

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

www.sccoplanning.com

ENVIRONMENTAL COORDINATOR

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD

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

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

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

PROJECT: SWIFT/FRENCH LAND DIVISION

APP #: 111041

APN(S): 049-221-85 & -20

PROJECT DESCRIPTION: Proposal to divide a 31,735 square foot parcel into three parcels of 8,468 square feet, 6,103 square feet, and 7,970 square feet with a remainder parcel of 6,255 square feet, and to grade approximately 823 cubic yards of cut and 615 cubic yards of fill. APN 049-221-20 is not being considered for a land division rather the proposal includes the recordation of a 20' wide sewer easement over parcel 049-221-20. Requires a Minor Land Division, a Residential Development Permit, Preliminary Grading Approval, Soils Report Review, Archaeological Report Review, and a Roadside/Roadway Exception.

EXISTING ZONE DISTRICT: R-1-6

APPLICANT: Ian Swift

OWNER: John Swift

PROJECT PLANNER: Samantha Haschert, (831) 454-3214

EMAIL: pln056@co.santa-cruz.ca.us

ACTION: Negative Declaration with mitigations

REVIEW PERIOD: April 16, 2012 through May 6, 2012

The project will be considered at a public hearing by the County of Santa Cruz 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.



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MITIGATED NEGATIVE DECLARATION

Project: Swift/French Land Division **APN(S):** 049-221-85 & -20 **Application #:** 111041

Project Description: Proposal to divide a 31,735 square foot parcel into three parcels of 8,468 square feet, 6,103 square feet, and 7,970 square feet with a remainder parcel of 6,255 square feet, and to grade approximately 823 cubic yards of cut and 615 cubic yards of fill. APN 049-221-20 is not being considered for a land division rather the proposal includes the recordation of a 20' wide sewer easement over parcel 049-221-20. Requires a Minor Land Division, a Residential Development Permit, Preliminary Grading Approval, Soils Report Review, Archaeological Report Review, and a Roadside/Roadway Exception.

Project Location: Parcel 049-221-85 is located on the south side of Bowker Road approximately 750 feet from Freedom Boulevard. Parcel 049-221-20 is located on the north side of Calabasas Road, about 400 feet east of Bowker Road.

Owner: John Swift

Applicant: Ian Swift

Staff Planner: Samantha Haschert

Email: pln145@co.santa-cruz.ca.us

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

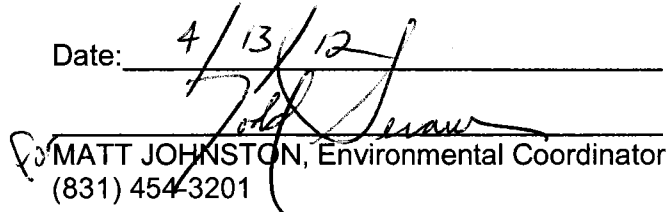
California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and, that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Planning Department located at 701 Ocean Street, 4th Floor, Santa Cruz, California.

Review Period Ends: May 6, 2012

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

Date: 4/13/12


MATT JOHNSTON, Environmental Coordinator
(831) 454-3201

NAME: Swift / French
APPLICATION: 111041
A.P.N: 049-221-85 & -20

NEGATIVE DECLARATION MITIGATIONS

1. In order to mitigate the impacts of temporary construction debris on regional landfills to less than significant, the applicant shall submit a plan to recycle and/or reuse excess post-construction materials, for review and approval by Planning Staff prior to building permit issuance. Implementation of this mitigation will maximize recycling and reuse of construction materials and will minimize contributions to the landfill.



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CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY

Date: April 9, 2012

Application Number: 111041

Staff Planner: Samantha Haschert

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Ian Swift, Hamilton-Swift
Land Use Consultants

APN(s): 049-221-85 & -20

OWNER: John Swift (049-221-85)
Craig and Mary French (049-221-20)

SUPERVISORAL DISTRICT: 2nd (Pirie)

PROJECT LOCATION: Parcel 049-221-85 is located on the south side of Bowker Road approximately 750 feet from Freedom Boulevard. Parcel 049-221-20 is located on the north side of Calabazas Road, about 400 feet east of Bowker Road.

SUMMARY PROJECT DESCRIPTION:

Proposal to divide a 31,735 square foot parcel into three parcels of 8,468 square feet, 6,103 square feet, and 7,970 square feet with a remainder parcel of 6,255 square feet, and to grade approximately 823 cubic yards of cut and 615 cubic yards of fill. APN 049-221-20 is not being considered for a land division rather the proposal includes the recordation of a 20' wide sewer easement over parcel 049-221-20. Requires a Minor Land Division, a Residential Development Permit, Preliminary Grading Approval, Soils Report Review, Archaeological Report Review, and a Roadside/Roadway Exception.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: All of the following potential environmental impacts are evaluated in this Initial Study. Categories that are marked have been analyzed in greater detail based on project specific information.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Hydrology/Water Supply/Water Quality | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Visual Resources & Aesthetics | <input type="checkbox"/> Utilities & Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Land Use and Planning |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Population and Housing |

☒ Transportation/Traffic

☐ Mandatory Findings of Significance

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

☐ General Plan Amendment

☐ Coastal Development Permit

☒ Land Division

☐ Grading Permit

☐ Rezoning

☐ Riparian Exception

☒ Development Permit

☐ Other:


NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations: None

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

4/10/2012
Date

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: 0.7 acres/ 31,777 square feet (APN 049-221-85)

Existing Land Use: Single Family Residential; Existing single family dwellings on APN's 049-221-85 & 20.

Vegetation: Oak Trees (5); eucalyptus trees (3); apple trees (3)

Slope in area affected by project: ☒ 0 - 30% ☐ 31 - 100% (Primarily flat site)

Nearby Watercourse: Corralitos Creek

Distance To: Creek located about 1500 feet northeast of the project site.

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: None Mapped; Biotic report submitted and evaluated in 2005 found that Santa Cruz Tarplants were not identified on site and the existence of a viable seed bank at the site is unlikely; no further biotic reports required for this project regarding Santa Cruz Tarplant.

Fire Hazard: Not Mapped

Floodplain: Not Mapped

Erosion: Not Mapped

Landslide: Not Mapped

Liquefaction: Mapped low

Fault Zone: Not Mapped

Scenic Corridor: Not Mapped

Historic: None Mapped

Archaeology: Mapped; reconnaissance negative for evidence of prehistoric resources in proposed areas of disturbance

Noise Constraint: Airport noise was evaluated and no significant impacts were found.

Electric Power Lines: Power poles and lines located along Bowker Road.

Solar Access: Excellent; flat parcel; no existing shaded areas.

Solar Orientation: Proposed residences are primarily south facing.

Hazardous Materials: None

Other: None

SERVICES

Fire Protection: Pajaro Valley FD

School District: Pajaro Valley USD

Sewage Disposal: Freedom County Sanitation District

Drainage District: Zone 7

Project Access: Via Bowkey Road

Water Supply: City of Watsonville

PLANNING POLICIES

Zone District: R-1-6 (Single Family Residential – 6,000 square foot min.)

Special Designation: None

Urban Services Line: ☒ Inside

Coastal Zone: ☐ Inside

General Plan: R-UL (Urban Low Residential)

☐ Outside

☒ Outside

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

The subject properties are located in an urban area about 500 feet north west of the Watsonville Airport. The parcel to be divided (APN 049-221-85) is currently developed with a single family dwelling and various outbuildings and takes access from Bowker Road.

Parcel 049-221-20 is the south east adjacent parcel and is currently developed with a single family dwelling. The parcel takes access from Calabasas Road and is included in this application to accommodate a new sewer easement and line which will connect to the existing sanitary sewer in Calabasas Road.

There are several trees located on parcel 85: three small apple trees, a 22" Coast Live Oak, two 16" oak trees and two additional smaller diameter oak trees, and three eucalyptus trees. The ground cover is made up of grasses and shrubs.

In 2007, a Boundary Adjustment was permitted between parcels 85, 86, 87 to create the existing parcel configuration. The lot line adjustment created an area at the north east property line of parcel 85 to allow for a sewer connection to Calabasas Road over parcel 20 to serve parcel 86.

The parcels are surrounded by land zoned R-1-6 (Single Family Residential - 6,000 square foot minimum) that are developed with single family residences built at urban densities.

PROJECT BACKGROUND:

Subdivision 04-0598 (Carmela Court) was approved on October 2, 2006 and allowed for three existing parcels to be divided into 12 new lots. The parcels are located about 70 feet north of the subject property on the west side of Bowker Road. Conditions of approval of the subdivision required the construction of drainage improvements from the project site, down Bowker Road, Freedom Boulevard, and Pista Lane to the point of release at Corralitos Creek. The final map has not yet been recorded; however, the approval is still effective due to extensions provided by state law.

A Minor Land Division (#08-0120) was approved on September 9, 2009 on parcel 049-221-86 (north adjacent parcel) to allow for the creation of four parcels (3 new parcels for the construction of single family dwellings and attached second units and 1 remainder parcel). Given the potential for the Minor Land Division to occur prior to the previously approved subdivision, conditions of approval of permit 08-0120 also required the construction of the drainage improvements required by subdivision 04-0598. Since approval of application 08-0120, the property owners have been working in conjunction with the County Department of Public Works Drainage Division to construct the required drainage improvements. The applicant and the Department of Public Works indicates that the improvements are completed at this time. MLD 08-0120 also included the

construction of the access road and road improvements required to serve the parcels proposed under the subject application as well as a remainder parcel (identified as Parcel B on the Exhibit A) to be combined with the proposed Lot 1 (remainder lot) of the current proposed land division. Although the map has not been recorded, the approval is still effective due to extensions provided by state law.

DETAILED PROJECT DESCRIPTION:

The proposed project would divide parcel 85 into three parcels for the development of single family dwellings with attached and detached second units. The land division will result in one remainder parcel that contains an existing single family dwelling.

The subject parcel is approximately 31,735 square feet. The proposed lots would be approximately 8,468 square feet, 6,103 square feet and 7,970 square feet, with a 6,255 square foot remainder lot. The majority of the street and cul-de-sac were approved as a part of minor land division 08-0120; however the current proposal includes a 3,018 square foot parcel (Parcel A) to be offered for dedication to complete the cul-de-sac and road improvements.

Approximately 615 cubic yards of fill and 823 cubic yards of cut are proposed as a part of this project.

All of the proposed lots meet the 6,000 square foot requirement for the R-1-6 (Single Family Residential - 6,000 square foot minimum) zone district and are in compliance with the density requirements for the R-UL Urban Low Residential General Plan designation (6,000 - 10,000 square feet net developable parcel area per unit).

Gross Area	Net Area	Resulting Units	R-UL Required Density (GP 2.8)	Sq. ft./DU	DU/Net Dev. Acre
.73 ac. (31,735 sq.ft.)	.66 ac (28,717 sq.ft.)	4	4.4 - 7.2 DU/Net Dev. Acre	7,179 sq. ft.	6

Minor Land Division 08-0120, which was previously approved on the north adjacent parcel, included an easement over the subject parcel to allow for the complete construction of the cul-de-sac. However, the easement has not yet been recorded and would no longer be necessary with an approval of the subject application.

An Arborist's Tree Evaluation, a Geotechnical Investigation, an Archaeological Reconnaissance Survey, and Drainage Calculations have been submitted for the proposed project.

This proposal requires a Minor Land Division, a Residential Development Permit, Preliminary Grading Review, and Soils Report Review.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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III. ENVIRONMENTAL REVIEW CHECKLIST

A. GEOLOGY AND SOILS

Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion (A through D): There are no mapped faults on or adjacent to the subject property. The closest mapped fault is the Zayante-Vergales fault, which is located just over one mile northeast of the subject parcel; therefore, ground rupture of a known earthquake fault was not an area of concern in the geotechnical engineering report submitted for the site (prepared by Haro, Kasunich, and Associates, dated December 2005 (Attachment 3); Updated Plan Review prepared by Butano Geotechnical Engineering, Inc., dated March 3, 2010 (Attachment 4)). Foundations for all proposed structures must be designed in accordance with the most recent California Building Code (CBC). The subject property will likely be subjected to strong seismic shaking from one of the local fault systems during the life of the planned structures. The Geotechnical Engineering Report submitted for the proposed project recommends that all planned improvements are designed to resist seismic shaking. Specific seismic design parameters are listed in the report and the applicant will be required to submit a revised plan review letter that reflects the seismic design parameters based on the 2010 California Building Code requirements for review and approval by Planning Staff prior to parcel map recordation. The subject parcels are mapped for low liquefaction potential. The geotechnical investigation identified clayey soils at the site rather than

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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sandy soils and groundwater at a depth of 26 feet below existing grade; therefore, liquefaction is not an area of concern for the proposed project. The topography of the site is primarily flat and the natural grade slopes gently to the southeast. Surrounding land is also primarily flat with a slight downward slope of about 20% located off site about 85 feet to the northeast; therefore, landslides are not an area of concern for the proposed project.

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| 2. | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The Geotechnical Report (Attachment 3) submitted for the proposed project did not identify landslides, lateral spreading, subsidence, or liquefaction as areas of concern due to the existence of clayey soil types, low groundwater depth, and primarily flat topography. In addition, the report did not identify fault zones, fault traces, or landslides on or around the subject parcel. The report provides recommendations for grading and foundation design and the applicant would be required to submit an update to this report that reflects the requirements of the most current California Building Code. Final building foundations and grading plans must comply with the most current California Building Code to resist seismic shaking and avoid structural collapse and shall be reviewed and approved by Environmental Planning staff prior to parcel map recordation.

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

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

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

Discussion: Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because the site is flat and because prior to approval of the improvement plans and parcel map recordation, the property owner/applicant must submit final Erosion Control Plans for review and approval by Environmental Planning Staff. The plans must specify detailed erosion and sedimentation control measures and must include provisions for disturbed areas to be planted with ground cover and maintenance plans to minimize surface erosion. In addition, winter grading is not permitted at this site. Therefore the impacts of construction and grading on site erosion will be less than significant.

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|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. | Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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creating substantial risks to life or property?

Discussion: According to the geotechnical report for the project, the "site is underlain by potentially expansive soil in the upper 4 feet across the site." The report provides the following two options for foundation design to "mitigate potential heave of the clays": a post-tensioned slab-on-grade foundation system or a conventional shallow foundation system underlain by non-expansive soil. Preliminary grading plans, which propose the use of slab foundations, have been reviewed and approved conceptually by Environmental Planning Staff. Due to the expansive nature of the soils, if an alternative foundation system (other than slab-on-grade) is proposed at building permit stage, the property owner/applicant will be required to submit a plan review letter from the project soils engineer to support the use of the alternative foundation system and the applicant/property owner will be required to submit revised grading plans and earthwork quantities for review and approval by Environmental Planning Staff prior to building permit issuance. Implementation of either option for foundation design recommended in the submitted geotechnical report would reduce impacts from expansive soil to less than significant.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems where sewers are not available? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: This is not applicable because the proposed project would connect to existing County Sanitation facilities rather than utilize septic tanks, leach fields, or alternative waste water disposal systems.

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|----|----------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. | Result in coastal cliff erosion? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|----------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project is not located in the vicinity of a coastal cliff or bluff; and therefore, would not contribute to coastal cliff erosion.

B. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Place development within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
2. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

3. Be inundated by a seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The subject parcels are not located in the vicinity of the ocean.

4. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The project is not located in a mapped groundwater recharge area and there are no existing or proposed agricultural uses on site. The proposed single family dwellings will obtain water from the City of Watsonville and will not rely on private well water. The City of Watsonville has indicated that adequate supplies are available to serve the project (Attachment 8) and has issued a conditional will-serve letter for the proposed project, which is contingent upon final discretionary permit issuance by the County and compliance with additional requirements, including the payment of groundwater impact fees; therefore, the proposed project will not significantly deplete groundwater supplies or interfere with groundwater recharge.

5. Substantially degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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

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

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

Discussion: The County Sanitation District serves the subject parcel and the surrounding developed parcels; therefore, no septic systems will be impacted by the proposed development.

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 7. | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding, on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed drainage plan would slightly alter the existing drainage pattern on the site by constructing a new road and four buildings; however, the proposed development will not alter the course of a stream or river or result in flooding, erosion, or siltation on or off-site, in that no rivers or streams are located in the proximity of the project and the subject parcel is located over 1500 feet southwest of the Corralitos Creek. The Department of Public Works Stormwater Management Staff have reviewed the proposed plans and have indicated that overflow from the project site may drain to Bowker Road, however the release rate at Corralitos Creek must be limited to the 5-year predevelopment rate in that the flow rate of Corralitos Creek is already restricted. Conditions of approval of the project would require the applicant to obtain Environmental Planning and DPW approval of final drainage and erosion control plans, drainage calculations, and off-site drainage improvement plans prior to parcel map recordation, which will reduce the possible impacts of flooding, erosion, or siltation to less than significant.

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 8. | Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems, or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Runoff from this project may contain small amounts of chemicals and other household contaminants; however, since no commercial or industrial activities are proposed, the contribution will be minimal. Preliminary drainage plans have been conceptually approved by Department of Public Works Stormwater Management Staff. Proposed new drainage facilities include the construction of three retention trenches that would be located in the rear yards of the proposed parcels and that flow to a detention pipe located within the roadway (approved under MLD 08-0120). Additionally the applicant proposes to utilize porous concrete on individual driveways. Prior to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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parcel map recordation, the applicant will be required to submit the following for review and approval by Department of Public Works Stormwater Management Staff:

- Final plans, details and analysis for the proposed on-site and off-site stormwater facilities and associated watershed and sub-watershed maps.
- Details showing the direction of site overflow and mitigations (storage and limited release rate) if directing overflow to Bowker Road.
- Demonstrate that the post development runoff rate will not exceed the predevelopment runoff rate for a 5 year storm.

In addition, the applicant/property owner must obtain approval for final erosion control plans from County Environmental Planning Staff prior to parcel map recordation to reduce impacts of potential siltation during project construction to less than significant.

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: Corralitos Creek is the closest natural water course, which is located just over 1 mile to the northeast. Overflow from the project site will be directed to Bowker Road which releases at Corralitos Creek; however, the creek will not be impacted by discharges of newly collected runoff in that conditions of the project would require the property owner/applicant to demonstrate that the release rate at Corralitos Creek will not exceed the 5-year predevelopment rate from what naturally drains from Bowker Road. See response B-8 for additional information to be reviewed and approved by County Stormwater Management staff prior to parcel map recordation.

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

Discussion: Few pollutants would be added to the existing water supply as a result of this project. Department of Public Works Stormwater Management Staff have reviewed and approved preliminary drainage plans, which include various treatment methods prior to discharge off site including underground rock filled trenches and pervious concrete in the driveways. The applicant will be required to submit final drainage plans and calculations for review and approval by DPW Stormwater Management Staff prior to parcel map recordation and filing of the improvement plans to ensure the appropriate placement and design of treatment measures. This condition will ensure that the impacts of runoff on water quality are less than significant. See response B-4 regarding impacts to water supply.

C. BIOLOGICAL RESOURCES

Would the project:

1. Have a substantial adverse effect, ☐ ☐ ☒ ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service?

Discussion: According to the California Natural Diversity Data Base (CNDDB), maintained by the California Department of Fish and Game, there are no known special status plant or animal species in the site vicinity. Further, as a part of the 12 lot subdivision in 2005, a Santa Cruz Tarplant Habitat Assessment (Attachment 11) was conducted on the northwest adjacent parcels (across Bowker Road) which indicated that no tarplant seedlings were discovered and that it was unlikely that a viable seed bank of Santa Cruz Tarplant existed on the subject property. Given the proximity of the parcel examined, it is unlikely that Santa Cruz Tarplant occurs on the subject parcel as well.

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| 2. | Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: There are no mapped or designated sensitive biotic communities on or adjacent to the project site.

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

Discussion: The proposed development would not interfere with the movement of any native resident, migratory fish or wildlife species in that there are no waterways on the subject parcels and the only smaller trees are proposed to be removed from the site. Three existing coast live oaks and two fruit trees would be retained. In addition, the surrounding parcels are developed with single family dwellings; therefore, the parcel is not adjacent to areas that could be used as wildlife corridors.

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

Discussion: The subject property is located in a primarily urbanized area and is surrounded by existing residential development that generates nighttime lighting. County Environmental Planning staff concluded that there are no sensitive animal habitats within or adjacent to the project site that will be impacted by the additional nighttime lighting. In addition, the applicant shall be required to install only lighting features that are in accordance with the County Design Criteria.

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| 5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: There are no federally protected wetlands at the site.

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| 6. Conflict with any local policies or ordinances protecting biological resources (such as the Sensitive Habitat Ordinance, Riparian and Wetland Protection Ordinance, and the Significant Tree Protection Ordinance)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

No sensitive habitats were identified in a 2005 biotic report for a subdivision project across Bowker Road from the subject parcels. An Arborists Report, prepared by certified arborist, Maureen Hamb, dated March 14, 2008 (Attachment 10) was submitted for the proposed project which evaluates the existing trees on site. The report identifies a healthy, mature coast live oak of 22.5 inches in trunk diameter and several small fruit trees growing on the site. The coast live oak would remain in the existing location and would be protected during construction as per the arborist report. In order to ensure compliance with local ordinances and policies regarding tree removal, a condition of approval will require the applicant to comply with all recommendations of the project's arborist report.

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| 7. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion: This is not applicable because there are no Habitat Conservation Plans, Biotic Conservation Easements, or other approval local, regional, or state habitat conservation plans that exist on the subject parcel.

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:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is zoned Single Family Residential with a 6,000 square foot minimum lot size (R-1-6) 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.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Section 4526), or timberland zoned
Timberland Production (as defined by
Government Code Section 51104(g))?

Discussion: The project would not affect timber resource or access to timber harvest the resource in the future in that there are no lands designated as forest land or timberland in the surrounding area.

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| 4. | Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project site and surrounding area within radius of 700 feet 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 a 700 foot radius of the proposed project site. Therefore, no impacts are anticipated.

E. MINERAL RESOURCES

Would the project:

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

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

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| 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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land use plan?

Discussion: The project site is zoned Single Family Residential (R-1-6) 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:

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

Discussion: The project would not directly impact any public scenic resources, as designated in the County's General Plan (1994), or obstruct any public views of these visual resources.

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

Discussion: The project site is not located along a County designated scenic road, public viewshed area, scenic corridor, within a designated scenic resource area, or within a state scenic highway. Therefore, no impact is anticipated.

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

Discussion The existing visual setting is characterized as urban with the surrounding parcels developed with single family dwellings on primarily larger lots. The subject parcel is flat and the proposed development would include about 615 cubic yards of fill and about 823 cubic yards of cut for the proposed new street. The applicant will be required to obtain approval of final grading plans by Environmental Planning Staff prior to parcel map recordation to ensure that site grading is minimized and does not substantially impact the existing character of the site. The subject parcels are not located on a ridgeline.

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| 4. Create a new source of substantial light or glare which would adversely | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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affect day or nighttime views in the area?

Discussion: The proposed lighting associated with the project will be reviewed and approved by County Planning Staff in a lighting plan prior to building permit issuance. As per County design criteria, all lighting must be directed downwards and landscape lighting must utilize low rise light standards and shall be directed away from adjacent properties; therefore, new sources of light will not be a significant impact on day or nighttime views in the area.

G. CULTURAL RESOURCES

Would the project:

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

Discussion: The existing structures on the property are not designated as a historic resource on any federal, state or local inventory.

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

Discussion: Both parcels are mapped for archaeological resources. An archaeological reconnaissance (Santa Cruz County Archeological Society) was conducted in 2008 which uncovered no evidence of pre-historic cultural resources at the proposed areas of disturbance (Attachment 7). Pursuant to Section 16.40.040 of the Santa Cruz County Code, if archeological resources are uncovered during construction or grading, 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.

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

Discussion: See response F-2. 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

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

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

Discussion: The subject parcel is not within or in the vicinity of a mapped paleontological resource area; therefore, no further studies were required as part of the application for development.

H. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Create a significant hazard to the public or the environment as a result of the routine transport, use or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: Not applicable because no hazardous materials will be stored, used, disposed of, or transported to and from the site.

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| 2. | Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: Not applicable because no hazardous materials will be stored, used, disposed of, or transported to and from the site.

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| 3. | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: There is no school within one quarter mile of the project site.

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| 4. | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project site is not included on the 4/8/2011 list of hazardous sites in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Santa Cruz County compiled pursuant to the specified code.

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| 5. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: The Watsonville public airport is located about 550 feet south of the subject parcels; however, the airport's recommended flight path for take-off and landing does not cross the airspace directly over the parcels and no building or feature would exceed 28' in height. Therefore, the proximity of the airport to the subject parcel would not create a safety hazard for the proposed development or for people residing or working in the project area.

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| 6. | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project is not within the vicinity of a private airstrip. See H-5 above.

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| 7. | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: The project will not result in the elimination of existing public or private roads and a new 56 foot right of way will be created to serve the proposed parcels; therefore, the project will not interfere with emergency response or evacuation.

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| 8. | Expose people to electro-magnetic fields associated with electrical transmission lines? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: All new electrical transmission lines proposed as a part of the project would be located underground and no high voltage transmission lines exist on the subject parcel; therefore, exposure to electromagnetic fields would be less than significant.

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

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

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

Discussion: The project has the potential to increase traffic on Bowker Road and surrounding intersections and roadways with the development of 3 new single family dwellings with second units. According to the County Department of Public Works Road Engineering, the proposed increase in population is less than significant from a trip perspective and would not create congestion at any of the surrounding intersection, none of which are currently congested. Further, the increase would not cause the Level of Service at any nearby intersection to drop below Level of Service D.

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| 2. | Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project will not interfere with or impact air traffic patterns.

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| 3. | Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed single family dwellings will be accessed via a 56' right of way that was approved as a part of Minor Land Division 08-0120. The new road will intersect with Bowker Road and will not create a dangerous intersection in that there is clear visibility in both directions and there are no sharp curves on Bowker Road or the new cul-de-sac. There is no active farmland within a 700 foot radius of the project site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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therefore, trips resulting from the proposed project will not increase hazards due to incompatible farm uses.

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| 4. Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: The project's road access meets County standards and has been approved by the local fire agency or California Department of Forestry, as appropriate. Further, one lane will remain open at all times. Fire trucks, ambulances and other emergency vehicles will not be blocked from using the road at any time.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. Cause an increase in parking demand which cannot be accommodated by existing parking facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: The project meets the code requirements for the required number of parking spaces and therefore new parking demand would be accommodated on site.

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| 6. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: The proposed project would comply with current road requirements to prevent potential hazards to motorists, bicyclists, and/or pedestrians and does not conflict with any known plans or programs regarding public transit, bicycle, or pedestrian facilities.

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| 7. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the County General Plan for designated intersections, roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: None of the surrounding intersections or roads are currently congested; therefore, the addition of minimal traffic as a result of the proposed project would not reduce the level of service standard on surrounding roads and intersections.

J. NOISE

Would the project result in:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion: The project would minimally increase the ambient noise levels in the project vicinity above levels existing without the project given that the parcel is currently developed with one single family dwelling and the project would add three single family dwellings with second units. Vehicular noise and conversational noise would be generated by the proposed project; however, these noises would be similar in character to noise generated by surrounding single family dwelling uses. The project would be located in a developed, urban area; therefore, impacts of noise as a result of the project will be less than significant given the location of the parcel and existing surrounding uses.

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

Discussion: The only form of groundborne vibration in the surrounding area could be the result of the Watsonville airport, however the Watsonville airport only accommodates small aircrafts and is located about 550 feet south of the proposed project site; therefore, groundborne vibration or noise levels as a result of the airport will not affect persons living at the project site.

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

Discussion: Per County General Plan Policies 6.9.1 and 6.9.2, new residential projects must maintain an indoor noise exposure standard of 45 dB L_{dn}. The subject parcel is surrounded by parcels developed with single family dwellings at urban densities and is not located adjacent to a heavily traveled roadway or stationary noise source. The parcel is located about 550 feet north of the Watsonville airport, which periodically increases the ambient noise level in the project vicinity; however, the airport only accommodates small aircrafts and has implemented Noise Abatement and Traffic Pattern Procedures to reduce the impact of aircraft noise on the surrounding residential, noise sensitive areas. Airport recommended traffic patterns for take-off and landing do not cross directly over the subject parcels. The impacts of airport noise were reviewed under a 2006 approved subdivision on a north adjacent parcel. Those parcels were found to be located within a 55 decibel Community Noise Equivalent Level (CNEL) airport noise contour, according to the Watsonville Municipal Airport Master Plan 2001-2020. Interior noise levels cannot be measured prior to construction; however, the proposed buildings are proposed to be constructed to achieve an interior noise level of 45 decibels or less through standard construction techniques. New construction requirements for energy efficiency also ensure the inclusion of additional features that will minimize interior noise levels. Such features would include additional caulking, R30 insulation in the ceilings, R15 insulation in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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walls, and double paned window glass. Therefore, the impacts from temporary, periodic increases in ambient noise level as a result of the airport will be less than significant for both the interior and exterior living environments.

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

Discussion: Noise generated during construction would increase the ambient noise levels for adjoining areas. Construction would be temporary, however, and given the limited duration of this impact it is considered to be less than significant.

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

Discussion: The project site is located within the Safety Compatibility Zone 3 as per the City of Watsonville's Airport Safety Compatibility Zones. Safety compatibility zone 3 is defined as the "Inner Turning Zone" where aircrafts are typically turning from the base to final approach and are descending from traffic pattern altitude. Additionally, the zone represents the area where departing aircraft normally complete the transition from takeoff power and flap settings to a climb mode. The basic compatibility qualities are to limit residential uses to very low densities, but not to prohibit development. Interior noise will be buffered to limit exposure to excessive noise levels. See discussion J-3. above for buffering features.

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

Discussion: See J-3 and J-5 above.

K. AIR QUALITY

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion: The North Central Coast Air Basin does not meet State standards for ozone and particulate matter (PM10); therefore, the regional pollutants of concern are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NOx]), and dust. The Department of Public Works Road Engineering Division reviewed the conceptual plans and determined that the amount of new traffic that would be generated by the project will not be substantial; therefore there is no indication that new emissions of VOCs or NOx would exceed Monterey Bay Unified Air Pollution Control District (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 and particulate matter (PM10). Standard dust control best management practices, such as periodic watering, covering of spoils piles, restrictions on grading on windy days, and site entrance rocking will be implemented during construction to reduce impacts to a less than significant level.

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

Discussion: The Department of Public Works Road Engineering Division has reviewed and approved conceptual plans for the proposed project and has determined that the amount of traffic that would be generated by the proposed project is less than significant. In addition, the proposed project would create 3 new single family dwellings with 3 second units and the Monterey Bay Unified Air Pollution Control District (MBUAPCD) does not review projects for consistency with the Air Quality Management Plan (AQMP) unless the project proposes more than 16 new units; therefore, the amount of traffic generated by the proposed 6 new units will not exceed the goals of the AQMP for Santa Cruz County.

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

Discussion: See J-1 above.

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

Discussion: See response J-1 regarding the impacts of temporary construction dust. The project has the potential to expose sensitive receptors in the surrounding

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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residential neighborhood to pollutant concentrations during construction. However, dust is the only potential pollutant that would result from the project and the applicant shall be required implement standard dust control best management practices during construction which will reduce the impacts of pollutants on surrounding sensitive receptors is less than significant.

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

Discussion: No objectionable odors will be created by the proposed use.

L. GREENHOUSE GAS EMISSIONS

Would the project:

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

Discussion: The proposed project, like all development, would be responsible for an incremental increase in green house gas emissions by usage of fossil fuels during the site grading and construction. 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. As a result, impacts associated with the temporary increase in green house gas emissions are expected to be less than significant.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
acceptable service ratios, response times, or other performance objectives for any of the public services:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks or other recreational activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities; including the maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion (a through e): While 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.

N. RECREATION

Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See M-1 above.

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project does not include or require the construction or expansion of recreational facilities; therefore, no impact is expected.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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O. UTILITIES AND SERVICE SYSTEMS

Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project requires the construction of a new storm water drainage system to adequately address the impacts of the proposed impervious areas both on and off-site. Conceptual plans and calculations for on-site drainage control have been reviewed by the Department of Public Works and are approved as adequate to mitigate for small storm events; however because some on-site stormwater will be directed to Bowker Road, final plans shall be required to include on-site facilities for larger (10 year) storm events and shall limit the release rate to the predevelopment 5 year flow rate based on the area that naturally drains to Bowker Road watershed.

Drainage improvements on Bowker Road and Freedom Boulevard are currently under construction to improve drainage off-site.

These measures will reduce the impacts of downstream flooding on Bowker Road and Freedom Boulevard to less than significant.

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. | Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project would connect to an existing municipal water supply and the City of Watsonville has determined that adequate supplies are available to serve the project; therefore, no new or expanded water facilities would be required (Attachment 8). In addition, municipal sewer service is available to serve the project, as reflected by the County of Santa Cruz Sanitation District (Attachment 9). The project would require new connections to the existing facilities located in Bowker Road; however, no expansions or new improvements to the public system would be required as a result of the project. The applicant must submit final improvement plans to be reviewed and approved by the City of Watsonville and the County Sanitation District to ensure service prior to parcel map recordation; therefore, the proposed connections will comply with all current requirements that protect environmental resources.

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

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

Discussion: The project's wastewater flows would not violate any wastewater treatment standards of the Regional Water Quality Control Board because the applicant will be required to obtain approval from the County Sanitation District for final improvement plans prior to parcel map recordation to ensure compliance with County and State requirements for wastewater treatment.

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

Discussion: The project will obtain water services from the City of Watsonville. A will serve letter for the project has been obtained (Exhibit XX); therefore no impacts regarding insufficient water supply is expected.

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

Discussion: The project will connect with an existing sewage line in Calabasas Road for wastewater treatment. The Department of Public Works Sanitation Department has reviewed the preliminary plans and determined that sanitation service is available to the project; therefore no impacts regarding inadequate capacity are anticipated.

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

Discussion: The project would make an incremental contribution to the reduced capacity of regional landfills as the single family dwellings and accessory units become occupied. In addition, the project would make a one-time contribution to the landfill as a result of construction. There is one single family dwelling currently on the property which shall remain as a result of the project, therefore no demolition is required and in order to mitigate the impacts of temporary construction debris to less than significant, a mitigation will require the applicant to submit a plan to recycle and/or reuse excess post-construction materials, for review and approval by Planning Staff prior to building permit issuance. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: Solid waste accumulation is anticipated to increase slightly as a result of creating three new living units; however, residential daily trash accumulation is 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The proposed project would not conflict with any policies adopted for the purpose of avoiding or mitigating an environmental effect in that mitigations will be required as stated throughout the above document to ensure: public health and safety regarding geotechnical site conditions, structural safety, effective storm water management and minimization of impervious surfaces, reduced noise and air quality impacts, and minimization of nighttime lighting.

2. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: There are no habitat known conservation plans or natural community conservation plans currently in place on the subject parcel, therefore no impacts are anticipated.

3. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The project will not include any element that will physically divide an established community.

Q. POPULATION AND HOUSING

Would the project:

1. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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through extension of roads or other infrastructure)?

Discussion: 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project will result in a net gain in housing units and the existing house will remain as a result of the project.

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

Discussion: The proposed project would not displace a substantial number of people since the existing residence will remain on site as a result of the project.

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

Discussion: The potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in Section III of this Initial Study. As a result of this evaluation, there is no substantial evidence that significant effects associated with this project would result. Therefore, the project does not 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)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion: In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. No potentially significant cumulative effects were identified as a result of this evaluation. Capital improvement fees are required as a part of the project to offset impacts resulting from a minor increase in traffic and transportation and increased demand for parks, recreation and child care services. Additionally, a mitigation measure will be implemented to require that the applicant submit a plan to recycle and/or reuse excess post-construction materials prior to building permit issuance. Implementation of this mitigation will maximize recycling and reuse of construction materials and will minimize contributions to the landfill. Therefore, this project does not meet this Mandatory Finding of Significance.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: In the evaluation of environmental impacts, the potential for adverse direct or indirect impacts to human beings were considered in the response to specific questions in Section III. As a result of this evaluation, there were determined to be potentially significant effects to human beings related to air quality and greenhouse gas emissions. However, mitigation has been included that clearly reduces these effects to a level below significance, including that all project construction equipment would be required to comply with the Regional Air Quality Control Board emissions requirements for construction equipment and standard dust control best management practices, such as periodic watering, covering of spoils piles, restrictions on grading on windy days, and site entrance rocking will be implemented during construction to reduce impacts to a less than significant level. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

IV. TECHNICAL REVIEW CHECKLIST

	<u>REQUIRED</u>	<u>DATE COMPLETED</u>
Agricultural Policy Advisory Commission (APAC) Review	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Archaeological Review	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	3/17/2008
Biotic Report/Assessment	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	6/16/2005
Geologic Hazards Assessment (GHA)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Geologic Report	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Geotechnical (Soils) Report	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	12/2005 & 3/3/2010
Riparian Pre-Site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Septic Lot Check	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Arborist Report	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	3/14/2008 & 7/16/2008

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

City of Watsonville, Watsonville Airport Safety Compatibility Zones.

County of Santa Cruz 1994.

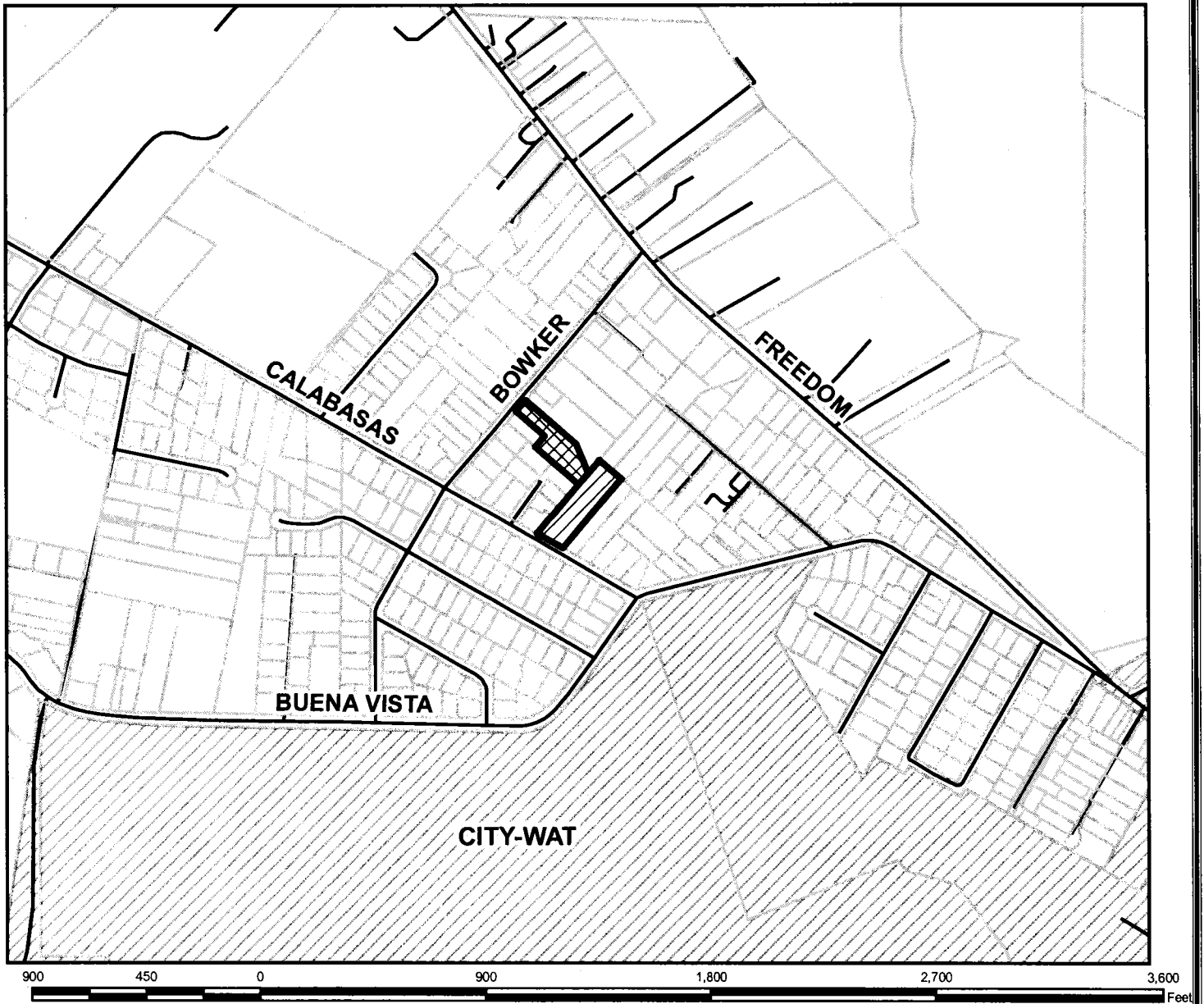
1994 General Plan and Local Coastal Program for the County of Santa Cruz, California. Adopted by the Board of Supervisors on May 24, 1994, and certified by the California Coastal Commission on December 15, 1994.

VI. ATTACHMENTS






1. *Vicinity Map, Map of Zoning Districts; Map of General Plan Designations; and Assessors Parcel Map.*
2. *Tentative Map & Preliminary Improvement Plans*, prepared by Robert DeWitt, sheets P1-P3 & P7 dated 3/23/10, sheet P4 dated 6/13/11, & sheet P5 & P6 dated 8/15/11.
3. *Geotechnical Investigation (Conclusions and Recommendations)*, prepared by Haro, Kasunich, and Associates, dated December 2005.
4. *Geotechnical Plan Review Letter*, prepared by Butano Geotechnical Engineering, Inc., dated March 3, 2010.
5. *Geotechnical Report Acceptance Letter*, prepared by Joe Hanna, County Geologist, dated March 26, 2012.
6. *Discretionary Application Comments*
7. *Archeological Reconnaissance Survey Letter*, prepared by Santa Cruz Archaeological Society, dated March 17, 2008 and associated county acceptance letter, dated June 3, 2008.
8. *Letter from City of Watsonville Water District*, dated December 20, 2007.
9. *Memo from Department of Public Works, Sanitation*, dated April 3, 2012.
10. *Arborists Reports*, prepared by Maureen Hamb, dated March 14, 2008 & July 16, 2008.
11. *Santa Cruz Tarplant Habitat Assessment*, prepared by Joshua Fodor & Ellen Holmes, Central Coast Wilds, dated June 16, 2005

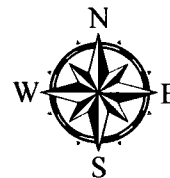


Location Map



LEGEND

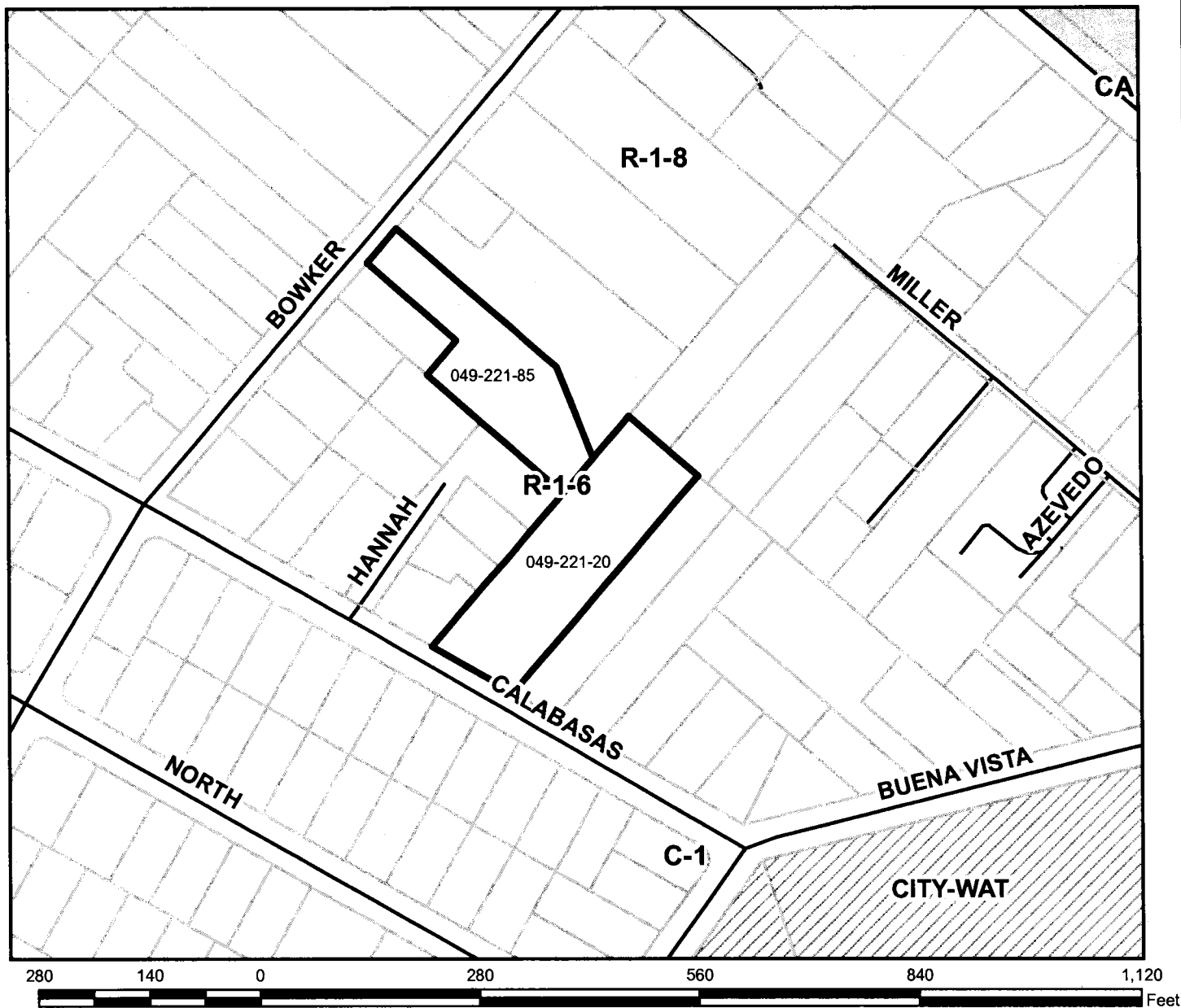
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-  APN: 049-221-20
-  Assessors Parcels
-  Streets
-  WATSONVILLE











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March 2011

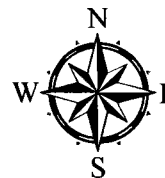


Zoning Map



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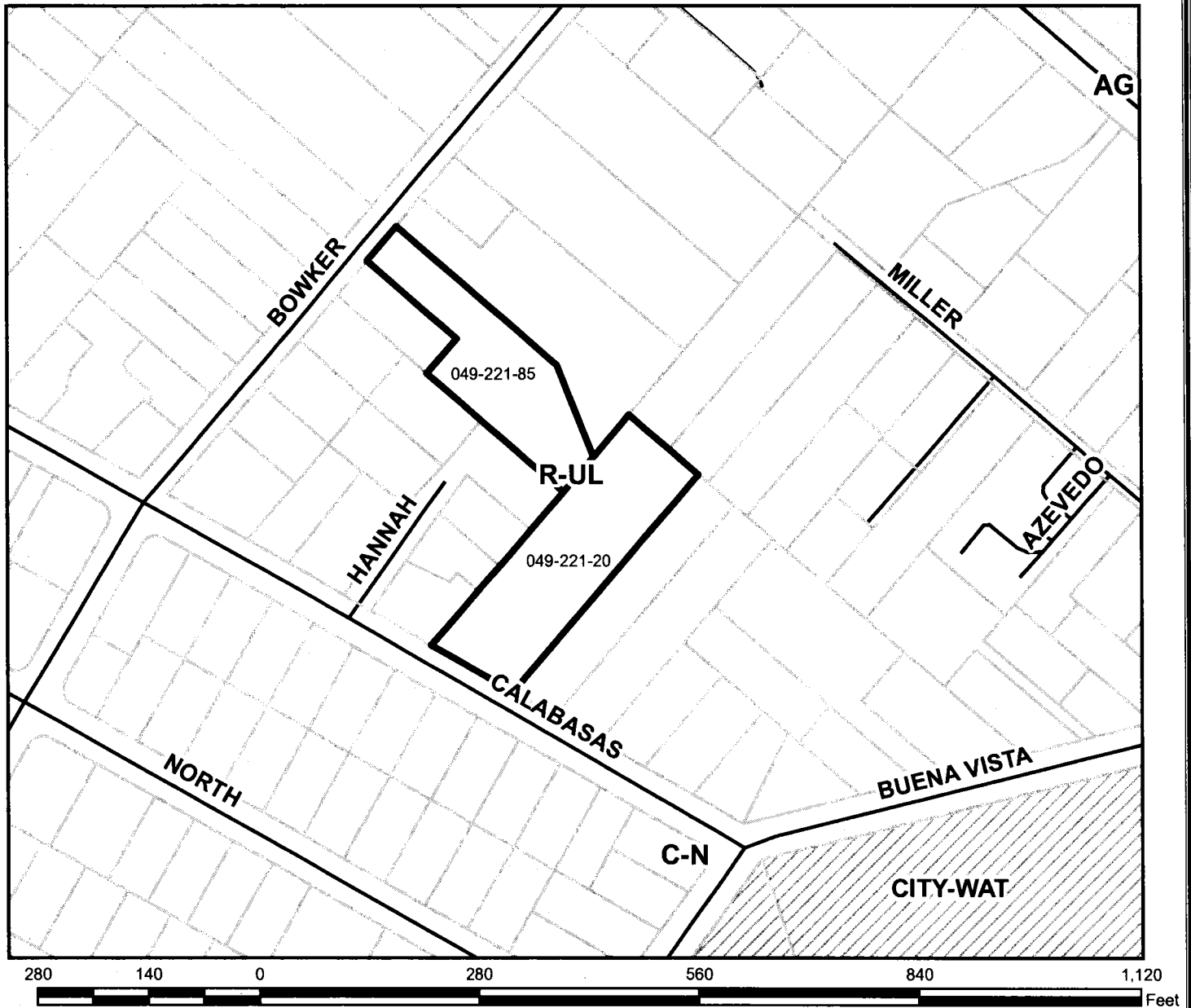
-  APN: 049-221-85
-  APN: 049-221-20
-  Assessors Parcels
-  Streets
-  WATSONVILLE
-  RESIDENTIAL-SINGLE FAMILY
-  COMMERCIAL-NEIGHBORHOOD
-  AGRICULTURE COMMERCIAL











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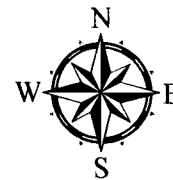


General Plan Designation Map



LEGEND

-  APN: 049-221-85
-  APN: 049-221-20
-  Assessors Parcels
-  Streets
-  WATSONVILLE
-  Residential - Urban Low Density
-  Commercial-Neighborhood
-  Agriculture



Map Created by
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Planning Department
March 2011

ATTACHMENT 1

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 S.E. 1/4 SEC. 30, T.11S., R.2E., M.D.B. & M.

Tax Area Code
 69-255 69-262

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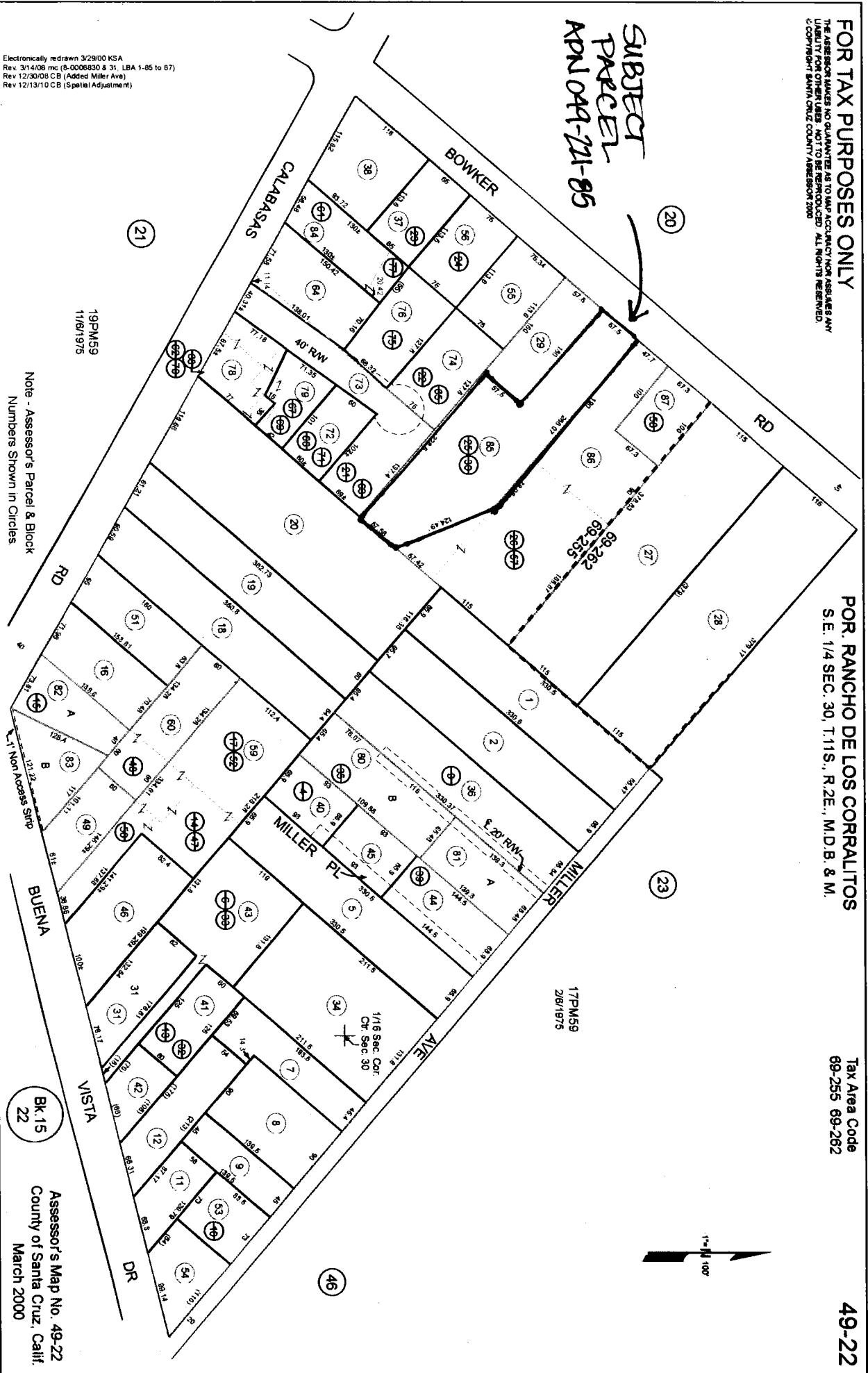
**SUBJECT
 PARCEL
 APR 049-221-85**

Electronically redrawn 3/29/00 KSA
 Rev. 3/14/08 mc (8-0006830 & 31, LBA 1-85 to 87)
 Rev 12/30/08 CB (Added Miller Ave)
 Rev 12/13/10 CB (Spatial Adjustment)

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

19PM59
 11/6/1975

17PM59
 2/6/1975

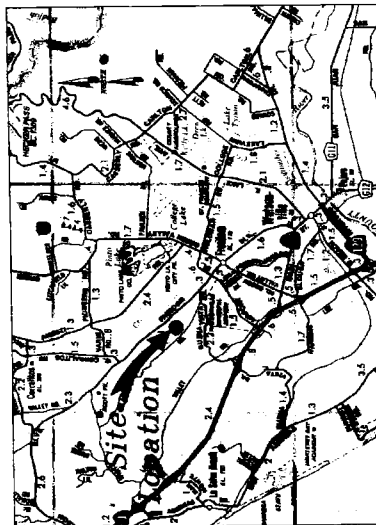


Bk. 15
 22

Assessor's Map No. 49-22
 County of Santa Cruz, Calif.
 March 2000

4-Lot Minor Land Division

Prepared At The Request Of
Hamilton Swift LUDC
 For Improvements Located At
61 Bowker Road
 Watsonville, California
APN: 049-221-85

[illegible]

Location Map

Sheet Index	
P1	Legend General Notes Location Map
P2	Existing Site Plan
P3	Tentative Map
P4	Grading and Drainage Plan
P5	Street Improvements and Utility Plan
P6	Site Sections Cur-de-Sac Profile
P7	Erosion Control Plan Details

Property Owners
JOHN STEBT ET AL. / DIERRE HAMILTON ET AL
500 CHESTNUT STREET, SUITE 100
SANTA CRUZ, CALIFORNIA 95060
CONTACT: JOHN STEBT
PHONE: 431-488-8882

Architect
THE EMERGETTS
4315 CAPITOLA ROAD
CAPITOLA, CALIFORNIA 95010
CONTACT: FRANK PRINZEMAN, ARCHITECT
PHONE: 831-478-5861
FAX: 831-478-8885

Geotechnical Engineer
BURNHO GEOTECHNICAL ENGINEERING, INC.
8 HANGAR HWY, SUITE C #8078
MILTONVILLE, CALIFORNIA
CONTACT: ORIS BLOOM
PHONE: 831-724-5812
FAX: 831-724-1387

**Preliminary Improvement Plans
and
Tentative Map
for
4-Lot Minor Land Division**

Prepared at the request of
Hamilton Swift LUDC
located at
61 Bowker Road
Racineville, GA
APN: 049-831-86

3-23-10

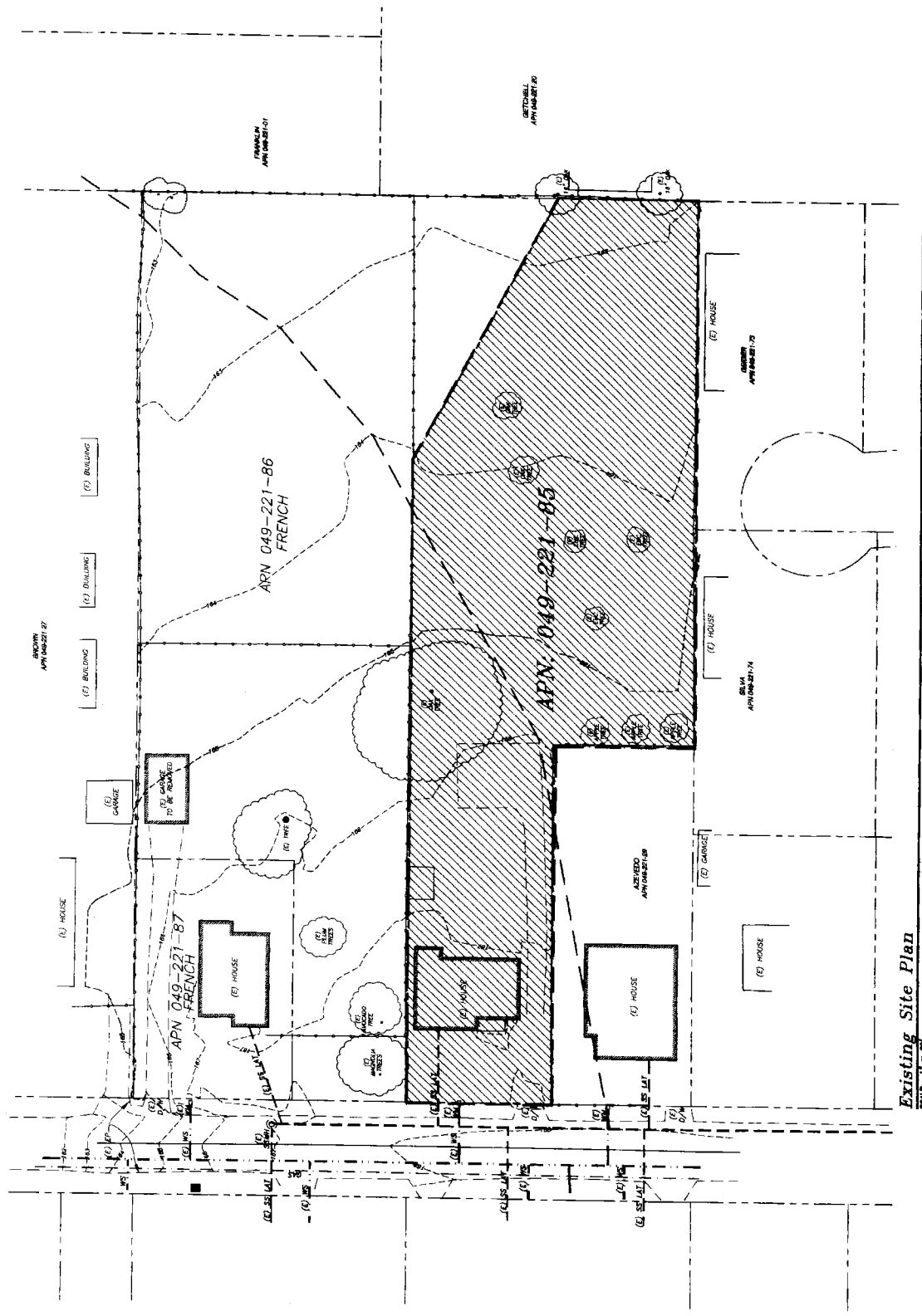



 Director

UNAUTHORIZED CHANGES AND USES:
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes or uses of these plans. An alteration to the plans must be in writing and

ACEC
American Council on Education

[illegible][illegible]



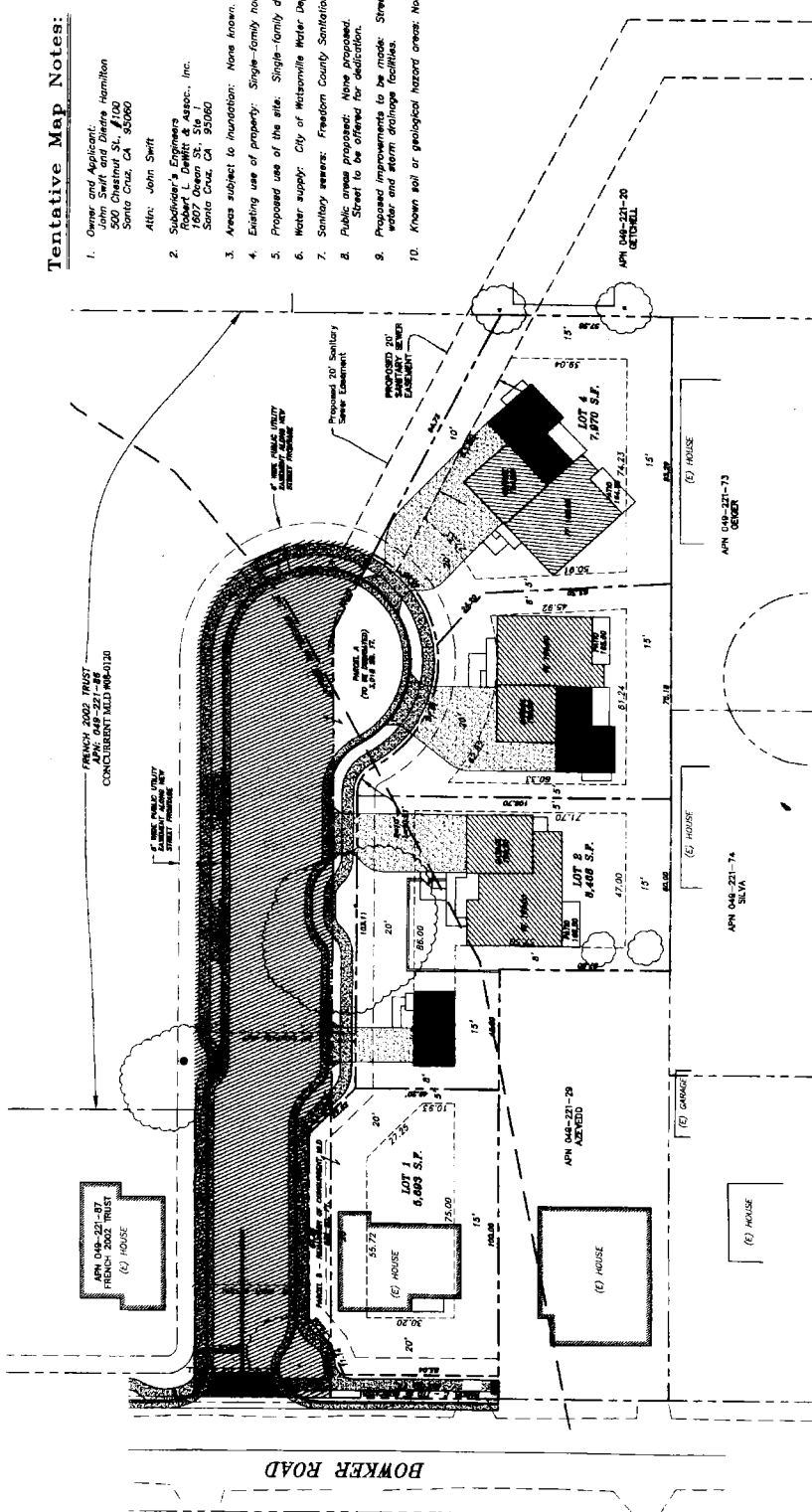
Existing Site Plan
 Prepared at the Request of
Hamilton Swift LUDC
 Located at
61 Bowker Road
 Walnut Creek, CA
 APN: 049-221-85

Existing Site Plan
 SCALE 1" = 20'

Robert L. DeWitt & Associates, Inc. Civil Engineers & Land Surveyors 1027 Contra Costa Street, Suite 100 Walnut Creek, CA 94597 Tel: (925) 422-1224 Fax: (925) 422-1225 Email: info@rla.com		PROJECT: 049-221-85 SHEET: P2 of 7
DATE: FEB 2010 DESIGNED BY: RLJ DRAWN BY: MJS	CHECKED BY: RLJ APPROVED BY: RLJ	PROJECT: 049-221-85 SHEET: P2 of 7

Tentative Map Notes:

- Owner and Applicant:
John Swift and Dina Hamilton
10000 Wilshire Blvd.
Santa Monica, CA 90404
- Subdivider's Engineers:
Robert L. DeWitt & Assoc., Inc.
10000 Wilshire Blvd.
Santa Monica, CA 90404
- Area subject to Easement: None known.
- Existing use of property: Single-family home
- Proposed use of the site: Single-family dwellings
- Water supply: City of Watsonville Water Department
- Sanitary sewers: Freedom County Sanitation District
- Public areas proposed: None proposed.
- Street to be offered for dedication:
Proposed improvements to be made: Street, sewer,
water and storm drainage facilities.
- Known soil or geological hazard areas: None known.



Tentative Map

LOT SCHEDULE
APN 049-231-85 Gross Area = 31,725 Sq. Ft.

PROPOSED LOTS

APN 049-231-85:
Lot 1 0.085 S.F.
Lot 2 0.408 S.F.
Lot 3 7.870 S.F.

Proposed Lots for Subdivision:
Area of 0.085 S.F. to be transferred to Lot 1 of 049-231-85.
Area of 0.408 S.F. to be transferred to Lot 2 of 049-231-85.
Area of 7.870 S.F. to be transferred to Lot 3 of 049-231-85.

Tentative Map

Prepared at the Request of
Hamilton Swift LUDC
Located at
61 Bowker Road
Watsonville, CA
APN: 049-231-85

3-23-10
DATE
ROBERT L. DEWITT



Old Engineers & Land Surveyors
Robert L. DeWitt
& Associates, Inc.
10000 Wilshire Blvd.
Santa Monica, CA 90404
Tel: (310) 452-1811
Fax: (310) 452-1812

PROJECT NO.: 049-231-85
SHEET: 1 OF 7
DATE: FEB 2010
DRAWN: RLD
CHECKED: RLD
ISSUED: 3-23-10

which comply with applicable requirements in the current edition of the "County of Santa

1

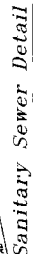
THIS MINOR LAND DIVISION WILL BE SERVED BY A GRAVITY SEWER TO BE CONSTRUCTED IN A 20'-0" WIDE SANITARY SEWER EASEMENT APPROVED BY CSD IN AUGUST 2006.

THE EASEMENT RUNS THROUGH THE ADJACENT PROPERTY TO A PROPOSED NEW SEWER MAIN EXTENSION FROM CALABASAS ROAD SERVING A FUTURE MINOR LAND DIVISION.

100

PROJECT: SMPT
R05190-A

SHEET:
P5 of 7



100

THIS MINOR LAND DIVISION WILL BE SERVED BY A GRAVITY SEWER TO BE CONSTRUCTED IN A 20'-0" WIDE SANITARY SEWER EASEMENT APPROVED BY CSD IN AUGUST 2006.

THE EASEMENT RUNS THROUGH THE ADJACENT PROPERTY TO A PROPOSED NEW SEWER MAIN EXTENSION FROM CALABASAS ROAD SERVING A FUTURE MINOR LAND DIVISION.

DESIGN: RLD
DRAWN:
DATE: FEB 2010
DWG: R03100P5-SWIT
REVISED:
① 3-23-10
② 8-15-11
PROJECT: SWIFT
RUSTON-A
SHEET:
P5 OF 7

[illegible]

1. Use True Practitioner Measures and Adjoining Trees to Measure

KEY	SIZE	BOTANICAL NAME	COMMON NAME
1	16	<i>Platanus chinensis</i>	Chinese Platanus
2	16	<i>Cercis occidentalis</i>	Western Redbud
3	16	<i>Crope Myrtle</i>	Crope Myrtle
4	16	<i>Loganiasia Tuckerm</i>	Flowering Plum
5	16	<i>Prunus Krasneri Veauvise</i>	Italian Redbud
6	16	<i>Prunus Forest Poney</i>	

[illegible][illegible]

Fence and
Planting Plan

Shinichi Plantinga


John S. Borden

1 Bowker Road
Watsonville, CA APN 049-221-30
Hamilton Switt

Hamilton Swift

Revision

GREGORY LEWIS LANDSCAPE ARCHITECT
725 Park Way, Santa Cruz, CA 95060 (831) 425-4747 FAX 425-1107

[illegible]

**GEOTECHNICAL INVESTIGATION
for
PROPOSED RESIDENTIAL DEVELOPMENT
Bowker Avenue (APN 49-221-30)
Santa Cruz County, California**

**Prepared For
Hamilton-Swift LUDC**

**Prepared By
HARO, KASUNICH AND ASSOCIATES, INC.
Geotechnical & Coastal Engineers
Project No. SC9047
December 2005**

Project No. SC9047
28 December 2005

HAMILTON-SWIFT LUDC
1509 Seabright Avenue, Suite A-1
Santa Cruz, California 95062

Subject: Geotechnical Investigation

Reference: Residential Development
Bowker Avenue (APN 49-221-30)
Santa Cruz County, California

Dear Mr. Swift:

The following report presents the results and conclusions of our Geotechnical Investigation for the proposed residential construction. This report includes design criteria and recommendations addressing the geotechnical aspects of the proposed development.

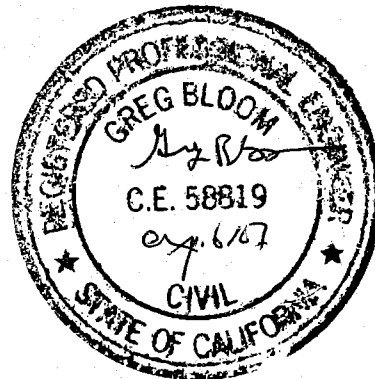
The results of our investigation indicate there are no significant geotechnical concerns at the site provided the recommendations presented in this report are followed in development of project plans and specifications.

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

Very truly yours,

HARO, KASUNICH AND ASSOCIATES, INC.

Greg Bloom
C.E. 58819



GB/ag

Copies: 5 to Addressee

ATTACHMENT 3

DISCUSSIONS AND CONCLUSIONS

Based on the results of our investigation, the proposed development, from a geotechnical standpoint, is feasible. The recommendations presented in this report are to be incorporated into the design and construction of the proposed development.

The site is underlain by potentially expansive soil in the upper 4 feet across the site. To mitigate potential heave of the clays it is recommended that the improvements be founded on a post-tensioned slab-on-grade foundation system or a conventional shallow foundation system underlain by non-expansive soil.

All concrete flat work and paved areas will be subject to heave depending on the proposed grading plan. This should be factored into the design considerations in the preparation of the plans by the designer.

RECOMMENDATIONS

The following recommendations should be used as guidelines for preparing project plans and specifications:

Site Grading

1. We request the opportunity to review project grading and foundation plans during the design phase of the project. We can then provide our opinion regarding geotechnical considerations.
2. Observation and testing services for earthwork performed at the project site should be provided by Haro, Kasunich and Associates. The observation and testing of earthwork allows for contractors compliance evaluation to project plans and specifications and our geotechnical recommendations. It also allows us the opportunity to confirm that actual soil conditions encountered during construction are essentially the same as those anticipated based on the subsurface exploration.
3. The geotechnical engineer should be notified **at least four (4) working days** prior to any site clearing or grading so that the work in the field can be coordinated with the grading contractor and arrangements for testing and observation can be made. The

recommendations of this report are based on the assumption that the geotechnical engineer will perform the required testing and observation during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.

4. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557-91.
5. Areas to be graded or to receive building foundations should be cleared of obstructions including loose fill, debris, foundations, trees not designated to remain and their principal roots, or other unsuitable material. Existing depressions or voids created during site clearing should be backfilled with engineered fill.
6. Engineered fill should be placed in thin lifts not exceeding 8 inches in loose thickness, moisture conditioned, and compacted to a minimum of 90 percent relative compaction. The upper 8 inches should be compacted to a minimum of 95 percent relative compaction.
7. The on-site clays may not be re-used as engineered fill. The near surface silty and clayey sand may be re-used as engineered fill.

8. Any imported fill should meet the following criteria:
 - a. Be free of wood, brush, roots, grass, debris and other deleterious materials.
 - b. Not contain rocks or clods greater than 2.5 inches in diameter.
 - c. Not more than 20 percent passing the #200 sieve.
 - d. Have a plasticity index less than 15.
 - e. Be approved by the geotechnical engineer. Submit to the geotechnical engineer samples of import material or utility trench backfill for compliance testing a minimum of 4 days before it is delivered to the job site.

9. After the earthwork operations have been completed and the geotechnical engineer has finished his observation of the work, no further earthwork operations shall be performed except with the approval of and under the observation of the geotechnical engineer.

Conventional Shallow Foundations

The proposed structures may be founded on a minimum of 18 inches of non-expansive engineered fill. The non-expansive fill should extend a minimum of 12 inches beyond the footing trench in all directions

10. The proposed structures may be supported on conventional spread footings founded on a minimum of 18 inches of non-expansive engineered fill as outlined in the grading section of this report. Footing dimensions should be determined in accordance with anticipated use and applicable design standards, but should be a minimum of 15 inches wide and be embedded a minimum of 12 inches for one-story structures and 18 inches for two-story structures. The footings should be reinforced as required by the structural designer based on the actual loads transmitted to the foundation.

11. Foundations designed in accordance with the above may be designed for an allowable soil bearing pressure of 2,000 psf for dead plus live loads. This value may be increased by one-third to include short-term seismic and wind loads.

12. Lateral load resistance for the buildings supported on footings may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.35 is considered applicable. Passive resistance of 300 pcf may be used below a depth of 12 inches against engineered fill.

Post-Tensioned Slab-on-Grade Foundation

As an option, a post-tensioned slab-on-grade foundation may be used.

13. Post-tensioned slabs may be used to support the structures bearing on in-situ soil. Post tensioned slabs should be designed in accordance with the latest recommendations of the Post-Tensioning Institute using the following criteria.

- a. Depth to constant moisture= depth of clay with a maximum of 5 feet
- b. Effective Plasticity Index= 35
- c. Allowable Bearing Capacity= 2,000 psf
- d. e_m = 3 feet for edge lift and 5 feet for center lift
- e. y_m = 0.26 inches for edge lift and 1.15 inches for center lift

1997 UBC Seismic Design Considerations

For purposes of design of structural features for the proposed project seismic coefficients may be used based on a soil profile Sd as described in Table 16-J of the 1997 UBC. The coefficients should be based on the 1997 UBC and the San Andreas Fault (Type A at a distance of 6 ½ kilometers) and/or the Zayante-Vergales Fault (Type B at a distance of 2 ½ kilometers).

Slabs-on-Grade (not post-tensioned slabs)

14. Concrete slabs-on-grade planned for the site should be constructed on a minimum of 18 inches of engineered fill as outlined in the grading section of this report. Prior to construction of the slab, the subgrade surface should be proof-rolled to provide a smooth, firm, uniform surface for slab support. Slab reinforcement should be provided in

accordance with the anticipated use and loading of the slab. As a minimum, we recommend the use of number 4 bars placed within the slab at 18 inches on center. Slab joints should be spaced no more than 15 feet on center to minimize random cracking. While some movement of slabs is likely, a well-prepared subgrade including pre-moistening prior to pouring concrete, adequately spaced expansion joints, and good workmanship should minimize cracking and movement.

15. In areas where floor wetness would be undesirable, a blanket of 4 inches of free-draining gravel should be placed beneath the floor slab to act as a capillary break. In order to minimize vapor transmission, an impermeable membrane should be placed over the gravel. The membrane should be covered with 2 inches of sand or rounded gravel to protect it during construction. The sand or gravel should be lightly moistened just prior to placing the concrete to aid in curing the concrete. If moisture is expected a surface treatment or moisture retardant should be added to the concrete.

Site Drainage

16. Proper control of drainage will be essential to the project.

17. Surface drainage should include positive gradients so that surface runoff is not permitted to pond adjacent to foundations, slabs or retaining walls. Surface drainage should be directed away from building foundations. The slope from the foundation elements should be 2 percent for a minimum of 5 feet.

18. Full roof gutters and downspouts should be placed around eaves. Discharge from the roof gutters should be collected into closed plastic pipe and released into the proposed on-site storm drain system.

19. The migration of water or spread of extensive root systems below foundations, slabs, or pavements may cause undesirable differential movements and subsequent damage to these structures. Landscaping should be planned accordingly.

Plan Review, Construction Observation, and Testing

20. Our firm must be provided the opportunity for a general review of the final project plans prior to construction so that our geotechnical recommendations may be properly interpreted and implemented. If our firm is not accorded the opportunity of making the recommended review, we can assume no responsibility for misinterpretation of our recommendations. We recommend that our office review the project plans prior to submittal to public agencies, to expedite project review. The recommendations presented in this report require our review of final plans and specifications prior to construction and

Project No. SC9047
28 December 2005

upon our observation and, where necessary, testing of the earthwork and foundation excavations. Observation of grading and foundation excavations allows anticipated soil conditions to be correlated to those actually encountered in the field during construction.



BUTANO GEOTECHNICAL ENGINEERING, INC.
231 GREEN VALLEY ROAD, SUITE E, FREEDOM, CALIFORNIA 95019
PHONE: 831.724.2612
FAX: 831.724.1367
WWW.BUTANOGEOTECH.COM

March 3, 2010
Project No. 10-107-SC

Hamilton-Swift LUDC
500 Chestnut Street, Suite 100
Santa Cruz, California 95060

SUBJECT: **GEOTECHNICAL PLAN REVIEW**
Proposed Residential Construction
Bowker Avenue (APN 49-221-30)
Santa Cruz County, California

REFERENCE: Haro, Kasunich, and Associates, Geotechnical Investigation for Proposed Residential Development APN 49-221-30, Dated December 28, 2005, Project No. SC9047.

Dear Mr. Swift:

Our firm has visited the property and the site remains generally unchanged since the completion of the original report. Our firm has reviewed the report and accepts the recommendations within with the following addendums in regards to the current building code seismic requirements.

Table 1 has been constructed based on the 2007 CBC requirements for the seismic design of the proposed structure. The Site Class has been determined based on the original field investigation.

Table 1. Seismic Design Parameters

S_s	S_1	Site Class	F_a	F_v	S_{MS}	S_{M1}	S_{DS}	S_{D1}	Occupancy Category	Seismic Design Category
1.860	0.806	D	1.0	1.5	1.860	1.208	1.240	0.806	II	E

ATTACHMENT 4

Geotechnical Plan Review
Bowker Avenue (APN 49-221-30)
Santa Cruz County, California

March 3, 2010
Project No. 10-107-SC
Page 2

It is a pleasure being associated with you on this project. If you have any questions or if we may be of further assistance please do not hesitate to contact our office.

Sincerely,

BUTANO GEOTECHNICAL ENGINEERING, INC.

Greg Bloom, PE, GE
Principal Engineer
R.C.E. 58819
Expires 6/30/11



Distribution: (2) Addressee



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

March 26, 2012

Hamilton Swift LUDC
500 Chestnut Street, Suite 100
Santa Cruz, Ca 95060

Subject: Review of Geotechnical Engineering by Butano Geotechnical Engineering, Inc. (and Haro, Kasunich, and Associates); Dated March 3, 2010 (and December 2005):
Project: SC9047
APN 049-221-30, Application #: 111041

Dear Hamilton Swift LUDC,

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: pln829#@co.santa-cruz.ca.us. Please note that the report must be generated and/or sent directly from the soils engineer of record.

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.

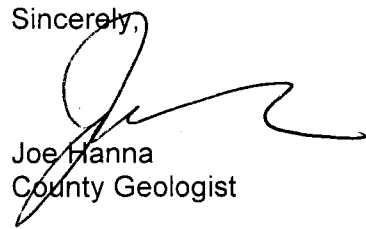
Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm

(over)

ATTACHMENT 5

Please call the undersigned at (831) 454-3175 if we can be of any further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Hanna', with a stylized flourish at the end.

Joe Hanna
County Geologist

Cc: Robert Loveland, Environmental Planning
Butano Geotechnical Engineering, Inc. (and Haro, Kasunich, and Associates)
owner (if different from applicant)

**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.



Accessibility Review

Routing No: 1 Review Date: 03/28/2011

LAURA BRINSON (LBRINSON) : Not Required

Drainage Review

Routing No: 2 Review Date: 07/06/2011

ALYSON TOM (ATOMS) : Complete

COMPLIANCE/CONDITIONS OF APPROVAL:

1) Provide final plans, details and analysis for the proposed on site and off site stormwater facilities demonstrating compliance with CDC requirements and those in item 2 below. Provide watershed and subwatershed maps with the facility(ies) analysis showing watershed areas draining to the facility(ies) and those that bypass. If there are drainage facilities that are going to be used for mitigations for both this project and the project proposed with 08-0120 analysis should reflect the areas and development that will be routed to these systems.

2) Per the Director of the Department of Public Works site overflow may be directed to the Bowker Road system provided that:

- (a) On site mitigations are designed to provide storage for the 10 year post development storm while limiting the release rate to the predevelopment 5 year flow rate based on the area that naturally drains to the Bowker Road watershed.
- (b) The project incorporates mitigations for impacts to small frequent storms from all proposed impervious areas. This could be accomplished by building the private cul-de-sac in pervious pavement with subsurface storage. The current proposal does not include mitigations for impacts from the cul-de-sac.
- (c) The storm drain system in Bowker Road from La Casa Court to Freedom Boulevard and discharging on Assessor's Parcel No. 050-441-03 has been constructed and all easements have been obtained.
- (d) Provide an updated analysis for the downstream system in Bowker Road discharging to APN 050-441-03 taking into account the watershed from this project. The analysis should assume no detention on site and full build out of the entire watershed. The analysis should be on Figure SWM-6 and follow CDC and Figure SWM-7 guidelines.

INFORMATION/CONDITIONS OF APPROVAL:

3) All runoff from parking and driveway areas should go through water quality treatment prior to discharge from the site. Consider outsloping driveways to drain to landscaped areas for filtering

ATTACHMENT 6



Drainage Review

Routing No: 2 Review Date: 07/06/2011

ALYSON TOM (ATOMS) : Complete

prior to discharge from the site.

4) Please update the detail for the proposed pervious driveways so that the base material is installed with a flatter slope in order to further retard flows.

5) All proposed inlets should be marked with "No Dumping Drains to Bay" or equivalent signage. This is to be maintained by the property owner(s)/road/homeowner association.

6) The applicant is responsible for obtaining any and all necessary easements/access agreements, etc. to complete the work shown on the plans and provide all necessary long term maintenance of proposed drainage facilities. The final plans should show all drainage facilities and identify who is responsible for maintenance and what is needed to for adequate maintenance of proposed drainage facilities.

7) Please submit a review letter from the Geotechnical engineer approving of the final drainage plan. The letter should refer to dated plans.

8) Zone 7 fees will be assessed on the net increase in permitted impervious area due to the project. Semi pervious surfacing will be assessed at 50%.

9) Recorded maintenance agreement(s) are needed for any structural detention, retention, or water quality treatment facility. The plans should provide guidelines for long term maintenance of drainage facilities (including the pervious pavement) as well as identify who is responsible for this maintenance. The CDC has a sample agreement which can be updated for use on this project. This agreement should be signed, notarized, and recorded, and a copy of the recorded agreement should be submitted to the County Department of Public Works.

10) The final stormwater management plan shall be consistent with other project plans including grading, landscaping etc.

11) Construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger common plan of development or sale must obtain the Construction Activities Storm Water General NPDES Permit from the State Water Resources Control Board.

Construction activity includes clearing, grading, excavation, stockpiling, and reconstruction of existing facilities involving removal and replacement. For more information see:

<http://www.swrcb.ca.gov/stormwtr/constfaq.html>

12) As proposed the retention trenches may be regulated by the EPA as a Class V injection well. The applicant/owner is responsible for meeting the EPA's requirements, if necessary. For more



Drainage Review

Routing No: 2 Review Date: 07/06/2011

ALYSON TOM (ATOMS) : Complete

information see:

http://www.epa.gov/npdes/pubs/sw_class_v_wells_fs.pdf

Driveway/Encroachment Review

Routing No: 1 Review Date: 03/28/2011

DAVID GARIBOTTI (DGARIBOTTI) : No Response

Encroachments does not review Minor Land Divisions.

Environmental Planning

Routing No: 1 Review Date: 03/30/2011

ROBERT LOVELAND (RLOVELAND) : Complete

Conditions of Approval:

1. The project geotechnical engineer shall submit a "Transfer of Responsibility Form" prior to building permit issuance.
2. The project geotechnical engineer shall provide a current "Geotechnical Plan Review Letter" prior to building permit issuance. The letter shall include a section that includes "Seismic Design Parameters" that are based on the 2010 CBC requirements.
3. All trees to be retained shall be shown on the grading plan sheet. All recommendations made by the project arborist shall be shown on the grading plan sheet.
4. The project arborist shall provide a letter to the Environmental Planning Section prior to any grading work activity that states all tree protection has been installed properly. The project arborist shall be on-site during grading activities that impact the root zone of each protected tree. And, a final letter from the arborist shall be provided upon project completion.
5. Submit a detailed grading/drainage plan completed by a licensed civil engineer for review and approval. NOTE: The plans submitted as part of "Application 111041" do not identify the need for overexcavation/recompaction earthwork to be completed. If overexcavation/recompaction earthwork is required for the individual lots a minor variation or amendment to this application shall be required.

Fire Review

Routing No: 1 Review Date: 04/05/2011

COLLEEN BAXTER (CBAXTER) : Complete

Pajaro Valley Fire Protection District

562 Casserly Road, Watsonville, CA 95076

Telephone: (831) 722-6188 Fax: (831)

722-3722

ATTACHMENT 6



County of Santa Cruz, PLANNING DEPARTMENT

Discretionary Application Comments 111041

APN 049-221-85

Fire Review

Routing No: 1 Review Date: 04/05/2011

COLLEEN BAXTER (CBAXTER) : Complete

Date: APRIL 5, 2011

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

Subject: APN: 049-221-20,85 / Appl #111041
Address

Dear Name: SAMANTHA

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

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

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

NOTE on the plans "these plans are in compliance with California Building and Fire Codes (2010 edition) and Pajaro Valley Fire Protection District Amendments".

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

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that

ATTACHMENT 6



Fire Review

Routing No: 1 Review Date: 04/05/2011

COLLEEN BAXTER (CBAXTER) : Complete

these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewer and reviewing agency.

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

THIS IS NOT AN APPROVAL FOR FIRE OR BUILDING REQUIREMENTS. ALL FIRE REQUIREMENTS WILL BE ADDRESSING ON THE SUBMITTAL FOR THE BUILDING REQUIREMENTS.

Housing Review

Routing No: 1 Review Date: 03/21/2011

PATRICK HEISINGER (PHEISINGER) : Complete

Metro Transit District Review

Routing No: 1 Review Date: 03/30/2011

SAMANTHA HASCHERT (SHASCHERT) : Complete

See letter in file

Project Review

Routing No: 4 Review Date: 10/14/2011

SAMANTHA HASCHERT (SHASCHERT) : Complete

Road Engineering Review

Routing No: 1 Review Date: 03/30/2011

RODOLFO RIVAS (RRIVAS) : Complete

Permit Conditions and Additional Information:

1) This development proposes to construct a new road and roadside improvements concurrently with project application 08-0120. The required road and roadside improvements for this application in terms of right of way width, roadway width, sidewalks, etc., are the same as for application 08-0120 (refer to condition of approval for application 08-0120).



Road Engineering Review

Routing No: 1 Review Date: 03/30/2011

RODOLFO RIVAS (RRIVAS) : Complete

2) Approval of building permits for any single family dwelling associated with this project will be dependent upon the construction of all road and roadside improvements as required for application #08-0120.

Sanitation Review

Routing No: 3 Review Date: 09/12/2011

DIANE ROMEO (DROMEO) : Complete

Application is complete

No.3 Review Summary Statement; APN:49-221-85; Appl. No. 111041 :

The Santa Cruz County Sanitation District has reviewed your application for development and sanitary sewer service is currently available to serve your project. The project is not located within an impacted sewer basin and is approved

Reference for County Design Criteria:

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

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

District approval is granted with the following minor changes to the plans:

No sewer laterals shall be connected to manholes.

Landscape plan continues to show trees in sewer easement or within 10 feet of proposed sewer main. Please revise.

Informational Item:

On Lot 2, the only portion of sewer lateral that is required to be 6" diameter is downstream of cleanout where two 4" laterals join into joint sewer lateral.

Permit Condition:

Attach an approved (signed by the District) copy of the sewer system plan to the building permit submittal. All elements (notes and details) pertaining to the sewer improvement plan shall be contained on sewer improvement plan and shall be the same as those approved under this permit. Sanitation District signed copy shall be the version approved along with discretionary approval. Any changes subsequent to approved version shall be highlighted on plans and may result in delay approving final map. This shall be a condition of approval for this permit application.

Add note to final map: "Permanent improvements and trees shall not be placed in the 20 feet wide sewer easement." The full 20 feet wide easement for the side yard sewer shall be offered to the District and final maps for all proposed MLDs shall not be approved by District and recorded by owner without dedication to District.



Sanitation Review

Routing No: 3 Review Date: 09/12/2011

DIANE ROMEO (DROMEO) : Complete

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

Surveyor Review

Routing No: 1 Review Date: 03/29/2011

KATE CASSERA (KCASSERA) : Complete

1. Revised tentative parcel map to show only information to be recorded. Map is to be consistent with the previously approved tentative parcel map for application 08-0120.
2. Sheet P3, please clarify marks adjoining parcel B and lot 1 and parcel A to above street. What do these represent? Is there a lot line adjustment to happen?
3. As the cul-de-sac will not be accepted as a County maintained road, a homeowners association should be formed to provide for the equitable maintenance of the road and other improvements.

Urban Designer Review

Routing No: 1 Review Date: 04/04/2011

LAWRENCE KASPAROWITZ (LKASPAROWITZ) : Complete



Simon Hasche

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

TOM BURNS, PLANNING DIRECTOR

08-0120

June 3, 2008

Alan & Mary Ruth French
5 Clubhouse Rd
Santa Cruz, CA 95060

SUBJECT: Archaeological Reconnaissance Survey for APNs 049-221-57, 049-221-58

Dear Alan & Mary Ruth,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcel referenced above. The research has concluded that cultural resources were not evident at the site. A copy of the review documentation is attached for your records. No further archaeological review will be required for the proposed development.

Please contact me at 831-454-2512 if you have any questions regarding this review.

Sincerely,

Christine Hu
Planning Technician

Enclosure
CC Owner, Project Planner, File

ATTACHMENT 7

Santa Cruz County Survey Project

Exhibit B

Santa Cruz Archaeological Society
1305 East Cliff Drive, Santa Cruz, California 95062

Preliminary Cultural Resources Reconnaissance Report

Parcel APN: 049-221-57, 58

SCAS Project number: SE- 08-1095

Development Permit Application No. 08-6120

Parcel Size 21344.4 sq. ft. + 22215.6 sq. ft.

Applicant: Alan & Mary French Trustees

Nearest Recorded Cultural Resource: 1 mile East, 1 mile South, > 1/2 mile South East.

On 5/17/08 (date) Three (3) (#) members of the Santa Cruz Archaeological Society spent a total of 3 1/2 hours on the above described parcel for the purpose of ascertaining the presence or absence of cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and diligently examined, the Society cannot guarantee the surface absence of cultural resources where soil was obscured by grass, underbrush, or other obstacles. No core samples, test pits or any subsurface analysis was made. A standard field form indicating survey methods, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with this report at the Santa Cruz County Planning Department.

The preliminary field reconnaissance did not reveal any evidence of cultural resources on the parcel. The proposed project would therefore, have no direct impact on cultural resources. If subsurface evidence of such resources should be uncovered during construction the County Planning Department should be notified.

Further details regarding this reconnaissance are available from the Santa Cruz County Planning Department or from Rob Edwards, Director, Cabrillo College Archaeological Technology Program, 6500 Soquel Drive, Aptos, CA 95003, (831) 479-6294, or email redwards@cabrillo.edu.

RECEIVED JAN 17 2008

CITY OF WATSONVILLE

"Opportunity through diversity; unity through cooperation"



ADMINISTRATION BUILDING

215 Union Street
Second Floor
Fax 831.761.0736

MAYOR & CITY COUNCIL

215 Union Street
831.768.3008

CITY MANAGER

831.768.3010

CITY ATTORNEY

831.768.3030

CITY CLERK

831.768.3040

PERSONNEL

831.768.3020

CITY HALL OFFICES

250 Main Street

COMMUNITY DEVELOPMENT

831.768.3050

Fax 831.728.6173

FINANCE

831.768.3450

Fax 831.763.4066

PUBLIC WORKS & UTILITIES

831.768.3100

Fax 831.763.4065

PURCHASING

831.768.3461

Fax 831.763.4066

REDEVELOPMENT & HOUSING

831.768.3080

Fax 831.763.4114

AIRPORT

100 Aviation Way

831.768.3480

Fax 831.763.4058

FIRE

115 Second Street

831.768.3200

Fax 831.763.4054

LIBRARY

310 Union Street

831.768.3400

Fax 831.763.4015

PARKS & COMMUNITY SERVICES

30 Maple Avenue

831.768.3240

Fax 831.763.4078

December 20, 2007

John Swift

Hamilton Swift Land Use & Development Consultants

500 Chestnut Street Suite 100

Santa Cruz, CA 95060

Subject: Water Availability for proposed minor land division located at 61 Bowker Road (APN 049-221-30)

Dear Mr. Swift:

This letter is to inform you that your request for water availability was approved by Watsonville City Council on December 11, 2007. City of Watsonville (City) water may be provided to serve the three new parcels created by the minor land division of 61 Bowker Road (APN 049-221-30), provided the following conditions are met:

1. The minor land division is completed and the parcel map recorded.
2. The unit count shall be at least six new units. Three principle dwellings and three accessory dwellings.
3. Each accessory dwelling shall be constructed and available for occupancy concurrent with the principal dwelling.
4. Accessory dwelling units shall meet Santa Cruz County affordable housing policies in effect at the time of construction.
5. The primary dwelling unit and accessory dwelling unit shall have valid addresses assigned by the County of Santa Cruz.
6. Property owner shall obtain Santa Cruz Local Agency Formation Commission (LAFCO) approval for the City of Watsonville to be the provider of domestic water.
7. Submit a completed water service application along with evidence satisfying the above conditions to the City of Watsonville.
8. Pay applicable connection, construction, and groundwater impact fees.

This letter is not a guarantee of water availability. The provision of water service district wide is determined by the City Council of the City of Watsonville. Please contact me at (831) 768-3077 if you have any questions or concerns.

Yours truly,

Valerie Greenway, Assistant Engineer
Community Development Department

ATTACHMENT 8

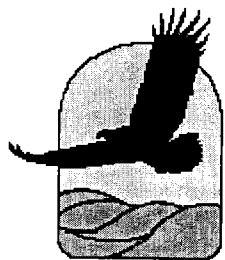
Ian (work)

From: Valerie Greenway [vgreenway@ci.watsonville.ca.us]
Sent: Wednesday, February 03, 2010 8:46 AM
To: 'Ian (work)'
Subject: RE: Water "Will-Serve" Letter- 61 Bowker Rd

No expiration.

Will serve is in effect unless there is a City change of policy.

Project change would require review.



City of
Watsonville



Valerie Greenway
Assistant Engineer
(831) 768-3077 Work
(831) 728-6173 Fax
City of Watsonville - C.D.D.
250 Main Street
P.O. Box 50000
Watsonville, CA 95077-5000
www.ci.watsonville.ca.us
vgreenway@ci.watsonville.ca.us

This department will be closed every Friday. This was necessary to balance the budget as the City is experiencing declining revenues in this down economy. We apologize for any inconvenience this may cause.

From: Ian (work) [mailto:ian@hamiltonswift.com]
Sent: Tuesday, February 02, 2010 7:08 PM
To: Valerie Greenway
Subject: FW: Water "Will-Serve" Letter- 61 Bowker Rd

Valerie,

Have you had the chance to inquire about the expiration of a water "will serve" letter? If you could please refer to the e-mail below sent last week, that will give you the background regarding the letter in question.

Thank you,

Ian Swift

From: Ian (work) [mailto:ian@hamiltonswift.com]
Sent: Tuesday, January 26, 2010 8:39 PM
To: 'vgreenway@ci.watsonville.ca.us'
Subject: Water "Will-Serve" Letter- 61 Bowker Rd

Valerie,

My name is Ian Swift. I am an employee of Hamilton-Swift & Ass., in Santa Cruz. I am working with John Swift (the subject property owner) regarding his development project at 61 Bowker Road (APN 049-221-30). On December 20,

2007, a Water "Will-Serve" Letter was signed the three (3) new parcels to be created by a minor land division. I am inquiring to make sure that this "will-serve" letter is still valid, and that the City of Watsonville is still able to commit to provide water service for these new parcels (so long as the conditions which are stated in the above referenced letter are met)?

Feel free to call me with any questions or concerns regarding this issue.

Thank you,

Ian Swift
Hamilton-Swift & Ass., Inc.
500 Chestnut St., Suite 100
Santa Cruz, CA. 95060
W: (831) 459-9992, ext. 108
F: (831) 459-9998



County of Santa Cruz

FREEDOM COUNTY SANITATION DISTRICT

701 OCEAN STREET, ROOM 410, SANTA CRUZ, CA 95060-4070
(831) 454-2160 FAX (831) 454-2385 TDD (831) 454-2123

JOHN J. PRESLEIGH
DISTRICT ENGINEER

April 3, 2012

IAN SWIFT
HAMILTON SWIFT
500 Chestnut Street, Suite 100
Santa Cruz, CA 95060

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR
THE FOLLOWING PROPOSED DEVELOPMENT:
APN: 49-221-85, APPLICATION NO. 111041
PARCEL ADDRESS: 61 BOWKER ROAD
PROJECT DESCRIPTION: FOUR LOT MLD (EXISTING SFD TO REMAIN)

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

This letter is being issued to allow for a time extension to allow the applicant to submit plans and receive approval.

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.

Department of Public Works and District approval shall be obtained for an engineered sewer improvement 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. Existing and proposed easements shall be shown on any required Final Map. If a Final Map is not required, proof of recordation of existing or proposed easement is required.


ATTACHMENT 9

IAN SWIFT

Page -2-

Existing and proposed easements shall be shown on Final Map. Prior to filing Final Map, a current connection fee shall be required for the three proposed lots. Additional connection fees for accessory dwelling structures shall be due at the time the sewer connection permits are obtained.

Yours truly,



JOHN J. PRESLEIGH
District Engineer

DR:les

Copy to: Planning Department, Attn Applicant: Samantha Haschert
John Swift, Hamilton Swift



March 14, 2008

Hamilton-Swift Land Use Consultants
Attention: John Swift

Project: 61 and 55 Bowker Road/APN 049-221-30 and 049-221-57, 58
Phase: Plan Review

In September of 2007 I visited the above named properties to inspect the trees on the site and provide recommendations for incorporating them into the proposed development project. On March 10th I returned to the site to complete a thorough evaluation of tree condition and review the most recent development plans prepared for the proposed subdivision.

Observations

The large rural properties are sparsely vegetated; three trees are growing on the property at 55 Bowker Road, one multi-trunked cedar, one small fruit tree and one immature magnolia tree.

The cedar is a healthy tree with several large diameter stems that support the foliar canopy. The multiple stems are weakly attached to the main trunk and branch failure has occurred recently.

The magnolia tree is 12 inches in trunk diameter. It is well structured and in good vigor.

A healthy, mature coast live oak is growing on the 61 Bowker Road property. The tree is 22.5 inches in trunk diameter with a symmetrical, well balanced canopy. Several small fruit trees are also growing on the site.

Construction Impacts/Recommendations

The proposed subdivision includes the addition of a new public road that will service the seven residential properties.

The three trees, magnolia, cedar and coast live oak will be retained and incorporated into the development. All will be located between the proposed roadway and the sidewalk, providing mature screening between the homes and the street.

As recommended in my preliminary analysis, the sidewalk has been "bubbled out" to provide a larger growing area for the trees and reduce impacts to root systems.

The back of the curb is approximately eight feet from the trunk of the magnolia tree. Although the excavation needed in this area may encroach into the root system of the tree, it will not be a significant impact. Healthy, young trees can tolerate a significant level of root loss without suffering long term impacts.

The mature cedar and oak are growing at least 10 feet from the back of the proposed sidewalk. The excavation necessary to construct the sidewalk may encroach into the structural root zone of the trees. To avoid unnecessary damage to supporting roots I recommend that the sidewalk be installed close to natural grade. If roots greater than one inch in diameter are unearthed during construction they must be properly pruned to avoid decay organisms from entering the root.

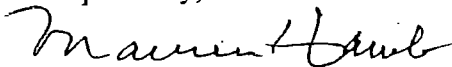
Prior to the onset of site disturbance I recommend the creation of an exclusion zone around the three retained trees. A sturdy fence surrounded by straw bale barricades can provide an adequate barrier between the tree trunk, critical root zone and the construction workers to avoid inadvertent damage during construction.

Conclusion

The three significant trees growing on these two properties will be retained and incorporated into the development project. My preliminary recommendations for sidewalk modifications have been utilized to reduce potential impacts to the trees during development.

Please call my office with any questions about the trees growing adjacent to the proposed subdivision.

Respectfully,



Maureen Hamb-WCISA Certified Arborist #2280



July 16, 2008

Hamilton-Swift Land Use Consultants

Attention: John Swift

500 Chestnut Street

Santa Cruz, CA 95060

Project: 61 and 55 Bowker Road/APN 049-221-30 and 049-221-57, 58

Phase: Plan Review Update

In March of this year I provided an analysis of potential impacts to the trees on the above named project. The plans at that time included a "bulb out" in the sidewalk to allow the retention of a healthy 22 inch coast live oak tree. A plan modification has been suggested that reduces the distance between the tree trunk and the sidewalk to approximately four feet.

Although the finished sidewalk will be placed four feet from the trunk, the overbuild necessary to construct forms and install the sub-grade materials could occur two feet from the trunk. Excavation within this area would not only remove an extensive amount of absorbing roots (small diameter roots responsible for providing the tree with moisture and nutrients) but larger diameter structural roots (responsible for keeping the tree anchored) would be removed.

Impacts of this severity would affect tree vigor and cause destabilization. The proposed plan changes cannot be implemented without removing this healthy, well structured tree.

Please call my office with any additional questions or concerns about the trees on this project site.

Respectfully,

Maureen Hamb-WCISA Certified Arborist #2280

849 Almar Ave. Suite C #319
Santa Cruz, CA 95060
email: maureenah@sbcglobal.net

Telephone: 831-420-1287

Fax:

Mobile: 831-234-7734

ATTACHMENT 10
EXHIBIT D

46, 54 & 62 BOWKER ROAD
SANTA CRUZ TARPLANT
HABITAT ASSESSMENT

Prepared for:

John Swift
Hamilton Swift
1509 Seabright Avenue
Santa Cruz, CA 95062

Application Number: 04-0598

APN: 049—201-15

049—201-16

049—201-17

Prepared By:

Joshua Fodor
Ellen Holmes
Central Coast Wilds
114 Liberty Street
Santa Cruz, CA 95060

June 16, 2005

Introduction

The following monitoring report is for SAR Enterprise/Bob Ridino's property at 46, 54 and 62 Bowker Road (APN 49-201-15, -16, -17) in Santa Cruz County (Map 1). This report fulfills the requirement by the California Department of Fish and Game (CDFG) to monitor the parcel for the presence of Santa Cruz Tarplant (*Holocarpus macradenia*).

Project Background

On January 22, 2005, Central Coast Wilds (CCW) submitted a protocol for the assessment of 46, 54 and 62 Bowker Road for the presence or absence of Santa Cruz Tarplant (Attachment 1). On February 24, Dave Johnston of the CDFG responded with a modified protocol that directed the client to scrape sample areas of the property to a depth of 1-inch using a box scraper (Attachment 2). This scraping work was completed in early March 2005.

Subsequently, Mr. Johnston directed the client to perform two surveys of the sample plots (Attachment 3). These surveys were to be performed two weeks apart and compared to sample plots monitored by John Gilchrist at the Watsonville airport.

Monitoring Surveys

A total of four monitoring surveys were performed. Monitoring surveys occurred on 4/6/05, 4/21/05, 5/4/05 and 5/20/05. All monitoring and reporting was performed by Josh Fodor and Ellen Holmes of Central Coast Wilds. The results of the surveys are attached as Table 1.

Photopoints

Photos 1-4 (attached) were taken of the sample plots shortly after scraping occurred on March 17, 2005.

Discussion of Findings

No Santa Cruz Tarplant seedlings were discovered in any of the sample plots at 46, 54 and 62 Bowker Road. Two of the Bowker Road monitoring events took place after John Gilchrist first noted *Holocarpus macradenia* seedlings at the Watsonville airport on May 2, 2005. As indicated in the monitoring results in Table 1, less than 8% of species discovered are California native species. Three of the four species of California natives had very few plants present. Over 92% of the species, and 99.9% of the vegetative cover in the sample plots are non-native weedy herbaceous species that are indicative of significant long-term disturbance characteristic of agricultural and residential development. Although the sample plots do not represent an exhaustive study of the entire property, it is highly unlikely that a viable seed bank of Santa Cruz Tarplant exists on this site.

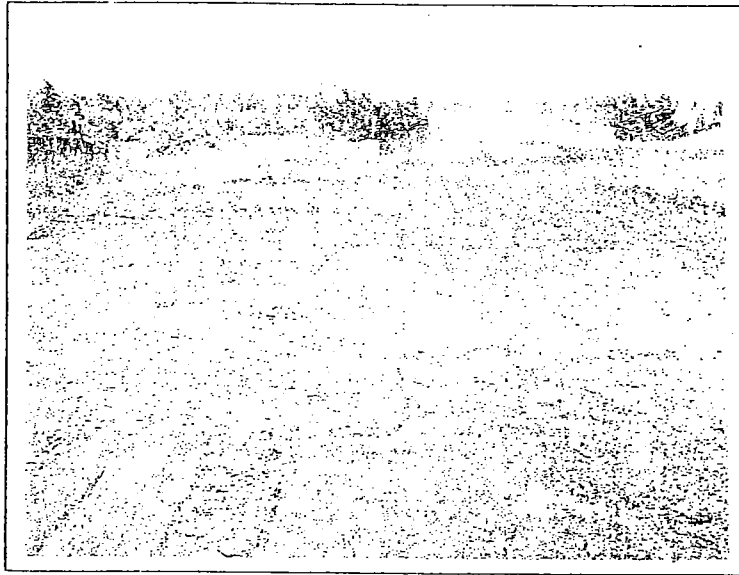
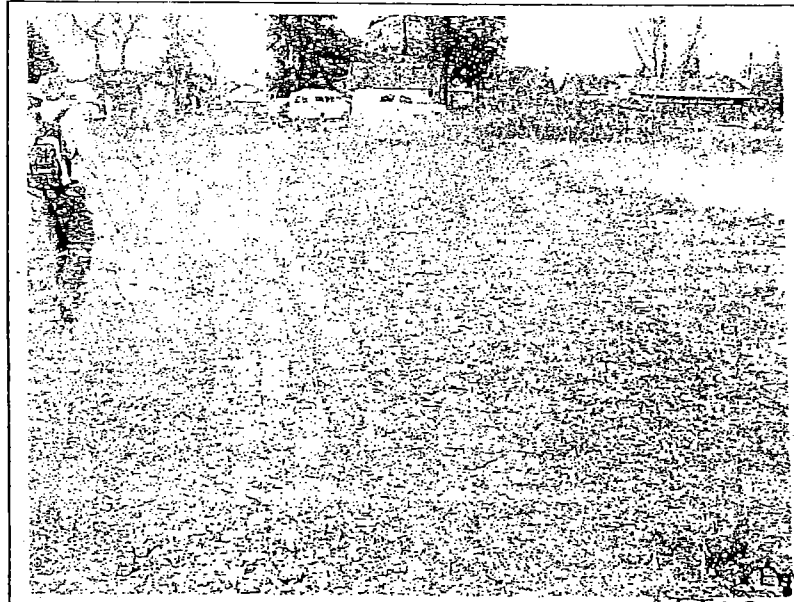


Photo 1: 46, 54 and 62 Bowker Road North-East View



Environmental Review Initial Study
 ATTACHMENT 12.3 of 4
 APPLICATION 04-0598

Photos 2: 46, 54 and 62 Bowker Road South- East View