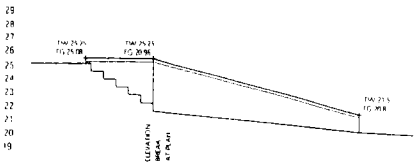
LOT 1

RETAINING WALL 1 ELEVATION

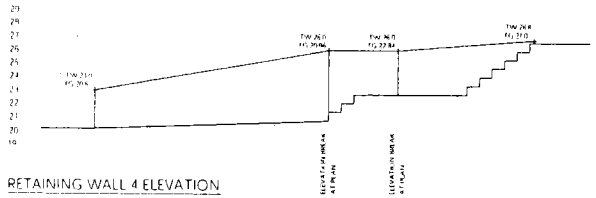




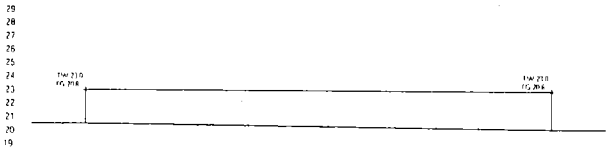
RETAINING WALL 2 ELEVATION



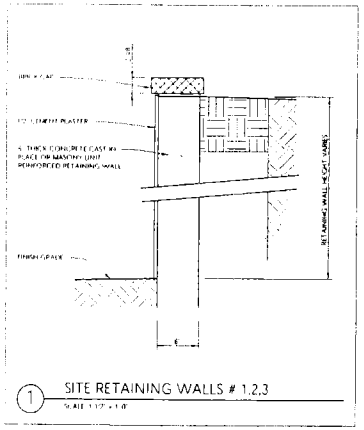
RETAINING WALL 3 ELEVATION



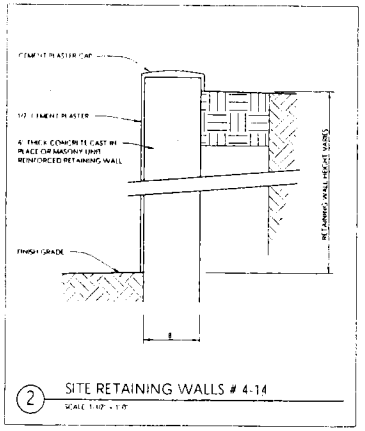
RETAINING WALL 4 ELEVATION



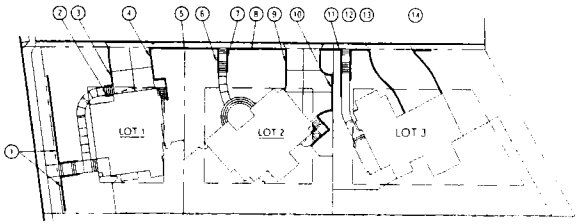
RETAINING WALL 5 ELEVATION



1 SITE RETAINING WALLS # 1,2,3



2 SITE RETAINING WALLS # 4-14



RETAINING WALL KEY PLAN

A4.0

SITE RETAINING WALL ELEVATIONS

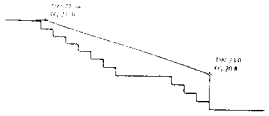
SCALE: 1/4" = 1'-0"

CURETON - MORAN WAY APN: 028-302-01

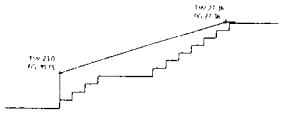
THACHER & THOMPSON ARCHITECTS

DECEMBER 15, 2007
APRIL 02, 2008
MARCH 1, 2011

LOT 2

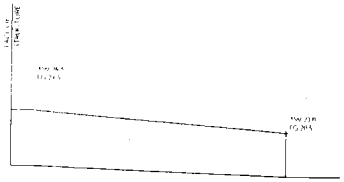


RETAINING WALL 6 ELEVATION

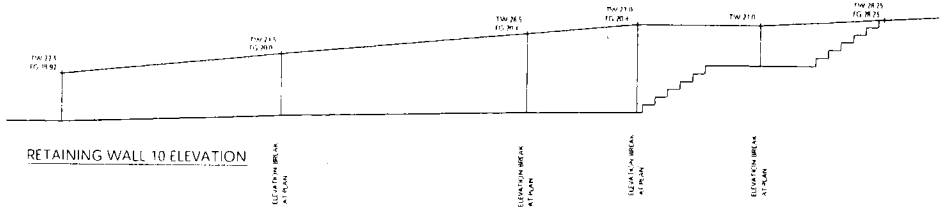


RETAINING WALL 7 ELEVATION

RETAINING WALL 8 ELEVATION

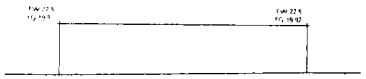


RETAINING WALL 9 ELEVATION

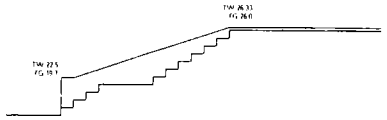


RETAINING WALL 10 ELEVATION

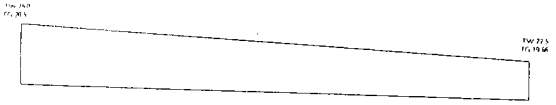
LOT 3



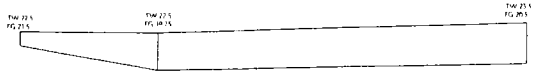
RETAINING WALL 11 ELEVATION



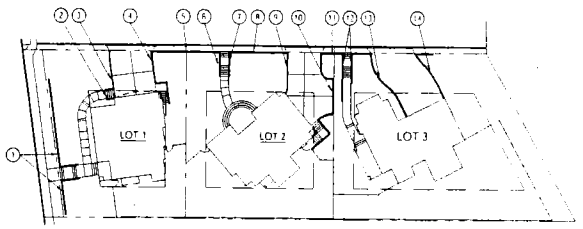
RETAINING WALL 12 ELEVATION



RETAINING WALL 13 ELEVATION



RETAINING WALL 14 ELEVATION



RETAINING WALL KEY PLAN

A4.1

SITE RETAINING WALL ELEVATIONS

SCALE: 1/4" = 1'-0"

CURETON - MORAN WAY APN: 028-302-01

THACHER & THOMPSON ARCHITECTS

DECEMBER 15, 2007
MARCH 1, 2011

EXISTING

PROPOSED

A5.0

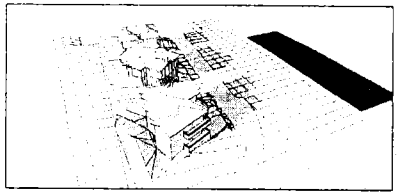
CONTEXTUAL ELEVATION

CURETON - MORAN WAY APN: 028-302-01

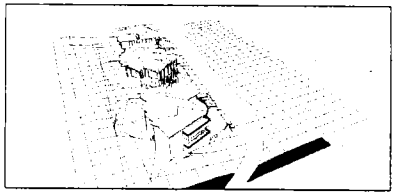
THACHER & THOMPSON ARCHITECTS

DECEMBER 15, 2007
MAY 06, 2008

10:00 AM

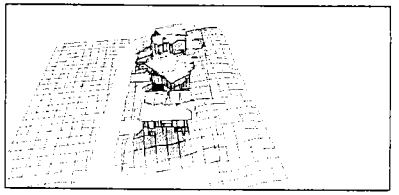


VIEW FROM EAST (DEC 21)

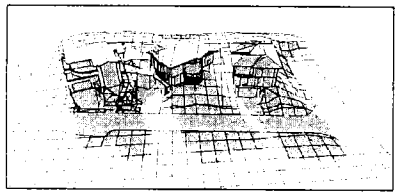


VIEW FROM EAST (JUNE 21)

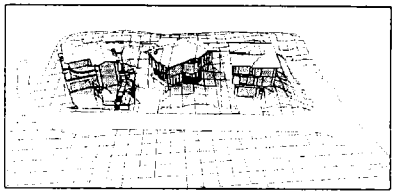
VIEW FROM WEST (DEC 21)



VIEW FROM WEST (JUNE 21)



VIEW FROM NORTH (DEC 21)



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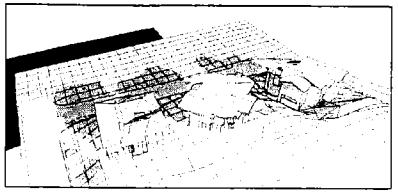
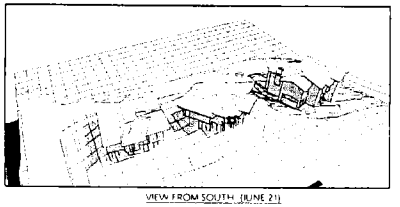


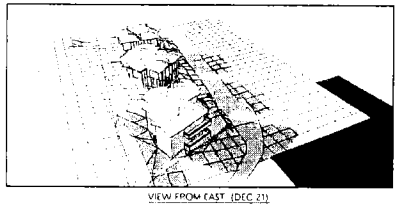
VIEW FROM SOUTH (DEC 21)



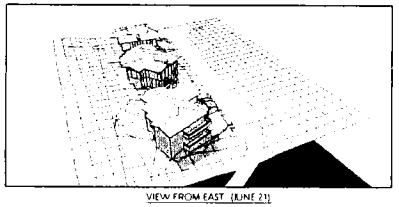
VIEW FROM SOUTH (JUNE 21)

10:00 AM

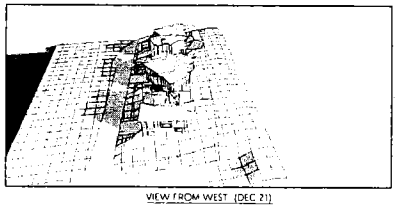
2:00 PM



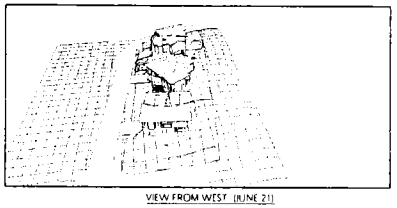
VIEW FROM EAST (DEC 21)



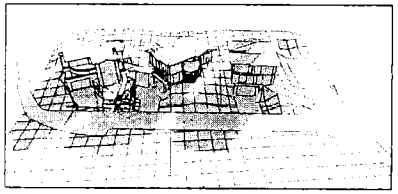
VIEW FROM EAST (JUNE 21)



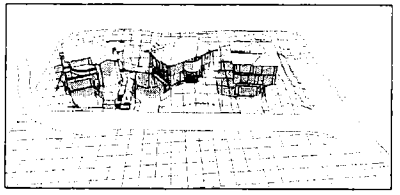
VIEW FROM WEST (DEC 21)



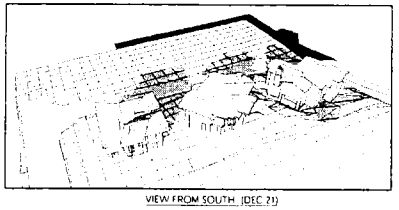
VIEW FROM WEST (JUNE 21)



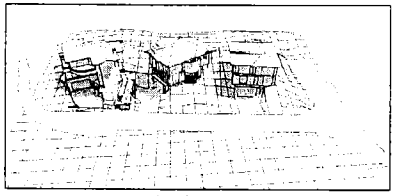
VIEW FROM NORTH (DEC 21)



VIEW FROM NORTH (JUNE 21)



VIEW FROM SOUTH (DEC 21)



VIEW FROM SOUTH (JUNE 21)

2:00 PM

49 / 110

A6

SHADOW STUDIES

CURETON - MORAN WAY

THACHER & THOMPSON ARCHITECTS

DECEMBER 15, 2007
REV. FEB. 11, 2011
MARCH 1, 2011

ATTACHMENT 2

TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED BY GARY FLAND & ASSOCIATES, LICENSED SURVEYOR, JOB NO. 9207141 DATED NOVEMBER 8, 2007.

TREES, DRIPLINE, PATH, TOP OF BANK AND EDGE OF WATER LINE SHOWN NORTH AND WEST OF THE PARCEL WERE COMPILED FROM EXISTING RECORDS. TREES ARE SHOWN FOR PLANNING PURPOSES ONLY.

BENCHMARK

ELEVATION BASED SANTA CRUZ COUNTY BENCHMARK #743
ELEVATION=12.38

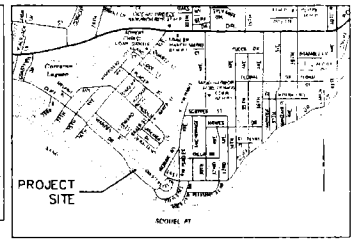
BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NORTHWESTERLY BOUNDARY OF THE LANDS OF JOHN H. EDGAR, ET UX AS NOTED ON THAT RECORD OF SURVEY MAP RECORDED IN VOLUME 33 OF MAPS ON PAGE 2, SANTA CRUZ COUNTY RECORDS.

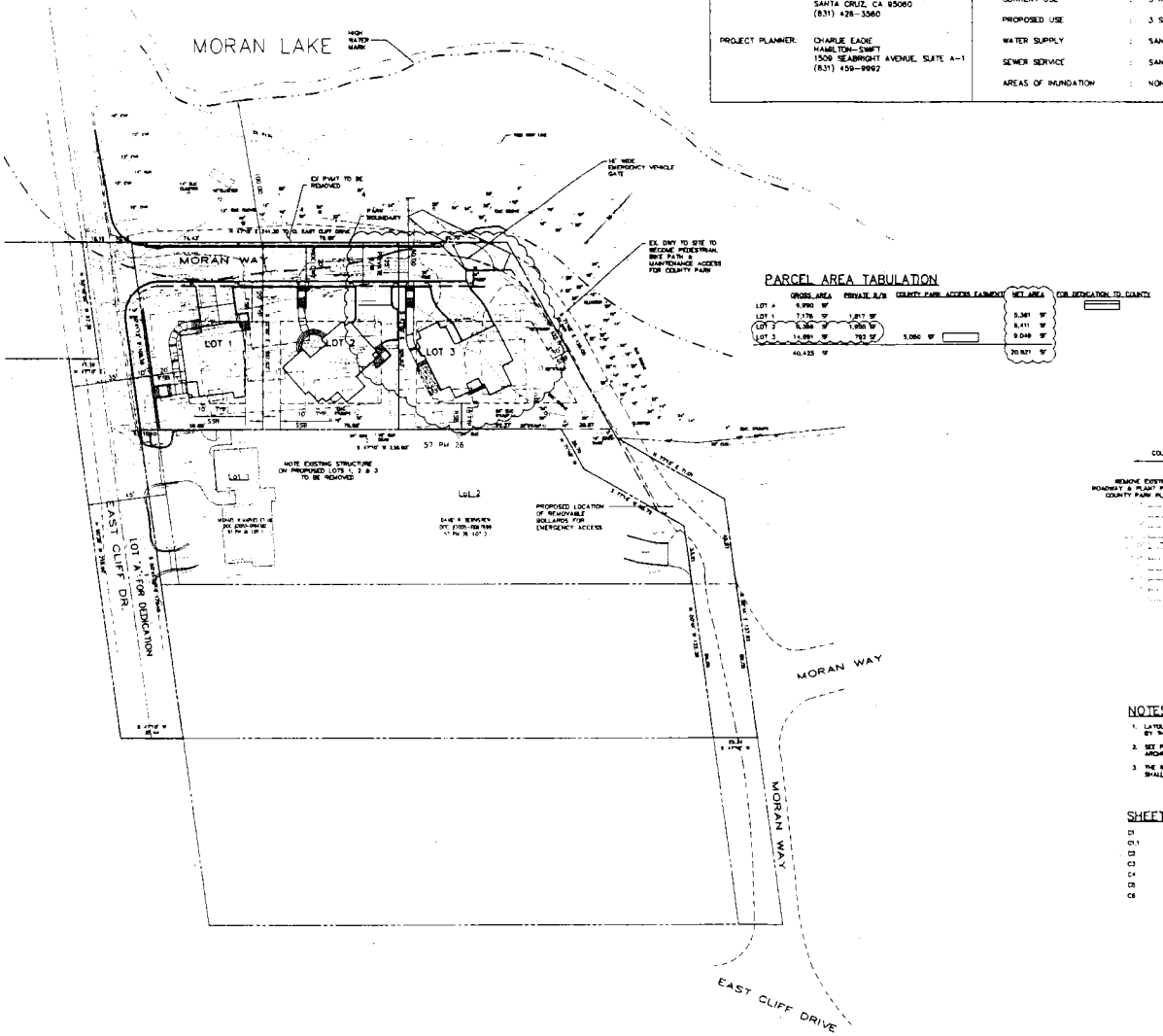
BEARING= N47°10'E

PROJECT INFORMATION

OWNER:	STEWART CURETON C\O COAST CONCRETE P.O. BOX 834 SANTA CRUZ, CA 95061 (831) 476-5275	APN	: 028-302-01
		PROPERTY SIZE	: 0.40 ACRES
		ZONING	: R-1-5
CIVIL ENGINEER:	JOEL F. RICCA BOWMAN AND WILLIAMS 1011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 426-3560	GENERAL PLAN DESIGNATION	: URBAN MEDIUM RESIDENTIAL
		CURRENT USE	: 5 RENTAL UNITS
		PROPOSED USE	: 3 SINGLE FAMILY LOTS
		WATER SUPPLY	: SANTA CRUZ WATER DEPARTMENT
PROJECT PLANNER:	CHARLIE EADIE HAMILTON-SWIFT 1509 SEABRIGHT AVENUE, SUITE A-1 (831) 459-9992	SEWER SERVICE	: SANTA CRUZ COUNTY SANITATION DISTRICT
		AREAS OF INUNDATION	: NONE

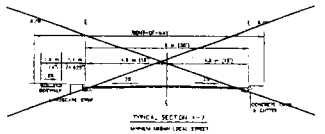


VICINITY MAP
NOT TO SCALE



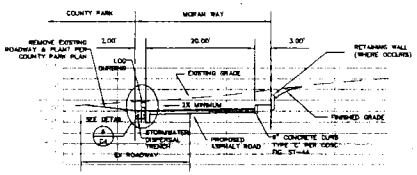
PARCEL AREA TABULATION

	GROSS AREA	PRIVATE R/W	COUNTY PARK ACCESS EASEMENT	NET AREA	FOR DEDICATION TO COUNTY
LOT 1	8,990 SF			8,361 SF	
LOT 2	7,178 SF	1,817 SF		5,411 SF	
LOT 3	8,384 SF	1,050 SF		9,048 SF	
LOT "A"	14,881 SF	792 SF	5,060 SF	20,821 SF	
	40,425 SF				



MINIMUM COUNTY STANDARD

REASON FOR EXCEPTION
THE ROAD EXCEPTION IS REQUESTED BECAUSE THE STANDARD STREET SECTION IS NOT IN SCALE NOR APPROPRIATE TO THE NEIGHBORHOOD CONTEXT AND THE PROPOSED LEVEL OF DEVELOPMENT. THIS ALTERNATIVE HAS BEEN DEVELOPED IN COLLABORATION WITH COUNTY PLANNING AND REDEVELOPMENT STAFF TO BE RESPONSIVE TO EXISTING AND FUTURE CIRCULATION NEEDS AND THE PLANNING OBJECTIVES FOR THE PLEASURE POINT/LIVE OAK NEIGHBORHOOD DESIGN PROCESS. (STATEMENT PROVIDED BY MARK FOR SWIFT)



MORAN WAY, TYPICAL SECTION
SCALE: 1"=10'

LEGEND

- EDGE OF PAVEMENT
- SANITARY SEWER
- WATER SERVICE
- STORM DRAIN
- PROPOSED CONTOUR
- PERVIOUS PAVERS SEE DETAIL 7/C4
- CATCH BASIN
- SLOPE (DRAINAGE PATH)

ABBREVIATIONS

AC	ASPHALT CONCRETE
ARCH	ARCHITECT
BLDG	BUILDING
BW	BOTTOM OF WALL
BFP	BACK FLOW PREVENTOR (PER SCCO ST-14)
CB	CATCH BASIN
DIA, ø	DIAMETER
ES	EXISTING GROUND
ELEC	ELECTRICAL
(E), EX	EXISTING
F.F.	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
FSB	FRONTYARD SETBACK
GR	GRADE ELEVATION
HP	HIGH POINT
INV	INVERT
LAT	LATERAL
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PVMT	PAVEMENT
RIM	RIM ELEVATION
RSB	REARYARD SETBACK
S=	SLOPE
SCCO	SANTA CRUZ COUNTY
SCWD	SANTA CRUZ WATER DEPARTMENT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SQ FT	SQUARE FEET
SS	SANITARY SEWER
SSB	SIDEYARD SETBACK
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SVC	SERVICE
TW	TOP OF WALL
TYP	TYPICAL
WI	CHARITY DRAIN BOX DESIGNATION

NOTES

1. LAYOUT OF IMPROVEMENTS & FLOOR ELEVATIONS PROVIDED BY THATCHER & THOMPSON ARCHITECTS.
2. SET PLANS BY OTHERS FOR BUILDING & LANDSCAPE ARCHITECTURE.
3. THE INTERSECTION OF EAST CLIFF DRIVE & MORAN WAY SHALL MEET THE COUNTY OF SANTA CRUZ DESIGN CRITERIA.

SHEET INDEX

GRAPHIC SCALE

(IN FEET)
1 inch = 30 FL

DISCLAIMER

REGISTERED PROFESSIONAL ENGINEER — JOEL FRANCIS RICCA — No. 53588 — CIVIL — STATE OF CALIFORNIA

APN 028-302-01 — APPLICATION # 08-0039

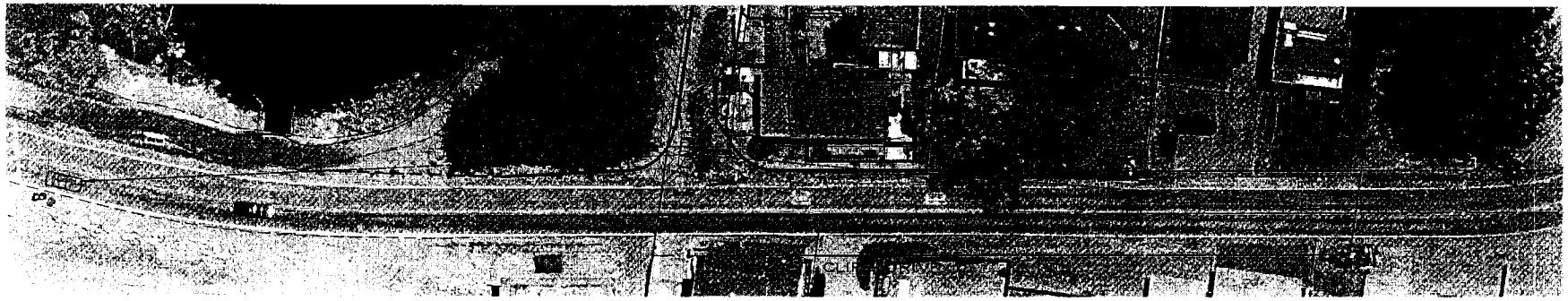
REVISED:
- MARCH 8, 2011 REVISE LOT 2 & 3
- SEPT 20, 2010 REVISE LAYOUT PER NEW OWNERSHIP INFORMATION AND COUNTY COMMENTS
- MAY 7, 2008 REVISED PER COUNTY COMMENTS

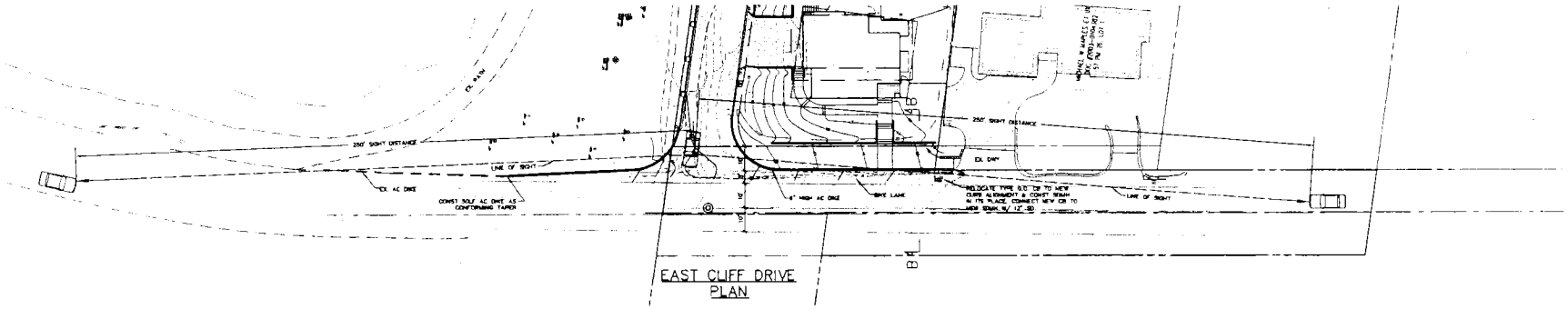
BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
1011 CEDAR STREET
SANTA CRUZ, CA 95060
p (831) 426-3560
f (831) 426-9182

TENTATIVE PARCEL MAP

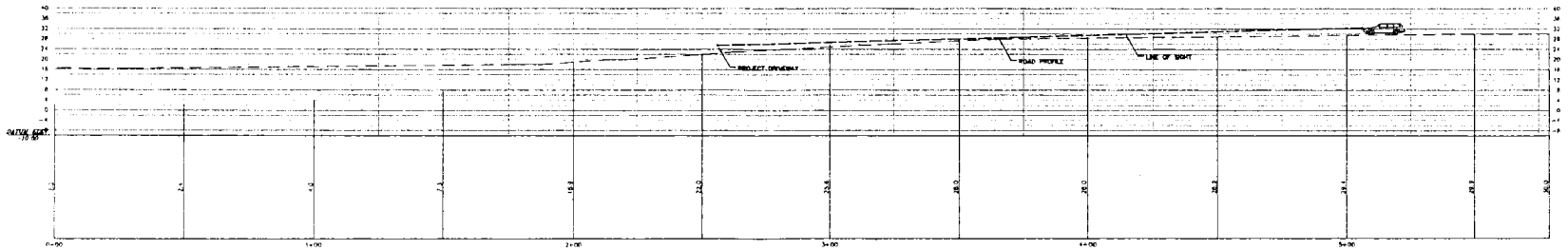
STEWART CURETON
2-260 EAST CLIFF DRIVE
SANTA CRUZ, CALIFORNIA

SCALE 1" = 30'	DRAWN CMH/DHC	JOB NO. 13250	SHEET C1
DATE 3 JAN 2008	CHECKED JFR	INDEX	
DESIGN JFR/CMH	ENG NAME 13250-8	FILE NO. 13250	OF 7

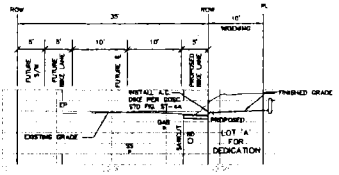




EAST CLIFF DRIVE
PLAN



EAST CLIFF DRIVE
PROFILE



EAST CLIFF DRIVE SECTION B-B
SCALE: 1"=10'

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

REGISTERED PROFESSIONAL ENGINEER
JOEL FRANCIS A. COX
No. 53588
CIVIL
STATE OF CALIFORNIA

APN 029-302-01 APPLICATION # 08-0038

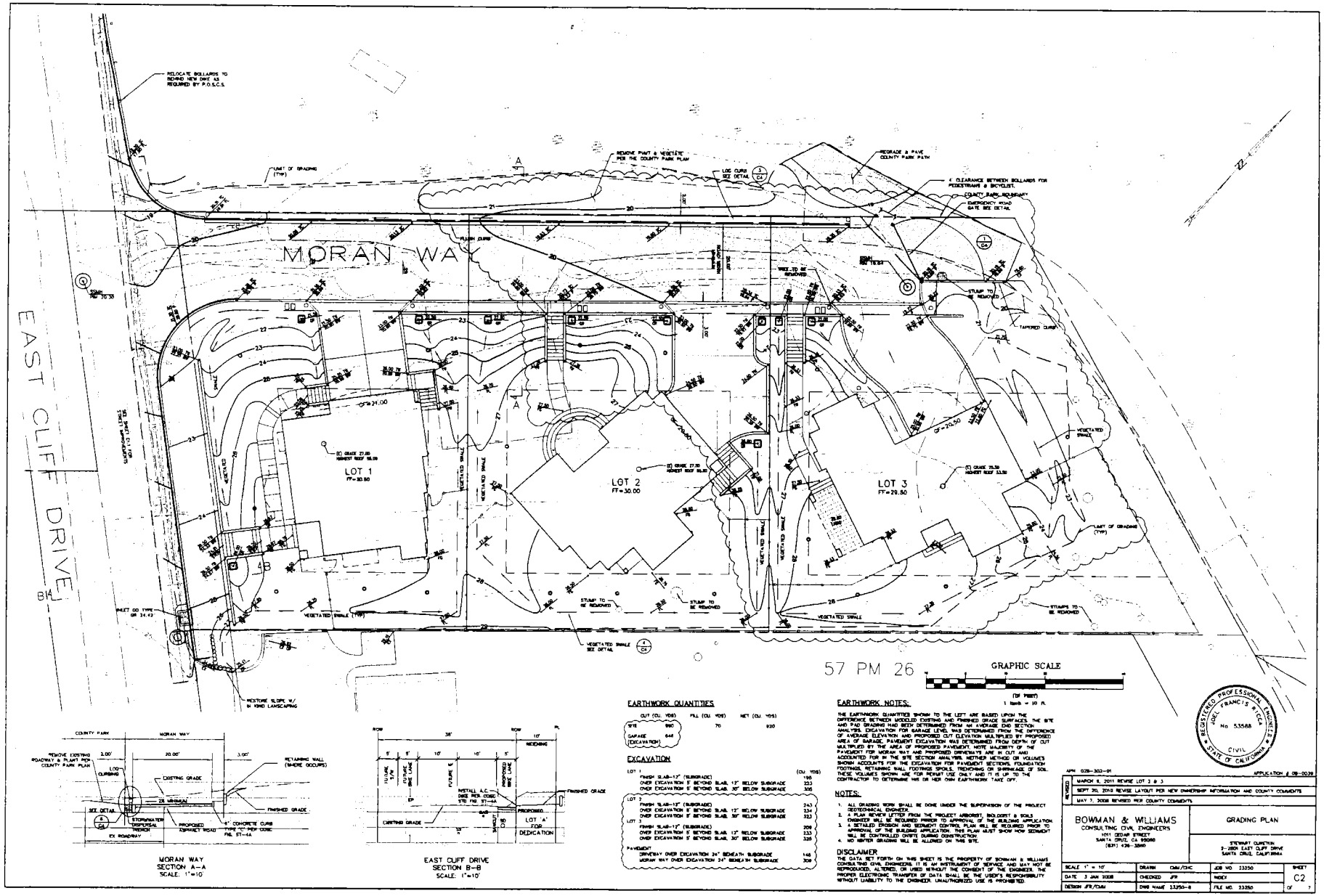
REVISED	
	SEPT 20, 2010 REVISE LAYOUT PER NEW OWNERSHIP INFORMATION AND COUNTY COMMENTS
	MAY 7, 2008 REVISED PER COUNTY COMMENTS

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
101 CEDAR STREET
SANTA CRUZ, CA 95060
(831) 426-3560
REGISTERED CIVIL ENGINEER NO. 53588

EAST CLIFF DRIVE
PLAN & PROFILE

STEWART CLIFFTON
2-2801 EAST CLIFF DRIVE
SANTA CRUZ, CALIFORNIA

SCALE 1" = 20'	DRAWN JFR/CHC	JOB NO. 13350-02	SHEET C1.1
DATE 3 JANUARY 2008	CHECKED JFR	INDEX	OF 7
DESIGN JFR/CHC	DWG NAME 13350-02CROP	FILE NO. 13350-01	



EARTHWORK QUANTITIES

	CUT (CU. YDS)	FILL (CU. YDS)	NET (CU. YDS)
SITE	890	70	820
GARAGE (EXCAVATION)	648		

EXCAVATION

	(CU. YDS)
LOT 1	
FINISH SLAB-12" (SUBGRADE)	195
OVER EXCAVATION 5' BEYOND SLAB, 12" BELOW SUBGRADE	223
OVER EXCAVATION 5' BEYOND SLAB, 30" BELOW SUBGRADE	305
LOT 2	
FINISH SLAB-12" (SUBGRADE)	243
OVER EXCAVATION 5' BEYOND SLAB, 12" BELOW SUBGRADE	334
OVER EXCAVATION 5' BEYOND SLAB, 30" BELOW SUBGRADE	352
LOT 3	
FINISH SLAB-12" (SUBGRADE)	209
OVER EXCAVATION 5' BEYOND SLAB, 12" BELOW SUBGRADE	333
OVER EXCAVATION 5' BEYOND SLAB, 30" BELOW SUBGRADE	335
PAVEMENT	
DRIVEWAY OVER EXCAVATION 24" BENEATH SUBGRADE	148
MORAN WAY OVER EXCAVATION 24" BENEATH SUBGRADE	308

EARTHWORK NOTES:

THE EARTHWORK QUANTITIES SHOWN TO THE LEFT ARE BASED UPON THE DIFFERENCE BETWEEN MODELED EXISTING AND FINISHED GRADE SURFACES. THE SITE AND PAD GRADING HAD BEEN DETERMINED FROM AN 4 AVERAGE END SECTION ANALYSIS. EXCAVATION FOR GARAGE LEVEL WAS DETERMINED FROM THE DIFFERENCE OF AVERAGE ELEVATION AND PROPOSED CUT ELEVATION MULTIPLIED BY PROPOSED AREA OF GARAGE. PAVEMENT EXCAVATION WAS DETERMINED FROM DEPTH OF CUT MULTIPLIED BY THE AREA OF PROPOSED PAVEMENT. NOTE MAJORITY OF THE PAVEMENT FOR MORAN WAY WAS PREVIOUSLY DISTURBED AND IS IN CUT AND ACCOUNTED FOR IN THE SITE SECTION ANALYSIS. NEITHER METHOD OR VOLUMES SHOWN ACCOUNTS FOR THE EXCAVATION FOR PAVEMENT SECTIONS, FOUNDATION FOOTINGS, RETAINING WALL FOOTINGS SPOILS, TRENCHING OR SHRINKAGE OF SOIL. THESE VOLUMES SHOWN ARE FOR PERMIT USE ONLY AND IT IS UP TO THE CONTRACTOR TO DETERMINE HIS OR HER OWN EARTHWORK TAKE OFF.

NOTES:

1. ALL GRADING WORK SHALL BE DONE UNDER THE SUPERVISION OF THE PROJECT GEOTECHNICAL ENGINEER.
2. A PLAN REVIEW LETTER FROM THE PROJECT ARBORIST, BIOLOGIST & SOILS ENGINEER WILL BE REQUIRED PRIOR TO APPROVAL OF THE BUILDING APPLICATION.
3. A DETAILED EROSION AND SEDIMENT CONTROL PLAN WILL BE REQUIRED PRIOR TO APPROVAL OF THE BUILDING APPLICATION. THIS PLAN MUST SHOW HOW SEDIMENT WILL BE CONTROLLED ONSITE DURING CONSTRUCTION.
4. NO WINTER GRADING WILL BE ALLOWED ON THIS SITE.

DISCLAIMER

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE ENGINEER. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ENGINEER. UNAUTHORIZED USE IS PROHIBITED.

REGISTERED PROFESSIONAL ENGINEER — JOSEL FRANCIS RICCA — No. 53588 — CIVIL — STATE OF CALIFORNIA

APN: 028-303-01 APPLICATION #: 08-0039

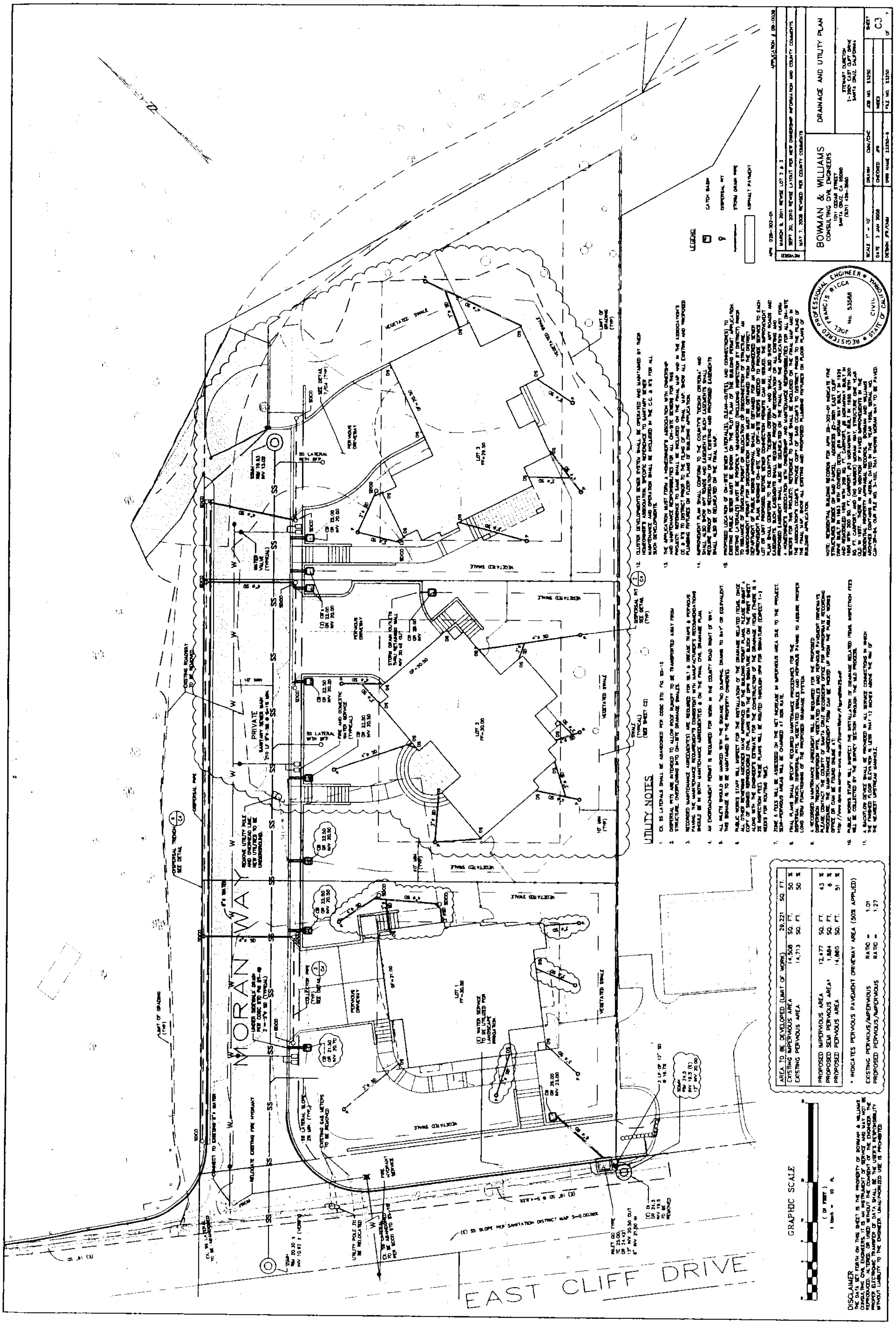
REVISED	
MARCH 6, 2011 REVISE LOT 2 & 3	
SEPT 20, 2010 REVISE LAYOUT PER NEW OWNERSHIP INFORMATION AND COUNTY COMMENTS	
MAY 7, 2008 REVISED PER COUNTY COMMENTS	

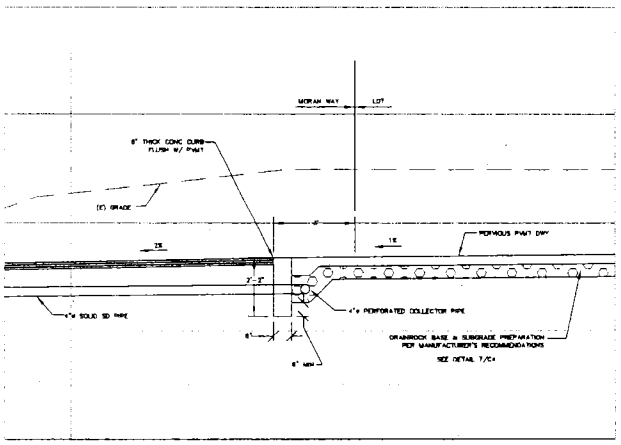
BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
1011 CEDAR STREET
SANTA CRUZ, CA 95060
(831) 426-3560

GRADING PLAN

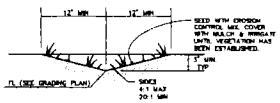
STEWART CURETON
2-3259 EAST CLIFF DRIVE
SANTA CRUZ, CALIFORNIA

SCALE 1" = 10'	DRAWN CMH/TSHC	JOB NO. 23250	SHEET C2
DATE 3 JAN 2008	CHECKED JFR	INDEX	
DESIGN JFR/CMH	DWG NAME 23250-8	FILE NO. 23250	OF 7


MORAN WAY
EAST CLIFF DRIVE
PRIVATE
LOT 1
LOT 2
LOT 3
UTILITY NOTES
LEGEND
GRAPHIC SCALE
DISCLAIMER
BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
DRAINAGE AND UTILITY PLAN
C3



5 / C4 PERVIOUS DRIVEWAY COLLECTOR TRENCH DETAIL
SCALE: 1/2"=1'-0"



4 / C4 VEGETATED SWALE TYPICAL SECTION
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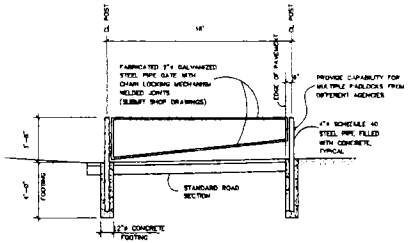
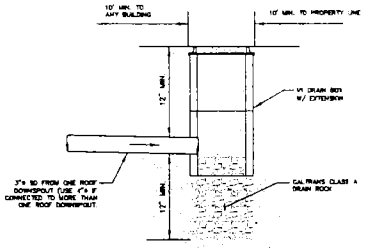
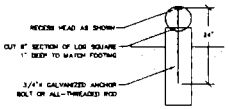


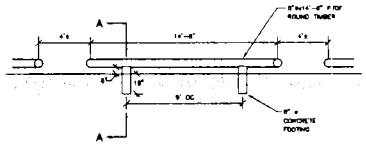
1 / C4 EMERGENCY ROAD GATE
SCALE: NTS



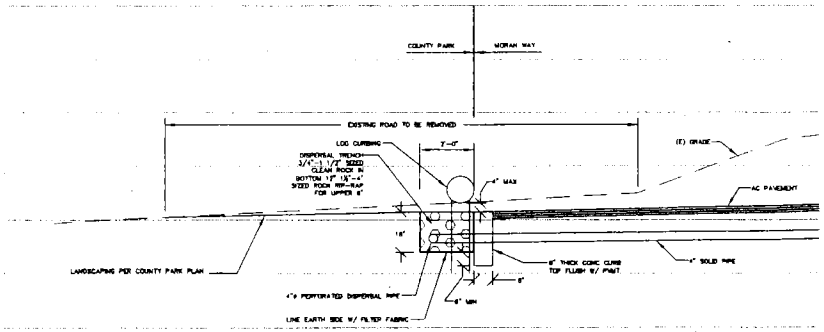
2 / C4 DISPERSAL PIT
SCALE: 1" = 1'-0"



SCALE: 3/4"=1'-0"
SECTION A-A



3 / C4 LOG CURB
SCALE: 1/4"=1'-0"



6 / C4 DISPERSAL TRENCH DETAIL
SCALE: 1/2"=1'-0"

REGISTERED PROFESSIONAL ENGINEER
ERIC FRANCIS YEGA
No. 53588
CIVIL
STATE OF CALIFORNIA

APN 028-302-01 APPLICATION # 08-0038

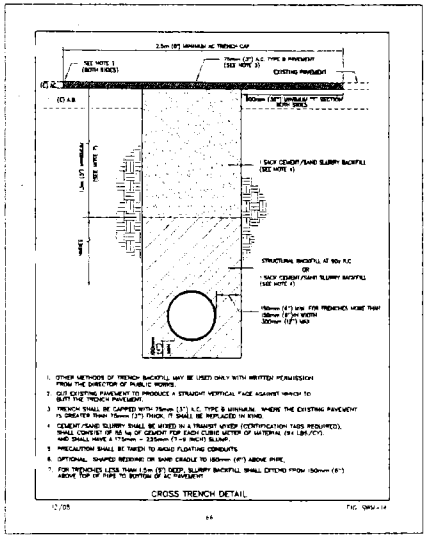
REVISED
SEPT 20, 2010 REVISE LAYOUT PER NEW OWNERSHIP INFORMATION AND COUNTY COMMENTS
MAY 7, 2008 REVISED PER COUNTY COMMENTS

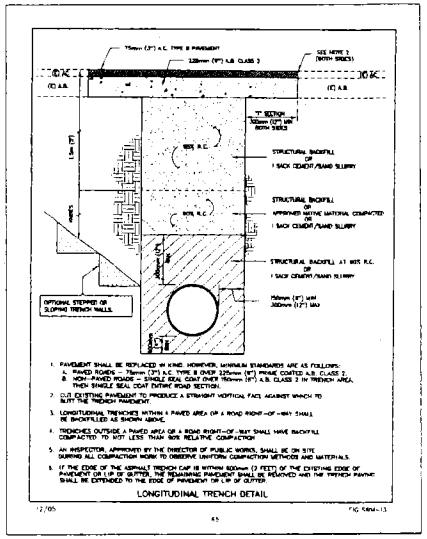
BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
1011 CEDAR STREET
SANTA CRUZ, CA 95060
(831) 426-3560

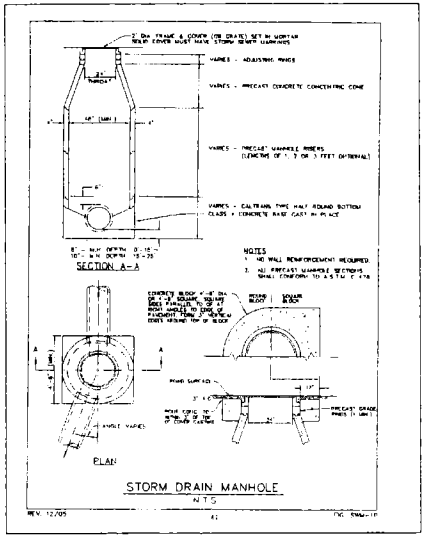
DETAILS & SECTIONS

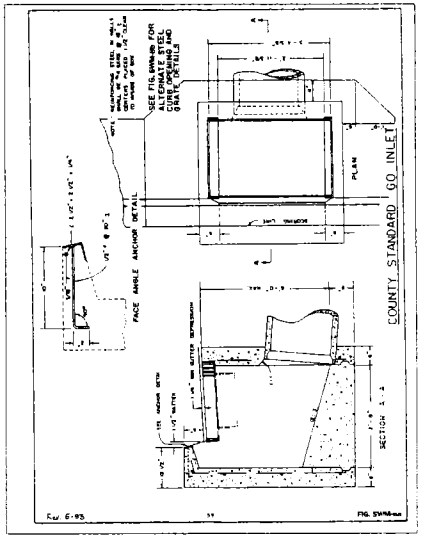
STEWART CURETON
2-2101 EAST CLIFF DRIVE
SANTA CRUZ, CALIFORNIA

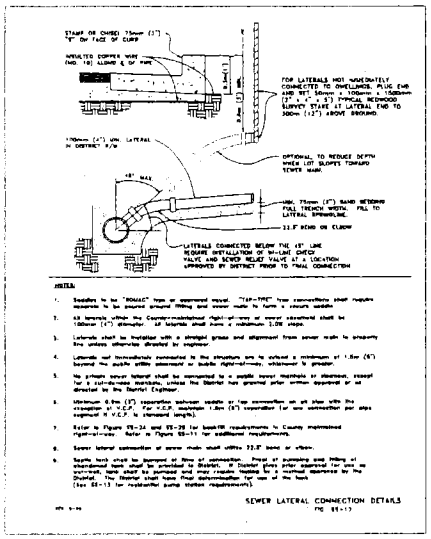
SCALE 1" = 10'	DRAWN CHC	JOB NO. 33250	SHEET C4
DATE 3 JAN 2008	CHECKED JFR	INDEX	
DESIGN JLS	DWG NAME 33250-8	FILE NO. 33250	OF 7

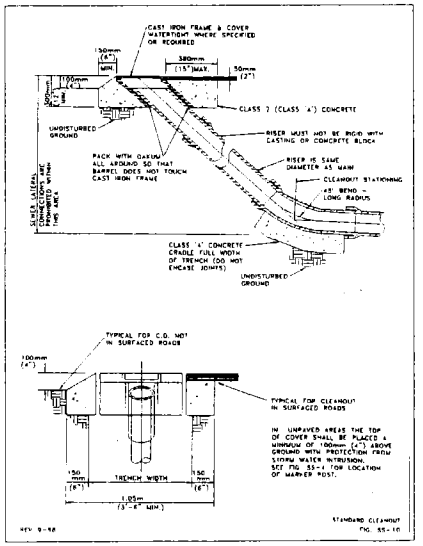


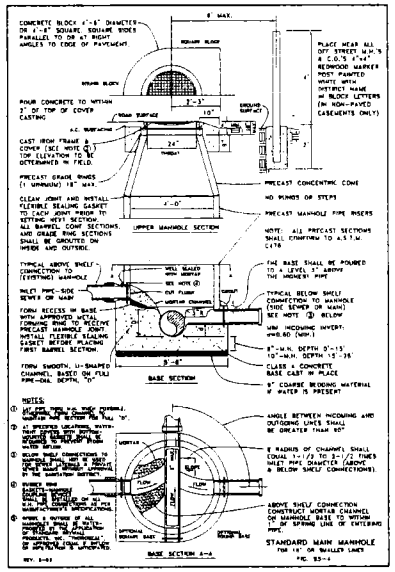


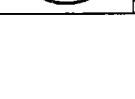












APN 029-302-01 APPLICATION # 08-0029

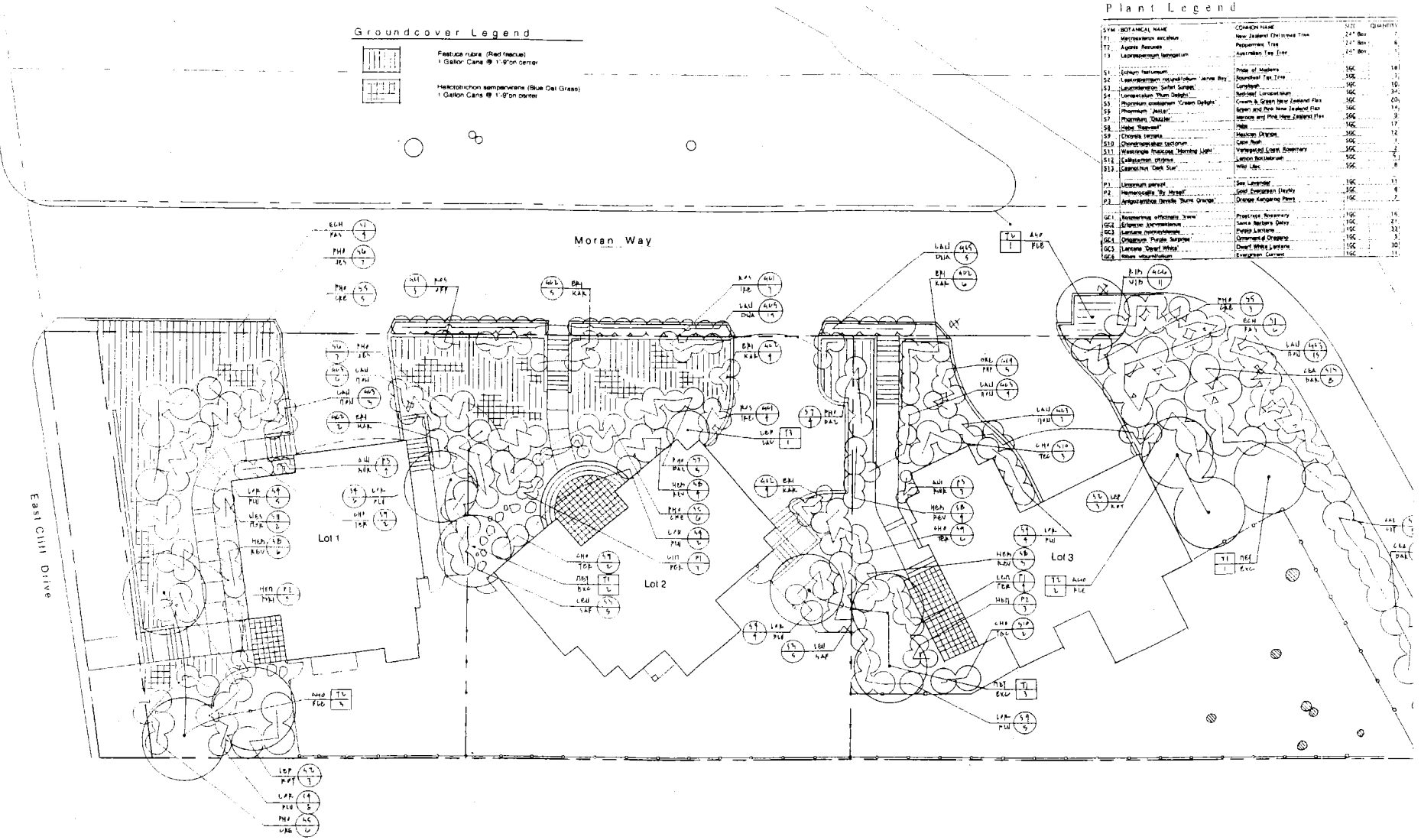
REVISED

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
1011 CEDAR STREET
SANTA CRUZ, CA 95060
(831) 426-3560

DETAILS

STEWART CONVEYOR
2-2801 EAST CLIFF DRIVE
SANTA CRUZ, CALIFORNIA

SCALE 1" = 10'	DRAWN CHC	JOB NO. 13250	SHEET C5
DATE 3 JAN 2008	CHECKED JFR	INDEX	
DESIGN	DWG NAME 13250-8	FILE NO. 13250	OF 7



1

LANDSCAPE PLAN

CURETON - MORAN WAY

Ellen Cooper Landscape Architect August 20, 2007
Revised October 14, 2010
Revised March 9, 2011

Haro, Kasunich and Associates, Inc.
CONSULTING GEOTECHNICAL ENGINEERS

0449-SZ993-A26
March 19, 2008

Mr. Stewart Cureton
42 East Broad Oaks Drive
Houston, TX 77056

Subject: Geotechnical Report Update and Response of County Review Comments
Proposed Minor Land Division
Moran Way and East Cliff Drive
Santa Cruz County, California
A.P.N. 028-302-011

Dear Mr. Cureton

As requested, we have reviewed our original Geotechnical Investigation report, dated January 31, 2005 and visited the subject site to observe the current site conditions. Site conditions have generally not changed since the preparation of our original report, therefore, we consider all conclusions and recommendations to still be valid.

Updated seismic design parameters in accordance with the 2007 California Building Code are presented in the table below for the proposed project. All other requirements and specifications outlined in our Geotechnical Investigation report shall remain in effect.

2007 CBC Seismic Design Parameters

Seismic Design Category	Zone D	
Site Class	C (Very Dense Soil or Soft Rock)	
Mapped Spectral Response Accelerations	S_S = 1.50g	(T = 0.2 sec.)
	S_1 = 0.60g	(T = 1.0 sec.)
Site Coefficients	F_a = 1.00	(T = 0.2 sec.)
	F_v = 1.30	(T = 1.0 sec.)
Adjusted Maximum Considered Earthquake Spectral Response Acceleration Parameters	S_{MS} = 1.50g	(T = 0.2 sec.)
	S_{M1} = 0.78g	(T = 1.0 sec.)
Design Spectral Response Acceleration Parameters	S_{DS} = 1.00g	(T = 0.2 sec.)
	S_{D1} = 0.52g	(T = 1.0 sec.)

Design parameters were obtained from the Ground Motion Parameter Calculator provided by the USGS website: http://earthquake.usgs.gov/research/hazmaps/design/

ATTACHMENT 3

Presented below is our response to the County of Santa Cruz, Planning Department's review comments letter dated March 4, 2008.

Items 1 and 2 have been addressed above.

Item 3. Recommendations refer to embedment depths into "native soil". The report states that the earth materials overlying the bedrock were not typical of residual materials derived from the formation beneath. Please clarify which horizon is considered native.

Response: The earth materials overlying the bedrock are not typical of residual materials derived from the underlying bedrock. They are typical of alluvial deposits which commonly overlie the bedrock but were not derived directly for the underlying bedrock. Both the alluvial soil horizon and the underlying bedrock are considered to be "Native".

Item 4. Please state at what depth the testing sample was taken for boring B1-A.

Response: Page 6 of our original report states a sandy clay material was encountered in Boring B-1 from the surface to approximately 2.5 feet and that Boring B-1A was located adjacent to Boring B-1. The extra test sample needed to run additional laboratory testing on the sandy clay material was taken between the surface and 2.5 feet below existing grade.

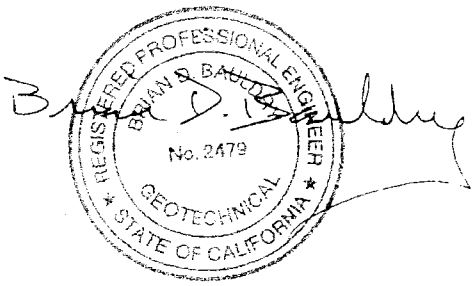
Item 5. The soils report states that the anticipated retaining wall height for the project is 5 feet or less. The current plan indicates planned retaining walls up to approximately 7 feet or greater in height. Please confirm that the report recommendations remain valid for the current design, or provide additional recommendations to address taller retaining walls.

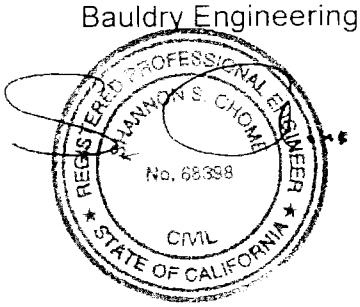
Response: It is our opinion that the retaining wall recommendations presented in our Geotechnical Investigation report, dated January 31, 2005, are sufficient for wall heights up to approximately 7 feet and may be sufficient for taller walls. We request the opportunity the review the project plans for conformance with our recommendations and at that point will address taller retaining walls with respect to location, wall height, foundation type and design lateral earth pressures.

Should you have any questions regarding these design parameters, please call our office.

Very truly yours,

Bauldry Engineering, Inc.





Brian D. Bauldry
Principal Engineer
G. E. 2479
Exp. 12/31/08

Shannon Chomé
Project Engineer
R.C.E. 68398
Exp. 9/30/09

EF\Projects\2004\0449 Moran Way\0449 031908 Update and Response to Review Comments
Copies: 1 to Stewart Cureton
3 to Charles Eadie - Hamilton Swift Land Use and Development Consultants, Inc.

GEOTECHNICAL INVESTIGATION
FOR
PROPOSED MINOR LAND DIVISION
MORAN WAY AND EAST CLIFF DRIVE
SANTA CRUZ, CALIFORNIA

FOR
MR. STEWART CURETON
HOUSTON, TEXAS

BY
BAULDRY ENGINEERING, INC.
CONSULTING GEOTECHNICAL ENGINEERS
0449-SZ993-A26
JANUARY 2005

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Bauldry Engineering, Inc.

CONSULTING GEOTECHNICAL ENGINEERS

147 S. MORRISSEY AVENUE, SANTA CRUZ, CA 95062 (831) 457-1225 FAX (831) 457-1227

0449-SZ993-A26
January 31, 2005

Mr. Stewart Cureton
42 East Broad Oaks Drive
Houston, TX 77056

Subject: Geotechnical Investigation
Proposed Minor Land Division
Moran Way and East Cliff Drive
Santa Cruz, California
A.P.N. 028-302-01

Dear Mr. Cureton,

In accordance with your authorization, we have performed a geotechnical investigation for your proposed minor land division of the existing parcel (A.P.N. 028-302-01) located at Moran Way and East Cliff Drive in Santa Cruz, California.

The accompanying report presents our conclusions and recommendations as well as the results of the geotechnical investigation on which they are based. The conclusions and recommendations presented in this report are contingent upon our review of the plans during the design phase of the project, and our observation and testing during the construction phase of the project.

If you have any questions concerning the data, conclusions, or recommendations presented in this report, please call our office.

Very truly yours,
Bauldry Engineering

Brian D. Bauldry
Principal Engineer
G. E. 2479
Exp. 12/31/06

Easton R. Forcier
Project Engineer
R.C.E. 67106
Exp. 9/30/06

O:/Easton/Engineering/Projects/2004/MoranWayGI.doc
Copies: 2 to Stewart Cureton
4 to Hamilton Swift Land Use and Development Consultants, Inc.

ATTACHMENT 3

CONCLUSIONS AND RECOMMENDATIONS

PRIMARY GEOTECHNICAL ISSUES

1. Site Viability

The results of our investigation indicate that from a Geotechnical Engineering standpoint the property may be developed as proposed. It is our opinion that, provided our recommendations are followed, the remodeled structures and new dwellings can be designed and constructed to an "ordinary" level of seismic risk and performance as defined below:

> "**Ordinary Risk**": Resist minor earthquakes without damage: resist moderate earthquakes without structural damage, but with some non-structural damage: resist major earthquakes of the intensity or severity of the strongest experienced in California without collapse, but with some structural damage as well as non-structural damage. In most structures it is expected that structural damage, even in a major earthquake, could be limited to reparable damage. (Source: Meeting the Earthquake Challenge, Joint Committee on Seismic Safety of the California Legislature, January 1974).

If the property owner desires a higher level of seismic performance for this project, supplemental design and construction recommendations will be required.

2. Primary Geotechnical Constraint

Based on our field and laboratory investigations, it is our opinion that the primary geotechnical issue associated with the design and construction of remodeled structures and new dwellings at the subject site is the following:

> **Expansive soils**. In Borings B-1 and B-2, a sandy clay material was encountered and extended to depths of approximately 2.5 feet below ground surface in Boring B-1 and 6 feet in Boring B-2. This material encountered in Boring B-1 has a plasticity index of 24 which is considered to be moderately expansive, and the material encountered in Boring B-2 has a plasticity index of 14 which is considered to be slightly expansive. A shrink-swell/expansion pressure test was performed on a relatively undisturbed sample collected in Boring B-1A which is located adjacent to Boring B-1.
>
> The shrink swell behavior of expansive soils can have negative effects on structures and slabs-on-grade. To help mitigate the problems associated with expansive soils, we recommend that remodeled/rebuilt structures and new dwellings be founded on a pier and grade beam foundation. Pier and grade beam recommendations are provided in the FOUNDATIONS Section of this report. Slab-on-grade floors should be constructed as free floating slabs and be used only in the garage areas. Recommendations for removing expansive soil beneath slab-on-grade floors and pavements are provided in the Subgrade Preparation Section of this report.

POST REPORT SERVICES

3. Plan Review

Grading, foundation, retaining wall and drainage plans should be reviewed by the Geotechnical Engineer during their preparation and prior to contract bidding to insure that the recommendations of this report have been included and to provide additional recommendations, if needed.

4. Construction Observation and Testing

Field observation and testing must be provided during construction by a representative of Bauldry Engineering to enable them to form an opinion regarding the adequacy of the site preparation, the acceptability of fill materials, and the extent to which the foundation, retaining wall, drainage, and earthwork construction, including the degree of compaction, comply with the specification requirements. Any work related to foundation, retaining wall, drainage, or earthwork construction, or grading performed without the full knowledge of, and not under the direct observation of Bauldry Engineering, the Geotechnical Engineer, will render the recommendations of this report null and void.

5. Notification and Preconstruction Meeting

The Geotechnical Engineer should be notified at least four (4) working days prior to any site clearing and grading operations on the property in order to observe the stripping and disposal of unsuitable materials, and to coordinate this work with the grading contractor. During this period, a pre-construction conference should be held on the site, with at least the owner's representative, the contractor, and one of our engineers present. At this time, the project specifications and the testing and construction observation requirements will be outlined and discussed.

EARTHWORK AND GRADING

6. Demolition

The initial preparation of the site will consist of the removal of the existing structures, foundations, abandoned underground utilities, concrete slabs, all subsurface obstructions, trees, and root balls, as necessary. All debris must be completely removed. Septic tanks and leach lines, if found, must be completely removed. Soils contaminated with deleterious material should be removed from the site. The extent of this soil removal will be designated by the Geotechnical Engineer in the field.

All voids, including those created by the demolition of the structures, foundations, subsurface obstructions, utilities, septic tanks, leach lines, or trees and root balls must be backfilled with properly compacted non-expansive native soils that are free of organic and other deleterious materials or with approved import fill.

NOTE: Any abandoned wells encountered shall be capped in accordance with the requirements of the County Health Department. The strength of the cap shall be equal to the adjacent soil and shall not be located within 5 feet of a structural footing.

7. Stripping

Following the initial site preparation and demolition, surface vegetation and organically contaminated topsoil should be stripped from the area to be graded. This organic rich soil may be stockpiled for future landscaping. The required depth of stripping will vary with the

time of year and must be based upon visual observations of the Geotechnical Engineer. It is anticipated that the depth of stripping may be 4 to 6 inches in most areas.

8. Subgrade Preparation

New dwellings and Rebuilt/Remodeled Structures: Following the demolition and stripping in the area of the proposed rebuilt/remodeled structures and new dwellings, the area should be excavated to the design grades except in slab-on-grade areas. Slab-on-grade recommendations are provided below. Any loose or disturbed soil should be moisture conditioned and compacted as engineered fill.

Slabs-on-grade floors and pavement sections: The exposed soils beneath all concrete slabs-on-grade and driveway areas should be removed to a minimum depth of 12 inches below existing grade or as designated by the Geotechnical Engineer. **If expansive soils are encountered during grading beneath slabs-on-grade and pavement sections, the depth of removal should extend up to 30 inches below finished subgrade in slab-on-grade areas and 24 inches in pavement areas.** Recommendations regarding preparation of the base of the excavation will be provided by the Geotechnical Engineer during the grading operations. The excavated soil may then be placed in thin lifts. Recompacted sections should extend 3 feet beyond all slabs and pavement areas. There should be a relatively uniform thickness of engineered fill beneath slab-on-grade floors.

9. Compaction Requirements

The minimum compaction requirements are outlined in the table below:

Minimum Compaction Requirements

Percent of Maximum Dry Density	Location
95%	• All aggregate base and subbase in pavement areas • The upper 8 inches of subgrade in pavement areas • All utility trench backfill in pavement areas
90%	All remaining native soil and fill material
The maximum dry density will be obtained from a laboratory compaction curve run in accordance with ASTM Procedure #D1557. This test will also establish the optimum moisture content of the material. Field density testing will be in accordance with ASTM Test #D2922.	

10. Moisture Conditioning

The moisture conditioning procedure should result in soil with a relatively uniform moisture content of 1 to 3 percent over optimum at the time of compaction. If the soil is dry water may need to be added. If the soil is wet, it will need to be dried back. The native soil may require a diligent and active drying and/or mixing operation to reduce or raise the moisture content to the levels required to obtain adequate compaction. Additionally, the base of excavations may require stabilization treatments prior to placement of fill sections.

11. Vibration During Compaction

It is unknown at this time which structures will remain and which will be moved or demolished. Due to the close proximity of the existing structures on site, the contractor

should take all precautionary measures to minimize vibration on the site during the subgrade preparation. This may require that the engineered fill be placed in thin lifts using a static roller or hand operated equipment. It is the contractor's responsibility to make sure that their chosen means and methods do not impact adjacent structures.

12. Engineered Fill Material

The excavated weathered sandstone and/or imported fill may be used as engineered fill for the project as indicated below.

Re-use of the weathered sandstone bedrock will require the following:

a. Segregation of all overlying expansive soil encountered during the excavation operation under the observation of the Geotechnical Engineer. All excavated expansive soil should be removed from the construction area
b. Removal of organics, deleterious material, and cobbles larger than 2 inches in size
c. Thorough mixing and moisture conditioning of approved weathered sandstone

All imported engineered fill material should meet the criteria outlined below.

a. Granular, well graded, with sufficient binder to allow utility trenches to stand open
b. Minimum Sand Equivalent of 20 and Resistance "R" Value of 30
c. Free of deleterious material, organics and rocks larger than 2 inches in size
d. Non-expansive with a Plasticity Index below 12

Samples of any proposed imported fill planned for use on this project should be submitted to the Geotechnical Engineer for appropriate testing and approval not less than 4 working days before the anticipated jobsite delivery.

13. Erosion Control

The surface soils are classified as moderately to highly erodable. All finished and disturbed ground surface should be prepared and maintained to reduce erosion. This work, at a minimum, should include track rolling of the slopes and effective planting. The protection of the slopes should be installed as soon as practicable so that a sufficient growth will be established prior to inclement weather conditions. It is vital that no slope be left standing through a winter season without the erosion control measures having been provided. The ground cover should be continually maintained to minimize surface erosion.

CUT AND FILL SLOPES

14. Cut and Fill Slope Height and Gradient

Significant cut and fill slopes are currently not proposed. If significant cuts or fills are proposed, our office must be contacted for supplemental recommendations. Cut and fill slopes shall not exceed a 2:1 (horizontal to vertical) gradient and a 5 foot vertical height unless specifically reviewed by the Geotechnical Engineer. All fill slopes should be constructed with engineered fill meeting the minimum density requirements of this report. The above recommended gradients do not preclude periodic maintenance of the slopes, as minor sloughing and erosion may take place.

15. Fill Slope Keyways

Fill slopes should be keyed into the native slopes with a 10 foot wide base keyway that is sloped negatively at least 2% into the bank. The depth of the keyways will vary, depending on the materials encountered. It is anticipated that the depth of the keyways may be 2 to 4

feet, but at all locations shall be at least 2 feet into firm material. Subsequent keys may be required as the fill section progress upslope. The Geotechnical Engineer will designate keys in the field.

16. Subsurface Drainage

Our recommended cut and fill slope gradients assume that the soil moisture is a result of precipitation penetrating the slope face, and not a result of subsurface seeps or springs, which can destabilize slopes with hydrostatic pressure. All groundwater seeps encountered during construction should be adequately drained to maintain stable slopes at the recommended gradients. Drainage facilities may include subdrains, gravel blankets, rock-filled surface trenches or horizontally drains. The Geotechnical Engineer will determine the drainage facilities required during the grading operations.

17. Cut and Fill Slope Setbacks

The toe of all fill slopes should be set back at least 8 feet horizontally from the top of all cut slopes. A lateral surface drain should be placed between the cut and fill slopes.

FOUNDATION - PIER AND GRADE BEAM

18. General Description of Pier and Grade Beam Foundation

It is our opinion that a foundation system composed of end bearing cast-in-place reinforced concrete piers in conjunction with reinforced concrete grade beams is an appropriate foundation system to support the new dwellings.

Grade beams should be embedded a minimum of 12 inches below finished grade.

The piers and grade beams should contain steel reinforcement as determined by the Project Structural Engineer.

Pier hole and grade beam excavations must be observed by a representative of Bauldry Engineering before steel is placed and concrete is poured to insure bedding into proper material.

19. End-Bearing Pier Design Criteria

The end bearing piers should be designed for the following criteria:

a. Minimum pier embedment should be 8 feet below the bottom of the grade beam or 3 feet into the Purisima bedrock, whichever is greater. Actual depths could depend upon a lateral force analysis performed by your structural engineer.

b. It is imperative that the bottoms of end bearing piers are free of slough and loose material. This will require thorough and rigorous cleaning with shovels, vacuums etc.

c. Minimum pier size should be 18 inches in diameter and all pier holes must be free of loose material on the bottom.

d. Minimum pier spacing should be 3 pier diameters, center to center.

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e. The grade beams should be designed to withstand an uplift pressure of 1,100 psf resulting from soil expansion. The dead load weight of the structure may be subtracted from this value.

f. Passive pressures of 300 psf/ft of depth can be developed in the native soil and weathered sandstone, acting over a plane 1½ times the pier diameter. Neglect passive pressure in the top 3 feet of soil.

g. The allowable end bearing capacity for an 8-foot pier embedded into the Purisima Formation sandstone is 5,000 psf, with a 1/3rd increase for wind or seismic loading.

h. Although not anticipated at this time, the piers may need to be cased during drilling and water may have to either be pumped before steel and concrete placement or the concrete placed through a tremie.

i. If the casing is pulled during the concrete pour, it must be pulled slowly with a minimum of 4 feet of casing remaining embedded within the concrete at all times.

j. If concrete is placed via a tremie, the end of the tube must remain embedded a minimum of 4 feet into the concrete at all times.

k. All pier construction must be observed by a representative of Bauldry Engineering, Inc. Any piers constructed without the full knowledge and continuous observation of Bauldry Engineering Inc., will render the recommendations of this report invalid.

SLAB-ON-GRADE FLOOR SYSTEMS

20. Slab-on-Grade Floor Design

Concrete slab-on-grade floors should be used only for the garage in the remodeled structures or new dwellings. Slabs may be founded on non-expansive engineered fill as outlined in the Subgrade Preparation Section of this report.

Slabs should be constructed as "free floating" slabs. Free floating slabs should be provided with a minimum ¼ inch felt separation between the slab and footings. Free floating slabs must be designed and constructed as completely independent of the foundation system.

Slab thickness, reinforcement, and dummy joints or similar type crack control devices should be determined by the Project Structural Engineer.

21. Moisture Control – Capillary Break

All concrete slabs-on-grade should be underlain by a minimum 4 inch thick capillary break of ¾ inch clean crushed rock. It is recommended that neither Class 2 baserock nor sand be employed as the capillary break material.

Where floor coverings are anticipated or vapor transmission may be a problem, a waterproof membrane should be placed between the granular layer and the floor slab in order to reduce moisture condensation under the floor coverings. A 2 inch layer of moist

sand on top of the membrane will help protect the membrane and will assist in equalizing the curing rate of the concrete.

Bauldry Engineering, Inc. is not a mold prevention consultant; none of the services performed in connection with our investigation are designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the proposed structures. Diverse strategies can be applied during the building design, construction and operation to prevent significant amounts of mold from growing on indoor surfaces. Your project Architect or a mold prevention specialist should be consulted regarding mold prevention.

22. Subgrade Saturation

It is important that the subgrade soils be adequately moisture conditioned prior to concrete placement. Requirements for pre-wetting the subgrade soil will depend on soil type and seasonal moisture conditions, and will be determined by the Geotechnical Engineer at the time of construction.

RETAINING WALLS AND LATERAL PRESSURES

23. Retaining Walls General

Based on the current site grades, significant retaining walls are not anticipated with the proposed development. For minor retaining walls up to approximately 5 feet high, the following recommendations should be incorporated into the retaining wall design:

24. Retaining Wall Foundations

Spread Footings: Retaining walls may be founded using a spread footing foundation. All footings should be embedded such that the base of the footing is 1) a minimum of 18 inches into firm native soil, and 2) a minimum of 5 horizontal feet from the face of adjacent slopes.

Retaining wall footings constructed in accordance with the preceding conditions may be designed for the following allowable bearing capacities. Should the footing sizes vary significantly from those provided below, supplemental design criteria should be provided.

Retaining Wall Footings

Footing Width	Embedment Depth	Bearing Capacity
3 feet	18 inches	2,000 psf
4 feet	18 inches	2,500 psf
5 feet	18 inches	3,000 psf
6 feet	18 inches	3,500 psf

Design for a "coefficient of friction " of 0.35 between the base of footing and the weathered sandstone.

Piers: Retaining walls may also be founded on piers designed for the following criteria:

a. All piers should be embedded a minimum of 5 feet below the bottom of the grade beam. Grade beams should be embedded a minimum of 12 inches below finished grade. Actual depths may be deeper and will

ATTACHMENT 3

depend upon a lateral force analysis performed by your structural engineer.

b. Minimum pier size should be 18 inches in diameter and all pier holes must be free of loose material on the bottom.

c. Passive pressures of 300 psf/ft of depth can be developed, acting over a plane 1½ times the pier diameter. Neglect passive pressure in the top 3 feet of soil.

d. The allowable end bearing capacity for a 5 foot pier is 4,000 psf, with a 1/3rd increase for wind or seismic loading.

e. All pier construction must be observed by a representative of Bauldry Engineering, Inc. Any piers constructed without the full knowledge and continuous observation of Bauldry Engineering, Inc., will render the recommendations of this report invalid.

The piers should contain steel reinforcement as determined by the Project Structural Engineer.

25. Lateral Pressures

Retaining walls should be fully drained and designed using the following criteria:

a. When walls are free to yield an amount sufficient to develop the active earth pressure condition (about ½% of height), design for active earth pressures as listed below. When walls are restrained at the top design for at-rest pressures.

Slope of Backfill	Active Earth Pressure	At-Rest Earth Pressure
Horizontal	45 psf/ft of depth	60 psf/ft of depth
2:1 (H:V)	55 psf/ft of depth	70 psf/ft of depth

Should the slope behind the retaining walls be other than those outlined above, the active earth or at-rest pressures for the particular slope angle may be obtained by interpolation.

b. For spread footings use a resisting passive earth pressure against the footing of 300 psf/ft of depth. Neglect passive pressure in the top 24 inches or along the face of the footing, whichever is shallower.

c. For live or dead loads which transmit a force to the wall refer to the Surcharge Pressure Diagram in Appendix A.

d. Retaining walls should be designed for the lateral seismic forces listed in the following table. The resultant seismic force on the wall acts at a point 0.6H up from the base of the wall. H is the height of the retained soil in feet. Lateral seismic forces are based on the Mononobe-Okabe method of analysis.

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Restraint Condition	Resultant Seismic Force (lbs.)
Free to Yield (active pressure condition)	6 H^2
Non-Yielding (at-rest pressure condition)	18 H^2

26. Retaining Wall Drains
The above criteria are based on fully drained conditions. We recommend the retaining wall be constructed with a drain meeting the following criteria:

a. The drain should be constructed using permeable material meeting the State of California Standard Specification Section 68-1.025, Class 1, Type A.

b. The permeable material should be a minimum of 12 inches in width and should extend to within 12 inches of the ground surface.

c. Mirafi 140 filter fabric, or equivalent, should be placed horizontally over the top of the permeable material and then compacted native soil placed to the ground surface.

d. A 4-inch diameter rigid perforated plastic or metal drainpipe should be placed 3 inches above the base of the permeable material.

e. The drain line and should be discharged to an approved location away from the footing area.

27. Surface Drainage Above Retaining Walls
Water should not be allowed to flow over the top of retaining walls. A lined "V"-ditch should be constructed adjacent to and along the top of walls to collect surface runoff from the slope. The "V"-ditch should transport the collected water to a sold pipe that discharges into a natural drainage swale away from the wall and other structures.

28. Compaction of Backfill
The area behind the wall and permeable material should be compacted with approved soil to a minimum relative dry density of 90%.

29. Water Proofing Retaining Walls
A water proofing system, including but not limited to water stops, liquid coatings, sheet membranes, bentonite, concrete sealant, composite systems or other appropriate options should be used to reduce moisture in the below grade portions of the structure, as recommended by your architect. The retaining wall drain should not be considered to be waterproofing.

UTILITY TRENCHES
30. Utility Trench Set Backs
Utility trenches that are parallel to the sides of the building should be placed so that they do not extend below a line with a 2:1 (horizontal to vertical) gradient extending from the bottom outside edge of all grade beams.

31. Utility Trench Backfill
Trenches may be backfilled with approved import granular material with the soil compacted in thin lifts to a minimum of 95% of its maximum dry density in paved areas and 90% in other areas. Jetting of the trench backfill should be carefully considered as it may result in an unsatisfactory degree of compaction.

32. Shoring
Trenches must be shored as required by the local agency and the State of California Division of Industrial Safety construction safety orders.

SURFACE DRAINAGE

33. Surface Grades and Storm Water Runoff
Water must not be allowed to pond on building pads, parking areas or adjacent to foundations. Final grades should slope away from foundations such that water is rapidly transported to drainage facilities.

Concentrated surface water should be controlled using lined ditches, catch basins, and closed conduit piping, or other appropriate facilities, and should be discharged at an approved location away from structures and graded areas. We recommend that concentrated storm water runoff systems be provided with energy dissipators that minimize erosion. Discharge locations should be a minimum of 20 feet from the structures. If permissible, concentrated storm water should be carried away in a closed conduit to East Cliff Drive or Moran Way.

To minimize the potential for excess moisture or ponding under structures, crawl space grades should be no lower than exterior grades.

34. Roof Discharge
All roof eaves should be guttered, with the outlets from the downspouts provided with adequate capacity to carry the storm water away from the structures and graded areas. Concentrated roof runoff should be transported in a closed conduit which discharges at an approved location. Wherever feasible and if permissible, roof water should be discharged to the pavement and carried away in a closed conduit to East Cliff Drive or Moran Way. Roof runoff should be discharged using energy dissipators, or other facilities, that minimize erosion.

35. Protection of Cut and Fill Slopes
Cut and fill slopes shall be constructed so that surface water will not be allowed to drain over the top of the slope face. This may require berms or curbs along the top of fill slopes and surface drainage ditches above cut slopes.

36. Maintenance and Irrigation
The building and surface drainage facilities must not be altered, and there should be no modifications of the finished grades at the project site without first consulting Bauldry Engineering, Inc., the Project Geotechnical Engineer.

Irrigation activities at the site should not be done in an uncontrolled or unreasonable manner. We recommend that landscaping be done with native and drought tolerant plants.

PAVEMENT DESIGN

37. General Pavement Recommendations

The design of the pavement section was beyond our scope of services for this project. To have the selected pavement sections perform to their greatest efficiency, it is very important that the following items be considered:

a. Properly moisture condition the subgrade and compact it to a minimum of 95% of its maximum dry density, at a moisture content 1-3% over the optimum moisture content.

b. Provide sufficient gradient to prevent ponding of water.

c. Use only quality materials of the type and thickness (minimum) specified. All baserock must meet CALTRANS Standard Specifications for Class 2 Aggregate Base, and be angular in shape.

d. Compact the base and subbase uniformly to a minimum of 95% of its maximum dry density.

e. Place the asphaltic concrete only during periods of fair weather when the free air temperature is within prescribed limits.

f. Maintenance should be undertaken on a routine basis.

COUNTY OF SANTA CRUZ

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

July 7, 2010

Charles Eadie
500 Chestnut Street, Ste.100
Santa Cruz, CA 95060

Subject: Review of Geotechnical Investigation by Bauldry Engineering, Inc., Dated January 31, 2005, Project: 0449-SZ993-A26 "Geotechnical Report Update and Response to County Review Comments", Dated March 19, 2008
APN 028-302-01, Application #: 08-0039

Dear Mr. Eadie,

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the report.

2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.

3. Prior to building permit issuance a *plan review letter* shall be submitted to Environmental Planning. After plans are prepared that are acceptable to all reviewing agencies, please submit a geotechnical plan review letter that states the project plans conform to the recommendations of the geotechnical report. *Please note that the plan review letter must reference the final plan set by last revision date.* The author of the report shall write the *plan review letter.*

4. Please submit an electronic copy of the soils report in .pdf format via compact disk or email to: Carolyn.Banti@co.santa-cruz.ca.us. Please note that the report must be generated and/or sent directly from the soils engineer of record.

Please submit two copies of the soils report with the building permit application. After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm

(over)

Please call the undersigned at (831) 454-5121 if we can be of any further assistance.

Sincerely,

Carolyn Banti
Civil Engineer

Cc: Samantha Haschert, Environmental Planning
Bauldry Engineering, Inc.
Campeco LLC

NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED, REVIEWED AND ACCEPTED FOR THE PROJECT

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and / or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.

2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.

3. **At the completion of construction,** a *final letter* from your soils engineer is required to be submitted to Environmental Planning that summarizes the observations and the tests the soils engineer has made during construction. The final letter must also state the following: "Based upon our observations and tests, the project has been completed in conformance with our geotechnical recommendations."

   If the *final soils letter* identifies any items of work remaining to be completed or that any portions of the project were not observed by the soils engineer, you will be required to complete the remaining items of work and may be required to perform destructive testing in order for your permit to obtain a final inspection.

ATTACHMENT 4

(over)

County of Santa Cruz, PLANNING DEPARTMENT

Discretionary Application Comments 08-0039

APN 028-302-01

Accessibility Review

Routing No: 1 Review Date:

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:Review Type= ACCESSIBILITY NO PROJECT REVIEW DESCRIPTION AVAILABLE

Coastal Commission Review

Routing No: 1 Review Date:

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:Review Type= COASTAL COMMISSION NO PROJECT REVIEW DESCRIPTION AVAILABLE

District Supervisor Review

Routing No: 1 Review Date:

() :

:Review Type= SUPERVISOR FOR DISTRICT NO PROJECT REVIEW DESCRIPTION AVAILABLE

Drainage Review

Routing No: 1 Review Date: 06/03/2010

TAMYRA RICE (TRICE) : Complete

:Review Type= DPW DRAINAGE ========= REVIEW ON FEBRUARY 29, 2008 BY LOUISE B DION ========= Application with civil plans dated 12/15/07 and Storm Water Management Report dated 1/2/08 has been received. Please address the following: 1) Provide the drainage area map used to quantify the off site upstream drainage areas draining towards the site. Both drawings provided in the report do not provide clear topographic information from which we can evaluate flow quantification. The Storm Water Management Report calculations will be reviewed upon receiving the additional topographic information for the entire drainage area. 2) The topo map on sheet C-1 indicates that a portion of the site may drain to Moran Lake yet the proposed drainage plan will divert all site runoff to East Cliff Drive. Describe the existing downstream drainage paths from the site. 3) Page 1 of the report states that the proposed development will result in an increase in pervious area thereby reducing the storm water runoff. However the report does not provide an assesment of downstream impact identifying capacity restrictions in existing drainage facilities receiving site runoff and identify the water body receiving the flow. The release rate will be decided once the capacity limitations, if any, are identified by the project's civil engineer and reviewed/accepted by the Stormwater Management staff. 4) Plans indicate that most of the runoff will be piped off site (excluding the pervious pavement used for the driveway and the percolation in the yard swales).In addition to the driveway please consider using pervious or semi-pervious pavement for all hard scale features. Also if soil permeability allows please consider discharging runoff from impervious areas into landscaping rather than hard piping runoff off site. 5) Plans should include details for both under sidewalk drains and connecting to County Storm drain, including profiles and invert elevations. 6) Piped system should include

Drainage Review

Routing No: 1 Review Date: 06/03/2010
TAMYRA RICE (TRICE) : Complete

cleanouts, as necessary, for proper maintenance of the storm water management system. Until further information is submitted addressing the above comments, a thorough review of this application cannot be completed. Once submitted, additional items may need to be addressed before the application can be deemed complete. If you have questions, please contact me at 831-233-8083 ========= UPDATED ON JUNE 3, 2010 BY TRAVIS RIEBER ========= The civil plans and storm water management report dated 5/7/2008 have been received and are approved for the discretionary application stage. Please see miscellaneous comments for information to be provided prior to recording the final map. At any time prior to the public hearing please provide a stamped and signed letter from the project geotechnical engineer approving the proposed dispersion trench, dispersion pits, vegetated swales and pervious pavement driveways. MISCELLANEOUS COMMENT: ========= REVIEW ON FEBRUARY 29, 2008 BY LOUISE B DION ========= The following are compliance and/or permit conditions/additional information required for this application. 1) Recorded maintenance agreement(s) are required for silt and grease traps and pervious paving. The maintenance requirements consistent with manufacturer's recommendations should be both in the maintenance agreement(s) and on the final civil drainage plan. 2) An encroachment permit is required for work in the County road right of way. 3) All inlets should be marked with the signage "No Dumping Drains to Bay" or equivalent. This signage is to be maintained by the property owner(s). 4) Public Works staff will inspect for the installation of the drainage related items. Once all other reviewing agencies have approved of the building permit plans please submit a copy of signed reproducible civil plans with the DPW signature block on the first sheet along with the engineer-s estimate for the construction of the drainage items (there is a 2% inspection fee). These plans will be routed through DPW for signature (expect 1- 2 weeks for routing time). 5) Zone 5 fees will be assessed on the net increase in impervious area due to the project. Semi pervious areas will be charged at 50 percent rate. All submittals for this project should be made through the Planning Department. For questions regarding this review Public Works stormwater management staff is available from 8-12 M-F. ========= UPDATED ON JUNE 3, 2010 BY TRAVIS RIEBER ========= Please address the following prior to recording the final map. 1. Make clear on the drainage plan the limits of the proposed vegetated swales. 2. It is recommended that the catch basin in the southwest corner of lot one be piped under the proposed walkway and daylight in the swale or be piped directly to the proposed GO inlet. 3. Provide construction details for the proposed GO inlet, storm drain manhole, and installation of the 12 inch pipe connecting the GO inlet and storm drain manhole. 4. Specify the type of pervious pavement being proposed for the three driveways. Provide a cross section construction detail of the specific type of pervious pavement proposed. 5. For fee calculations please provide tabulation of new impervious and semi-impervious (gravel, base rock, paver blocks, pervious pavement) areas both on and off site resulting from the proposed project. 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

Drainage Review

Routing No: 1 Review Date: 06/03/2010
TAMYRA RICE (TRICE) : Complete

in impervious area both on and off site resulting from the proposed project. Reduced fees are assessed for semi-pervious surfacing (50%) to offset costs and encourage more extensive use of these materials. 6. The civil plans shall specify required maintenance procedures for the dispersal trench, dispersal pits, vegetated swales and pervious paving to assure proper long term functioning of the proposed drainage system. 7. A recorded maintenance agreement will be required for the proposed dispersion trench, dispersion pits, vegetated swales and pervious pavement driveways. Please contact the County of Santa Cruz Recorder-s office for appropriate recording procedure. The maintenance agreement form can be picked up from the Public Works office or can be found online at: http://www.dpw.co.santa-cruz.ca.us/Storm_Water/FigureSWM25.pdf 8. Public works staff will inspect the installation of drainage related items. Inspection fees will be collected by the survey section through the MLD process. Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions.

Driveway/Encroachment Review

Routing No: 1 Review Date: 05/25/2010
DEBRA LOCATELLI (DLOCATELLI) : Complete

:Review Type= DPW DRIVEWAY/ENCROACHMENT ========= REVIEW ON FEBRUARY 26, 2008 BY DEBBIE F LOCATELLI ========= Please revise plans to state "The intersection of East Cliff Drive and Moran Way shall meet the County of Santa Cruz Design Criteria." ========= UPDATED ON MAY 25, 2010 BY DEBBIE F LOCATELLI ========= Plans revised to address the above comments. MISCELLANEOUS COMMENT: ========= REVIEW ON FEBRUARY 26, 2008 BY DEBBIE F LOCATELLI ========= No comment. ========= UPDATED ON MAY 25, 2010 BY DEBBIE F LOCATELLI ========= No comment.

Environmental Planning

Routing No: 1 Review Date: 06/14/2010
JESSICA DUKTIG (JDUKTIG) : Complete

:Review Type= ENVIRONMENTAL PLANNING ========= REVIEW ON FEBRUARY 29, 2008 BY CAROLYN I BANTI ========= Grading and Soils Comments --- First Review --- CIB The soils report has not been accepted. Please see letter dated 3/04/08 and comments listed below. The soils report, dated January 31, 2005, is more than three years old and may not be representative of current site conditions. Please provide an update letter from your soils engineer stating that the findings and recommendations of their report are still valid. The building permits for the residences will be reviewed for compliance with the 2007 California Building Code (CBC). Please update the soils report to provide seismic parameters in conformance with the 2007 CBC. Recommendations refer to embedment depths into -native soil-. The report states that the earth materials overlying the bedrock were not typical of residual materials derived from the formation beneath. Please clarify which izon is considered native. Please state at what depth the testing sample

Environmental Planning

Routing No: 1 Review Date: 06/14/2010
JESSICA DUKTIG (JDUKTIG) :. Complete

was taken for boring B1-A. The soils report states that the anticipated retaining wall height for the project is 5 feet or less. The current plan indicates planned retaining walls up to approximately 7 feet or greater in height. Please confirm that the report recommendations remain valid for the current design, or provide additional recommendations to address taller retaining walls. Note: After the soils report has been accepted and prior to the discretionary application is deemed complete, a plan review letter will be required from the soils engineer stating that the project plans conform to the recommendations of the report. The following are comments with respect to the submitted plan set: Some retaining wall lines on Sheet C-2 are missing, as are bottom-of-wall and some top-of-wall elevations. Please revise to show all retaining walls, along with top-of-wall and bottom-of-wall elevations at wall beginning, end and transition points. Please note that Site Plan Sheet 1.1A and Sheet C-2 conflict with respect to retaining wall placement. Please provide grading calculations for the grading amounts listed on the plans. The soils report recommends overexcavation and recompaction beneath slabs and pavements. Either provide an update to the report stating this will not be necessary with the current configuration or provide grading quantities for overexcavation and recompaction. The conventional foundations shown on the cross sections (Sheet A8.0) do not comply with the recommendations of the soils report for pier and grade beam foundations. Please either revise the plans to be consistent with soils report recommendations or provide an udpate to the soils report stating that the foundation is acceptable for the current configuration. ========= UPDATED ON MARCH 3, 2008 BY JESSICA L DEGRASSI ========= Please submit an arborist report which addresses the proposed development with respect to any harm it may have on the existing trees onsite. Specifically this report must address the affects of the proposed bioswale located adjacent to several large eucalyptus trees on the northern side of the proposed access driveway. These trees must remain intact during and after construction activities. This project will also require a Biotic Report due to the presence of Monarch habitat within the adjacent eucalyptus trees along Moran Lake and within the vicinity of the project. Please submit 3 copies of the Biotic report for review. Sheet C1 shows the pine tree located in the front of lot 3, as an 18-inch pine. Measurements in the field noted that this pine is approximately 24-inches at breast height, please clarify. An arborist report shall be required to prove that this tree is sick or dying in order to grant approval to remove it. Please revise application to include a Riparian Exception for the proposed work within 100-feet of the high water mark of Moran Lake. ========= UPDATED ON MARCH 4, 2008 BY CAROLYN I BANTI ========= ========= UPDATED ON JUNE 10, 2010 BY CAROLYN I BANTI ========= ++ Second Review ++ Soils and Grading ++ Completeness ++ The soils report has been accepted. Please see letter dated 7/10/10. As requested in the soils report, please submit an electronic copy of the report in .pdf format via compact disk or email to carolyn.banti@co.santa-cruz.ca.us. No additional completeness items related to soils and grading. ========= UPDATED ON JUNE 14, 2010 BY JESSICA L DUKTIG ========= Please submit payment for the Riparian Exception as stated in previous commnets. MISCELLANEOUS COMMENT: ========= REVIEW ON MARCH 3, 2008 BY JESSICA L DEGRASSI ========= A plan review letter from the project arborist, biologist

Environmental Planning

Routing No: 1 Review Date: 06/14/2010
JESSICA DUKTIG (JDUKTIG) : Complete

and soils engineer will be required prior to approval of the building application. A detailed erosion and sediment control plan will be required prior to approval of the building application. This plan must show how sediment will be controlled onsite during construction. No winter grading will be allowed on this site. ========= UPDATED ON MARCH 3, 2008 BY JESSICA L DEGRASSI ========= Due to proximity to Moran Lake, winter grading will not be approved for this site. The grading plan shows grading extending to another parcel to the east, adjacent to East Cliff. Any work to be performed on another parcel will require an owner-agent form allowing such activities, as well as a letter of consent detailing what work will be allowed on the parcel. ========= UPDATED ON JUNE 10, 2010 BY CAROLYN I BANTI ========= Please submit two copies of the soils report at the time of building permit application. Please be aware that if the report is greater than three years old at the time of application, an update will be required that verifies, based on field inspection, that the recommendations of the accepted report remain valid.

Fire Review

Routing No: 1 Review Date:
() :

:Review Type= CENTRAL FIRE PROTECTION DISTRICT NO PROJECT REVIEW DESCRIPTION AVAILABLE

Housing Review

Routing No: 1 Review Date: 04/09/2008
PATRICK HEISINGER (PHEISINGER) : Complete

:Review Type= HOUSING ========= REVIEW ON FEBRUARY 15, 2008 BY PATRICK J HEISINGER ========= ========= UPDATED ON FEBRUARY 15, 2008 BY PATRICK J HEISINGER ========= ========= UPDATED ON FEBRUARY 15, 2008 BY PATRICK J HEISINGER ========= ========= UPDATED ON FEBRUARY 15, 2008 BY PATRICK J HEISINGER ========= ========= UPDATED ON FEBRUARY 15, 2008 BY PATRICK J HEISINGER ========= ========= UPDATED ON APRIL 9, 2008 BY PATRICK J HEISINGER ========= NO COMMENT This issue about demolished units within the Costal Zone has been resolved. this time the developer has no obligation. MISCELLANEOUS COMMENT: ========= REVIEW ON FEBRUARY 15, 2008 BY PATRICK J HEISINGER ========= ========= UPDATED ON FEBRUARY 15, 2008 BY PATRICK J HEISINGER ========= ========= UPDATED ON FEBRUARY 15, 2008 BY PATRICK J HEISINGER ========= Applicant must pay a small residental fee of $15,000 before issuance of the building permit. This obligation is per County Code 17.10.031 ========= UPDATED ON MARCH 5, 2008 BY PATRICK J HEISINGER ========= NO COMMENT Housing staff is researching state law to determine whether or not the developer is required to fufil certain relocation requirments. If the developre has specific questions about this he should contact the Housing Division directly at: 454-2322. ========= UPDATED ON

Housing Review

Routing No: 1 Review Date: 04/09/2008
PATRICK HEISINGER (PHEISINGER) : Complete

APRIL 9, 2008 BY PATRICK J HEISINGER ========= The developer is responsible for relocation assistance under County Code Sen 8.45 for the 5 units currently being rented. NO COMMENT ========= UPDATED ON APRIL 9, 2008 BY PATRICK J HEISINGER ========= The developer is responsible for relocation assistance under County Code Sen 8.45 for the 5 units currently being rented.

Parks Review

Routing No: 1 Review Date:
() :

:Review Type= PARKS DEPARTMENT NO PROJECT REVIEW DESCRIPTION AVAILABLE

Project Review

Routing No: 2 Review Date:
() :

Redevelopment Agency Review

Routing No: 1 Review Date:
() :

:Review Type= REDEVELOPMENT AGENCY NO PROJECT REVIEW DESCRIPTION AVAILABLE

Road Engineering Review

Routing No: 1 Review Date: 12/07/2010
RODOLFO RIVAS (RRIVAS) : Complete

:Review Type= DPW ROAD ENGINEERING ========= REVIEW ON MARCH 3, 2008 BY GREG J MARTIN ========= 1) Insufficient survey work was provided to allow for a thorough consideration of alternatives with respect to transportation. Additional survey work is needed to show the separated bicycle and pedestrian access to the park and along the frontage of East Cliff Drive. 2) A right of way dedication along East Cliff Drive which matches the adjacent property line is recommended. 3) Environmental constraints preclude a road from being constructed to Moran Way. The project is recommended to obtain access from East Cliff Drive. Any consideration of access from East Cliff Drive will need to include an evaluation of sight distance and the mitigation measures required to achieve adequate sight distance. 4) The road providing access to the three parcels should meet County Standards for a Minimum Urban Local Street - Parking and Sidewalk One Side. This standard requires an exception. The right-of-way requirement for this road section is 40 feet. The section consists of two 12 foot travel lanes, 6 feet on one side for parking, 4 foot sidewalk on one side, and a 4 foot landscape strip. The remainder is 0.75 feet. The

Road Engineering Review

Routing No: 1 Review Date: 12/07/2010
RODOLFO RIVAS (RRIVAS) : Complete

structural section shall be a minimum of 3 inches of asphalt concrete over 9 inches of aggregate base. A cul-de-sac turnaround is recommended; however, if the road is privately maintained a fire turnaround is satisfactory. ---------- ---- ---------- 5) Exceptions to the County Standards for streets may be proposed by showing 1) a typical road section of the required standard on the plans crossed out, 2) the reason for the exception below, and 3) the proposed typical road section. ---------- - ----------6) The bicycle and pedestrian access to the park shall be required to be maintained and vehicles shall not be permitted on the bicycle/pedestrian access. The bollards adjacent to the bicycle/pedestrian path are not recommended. We recommend landscaping on the path side and an asphalt concrete dike on the vehicle side. A path between the bike/pedestrian path and the road is recommended. ---------- ---------- ---------- ---------- 7) Pedestrian access from the project along the frontage of East Cliff Drive to the park is recommended. ---------- ---------- ---------- ========= UPDATED ON JUNE 7, 2010 BY RODOLFO N RIVAS ========= 1) Due to recent Design Criteria changes that incorporated the Pleasure Point Community Plan, the construction of pedestrian improvements on East Cliff Drive is no longer required for this project. Such improvements will be constructed by a future RDA project. The Right of Way dedication as shown on plans is still required since such Right of Way will be utilized by RDA in the future construction of pedestrians facility along East Cliff Drive. 2) Moran Way connection to East Cliff Drive should be provided as a road intersection as opposed to a driveway intersection to East Cliff Drive. ========= UPDATED ON JUNE 7, 2010 BY RODOLFO N RIVAS ========= ========= UPDATED ON JUNE 7, 2010 BY RODOLFO N RIVAS ========= ========= UPDATED ON DECEMBER 7, 2010 BY RODOLFO N RIVAS ========= NO COMMENT ========= UPDATED ON DECEMBER 7, 2010 BY RODOLFO N RIVAS ========= NO COMMENT MISCELLANEOUS COMMENT: ========= REVIEW ON MARCH 3, 2008 BY GREG J MARTIN ========= ========= UPDATED ON JUNE 7, 2010 BY RODOLFO N RIVAS ========= NO COMMENT ========= UPDATED ON DECEMBER 7, 2010 BY RODOLFO N RIVAS ========= NO COMMENT

Sanitation Review

Routing No: 1 Review Date: 12/03/2010
CARMEN LOCATELLI (CLOCATELLI) : Complete

:Review Type= DPW SANITATION ========= REVIEW ON FEBRUARY 25, 2008 BY BEATRIZ - BARRANCO ========= Sewer service is available for the subject development upon completion of an approved preliminary sewer design submitted as part of a tentative map,

Sanitation Review

Routing No: 1 Review Date: 12/03/2010
CARMEN LOCATELLI (CLOCATELLI) : Complete

development or other discretionary permit approval process. Please note that this notice does not reserve sewer service availability. 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. Only upon completion of an approved preliminary sewer design submitted as part of a tentative map, development or other discretionary permit approval process shall the District reserve sewer service availability. The existing lateral downstream of the proposed new manhole shall be investigated to determine if it shall be abandoned as part of the proposed development. Proposed location of on-site sewer lateral(s), clean-out(s), and connections(s) to existing public sewer must be shown on the plot plan. Show slope of sewer main, size and class of pipe, manhole rim and invert elevations (based on County datum) The minimum sewer main slope shall be 1 percent. The minimum lateral slope shall be 2 percent. The lateral shall be connected perpendicular to the sewer main. Design drawing shall show the portion of lines to be publicly or privately maintained. Cluster developments sewer systems shall be operated and maintained by their homeowner-s association. Specific reference to sanitary sewer maintenance and operation shall be included in the the C.C. & R-s for all such developments. Note there is a new detail SS-23 and SS-24, Standard Manhole Frame and Cover. Note 10 of the Sanitary Sewer Notes shall reflect the new standard manhole details. A backflow device shall be provided in all service connections in which the ished floor elevation is less that 12 inches above the rim of the nearest upstream manhole. The plan shall show all existing and proposed plumbing fixtures on floor plans of building application. Completely describe all plumbing fixtures according to table 7-3 of the Uniform Plumbing Code. ========= UPDATED ON MAY 25, 2010 BY CARMEN M LOCATELLI ========= May 25, 2010 1. Show rim and invert elevations of new manhole in E.Cliff Drive and existing manhole in E.Cliff Drive. 2. Sanitation sewer main shall be 8". 3. Sanitation sewer laterals shall be connected perpendicular to the main. 4. Sanitation sewer clean out shall be a sewer manhole at the end of Moran Way. 5. Indicate rim and invert of sanitation sewer manhole at the end Moran Way. 6. Show finished floor elevations of buildings on drainage and utility plan 7. A backflow device shall be provided in all service connections in which the finished floor elevation is less that 12 inches above the rim of the nearest upstream manhole. 8. Show slope of sewer main in Moran Way. 9. The minimum sewer main slope shall be 1 percent. 10.The minimum lateral slope shall be 2 percent. 11.The lateral shall be connected perpendicular to the sewer main. 12.Design drawing shall show the portion of lines to be publicly or privately maintained. 13. Cluster developments sewer systems shall be operated and maintained by their Homeowner's Association. Specific reference to sanitary sewer maintenance and operation shall be included in the C.C. & R's for all such developments. 14. The applicant must form a Homeowner's Association with ownership and maintenance responsibilities for all on-site sewers for this project; reference to same shall be included on the Final Map and in the Association's CC & R's to District prior to the filing of the final map. Show all existing and proposed plumbing fixtures on floor plans of building application. **THE IMPROVEMENT PLAN SHALL CONFORM TO THE COUNTY'S "DESIGN CRITERIA" AND SHALL ALSO SHOW ANY ROADS AND EASEMENTS. SUCH EASEMENTS

Sanitation Review

Routing No: 1 Review Date: 12/03/2010
CARMEN LOCATELLI (CLOCATELLI) : Complete

SHALL REQUIRE PROOF OF RECORDATION OR ALL EXISTING AND PROPOSED EASEMENTS SHALL ALSO BE DELINEATED ON THE FINAL MAP.** ========= UPDATED ON MAY 25, 2010 BY CARMEN M LOCATELLI ========= ========= UPDATED ON DECEMBER 3, 2010 BY CARMEN M LOCATELLI ========= Approved 12-03-10 MISCELLANEOUS COMMENT: ========= REVIEW ON FEBRUARY 25, 2008 BY BEATRIZ - BARRANCO ========= 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 Existing lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit for disconnection work must be obtained from the District. Department of Public Works and District approval shall be obtained for an engineered sewer improvment plan, showing on-site and off-site sewers needed to provide service to each lot or unit proposed, before sewer connection permits can be issued. The improvement plan shall conform to the County's "Design Criteria" and shall also show any roads and easements. Such easements shall require proof of recordation or all existing and proposed easements shall also be delineated on the Final Map. The applicant must form a Homeowner's Association with ownership and maintenance responsibilities for all on-site sewers for this project; reference to same shall be included on the Final Map and in the Association's CC&R's. Provide copy of said CC&R's to District prior to the filing of the final map Show all existing and proposed plumbing fixtures on floor plans of building application. ========= UPDATED ON MAY 25, 2010 BY CARMEN M LOCATELLI ========= 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 Existing lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit for disconnection work must be obtained from the District. Department of Public Works and District approval shall be obtained for an engineered sewer improvment plan, showing on-site and off-site sewers needed to provide service to each lot or unit proposed, before sewer connection permits can be issued. The improvement plan shall conform to the County's "Design Criteria" and shall also show any roads and easements. Such easements shall require proof of recordation or all existing and proposed easements shall also be delineated on the Final Map. The applicant must form a Homeowner's Association with ownership and maintenance responsibilities for all on-site sewers for this project; reference to same shall be included on the Final Map and in the Association's CC&R's. Provide copy of said CC&R's to District prior to the filing of the final map Show all existing and proposed plumbing fixtures on floor plans of building application. ========= UPDATED ON DECEMBER 3, 2010 BY CARMEN M LOCATELLI =========

Surveyor Review

Routing No: 1 Review Date:
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Surveyor Review

Routing No: 1 Review Date:

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:Review Type= DPW SURVEYOR NO PROJECT REVIEW DESCRIPTION AVAILABLE

School Review - ALUS

Routing No: 1 Review Date:

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:Review Type= LIVE OAK SCHOOL DISTRICT NO PROJECT REVIEW DESCRIPTION AVAILABLE

Live Oak School District

Excellence is achieved through a caring partnership

David S. Paine, Ed.D.
Superintendent

Feb. 15, 2008

Campeco LLC
P.O. Box 954
Santa Cruz, CA 95061

RE: APN 028-302-01
Application No. 08-0039

To Whom It May Concern:

Under its authority, and consistent with the County's General Plan, the District has established a Mello-Roos Facilities District. The Mello-Roos is to meet the supplemental mitigation cost not covered by the District's current developer fees. The mitigation costs are set forth in the District's adopted Facilities Master Plan: Developmental Impact Mitigation Plan.

The District seeks mitigation as a condition of approval of the impact of your project of development [creating two (2) or more lots] within its boundaries. This condition is based on the full mitigation impacts of these developments upon the District's facilities. You are required to enroll your property in the District's Mello-Roos to help meet the impact of mitigation on the school district. The supplemental mitigation necessary after the developer fee assessment is $11,636 for single family homes and $5,818 for multi-family homes. These amounts could either be paid as a one-time assessment or paid over time as a parcel fee through the District's Mello-Roos CFD, in which case the fee will be assessed through the annual property taxes paid on the property. We will be offering Mello-Roos options to finance the cost should you choose to do so.

Please contact me at 475-6333 ext. 201 if you have any questions or would like to discuss finance options.

Your cooperation and assistance in this matter is greatly appreciated.

Sincerely,

David S. Paine

David S, Paine Ed.D
Superintendent, Live Oak School District

C: Alice Daly, County Project Planner
District Business Department

DISTRICT OFFICE 984-1 BOSTWICK LANE SANTA CRUZ, CA 95062-1798 (831) 475-6333 FAX (831) 475-2638
Del Mar School 1959 Merrill Street 477-1063
Live Oak School 1916 Capitola Road 475-2000
Ocean Alternative School 984-6 Bostwick Lane 475-0767
Green Acres School 966 Bostwick Lane 475-0111
Shoreline Middle School 855 17th Avenue 475-6565
Cypress Charter High School 2039 Merrill Street 477-0302
www.loso.santacruz.k12.ca.us

ATTACHMENT 5

CENTRAL
FIRE PROTECTION DISTRICT
of Santa Cruz County
Fire Prevention Division

930 17th Avenue, Santa Cruz, CA 95062
phone (831) 479-6843 fax (831) 479-6847

Date:	February 19, 2008
To:	Campeco LLC
Applicant:	**Charles Eadie**
From:	Tom Wiley
Subject:	**08-0039**
Address	**8 Moran Way**
APN:	028-302-01
OCC:	2830201
Permit:	20080049

We have reviewed plans for the above subject project.

The following notes and requirements must be on the plans as appropriate prior to the approval of the **minor land division.**

SHOW on the plans DETAILS of compliance with the District Access Requirements outlined on the enclosed handout. The roadway(s) are required to be designated as fire lanes, and painted with a red curb with FIRE LANE NO PARKING in contrasting color every 30 feet on the top of the red curb. If the roadway is 27' or less, both sides of the street/roadway shall be painted, 35' and down to 28' in width, the roadway curbs shall be painted on one side, and 36' and wider no red curb is required. All cul-de-sacs shall be fire lane, red curbed.

Submit a check in the amount of $100.00 for this particular plan check, made payable to Central Fire Protection District. A $35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

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

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.
2830201-021908

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: **February 22, 2008**
TO: Alice Daly, Project Planner
FROM: Steve Guiney, RDA Planning Liaison
SUBJECT: Application # **08-0039,** demo 5 existing houses and divide an existing 18,189 square foot lot into three lots, and improve a 20 foot wide section of the 50-foot wide Moran Way right-of-way. APN 028-302-01, 8 Moran Way at East Cliff, Live Oak

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The applicant is proposing to demolish 5 existing houses; divide an existing 18,189 square foot lot into three lots of 5,355 square feet, 5,995 square feet, and 6,012 square feet; grade 1078 cubic yards; and improve a 20-foot wide section of the 50-foot wide Moran Way right-of-way. The project requires approval of a Minor Land Division, a Coastal Development Permit, Design Review, Soils Report Review, biotic pre- site, Environmental Review, a Grading Permit, and a Roadway/ Roadside Exception.

On February 20, 2008, the Engineering Review Group considered this application. The Redevelopment Agency's (RDA) primary concern with this project is its potential impact on public pedestrian and bicycle access along East cliff Drive and to Moran Lake Park.

The project should clearly demarcate the boundary between the northerly end of driveway improvements to be made to Moran Way and the existing pedestrian and bicycle path on the north side of the property. A physical separation such as an asphalt concrete berm or landscape areas should be considered. Bollards may present a hazard to bicyclists. Pedestrian and bicycle access between the path and Moran Way driveway should not be precluded by the physical separation of the two.

The plans indicate that the applicant proposes a 10 foot dedication for right-of-way purposes on East Cliff Drive. RDA supports that proposed dedication.

The development permit should be conditioned to require the applicant to consult and coordinate with RDA regarding the installation of trees and improvements along East Cliff Drive before any such installation occurs.

In keeping with the goals and objectives of the on-going Pleasure Point Community Planning Project, the project should not construct sidewalks along Moran Way. The project conditions should specify that the approval is for the alternative with landscaping instead of sidewalks along Moran Way.

For your information, RDA comments on the DRG for this proposal are attached.

The issues referenced above should be evaluated as part of this application and/or addressed by conditions of approval. RDA requests to be included in future routings of this project. RDA appreciates this opportunity to comment. Thank you.

cc: Greg Martin & Rodolfo Rivas, DPW Road Engineering
Paul Rodrigues, Betsey Lynberg, RDA
Jan Beautz, District Supervisor

ATTACHMENT 5

at&t
CALIFORNIA

Right of Way
340 PAJARO ST
SALINAS, CA 93901
831-754-8165

Memorandum

(Original response sent 11/21/2006)

To: Alice Daly, Planning Department Tel: 454-2580 / FAX: 831-454-2131

Cc:

From: Roxie Tossie, Right of Way Mgr (831) 754-8165

Date: **NOVEMBER 21, 2006 Monday, February 25, 2008**

Re: **MLD- 08-0039**

Location: 8 Moran Way, Santa Cruz

Message:

Per your request our SBC Engineer Hal De Alvarez (831-728-8641 has reviewed the proposed project plan for the above mentioned MLD and has delineated the approximate location for the underground facilities to serve this MLD as follows:

- AT&T can serve Lots from existing pole(s) off E. Cliff Drive.
- *AT&T will provision underground facilities "provided" adequate easement(s) are secured within the westerly & northerly boundary of APN: 028-302-01.*
- AT&T will accept either a Public Utility Easement or Grant of Easement in AT&T's Corporate name.
- ***Call USA 800-642-2444 before digging***

Please call me if you require any additional information on 831-754-8165

Thank You,
Roxie

ATTACHMENT 5

County of Santa Cruz

PARKS, OPEN SPACE & CULTURAL SERVICES

979 17TH AVENUE, SANTA CRUZ, CA 95062
(831) 454-7901 FAX: (831) 454-7940 TDD: (831) 454-7978

JOE SCHULTZ, DIRECTOR

TO:	Alice Daly
FROM:	Cristina James
SUBJECT:	CURETON---MORAN WAY DEVELOPMENT REVIEW
DATE:	02.28.08
CC:	Joe Schultz, Gretchen Iliff, Bob Olson, File

CURETON --- MORAN WAY DEVELOPMENT PLAN COMMENTS

General Comments:

The proposed development, Cureton, adjacent to Moran Lake County Park has the opportunity to contribute to the region's unique role as a wintering habitat for the Monarch Butterfly. Over the past two decades, the quality of the monarch habitat at Moran Lake County Park has been impacted by tree loss and increased storm water run-off which has led to poor soil drainage and bank erosion. The County of Santa Cruz Parks Department is currently working on a Management Plan and Construction Documents to improve this site. A copy of the Park Department's Approved Conceptual Management Plan for this area can be found at: www.scparks.com under the **Moran Lake County Park Butterfly Habitat Management Study** link. We recommend that the parties involved with the planning and construction of Cureton---Moran Way read this document as part of their site investigations.

Maintenance Comments:

Parks Maintenance staff use Moran Way and the existing bike trail to access the south-east portion of Moran Lake County Park. They use it 3 to 4 times per week to empty trash and fill the dog waste bag container. The Maintenance crews also need access via the Moran Way bike path to high weed mow the south-east area of the park at least 2-3 times per year.

Parks Department staff has several concerns with the location of the bioswale in the 50'-0" Moran Way easement. The grading needed to create these swales and the saturated soil conditions that accompany them will be an impact on the roots of the adjacent eucalyptus trees. Felling of the eucalyptus trees is common in other areas of the park with saturated soils. This tree loss is both a public safety hazard and a habitat decrease for the monarch butterfly.

Parks Department staff assumes that everything within the 50'-0" Moran Way easement including: bioswale, bollards, and trees will be maintained by the Public Works Department.

Parks Department staff has concerns about creating a "no man's land" between the bollards on Moran Way. Typically, roads not easily traveled by vehicle will not be patrolled by the Sheriff's Department. Blocking off the road may lead to slower emergency vehicle response time. Eliminating the bollards on the north-east side of the project site will create a safer environment. If this is a public road, maintained by public funds, it should remain open.

Specific Comments

Sheet A1.1a

1. Parks Department Maintenance staff will need access to all removable bollards; please provide bollard key and/or bollard specification sheet to Parks Department.

2. Please clarify the ownership of 50'-0" Moran Way easement on the drawings.

3. Verify location of existing asphalt bike path into Moran Lake County Park. We propose that the bike pathway improvements that are to occur as part of this development be continued within the 50'-0" easement to the park property to meet and match the proposed park bike trail (as shown on Attachment 'A'). The proposed bike path should be at least 10'-0" wide for Parks Maintenance vehicle access.

Sheet C2 Grading Plan

1. The grading for the proposed swale occurs within the dripline of the eucalyptus canopies. This activity will be detrimental for the health of these trees and the habitat of the monarch butterfly.

2. Identify trees to be removed including size and species. We recommend that all eucalyptus trees within the 50'-0" Moran Way easement be conserved.

Sheet C3 Drainage and Utility Plan

1. The location of the bioswale is detrimental to the health of the adjacent eucalyptus trees. The additional water could create problems for the tree root structure leading to the eventual felling of the trees. The south-east grove area has been identified in the Approved Conceptual Management Plan for the Monarch Butterfly Habitat at Moran Lake County Park as an area of drainage concern (see Attachment 'B'). Please consider re-locating the swale to another location such as the side yards where the proposed grading already shows slight swales occurring. Swales could also be incorporated with the front yard landscapes in between the driveways as shown in Exhibit A.

COUNTY OF SANTA CRUZ | Planning Department

INTEROFFICE MEMO

APPLICATION NO: 08-0039

Date: March 6, 2008

To: Alice Daly, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Minor Land Division at Moran Way and East Cliff Drive

Design Review Authority

13.20.130 The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code (✔)	Does not meet criteria (✔)	Urban Designer's Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✔		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.	✔		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.		✔	*1. An arborist should evaluate the tree. The report should also discuss Pine Pitch Canker disease and the likelihood of this tree being infected.* 2. *The architect should evaluate relocating the driveway to keep the Pine.*
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✔		
Ridgeline Development			
Structures located near ridges shall be sited and designed not to project			**N/A**

ATTACHMENT 5

above the ridgeline or tree canopy at the ridgeline			
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			**N/A**
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			**N/A**

Rural Scenic Resources			
Location of development			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			**N/A**
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			**N/A**
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			**N/A**
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			**N/A**
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			**N/A**
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			**N/A**
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			**N/A**
Large agricultural structures			

The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			**N/A**
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			**N/A**
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			**N/A**
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			**N/A**
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			**N/A**
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			**N/A**
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			**N/A**
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			**N/A**
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			**N/A**
Beach Viewsheds			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually			**N/A**

intrusive			
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			**N/A**
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			**N/A**

Design Review Authority

13.11.040 Projects requiring design review.

(d) All minor land divisions, as defined in Chapter 14.01, occurring within the Urban Services Line or Rural Services Line, as defined in Chapter 17.02; all minor land divisions located outside of the Urban Services Line and the Rural Services Line, which affect sensitive sites; and, all land divisions of 5 parcels (lots) or more.

Design Review Standards

13.11.072 Site design.

Evaluation Criteria	Meets criteria In code (✔)	Does not meet criteria (✔)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✔		
Building siting in terms of its location and orientation	✔		
Building bulk, massing and scale	✔		
Parking location and layout	✔		
Relationship to natural site features and environmental influences	✔		
Landscaping	✔		
Streetscape relationship	✔		
Street design and transit facilities	✔		
Relationship to existing structures	✔		
Natural Site Amenities and Features			
Relate to surrounding topography	✔		
Retention of natural amenities		✔	*See discussion above.*
Siting and orientation which takes advantage of natural amenities	✔		
Ridgeline protection			**N/A**
Views			

Protection of public viewshed			*A photomontage should be prepared which shows the impact from East Cliff Drive and Moran Lake. Verify the location with the Urban Designer.*
Minimize impact on private views	✔		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles	✔		
Solar Design and Access			
Reasonable protection for adjacent properties	✔		
Reasonable protection for currently occupied buildings using a solar energy system	✔		
Noise			
Reasonable protection for adjacent properties	✔		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✔)	Does not meet criteria (✔)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✔		
Building silhouette	✔		
Spacing between buildings	✔		
Street face setbacks	✔		
Character of architecture	✔		
Building scale	✔		
Proportion and composition of projections and recesses, doors and windows, and other features	✔		
Location and treatment of entryways	✔		
Finish material, texture and color		✔	*Please submit color board.*
Scale			
Scale is addressed on appropriate levels	✔		
Design elements create a sense of human scale and pedestrian	✔		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✔		

Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties	✔		
Building walls and major window areas are oriented for passive solar and natural lighting	✔		

Alice Daly

From: David Bernstein [davidrbernstein@yahoo.com]
Sent: Monday, February 11, 2008 10:31 PM
To: Alice Daly
Subject: Parcel no 02830201 , applications 08-0032 and 08-0039

Hello Ms. Daly

My name is David Bernstein, I am the homeowner of 26 Moran Way which is next door to the property in question. My home was constructed just a few years ago and overlooks the single story shacks currently on the property. I heard from other neighbors that a potential project is going in there and I, along with the others, are of course very attentive to what might happen.

I am interested in the project as it has the potential of severely impacting my ocean view. Of course I have other concerns including the need for underground utilities, proper treatment of the trees which are a butterfly preserve, the requests for zoning changes, and so on. Of course depending on the specifics the project might not cause any of these concerns. Certainly a tasteful and well designed project which properly abides by things like setbacks and code would be a vast improvement over the shacks on the property now which are an eyesore, out of code, and no doubt unsafe.

How might I understand the extent of the project, and get involved in providing coments to the Planning Commission? I would also like to understand the policies involved when a proposed project would potentially block a view and impair the value of my property. I am sure this is not the first time such an issue has arisen.

Thank you for your consideration.

David Bernstein
cell: 408 857 9872

Note to File

May 18, 2009

David Bernstein
129 Lauren Circle
Scotts Valley, CA 95066
Cell Phone (408) 857-9872
Owner of APN 028-302-12
In Pleasure Point/Moran area.

Attn: Supervisor John Leopold
County of Santa Cruz
701 Ocean St., Room 500
Santa Cruz, CA 95060

Re: Proposal to consider APN 028-302-01 for purchase by Redevelopment Agency

Dear Supervisor Leopold:

I own a home in the Pleasure Point area, located at 26 Moran Way, which is APN 028-302-12.

I have been extremely pleased by the number of redevelopment and improvement projects going on in the Pleasure Point Area:

- The Pleasure Point Community Plan
- East Cliff Drive Parkway and Bluff Stabilization Project
- Purchase by the County Redevelopment Agency of APN 028-302-04 at 40 Moran Way as passed on June 24, 2008
- Moran Lake Park Improvements/Moran Lagoon Restoration

Slowly but surely the unique character of the ocean front habitat and community is being guaranteed for the generations to come.

I am writing you today to make you aware of the development plans of a large parcel bordering Moran Lagoon, and also next door to my home. You might know this parcel as the "surf shacks" along the side of the lagoon park where the bike path goes. This letter asks you to consider acquiring that property and merging it into Moran Lagoon Park, instead of the multi-monster house proposal which the developer is pursuing.

This would add to the lagoon park, in a way that would both more solidly preserve the precious habitat there and also would enhance the usability of this spectacular ocean front area for the community. It would fit in beautifully to the master plans as mentioned above. And it comes at a real estate value which is likely not to be repeatable for a long, long time.

ATTACHMENT 5

My home is adjacent to this parcel. My home sits on a double-lot because the front lot was deemed non-build-able by the County Planning Department and by the California Coastal Commission because the local community rallied to point out that this area is a Monarch Butterfly preserve and also part of the beautiful, open space area of Moran Lagoon. There are numerous covenants now associated with my property in support of these conservationist and open space objectives and I am the proud curator of these.

The parcel in question, next to me, which is APN 028-302-01, is currently being considered for development by an out-of-state developer. The building permit application numbers with the Planning Department of Santa Cruz are 08-0032 and 08-0039. There have been numerous delays and hurdles for the developer ranging from environmental reports, neighborhood discussions, and (to my understanding) non-conformance with the Pleasure Point Community Plan which as you know, is a joint effort between the Supervisors and the County Development Agency. The developer's proposal involves three large homes, which will appear to be three stories from the front view, situated such that they eliminate much of the open space that neighbors, as well as walkers, joggers, and beach goers today take for granted, as they walk on the path through the parcel, towards the coast.

In fairness, the developer is making some efforts to work with the community and comply with all these regulations. He held a local community meeting explaining his plans; he has spoken with me personally to try to understand the impacts on the views, shadow impact, and solar access for my property and for others similarly impacted. He has hired a local "land use and development" consultant to assist him as well. The owner/developer lived in Santa Cruz a long time ago, and has owned this property for many years. I get the impression that he is trying to "do the right thing" but time is running out as the years tick by and he is well past retirement age already.

When I spoke with the owner/developer, I asked him what he was going to do with the homes once he developed them, and why he decided now, to develop the properties. The answer to the former question was, he would sell the homes, at least two of them, perhaps using one as a vacation home/rental; and his answer to the latter question was quite interesting, he said "I wanted to do something with the property before the County determined that this should be converted into a park".

I didn't think much about this comment until I learned of the Redevelopment Agency through both the Pleasure Point Community Plan project and community meetings, and also through the recent purchase of APN 028-302-04 at 40 Moran Way. I now understand the mission of the Redevelopment Agency and thought it would be important to see if I could help introduce you to the possibility of including this as a natural extension to the Moran Lagoon park enhancement/restoration.

If you go look at the possibility of annexing Moran Lagoon/Park with this property, the results are simply put, amazing. The slightly elevated area has a spectacular view of the ocean and the beach and is perfect for tables and park area. It adds significant space to the Moran Lagoon which will encourage wildlife and restore the watershed. And, just like

ATTACHMENT 5

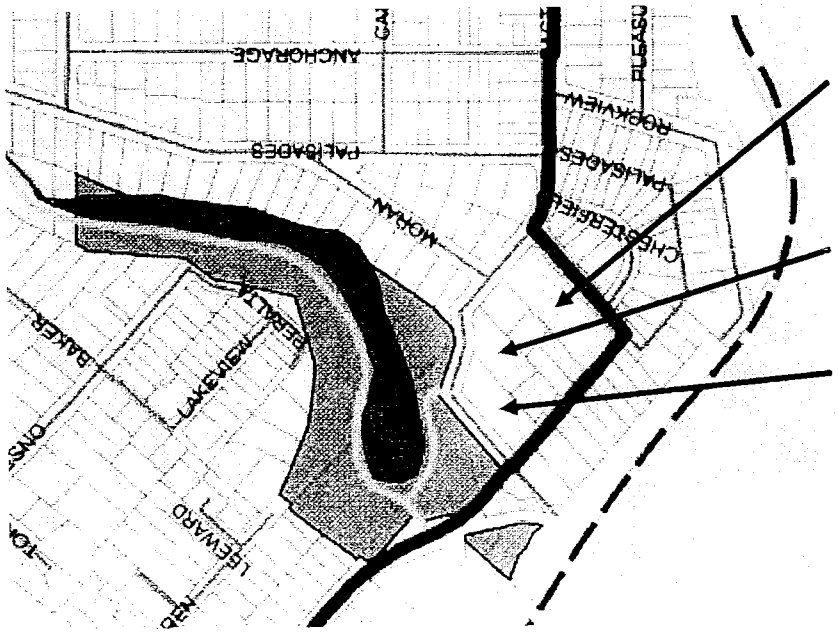
my property, will augment the preciously small area still available for Monarch Butterfly migration. If you go to the site you will instantly see this.

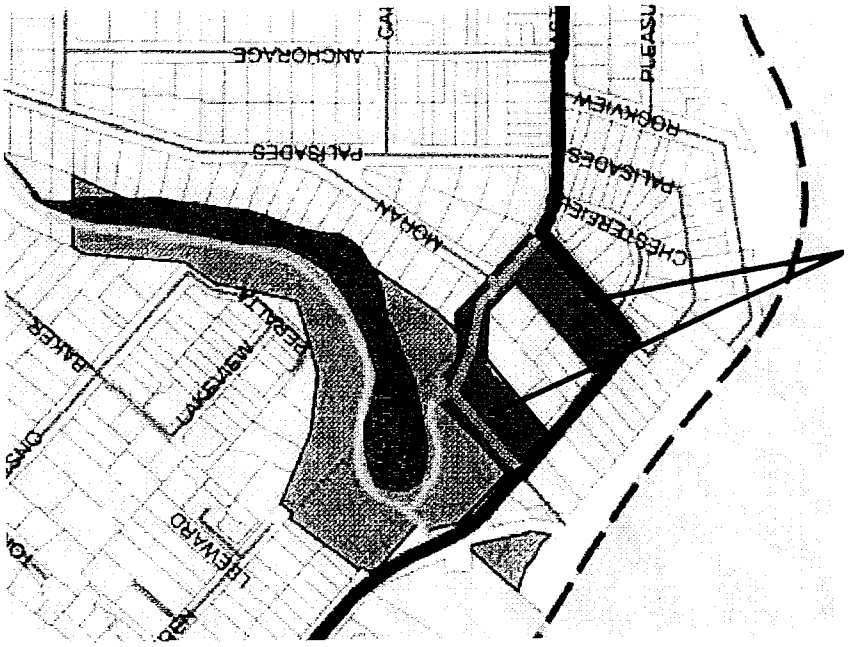
I spoke with both the owner/developer and his land use and development consultant, on this very subject. Both of them have indicated an open mind however they expressed, "it was all about price". They are looking to see value from three, large, ocean view homes.

I have done some thinking on this matter and done some research, and looked again at the property with this vision in mind. The area around the lagoon I understand is going to see a Lagoon "restoration project" of some kind already. It is an under-utilized coastal front area and the environmental improvements that your agency plans will have a huge positive conservation and flood control impact on the Moran Lagoon area. If you look at the area envisioning the new parking area from the 40 Moran property, and some improvements in the Lagoon area itself, and finally the APN 028-302-01 parcel I am proposing, there is a huge and spectacular park which can be created, connecting the parking with the Lagoon and coastal access, in a beautiful way.

Currently, visitors who park in the 40 Moran location walk along East Cliff to get to the beach; if some improvement was done and paths and signs constructed, foot traffic could be routed along a safer walkway, using the connection from the parking area of 40 Moran way and the referenced parcel which is currently the bike path; if it needed to be expanded from that path to a wider pathway, I would be more than happy to donate a slice off the front part of my property to facilitate appropriate access and right of way. The whole set of properties, improvements, and access would seem like it fits into a total plan including the existing parking/park area across the lagoon.

I have created some diagrams to explain:





As can be seen this greatly expands and enhances the whole area; makes the Moran Park area a spectacular and large coastal front, usable area; and makes the recent purchase of the parking area (it's current use) with a connection to the park and coastal access which is safer than people walking along East Cliff Dr.

As can be seen by the diagrams, this purchase makes a huge difference in the overall open space, public access, and conservation elements in this unique coastal front area – essentially doubling the usable space! We have an opportunity to make a difference for the future, which will be irreversible if we do not seize it now.

I see that you are having some "Community Planning Workshops" later this month to consider new Redevelopment Agency potential projects. I will be sure to see you and discuss these in the open. As I mentioned, the combination of my willingness to donate whatever "access slice" of my property, as well as the willingness of the owner/developer to consider a buy-out, adding to the spectacular, leveraged result this purchase will have, feels to me like this would be an ideal candidate project to consider..

I have reached out to the owner/developer as well as to the land use consultant to contact the Redevelopment Agency. They are ready to be approached for a conversation.

For your information, they are:

Owner/Developer:

Stewart (Chip) Cureton, Jr.
GulfStar Group
700 Louisiana Street, Suite 3800
Houston, TX 77002
(713) 300-2033 Office
(713) 703-4329 Cell
(713) 300-2021 Fax

Land Use Consultant:

Charles Eadie
Hamilton Swift Land Use
500 Chestnut St # 100
Santa Cruz, CA 95060
(831) 459-9992 x104 Office
(831) 431-3396 Cell
(831) 459-9998 Fax

I sincerely hope this proposal finds your interest and the interest of the Redevelopment Agency and I am available at any time to assist or follow up.

Again, I will be sure to see you at one of the upcoming Community Planning Workshops and respectfully appreciate any thoughts on this matter.

Thank You

David Bernstein
(contact information on Page 1 of this letter).

Richard A. Arnold, Ph.D.
President

Entomological Consulting Services, Ltd.

104 Mountain View Court, Pleasant Hill, CA 94523-2188 • (925) 825-3784 • FAX (925) 827-1809
bugdctr@comcast.net • www.ecsltd.com

10 April 2008

Mr. Charles Eadie
Hamilton Swift Land Use & Development Consultants, Inc.
500 Chestnut St., Suite 100
Santa Cruz, CA 95060

RE: APN 028-302-01 on Moran Way in Santa Cruz, CA
Biotic Review of Proposed Redevelopment Plan and Overwintering Monarch Butterflies

Dear Charlie:

This letter reports the findings of my recent biotic review of the proposed redevelopment plan for the above-referenced site and evaluation of its potential impacts to the Monarch butterfly (*Danaus plexippus*) habitat. This review was requested by the County of Santa Cruz's Planning Department (letter dated 6 March 2008). In addition, background information on the autumnal and winter roosting habitat for the Monarch at Moran Lake and recommendations for project planning is presented. As co-author of the County's draft Habitat Management Plan for Moran Lake, I am familiar with the site and the related habitat issues.

Monarch Experience.

I have worked with Monarch butterflies for over 50 years. As a youngster in the suburbs of Chicago, I tagged thousands of migrating Monarchs during a three-year period to assist Dr. Fred Urquhardt at the University of Toronto to discover where these butterflies overwintered in the mountains of Mexico. As a private consultant for the past 31 years I have worked on over 150 projects located in coastal California between Los Angeles and Mendocino, where the Monarch butterfly was an issue. In the greater Santa Cruz area I have conducted numerous habitat assessments for potential overwintering sites at various locations between Davenport and Moss Landing, I have written habitat management and monitoring plans (ex. Natural Bridges State Park), conducted surveys for overwintering Monarchs at various locationss, evaluated potential impacts of proposed projects, and designed restoration to revegetate degraded overwintering sites. My clients for these projects have been in both the private and public sectors.

Project Site and Description.

The above-noted property currently has a few small, rental cottages on it. A number of Eucalyptus trees and one pine tree grow on or immediately adjacent to the property. Collectively these trees provide wind protection for the lake and gallery forest areas to the north, including the Monarch butterfly's autumnal roost area at Moran Lake. In addition, they also provide temporary refuge or bivouac habitat for Monarchs that migrate along the coastal flyway. These trees have been referred to as the "Southeast Grove and Moran Way Windrow" in the draft Moran Lake

Monarch butterfly habitat management plan (Dec. 2007) prepared for the Parks Department of Santa Cruz County. I was a co-author of this plan.

The proposed redevelopment project includes razing the existing rental units and subdividing the 0.441-acre parcel into three lots. Three new single-family homes will be constructed. A landscaping plan with several autumn and winter nectar plants for the overwintering Monarch butterflies was prepared by landscape architect Ellen Cooper.

Background Information on the Monarch's Winter Roosting Habitat at Moran Lake.

Monarchs cannot survive the colder winter months of most parts of North America. For this reason, Monarch butterflies travel to their wintering areas during the fall months of each year. Monarchs that live west of the Rocky Mountains migrate to coastal areas of California, while those that live east of the Rockies travel to a few sites in the mountains of Central Mexico. In coastal California, winter roosting sites range from northern Baja California to southern Mendocino County. The Moran Lake area of Santa Cruz is one of the major autumnal and winter roosting sites in northern California.

Clustering behavior begins once migrating Monarchs reach their overwintering sites in the fall. Two types of clustering occur:

a) temporary aggregations that are transient clusters of short duration; and
b) permanent roosts that are long term (past the winter solstice) hibernal clusters which also possess the environmental conditions that allow the butterflies to mate in January and February before their spring dispersal.

In the fall months, typically in September and October, numerous, generally small temporary aggregations are formed, especially in areas where nectar plants are plentiful near the coast. These temporary aggregations in the fall are also referred to as autumnal roosts or clusters. Monarchs at many of these sites disperse to permanent roosting sites as nectar sources, air temperature, and day length decrease. Some sites may serve as permanent roosts one year and temporary aggregations another year, or a mixture of the two. Also, some locations may occasionally not be used for either purpose. The permanent roosts are also referred to as winter roosts. Thus, overwintering habitat for the Monarch consists of autumnal and winter roost trees, plus surrounding trees that provide primary and secondary wind protection, as well as sources of nectar and water. The primary autumnal and wintering roost site at Moran Lake is behind the sanitation facility off of Lode Street, although in some years other portions of the Eucalyptus groves may also be used as autumnal roost sites.

SURVEY METHODS

I visited the redevelopment site on March 21, 2008, and met you there. We reviewed the project's site plan, landscape plan, and results of the shading study.

DISCUSSION AND RECOMMENDATIONS

Based on my review of the site plan and our discussions, it is my understanding that all of the resident Eucalyptus trees will be retained, but a solitary, mature pine tree, located near the

driveway of proposed lot #3, would be removed to accommodate the project. This tree is part of the windrow that provides the aforementioned wind protection. The new two-story homes will provide some new wind protection because they are taller than the existing one-story cottages. Furthermore, I recommend that additional trees be planted as close as possible to the pine's original location to replace the pine's function in this windbreak. Of the trees listed in the current (20 Aug. 2007) landscape plan prepared by Ellen Cooper, the New Zealand Christmas tree and Peppermint tree grow as tall (ca. 30-35 ft.) as the pine. For this reason, I suggest planting a cluster of two New Zealand Christmas trees on the north side of the driveway of lot #3, along with a single Peppermint tree, between the front of the new home and Moran Way (where there is cross-hatching on the current landscaping plan). The collective growth of these three trees should compensate for the loss of the solitary pine tree and provide good wind protection. If these species can be obtained in sizes larger than the 24" box identified in the landscaping plan, the larger replacement trees should be planted as they will provide the needed wind protection more quickly than smaller, replacement specimens.

Other proposed landscape plants include a number of fall and winter flowering plants that may serve as nectar plants for overwintering Monarchs. The other tree species that is proposed for planting is a shorter (20-25 ft. at maturity) evergreen that is unlikely to grow taller than the new homes.

A small bioswale is proposed at the common boundary of the project site and County Park to deal with surface runoff from the project site. Soil moisture problems at the County Park are known to contribute to tree fall and failure there (see the aforementioned draft Moran Lake Monarch butterfly habitat management plan), especially among the Eucalyptus trees that provide wind protection for the butterfly. For this reason I recommend that the bioswale be designed in a manner to prevent tree fall or failure of the Eucalyptus trees at the County Park that border the project site. Alternatively, a different kind of drainage plan that eliminates the bioswale near the Eucalyptus trees could be utilized to avoid the potential problem.

To conclude, the temporary loss of the single, mature pine tree will cause a small gap in the windrow, but this impact can be effectively mitigated by the recommended plantings. The new, two story homes (approximately 30 ft. tall) will also provide additional wind protection for the windrow compared to the existing single-story cottages and the additional nectar plants included in the proposed landscaping plan will provide new foraging habitat for adult overwintering Monarchs at Moran Lake. Combined, these actions should improve overall habitat quality for overwintering Monarchs at Moran Lake. Based on my analysis of the project's site plan and the adjacent environmental conditions, I do not believe there are any other potential impacts relevant to the Monarch butterfly habitat.

If you have any questions about my report, please contact me.

Sincerely, Richard A. Arnold

Richard A. Arnold, Ph.D.
President

CITY OF
SANTA CRUZ

WATER DEPARTMENT

212 Locust Street, Suite C, Santa Cruz CA 95060 Phone (831) 420-5210 Fax (831) 420-5201

June 7, 2011

Campeco LLC
c/o Charlie Eadie/Hamilton-Swift
500 Chestnut St., Suite 100
Santa Cruz, CA 95060

Re: APN 028-302-01, 8 Moran Way, Proposed 3 Lot MLD

Dear Applicant:

This letter is to advise you that the subject parcel is located within the service area of the Santa Cruz Water Department and potable water is currently available for normal domestic use and fire protection. Service will be provided to each and every lot of the development upon payment of the fees and charges in effect at the time of service application and upon completion of the installation, at developer expense, of any water mains, service connections, fire hydrants and other facilities required for the development under the rules and regulations of the Santa Cruz Water Department. The development will also be subject to the City's Landscape Water Conservation requirements.

At the present time:

- the required water system improvements are not complete; and
- financial arrangements have not been made to the satisfaction of the City to guarantee payment of all unpaid claims.

This letter will remain in effect for a period of two years from the above date. It should be noted, however, that City Council may elect to declare a moratorium on new service connections due to drought conditions or other water emergency. Such a declaration would supersede this statement of water availability.

If you have any questions regarding service requirements, please call the Engineering Division at (831) 420-5210. If you have questions regarding landscape water conservation requirements, please contact the Water Conservation Office at (831) 420-5230.

Sincerely,

Bill Kocher
Director

NEW WATER SERVICE INFORMATION FORM

City of Santa Cruz Water Department 212 Locust Street Suite C Santa Cruz, CA 95060 Phone (831) 420-5210 Fax 831-420-5201

APN: 028-302-01 Multiple APN? N Project Address: 8 Moran Wy

Date: 11/21/2006
Revision 1 : 2/26/2008
Revision 2 : 6/6/2011

PROJECT DESCRIPTION:

Proposal to demo 4 buildings on 1 parcel, create 3 new parcels and build new SFDs on each parcel. FEES ESTIMATE

APPLICANT INFORMATION:

Name:	Campeco LLC		Phone:		
Mailing Address:	PO Box 954		Cell:		
City/St/Zip:	Santa Cruz	CA 95061-	Fax:		
EMail:					

REPRESENTATIVE INFORMATION:

Name:	Charlie Eadie, Hamilton Swift Land Use		Phone:	(831) 459-9992	
Mailing Address:	500 Chestnut St. Suite 100		Cell:	( ) 431-3396	
City/St/Zip:	Santa Cruz	CA 95060-	Fax:	( ) 459-9998	
EMail:	charlie@pacbell.net				

SECTION 1 EXISTING MAIN AND SERVICES

Main Size/Type/Age: 6" AC 1955

Elevation zone: N

No connection fee credit(s) for services inactive over 24 months

Sizes	Account #'s	Old SIO #'s	Status	Date Closed	Type
1"	085-5330		Active		res-mf

SECTION 2 HYDRANT FLOWS

Hyd #	2193	Size/Type:	6"stmr	Static	108	Res	95	Flow	1256	Flow w/20# Res.	3528	FF Date	01/10	Location: x from 2-2800 East Cliff
Hyd #		Size/Type:		Static		Res		Flow		Flow w/20# Res.		FF Date		Location:

SECTION 3 WATER SERVICE FEE Totals (see Page 2 for Details)

Plan Review Fees:		Permit Fees:		Meter Inst Fees:	Water Conn Fees:	Sewer Conn Fees:	Zone Cap Fees:	Credits:	Total Due:
Service/Hydrant Eng	$250	Service/Hydrant Install	$620.00						
Backflow	$50	Backflow	$120.00						
Irrigation	$85	St. Opening	$0.00						
		Misc Fees	$735.00						
Totals	$385		$1,475.00	$1,820	$26,120	$0	$0.00	$16,635	$13,165.00

SECTION 4: BP# | PLAN APP # 08-0039 | PLANNER Samantha Haschert | REVIEWED BY Sherry Reiker

ADDITIONAL COMMENTS Existing fire hydrant to be relocated w/lateral & gate valve to be retired (GV retire/SSD fee $685) per SCWD Stds at developer's expense by an approved contractor; the new fire hydrant location to be field approved by Water Eng and Central Fire Prot Agent with engineered plans showing locations of existing sanitary/storm sewers and gas mains. Credit for ex 1" meter Water Syst Dev Chg $16,325 & 1" meter $310. Fire service to be determined by Central Fire Dist. An approved RP backflow assembly is required for the irrigation meter and irrigation plans are required for review by Water Conservation and to verify the meter size & fees per SCWD Eng. Meter boxes shall be located within Moran street right-of-way within the common area PUE to be established for the development. Existing unused services to be retired at developer's expense per SCWD Stds. New water service permits can be issued upon presenting approved building permit plans for review to the Water Dept to determine final requirements

QUALIFICATIONS

Service will be furnished upon: (1) payment of the required fees due at the time service is requested (an approved building permit set of plans is required), and; (2) installation of the adequately sized water services, water mains and fire hydrants as required for the project under the rules and regulations of the Santa Cruz Water Department and the appropriate Fire District and any restrictions that may be in effect at the time application for service is made. NOTICE: This form does not in any way obligate the city. It is provided only as an estimate to assist you in your planning and as a record for the Water Department. The requirements set forth on this form may be changed or corrected at any time without prior notice. Fees collected by other agencies are not included on this form.

109 / 110

ellen cooper & associates

landscape architects

Charlie Eadie March
24, 2008
Hamilton Swift Land Use & Development Consultants
500 Chestnut Street, Suite 100
Santa Cruz, Ca.

Project:
Moran Way
A.P.N. 028-302-01

On March 21, 2008 I made a site visit to the proposed project site at East Cliff Drive and Moran Way to inspect a Pinus radiata (Monterey Pine Tree). The tree is located adjacent to the existing driveway near Moran Way. It is approximately 55' tall with a DBH (diameter at breast height) of 24" and an average crown spread of 30'.

The tree is very poorly structured. The base of the tree sits on a short slope that faces north towards Moran Way. The trunk leans at approximately 20 degrees towards the north. There is a single trunk to 20' where two large diameter standard limbs originate. A large wound indicates that another standard limb fell or was removed at this crotch. Both remaining standard limbs are on the northwest side of the trunk. One of these limbs curls back on itself and extends to the south creating a misshapen crown.

The tree shows signs of Pitch Moth infestation. There are several sites where the tree is exuding large masses of pitch in an effort to expel the moth larvae. There is some tip die back in the canopy which may be a sign that the tree is infected with Pitch Canker. Pitch Canker is a fungal disease that attacks trees weakened by drought, Pitch Moth or other stresses. There is no sign of active Turpentine Beetle or other beetle infestation. The tree displays numerous cones indicating that the tree may be under stress. The foliage is some what sparse likely due competition and shading from the many large Eucalyptus trees near by.

There are several spikes and some chain driven into the trunk of the tree.

I recommend that the tree be removed due to poor structure and compromised health . The tree should be replaced at a ratio of 3 to 1 with trees more suitable to the site and located further from the existing Eucalyptus trees.

Ellen Cooper
Arborist WCISA #0848

ATTACHMENT 7

612 Windsor Street • Santa Cruz, C • tel (831) 426-6845 • CA Lic #2937